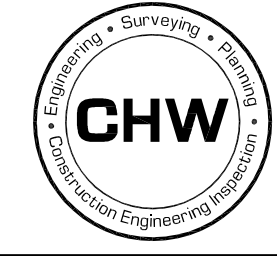


LUGANO - PHASE I

VICINITY MAP
NOT TO SCALE

LUGANO - PHASE I

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



132 NW 76th Drive, Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476 | www.chw-inc.com

GAINESVILLE 1 OCALA
est. 1988 FLORIDA
LB-5075

PLAT BOOK — , PAGE —
SHEET ONE OF TWO

DESCRIPTION

(AS PREPARED BY THIS SURVEYOR)

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30, THENCE NORTH 0°03'31" EAST ALONG THE EAST LINE OF SECTION 30, A DISTANCE OF 988.90 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 24 (A.K.A. ARCHER ROAD); THENCE SOUTH 58°42'58" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.86 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 0°01'10" EAST, A DISTANCE OF 1278.69 FEET TO THE SOUTHEAST CORNER OF "PARCEL 3" AS DESCRIBED IN OFFICIAL RECORDS BOOK 4253, PAGE 501 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING;

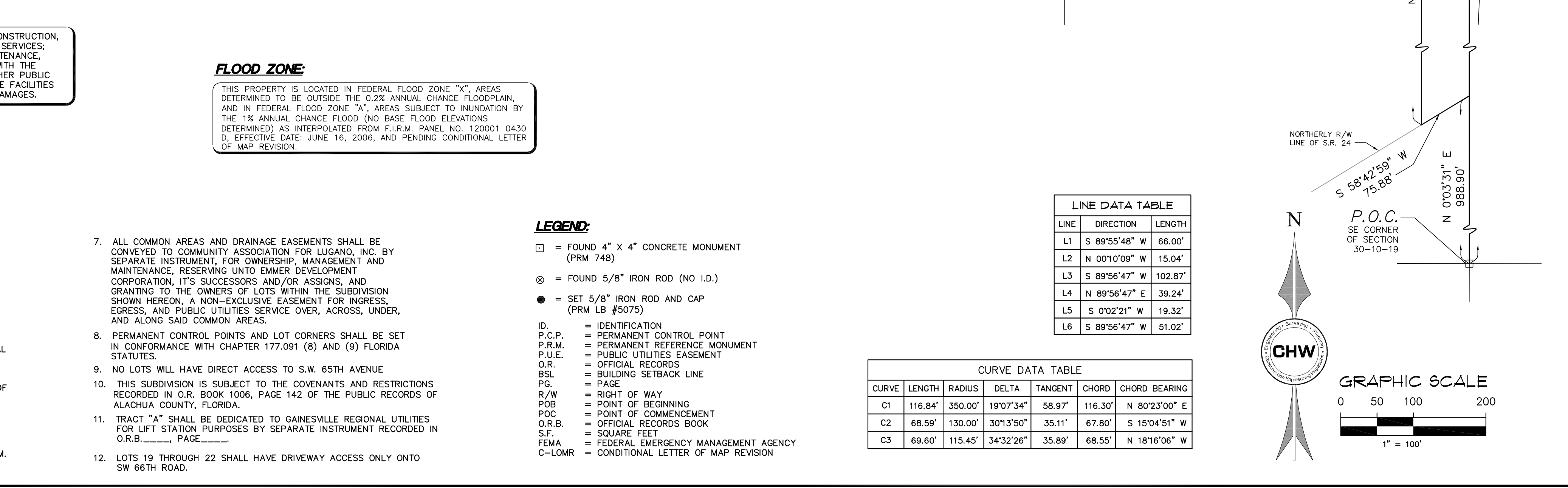
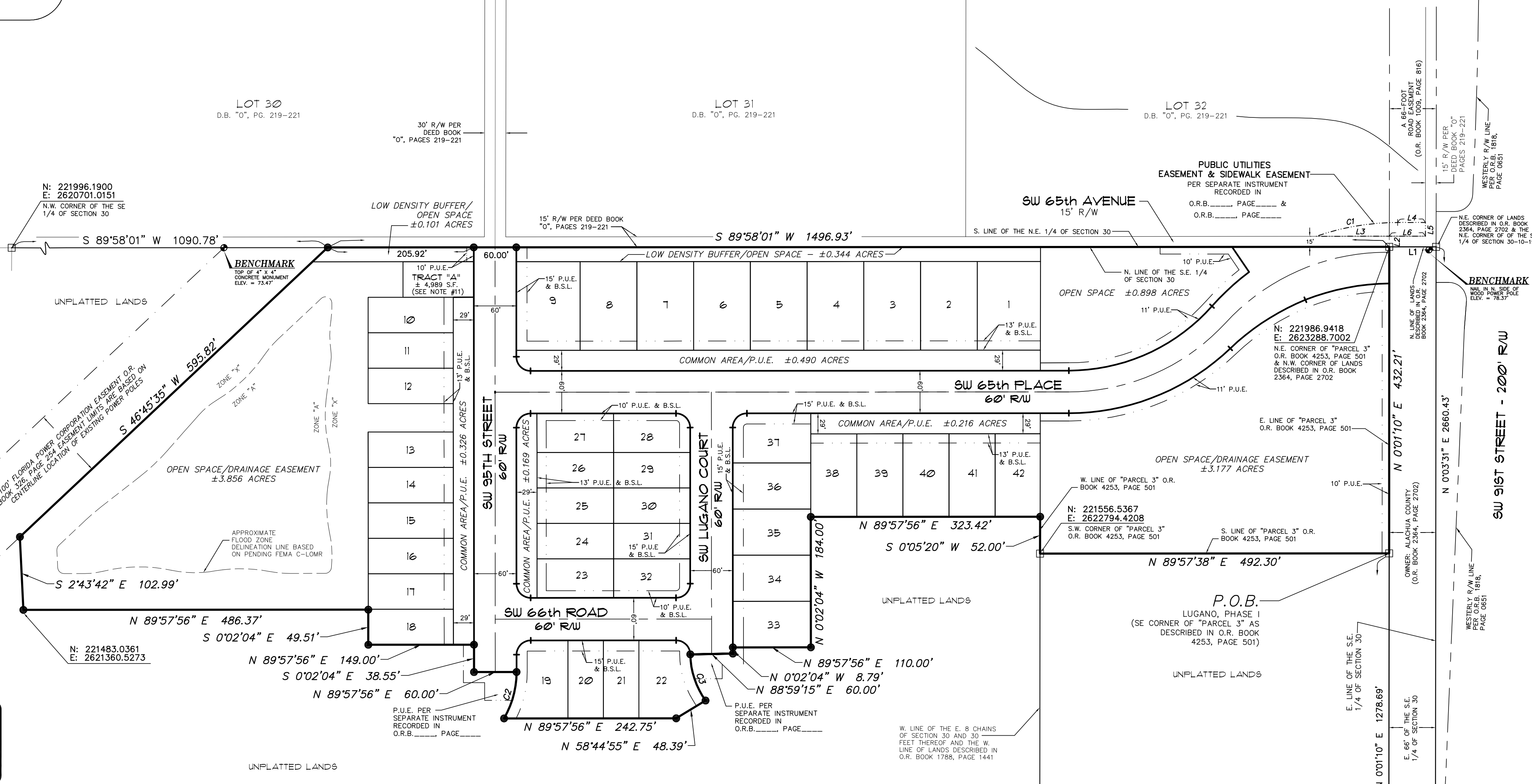
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 20.136 ACRES, MORE OR LESS.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.L.R.M. PANEL NO. 120001 0430 D, EFFECTIVE DATE: JUNE 16, 2006, AND PENDING CONDITIONAL LETTER OF MAP REVISION.

SURVEYOR'S NOTES:

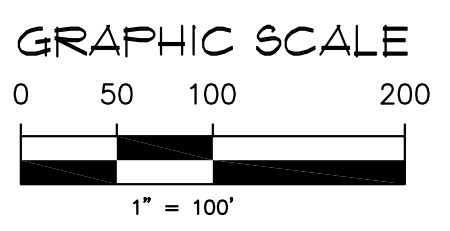
- BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 89°58'01" W FOR THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA
- BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
FRONT = 10'
REAR = 10'
SIDE = 5'
SIDE (STREET) = 10'
- ACCESSORY STRUCTURE SETBACKS
FRONT = 10'
REAR = 5'
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 IDENTIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT. BEARINGS SHOULD BE ROTATED 0°14'16" CLOCKWISE TO MATCH STATEPLANE GRID BEARINGS.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000.
- ELEVATIONS SHOWN HEREON ARE BASED ON NVD 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)
 - ID. = IDENTIFICATION
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - O.R. = OFFICIAL RECORDS
 - B.S.L. = BUILDING SETBACK LINE
 - R/W = RIGHT OF WAY
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - S.F. = SQUARE FEET
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - C-LMRR = CONDITIONAL LETTER OF MAP REVISION

| 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 | LENGTH | RADIUS | DELTA | TANGENT | CHORD | CHORD BEARING |
|-------|---------|---------|-----------|---------|---------|---------------|
| C1 | 116.84' | 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' | 34°32'28" | 35.89' | 68.55' | N 18°16'06" W |



OWNER'S CERTIFICATION AND DEDICATION

EMMER DEVELOPMENT CORP., DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "LUGANO - PHASE I", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE WITH THE PUBLIC'S RESPONSIBILITY FOR MAINTENANCE BEING LIMITED TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

EMMER DEVELOPMENT CORP.
WITNESS
By: Lori E. McMill
PRESIDENT

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2014
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION EXPIRES: _____
COMMISSION NO.: _____

MORTGAGEE'S APPROVAL

WILLIAM B. DEAS AND MARILYN M. DEAS AS MORTGAGEE, PURCHASE MONEY MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4253, PAGE 504 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: WILLIAM B. DEAS AND MARILYN M. DEAS
ADDRESS: 6480 SW 122ND STREET, GAINESVILLE, FL

WITNESS TO BOTH: WILLIAM B. DEAS
WITNESS TO BOTH: MARILYN M. DEAS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2014
NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION EXPIRES: _____
COMMISSION NO.: _____

CERTIFICATION AND APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS AS FOLLOWS:

SURVEYING REQUIREMENTS: DATE _____ COUNTY SURVEYOR _____
ENGINEERING REQUIREMENTS: DATE _____ COUNTY ENGINEER _____
FORM AND LEGALITY: DATE _____ COUNTY ATTORNEY _____
APPROVED BY ALACHUA COUNTY: DATE _____ CHAIR, BOARD OF COUNTY COMMISSIONERS _____
RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____ A.D. 2014
CLERK _____ DEPUTY CLERK _____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "LUGANO - PHASE I" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLY WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CAUSSEAUX, HEWETT, & WALPOLE, INC.
132 NW 76TH DRIVE-GAINESVILLE, FL 32607
LICENSED BUSINESS NO. 5075

Scale: graphic Date: 03/20/14 File: 231014.dwg Plot Date: 03/20/14 3:51 pm Filename: R:\2014\14-0053\DWG\14-0053-Plan-REV.dwg