

TANGLEWOOD - PHASE I
A PLANNED DEVELOPMENT
SITUATED IN THE NORTH HALF (N 1/2) OF
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 17 EAST,
CITY OF NEWBERRY, ALACHUA COUNTY, FLORIDA

DESCRIPTION:
A TRACT OF LAND SITUATED IN THE NORTH HALF (N 1/2) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 17 EAST, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 26 - WEST NEWBERRY ROAD (RIGHT OF WAY WIDTH VARIES), BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4912, PAGE 1798 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4912, PAGE 1798, SAID CORNER LYING ON AN EASEMENT TO THE RIGHT OF WAY LINE OF STATE ROAD NO. 26 - WEST NEWBERRY ROAD; THENCE NORTH 88°20'59" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LANDS AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1312.80 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 13°15'38" WEST, ALONG THE EAST BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 613.54 FEET; THENCE THE FOLLOWING THIRTY (30) COURSES; (1) SOUTH 88°17'04" WEST, A DISTANCE OF 43.55 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 27°58'01" WEST, 37.82 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°35'13"; AN ARC LENGTH OF 37.94 FEET TO THE END OF SAID CURVE; (3) SOUTH 31°15'38" WEST, A DISTANCE OF 60.26 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°44'18" EAST, 35.36 FEET; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (5) SOUTH 31°15'38" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 76°15'38" WEST, 35.36 FEET; (6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (7) SOUTH 31°15'38" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°44'22" EAST, 35.36 FEET; (8) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET TO THE END OF SAID CURVE; (9) SOUTH 58°44'22" EAST, A DISTANCE OF 215.00 FEET; (10) SOUTH 31°15'38" WEST, A DISTANCE OF 175.00 FEET; (11) SOUTH 15°48'22" EAST, A DISTANCE OF 355.59 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1435.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 26°44'29" WEST, 143.79 FEET; (12) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°44'37", AN ARC LENGTH OF 143.85 FEET TO THE END OF SAID CURVE; (13) SOUTH 23°52'10" WEST, A DISTANCE OF 488.05 FEET; (14) THENCE SOUTH 88°05'08" WEST, A DISTANCE OF 220.56 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 64°55'20" WEST, 49.93 FEET; (15) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°59'05", AN ARC LENGTH OF 51.82 FEET TO THE END OF SAID CURVE; (16) NORTH 38°02'25" WEST, A DISTANCE OF 377.08 FEET; (17) SOUTH 52°04'13" WEST, A DISTANCE OF 173.83 FEET; (18) NORTH 27°55'47" WEST, A DISTANCE OF 18.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 79°04'06" WEST, 32.89 FEET; (19) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°16'38", AN ARC LENGTH OF 39.90 FEET TO THE END OF SAID CURVE; (20) SOUTH 67°52'49", AN ARC LENGTH OF 43.05 FEET TO THE END OF SAID CURVE; (21) NORTH 25°17'32" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 11°24'16" EAST, 37.93 FEET; (22) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 98°40'08", AN ARC LENGTH OF 43.05 FEET TO THE END OF SAID CURVE; (23) NORTH 37°55'47" WEST, A DISTANCE OF 182.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 15°43'34" EAST, 37.73 FEET; (24) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°52'49", AN ARC LENGTH OF 42.74 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 28°32'58" WEST, 86.97 FEET; (25) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 9°24'45", AN ARC LENGTH OF 87.07 FEET TO THE END OF SAID CURVE; (26) SOUTH 70°26'59" WEST, A DISTANCE OF 165.09 FEET; (27) THENCE SOUTH 88°12'37" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 01°42'23" WEST, ALONG THE WEST LINE OF AFOREMENTIONED LANDS DESCRIBED, A DISTANCE OF 50.00 FEET; THENCE, CONTINUE ALONG SAID WEST LINE OF SAID LANDS, NORTH 00°55'15" WEST, A DISTANCE OF 664.91 FEET; THENCE, CONTINUE ALONG SAID WEST LINE OF SAID LANDS, NORTH 00°55'54" WEST, A DISTANCE OF 614.19 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 49.79 ACRES, MORE OR LESS.

LEGEND:

- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
RW = RIGHT OF WAY
ID. = IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
PL = PLAT BOOK
PG = PAGE
NR = NON-RADIAL
B.S.L. = BUILDING SETBACK LINES
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
S.F. = SQUARE FEET
MIN = MINIMUM
F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
SR = STATE ROAD
NO. = NUMBER
5/8" = FOUND 5/8" STEEL ROD & CAP MARKED "TDOT"
5/8" = FOUND 5/8" STEEL REBAR AND CAP "PRM LB 5075"
SET NAIL AND DISK STAMPED "PCP LB 8246"
SITE BENCHMARK

FLOOD ZONE:

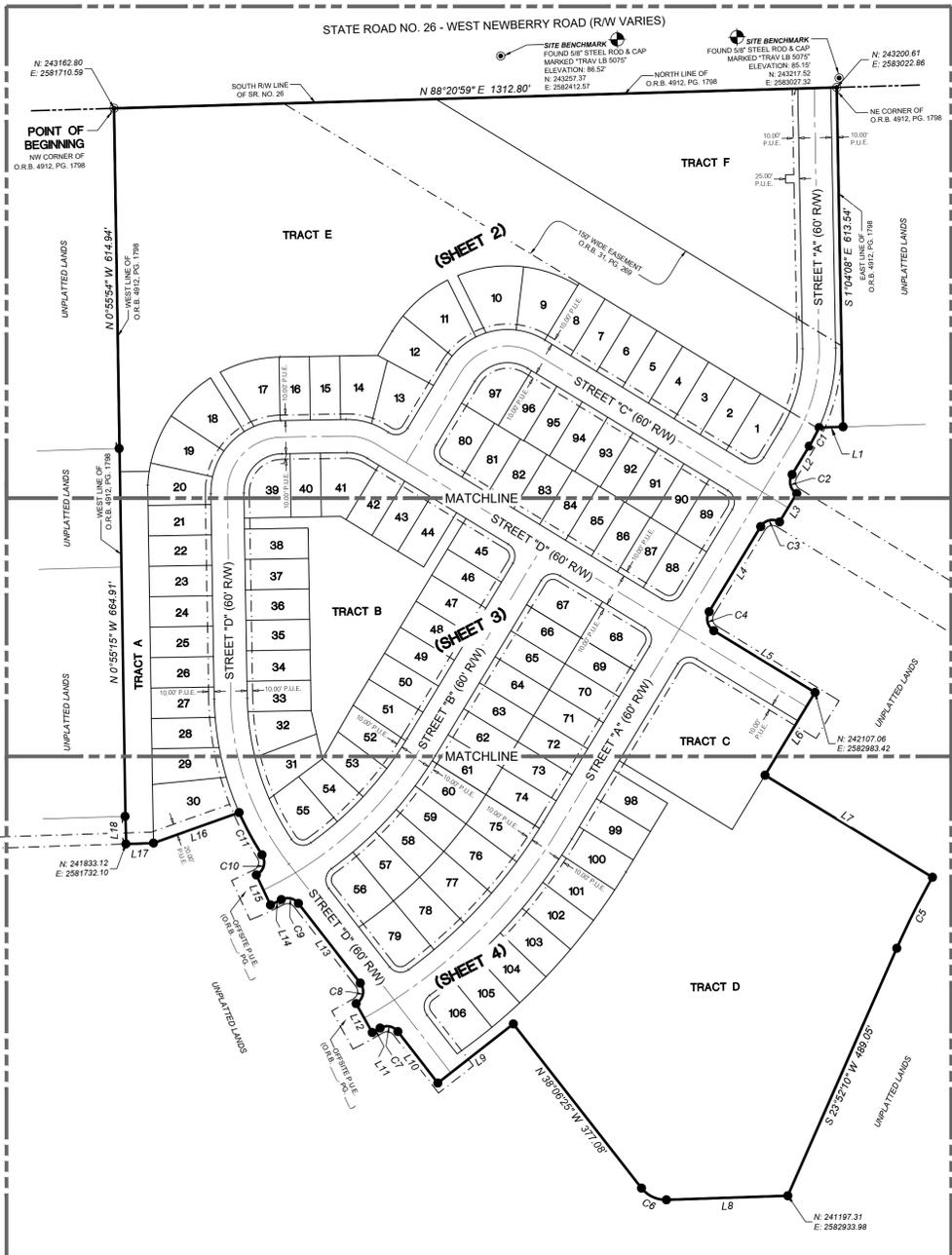
THIS PROPERTY IS DETERMINED TO BE IN NO SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM FLOOD INSURANCE RATE MAP INDEX (F.I.R.M. PANEL 12001C0265D NOT PRINTED) DATED JUNE 16, 2006.

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.

SURVEYORS NOTES:

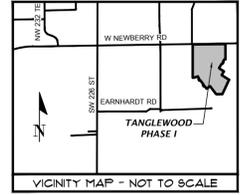
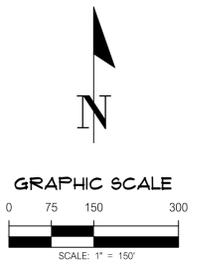
- 1. MEASURED BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 88°20'59" EAST, FOR THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 26 - WEST NEWBERRY ROAD.
2. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAV88). ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK BM4; A CONCRETE MONUMENT STAMPED "2607022BM4" LOCATED ALONG NEWBERRY ROAD WITH A PUBLISHED ELEVATION = 84.78 (NAV88).
3. HORIZONTAL DATUM SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE; NORTH AMERICAN DATUM 1983 2011 ADJUSTMENT (NAD 83 (2011)); DERIVED FROM GPS OBSERVATIONS, USING REAL TIME KINEMATIC METHODS, RECEIVING NETWORK CORRECTIONS FROM FLORIDA DEPARTMENT OF TRANSPORTATION'S FDOT FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
4. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. ALL DISTANCES SHOWN HEREON ARE IN FEET AND INTENDED TO BE ACCURATE THE HUNDRETH OF A FOOT.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1:10,000.
8. PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
9. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
10. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
11. BUILDING SETBACK REQUIREMENTS IN ACCORDANCE WITH THE DEVELOPER'S AGREEMENT WITH THE CITY OF NEWBERRY FOR THE SUBJECT PROPERTIES ARE AS FOLLOWS:
SIDE (MIN) = 3 FEET
REAR (MIN) = 10 FEET
FRONT (MIN) = 10 FEET (SEE NOTE BELOW)
NOTE: STREET-FACING GARAGE DOORS SHALL BE SET BACK A MINIMUM OF 17 FEET FROM THE FRONT PROPERTY LINE. IN NO CASE MAY THE GARAGE FACE BE LOCATED CLOSER THAN 20 FEET TO THE BACK OF THE SIDEWALK WHERE SIDEWALKS ARE PROVIDED ALONG THE LOT FRONTAGE.
12. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(8) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
13. THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE LOT FRONTAGE SIDEWALK.
14. THIS PLAT IS FOUR (4) SHEETS IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS.



LINE DATA TABLE with columns: LINE, DIRECTION, LENGTH. Rows L1 through L9.

LINE DATA TABLE with columns: LINE, DIRECTION, LENGTH. Rows L10 through L18.

CURVE DATA TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BEARING. Rows C1 through C11.



OWNER'S CERTIFICATION AND DEDICATION

TANGLEWOOD PROPERTIES OF GAINESVILLE, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREIN DESCRIBED LANDS TO BE KNOWN AS "TANGLEWOOD - PHASE I, A PLANNED DEVELOPMENT", AND DOES HEREBY CONSENT TO THE SUBDIVISION THEREOF AS SHOWN, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE ROAD RIGHTS-OF-WAYS, AND GRANTS THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. THE DRAINAGE AND STORM WATER MANAGEMENT FACILITIES ARE RESERVED BY THE OWNER AND/OR ASSIGNS AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AN EASEMENT IS HEREBY GRANTED TO THE PUBLIC OVER, ACROSS AND WITHIN TRACTS 'D' AND 'E' DRAINAGE EASEMENT(S) FOR STORM WATER MANAGEMENT.

WITNESS TANGLEWOOD PROPERTIES OF GAINESVILLE, LLC
WITNESS

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 EXERCISED THIS INSTRUMENT AS THEIR FREE ACT AND DEED, WITH FULL AUTHORITY TO DO SO FROM TANGLEWOOD PROPERTIES OF GAINESVILLE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ___ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA
COMMISSION EXPIRES:
COMMISSION NO.:

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

PRINT NAME: ___ AND APPROVED ON ___ DAY OF ___ A.D. 2024

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA

THIS IS TO CERTIFY, THAT ON ___ THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF NEWBERRY, FLORIDA.

MAYOR
ATTEST:
CITY MANAGER FILED FOR RECORD ON: ___

RECEIVED AND FILED
RECEIVED AND FILED FOR RECORD ON THIS ___ DAY OF ___ A.D. 2024

DEPUTY CLERK DATE CLERK OF COURT DATE

CERTIFICATE OF SUBDIVIDER'S ENGINEER

THIS IS TO CERTIFY, THAT ON ___ WALKER FAIN OWEN, P.E. PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 9420, DOES HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS OR THAT AN APPROPRIATE SURETY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF NEWBERRY, FLORIDA.

PROFESSIONAL ENGINEER
WALKER FAIN OWEN, P.E.
REGISTRATION NO. 94201

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

EXAMINED ON:
AND APPROVED BY: CITY ATTORNEY

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR & MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON:
AND APPROVED BY: PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "TANGLEWOOD - PHASE I, A PLANNED DEVELOPMENT" 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.

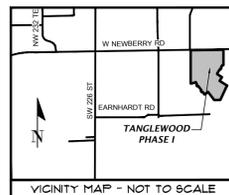
CHAD COLSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 7142
NVS, INC. LB NO. 8246
11801 RESEARCH DRIVE, ALACHUA, FLORIDA 32615
DATE

File: chad_colson_12.20.2024_10:32:20am File Name: C:\Users\chadcol\Documents\Projects\Tanglewood_Phase I\Tanglewood_Phase I_Plat.dwg

TANGLEWOOD - PHASE I A PLANNED DEVELOPMENT SITUATED IN THE NORTH HALF (N 1/2) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 17 EAST, CITY OF NEWBERRY, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

- MEASURED BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 88°20'59" EAST, FOR THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 26 - WEST NEWBERRY ROAD.
- VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVVD88). ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK (BM): A CONCRETE MONUMENT STAMPED "26070228M" LOCATED ALONG NEWBERRY ROAD WITH A PUBLISHED ELEVATION = 84.76 (NAVVD88).
- HORIZONTAL DATUM SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983 2011 ADJUSTMENT (NAD 83 (2011)), DERIVED FROM GPS OBSERVATIONS, USING REAL TIME KINEMATIC METHODS, RECEIVING NETWORK CORRECTIONS FROM FLORIDA DEPARTMENT OF TRANSPORTATIONS (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
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- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- 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 IN CONFORMANCE WITH CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
- INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
- BUILDING SETBACK REQUIREMENTS IN ACCORDANCE WITH THE DEVELOPER'S AGREEMENT WITH THE CITY OF NEWBERRY FOR THE SUBJECT PROPERTIES ARE AS FOLLOWS:
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NOTE: STREET-FACING GARAGE DOORS SHALL BE SET BACK A MINIMUM OF 17 FEET FROM THE FRONT PROPERTY LINE. IN NO CASE MAY THE GARAGE FACE BE LOCATED CLOSER THAN 20 FEET TO THE BACK OF THE SIDEWALK WHERE SIDEWALKS ARE PROVIDED ALONG THE LOT FRONTAGE.
- ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(8) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
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GRAPHIC SCALE



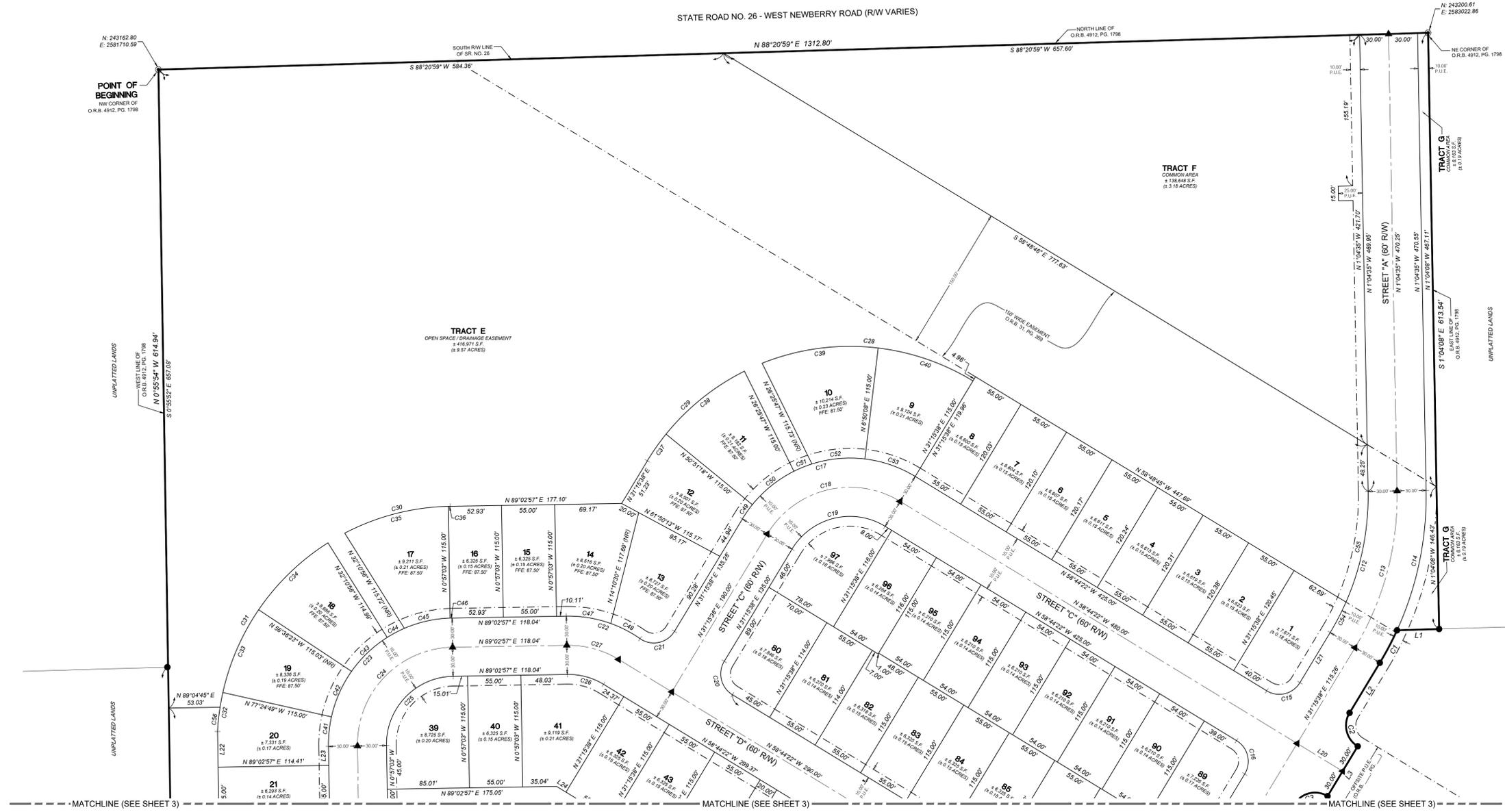
LEGEND:

- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- R.W. = RIGHT OF WAY
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- O.R.B. = OFFICIAL RECORDS BOOK
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- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.F. = SQUARE FEET
- MIN = MINIMUM
- FFE = MINIMUM FINISHED FLOOR ELEVATION
- SR = STATE ROAD
- NO. = NUMBER
- = FOUND 5/8" STEEL ROD & CAP MARKED "FDOT"
- = FOUND 5/8" STEEL REBAR AND CAP "PRM LB 5075"
- ⊙ = SET NAIL AND DISK STAMPED "PCP LB 8246"
- ⊕ = SITE BENCHMARK

LINE	DIRECTION	LENGTH
L1	S 88°17'04" W	43.55'
L2	S 31°15'38" W	60.26'
L3	S 31°15'38" W	60.00'
L20	S 58°44'22" E	55.00'
L21	N 31°15'38" E	60.26'
L22	N 0°54'36" W	36.79'
L23	N 0°57'03" W	19.45'
L24	N 58°44'22" W	11.38'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	37.94'	330.00'	6°35'13"	37.92'	S 27°58'01" W
C2	39.27'	25.00'	90°00'08"	35.36'	S 13°44'18" E
C12	152.38'	270.00'	32°20'13"	150.37'	N 15°05'31" E
C13	169.32'	300.00'	32°20'13"	167.08'	N 15°05'31" E
C14	148.31'	330.00'	25°45'01"	147.07'	N 11°47'55" E
C15	39.27'	25.00'	90°00'00"	35.36'	N 76°15'38" E
C16	39.27'	25.00'	90°00'00"	35.36'	N 13°44'22" W
C17	204.30'	130.00'	90°00'00"	183.89'	N 76°15'38" E
C18	157.08'	100.00'	90°00'00"	141.42'	N 76°15'38" E
C19	109.96'	70.00'	90°00'00"	98.99'	N 76°15'38" E
C20	39.27'	25.00'	90°00'00"	35.36'	N 13°44'22" W
C21	40.78'	25.00'	93°27'59"	36.41'	N 77°59'37" E
C22	80.95'	130.00'	35°40'40"	79.65'	N 73°06'43" W
C23	204.20'	130.00'	90°00'00"	183.89'	N 44°02'57" E
C24	157.08'	100.00'	90°00'00"	141.42'	N 44°02'57" E
C25	109.96'	70.00'	90°00'00"	99.00'	N 44°02'57" E
C26	39.35'	70.00'	32°12'41"	38.64'	N 74°50'43" W
C27	56.22'	100.00'	32°12'41"	55.48'	N 74°50'43" W
C28	226.66'	245.00'	53°00'28"	216.67'	N 85°14'37" W
C29	138.16'	245.00'	32°18'39"	136.33'	N 47°24'55" E
C30	113.53'	245.00'	26°32'57"	112.51'	N 75°46'29" E
C31	233.93'	245.00'	54°42'27"	225.15'	N 30°27'50" E
C32	40.52'	245.00'	9°26'35"	40.47'	N 7°50'54" E
C33	93.37'	245.00'	21°50'07"	92.80'	N 23°30'15" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C34	100.04'	245.00'	23°23'46"	99.35'	N 46°07'11" E
C35	111.46'	245.00'	26°03'55"	110.50'	N 75°31'58" E
C36	2.07'	245.00'	0°29'01"	2.07'	N 88°48'26" E
C37	33.72'	245.00'	7°53'05"	33.69'	N 35°12'10" E
C38	104.44'	245.00'	24°25'30"	103.65'	N 51°21'27" E
C39	122.22'	245.00'	28°34'58"	120.96'	N 82°32'38" E
C40	104.44'	245.00'	24°25'30"	103.65'	N 70°57'07" W
C41	30.71'	130.00'	13°32'04"	30.64'	N 5°48'59" E
C42	51.61'	130.00'	22°44'44"	51.27'	N 23°57'23" E
C43	51.02'	130.00'	22°29'14"	50.69'	N 46°34'22" E
C44	20.08'	130.00'	6°51'00"	20.06'	N 62°14'28" E
C45	48.72'	130.00'	21°28'17"	48.43'	N 77°24'07" E
C46	2.07'	130.00'	0°54'42"	2.07'	N 88°35'36" E
C47	46.83'	130.00'	20°38'17"	46.57'	N 80°37'54" W
C48	34.12'	130.00'	15°02'22"	34.03'	N 62°47'34" W
C49	17.89'	130.00'	7°53'05"	17.88'	N 35°12'10" E
C50	55.42'	130.00'	24°25'30"	55.00'	N 51°21'27" E
C51	20.08'	130.00'	6°51'00"	20.06'	N 67°59'42" E
C52	55.40'	130.00'	24°24'55"	54.98'	N 84°37'40" E
C53	55.42'	130.00'	24°25'30"	55.00'	N 70°57'07" E
C54	35.37'	270.00'	7°30'19"	35.34'	N 27°30'28" E
C55	117.02'	270.00'	24°49'54"	116.10'	N 11°20'22" E
C56	25.05'	245.00'	5°51'32"	25.04'	N 6°02'22" E



TANGLEWOOD - PHASE I

A PLANNED DEVELOPMENT

SITUATED IN THE NORTH HALF (N 1/2) OF
SECTION 1, TOWNSHIP 10 SOUTH, RANGE 17 EAST,
CITY OF NEWBERRY, ALACHUA COUNTY, FLORIDA

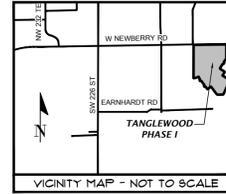
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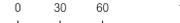
PLAT BOOK __, PAGE __
SHEET THREE OF FOUR

SURVEYORS NOTES:

1. MEASURED BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 88°20'59" EAST. FOR THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 26 - WEST NEWBERRY ROAD.
2. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK BM4: A CONCRETE MONUMENT STAMPED "2607022BM4" LOCATED ALONG NEWBERRY ROAD WITH A PUBLISHED ELEVATION = 84.78 (NAVD88)
3. HORIZONTAL DATUM SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983 2011 ADJUSTMENT (NAD 83 (2011)); DERIVED FROM GPS OBSERVATIONS, USING REAL TIME KINEMATIC METHODS, RECEIVING NETWORK CORRECTIONS FROM FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
4. MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. ALL DISTANCES SHOWN HEREON ARE IN FEET AND INTENDED TO BE ACCURATE THE HUNDRETH OF A FOOT.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1" TO 10,000'.
8. PERMANENT CONTROL POINTS AND LOT CORNERS SHALL BE SET IN CONFORMANCE WITH CHAPTER 177.091 (8) AND (9) FLORIDA STATUTES.
9. INDIVIDUAL LOT SIDE LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
10. STREET NAMES SHOWN HEREON WERE FURNISHED BY ALACHUA COUNTY'S ENHANCED 911 OFFICE.
11. BUILDING SETBACK REQUIREMENTS IN ACCORDANCE WITH THE DEVELOPER'S AGREEMENT WITH THE CITY OF NEWBERRY FOR THE SUBJECT PROPERTIES ARE AS FOLLOWS:
SIDE (MIN) = 3 FEET
REAR (MIN) = 10 FEET
FRONT (MIN) = 10 FEET (SEE NOTE BELOW)
NOTE: STREET-FACING GARAGE DOORS SHALL BE SET BACK A MINIMUM OF 17 FEET FROM THE FRONT PROPERTY LINE. IN NO CASE MAY THE GARAGE FACE BE LOCATED CLOSER THAN 20 FEET TO THE BACK OF THE SIDEWALK WHERE SIDEWALKS ARE PROVIDED ALONG THE LOT FRONTAGE.
12. ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
13. THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE LOT FRONTAGE SIDEWALK.
14. THIS PLAT IS FOUR (4) SHEETS IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS.



GRAPHIC SCALE



SCALE: 1" = 60'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L3	S 31°15'38"W	80.00'
L4	S 31°15'38"W	180.00'
L5	S 58°44'22"E	215.00'
L6	S 31°15'38"W	175.00'
L22	N 0°54'36"W	36.79'
L23	N 0°57'03"W	19.45'
L24	N 58°44'22"W	11.38'

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C2	39.27'	25.00'	90°00'00"	35.36'	S 13°44'18" E
C3	39.27'	25.00'	90°00'00"	35.36'	S 76°15'38" W
C4	39.27'	25.00'	90°00'00"	35.36'	S 13°44'22" E
C16	39.27'	25.00'	90°00'00"	35.36'	N 13°44'22" W
C25	109.96'	70.00'	90°00'00"	99.00'	N 44°02'57" E
C32	40.52'	245.00'	9°28'35"	40.47'	N 7°50'54" E
C41	30.71'	130.00'	13°32'04"	30.64'	N 5°48'59" E
C56	25.05'	245.00'	5°15'32"	25.04'	N 0°02'22" E
C57	39.27'	25.00'	90°00'00"	35.36'	N 76°15'38" E
C58	39.27'	25.00'	90°00'00"	35.36'	N 13°44'22" E
C59	39.27'	25.00'	90°00'00"	35.36'	N 76°15'38" E
C60	39.27'	25.00'	90°00'00"	35.36'	N 13°44'22" W
C61	39.27'	25.00'	90°00'00"	35.36'	N 76°15'38" E
C63	270.73'	470.00'	33°00'14"	287.01'	N 17°20'10" W
C64	211.76'	530.00'	22°53'32"	210.35'	N 12°23'49" W
C65	33.48'	530.00'	3°31'10"	33.47'	N 2°45'38" W
C66	55.02'	530.00'	5°56'54"	55.00'	N 7°32'40" W
C67	55.02'	530.00'	5°56'54"	55.00'	N 8°59'19" W
C68	83.83'	470.00'	10°13'09"	83.72'	N 8°59'19" W
C69	24.02'	470.00'	2°55'41"	24.02'	N 2°24'54" W
C70	60.70'	637.57'	5°27'19"	60.66'	N 34°24'14" E
C71	4.59'	640.00'	0°24'38"	4.59'	N 31°27'57" E
C72	10.59'	700.00'	0°52'01"	10.59'	N 31°41'38" E

LEGEND:

- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- F.I.R.M. = FLOOD INSURANCE RATE MAP
- RW = RIGHT OF WAY
- ID. = IDENTIFICATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- (NR) = NON-RADIAL
- B.S.L. = BUILDING SETBACK LINES
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.F. = SQUARE FEET
- MIN. = MINIMUM
- F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
- SR = STATE ROAD
- NO. = NUMBER
- ⊙ = FOUND 5/8" STEEL ROD & CAP MARKED "FOOT"
- ⊙ = FOUND 5/8" STEEL REBAR AND CAP FROM LB 50975
- ⚓ = SET NAIL AND DISK STAMPED "PCP LB 8246"
- ⚓ = SITE BENCHMARK



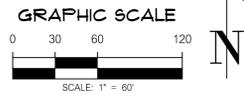
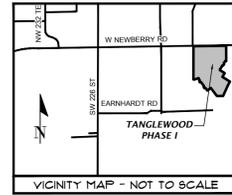
SURVEYORS NOTES:

- MEASURED BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 88°20'59" EAST, FOR THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 26 - WEST NEWBERRY ROAD.
- VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVVD88). ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK BM4; A CONCRETE MONUMENT STAMPED "2607022BM4" LOCATED ALONG NEWBERRY ROAD WITH A PUBLISHED ELEVATION = 84.78 (NAVVD88).
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 SIDE (MIN) = 5 FEET
 REAR (MIN) = 10 FEET
 FRONT (MIN) = 10 FEET (SEE NOTE BELOW)
 NOTE: STREET-FACING GARAGE DOORS SHALL BE SET BACK A MINIMUM OF 17 FEET FROM THE FRONT PROPERTY LINE. IN NO CASE MAY THE GARAGE FACE BE LOCATED CLOSER THAN 20 FEET TO THE BACK OF THE SIDEWALK WHERE SIDEWALKS ARE PROVIDED ALONG THE LOT FRONTAGE.
- ALL LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091(9) OF THE FLORIDA STATUTES. PERMANENT CONTROL POINTS WILL BE SET WITHIN 30 DAYS OF FINAL CONSTRUCTION OF ROADWAYS.
- THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTING THE LOT FRONTAGE SIDEWALK.
- THIS PLAT IS FOUR (4) SHEETS IN TOTAL. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS.

TANGLEWOOD - PHASE I

A PLANNED DEVELOPMENT

SITUATED IN THE NORTH HALF (N 1/2) OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 17 EAST, CITY OF NEWBERRY, ALACHUA COUNTY, FLORIDA



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Alachua, Florida 32615
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PLAT BOOK __, PAGE __
SHEET FOUR OF FOUR

LINE DATA TABLE			CURVE DATA TABLE					CURVE DATA TABLE					CURVE DATA TABLE							
LINE	DIRECTION	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
L9	S 52°04'13" W	173.83'	C5	143.85'	1435.00'	5°44'37"	143.79'	S 26°44'29" W	C81	66.18'	670.00'	5°39'34"	66.15'	N 61°52'41" E	C102	73.09'	930.00'	4°30'11"	73.07'	N 43°23'05" E
L11	S 60°44'19" W	16.34'	C6	51.82'	55.00'	53°59'05"	49.93'	N 64°55'20" W	C82	324.94'	670.00'	27°47'16"	321.77'	N 45°09'16" E	C103	55.01'	700.00'	4°30'11"	55.00'	N 47°53'16" E
L12	N 29°15'41" W	59.87'	C7	35.90'	25.00'	82°16'38"	32.89'	N 79°04'06" W	C83	63.74'	960.00'	3°48'16"	63.73'	N 58°50'11" E	C104	64.05'	815.00'	4°30'11"	64.04'	N 47°53'16" E
L14	S 63°48'40" W	21.91'	L12	43.05'	25.00'	98°40'00"	37.93'	N11°24'16" E	C84	430.17'	960.00'	25°40'25"	428.58'	N 44°05'50" E	C105	73.09'	930.00'	4°30'11"	73.07'	N 47°53'16" E
L15	N 25°17'32" W	60.00'	C8	34.54'	25.00'	79°09'22"	31.86'	N 77°30'28" W	C85	279.73'	700.00'	22°53'47"	277.87'	N 42°42'31" E	C106	49.09'	700.00'	4°30'11"	49.07'	N 52°08'53" E
L17	S 88°12'37" W	50.00'	C9	42.74'	25.00'	97°57'49"	37.73'	N 15°43'34" E	C86	364.91'	930.00'	22°28'52"	362.57'	N 42°30'04" E	C107	78.90'	815.00'	5°32'48"	78.87'	N 52°54'45" E
L18	N 1°47'23" W	50.00'	C10	87.07'	530.00'	9°24'45"	86.97'	N 28°32'58" W	C87	385.32'	990.00'	22°18'00"	382.89'	N 42°24'38" E	C108	58.47'	930.00'	3°36'00"	58.46'	N 51°56'26" E
L25	N 37°55'47" W	19.71'	C62	258.81'	640.00'	23°10'12"	257.05'	N 42°50'44" E	C88	39.92'	25.00'	91°29'25"	35.81'	N 7°48'55" E	C109	50.89'	990.00'	2°56'43"	50.89'	N 52°05'16" E
			C63	270.73'	470.00'	33°00'14"	267.01'	N 17°27'10" W	C89	452.75'	1105.00'	23°28'33"	449.59'	N 42°59'54" E	C110	79.48'	1105.00'	4°07'16"	79.46'	N 52°43'33" E
			C64	211.76'	530.00'	22°53'32"	210.35'	N 12°23'49" W	C90	38.54'	25.00'	88°19'43"	34.84'	N 82°05'38" W	C111	60.01'	990.00'	3°28'23"	60.00'	N 48°52'43" E
			C65	55.02'	530.00'	5°56'54"	55.00'	N 13°29'34" W	C91	40.18'	25.00'	92°05'12"	35.99'	N 8°06'49" E	C112	66.98'	1105.00'	3°28'23"	66.97'	N 48°52'43" E
			C66	60.70'	637.57'	5°27'19"	60.68'	N 34°24'14" E	C92	12.33'	815.00'	0°52'01"	12.33'	N 31°41'38" E	C113	60.01'	990.00'	3°28'23"	60.00'	N 45°24'21" E
			C67	10.59'	700.00'	0°52'01"	10.59'	N 31°41'38" E	C93	14.07'	930.00'	0°52'01"	14.07'	N 31°41'38" E	C114	66.98'	1105.00'	3°28'23"	66.97'	N 48°52'43" E
			C68	68.23'	530.00'	7°22'34"	68.18'	N 20°09'18" W	C94	55.01'	700.00'	4°30'11"	55.00'	N 34°22'44" E	C115	60.01'	990.00'	3°28'23"	60.00'	N 44°24'21" E
			C69	79.02'	470.00'	9°38'01"	78.93'	N 18°54'53" W	C95	64.05'	815.00'	4°30'11"	64.04'	N 34°22'44" E	C116	66.98'	1105.00'	3°28'23"	66.97'	N 41°55'58" E
			C70	83.86'	470.00'	10°13'23"	83.75'	N 28°50'35" W	C96	73.09'	930.00'	4°30'11"	73.07'	N 34°22'44" E	C117	60.01'	990.00'	3°28'23"	60.00'	N 38°27'35" E
			C71	39.97'	25.00'	91°36'53"	35.85'	N 78°45'44" W	C97	55.01'	700.00'	4°30'11"	55.00'	N 38°52'54" E	C118	66.98'	1105.00'	3°28'23"	66.97'	N 38°27'35" E
			C72	61.45'	640.42'	5°29'52"	61.43'	N 51°40'41" E	C98	64.05'	815.00'	4°30'11"	64.04'	N 38°52'54" E	C119	60.01'	990.00'	3°28'23"	60.00'	N 34°59'12" E
			C73	65.06'	640.42'	5°49'15"	65.04'	N 46°01'07" E	C99	73.09'	930.00'	4°30'11"	73.07'	N 38°52'54" E	C120	66.98'	1105.00'	3°28'23"	66.97'	N 34°59'12" E
			C74	67.01'	640.42'	5°59'42"	66.98'	N 40°06'38" E	C100	55.01'	700.00'	4°30'11"	55.00'	N 43°23'05" E	C121	34.38'	990.00'	1°59'23"	34.38'	N 32°15'19" E
			C75	322.70'	500.00'	36°58'44"	317.13'	N 19°26'25" W	C101	64.05'	815.00'	4°30'11"	64.04'	N 43°23'05" E	C122	38.37'	1105.00'	1°59'23"	38.37'	N 32°15'19" E



- LEGEND:**
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - F.I.R.M. = FLOOD INSURANCE RATE MAP
 - R.W. = RIGHT OF WAY
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 - P.U.E. = PUBLIC UTILITY EASEMENT
 - S.F. = SQUARE FEET
 - MIN = MINIMUM
 - FFE = MINIMUM FINISHED FLOOR ELEVATION
 - SR. = STATE ROAD
 - NO. = NUMBER
 - ⊙ = FOUND 5/8" STEEL ROD & CAP MARKED "1DOT"
 - ⊙ = FOUND 3/8" STEEL REBAR AND CAP "TRM LB 5075"
 - ⊙ = SET NAIL AND DISK STAMPED "PCP LB 8246"
 - ⊙ = SITE BENCHMARK

Tech: chdo Plot Date: Jan 13, 2024 10:52am Filename: C:\Users\chdo\AppData\Local\Temp\MapInfo\26860\21-0143 TANGLEWOOD PH1 PLAT.dwg