

ISAACSON REPLAT

A REPLAT OF LOT 19 SHOWN ON THE PLAT OF "ROYAL OAKS"
LOCATED IN SECTION 07, TOWNSHIP 10 SOUTH, RANGE 19 EAST
ALACHUA COUNTY, FLORIDA
"PRELIMINARY – NOT FOR RECORDING"

OWNERS CERTIFICATION AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, AS OWNERS OF THE DESCRIBED LANDS, DO HEREBY CERTIFY, AS PARTNERS AND OWNERS, HAVE CAUSED SAID SURVEY AND PLAT TO BE MADE AND DO ADOPT THE SAME TO BE KNOWN AS ISAACSON REPLAT AND DO HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS AND EASEMENTS AS SHOWN HEREON.

OWNER: _____ DATE _____
OWNER: _____ DATE _____

STATE OF FLORIDA, COUNTY OF ALACHUA
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSONS HEREIN AND WHO EXECUTED THIS INSTRUMENT AND ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND & OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2021.

NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES: _____

MORTGAGE APPROVAL
I, _____, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE CERTIFICATION SHOWN HEREON.

WITNESS _____ DATE _____

WITNESS _____ DATE _____

MORTGAGE HOLDER _____ DATE _____

STATE OF FLORIDA, COUNTY OF ALACHUA
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT THIS INSTRUMENT WAS EXECUTED AS A FREE ACT AND DEED.

WITNESS MY HAND & OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2021.

NOTARY PUBLIC - STATE OF FLORIDA MY COMMISSION EXPIRES: _____

CERTIFICATE OF CLERK OF THE COURT
RECEIVED AND FILED FOR ON THIS _____ DAY OF _____ 2021

CLERK OF THE COURT _____ DATE _____

DEPUTY CLERK _____ DATE _____

CERTIFICATION AND 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:

SURVEYING REQUIREMENTS: _____ COUNTY SURVEYOR _____ DATE _____

ENGINEERING REQUIREMENTS: _____ COUNTY ENGINEER _____ DATE _____

FORM AND LEGALITY: _____ COUNTY ATTORNEY _____ DATE _____

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

RECEIVED AND FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 2021.

CLERK _____ DATE _____

CERTIFICATE OF SURVEYOR
I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED ISAACSON REPLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

DAVID M. DEREN P.S.M. _____ DATE _____
FLORIDA CERTIFICATE NO. 6946

LAND DESCRIPTION: (FIRST AMERICAN TITLE INSURANCE COMPANY;
FILE NUMBER: 2076-5498388; DATE OF POLICY: JULY 30, 2021 AT 04:36 P.M.)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ALACHUA, STATE OF FL, AND DESCRIBED AS FOLLOWS:

LOT NINETEEN (19), ROYAL OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 15 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

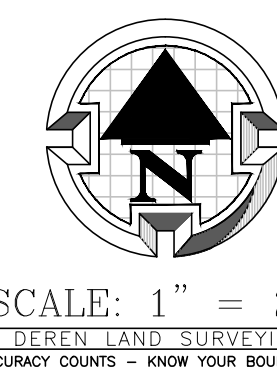
- BEARINGS HEREON ARE BASED ON THE PLAT OF "ROYAL OAKS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 15 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
- HORIZONTAL DATUM BASED ON NORTH AMERICAN DATUM OF 1983, NORTH ZONE, U.S. FOOT AS ESTABLISHED BY TRIMBLE "YRS NOW" GPS SURVEY NETWORK.
- THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING SETBACK LINES.
- THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1"10,000".
- THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
- IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.A.R.M. PANEL No. 290 OF 640, COMMUNITY PANEL No. "120001 0290 E" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE SEPTEMBER 24, 2021.
- BOUNDARY SURVEY WAS COMPLETED ON JANUARY 31st, 2023.
- THE SETBACKS SHALL BE CONSISTENT WITH THE ZONING DISTRICT SETBACKS IN CHAPTER 403, U.L.C. CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING AND DISTANCE
C1	27.51'	215.00'	07°19'51"	S04°18'34"W 27.49'

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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE 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. FLORIDA STATUTE 177.091 (28).

- LEGEND:**
- ID: IDENTIFICATION
 - R/W: RIGHT-OF-WAY
 - N: NORTHING
 - E: EASTING
 - O.R.B.: OFFICIAL RECORDS BOOK
 - P.G.: PAGE
 - (NDP): NAIL AND DISK FOUND
 - (CMS): CONCRETE MONUMENT SET
 - (CMF): CONCRETE MONUMENT FOUND
 - (IRF): IRON ROD FOUND
 - (RCS): REBAR AND CAP SET



	DAVID M. DEREN P.S.M. 4605 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	SCALE: 1" = 20' BAR IS ONE INCH ON ORIGINAL DRAWING 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
	DAVID M. DEREN P.S.M. _____ DATE _____ FLORIDA CERTIFICATE NO. 6946	

