

RESOLUTION NO. 2024-180

A resolution of the City of Gainesville, Florida, approving the final plat named “TARA SERENA, A CLUSTER SUBDIVISION” located in the vicinity of 2100 NW 53rd Avenue, Gainesville, Florida, as more specifically described in this resolution; providing directions to the City Clerk; providing conditions and restrictions; and providing an immediate effective date.

WHEREAS, the City of Gainesville, Florida (“City”) is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and the Municipal Home Rule Powers Act; and

WHEREAS, the Municipal Home Rule Powers Act, Chapter 166, Florida Statutes, secures for municipalities the broad exercise of home rule powers granted by Article VIII, Section 2 of the Florida Constitution, including the exercise of any power for municipal purposes not expressly prohibited by law; and

WHEREAS, Chapter 177, Part I, of the Florida Statutes provides certain minimum requirements to regulate and control the platting of lands, which serves to establish the identity of all lands to thenceforth be conveyed by reference to such plat; and

WHEREAS, a “plat” is defined by Section 177.031(14), Florida Statutes, as a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirements of all applicable sections of Chapter 177, Part I, Florida Statutes, and of any local ordinances; and

WHEREAS, platting in the City of Gainesville is regulated by Article III, Division 1 of the City's Land Development Code (Chapter 30 of the Code of Ordinances); and

WHEREAS, Sections 30-3.38 and 30-6.6 of the Land Development Code describe the subdivision improvements that the owner/subdivider must construct for plat approval; and

28 **WHEREAS**, in accordance with Section 30-3.39 of the Land Development Code, the
29 owner/subdivider may choose to provide certain financial security to ensure that the
30 subdivision improvements get constructed within 12 months of plat approval, and in such case
31 the owner/subdivider may record the plat and sell lots therein immediately upon City
32 Commission approval (Final Plat). Alternatively and in lieu of the owner/subdivider providing
33 security, the City Commission may approve a conditional final plat whereby approval and
34 recordation of the plat is conditioned on the owner/subdivider completing construction of the
35 required subdivision improvements within two years of the date of conditional final plat
36 approval (Conditional Final Plat); and

37 **WHEREAS**, on June 22, 2021, the Development Review Board recommended approval of, with
38 certain conditions, a design plat of the property that is the subject of this resolution (Petition
39 No. DB-21-5-SUB); and

40 **WHEREAS**, on July 19, 2021, the City Commission approved, with certain conditions, the design
41 plat of the subject property in accordance with Section 30-3.37C of the Land Development
42 Code; and

43 **WHEREAS**, on June 2, 2022, the City Commission adopted Resolution No. 210105, which
44 approved the conditional final plat and required that all subdivision improvements be
45 completed within two years of the effective date of that resolution; and

46 **WHEREAS**, Resolution No. 210105 and Section 30-3.39 of the Land Development Code allow
47 the owner/subdivider, upon completion of all subdivision improvements or posting security for
48 the cost of the uncompleted improvements, to have the conditional final plat approval
49 converted to final plat approval for recordation, provided that all requirements and conditions

of the Land Development Code applicable to final plat acceptance have been met; and

WHEREAS, the owner/subdivider has completed all required subdivision improvements and has requested the City Commission to convert the conditional final plat approval to final plat approval for recordation; and

WHEREAS, the City Commission finds that the final plat described herein is consistent with the City of Gainesville Comprehensive Plan and that all requirements and conditions of the Land Development Code applicable to final plat acceptance have been met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA:

SECTION 1. The final plat of “TARA SARENA, A CLUSTER SUBDIVISION” is accepted and approved by the City Commission on the property lying in the City of Gainesville, Alachua County, Florida, that is described in the composite **Exhibit A** attached hereto and made a part hereof as if set forth in full.

SECTION 2. The City Clerk is authorized and directed to affix her signature to the record plat on behalf of the City Commission and accept the dedication of public rights-of-way, easements, and other dedicated portions as shown on the plat.

SECTION 3. This resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2024.

HARVEY L. WARD
MAYOR

78 Attest:

79

80

81

82

83 KRISTEN J. BRYANT

84 CITY CLERK

Approved as to form and legality:

DANIEL M. NEE

CITY ATTORNEY

A parcel of land in Section 18, Township 9 South, Range 20 East, City of Gainesville, Alachua County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Section 18, thence North 01 degree, 08 minutes, 06 seconds West 150.15 feet along the West line of said Section 18 to the Point of Beginning; thence North 01 degree, 04 minutes, 16 seconds West 339.84 feet; thence North 89 degrees, 05 minutes, 24 seconds East 34.87 feet; thence North 01 degree, 04 minutes, 13 seconds West 559.02 feet; thence South 70 degrees, 45 minutes, 55 seconds East 41.63 feet; thence Southeasterly along a curve, concave Northeasterly, having a radius of 290.00 feet, a central angle of 38 degrees, 37 minutes, 36 seconds, an arc of 195.51 feet, a chord of 191.83 feet and a chord bearing of South 51 degrees, 24 minutes, 59 seconds East; thence South 70 degrees, 47 minutes, 34 seconds East 116.03 feet; thence Southeasterly along a curve, concave Southwesterly having a radius of 860.00 feet, a central angle of 17 degrees, 32 minutes, 10 seconds, an arc 263.21 feet, a chord of 262.19 feet, and a chord bearing of South 62 degrees 00 minutes 52 seconds East; thence Southeasterly along a curve, concave Northeasterly, having a radius of 415.00 feet, a central angle of 20 degrees 57 minutes 43 seconds, an arc of 151.83 feet, a chord of 150.98 feet and a chord bearing of South 63 degrees 39 minutes 44 seconds East; thence South 01 degree 04 minutes 13 seconds East 351.33 feet; thence North 74 degrees 20 minutes 26 seconds East 50.24 feet; thence South 68 degrees 45 minutes 27 seconds East 139.03 feet; thence South 23 degrees 45 minutes 27 seconds East 27.87 feet to the Northerly right of way line of Strickland-Paradise Road; thence South 66 degrees 14 minutes 33 seconds West 287.78 along said Northerly right of way line; thence South 89 degrees 14 minutes 16 seconds West 616.15 feet to the Point of Beginning.

J:_Projects\2020-2025-0101 (Tara Serena)\DWG\2020-0101-PLAT.dwg - SHEET 1
Printed Jan 03, 2024 - 14:17:54 - eplans

TARA SERENA, A CLUSTER SUBDIVISION

SITUATED IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 20 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____
SHEET 1 OF 3

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 20 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, THENCE NORTH 01 DEGREE, 08 MINUTES, 06 SECONDS WEST 150.15 FEET ALONG THE WEST LINE OF SAID SECTION 18 TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE, 04 MINUTES, 16 SECONDS WEST 339.84 FEET; THENCE NORTH 89 DEGREES, 05 MINUTES, 24 SECONDS EAST 34.87 FEET; THENCE NORTH 01 DEGREE, 04 MINUTES, 13 SECONDS WEST 459.02 FEET; THENCE SOUTH 70 DEGREES, 45 MINUTES, 05 SECONDS EAST 41.63 FEET; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 38 DEGREES, 27 MINUTES, 36 SECONDS, AN ARC OF 195.91 FEET; A CHORD OF 191.83 FEET AND A CHORD BEARING OF SOUTH 51 DEGREES, 24 MINUTES, 59 SECONDS EAST; THENCE SOUTH 70 DEGREES, 47 MINUTES, 34 SECONDS EAST 116.03 FEET; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 32 MINUTES 10 SECONDS, AN ARC OF 293.21 FEET, A CHORD OF 292.19 FEET, AND A CHORD BEARING OF SOUTH 62 DEGREES 00 MINUTES 52 SECONDS EAST; THENCE SOUTHEASTERLY ALONG A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 57 MINUTES 43 SECONDS, AN ARC OF 151.63 FEET, A CHORD OF 150.98 FEET AND A CHORD BEARING OF SOUTH 63 DEGREES 39 MINUTES 44 SECONDS EAST; THENCE SOUTH 01 DEGREE, 04 MINUTES 13 SECONDS EAST 351.33 FEET; THENCE NORTH 74 DEGREES 20 MINUTES 26 SECONDS EAST 50.24 FEET; THENCE SOUTH 68 DEGREES 45 MINUTES 27 SECONDS EAST 139.03 FEET; THENCE SOUTH 23 DEGREES 45 MINUTES 27 SECONDS EAST 27.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STRICKLAND-PARADISE ROAD; THENCE SOUTH 66 DEGREES 14 MINUTES 33 SECONDS WEST 287.78 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 14 MINUTES 16 SECONDS WEST 616.15 FEET TO THE POINT OF BEGINNING.

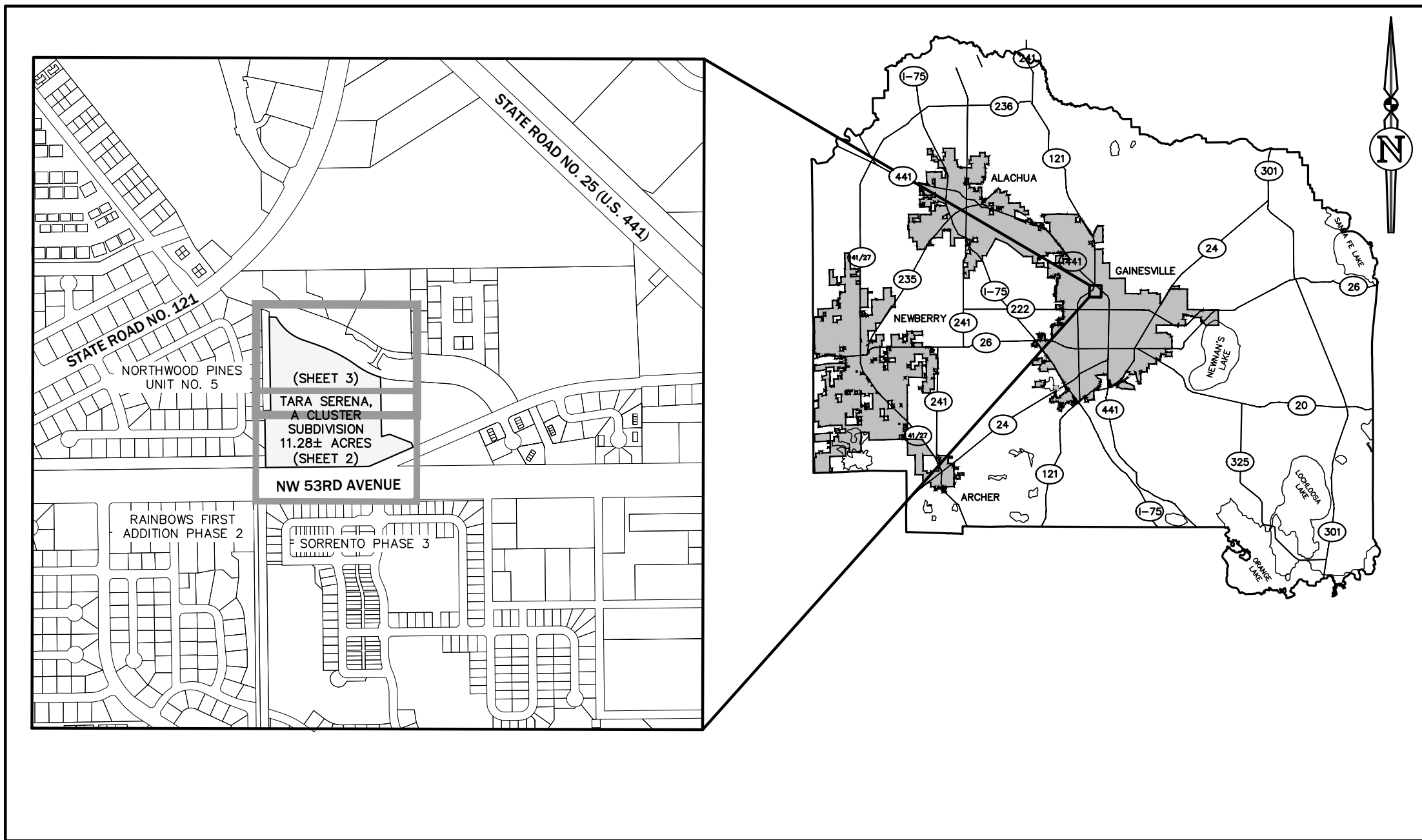
CONTAINING 11.28 ACRES, MORE OR LESS.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHERLY RIGHT-OF-WAY LINE OF STRICKLAND-PARADISE ROAD (NW 55TH AVENUE) AS BEING SOUTH 66 DEGREES, 14 MINUTES, 33 SECONDS WEST.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0303E, COMMUNITY NUMBER 125107, PANEL 0303E, WITH AN EFFECTIVE DATE OF JUNE 16, 2006 (REVISED NOVEMBER 02, 2018).
- TOTAL NUMBER OF RESIDENTIAL LOTS = 120
- TOTAL ACREAGE OF SUBDIVISION = 11.28± ACRES
- ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED UPON AN ELEVATION OF 186.97 (NAVD 1988 DATUM) ON A FOUND 4"x4" CONCRETE MONUMENT WITH FDOT BRASS DISK STAMPED "2602003BM10".
- PURSUANT TO CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; HOWEVER, A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:
FRONT 20 FEET
SIDE (INTERIOR) 0 FEET
SIDE (STREET) 0 FEET
REAR 10 FEET
(APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES)
GARAGE REQUIREMENTS:
THE LEADING EDGE OR FRONT FACADE OF ALL GARAGES SHALL BE AT LEAST 20 FEET FROM THE BACK OF THE SIDEWALK AND SHALL BE BACKWARD OR FLUSH WITH THE THE FRONT FACADE OF THE BUILDING. THE FRONT FACADE OF GARAGES SHALL NOT BE FORWARD OF THE FRONT FACADE OF THE BUILDING.
- THE COMMON AREAS AND PRIVATE ROADS SHOWN HEREON SHALL BE CONVEYED TO THE "TARA SERENA HOMEOWNERS' ASSOCIATION, INC. FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO THE CITY OF GAINESVILLE OVER ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS, AND PRIVATE ROADWAYS FOR INGRESS & EGRESS, EMERGENCY ACCESS AND EMERGENCY MAINTENANCE. THIS EASEMENT IN NO WAY OBLIGATES THE CITY OF GAINESVILLE TO TAKE ANY ACTION AND ANY ACTION VOLUNTARILY TAKEN BY THE CITY OF GAINESVILLE DOES NOT CREATE A PERMANENT OR CONTINUING OBLIGATION TO MAINTAIN AN EASEMENT.
- THE PRIVATE ROADS SHOWN HEREON ARE ALSO PUBLIC UTILITY EASEMENTS AND PUBLIC INGRESS-EGRESS EASEMENTS.
- PRIVATE ROADWAYS SHALL BE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.
- ALL ROADS DESIGNATED HEREON AS PRIVATE ROADS ARE HEREBY SPECIFICALLY SET ASIDE FOR USE OF ADJUTING PROPERTY OWNERS ONLY, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY OF GAINESVILLE, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY, NOR SHALL ANY REQUEST BE EVER ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE SAID PRIVATE STREETS OR ROADS.

PURPOSE OF COMMON AREAS

COMMON AREA No. 1	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 2	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 3	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 4	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 5	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 6	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 7	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 8	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT; PEDESTRIAN PATH; INGRESS-EGRESS EASEMENT
COMMON AREA No. 9	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 10	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT; PEDESTRIAN PATH; INGRESS-EGRESS EASEMENT
COMMON AREA No. 11	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT



LOCATION & KEY MAP

ALACHUA COUNTY, FLORIDA
NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

I, SAYED MOKHHTARA, AS MANAGER OF TARA SERENA, LLC, DO HEREBY CERTIFY THAT TARA SERENA, LLC IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "TARA SERENA, A CLUSTER SUBDIVISION", AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE EASEMENTS AS SHOWN HEREON, MAINTENANCE OF STORMWATER FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION WITH THE RIGHT TO DISCHARGE STORMWATER RESERVED UNTO THE PUBLIC BUT NOT RESPONSIBILITY TO PERFORM MAINTENANCE TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM AS DETERMINED SOLELY IN THE DISCRETION OF THE GOVERNING AUTHORITY.

SAYED MOKHHTARA
MANAGER
TARA SERENA, LLC

WITNESS

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SAYED MOKHHTARA, AS MANAGER OF TARA SERENA, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES

TYPE OF IDENTIFICATION PRODUCED
(IF NOT PERSONALLY KNOWN)

CERTIFICATE OF APPROVAL BY CITY OF GAINESVILLE

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

SURVEYING REQUIREMENTS (FLORIDA STATUTES CHAPTER 177, PART I)

WILLIAM R. DEES
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5453

DATE

ENGINEERING REQUIREMENTS

PUBLIC WORKS DIRECTOR

DATE

ACCEPTED BY THE DEPARTMENT OF SUSTAINABLE DEVELOPMENT

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES

DATE

UTILITY REQUIREMENTS

GENERAL MANAGER FOR UTILITIES

DATE

LEGALITY OF DEDICATION

CITY ATTORNEY

DATE

AS CONFORMS TO THE LAWS OF THE STATE OF FLORIDA AND ADAPTABILITY TO CITY PLANS

CITY MANAGER

DATE

AS CONFORMS TO APPROVAL

CLERK OF THE CITY COMMISSION

DATE

RECEIVED AND FILED FOR RECORD ON THIS

DAY OF

A.D. 2024

CLERK

DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "TARA SERENA, A CLUSTER SUBDIVISION" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

EDA CONSULTANTS INC.
720 SW 2ND AVENUE, SOUTH TOWER, SUITE 300, GAINESVILLE, FLORIDA 32601
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687

eda

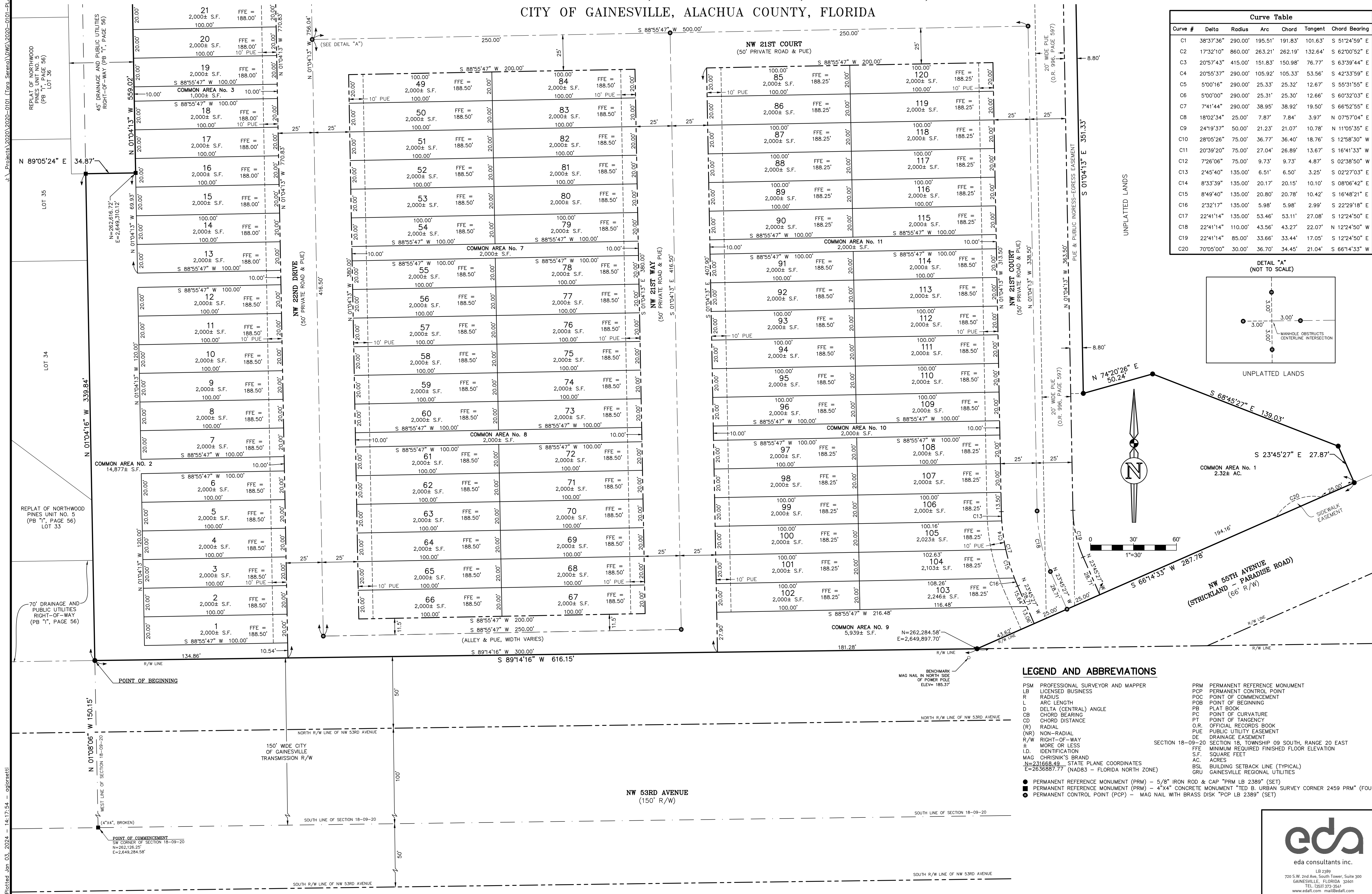
eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: 352.373.2541
www.edaefl.com mail@edaefl.com

TARA SERENA, A CLUSTER SUBDIVISION

SITUATED IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 20 EAST,
CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 3



Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C1	38°33'36"	290.00	195.51	191.83	101.63	S 51°24'59" E
C2	17°32'10"	860.00	263.21	262.19	132.64	S 60°52'02" E
C3	20°57'43"	415.00	153.83	150.98	76.77	S 63°39'44" E
C4	20°55'37"	290.00	105.92	105.33	53.56	S 42°33'59" E
C5	5°00'18"	290.00	25.33	25.30	12.67	S 55°31'55" E
C6	5°00'00"	290.00	25.31	25.30	12.66	S 60°32'03" E
C7	7°41'44"	290.00	38.95	38.92	19.50	S 66°52'55" E
C8	18°02'34"	25.00	7.87	7.84	3.97	N 07°50'04" E
C9	24°19'37"	50.00	21.23	21.07	10.78	N 11°05'35" E
C10	28°06'25"	75.00	36.77	36.40	18.70	N 12°58'30" E
C11	20°39'20"	75.00	27.04	26.89	13.67	S 16°41'33" W
C12	7°28'06"	75.00	9.73	9.73	4.87	S 02°38'50" W
C13	2°45'40"	135.00	6.51	6.50	3.25	S 02°27'03" W
C14	8°33'39"	135.00	20.17	20.15	10.10	S 08°06'42" E
C15	8°49'49"	135.00	20.80	20.78	10.42	S 16°48'21" E
C16	23°32'17"	135.00	5.98	5.98	2.99	S 22°38'18" E
C17	22°41'14"	135.00	53.46	53.11	27.08	S 12°24'50" W
C18	22°41'14"	110.00	43.56	43.27	22.07	N 12°24'50" W
C19	22°41'14"	85.00	33.66	33.44	17.05	S 12°24'50" W
C20	70°05'00"	30.00	38.70	34.45	21.04	S 66°43'31" W

DETAIL "A"
(NOT TO SCALE)

3.00'

3.00'

3.00'

3.00'

MANHOLE OBSTRUCTS
CENTERLINE INTERSECTION

UNPLATTED LANDS

LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT
R	RADIUS	POC	POINT OF COMMENCEMENT
AL	ARC LENGTH	PBB	POINT OF BEGINNING
CD	DELTA (CENTRAL) ANGLE	PB	PLAT BOOK
CB	CHORD BEARING	PC	POINT OF CURVATURE
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	(R) RADIAL	PRE	PUBLIC UTILITY RECORDS BOOK
(NR)	NON-RADIAL	RUE	RURAL UTILITY EASTMENT
RW	RIGHT-OF-WAY	DE	DRAINAGE EASEMENT
M	MORE OR LESS	SECTION 18-09	SECTION 18, TOWNSHIP 09 SOUTH, RANGE 20 EAST
IDENTIFICATION	IDENTIFICATION	FFE	FINISHED FLOOR FINISHED FLOOR ELEVATION
MAG	CHIRON'S BRAND	SF	SQUARE FEET
N=216868.49	STATE PLANE COORDINATES	AC	ACRES
N=263585.77	(NAD83) - FLORIDA NORTH ZONE	BSU	BUILDING SETBACK LINE (TYPICAL)
		GRU	GAINEVILLE REGIONAL UTILITIES
●	PERMANENT REFERENCE MONUMENT (PRM) = 5/8" IRON ROD & CAP (PRM LB 2386)" (SET)		
●	PERMANENT REFERENCE MONUMENT (PRM) = 4"x4" CONCRETE MONUMENT TIED TO SURVEY CORNER 2459 PRM (FOU)		
●	PERMANENT CONTROL POINT (PCP) = MAG NAIL WITH BRASS DISC "PCP LB 2389" (SET)		

