

TARA LARGA - PHASE 1

A SUBDIVISION
SITUATED IN

SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

NOT FOR RECORDING

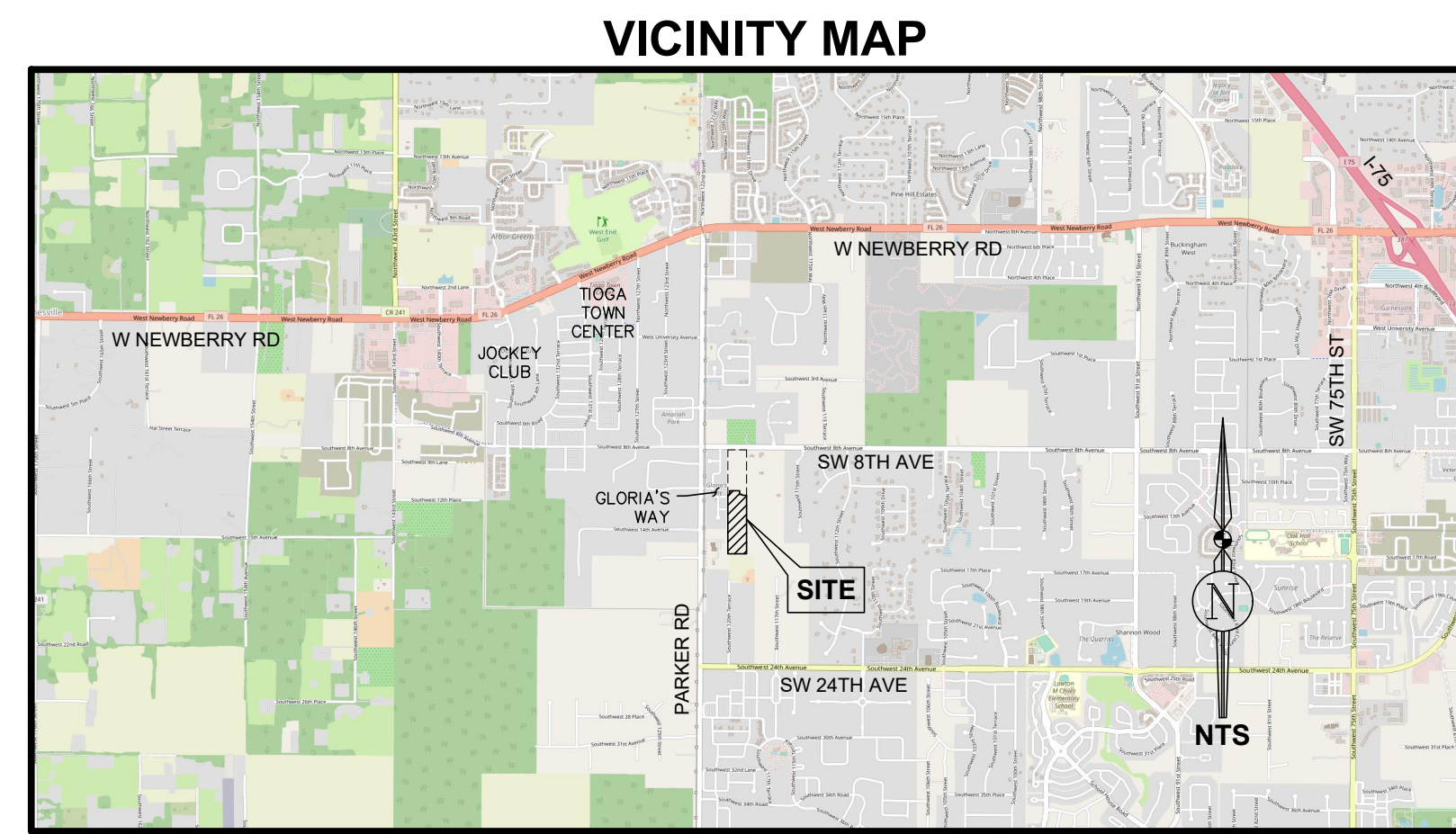
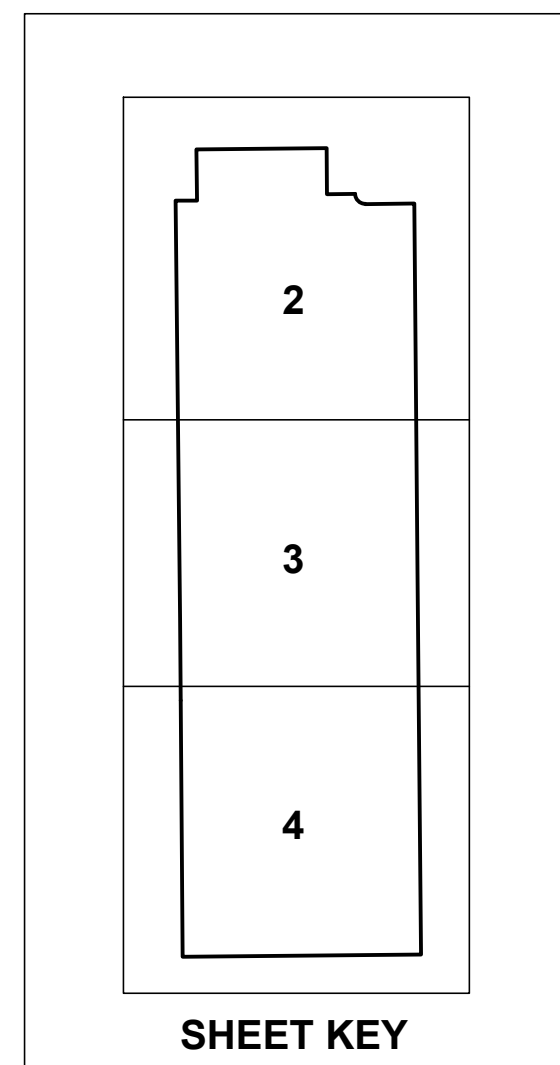
SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- - - - - RIGHT-OF-WAY LINE
- - - - - EASEMENT LINE
- - - - - CL RIGHT-OF-WAY LINE
- 5/8" REBAR & CAP (JBPRO LB 8031) UNLESS OTHERWISE NOTED
- 5/8" REBAR & CAP (JBPRO PRM/PCP LB 8031)
- 4"x4" CONCRETE MONUMENT
- △ NAIL & DISK (JBPRO LB8031 PRM/PCP)

ABBREVIATIONS

- Δ = DELTA
- AC = ACRES
- CH = CHORD BEARING
- CHL = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- ID = IDENTIFICATION
- INC = INCORPORATED
- JBPRO = JBROWN PROFESSIONAL GROUP
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- PCP = PERMANENT CONTROL POINT
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- NTS = NOT TO SCALE
- SOFT = SQUARE FEET

Line#	Direction	Length
L1	N00°40'45"W	37.55'
L2	N89°29'12"E	41.79'
L3	N00°30'48"W	100.00'
L4	S00°30'48"E	90.00'
L5	N89°29'12"E	55.00'
L6	N89°29'12"E	95.30'

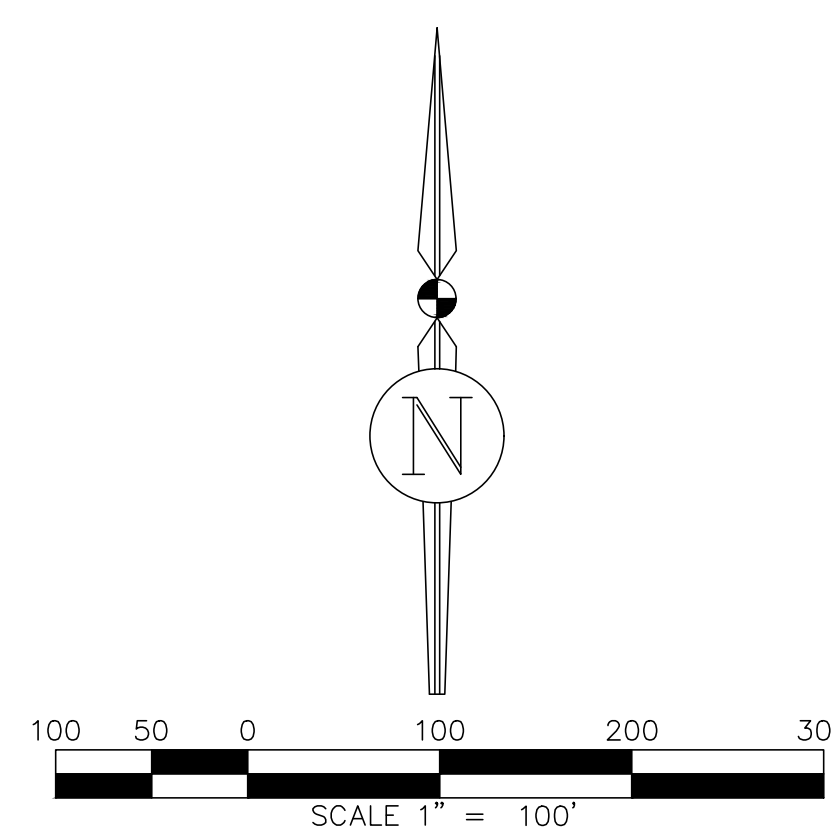


DESCRIPTION

(BY THIS FIRM)
A PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF GLORIA'S WAY, A SUBDIVISION PER PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 32, PAGES 67 TO 68 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN NORTH 00 DEGREES 38 MINUTES 48 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 464.79 FEET TO A 5/8 INCH REBAR WITH CAP, THENCE NORTH 00 DEGREES 32 MINUTES 25 SECONDS WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 315.26 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "CHW, INC. LB5075"; THENCE NORTH 00 DEGREES 40 MINUTES 45 SECONDS WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 37.55 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE LEAVING SAID EAST BOUNDARY AND RUN NORTH 89 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 41.79 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE NORTH 00 DEGREES 30 MINUTES 48 SECONDS WEST A DISTANCE OF 100.00 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE SOUTH 00 DEGREES 30 MINUTES 48 SECONDS EAST A DISTANCE OF 90.00 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE NORTH 89 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 55.00 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031" LYING ON A CURVE CONCAVE TO THE NORTHEAST, THENCE CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTE 00 SECONDS, AND AN ARC LENGTH OF 31.42 FEET (CHORD OF SAID ARC BEING SOUTH 45 DEGREES 30 MINUTES 48 SECONDS EAST A DISTANCE OF 28.28 FEET) TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE CONTINUE NORTH 89 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 95.30 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "GFY LB 021"; THENCE SOUTH 00 DEGREES 31 MINUTES 31 SECONDS EAST A DISTANCE OF 745.04 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM 7482"; THENCE SOUTH 89 DEGREES 26 MINUTES 19 SECONDS WEST A DISTANCE OF 466.69 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM 7482"; THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS WEST A DISTANCE OF 501.93 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "PLS 2298"; THENCE NORTH 00 DEGREES 35 MINUTES 33 SECONDS WEST A DISTANCE OF 161.40 FEET TO THE POINT OF BEGINNING.

NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SUBJECT PARCEL HAVING A MEASURED BEARING OF S89°26'19"W UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE PROJECTION.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND BASED ON MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN).
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP #12001C0290E WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2021 AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X. THIS INFORMATION IS FOR FLOOD ZONE CLASSIFICATION ONLY AND IS NOT A FLOOD DETERMINATION BY THIS SURVEYOR. THE INFORMATION WAS FOUND AT MSC.FEMA.GOV.
- THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
- ALL PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET IN ACCORDANCE TO CHAPTER 177.091 OF THE FLORIDA STATUTES.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY DATED MAY 17TH, 2023.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND 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 TO 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.
- CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
- THE SUBJECT PROPERTY IS SUBJECT TO A BLANKET GRANT OF EASEMENT FOR PUBLIC UTILITIES RECORDED IN O.R.B. 1835, PG. 2159 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- LOT 53 SHALL NOT ACCESS SW 119TH DRIVE FOR INGRESS AND EGRESS.



Plat Book , Page
Sheet One of Four

Adoption and Dedication:
KNOW ALL MEN BY THESE PRESENTS, THAT TARA LARGA, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA LARGA - PHASE 1" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, UTILITY EASEMENTS, AND AGRICULTURAL BUFFERS SHOWN OR DESCRIBED ON THE ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THE ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE TARA LARGA HOMEOWNERS ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. ALACHUA COUNTY WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA LARGA HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO ALACHUA COUNTY OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA LARGA, LLC
BY: _____
WITNESS
PRINT NAME _____

TARA LARGA, LLC
BY: _____
WITNESS
PRINT NAME _____
SAYED MOUKHTARA
AUTHORIZED MEMBER

Acknowledgment:
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS _____ DAY OF _____, 2024 BY SAYED MOUKHTARA, AS AUTHORIZED MEMBER OF TARA LARGA, LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Certificate of Surveyor:
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA LARGA - PHASE 1, A PLANNED UNIT DEVELOPMENT, AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY THIS FIRM DATED 5/17/2023, AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES.

TROY V. WRIGHT, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. LS-7210

DATE: _____
JBROWN PROFESSIONAL GROUP, INC.
3530 N.W. 43rd STREET
GAINESVILLE, FLORIDA 32606
CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate and Signature County Representative
IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER. HOWEVER, MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

PROFESSIONAL SURVEYOR & MAPPER _____ DATE: _____

Certificate of Approval for Alachua County, Florida
WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS AS FOLLOWS:

ENGINEERING REQUIREMENTS:
DATE _____ COUNTY ENGINEER _____

FORM AND LEGALITY:
DATE _____ COUNTY ATTORNEY _____

APPROVED BY ALACHUA COUNTY:
DATE _____ CHAIR, BOARD OF COUNTY COMMISSIONERS _____

RECEIVED AND FILED FOR RECORD, THIS _____ DAY OF _____, 2024.

CLERK _____
DEPUTY CLERK _____

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TARA LARGA - PHASE 1

A SUBDIVISION

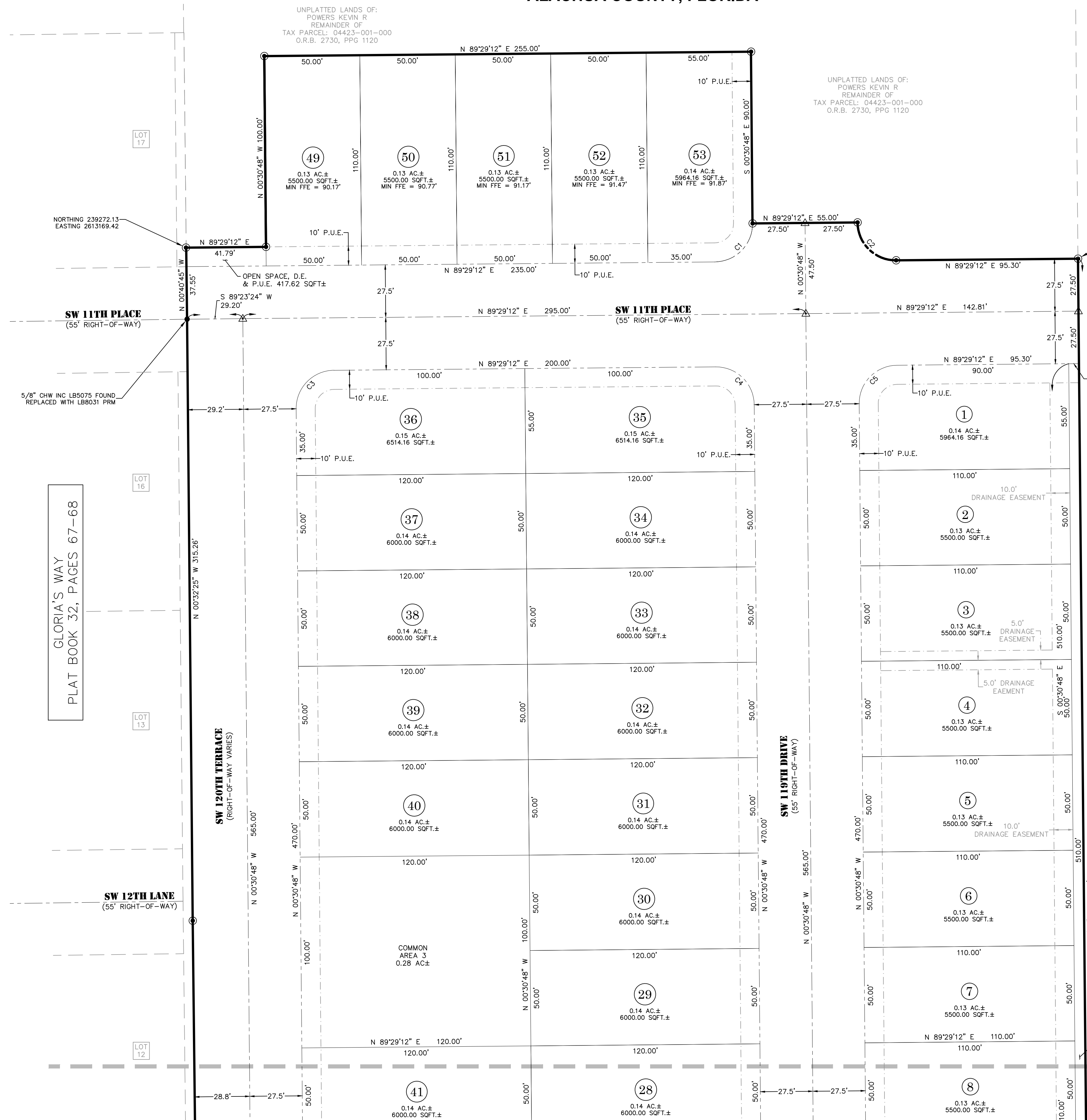
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Plat Book ____, Page ____
Sheet Two of Four



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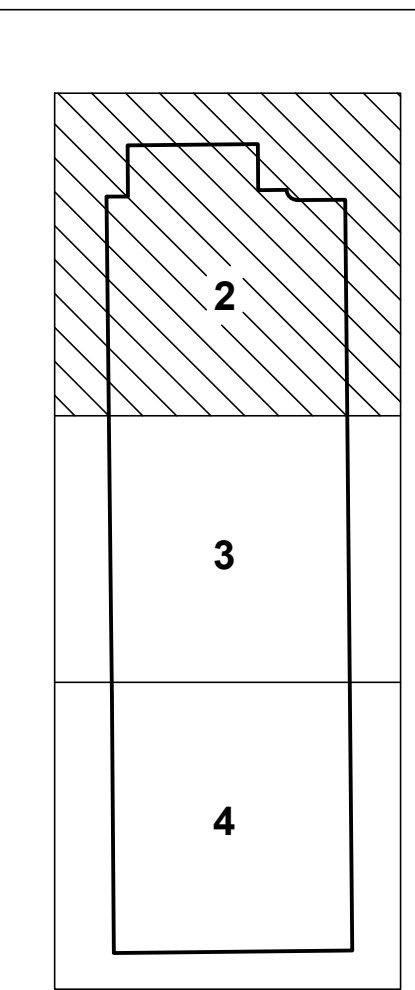
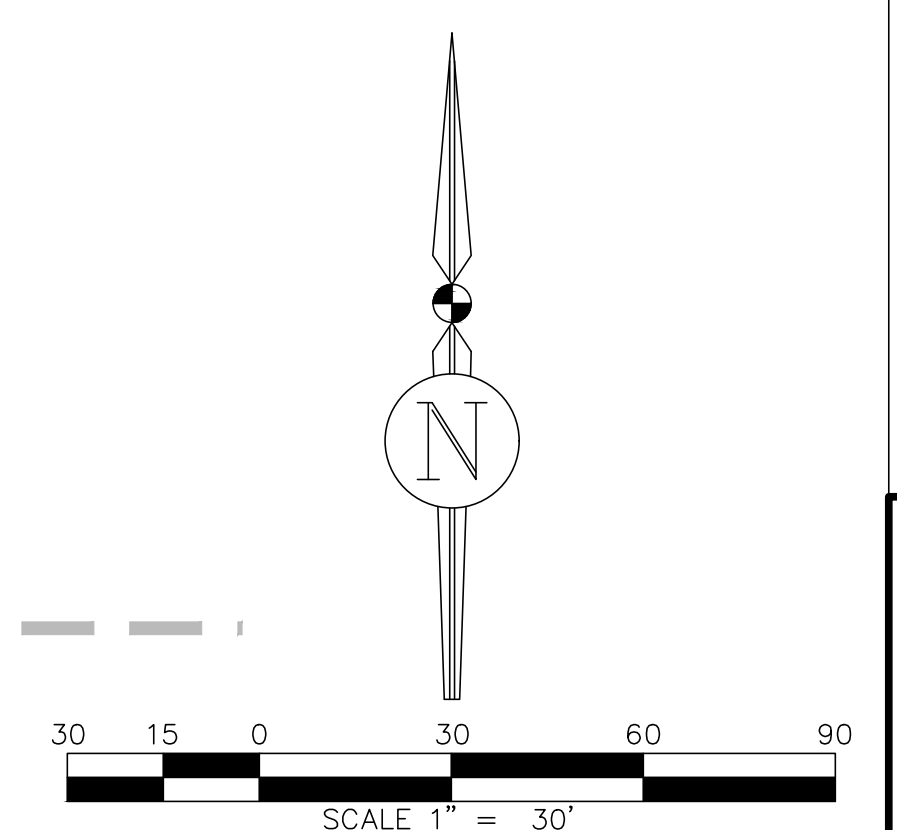
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- SQFT. = SQUARE FEET

Curve Table

Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	31.42'	20.00'	90°00'00"	20.00'	N44°29'12"E	28.28'
C2	31.42'	20.00'	90°00'00"	20.00'	S45°30'48"E	28.28'
C3	31.42'	20.00'	90°00'00"	20.00'	S44°29'12"W	28.28'
C4	31.42'	20.00'	90°00'00"	20.00'	N45°30'48"W	28.28'
C5	31.42'	20.00'	90°00'00"	20.00'	S44°29'12"W	28.28'

UNPLATTED LANDS OF:
RAPIER HUSTON & VANESSA
TAX PARCEL: 04423-002-004
O.R.B. 5068, PG. 252



GLORIA'S WAY
PLAT BOOK 32, PAGES 67-68

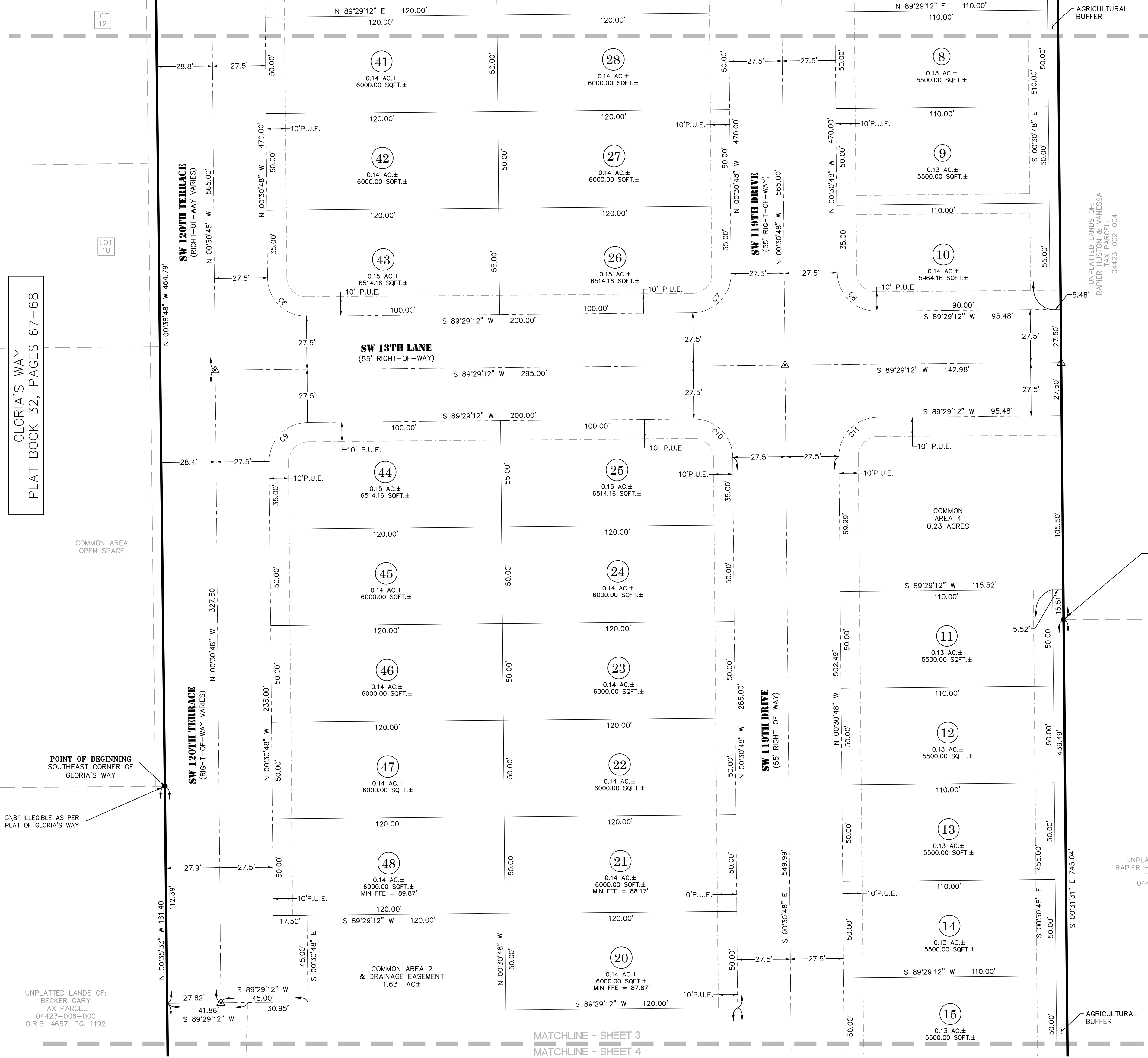
JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, FL
4420 US-1 S, Suite 1 | St. Augustine, FL
1826 Ox Bottom Lane | Tallahassee, FL
Toll Free: (844) Go-JBPro

TARA LARGA - PHASE 1

A SUBDIVISION SITUATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

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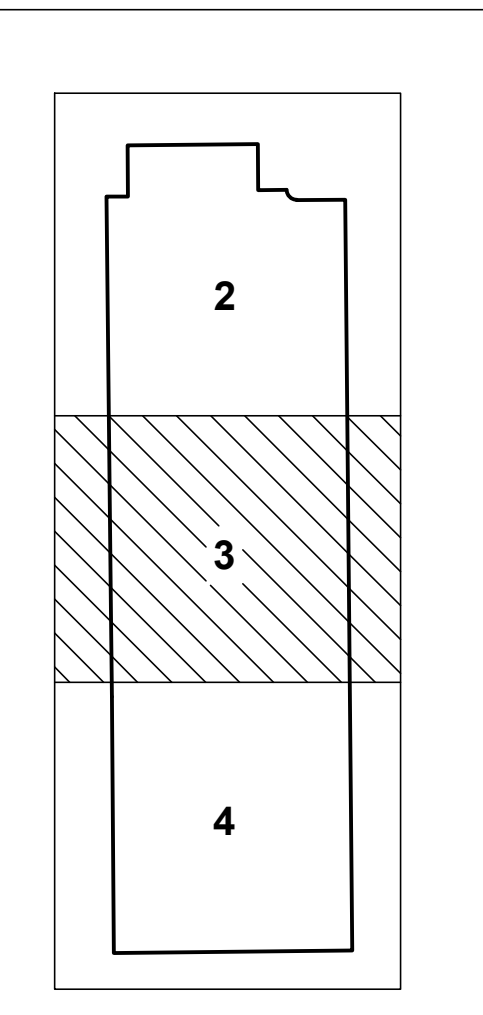
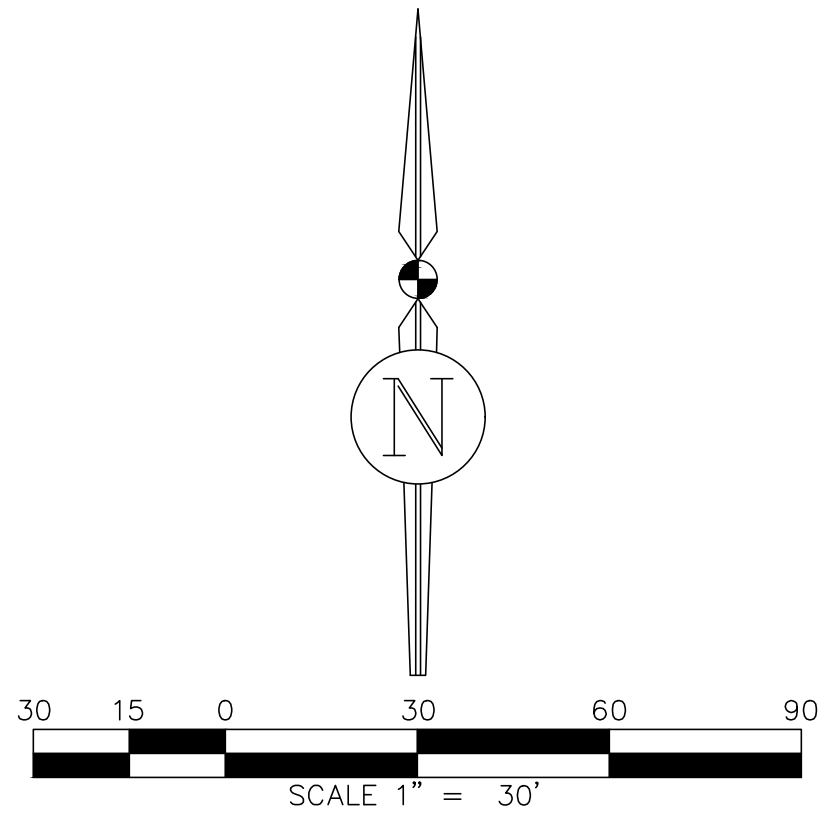
Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C6	31.42'	20.00'	90°00'00"	20.00'	S45°30'48"E	28.28'
C7	31.42'	20.00'	90°00'00"	20.00'	N44°29'12"E	28.28'
C8	31.42'	20.00'	90°00'00"	20.00'	S45°30'48"E	28.28'
C9	31.42'	20.00'	90°00'00"	20.00'	S44°29'12"W	28.28'
C10	31.42'	20.00'	90°00'00"	20.00'	N45°30'48"W	28.28'
C11	31.42'	20.00'	90°00'00"	20.00'	S44°29'12"W	28.28'

FOUND 1/2" GFY LB 021
REPLACED WITH
5/8" JBPRO PRM/PCP LB 8031
NORTHING 2384.08
EASTING 2613643.47

UNPLATTED LANDS OF:
RAPIER-HUSTON & VANESSA
TAX PARCEL:
04423-002-005

UNPLATTED LANDS OF:
BECKER GARY
TAX PARCEL:
04423-006-000
O.R.B. 4657, PG. 1192

GLORIA'S WAY
PLAT BOOK 32, PAGES 67-68



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Plat Book ____, Page ____
Sheet Four of Four

SYMBOL LEGEND

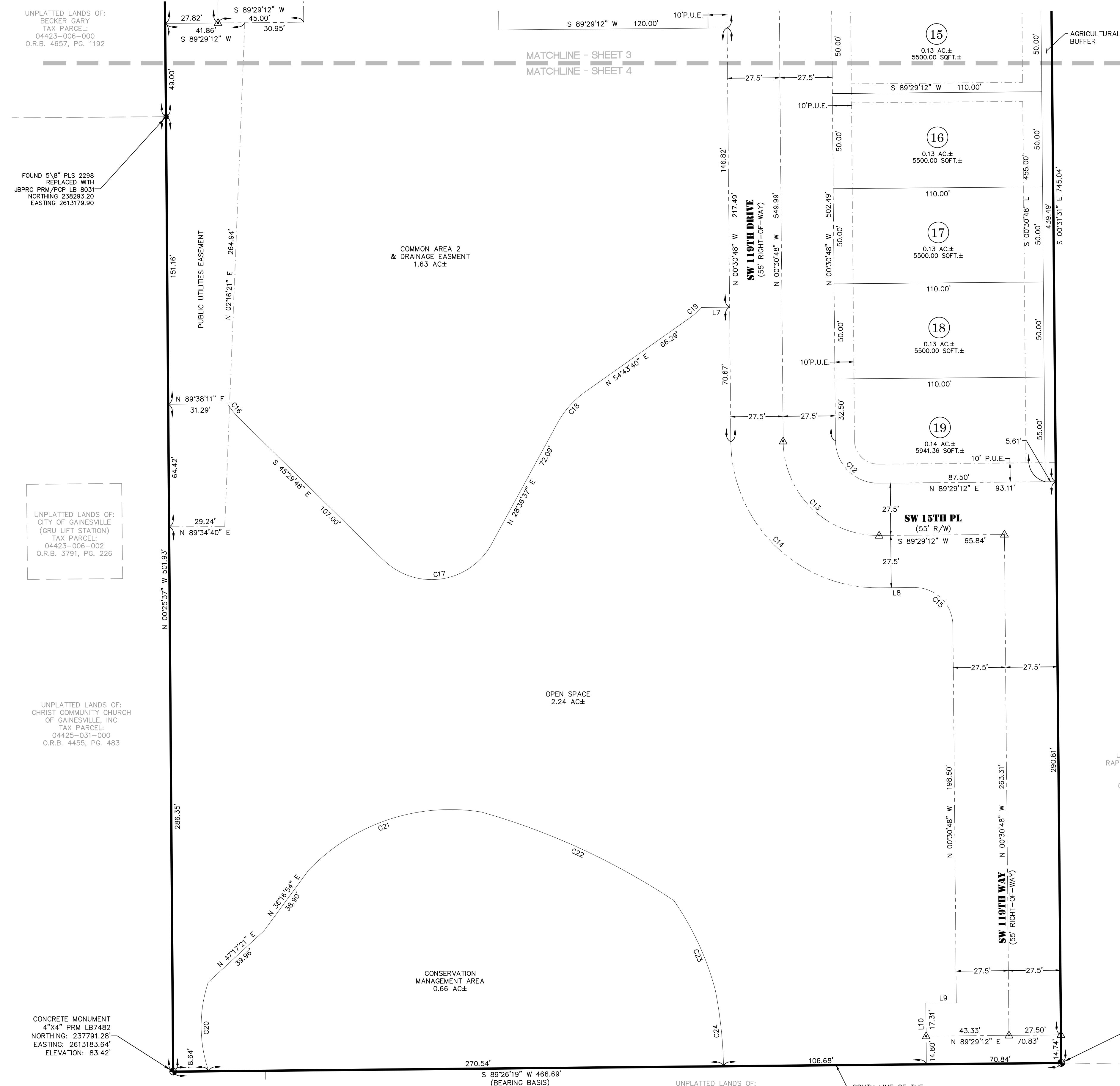
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- R = RADIUS
- SQFT. = SQUARE FEET

Line Table		
Line#	Direction	Length
L7	N89°29'12"E	15.01'
L8	S89°29'12"W	18.34'
L9	N89°29'12"E	16.00'
L10	N00°30'48"W	32.11'

Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C12	35.34'	22.50'	90°00'00"	22.50'	S45°30'48"E	31.82'
C13	78.54'	50.00'	90°00'00"	50.00'	S45°30'48"E	70.71'
C14	121.74'	77.50'	90°00'00"	77.50'	S45°30'48"E	109.60'
C15	31.42'	20.00'	90°00'00"	20.00'	N45°30'48"W	28.28'
C16	8.99'	36.00'	141°8'54"	4.52'	S38°20'21"E	8.97'
C17	66.53'	36.00'	105°5'35"	47.68'	N81°33'24"E	57.46'
C18	22.79'	50.00'	26°07'03"	11.60'	N41°40'09"E	22.60'
C19	8.67'	36.00'	13°48'14"	4.36'	N47°49'33"E	8.65'
C20	47.68'	73.00'	37°25'18"	24.72'	N00°15'02"W	46.84'
C21	100.67'	103.00'	55°59'50"	54.76'	N71°24'14"E	96.71'
C22	111.05'	360.00'	17°40'24"	55.97'	S65°16'39"E	110.61'
C23	52.08'	150.00'	19°53'28"	26.30'	S24°55'16"E	51.81'
C24	40.53'	232.00'	10°00'34"	20.32'	S06°13'20"E	40.48'



UNPLATTED LANDS OF:
BECKER GARY
TAX PARCEL:
04423-006-000
O.R.B. 4657, PG. 1192

FOUND 5/8" PLS 2298
REPLACED WITH
JBPRO PRM/PCP LB 8031
NORTHING: 238293.20
EASTING: 2613179.90

UNPLATTED LANDS OF:
CITY OF GAINESVILLE
(GRU LIFT STATION)
TAX PARCEL:
04423-006-002
O.R.B. 3791, PG. 226

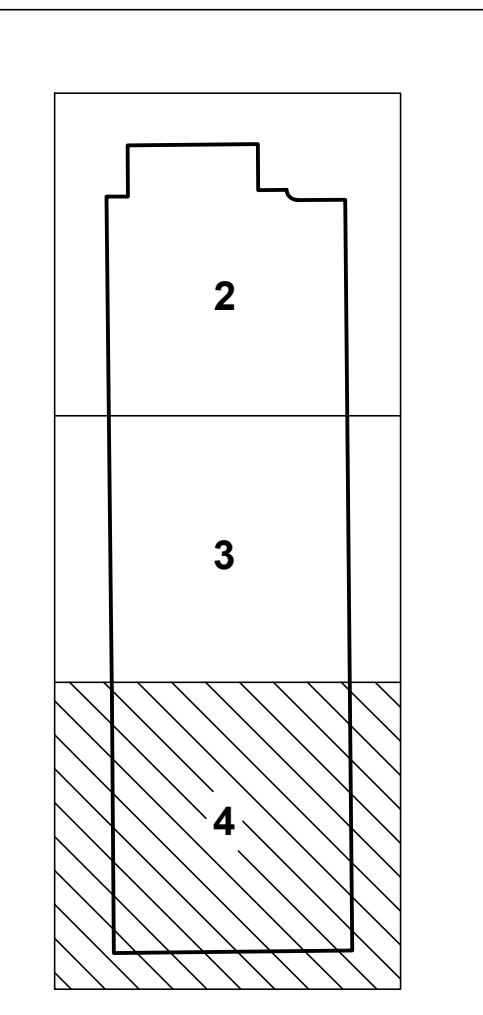
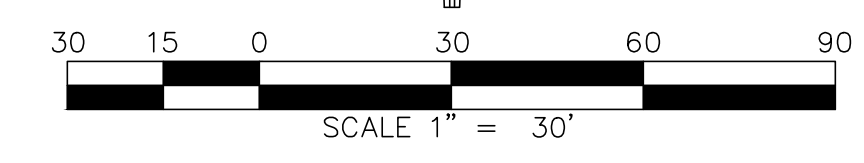
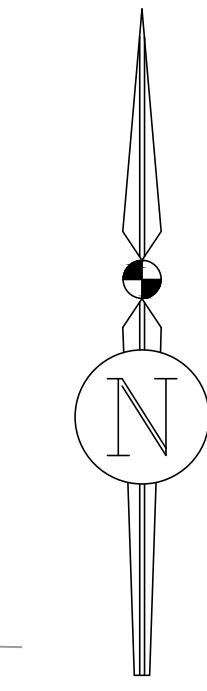
UNPLATTED LANDS OF:
CHRIST COMMUNITY CHURCH
OF GAINESVILLE, INC
TAX PARCEL:
04425-031-000
O.R.B. 4455, PG. 483

UNPLATTED LANDS OF:
RAPIER HUSTON & VANESSA
TAX PARCEL:
04423-002-005
O.R.B. 5068, PG. 252

UNPLATTED LANDS OF:
RAPIER HUSTON & VANESSA
TAX PARCEL:
04425-030-001
O.R.B. 5068, PG. 252

CONCRETE MONUMENT
4"x4" PRM LB7482
NORTHING: 237791.28'
EASTING: 2613183.64'
ELEVATION: 83.42'

CONCRETE MONUMENT
4X4 PRM LB7482
NORTHING: 237795.85'
EASTING: 2613650.30'
ELEVATION: 90.79'



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

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