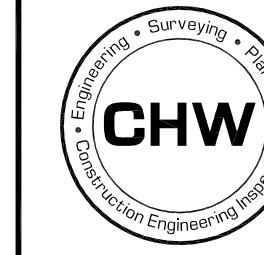


LUGANO - PHASE I

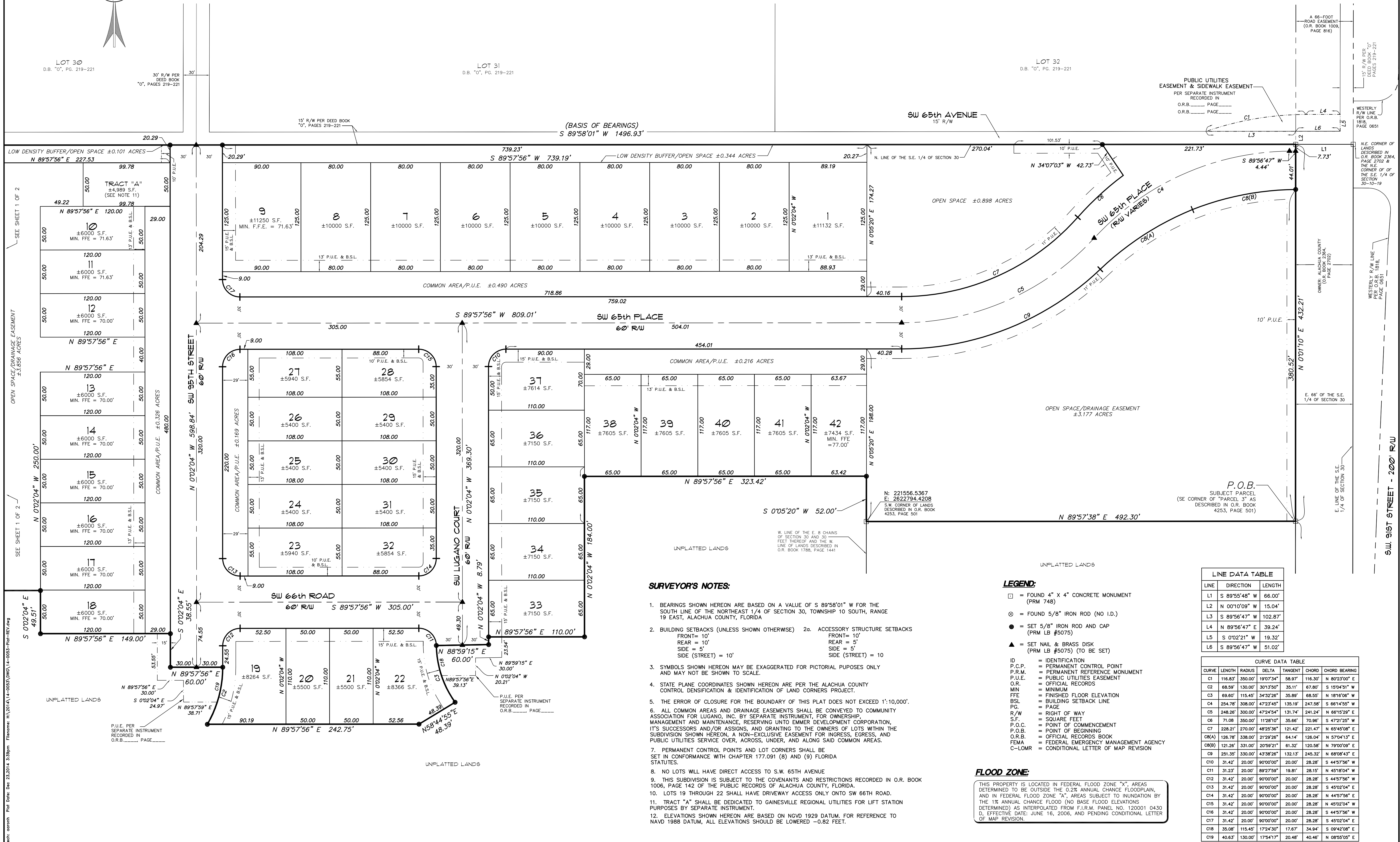
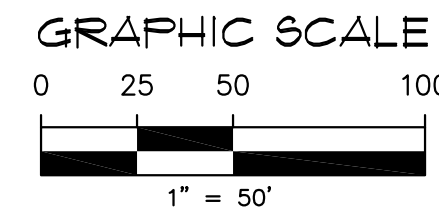
SITUATED IN SECTION 30, TOWNSHIP 10 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA



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GAINESVILLE | OCALA
est. 1988 FLORIDA
LB-5075

PLAT BOOK — , PAGE —
SHEET TWO OF TWO



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 89°58'01" W FOR THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA
- BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
 - FRONT = 10'
 - REAR = 10'
 - SIDE = 5'
 - SIDE (STREET) = 10'
- SYMBOLS SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- STATE PLANE COORDINATES SHOWN HEREON ARE PER THE ALACHUA COUNTY CONTROL DENSIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000'.
- ALL COMMON AREAS AND DRAINAGE EASEMENTS SHALL BE CONVEYED TO COMMUNITY ASSOCIATION FOR LUGANO, INC. BY SEPARATE INSTRUMENT, FOR OWNERSHIP, MANAGEMENT AND MAINTENANCE, RESERVING UNTO EMIER DEVELOPMENT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND GRANTING TO THE OWNERS OF LOTS WITHIN THE SUBDIVISION SHOWN HEREON, A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES SERVICE OVER, ACROSS, UNDER, AND ALONG SAID COMMON AREAS.
- PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
- NO LOTS WILL HAVE DIRECT ACCESS TO S.W. 65TH AVENUE
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED IN O.R. BOOK 1006, PAGE 142 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- LOTS 19 THROUGH 22 SHALL HAVE DRIVEWAY ACCESS ONLY ONTO SW 66TH ROAD.
- TRACT "A" SHALL BE DEDICATED TO GAINESVILLE REGIONAL UTILITIES FOR LIFT STATION PURPOSES BY SEPARATE INSTRUMENT.
- ELEVATIONS SHOWN HEREON ARE BASED ON NGVD 1929 DATUM, FOR REFERENCE TO NAVD 1988 DATUM, ALL ELEVATIONS SHOULD BE LOWERED -0.82 FEET.

LEGEND:

- = FOUND 4" X 4" CONCRETE MONUMENT (PRM 748)
- ⊗ = FOUND 5/8" IRON ROD (NO I.D.)
- = SET 5/8" IRON ROD AND CAP (PRM LB #5075)
- ▲ = SET NAIL & BRASS DISK (PRM LB #5075) (TO BE SET)
- ID = IDENTIFICATION
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITIES EASEMENT
- O.R. = OFFICIAL RECORDS
- MIN. = MINIMUM
- FFE = FINISHED FLOOR ELEVATION
- BSL = BUILDING SETBACK LINE
- PG. = PAGE
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORDS BOOK
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- C-LOMR = CONDITIONAL LETTER OF MAP REVISION

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 89°55'48" W	66.00'
L2	N 00°10'09" W	15.04'
L3	S 89°56'47" W	102.87'
L4	N 89°56'47" E	39.24'
L5	S 0°02'21" W	19.32'
L6	S 89°56'47" W	51.02'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	116.83'	350.00'	190°7'34"	58.97'	116.30'	N 80°23'00" E
C2	68.59'	130.00'	301°3'50"	35.11'	67.80'	S 15°04'51" W
C3	69.60'	115.45'	343°2'28"	35.89'	68.55'	N 18°16'06" E
C4	254.78'	308.00'	472°3'45"	135.19'	247.58'	S 66°14'50" W
C5	248.26'	300.00'	472°4'54"	131.74'	241.24'	N 69°15'29" E
C6	71.08'	350.00'	119°21'0"	35.66'	70.96'	S 47°21'25" W
C7	228.21'	270.00'	482°5'36"	121.42'	221.47'	N 69°45'08" E
CM(A)	126.78'	338.00'	219°2'26"	64.14'	126.04'	N 57°04'13" E
CM(B)	121.26'	331.00'	209°2'21"	61.32'	120.58'	N 79°00'09" E
C8	251.35'	330.00'	433°2'26"	132.13'	245.32'	N 68°08'43" E
C9	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°57'56" W
C10	31.42'	20.00'	89°27'58"	19.81'	28.15'	N 45°18'04" W
C11	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°57'56" W
C12	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°02'04" E
C13	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°02'04" E
C14	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 44°57'56" E
C15	31.42'	20.00'	90°00'00"	20.00'	28.28'	N 45°02'04" W
C16	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 44°57'56" W
C17	31.42'	20.00'	90°00'00"	20.00'	28.28'	S 45°02'04" E
C18	35.08'	115.45'	172°4'30"	17.87'	34.94'	S 09°42'08" E
C19	40.63'	130.00'	175°41'17"	20.48'	40.46'	N 08°55'05" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120001 0430 D, EFFECTIVE DATE: JUNE 16, 2006, AND PENDING CONDITIONAL LETTER OF MAP REVISION.

Tech: outwash File Date: 23.2014 3:39pm Filename: R:\2014\14-0053\DWG\14-0053-Plan-REV.dwg