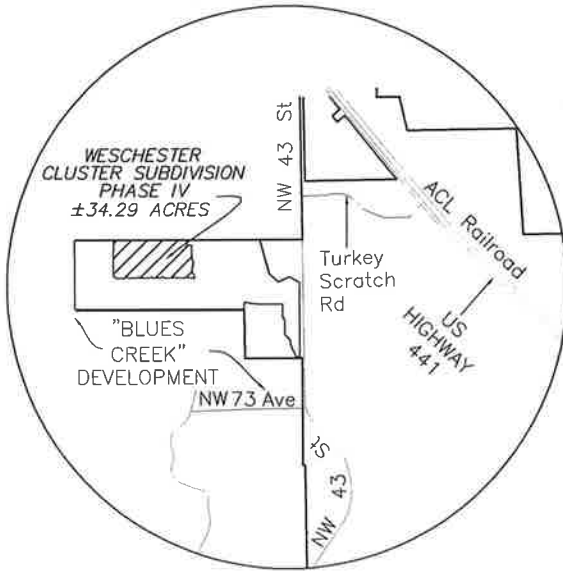


Good copy

VICINITY MAP NOT TO SCALE



WESCHESTER CLUSTER SUBDIVISION PHASE IV

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



132 NW 78th Drive Gainesville, Florida 32607 (352) 931-1978 / (352) 331-2476 www.chw-fla.com est. 1988 FLORIDA LB-5075

PLAT BOOK __, PAGE __ SHEET ONE OF THREE

LEGAL DESCRIPTION: (BY SURVEYOR)

A PARCEL OF LAND LYING IN THE NORTH ONE-HALF (N 1/2) OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 19 EAST, CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A NAIL AND IRON NAIL... (Detailed legal description of the parcel boundaries and easements)

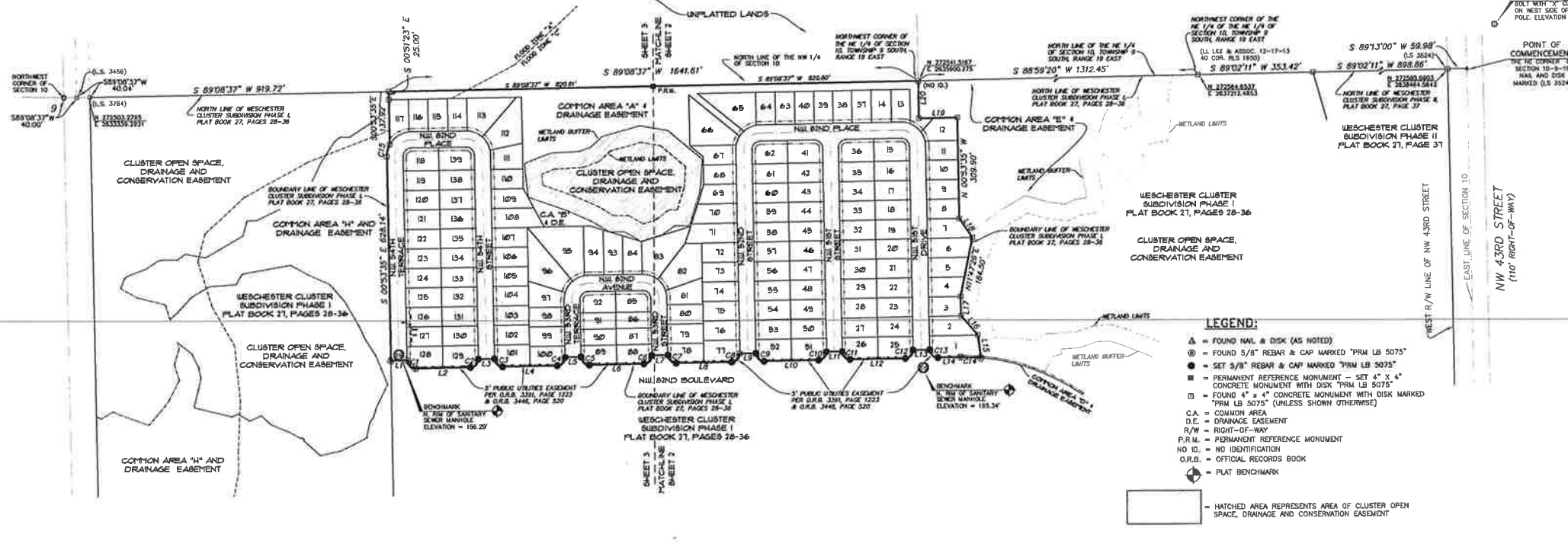
OWNER'S CERTIFICATION AND DEDICATION

RED FUNDING SOLUTIONS V, LLC, DOES HEREBY CERTIFY TO BE THE OWNER OF THE HEREIN DESCRIBED LANDS TO BE KNOWN AS 'WESCHESTER CLUSTER SUBDIVISION PHASE IV', AND DOES HEREBY CONSENT TO THE SUBDIVISION THEREOF AS SHOWN, AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE ROAD RIGHTS-OF-WAY AS SHOWN HEREIN; AND DOES HEREBY DEDICATE THE PUBLIC UTILITY EASEMENTS SHOWN HEREIN TO THE PUBLIC FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; AND DOES HEREBY DEDICATE THE DRAINAGE EASEMENTS SHOWN HEREIN FOR THE USE OF THE PUBLIC FOR THE RIGHT TO USE AND MAINTAIN FOR STORM WATER FUNCTION WITH THE PUBLIC'S RESPONSIBILITY FOR MAINTENANCE BEING LIMITED ONLY TO THE INTEGRITY OF THE STRUCTURAL PORTION OF THE SYSTEM.

WITNESS SIGN PRINT NAME & TITLE

ACKNOWLEDGEMENT

STATE OF COUNTY OF THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2015 BY PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO DID TAKE AN OATH.



SURVEYOR'S NOTES: 1. BEARINGS AND COORDINATES SHOWN HEREIN ARE GRID, BASED ON THE ALACHUA COUNTY CONTROL DENIFICATION AND IDENTIFICATION OF LAND CORNERS PROJECT STATION NUMBERS A144 AND A143... 2. BENCHMARKS SHOWN HEREIN ARE NAVD 29, BASED ON COAST AND GEODETIC SURVEY MONUMENT STATION H 51 1934, HAVING A PUBLISHED ELEVATION OF 174.21'.

NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, BASED ON A LETTER OF MAP REVISION BASED ON FIRM (LOAR-7), RECEIVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, CASE NO. 08-04-0080A, DATED SEPTEMBER 12, 2006.

Table with columns: FRONT, SIDE (INTERIOR), SIDE (STREET), REAR, REAR (ALLEY) and rows for lot sizes: 45'-59.99', 60'-79.99', 80'-89.99', 90' WIDTH OR GREATER.

Table with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BEARING. Includes a graphic scale: 1" = 200'.

APPROVAL OF THE CITY OF GAINESVILLE: WE THE UNDERSIGNED DO HEREBY CERTIFY THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF GAINESVILLE, COUNTY OF ALACHUA, STATE OF FLORIDA ORDINANCES AND REGULATIONS AS FOLLOWS:

CLERK OF THE COURT: I HEREBY RECEIVED AND FILED THIS PLAT FOR RECORD THIS DAY OF 2015. SURVEYOR'S CERTIFICATION: I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED 'WESCHESTER CLUSTER SUBDIVISION PHASE IV' IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED PROPERTY ACCORDING TO A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION...

WESCHESTER CLUSTER SUBDIVISION PHASE IV

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

LEGEND:

- ▲ = PERMANENT CONTROL POINT - NAIL 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
- P.S. = PAGE
- R/W = RIGHT-OF-WAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.U.E. = PUBLIC UTILITIES EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- MIN. F.F.E. = 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 HUNDRETH 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	39.27	25.00	90°00'00"	25.00	35.36	S45°33'51"E
C8	39.27	25.00	90°00'00"	25.00	35.36	N44°56'25"E
C9	39.27	25.00	90°00'00"	25.00	35.36	S45°33'52"E
C10	39.27	25.00	90°00'00"	25.00	35.36	N44°56'25"E
C11	39.27	25.00	90°00'00"	25.00	35.36	S45°33'52"E
C12	39.27	25.00	90°00'00"	25.00	35.36	N44°56'25"E
C13	39.27	25.00	90°00'00"	25.00	35.36	S45°33'52"E
C14	82.93	850.00	5°43'21"	31.49	82.89	S89°01'34"E
C16	78.91	800.00	8°02'12"	49.97	79.69	N45°32'29"W
C17	78.91	50.00	90°21'12"	50.03	70.73	S44°07'31"W
C18	78.91	50.00	90°00'00"	50.00	70.71	N45°33'55"W
C22	117.78	75.00	89°57'48"	74.95	108.03	N45°32'29"W
C23	18.17	75.00	113°50'7"	7.81	18.14	N06°11'09"W
C24	30.26	75.00	23°28'29"	15.35	30.69	N24°02'56"W
C25	41.44	75.00	31°28'22"	21.26	40.81	N31°26'49"W
C26	30.87	75.00	23°34'53"	15.66	30.62	N29°03'37"W
C27	39.25	25.00	89°57'48"	24.98	35.34	N45°32'29"W
C28	39.25	25.00	90°21'12"	25.02	35.37	S44°07'31"W
C29	39.25	25.00	89°57'48"	24.98	35.34	N45°32'29"W
C30	39.25	25.00	90°21'12"	25.02	35.37	S44°07'31"W
C31	117.85	75.00	90°21'12"	75.05	108.10	S44°07'31"W
C32	10.03	75.00	7°43'3"	5.09	10.02	S85°18'45"W
C33	44.64	75.00	14°06'00"	23.00	43.98	S64°25'54"W
C34	20.06	75.00	1°37'28"	10.09	20.07	S39°43'10"W
C35	28.22	75.00	21°55'03"	14.30	28.09	S11°53'54"W
C36	14.88	75.00	11°15'48"	7.40	14.85	S04°47'24"W
C37	117.81	75.00	90°00'00"	75.00	108.07	N45°33'55"W
C38	23.85	75.00	18°33'07"	12.03	23.75	N10°00'00"W
C39	43.17	75.00	32°58'40"	22.20	42.57	N35°38'02"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

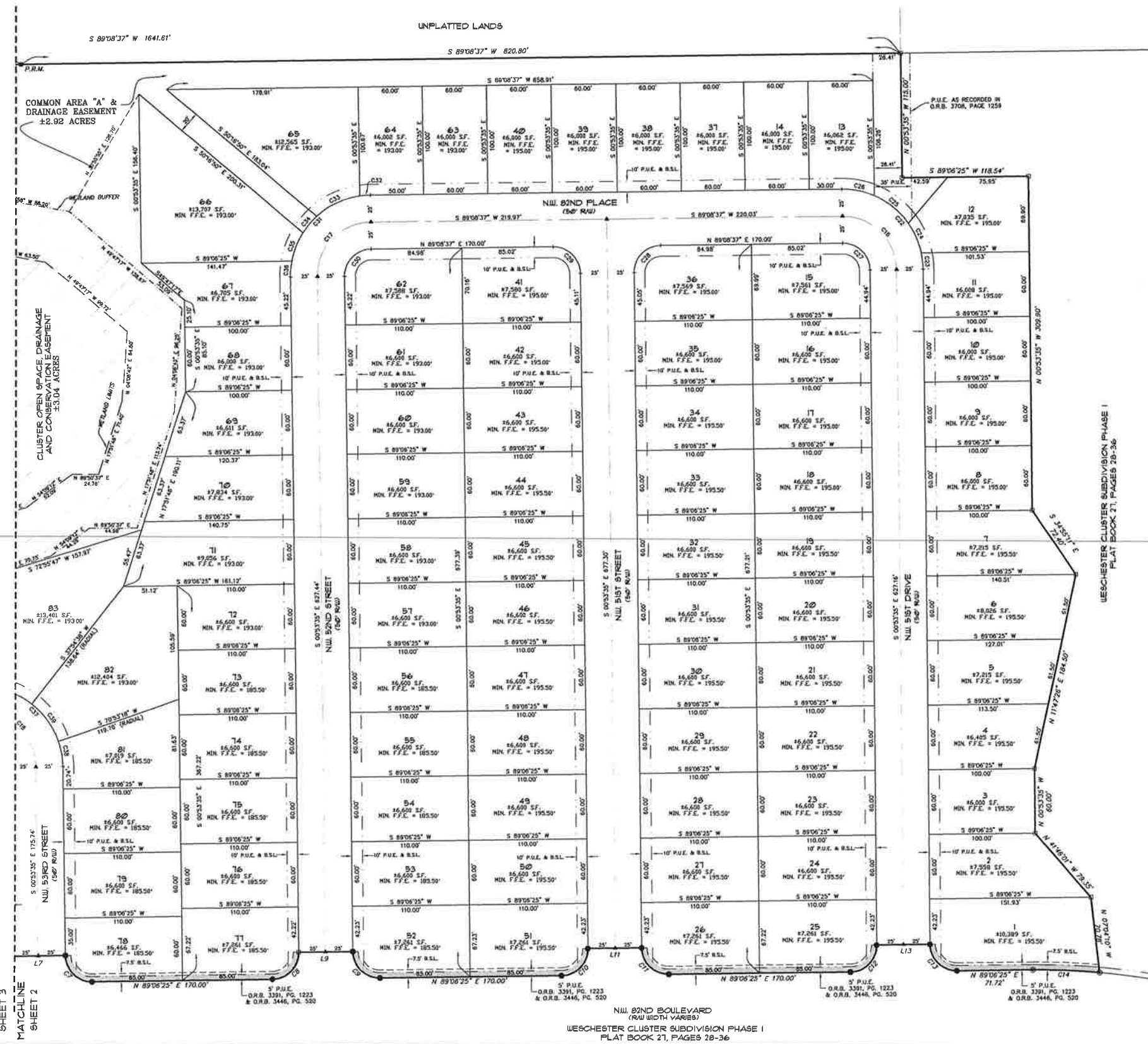
NOTE:
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	LOT SIZES (WIDTH)			
	45'-59.99'	60'-79.99'	80'-89.99'	90' WIDTH OR GREATER
FRONT (INTERIOR)	10'	10'	10'	10'
SIDE (STREET)	3'	5'	7.5'	7.5'
REAR	5'	7.5'	10'	10'
REAR (ALLEY)	0'	10'	10'	10'

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

N.W. 82ND BOULEVARD
(R/W WIDTH VARIES)
WESCHESTER CLUSTER SUBDIVISION PHASE I
PLAT BOOK 21, PAGES 28-36

CHW
Professional Consultants
132 NW 78th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA
LB-5075

WESCHESTER CLUSTER SUBDIVISION PHASE IV

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

- LEGEND:**
- ▲ = PERMANENT CONTROL POINT - NAIL AND DISK MARKED LB 5075 TO BE PLACED
 - = FOUND 5/8" REBAR & CAP MARKED "PRM LB 5075"
 - = SET 5/8" REBAR & CAP MARKED "TRM LB 5075"
 - = PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT (PRM LB 5075)
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 - ⊕ = PLAT BENCHMARK
 - ▭ = BUILDING SETBACK LINE
 - ▨ = HATCHED AREA REPRESENTS AREA OF CLUSTER OPEN SPACE, DRAINAGE AND CONSERVATION EASEMENT



SURVEYOR'S NOTES:

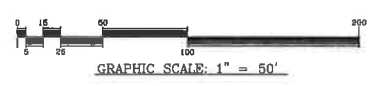
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CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.27	25.00	90°00'00"	25.00	35.36	S45°33'35"E
C2	39.27	25.00	90°00'00"	25.00	35.36	N44°26'25"E
C3	39.27	25.00	90°00'00"	25.00	35.36	S45°33'35"E
C4	39.27	25.00	90°00'00"	25.00	35.36	N44°26'25"E
C5	39.27	25.00	90°00'00"	25.00	35.36	S45°33'35"E
C6	39.27	25.00	90°00'00"	25.00	35.36	N44°26'25"E
C7	39.27	25.00	90°00'00"	25.00	35.36	S45°33'35"E
C18	78.54	50.00	90°00'00"	50.00	70.71	N45°33'35"W
C19	78.54	50.00	90°00'00"	50.00	70.71	S44°26'25"W
C20	78.51	50.00	89°27'48"	49.97	70.69	N45°22'29"W
C21	78.57	50.00	90°02'12"	50.03	70.73	S44°27'14"W
C37	117.81	75.00	90°00'00"	75.00	108.07	N45°33'35"W
C38	23.85	75.00	181°33'07"	12.03	23.75	N10°00'00"W
C39	43.17	75.00	32°38'40"	22.20	42.57	N15°26'02"W
C40	50.79	75.00	38°48'14"	28.41	49.85	N21°28'28"W
C41	39.27	25.00	90°00'00"	25.00	35.36	N44°26'25"W
C42	39.27	25.00	90°00'00"	25.00	35.36	S44°26'25"W
C43	117.81	75.00	90°00'00"	75.00	108.07	S44°26'25"W
C44	10.03	75.00	7°39'44"	3.02	10.02	S89°16'33"W
C45	41.34	75.00	31°55'11"	21.21	40.82	S65°39'19"W
C46	42.55	75.00	32°32'19"	21.89	42.02	S33°35'41"W
C47	23.85	75.00	181°33'07"	12.03	23.75	S88°23'37"W
C48	117.26	75.00	89°32'48"	74.95	108.03	N45°22'29"W
C49	11.88	75.00	1°04'38"	1.16	11.86	N88°02'54"W
C50	48.30	75.00	36°53'59"	25.02	47.47	N30°15'13"W
C51	50.39	75.00	38°29'42"	28.19	49.45	N87°37'03"W
C52	4.79	75.00	3°39'30"	2.49	4.79	N89°01'38"W
C53	39.27	25.00	89°27'48"	24.98	35.33	N45°22'29"W
C54	39.27	25.00	90°02'12"	25.02	35.37	S44°27'14"W
C55	79.02	75.00	60°21'59"	43.62	75.52	S88°37'37"W
C56	5.22	75.00	3°29'13"	2.61	5.22	S87°09'00"W
C57	73.89	75.00	58°22'47"	40.20	70.88	S56°38'01"W

LINE DATA

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

NOTE:
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BUILDING SETBACK REQUIREMENTS (UNLESS SHOWN OTHERWISE)

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

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

