

OAKMONT PHASE I, UNIT 1A A PLANNED DEVELOPMENT

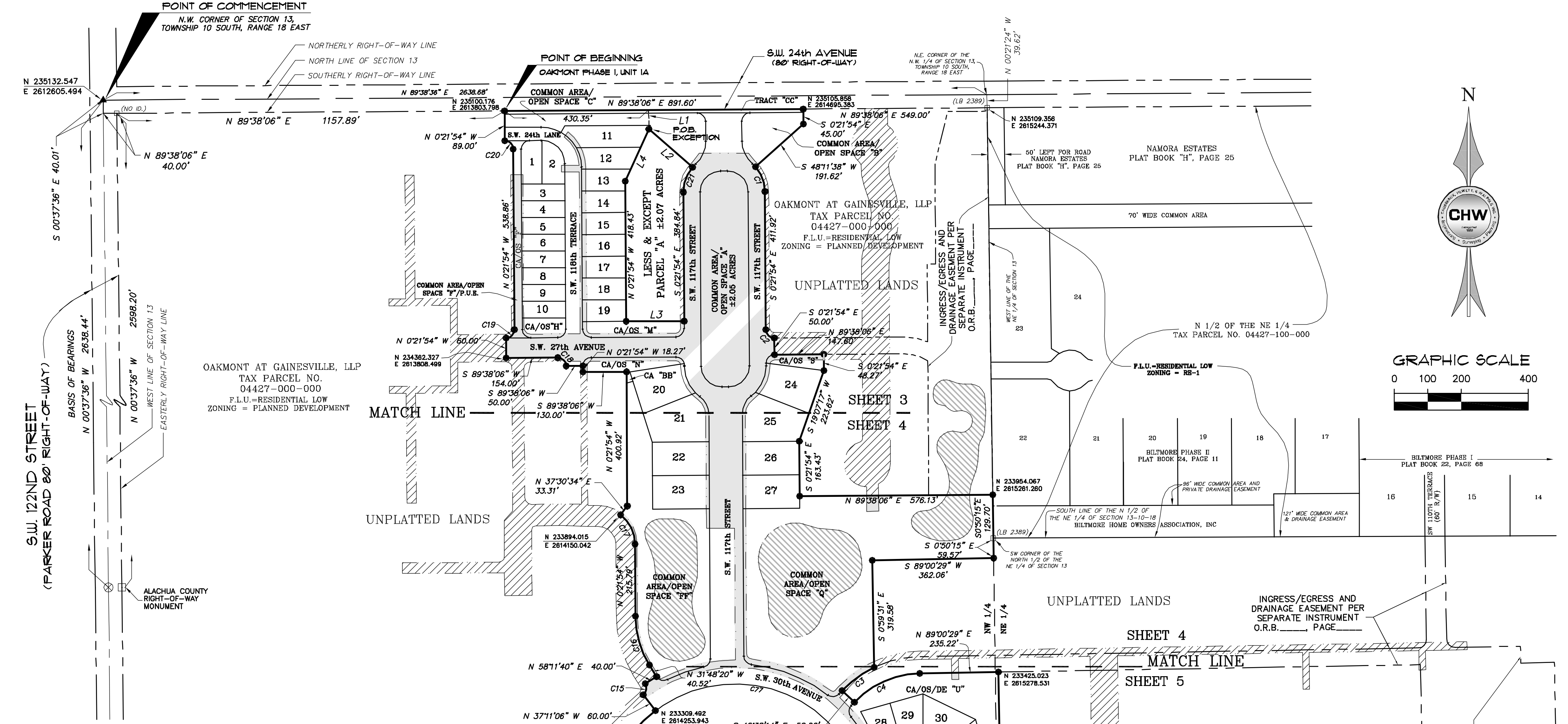
SITUATED IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA



LEGAL DESCRIPTION (BY THIS SURVEYOR)
A TRACT OF LAND SITUATED IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE SOUTH 00°37'36" EAST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 40.01 FEET; THENCE NORTH 89°38'06" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 24TH AVENUE (80 FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 122ND STREET, (AKA, PARKER ROAD, AN 80' RIGHT-OF-WAY); THENCE CONTINUING NORTH 89°38'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1157.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°38'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 891.60 FEET; THENCE SOUTH 00°21'54" EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 48°11'38" WEST, A DISTANCE OF 191.62 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 112.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°50'00" EAST, 79.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°26'28", AN ARC DISTANCE OF 81.01 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°21'54" EAST, A DISTANCE OF 411.92 FEET TO THE POINT OF BEGINNING OF A CHORD BEARING AND DISTANCE OF SOUTH 45°21'54" EAST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°26'28", AN ARC DISTANCE OF 147.60 FEET; THENCE SOUTH 00°21'54" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°38'06" EAST, A DISTANCE OF 147.60 FEET; THENCE SOUTH 00°21'54" EAST, A DISTANCE OF 48.27 FEET; THENCE SOUTH 19°07'17" WEST, A DISTANCE OF 223.62 FEET; THENCE SOUTH 00°21'54" EAST, A DISTANCE OF 163.43 FEET; THENCE NORTH 89°38'06" EAST, A DISTANCE OF 576.13 FEET TO THE WEST LINE OF THE NORTH 1/2 OF THE AFORESAID SECTION 13; THENCE SOUTH 00°50'15" EAST, ALONG SAID WEST LINE, A DISTANCE OF 129.70 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID NORTHEAST 1/4; THENCE CONTINUING SOUTH 00°50'15" EAST, A DISTANCE OF 59.57 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°00'29" WEST, A DISTANCE OF 362.06 FEET; THENCE SOUTH 00°59'31" EAST, A DISTANCE OF 319.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 525.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 4°00'00" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°00'41", AN ARC DISTANCE OF 119.18 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°00'29" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°00'29" EAST, A DISTANCE OF 235.22 FEET; THENCE SOUTH 00°59'31" EAST, A DISTANCE OF 450.00 FEET; THENCE SOUTH 08°32'08" EAST, A DISTANCE OF 245.43 FEET; THENCE SOUTH 48°48'21" EAST, A DISTANCE OF 370.44 FEET; THENCE SOUTH 52°39'46" WEST, A DISTANCE OF 58.67 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 115.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°09'52" WEST, 103.80 FEET; THENCE NORTH 89°00'29" WEST, A DISTANCE OF 48.80 FEET; THENCE SOUTH 89°00'29" WEST, A DISTANCE OF 498.65 FEET; THENCE SOUTH 00°33'21" WEST, A DISTANCE OF 50.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°41'12" WEST, 40.28 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°37'54", AN ARC DISTANCE OF 46.84 FEET TO A POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 279.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°59'58" WEST, 73.08 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°16'14", AN ARC DISTANCE OF 73.30 FEET TO THE END OF SAID CURVE; THENCE SOUTH 89°38'06" WEST, A DISTANCE OF 425.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°51'54" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°21'54" WEST, A DISTANCE OF 48.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°26'03" WEST, 81.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°08'18", AN ARC DISTANCE OF 81.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°26'03" WEST, 66.46 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°08'18", AN ARC DISTANCE OF 66.82 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°21'54" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°44'37" WEST, 172.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°29'21", AN ARC DISTANCE OF 280.82 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 395.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°50'47" EAST, 61.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°56'14", AN ARC DISTANCE OF 702.76 FEET TO THE END OF SAID CURVE; THENCE NORTH 37°11'06" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°30'17" EAST, 33.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°57'14", AN ARC DISTANCE OF 36.92 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°38'06" WEST, A DISTANCE OF 130.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°51'54" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°21'54" WEST, A DISTANCE OF 154.00 FEET; THENCE NORTH 00°21'54" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°30'06" EAST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°21'54" WEST, A DISTANCE OF 538.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°51'54" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°21'54" WEST, A DISTANCE OF 170.67 FEET TO THE POINT OF BEGINNING.

THE TOTAL OF THE ABOVE DESCRIBED PARCEL OF LAND AFTER REMOVING THE LESS & EXCEPT PARCEL IS 59.975 ACRES, MORE OR LESS.



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	81.01'	112.00'	41°26'28"	42.37'	79.25'	S 21°05'08" E
C2	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 45°21'54" E
C3	119.18'	325.00'	21°00'41"	60.27'	118.52'	S 53°52'07" W
C4	219.08'	275.00'	45°38'43"	115.73'	213.33'	N 66°11'08" E
C5	107.69'	115.00'	53°39'17"	58.16'	103.80'	N 64°09'52" W
C6	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 44°00'29" W
C7	171.63'	290.00'	33°54'34"	88.41'	169.14'	S 17°56'48" E
C8	46.84'	25.00'	107°21'18"	34.00'	40.28'	S 20°41'12" W
C9	73.30'	275.00'	15°16'16"	36.87'	73.08'	S 81°59'58" W
C10	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°21'54" W
C11	81.43'	330.00'	14°08'18"	40.92'	81.22'	N 7°26'03" W
C12	66.82'	270.00'	14°08'18"	33.48'	66.46'	N 7°26'03" W
C13	280.82'	330.00'	48°45'26"	149.55'	272.42'	N 24°44'37" W
C14	702.76'	395.00'	101°56'14"	487.24'	613.67'	N 1°50'47" E
C15	36.92'	25.00'	84°37'14"	22.76'	33.66'	N 10°30'17" E
C16	153.65'	280.00'	31°26'26"	78.81'	151.73'	N 16°05'07" W
C17	100.05'	110.00'	52°06'48"	53.79'	96.64'	N 26°25'18" W
C18	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°21'54" W
C19	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 44°38'06" E
C20	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 45°21'54" W
C21	81.01'	112.00'	41°26'28"	42.37'	79.25'	S 20°21'20" W
C34	183.54'	320.00'	32°51'47"	94.37'	181.04'	S 17°25'25" E
C77	1061.74'	395.00'	154°00'28"	1711.47'	769.76'	N 81°10'55" W
C78	147.76'	270.26'	31°19'30"	75.78'	145.92'	S 40°23'11" W
C79	111.62'	181.00'	35°20'01"	57.85'	109.86'	S 66°52'13" E
C80	21.96'	395.00'	3°11'10"	10.98'	21.96'	N 2°35'06" W
C99	89.91'	270.00'	14°50'08"	35.15'	89.72'	N 8°25'31" E
C100	85.44'	330.00'	14°50'08"	42.96'	85.21'	S 6°25'32" W
C103	195.47'	350.00'	31°59'55"	100.36'	192.94'	S 16°59'29" E
C104	58.01'	52.00'	63°54'53"	32.44'	55.05'	S 51°36'22" W
C108	21.69'	263.00'	4°43'30"	10.85'	21.68'	N 86°48'05" E
C109	26.72'	275.00'	5°34'03"	13.37'	26.71'	N 86°51'04" E
C110	25.60'	25.00'	58°40'00"	14.05'	24.49'	S 61°01'54" E

CURVE DATA TABLE

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 0°21'54" E	57.32'
L2	S 48°55'26" E	173.00'
L3	S 89°38'06" W	173.00'
L4	N 24°20'53" E	170.67'

NOTE:
1. THIS PLAT IS FIVE SHEETS TOTAL. EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET ONE FOR ADDITIONAL SURVEYOR'S NOTES. SEE SHEETS THREE THROUGH FIVE FOR DETAILED LOT INFORMATION.

NOTE:
FLOOD ZONE DESIGNATIONS SHOWN HEREON ARE BASED ON A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (CLOUR-F). RECEIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, CASE NUMBER 07-04-0088C, DATED JANUARY 11, 2007.

- LEGEND:**
- = SET 5/8" STEEL ROD & CAP (PRM LB 5075)
 - ▲ = FOUND NAIL & DISK (MARKED AS NOTED)
 - = FOUND 4" X 4" CONCRETE MONUMENT MARKED (LB 5075) UNLESS SHOWN OTHERWISE
 - ⊗ = FOUND IRON ROD WITH NO IDENTIFICATION
 - F.L.U. = FUTURE LAND USE
 - R/W = RIGHT-OF-WAY
 - O.R.B. = OFFICIAL RECORDS BOOK
 - CA/OS = COMMON AREA/OPEN SPACE
 - P.O.B. = POINT OF BEGINNING
 - P.U.I.E. = PUBLIC UTILITIES EASEMENT
 - DE = DRAINAGE EASEMENT
 - = WOOD POWER POLE
 - ⊙ = WELL
 - OHE — = OVERHEAD ELECTRIC LINE
 - X — = EXISTING FENCE LINE
 - ▨ = REPRESENTS AREA WITHIN FEDERAL FLOOD ZONE "A" BASED ON A CONDITIONAL LETTER OF MAP REVISION BASED ON FILL (REMAINDER OF THE PROPERTY IS IN FLOOD ZONE "X")
 - ▨ = AREA REPRESENTS PUBLIC UTILITIES EASEMENT RECORDED IN O.R.B. 3942, PAGE 1983 INSIDE THE PLAT LIMITS (SEE SURVEYOR'S NOTE NO. 17)
 - ▨ = AREA REPRESENTS PUBLIC UTILITIES EASEMENT RECORDED IN O.R.B. 3942, PAGE 1983 OUTSIDE OF THE PLAT LIMITS