

OAKS PRESERVE PHASES III & IV, A CLUSTER SUBDIVISION

PLAT BOOK _____, PAGE _____
SHEET 5 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

\\SERVERS3\Survey\Projects\2021\2021-0224 (Oaks Preserve Phases 3 and 4)\DWG\2021-0224-000-Plat_Phase_3_and_4.dwg - Sheet 5
 Plotted: Mar 25, 2024 - 13:07:21 - d:\home

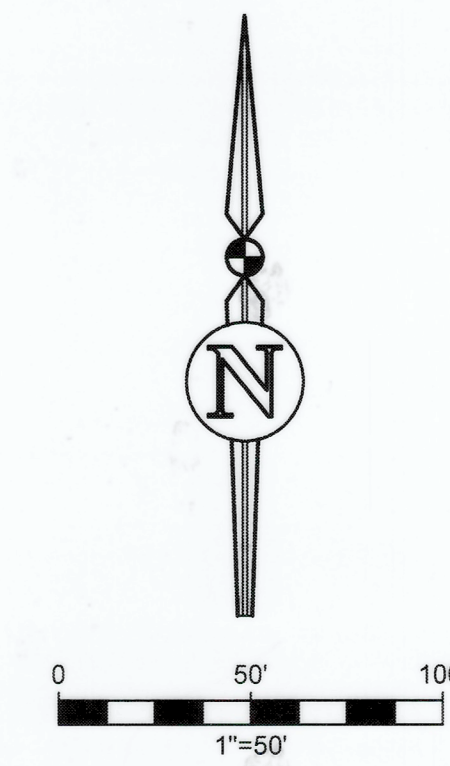
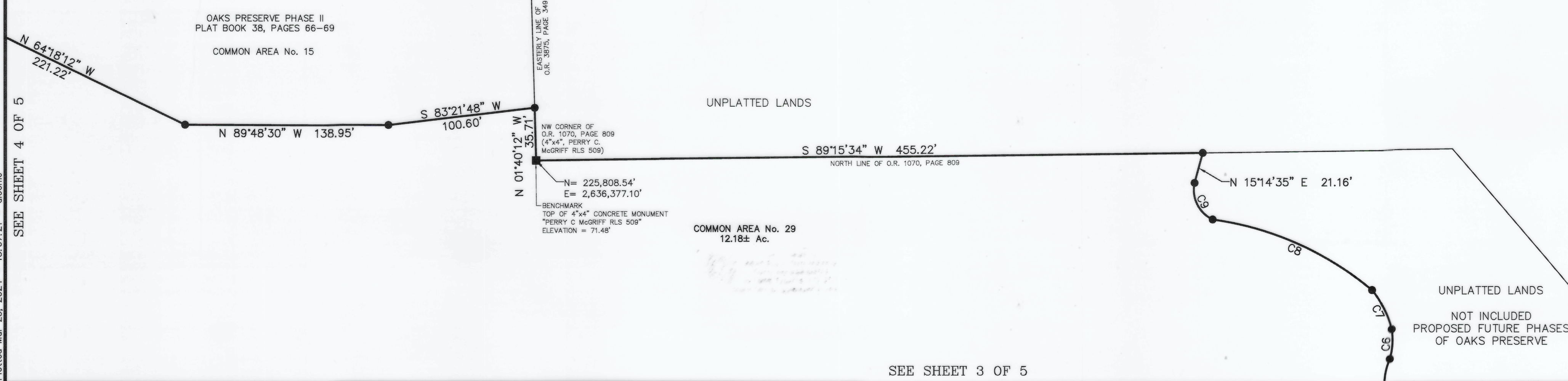
LEGEND AND ABBREVIATIONS

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|--------------|----------------------------------|------------------|--|
| PSM | PROFESSIONAL SURVEYOR AND MAPPER | PRM | PERMANENT REFERENCE MONUMENT |
| LB | LICENSED BUSINESS | PCP | PERMANENT CONTROL POINT |
| R | RADIUS | POC | POINT OF COMMENCEMENT |
| L | ARC LENGTH | POB | POINT OF BEGINNING |
| D | DELTA (CENTRAL) ANGLE | PB | PLAT BOOK |
| CB | CHORD BEARING | PC | POINT OF CURVATURE |
| CD | CHORD DISTANCE | PT | POINT OF TANGENCY |
| (R) | RADIAL | O.R. | OFFICIAL RECORDS BOOK |
| (NR) | NON-RADIAL | PUE | PUBLIC UTILITY EASEMENT |
| R/W | RIGHT-OF-WAY | DE | DRAINAGE EASEMENT |
| ± | MORE OR LESS | SECTION 22-10-19 | SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST |
| ID. | IDENTIFICATION | FTE | MINIMUM REQUIRED FINISHED FLOOR ELEVATION |
| MAG | CHRISNIK'S BRAND | S.F. | SQUARE FEET |
| N=231668.49 | STATE PLANE COORDINATES | AC. | ACRES |
| E=2636887.77 | (NAD83 - FLORIDA NORTH ZONE) | B.S.L. | BUILDING SETBACK LINE (TYPICAL) |
| CM | CONCRETE MONUMENT | GRU | GAINESVILLE REGIONAL UTILITIES |
| | | IR/C | IRON ROD WITH PLASTIC CAP |
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- 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)

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

Curve Table						
Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C6	25°0'48"	44.83'	20.22'	20.05'	10.29'	N 03°41'46" E
C7	26°01'56"	66.34'	30.14'	29.88'	15.33'	N 26°18'48" W
C8	31°31'22"	218.31'	120.11'	118.60'	61.62'	N 66°35'22" W
C9	78°09'19"	21.89'	29.86'	27.60'	17.77'	N 26°43'30" W



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