

OAKS PRESERVE PHASES III & IV, A CLUSTER SUBDIVISION

PLAT BOOK _____, PAGE _____
SHEET 2 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

Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C10	90°00'00"	40.00'	62.83'	56.57'	40.00'	N 43°58'49" E
C11	90°00'00"	40.00'	62.83'	56.57'	40.00'	N 46°01'11" W
C12	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 43°58'49" W
C13	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 46°01'11" W
C14	7°57'41"	210.00'	29.18'	29.16'	14.61'	N 87°02'20" W
C15	14°09'43"	210.00'	51.91'	51.77'	26.09'	N 75°58'38" W
C16	11°35'45"	210.00'	42.50'	42.43'	21.32'	N 63°05'54" W
C17	5°34'23"	150.00'	14.59'	14.58'	7.30'	N 60°05'13" W
C18	14°58'34"	150.00'	39.21'	39.10'	19.72'	N 70°21'42" W
C19	10°31'02"	15.00'	27.01'	23.51'	18.92'	S 50°33'55" W
C20	20°32'58"	150.00'	53.80'	53.51'	27.19'	S 67°34'31" E
C21	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°01'11" E
C22	30°20'06"	65.00'	34.41'	34.01'	17.62'	N 75°51'08" W
C23	40°26'53"	65.00'	45.89'	44.94'	23.95'	N 40°27'39" W
C24	19°13'01"	65.00'	21.80'	21.70'	11.00'	N 10°37'42" W
C25	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 46°01'11" W

Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C26	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 43°58'49" E
C27	23°46'40"	65.00'	26.98'	26.78'	13.68'	N 10°52'09" E
C28	39°31'25"	65.00'	44.84'	43.95'	23.35'	N 42°31'12" E
C29	18°30'02"	65.00'	20.99'	20.90'	10.59'	N 71°31'55" E
C30	8°11'53"	65.00'	9.30'	9.29'	4.66'	N 84°52'53" E
C31	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 43°58'49" E
C32	90°00'00"	15.00'	23.56'	21.21'	15.00'	N 46°01'11" W
C33	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 43°58'49" W
C34	82°08'34"	15.00'	21.50'	19.71'	13.07'	S 42°05'28" E
C35	11°50'01"	210.00'	43.37'	43.30'	21.76'	S 77°14'45" E
C36	14°01'43"	210.00'	51.42'	51.29'	25.84'	S 64°18'53" E
C37	1°54'00"	150.00'	4.97'	4.97'	2.49'	S 58°15'01" E
C38	14°59'23"	150.00'	39.24'	39.13'	19.73'	S 66°41'42" E
C39	106°49'47"	15.00'	27.97'	24.09'	20.21'	N 52°23'43" E
C40	16°53'22"	150.00'	44.22'	44.06'	22.27'	N 65°44'43" W
C41	90°00'00"	15.00'	23.56'	21.21'	15.00'	S 46°01'11" E

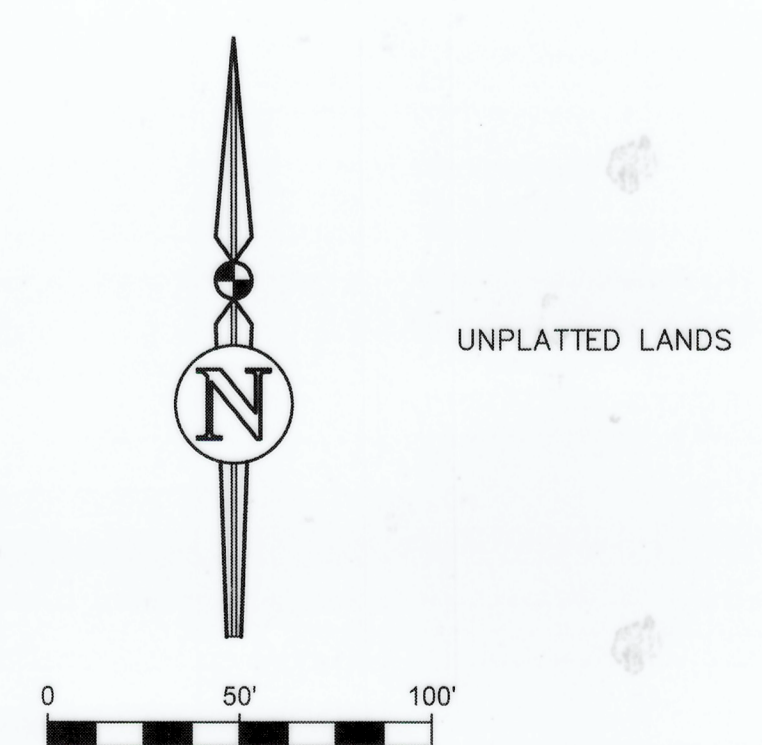
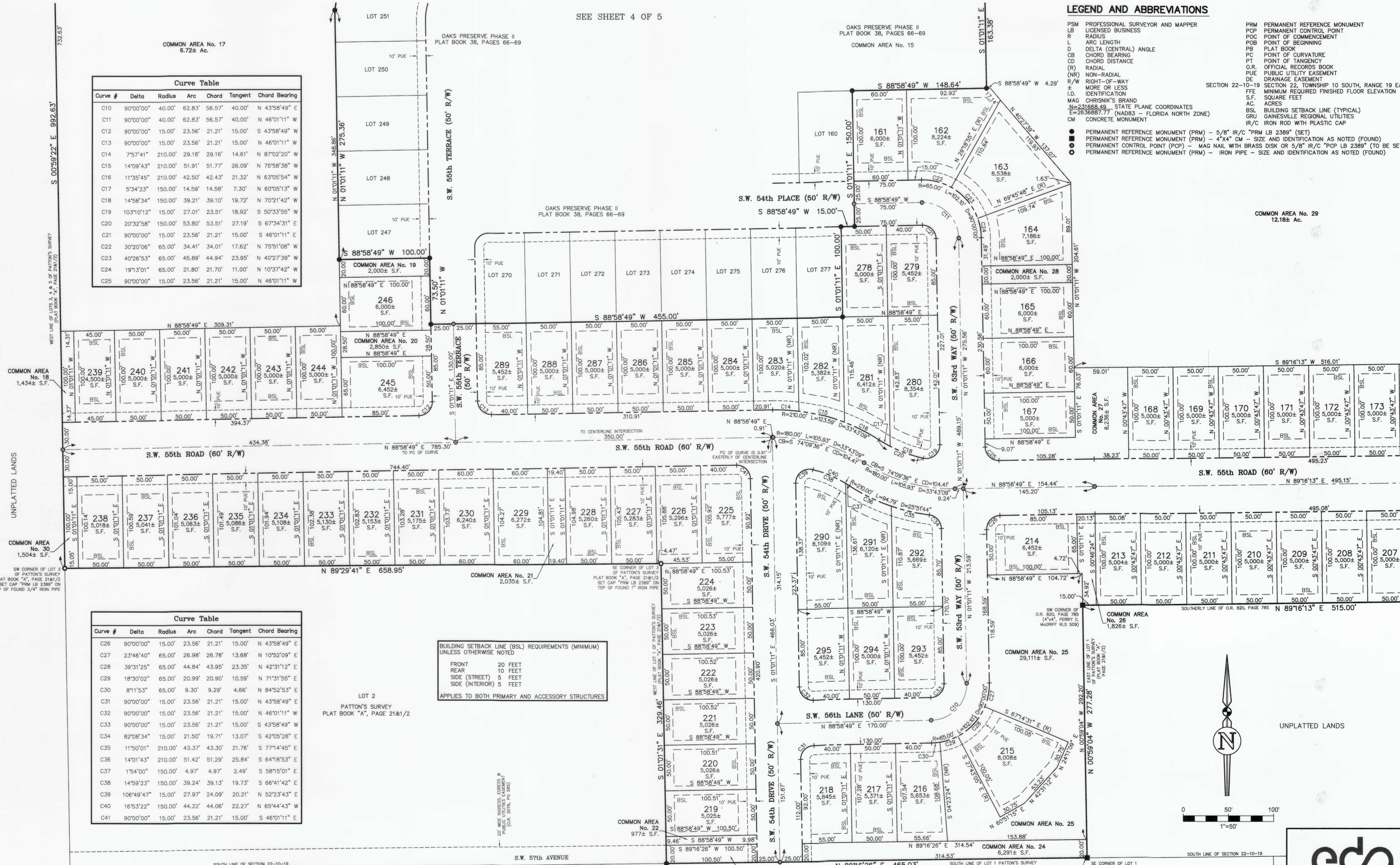
BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM) UNLESS OTHERWISE NOTED

FRONT 20 FEET
 REAR 10 FEET
 SIDE (STREET) 5 FEET
 SIDE (INTERIOR) 5 FEET

APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES

LEGEND AND ABBREVIATIONS

- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LSB LICENSED BUSINESS
- R RADIUS
- L ARC LENGTH
- Δ (CENTRAL) ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- (R) RADIAL
- (NR) NON-RADIAL
- ± RIGHT-OF-WAY MORE OR LESS
- I.D. IDENTIFICATION
- MAG. CHRSNIK'S BRAND
- Mag. #23166849 STATE PLANE COORDINATES
- E=263688.77 (NAD83 - FLORIDA NORTH ZONE)
- CM CONCRETE MONUMENT
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- PB PLAT BOOK
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- O.R. OFFICIAL RECORDS BOOK
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SECTION 22-10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- FF MINIMUM REQUIRED FINISHED FLOOR ELEVATION
- S.F. SQUARE FEET
- AC ACRES
- BSL BUILDING SETBACK LINE (TYPICAL)
- GRU GAINESVILLE REGIONAL UTILITIES
- IR/C IRON ROD WITH PLASTIC CAP
- PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)
- PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)
- PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH BRASS DISK OR 5/8" IR/C "PCP LB 2389" (TO BE SET)
- PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)



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Plotted Mar. 25, 2024 - 13:07:21 - edonnie

SEE SHEET 3 OF 5

SEE SHEET 4 OF 5