

080678

WESCHESTER CLUSTER SUBDIVISION PHASE IV

LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



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PLAT BOOK __, PAGE __
SHEET TWO OF THREE

LEGEND:

- ▲ PERMANENT CONTROL POINT - NAIL AND DISK MARKED C.B. 5075 TO BE PLACED
- FOUND 5/8" REBAR & CAP MARKED "PRM LB 5075"
- SET 5/8" REBAR & CAP MARKED "PRM LB 5075"
- PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT (PRM LB 5075)
- FOUND 4" X 4" CONCRETE MONUMENT WITH DISK MARKED PRM LB 5075 (UNLESS SHOWN OTHERWISE)
- OFFICIAL RECORDS BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITIES EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- M.F.F. = MINIMUM FINISHED FLOOR ELEVATION
- ⊕ PLAT BENCHMARK
- ▭ BUILDING SETBACK LINE
- ▨ HATCHED AREA REPRESENTS AREA OF CLUSTER OPEN SPACE, DRAINAGE AND CONSERVATION EASEMENT



SURVEYOR'S NOTES:

1. ALL LOT LINES SHOWN HEREON ARE NON-RADIAL UNLESS OTHERWISE SPECIFIED.
2. ALL WHOLE FOOT DIMENSION SHOWN HEREON ARE INTENDED TO BE ACCURATE TO THE NEAREST ONE HUNDREDTH OF A FOOT.
3. THIS PLAT IS 3 SHEETS TOTAL. EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET 1 OF 3 FOR ADDITIONAL SURVEYOR'S NOTES.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C7	36.27	25.00	90°00'00"	25.00	36.26	S45°23'35"E
C8	36.27	25.00	90°00'00"	25.00	36.26	N44°06'25"W
C9	36.27	25.00	90°00'00"	25.00	36.26	S45°23'35"E
C10	36.27	25.00	90°00'00"	25.00	36.26	N44°06'25"W
C11	36.27	25.00	90°00'00"	25.00	36.26	S45°23'35"E
C12	36.27	25.00	90°00'00"	25.00	36.26	N44°06'25"W
C13	36.27	25.00	90°00'00"	25.00	36.26	S45°23'35"E
C14	82.83	630.00	2°43'23"	31.49	82.80	S88°01'54"E
C16	78.57	50.00	89°52'48"	49.97	70.69	N45°52'29"W
C17	78.57	50.00	90°02'12"	50.03	70.73	S44°07'31"W
C18	78.54	50.00	90°00'00"	50.00	70.71	N45°53'35"W
C22	117.76	75.00	89°52'48"	74.95	106.03	N45°52'28"W
C23	117.76	75.00	11°33'07"	7.81	117.14	S89°41'09"W
C24	36.29	25.00	23°08'26"	15.35	30.09	S74°52'56"W
C25	41.44	75.00	31°38'22"	21.26	40.91	S51°26'49"W
C26	30.87	75.00	23°34'53"	15.66	30.65	N79°03'57"W
C27	36.29	25.00	89°52'48"	24.98	35.34	N45°52'29"W
C28	36.29	25.00	90°02'12"	25.03	35.37	S44°07'31"W
C29	36.25	25.00	89°52'48"	24.98	35.34	N45°52'28"W
C30	36.28	25.00	90°02'12"	25.02	35.37	S44°07'31"W
C31	117.86	75.00	90°02'12"	75.05	106.10	S44°07'31"W
C32	10.03	75.00	7°39'43"	5.02	10.02	S85°08'45"W
C33	44.84	75.00	14°06'00"	23.00	43.98	S64°25'54"W
C34	30.06	75.00	12°19'28"	10.09	20.00	S39°43'10"W
C35	18.25	75.00	21°35'03"	14.30	18.09	S21°15'54"W
C36	14.88	75.00	11°21'58"	7.45	14.85	S24°47'24"W
C37	117.81	75.00	90°00'00"	75.00	106.07	N45°53'35"W
C38	23.82	75.00	18°13'07"	12.03	23.75	N10°00'09"W
C39	43.17	75.00	32°38'40"	22.70	42.67	N35°30'02"W

LINE	LENGTH	BEARING
L7	50.00	N89°06'25"E
L9	50.00	N89°06'25"E
L11	50.00	N89°06'25"E
L13	50.00	N89°06'25"E

NOTE:
FLOOD ZONE DESIGNATIONS SHOWN HEREON ARE BASED ON A PENDING CONDITIONAL LETTER OF MAP REVISION BASED ON FIRM (CLMR-7), RECEIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, CASE NUMBER 04-04-3400C, DATED SEPTEMBER 30, 2004.



	LOT SIZES (WIDTH)			
	45'-59.99'	60'-79.99'	80'-89.99'	90' WIDTH OR GREATER
FRONT	10'	10'	10'	10'
SIDE (INTERIOR)	3'	5'	7.5'	7.5'
SIDE (STREET)	5'	7.5'	10'	10'
REAR	3'	10'	10'	10'
REAR (ALLEY)	0'			

ACCESSORY STRUCTURE SETBACKS:

- MINIMUM FRONT YARD SETBACK 10 FEET
- MINIMUM SIDE YARD SETBACK 3 FEET
- MINIMUM REAR YARD SETBACK 3 FEET
- MAXIMUM BUILDING HEIGHT 25 FEET



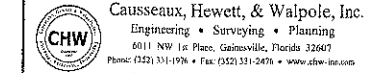
SHEET 3
MATCHLINE

WESCHESTER CLUSTER SUBDIVISION PHASE I
PLAT BOOK 27, PAGES 28-36

080678

WESCHESTER CLUSTER SUBDIVISION PHASE IV

LYING IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, IN THE CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



PLAT BOOK __, PAGE __
SHEET THREE OF THREE



- LEGEND:**
- ▲ PERMANENT CONTROL POINT - BAIL AND DISK MARKED L.B. 5075 TO BE PLACED
 - ⊙ FOUND 5/8" REBAR & CAP MARKED "PRM LB 5075"
 - ⊙ SET 5/8" REBAR & CAP MARKED "PRM LB 5075"
 - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT (PRM LB 5075)
 - FOUND 4" X 4" CONCRETE MONUMENT WITH DISK MARKED "PRM LB 5075" (UNLESS SHOWN OTHERWISE)
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - R/W = RIGHT-OF-WAY
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 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - B.S.L. = BUILDING SETBACK LINE
 - MIN F.F.E. = MINIMUM FINISHED FLOOR ELEVATION
 - ⊙ = PLAT BENCHMARK
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 - ▨ = HATCHED AREA REPRESENTS AREA OF CLUSTER OPEN SPACE, DRAINAGE AND CONSERVATION EASEMENT

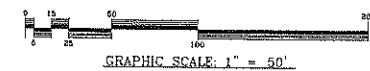
SURVEYOR'S NOTES:

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- ALL WHOLE FOOT DIMENSION SHOWN HEREON ARE INTENDED TO BE ACCURATE TO THE NEAREST ONE HUNDREDTH OF A FOOT.
- THIS PLAT IS 3 SHEETS TOTAL. EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS. SEE SHEET 1 OF 3 FOR ADDITIONAL SURVEYOR'S NOTES.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	38.27	25.00	90°00'00"	25.00	35.36	S45°31'35"E
C2	39.27	25.00	90°00'00"	25.00	35.36	N44°28'25"E
C3	39.27	25.00	90°00'00"	25.00	35.36	S45°31'35"E
C4	39.27	25.00	90°00'00"	25.00	35.36	N44°28'25"E
C5	39.27	25.00	90°00'00"	25.00	35.36	S45°31'35"E
C6	39.27	25.00	90°00'00"	25.00	35.36	N44°28'25"E
C7	39.27	25.00	90°00'00"	25.00	35.36	S45°31'35"E
C15	38.84	75.00	29°41'11"	19.86	38.41	S13°36'31"W
C18	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C19	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C20	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C21	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C22	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C23	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C24	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C25	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C26	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C27	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C28	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C29	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
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C31	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C32	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C33	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C34	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C35	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C36	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C37	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C38	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C39	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C40	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C41	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C42	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C43	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C44	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C45	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C46	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C47	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C48	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C49	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C50	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C51	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C52	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C53	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C54	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C55	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C56	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W
C57	78.54	50.00	90°00'00"	50.00	70.71	S44°36'25"W

LINE	LENGTH	BEARING
L1	50.00	N89°06'25"E
L2	50.00	N89°06'25"E
L3	50.00	N89°06'25"E
L4	50.00	N89°06'25"E
L5	50.00	N89°06'25"E
L6	50.00	N89°06'25"E
L7	50.00	N89°06'25"E

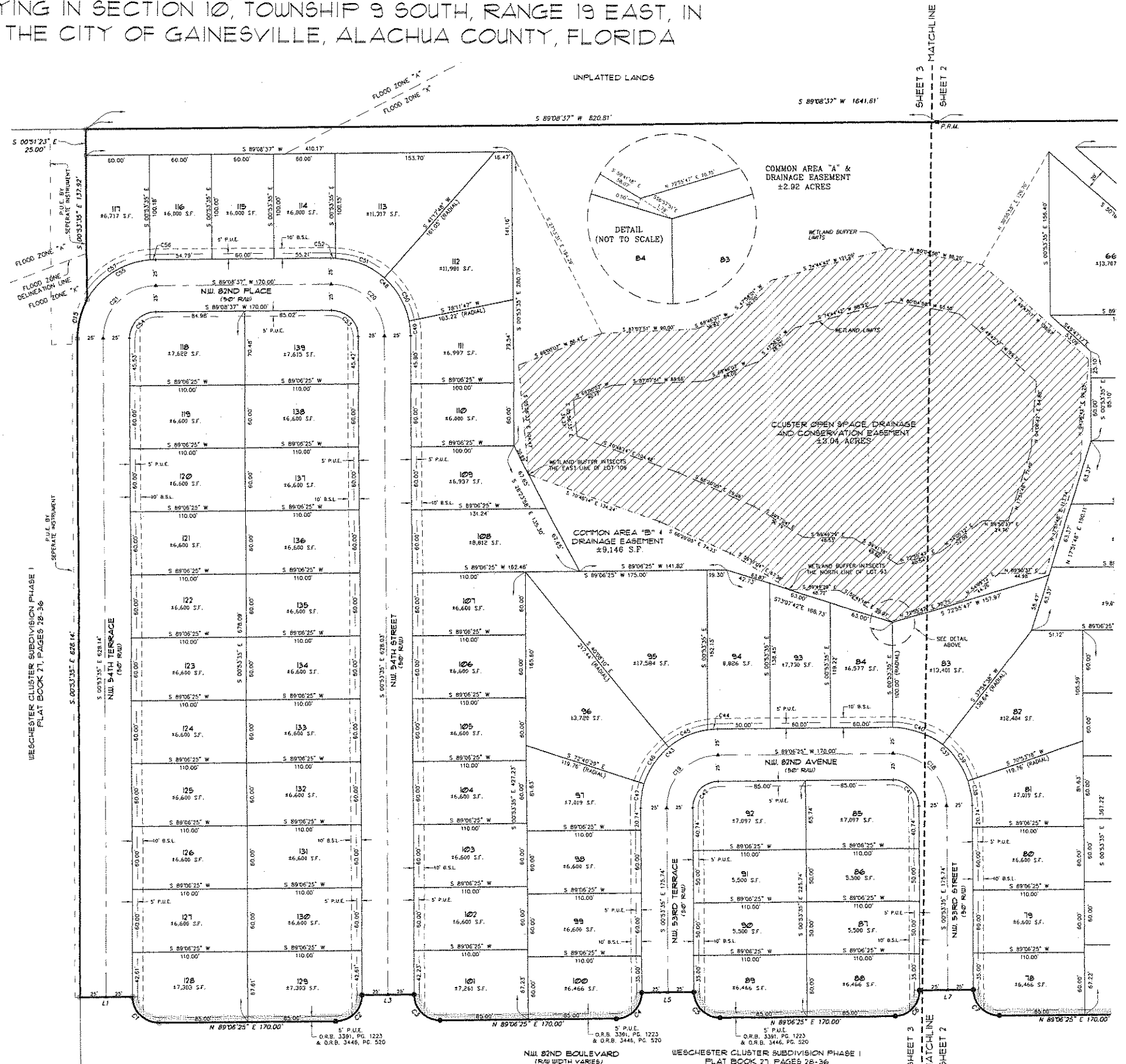
NOTE: FLOOD ZONE DESIGNATIONS SHOWN HEREON ARE BASED ON A PENDING CONDITIONAL LETTER OF MAP REVISION BASED ON FIRM (CLOWN-F), RECEIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, CASE NUMBER DA-04-3400C, DATED SEPTEMBER 30, 2004.



	LOT SIZES (WIDTH)			
	45'-59.99"	60'-79.99"	80'-89.99"	90' WIDTH OR GREATER
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SIDE (STREET)	5'	7.5'	10'	10'
REAR	3'	10'	10'	10'
REAR (ALLEY)	0'	-	-	-

ACCESSORY STRUCTURE SETBACKS:

- MINIMUM FRONT YARD SETBACK 10 FEET
- MINIMUM SIDE YARD SETBACK 3 FEET
- MINIMUM REAR YARD SETBACK 3 FEET
- MAXIMUM BUILDING HEIGHT 25 FEET



SHEET 3 MATCHLINE
SHEET 2
SHEET 3 MATCHLINE
SHEET 2

