

OAKS PRESERVE PHASES III & IV, A CLUSTER SUBDIVISION

PLAT BOOK _____, PAGE _____
SHEET 1 OF 5

SITUATED IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, A PORTION THEREOF BEING A REPLAT OF A PORTION OF LOTS 1, 3, 4 & 5 OF PATTON'S SURVEY, PLAT BOOK "A", PAGE 21&1/2, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION

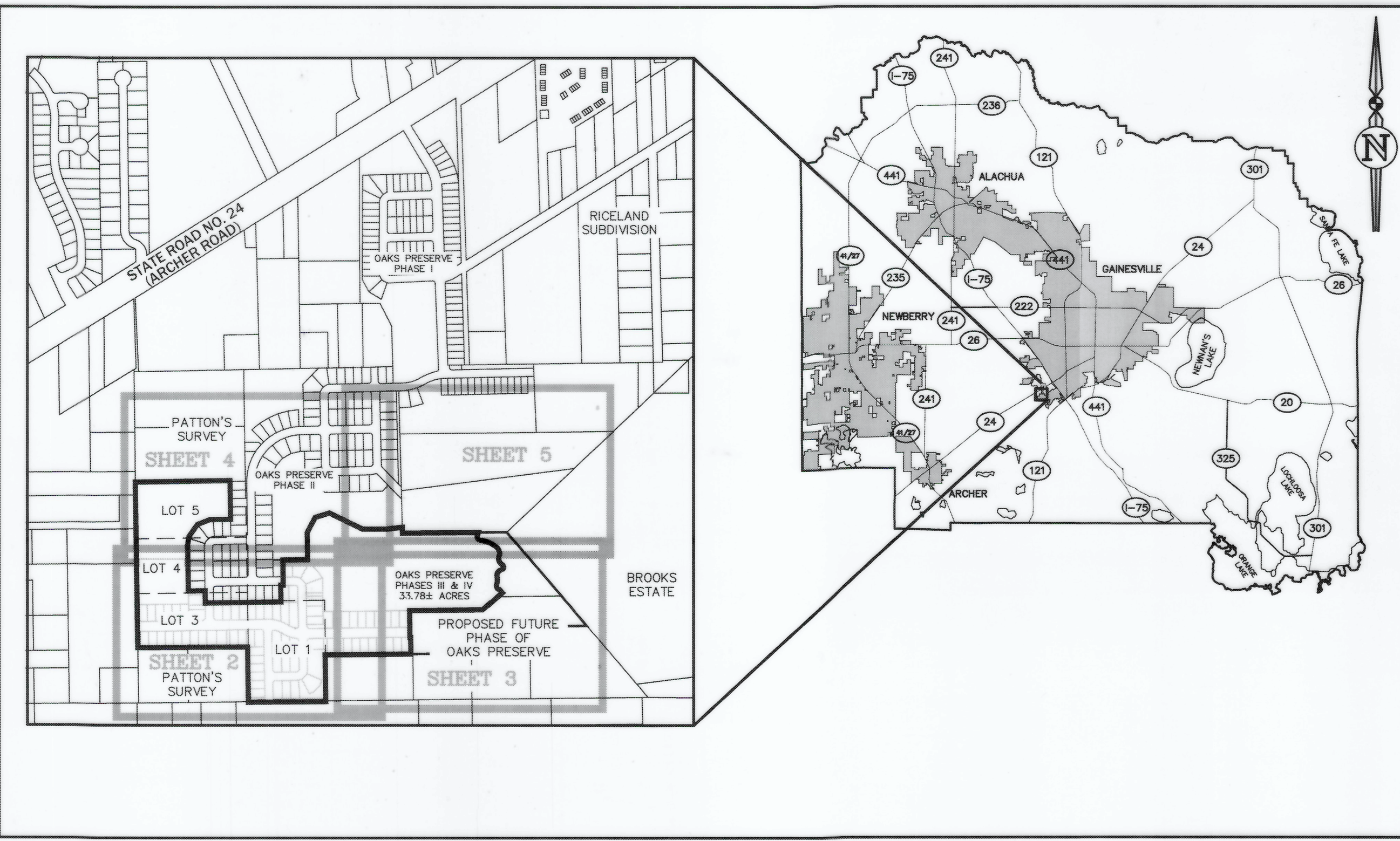
A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 89 DEGREES, 19 MINUTES, 26 SECONDS EAST, ALONG THE SOUTHWEST CORNER OF SAID SECTION 22, A DISTANCE OF 1490.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST, ALONG SAID SOUTH LINE OF SECTION 22 AND ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 485.03 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES, 59 MINUTES, 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 277.29 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 820, PAGE 785 OF SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 515.00 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 47 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 47 SECONDS WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, A DISTANCE OF 380.00 FEET; THENCE NORTH 00 DEGREES, 43 MINUTES, 47 SECONDS WEST, A DISTANCE OF 1.03 FEET; THENCE NORTH 89 DEGREES, 16 MINUTES, 13 SECONDS EAST, A DISTANCE OF 58.64 FEET; THENCE SOUTH 49 DEGREES, 06 MINUTES, 32 SECONDS EAST, A DISTANCE OF 54.65 FEET; THENCE SOUTH 40 DEGREES, 53 MINUTES, 28 SECONDS EAST, A DISTANCE OF 1.89 FEET; THENCE NORTH 49 DEGREES, 06 MINUTES, 32 SECONDS EAST, A DISTANCE OF 101.58 FEET; THENCE NORTH 42 DEGREES, 35 MINUTES, 23 SECONDS WEST, A DISTANCE OF 24.24 FEET TO A POINT LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.43 FEET; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 99 DEGREES, 13 MINUTES, 12 SECONDS, A DISTANCE OF 42.07 FEET TO SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 29 DEGREES, 09 MINUTES, 56 SECONDS WEST, 37.22 FEET; THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 88.16 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES, 14 MINUTES, 37 SECONDS, A DISTANCE OF 51.15 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84 DEGREES, 16 MINUTES, 58 SECONDS, A DISTANCE OF 52.95 FEET; SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 01 DEGREES, 48 MINUTES, 10 SECONDS EAST, 48.30 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 138 DEGREES, 16 MINUTES, 08 SECONDS, A DISTANCE OF 37.17 FEET; SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 03 DEGREES, 20 MINUTES, 02 SECONDS EAST, 28.79 FEET; THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 44.01 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81 DEGREES, 54 MINUTES, 12 SECONDS, A DISTANCE OF 62.92 FEET; SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 17 DEGREES, 31 MINUTES, 13 SECONDS WEST, 57.70 FEET; THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 44.83 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES, 50 MINUTES, 48 SECONDS, A DISTANCE OF 20.22 FEET; SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 03 DEGREES, 41 MINUTES, 46 SECONDS EAST, 20.05 FEET; THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 66.34 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31 DEGREES, 31 MINUTES, 22 SECONDS, A DISTANCE OF 30.14 FEET; SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 26 DEGREES, 18 MINUTES, 48 SECONDS WEST, 29.88 FEET; THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 218.31 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31 DEGREES, 31 MINUTES, 22 SECONDS, A DISTANCE OF 120.11 FEET; SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 26 DEGREES, 43 MINUTES, 22 SECONDS WEST, 118.60 FEET; THE END OF SAID CURVE LYING ON THE ARC OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 21.89 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 78 DEGREES, 59 MINUTES, 19 SECONDS, A DISTANCE OF 29.86 FEET; SAID ARC BEING SUBTENDED BY A CHORD, HAVING A BEARING AND DISTANCE OF NORTH 26 DEGREES, 43 MINUTES, 22 SECONDS WEST, 27.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 15 DEGREES, 14 MINUTES, 35 SECONDS EAST, ALONG SAID NON-TANGENT LINE, A DISTANCE OF 21.16 FEET TO A POINT ON THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1070, PAGE 809 OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES, 15 MINUTES, 34 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 485.22 FEET TO THE NORTHWEST CORNER OF SAID LANDS; SAID CORNER ALSO BEING ON THE EASTERLY LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 3875, PAGE 349 OF SAID PUBLIC RECORDS; THENCE NORTH 01 DEGREE, 40 MINUTES, 12 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 35.71 FEET; THENCE SOUTH 83 DEGREES, 21 MINUTES, 45 SECONDS WEST, A DISTANCE OF 100.60 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 30 SECONDS WEST, A DISTANCE OF 138.95 FEET; THENCE NORTH 64 DEGREES, 18 MINUTES, 12 SECONDS WEST, A DISTANCE OF 221.22 FEET; THENCE SOUTH 72 DEGREES, 30 MINUTES, 33 SECONDS WEST, A DISTANCE OF 89.53 FEET; THENCE SOUTH 27 DEGREES, 40 MINUTES, 09 SECONDS WEST, A DISTANCE OF 102.60 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 163.38 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 148.64 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01 DEGREE, 01 MINUTE, 11 SECONDS EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 455.00 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE, 11 SECONDS WEST, A DISTANCE OF 73.50 FEET; THENCE SOUTH 88 DEGREES, 58 MINUTES, 49 SECONDS WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE, 11 SECONDS WEST, A DISTANCE OF 275.36 FEET; THENCE NORTH 08 DEGREES, 35 MINUTES, 13 SECONDS EAST, A DISTANCE OF 52.68 FEET; THENCE NORTH 35 DEGREES, 02 MINUTES, 49 SECONDS EAST, A DISTANCE OF 88.78 FEET; THENCE NORTH 68 DEGREES, 45 MINUTES, 16 SECONDS EAST, A DISTANCE OF 79.41 FEET; THENCE NORTH 88 DEGREES, 58 MINUTES, 49 SECONDS EAST, A DISTANCE OF 124.43 FEET; THENCE NORTH 01 DEGREE, 01 MINUTE, 11 SECONDS WEST, A DISTANCE OF 233.29 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 5 OF PATTON'S SURVEY AS RECORDED IN PLAT BOOK "A", PAGE 21&1/2 OF SAID PUBLIC RECORDS; THENCE SOUTH 88 DEGREES, 55 MINUTES, 00 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 568.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00 DEGREES, 59 MINUTES, 22 SECONDS EAST, ALONG THE WEST LINE OF LOTS 3, 4 AND 5 OF SAID PATTON'S SURVEY, A DISTANCE OF 992.63 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 89 DEGREES, 29 MINUTES, 41 SECONDS EAST, A DISTANCE OF 688.95 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3 AND TO A POINT ON THE WEST LINE OF LOT 1 OF SAID PATTON'S SURVEY; THENCE SOUTH 01 DEGREE, 01 MINUTE, 31 SECONDS EAST, A DISTANCE OF 329.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

GENERAL NOTES

- 1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST AS BEING NORTH 89 DEGREES, 16 MINUTES, 26 SECONDS EAST.
- 2. THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- 3. 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 BY 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.
- 4. THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- 5. IN THIS SURVEYOR'S OPINION, A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS WITHOUT BASE FLOOD ELEVATION) AND A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0435E, COMMUNITY NUMBER 125107, PANEL 0435E, WITH A MAP REVISED DATE OF SEPTEMBER 24, 2021.
- 6. TOTAL NUMBER OF RESIDENTIAL LOTS = 77
- 7. TOTAL ACREAGE OF SUBDIVISION = 33.78± ACRES
- 8. ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND ARE BASED UPON AN ELEVATION OF 71.075 FEET (NAVD 1988 DATUM) ON A FLORIDA DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT WITH BRASS DISK DESIGNATED AS "2609011BMJ".
- 9. 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, UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- 10. 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, USING THE U.S. SURVEY FOOT.
- 11. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 12. BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED:
FRONT 20 FEET
REAR 10 FEET
SIDE (STREET) 5 FEET
SIDE (INTERIOR) 5 FEET
(APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES)
- 13. THE RESIDENTIAL LOTS SHOWN HEREON COMPLY WITH THE MINIMUM LOT SIZE REQUIREMENT OF 4,300 S.F.
- 14. CHAMPION AND HIGH QUALITY HERITAGE TREES SHALL BE PRESERVED OR MITIGATED IN ACCORDANCE WITH THE CITY OF GAINESVILLE CODE REQUIREMENTS.
- 15. THE PROPOSED BICYCLE PATH IN COMMON AREA No. 24, COMMON AREA No. 25, COMMON AREA No. 26, COMMON AREA No. 27 AND COMMON AREA No. 29 WILL REMAIN OPEN AND ACCESSIBLE TO THE GENERAL PUBLIC.
- 16. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO CITY OF GAINESVILLE OVER ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS, AND PRIVATE ROADWAYS FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE. THIS EASEMENT IN NO WAY OBLIGATES CITY OF GAINESVILLE TO TAKE ANY ACTION AND ANY ACTION VOLUNTARILY TAKEN BY CITY OF GAINESVILLE DOES NOT CREATE A PERMANENT OR CONTINUING OBLIGATION TO MAINTAIN AN EASEMENT.

PURPOSE OF COMMON AREAS

- COMMON AREA No. 17 STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
- COMMON AREA No. 18 STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; EMERGENCY ACCESS
- COMMON AREA No. 19 STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
- COMMON AREA No. 20 GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT
- COMMON AREA No. 21 GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT
- COMMON AREA No. 22 GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT
- COMMON AREA No. 23 INGRESS & EGRESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
- COMMON AREA No. 24 INGRESS & EGRESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT; BICYCLE PATH
- COMMON AREA No. 25 PUBLIC UTILITY EASEMENT; COMMUNITY SPACE; BICYCLE PATH
- COMMON AREA No. 26 GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; BICYCLE PATH
- COMMON AREA No. 27 GREEN SPACE; OPEN SPACE; COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; BICYCLE PATH
- COMMON AREA No. 28 STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
- COMMON AREA No. 29 STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT; BICYCLE PATH
- COMMON AREA No. 30 STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT; EMERGENCY ACCESS



LOCATION & KEY MAP

ALACHUA COUNTY, FLORIDA
NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

I, JOHN GARRITY, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC. DO HEREBY CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP, INC. IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "OAKS PRESERVE PHASES III & IV, A CLUSTER SUBDIVISION"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON. MAINTENANCE OF STORMWATER FACILITIES WILL BE THE SOLE RESPONSIBILITY OF OAKS PRESERVE COMMUNITY ASSOCIATION, INC. WITH THE RIGHT TO DISCHARGE STORMWATER RESERVED UNTO THE PUBLIC.

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN GARRITY, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC. 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 1st DAY OF April A.D. 2024.

CONVEYANCE OF COMMON AREAS

I, JOHN GARRITY, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC. DO HEREBY CERTIFY THAT FORESTAR (USA) REAL ESTATE GROUP, INC. IS THE OWNER OF "OAKS PRESERVE PHASES III & IV, A CLUSTER SUBDIVISION", AS DESCRIBED HEREON AND DO HEREBY CONVEY TO OAKS PRESERVE COMMUNITY ASSOCIATION, INC., THE COMMON AREAS SHOWN HEREON FOR USE AND MAINTENANCE.

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, JOHN GARRITY, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC. AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT HE EXECUTED THE ABOVE INSTRUMENT ON BEHALF OF FORESTAR (USA) REAL ESTATE GROUP, INC.
WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF April A.D. 2024.

CERTIFICATE OF APPROVAL BY CITY OF GAINESVILLE

SURVEYING REQUIREMENTS (FLORIDA STATUTES CHAPTER 177, PART I)		WILLIAM R. DEES PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 5493	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 "OAKS PRESERVE PHASES III & IV, 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
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687

