SAVANNAH STATION - PHASE 2B

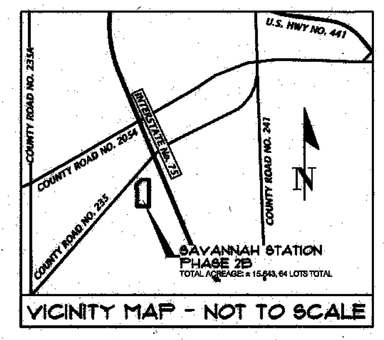
SITUATED IN SECTIONS 21 AND 28,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1999 FLORIDA CA-8078

PLAT BOOK 37, PAGE 95

SHEET ONE OF TWO

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3385835 2 PG(S)
December 14, 2021 02:43:12 PM
Book 37 Page 95
J.K. JESS IRBY, ESQ, Clerk Of Court
ALACHUA COUNTY, Florida



VICINITY MAP - NOT TO SCALE

DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTIONS 21 AND 28,TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4679, PAGE 1929 THROUGH 1931 AND A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4629, PAGES 679 THROUGH 682 OF THE OFFICIAL RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHEAST CORNER OF LOT 171, SAVANNAH STATION - PHASE 2A, UNIT 2, AS SHOWN ON THE PLAT THERE OF RECORDED IN PLAT BOOK 37, PAGES 56 THROUGH 58 OF SAID PUBLIC RECORDS, THENCE NORTH 0°18'58" EAST, ALONG THE EAST LINE OF SAID SAVANNAH STATION - PHASE 2A, UNIT 2, DISTANCE OF 807.11 FEET TO THE NORTHEAST CORNER OF LOT 157 OF SAID SAVANNAH STATION - PHASE 2A, UNIT 2; THENCE NORTH 88°31'17" WEST, ALONG THE NORTH LINE OF SAID LOT 157, A DISTANCE OF 46.12 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID SAVANNAH STATION - PHASE 2A, UNIT 2; THENCE DEPARTING THE NORTH LINE OF SAID LOT 157, NORTH 0°28'43" EAST, ALONG THE EASTERLY BOUNDARY LINE OF SAID SAVANNAH STATION - PHASE 2A, UNIT 2; A DISTANCE OF 146.31 FEET TO THE NORTHEAST CORNER OF A COMMON AREA / OPEN SPACE OF SAID SAVANNAH STATION - PHASE 2A, UNIT 2; THENCE DEPARTING THE EASTERLY BOUNDARY LINE OF SAID SAVANNAH STATION - PHASE 2A, UNIT 2, NORTH 41°53'43" EAST, A DISTANCE OF 380.35 FEET; THENCE SOUTH 89°21'23" EAST, A DISTANCE OF 349.75 FEET TO THE TO THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF N.W. 157TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE SOUTH 0°12'50" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 174.61 FEET; THENCE SOUTH 0°32'02" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1088.98 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3312, PAGES 1317 AND 1318; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 89°30'53" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 201.38 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING THE NORTHEAST CORNER OF A COMMON AREA / OPEN SPACES OF SAVANNAH STATION - PHASE 2A, UNIT 1, AS SHOWN ON THE PLAT THERE OF RECORDED IN PLAT BOOK 36, PAGES 55 THROUGH 57 OF SAID PUBLIC RECORDS; THENCE NORTH 81°11'45" WEST, ALONG THE NORTH LINE OF SAID COMMON AREA / OPEN SPACE, A DISTANCE OF 15.16 FEET TO THE NORTHEAST CORNER OF LOT 139 OF SAID SAVANNAH STATION - PHASE 2A, UNIT 1; THENCE NORTH 89°40'36" WEST, ALONG THE NORTH LINE OF SAID LOT 139, A DISTANCE OF 158.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°09'33" WEST, 14.07 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 123RD AVENUE, (HAVING A RIGHT OF WAY WIDTH OF 50 FEET); THENCE ALONG THE EASTERLY AND NORTHERLY RIGHT OF WAY LINE OF SAID N.W. 123RD AVENUE THROUGH THE FOLLOWING SIX (6) COURSES: 1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°46'47", AN ARC LENGTH OF 14.09 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 25°34'44" WEST, 21.84 FEET; 2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°47'25", AN ARC LENGTH OF 22.60 FEET; 3) THENCE NORTH 0°18'58" EAST, A DISTANCE OF 21.39 FEET; 4) THENCE NORTH 89°41'02" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 45°17'14" WEST, 35.34 FEET; 5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°26'31", AN ARC LENGTH OF 39.24 FEET; 6) THENCE NORTH 89°44'31" WEST, A DISTANCE OF 85.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 15.643 ACRES, MORE OR LESS.

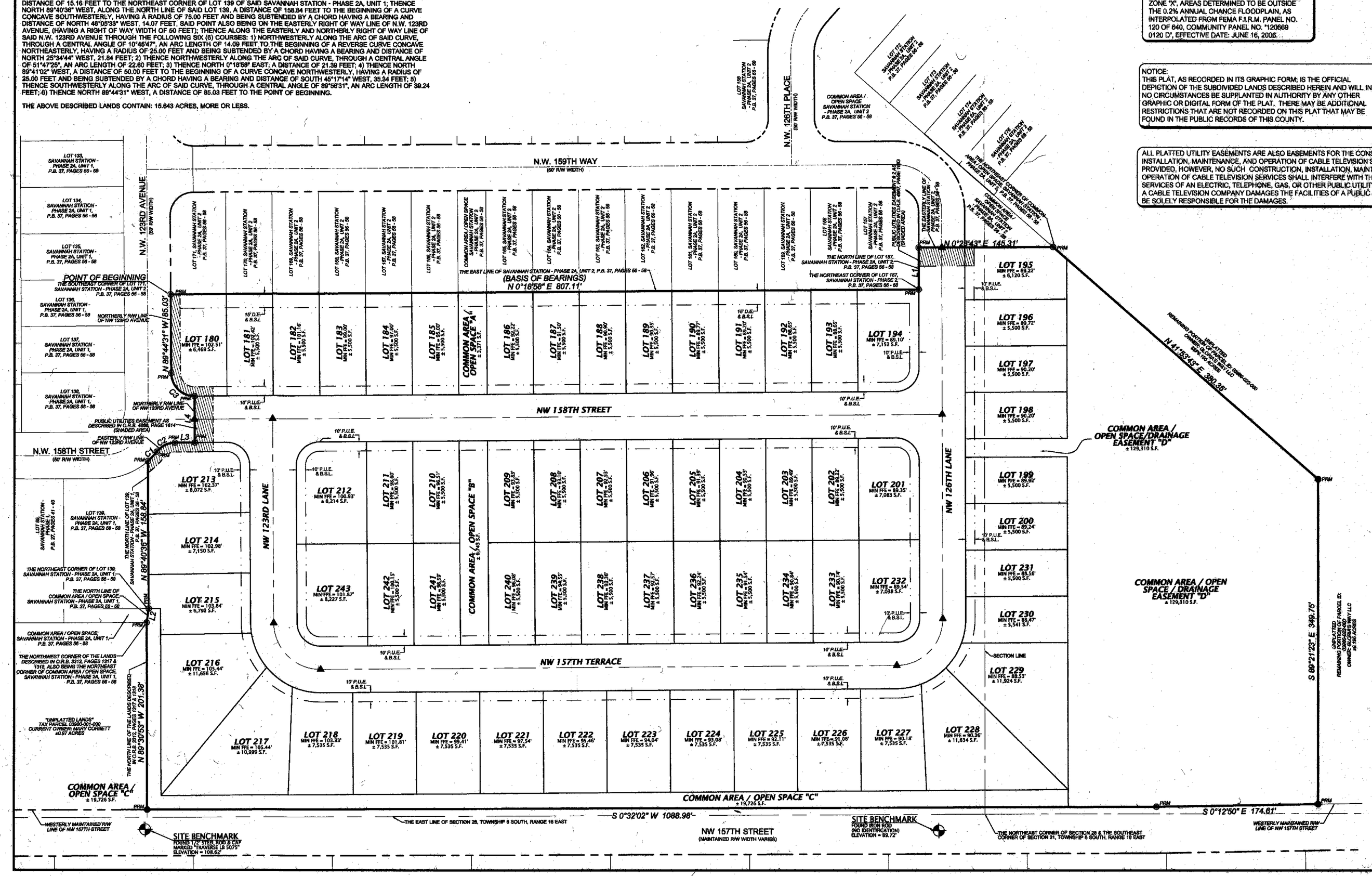
CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	14.09'	75.00'	10°45'47"	7.07'	14.07'	N 46°05'33" W
C2	22.60'	25.00'	51°47'25"	12.14'	21.84'	N 25°34'44" W
C3	39.24'	25.00'	89°56'31"	24.97'	35.34'	S 45°17'14" W

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°31'17" W	45.12'
L2	N 81°11'45" W	15.16'
L3	N 0°18'58" E	21.39'
L4	N 89°41'02" W	50.00'

LEGEND

- ⌖ = PLAT BENCHMARK
- ◉ = FOUND 5/8" STEEL REBAR & CAP MARKED "PRM LB 6075"
- ● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
- ▲ = SET NAIL AND DISK STAMPED "PCP LB 5075"
- P.U.E. = PUBLIC UTILITIES EASEMENT
- D.E. = DRAINAGE EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- ± = MORE OR LESS
- S.R. = STATE ROAD
- MIN. MINIMUM
- FFE = FINISHED FLOOR ELEVATION
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT OF WAY
- ID. = IDENTIFICATION
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- C.A. = COMMON AREA
- O.S. = OPEN SPACE
- NO. = NUMBER

GRAPHIC SCALE
0 30 60 120



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 0°18'58" E, FOR THE EAST LINE OF SAVANNAH STATION - PHASE 2A, UNIT 2, AS RECORDED IN PLAT BOOK 37, PAGES 56 THROUGH 58, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":5,000'.
3. THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   SIDE (STREET) = 5'
5. 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.
6. THE COMMON AREA / OPEN SPACES, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE SAVANNAH STATION OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 840, COMMUNITY PANEL NO. "120669 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

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.

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.

OWNER'S CERTIFICATION AND DEDICATION

THE FLETCHER DEVELOPMENT, LLC & GLORIA'S WAY, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "SAVANNAH STATION - PHASE 2B", AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHT-OF-WAYS, AS SHOWN HEREON, AND DOES HEREBY DEDICATE THE USE OF DRAINAGE EASEMENTS TO THE PUBLIC FOR THE RIGHT TO DISCHARGE STORM WATER. MAINTENANCE OF THE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE SAVANNAH STATION OWNERS ASSOCIATION, INC., 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 PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS
WITNESS
GEORGE E. FLETCHER
FLETCHER DEVELOPMENT, LLC &
GLORIA'S WAY, LLC
4510 NW 6TH PLACE
GAINESVILLE, FLORIDA 32607

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, GEORGE E. FLETCHER, 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 7 DAY OF Dec A.D. 2021

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION EXPIRES: 2-4-23
COMMISSION NO.: GG 286733

KELLY JONES BISHOP
Notary Public - State of Florida
Commission # GG 286733
My Comm. Expires Feb 4, 2023
Bonded through National Notary Assn.

MORTGAGEE'S APPROVAL

CAMPUS USA CREDIT UNION, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4679, PAGE 1935, 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: 12-7-2021 MORTGAGEE:

WITNESS BY: DAVID M. BARBER
WITNESS TITLE: VP- Commercial Lending

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 7 DAY OF Dec A.D. 2021

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION EXPIRES: 2-4-23
COMMISSION NO.: GG 286733

KELLY JONES BISHOP
Notary Public - State of Florida
Commission # GG 286733
My Comm. Expires Feb 4, 2023
Bonded through National Notary Assn.

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:

THIS IS TO CERTIFY THAT ON 12-13-2021 THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR
ATTEST:
CITY MANAGER FILED FOR RECORD ON

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

12/13/2021
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS 14 DAY OF December A.D. 2021

J. K. "Jess" Irby, Esq.
CLERK OF THE COURT
BY

12/14/2021
DATE

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 THE CITY OF ALACHUA ORDINANCES AND REGULATIONS. HOWEVER, MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

BY: TROY V. WRIGHT, PSM
FLORIDA REGISTRATION NUMBER 6910 DATE: 12-7-21

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "SAVANNAH STATION - PHASE 2B" 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- PLATTING OF THE FLORIDA STATUTES.

12/7/2021
DATE

AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

3385936 Page 2 of 2

SAVANNAH STATION - PHASE 2B

SITUATED IN SECTIONS 21 AND 28,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1986 FLORIDA CA-5075

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	14.09'	75.00'	10°45'47"	7.07'	14.07'	N 46°05'33" W
C2	22.60'	25.00'	51°47'25"	12.14'	21.84'	N 25°34'44" W
C3	39.24'	25.00'	89°56'31"	24.97'	35.34'	S 45°17'14" W
C4	78.55'	50.00'	90°00'26"	50.01'	70.72'	N 45°19'11" E
C5	78.40'	50.00'	89°50'15"	49.86'	70.61'	N 44°36'09" W
C6	117.82'	75.00'	90°00'26"	75.01'	106.07'	N 45°19'11" E
C7	117.60'	75.00'	89°50'15"	74.79'	105.92'	N 44°36'09" W
C8	39.20'	25.00'	89°50'15"	24.93'	35.31'	N 44°36'09" W
C9	39.34'	25.00'	90°09'45"	25.07'	35.41'	S 45°23'51" W
C10	39.20'	25.00'	89°50'15"	24.93'	35.31'	N 44°36'09" W
C11	39.27'	25.00'	90°00'26"	25.00'	35.36'	N 45°19'11" E
C12	39.27'	25.00'	89°59'34"	25.00'	35.35'	S 44°40'49" E
C13	39.27'	25.00'	90°00'26"	25.00'	35.36'	S 45°19'11" W
C14	11.02'	75.00'	8°25'14"	5.52'	11.01'	N 86°06'47" E
C15	40.74'	75.00'	31°07'36"	20.89'	40.25'	N 66°20'22" E
C16	34.50'	75.00'	26°21'32"	17.56'	34.20'	N 37°35'48" E
C17	31.55'	75.00'	24°06'04"	16.01'	31.32'	N 12°22'00" E
C18	26.88'	75.00'	20°31'52"	13.58'	26.73'	N 9°56'58" W
C19	31.92'	75.00'	24°23'15"	16.21'	31.68'	N 32°24'32" W
C20	31.92'	75.00'	24°23'15"	16.21'	31.68'	N 56°47'47" W
C21	26.88'	75.00'	20°31'52"	13.58'	26.73'	N 79°15'21" W

LINE DATA TABLE

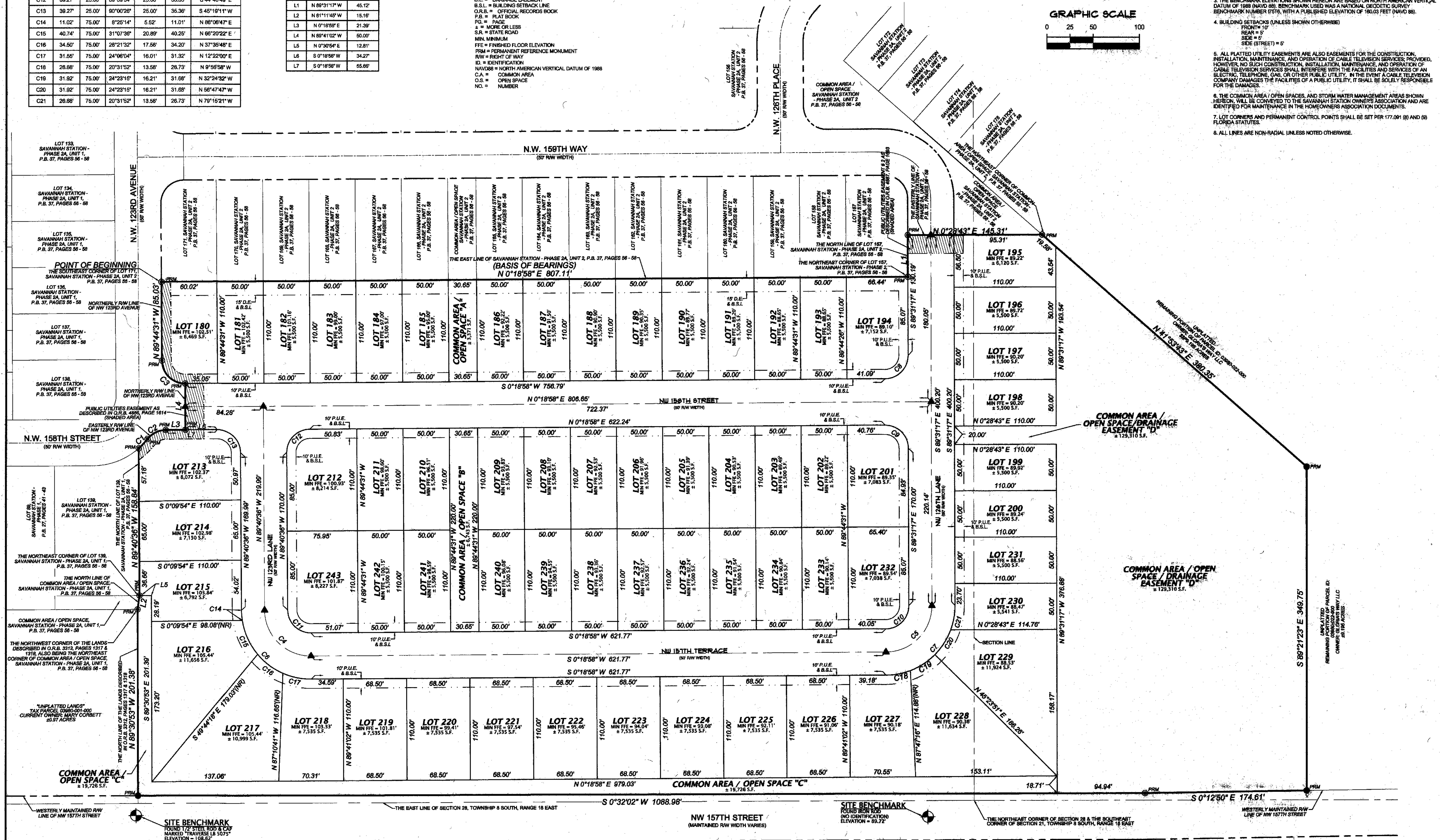
LINE	DIRECTION	LENGTH
L1	N 89°31'17" W	45.12'
L2	N 81°11'45" W	15.16'
L3	N 0°18'58" E	21.39'
L4	N 89°41'02" W	50.00'
L5	N 0°30'54" E	12.81'
L6	S 0°18'58" W	34.27'
L7	S 0°18'58" W	55.66'

LEGEND

- ⯁ = PLAT BENCHMARK
- ◉ = FOUND 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
- ● = SET 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
- ▲ = SET NAIL AND DISK STAMPED "PCP LB 5075"

P.U.E. = PUBLIC UTILITIES EASEMENT
D.E. = DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
± = MORE OR LESS
S.R. = STATE ROAD
MIN. MINIMUM
FFE = FINISHED FLOOR ELEVATION
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
ID. = IDENTIFICATION
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
C.A. = COMMON AREA
O.S. = OPEN SPACE
NO. = NUMBER

GRAPHIC SCALE
0 25 50 100

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF N 00°18'58" E, FOR THE EAST LINE OF SAVANNAH STATION - PHASE 2A, UNIT 2, AS RECORDED IN PLAT BOOK 37, PAGES 56 THROUGH 58, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':5,000'.
3. THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER 7576, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88).
4. BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
   FRONT= 10'
   REAR = 5'
   SIDE = 5'
   SIDE (STREET) = 5'
5. 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.
6. THE COMMON AREA / OPEN SPACES, AND STORM WATER MANAGEMENT AREAS SHOWN HEREON, WILL BE CONVEYED TO THE SAVANNAH STATION OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
7. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.
8. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.