

GRAND PRESERVE AT KANAPAHA A PLANNED DEVELOPMENT

LOCATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA

CHW
Professional Consultants

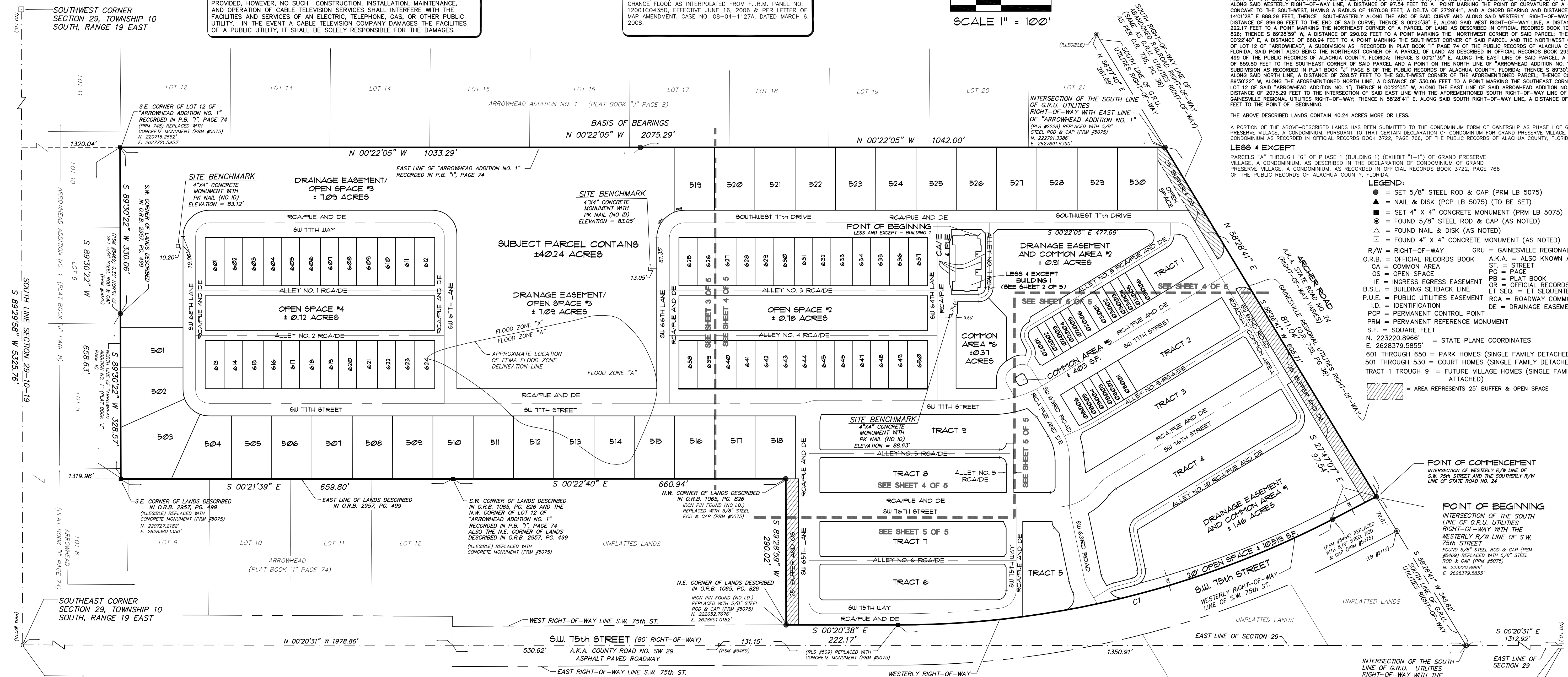
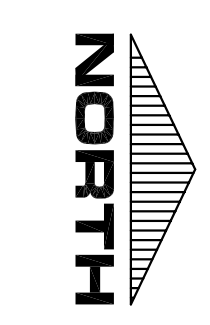
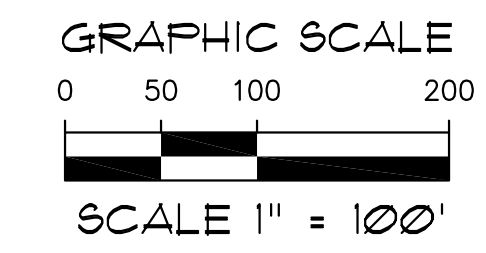
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
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CA-5075

PLAT BOOK — , PAGE —
SHEET ONE OF FIVE

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 NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A", SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS INTERPOLATED FROM F.I.R.M. HAZARD NO. 12001C04350, EFFECTIVE JUNE 16, 2006 & PER LETTER OF MAP AMENDMENT, CASE NO. 08-04-11274, DATED MARCH 5, 2008.

ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.



DESCRIPTION: (PER EXHIBIT A OF FURNISHED TITLE OPINION)
A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE S 00°20'31" E ALONG THE EAST LINE OF SAID SECTION 29, A DISTANCE OF 1312.92 FEET TO A POINT MARKING THE INTERSECTION OF THE SOUTH LINE OF GANESVILLE REGIONAL UTILITIES RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 735, PAGE 36 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA WITH SAID EAST LINE OF SECTION 29; THENCE S 89°28'41" W ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 345.82 FEET TO A POINT MARKING THE INTERSECTION OF SAID SOUTH LINE WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHWEST 75th STREET (80' FOOT RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE S 27°47'07" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 97.54 FEET TO A POINT MARKING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1870.08 FEET, A DELTA OF 27°28'41", AND A CHORD BEARING AND DISTANCE OF S 14°01'28" E 888.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 896.86 FEET TO THE END OF SAID CURVE; THENCE S 00°20'38" E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 222.17 FEET TO A POINT MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1065, PAGE 836; THENCE S 89°28'59" W, A DISTANCE OF 290.02 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID PARCEL; THENCE S 00°22'40" E, A DISTANCE OF 660.94 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF SAID PARCEL AND THE NORTHWEST CORNER OF LOT 12 OF "ARROWHEAD", A SUBDIVISION AS RECORDED IN PLAT BOOK "J" PAGE 74 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2907, PAGE 499 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 00°21'39" E ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 659.80 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND A POINT ON THE NORTH LINE OF "ARROWHEAD ADDITION NO. 1", A SUBDIVISION AS RECORDED IN PLAT BOOK "J" PAGE 8 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE S 89°30'22" W ALONG SAID NORTH LINE, A DISTANCE OF 328.57 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID PARCEL; THENCE CONTINUE S 89°30'22" W ALONG THE AFORESAID NORTH LINE, A DISTANCE OF 330.09 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF LOT 12 OF SAID "ARROWHEAD ADDITION NO. 1"; THENCE N 00°22'05" W ALONG THE EAST LINE OF SAID "ARROWHEAD ADDITION NO. 1", A DISTANCE OF 2075.29 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF THE GANESVILLE REGIONAL UTILITIES RIGHT-OF-WAY; THENCE N 58°28'41" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 811.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 40.24 ACRES MORE OR LESS.

A PORTION OF THE ABOVE-DESCRIBED LANDS HAS BEEN SUBMITTED TO THE CONDOMINIUM FORM OF OWNERSHIP AS PHASE 1 OF GRAND PRESERVE VILLAGE, A CONDOMINIUM, PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM FOR GRAND PRESERVE VILLAGE, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 3722, PAGE 766, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LEGEND:

- = SET 5/8" STEEL ROD & CAP (PRM LB 5075)
- ▲ = NAIL & DISK (PCP LB 5075) (TO BE SET)
- = SET 4" X 4" CONCRETE MONUMENT (PRM LB 5075)
- = FOUND 5/8" STEEL ROD & CAP (AS NOTED)
- △ = FOUND NAIL & DISK (AS NOTED)
- = FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)

R/W = RIGHT-OF-WAY GRU = GANESVILLE REGIONAL UTILITIES
O.R.B. = OFFICIAL RECORDS BOOK A.K.A. = ALSO KNOWN AS
CA = COMMON AREA ST = STREET
OS = OPEN SPACE PG = PAGE
IE = INGRESS EGRESS EASEMENT OR = OFFICIAL RECORDS
B.S.L. = BUILDING SETBACK LINE ET SEQ. = ET SEQUENTES
P.U.E. = PUBLIC UTILITIES EASEMENT RCA = ROADWAY COMMON AREA
I.D. = IDENTIFICATION DE = DRAINAGE EASEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
S.F. = SQUARE FEET
N. 223220.8966' = STATE PLANE COORDINATES
E. 2628379.5855' = STATE PLANE COORDINATES
601 THROUGH 650 = PARK HOMES (SINGLE FAMILY DETACHED)
501 THROUGH 530 = COURT HOMES (SINGLE FAMILY DETACHED)
TRACT 1 THROUGH 9 = FUTURE VILLAGE HOMES (SINGLE FAMILY ATTACHED)

□ = AREA REPRESENTS 25' BUFFER & OPEN SPACE

OWNER'S CERTIFICATION AND DEDICATION

AMA GAINESVILLE INVESTMENTS THREE LLC, DOES HEREBY CERTIFY TO BE THE OWNER OF THE HEREIN DESCRIBED LANDS TO BE KNOWN AS "GRAND PRESERVE AT KANAPAHA"; AND DOES HEREBY CONSENT TO THE SUBDIVISION THEREOF AS SHOWN; AND DOES HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN TO GAINESVILLE REGIONAL UTILITIES FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; AND DOES HEREBY DEDICATE TO THE GRAND PRESERVE AT KANAPAHA MAINTENANCE ASSOCIATION, INC. THE DRAINAGE EASEMENTS, ROADWAY COMMON AREAS, ALLEYS, THE 25' BUFFER, COMMON AREAS, OPEN SPACE AND RECREATION AREA, FOR THE PURPOSE OF OWNERSHIP, OPERATION AND MAINTENANCE; AND DOES HEREBY DEDICATE AN EASEMENT FOR INGRESS & EGRESS OVER AND ACROSS COMMON AREA, AND THE DRAINAGE EASEMENTS SHOWN HEREON TO THE PUBLIC FOR PUBLIC SERVICE VEHICLE ACCESS PURPOSES; AND DOES HEREBY DEDICATE TO THE PUBLIC, THE DRAINAGE EASEMENTS FOR THE RIGHT TO DISCHARGE STORMWATER (MAINTENANCE TO BE THE SOLE RESPONSIBILITY OF THE HOA); AND DOES HEREBY DEDICATE TO THE PUBLIC, AN EASEMENT FOR INGRESS & EGRESS OVER AND ACROSS ALL ROADWAY COMMON AREAS.

WITNESS _____ BY _____
WITNESS _____ NAME: ALEX SKOBEL
TITLE: MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ALACHUA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019, BY ALEX SKOBEL, MANAGING MEMBER OF AMA GAINESVILLE INVESTMENTS THREE LLC, ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA'S DRIVER'S LICENSE AS IDENTIFICATION.

NAME: _____
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

[NOTARY SEAL]

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER
IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART 1, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

ALACHUA COUNTY SURVEYOR CHARLES R. BRECKEN _____ DATE _____
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER: LS 6763

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:

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. 2019

CLERK _____ DEPUTY CLERK _____

SURVEYOR'S NOTES:

- BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 00°22'05" W, FOR THE EAST LINE OF "ARROWHEAD ADDITION NO. 1". SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD AS PER PLAT BOOK "J", PAGE 8 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. COORDINATES SHOWN HEREON ARE STATE PLANE GRID FLORIDA NORTH ZONE, PROJECTED FROM PRIMARY STATION A1350 OF THE ALACHUA COUNTY CONTROL IDENTIFICATION & IDENTIFICATION OF LAND CORNERS PROJECT OF 1988.
- THIS PLAT IS 5 SHEETS IN TOTAL. EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET 2 OF 5 FOR A DETAIL OF THE LESS & EXCEPT PARCEL. SEE SHEET 3 THROUGH 5 FOR DETAIL LOT INFORMATION.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000'.
- PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET PER CHAPTER 177.001 (8) AND (9) FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
- LOTS 601 THROUGH 650 ARE PARK HOMES (SINGLE FAMILY DETACHED).
- LOTS 501 THROUGH 530 ARE COURT HOMES (SINGLE FAMILY DETACHED).
- INGRESS AND EGRESS OVER ALL STREETS, ALLEYS, AND THROUGH THE COMMON AREA/INGRESS EGRESS & PUBLIC UTILITIES EASEMENT SURROUNDING BUILDING 1, WILL BE GRANTED TO THE CONDOMINIUM OWNERS OF SAID BUILDING 1 THROUGH A SEPARATE INSTRUMENT FOR ACCESS TO PUBLIC RIGHT OF WAY.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	896.86'	1870.08'	27°28'41"	457.23'	888.29'	S 14°01'28" E

BUILDING SETBACKS:
BUILDING SETBACKS FOR LOTS 601 THROUGH 650 ARE AS FOLLOWS:
FRONT - 5'
REAR - 25'
SIDE - 0'
BUILDING SETBACKS FOR LOTS 501 THROUGH 530 ARE AS FOLLOWS:
FRONT - 10'
REAR - 20'
SIDE - 0'
REAR ACCESSORY - 5'

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "GRAND PRESERVE AT KANAPAHA," 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 COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 FLORIDA STATUTES.

DATE _____
ARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CAUSSEUX, HEWETT, & WALPOLE, INC.
AUTHORIZATION NO. 5075

Title: grand_psh Plat Date: Feb 15, 2019 4:23 pm Filename: L:\2019\15-02-19-Grand_Psh_Survey\DWG\DWG\Plat-Grand_Psh.dwg

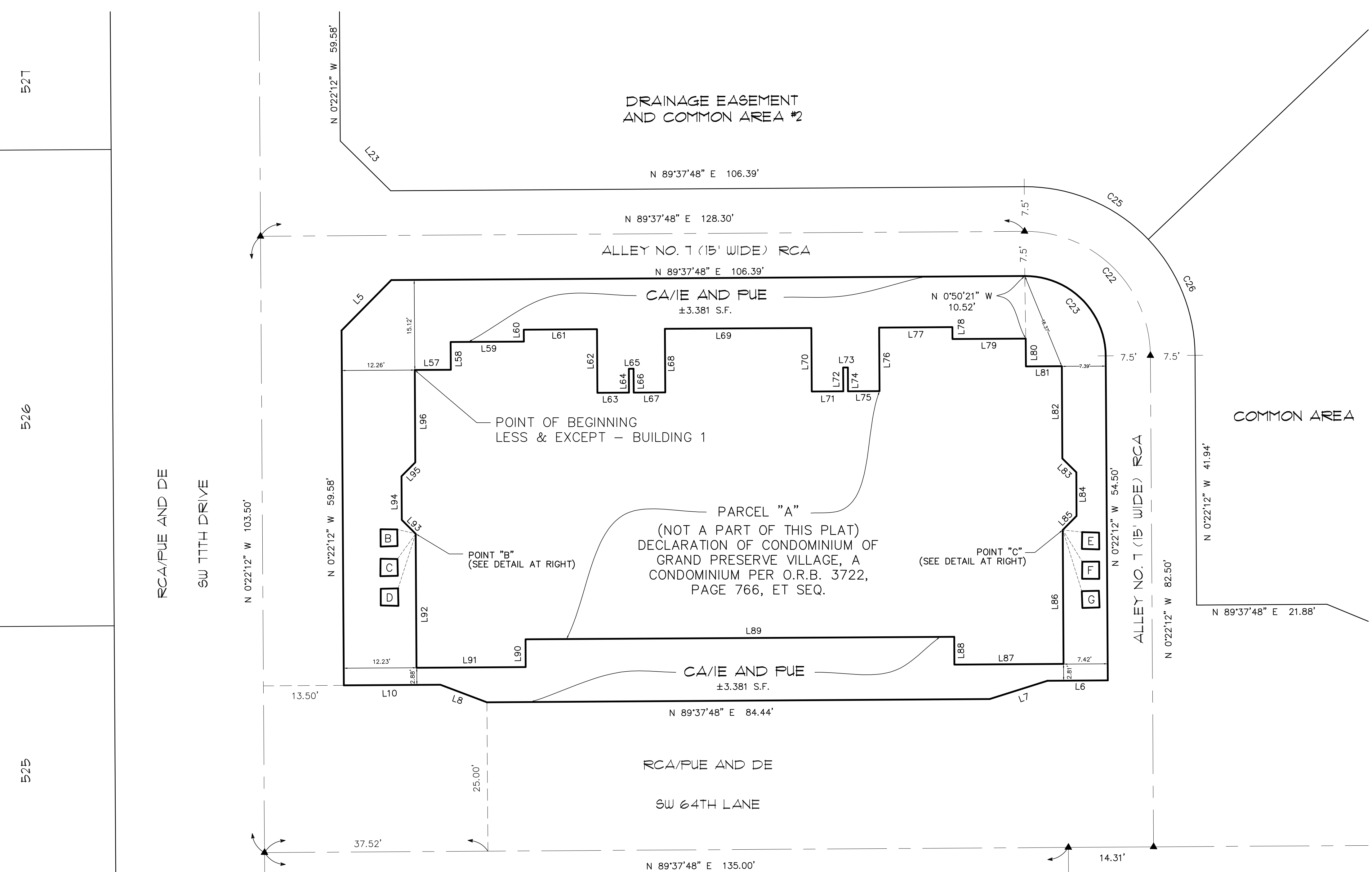
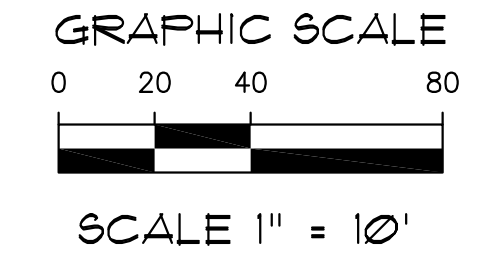
GRAND PRESERVE AT KANAPAHA
 A PLANNED DEVELOPMENT
 LOCATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST
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PLAT BOOK — , PAGE —
 SHEET TWO OF FIVE

NOTE: THIS PLAT CONSISTS OF 5 SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS.
 SEE SHEET 1 FOR BOUNDARY, SURVEYOR'S NOTES AND ADDITIONAL INFORMATION.



LINE	DIRECTION	LENGTH
L5	N 44°37'48" E	11.90'
L6	S 89°37'45" W	10.14'
L7	N 72°27'22" E	10.16'
L8	S 69°19'18" E	8.35'
L9	S 89°37'48" W	16.22'
L10	N 0°22'12" W	10.98'
L23	N 45°22'12" W	11.90'
L57	N 89°39'48" E	6.03'
L58	N 0°20'12" W	4.67'
L59	N 89°39'48" E	12.30'
L60	N 0°20'12" W	2.00'
L61	N 89°39'48" E	12.30'
L62	S 0°20'12" E	10.67'
L63	N 89°39'48" E	5.30'
L64	N 0°20'12" W	4.00'
L65	N 89°39'48" E	0.79'
L66	S 0°20'12" E	4.00'
L67	N 89°39'48" E	5.30'
L68	N 0°20'12" W	10.67'
L69	N 89°39'48" E	24.60'
L70	S 0°20'12" E	10.67'
L71	N 89°39'48" E	5.30'
L72	N 0°20'12" W	4.00'
L73	N 89°39'48" E	0.79'
L74	S 0°20'12" E	4.00'
L75	N 89°39'48" E	5.30'
L76	N 0°20'12" W	10.67'

LINE	DIRECTION	LENGTH
L77	N 89°39'48" E	12.30'
L78	S 0°20'12" E	2.00'
L79	N 89°39'48" E	12.30'
L80	S 0°20'12" E	4.67'
L81	N 89°39'48" E	6.03'
L82	S 0°20'12" E	15.50'
L83	S 45°20'12" E	3.30'
L84	S 0°20'12" E	7.33'
L85	S 44°39'48" W	3.30'
L86	S 0°20'12" E	22.50'
L87	S 89°39'48" W	18.33'
L88	N 0°20'12" W	4.67'
L89	S 89°39'48" W	72.00'
L90	S 0°20'12" E	4.67'
L91	S 89°39'48" W	18.33'
L92	N 0°20'12" W	22.50'
L93	N 45°20'12" E	3.30'
L94	N 0°20'12" W	7.33'
L95	N 44°39'48" E	3.30'
L96	N 0°20'12" W	15.50'
L97	S 83°42'23" E	3.27'
L98	S 88°17'10" E	2.85'
L99	S 0°44'09" E	2.82'

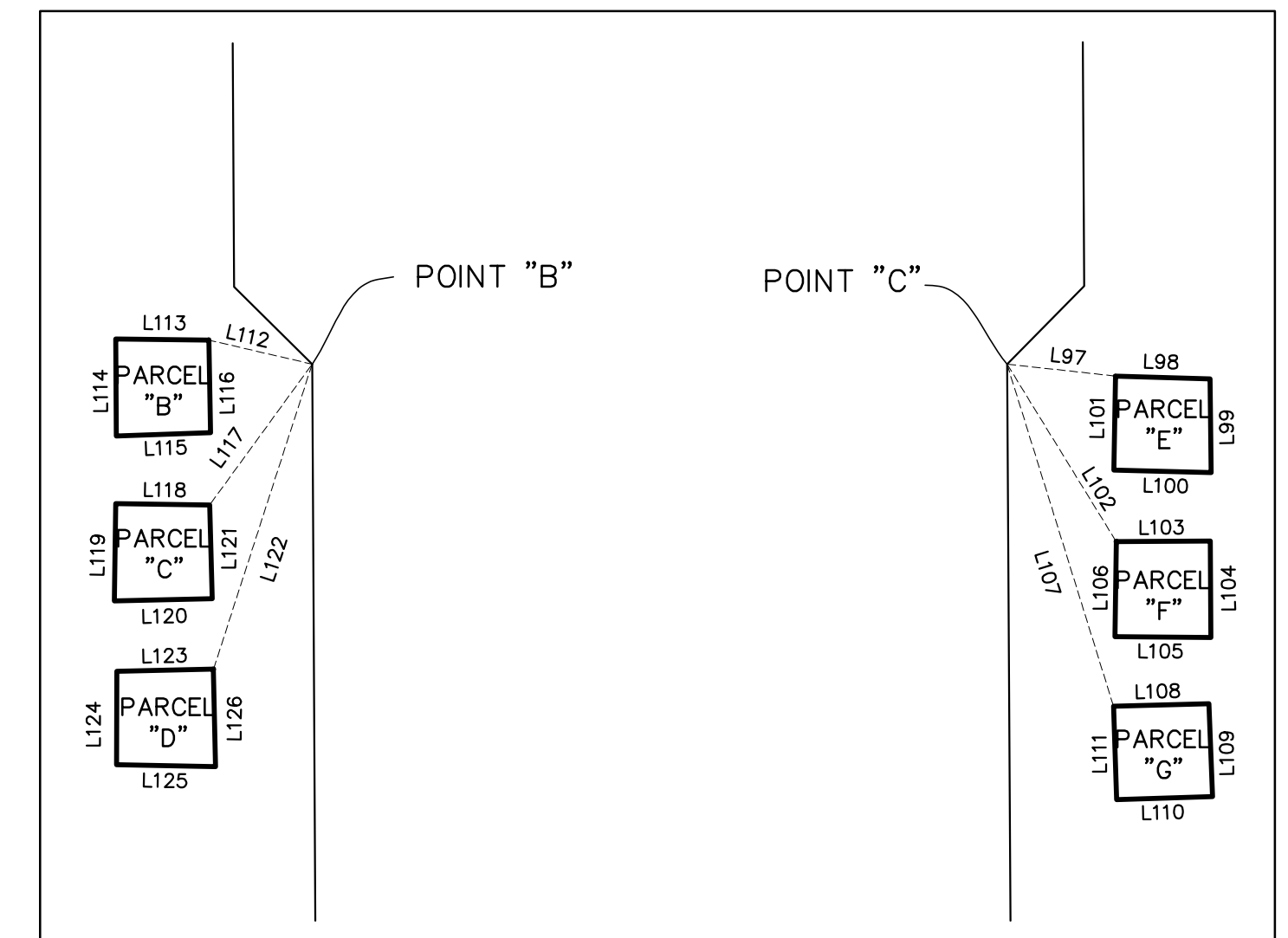
LINE	DIRECTION	LENGTH
L100	N 88°28'20" W	2.93'
L101	N 1°04'20" E	2.82'
L102	S 31°34'57" E	6.26'
L103	N 89°40'52" E	2.83'
L104	S 0°21'58" E	2.90'
L105	N 89°38'09" W	2.88'
L106	N 0°44'25" E	2.87'
L107	S 17°17'04" E	10.77'
L108	N 88°30'21" E	2.87'
L109	S 2°09'53" E	2.80'
L110	S 88°17'57" W	2.88'
L111	N 1°55'50" W	2.81'
L112	N 76°55'58" W	3.20'
L113	N 89°19'41" W	2.79'
L114	S 0°24'28" E	2.92'
L115	N 87°54'14" E	2.83'
L116	N 1°02'28" W	2.79'
L117	S 36°01'28" W	5.24'
L118	S 89°10'23" E	2.82'
L119	N 0°53'26" E	2.92'
L120	S 88°49'31" W	2.94'
L121	S 1°25'21" E	2.82'
L122	S 17°54'42" W	9.64'
L123	S 88°47'56" W	2.91'
L124	S 0°09'20" W	2.81'
L125	S 88°54'47" E	2.98'
L126	N 1°16'42" W	2.93'

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C22	32.99'	21.00'	90°00'00"	21.00'	29.70'	N 45°22'12" W
C23	21.21'	13.50'	90°00'00"	13.50'	19.09'	N 45°22'12" W
C24	44.77'	28.50'	90°00'00"	28.50'	40.31'	N 45°22'12" W
C25	23.27'	28.50'	46°46'41"	12.33'	22.63'	N 66°58'51" W
C26	21.50'	28.50'	43°13'19"	11.29'	20.99'	N 21°58'51" W

- LEGEND:**
- = SET 5/8" STEEL ROD & CAP (PRM LB 5075)
 - ▲ = NAIL & DISK (PCP LB 5075) (TO BE SET)
 - = SET 4" X 4" CONCRETE MONUMENT (PRM LB 5075)
 - ⊙ = FOUND 5/8" STEEL ROD & CAP (AS NOTED)
 - △ = FOUND NAIL & DISK (AS NOTED)
 - = FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
 - LB = LICENSED BUSINESS
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - ET SEQ. = ET SEQUENTES
 - RCA = ROADWAY COMMON AREA
- I.D. = IDENTIFICATION
 R/W = RIGHT-OF-WAY
 O.R.B. = OFFICIAL RECORDS BOOK
 CA/OS = COMMON AREA/OPEN SPACE
 B.S.L. = BUILDING SETBACK LINE
 P.U.E. = PUBLIC UTILITIES EASEMENT
 PCP = PERMANENT CONTROL POINT
 PRM = PERMANENT REFERENCE MONUMENT
 S.F. = SQUARE FEET
 CA/IE = COMMON AREA/INGRESS AND EGRESS EASEMENT
 DE = DRAINAGE EASEMENT
- 601 THROUGH 650 = PARK HOMES (SINGLE FAMILY DETACHED)
 501 THROUGH 530 = COURT HOMES (SINGLE FAMILY DETACHED)
 TRACT 1 THROUGH TRACT 9 = FUTURE VILLAGE HOMES (SINGLE FAMILY ATTACHED)

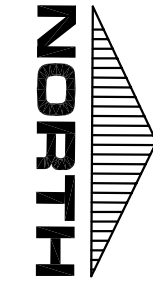
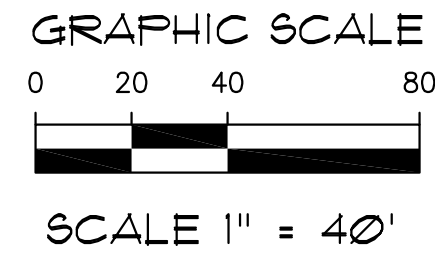
NOTE: THE PARCEL DESIGNATIONS (PARCEL "A" THROUGH "C") SHOWN HEREON ARE BASED ON THE DECLARATION OF CONDOMINIUM FOR GRAND PRESERVE VILLAGE, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS BOOK 3722, PAGE 766 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SAID PARCELS ARE EXCLUDED AND NOT A PART OF THIS RECORD PLAT.

INGRESS AND EGRESS OVER ALL STREETS, ALLEYS, AND THROUGH THE COMMON AREA/INGRESS EGRESS & PUBLIC UTILITIES EASEMENT SURROUNDING BUILDING 1, WILL BE GRANTED TO THE CONDOMINIUM OWNERS OF SAID BUILDING 1 THROUGH A SEPARATE INSTRUMENT FOR ACCESS TO PUBLIC RIGHT OF WAY.



DETAIL: NOT TO SCALE

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GRAND PRESERVE AT KANAPAHA

A PLANNED DEVELOPMENT

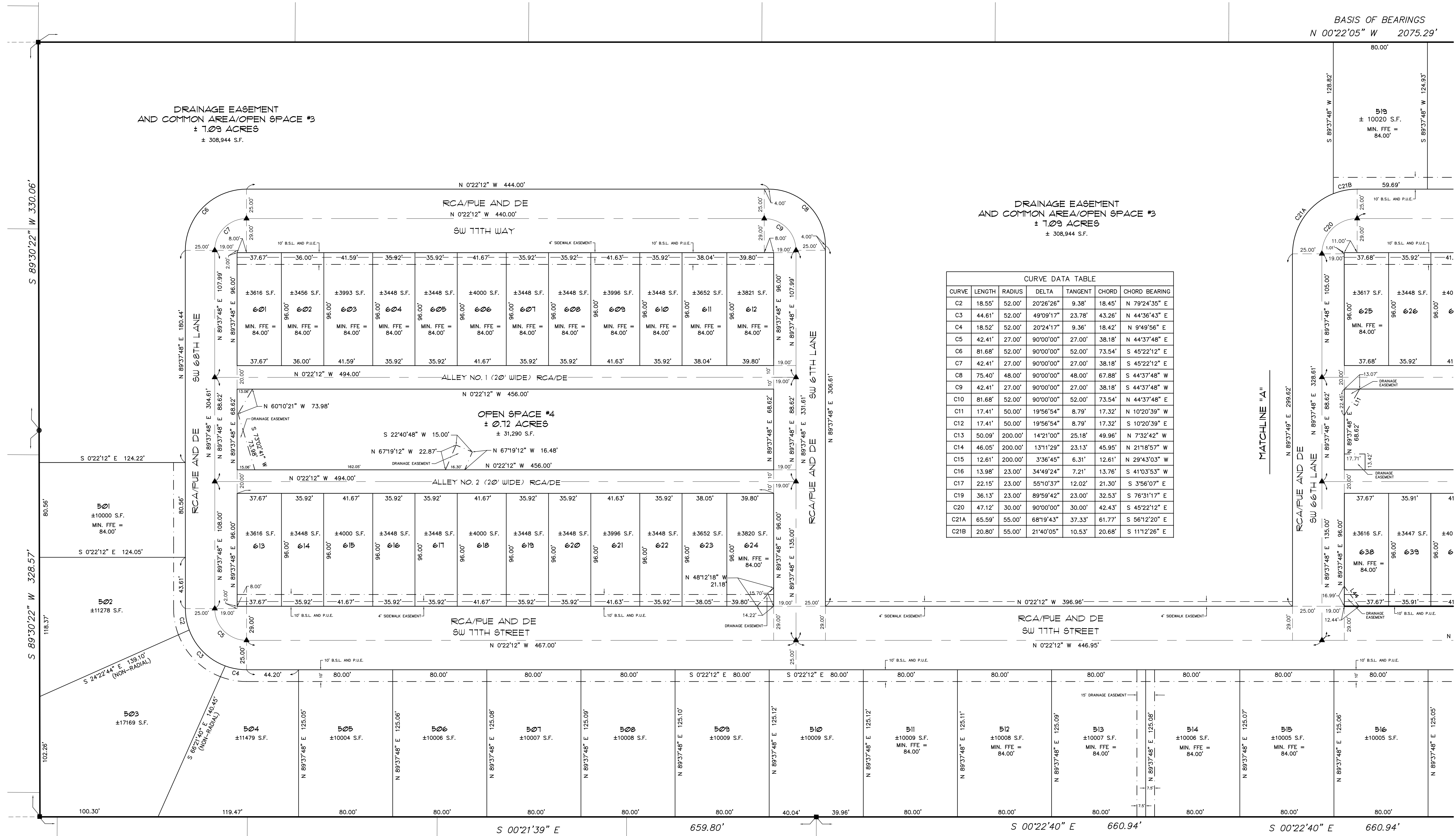
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PLAT BOOK — , PAGE —
SHEET THREE OF FIVE

BASIS OF BEARINGS
N 00°22'05" W 2075.29'



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C2	18.55'	52.00'	20°26'26"	9.38'	18.45'	N 79°24'35" E
C3	44.61'	52.00'	49°09'17"	23.78'	43.26'	N 44°36'43" E
C4	18.52'	52.00'	20°24'17"	9.36'	18.42'	N 9°49'56" E
C5	42.41'	27.00'	90°00'00"	27.00'	38.18'	N 44°37'48" E
C6	81.68'	52.00'	90°00'00"	52.00'	73.54'	S 45°22'12" E
C7	42.41'	27.00'	90°00'00"	27.00'	38.18'	S 45°22'12" E
C8	75.40'	48.00'	90°00'00"	48.00'	67.88'	S 44°37'48" W
C9	42.41'	27.00'	90°00'00"	27.00'	38.18'	S 44°37'48" W
C10	81.68'	52.00'	90°00'00"	52.00'	73.54'	N 73°24'42" E
C11	17.41'	50.00'	19°56'54"	8.79'	17.32'	N 10°20'39" W
C12	17.41'	50.00'	19°56'54"	8.79'	17.32'	S 10°20'39" E
C13	50.09'	200.00'	14°21'00"	25.18'	49.96'	N 73°24'42" W
C14	46.05'	200.00'	13°11'29"	23.13'	45.95'	N 21°18'57" W
C15	12.61'	200.00'	3°36'45"	6.31'	12.61'	N 29°43'03" W
C16	13.98'	23.00'	34°49'24"	7.21'	13.76'	S 41°03'53" W
C17	22.15'	23.00'	55°10'37"	12.02'	21.30'	S 35°07'7" E
C19	36.13'	23.00'	89°59'42"	23.00'	32.53'	S 76°31'17" E
C20	47.12'	30.00'	90°00'00"	30.00'	42.43'	S 45°22'12" E
C21A	65.59'	55.00'	68°19'43"	37.33'	61.77'	S 56°12'26" E
C21B	20.80'	55.00'	21°40'05"	10.53'	20.68'	S 11°12'26" E

LINE	DIRECTION	LENGTH
L11	N 60°10'21" W	25.98'
L44	N 53°25'57" E	21.06'

- LEGEND:**
- = SET 5/8" STEEL ROD & CAP (PRM LB 5075)
 - ▲ = NAIL & DISK (PCP LB 5075) (TO BE SET)
 - = SET 4" X 4" CONCRETE MONUMENT (PRM LB 5075)
 - = FOUND 5/8" STEEL ROD & CAP (AS NOTED)
 - ▲ = FOUND NAIL & DISK (AS NOTED)
 - = FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
 - LB = LICENSED BUSINESS
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER

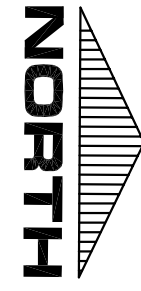
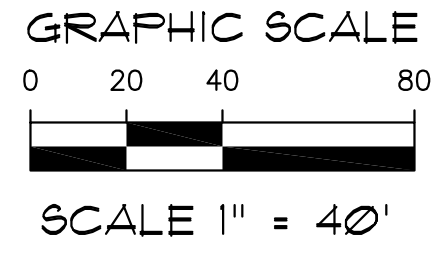
- I.D. = IDENTIFICATION
- R/W = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- CA/OS = COMMON AREA/OPEN SPACE
- B.S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITIES EASEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- S.F. = SQUARE FEET

- DE = DRAINAGE EASEMENT
- RCA = ROADWAY COMMON AREA
- 601 THROUGH 650 = PARK HOMES (SINGLE FAMILY DETACHED)
- 501 THROUGH 530 = COURT HOMES (SINGLE FAMILY DETACHED)
- TRACT 1 THROUGH TRACT 9 = FUTURE VILLAGE HOMES (SINGLE FAMILY ATTACHED)
- MIN. FFE = MINIMUM FINISHED FLOOR ELEVATION

NOTE: THIS PLAT CONSISTS OF 5 SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET 1 FOR BOUNDARY, SURVEYOR'S NOTES AND ADDITIONAL INFORMATION.

- BUILDING SETBACKS:**
- BUILDING SETBACKS FOR LOTS 601 THROUGH 650 ARE AS FOLLOWS:
FRONT - 5'
REAR - 2.5'
SIDE - 0'
- BUILDING SETBACKS FOR LOTS 501 THROUGH 530 ARE AS FOLLOWS:
FRONT - 10'
REAR - 20'
SIDE - 0'
REAR ACCESSORY - 5'

Tech: garrath File Date: Feb 15, 2019 4:35pm Filename: L:\2018\15-0000\Survey\DWG\15-0000-Plan.dwg



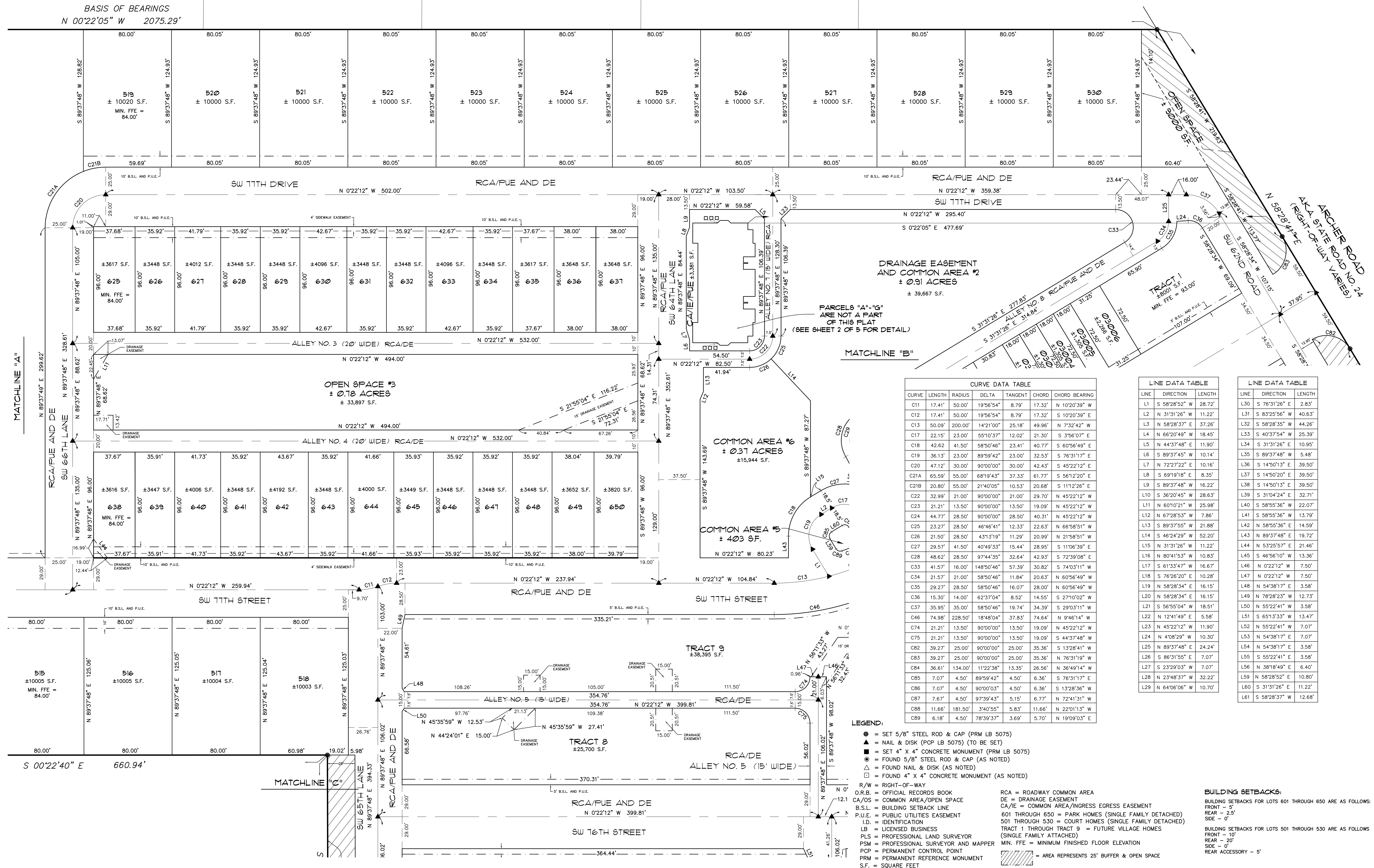
GRAND PRESERVE AT KANAPAHA

A PLANNED DEVELOPMENT
LOCATED IN SECTION 29, TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA



11601 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1986 FLORIDA
CA-5075

NOTE: THIS PLAT CONSISTS OF 5 SHEETS TOTAL. ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS.
SEE SHEET 1 FOR BOUNDARY, SURVEYOR'S NOTES AND ADDITIONAL INFORMATION.



CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C11	17.41'	50.00'	19°56'54"	8.79'	17.32'	N 10°20'39" W
C12	17.41'	50.00'	19°56'54"	8.79'	17.32'	S 10°20'39" E
C13	50.09'	200.00'	14°21'00"	25.18'	49.96'	N 7°32'42" W
C17	22.15'	23.00'	55°10'37"	12.02'	21.30'	S 3°56'07" E
C18	42.62'	41.50'	58°50'46"	23.41'	40.77'	S 60°56'49" E
C19	36.13'	23.00'	89°59'42"	23.00'	32.53'	S 76°31'17" E
C20	47.12'	30.00'	90°00'00"	30.00'	42.43'	S 45°22'12" E
C21A	65.59'	55.00'	68°19'43"	37.33'	61.77'	S 56°12'20" E
C21B	20.80'	55.00'	21°40'05"	10.53'	20.68'	S 11°12'26" E
C22	32.99'	21.00'	90°00'00"	21.00'	29.70'	N 45°22'12" W
C23	21.21'	13.50'	90°00'00"	13.50'	19.09'	N 45°22'12" W
C24	44.77'	28.50'	90°00'00"	28.50'	40.31'	N 45°22'12" W
C25	23.27'	28.50'	46°46'41"	12.33'	22.63'	N 66°58'51" W
C26	21.50'	28.50'	43°13'19"	11.29'	20.99'	N 21°58'51" W
C27	29.57'	41.50'	40°49'33"	15.44'	28.95'	S 11°06'39" E
C28	48.62'	28.50'	97°44'35"	32.64'	42.93'	S 72°39'08" E
C33	41.57'	16.00'	148°50'46"	57.39'	30.82'	S 74°03'11" W
C34	21.57'	21.00'	58°50'46"	11.84'	20.63'	N 60°56'49" W
C35	29.27'	28.50'	58°50'46"	16.07'	28.00'	N 60°56'49" W
C36	15.30'	14.00'	62°37'04"	8.52'	14.55'	S 27°10'02" E
C37	35.95'	35.00'	58°50'46"	19.74'	34.39'	S 29°03'11" W
C46	74.98'	228.50'	18°48'04"	37.83'	74.64'	N 9°46'14" W
C74	21.21'	13.50'	90°00'00"	13.50'	19.09'	N 45°22'12" W
C75	21.21'	13.50'	90°00'00"	13.50'	19.09'	S 44°37'48" W
C82	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 13°28'41" W
C83	39.27'	25.00'	90°00'00"	25.00'	35.36'	N 76°31'19" W
C84	36.61'	134.00'	11°22'38"	13.35'	26.56'	N 36°49'14" W
C85	7.07'	4.50'	89°59'42"	4.50'	6.36'	S 76°31'17" E
C86	7.07'	4.50'	90°00'00"	4.50'	6.36'	S 13°28'36" W
C87	7.67'	4.50'	87°39'43"	5.15'	6.77'	N 72°41'31" W
C88	11.66'	181.50'	3°40'55"	5.83'	11.66'	N 22°01'13" W
C89	6.18'	4.50'	78°39'37"	3.69'	5.70'	N 19°09'03" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 58°28'52" W	28.72'
L2	N 31°31'26" W	11.22'
L3	S 58°28'37" E	37.26'
L4	N 40°37'54" W	18.45'
L5	N 44°37'48" E	11.90'
L6	S 89°37'45" W	10.14'
L7	N 72°22'22" E	10.16'
L8	S 69°19'18" E	8.35'
L9	S 89°37'48" W	16.22'
L10	S 36°20'45" W	28.63'
L11	N 60°10'21" W	25.98'
L12	N 67°28'53" W	7.86'
L13	S 89°37'55" W	21.88'
L14	S 46°24'29" W	52.20'
L15	N 31°31'26" W	11.22'
L16	N 80°41'53" W	10.83'
L17	S 61°33'17" W	16.67'
L18	S 76°26'20" E	10.28'
L19	N 58°28'34" E	16.15'
L20	N 58°28'34" E	16.15'
L21	S 56°55'04" W	18.51'
L22	N 12°41'49" E	5.58'
L23	N 45°22'12" W	11.90'
L24	N 4°08'29" W	10.30'
L25	N 89°37'48" E	24.24'
L26	S 86°31'55" E	7.07'
L27	S 23°29'03" W	7.07'
L28	N 23°48'37" W	32.22'
L29	S 64°06'06" W	10.70'
L30	S 76°31'26" E	2.83'
L31	S 83°25'56" W	40.63'
L32	S 58°28'35" W	44.26'
L33	S 40°37'54" W	25.39'
L34	S 31°31'26" E	10.95'
L35	S 89°37'48" W	5.48'
L36	S 14°50'13" E	39.50'
L37	S 14°50'20" E	39.50'
L38	S 14°50'13" E	39.50'
L39	S 31°04'24" E	32.71'
L40	S 58°55'36" W	22.07'
L41	S 58°55'36" W	13.79'
L42	N 58°55'36" E	14.59'
L43	N 89°37'48" E	19.72'
L44	N 53°25'57" E	21.46'
L45	S 46°56'10" W	13.36'
L46	N 22°12'12" W	7.50'
L47	N 22°12'12" W	7.50'
L48	N 54°38'17" E	3.58'
L49	N 78°28'23" W	12.73'
L50	N 55°22'41" W	3.58'
L51	S 65°13'33" W	13.47'
L52	N 55°22'41" W	7.07'
L53	N 54°38'17" E	7.07'
L54	N 54°38'17" E	3.58'
L55	N 55°22'41" W	3.58'
L56	N 38°18'49" W	6.40'
L59	S 58°28'52" E	10.80'
L60	S 31°31'26" E	11.22'
L61	S 58°28'37" W	12.68'

- LEGEND:**
- = SET 5/8" STEEL ROD & CAP (PRM LB 5075)
 - ▲ = NAIL & DISK (PCP LB 5075) (TO BE SET)
 - = SET 4" x 4" CONCRETE MONUMENT (PRM LB 5075)
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501 THROUGH 530 = COURT HOMES (SINGLE FAMILY DETACHED)
TRACT 1 THROUGH TRACT 9 = FUTURE VILLAGE HOMES (SINGLE FAMILY ATTACHED)
MIN. FFE = MINIMUM FINISHED FLOOR ELEVATION
- BUILDING SETBACKS:**
BUILDING SETBACKS FOR LOTS 601 THROUGH 650 ARE AS FOLLOWS:
 FRONT - 5'
 REAR - 2.5'
 SIDE - 0'
- BUILDING SETBACKS FOR LOTS 501 THROUGH 530 ARE AS FOLLOWS:**
 FRONT - 10'
 REAR - 20'
 SIDE - 0'
 REAR ACCESSORY - 5'

Tract 9 through Plat Date: Feb. 15, 2019 4:35pm File Name: L:\2019\15-02-09\Survey\DWG\15-0209-Plat.dwg

