### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 33 MINUTES, 19 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 1112.57 FEET TO THE SOUTHEAST CORNER OF STRAWBERRY FIELDS UNIT 2 REPLAT LOTS 43, 45-52 & 54-65, AS RECORDED IN PLAT BOOK 27, PAGES 74 THROUGH 75 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00 DEGREES, 46 MINUTES, 45 SECONDS WEST, ALONG THE EAST LINE OF SAID STRAWBERRY FIELDS UNIT 2 REPLAT LOTS 43, 45-52 & 54-65, AND CONTINUING ALONG THE EAST LINE OF STRAWBERRY FIELDS UNIT 2, AS RECORDED IN PLAT BOOK 25, PAGE 89 OF SAID PUBLIC RECORDS, A DISTANCE OF 332.42 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 332.5 FEET OF SAID SECTION 34: THENCE NORTH 89 DEGREES, 33 MINUTES, 04 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1112.57 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 34; THENCE SOUTH 00 DEGREES, 46 MINUTES, 49 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 332.51 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34 AND THE POINT OF BEGINNING.

CONTAINING 8.49 ACRES, MORE OR LESS.

### GENERAL NOTES

- 1. BEARINGS AS SHOWN HEREON WERE PROJECTED FROM A BEARING OF SOUTH OO DEGREES, 46 MINUTES, 49 SECONDS EAST ON THE EAST LINE OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA.
- 2. THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- 3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR 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.
- 4. THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- 5. TOTAL NUMBER OF RESIDENTIAL LOTS = 68
- 6. TOTAL ACREAGE OF SUBDIVISION =  $8.49\pm$  ACRES
- 7. ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND WERE BASED ON AN ELEVATION OF 103.355 FEET (NGVD 1929 DATUM) ON A U.S. COAST & GEODETIC SURVEY BENCHMARK 36 CMP 1964, A CONCRETE POST WITH BRASS DISK STAMPED "36 CMP 1964 103", LOCATED 0.6 MILES NORTH OF STATE ROAD No. 26 ON COUNTY ROAD No. 241. FOR THE PURPOSES OF THIS SURVEY, THE ELEVATION OF 103.355 (NGVD 1929 DATUM) WAS CONVERTED TO AN ELEVATION OF 102.571 (NAVD 1988 DATUM) USING CORPSCON V6.0.1, U.S. ARMY CORPS OF ENGINEERS.
- 8. PURSUANT TO CHAPTER 177.091(9) MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- 9. IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0290D, COMMUNITY NUMBER 120001, PANEL 0290D, WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- 10. THE COMMON AREA SHOWN HEREON SHALL BE CONVEYED TO THE TARA GREENS HOMEOWNERS ASSOCIATION, INC. FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.
- 11. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.
- 12. LINES ARE RADIAL OR NON-RADIAL AS DESIGNATED ON THE MAP PORTION OF THIS PLAT.
- 13. BUILDING SETBACK REQUIREMENTS (MINIMUM) ARE AS FOLLOWS (UNLESS OTHERWISE SHOWN): 20 FEET
  - SIDE (INTERIOR) O FEET SIDE (STREET) 0 FEET
- APPLIES TO BOTH PRIMARY AND SECONDARY STRUCTURES.
- 14. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO ALACHUA COUNTY OVER ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS, AND PRIVATE ROADWAYS FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE. THIS EASEMENT IN NO WAY OBLIGATES ALACHUA COUNTY TO TAKE ANY ACTION AND ANY ACTION VOLUNTARILY TAKEN BY ALACHUA COUNTY DOES NOT CREATE A PERMANENT OR CONTINUING OBLIGATION TO MAINTAIN AN EASEMENT.

### PURPOSE OF COMMON AREAS

OPEN SPACE NO. 1 STORMWATER & DRAINAGE; BUFFERS; COMMON AREA; OPEN SPACE OPEN SPACE NO. 2 STORMWATER & DRAINAGE; BUFFERS; COMMON AREA; OPEN SPACE OPEN SPACE NO. 3 STORMWATER & DRAINAGE; BUFFERS; COMMON AREA; OPEN SPACE STORMWATER & DRAINAGE; BUFFERS; COMMON AREA; OPEN SPACE OPEN SPACE NO. 4

### LEGEND AND ABBREVIATIONS

PSM PROFESSIONAL SURVEYOR AND MAPPER LB LICENSED BUSINESS RADIUS ARC LENGTH DELTA (CENTRAL) ANGLE CHORD BEARING

CD CHORD DISTANCE (R) RADIAL (NR) NON-RADIAL

R/W RIGHT-OF-WAY MORE OR LESS I.D. IDENTIFICATION MAG CHRISNIK'S BRAND

POB POINT OF BEGINNING PB PLAT BOOK POINT OF CURVATURE POINT OF TANGENCY O.R. OFFICIAL RECORDS BOOK PUE PUBLIC UTILITY EASEMENT

POC POINT OF COMMENCEMENT

DE DRAINAGE EASEMENT SECTION 34-9-18 SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST FFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION S.F. SQUARE FEET AC. ACRES

PRM PERMANENT REFERENCE MONUMENT PCP PERMANENT CONTROL POINT

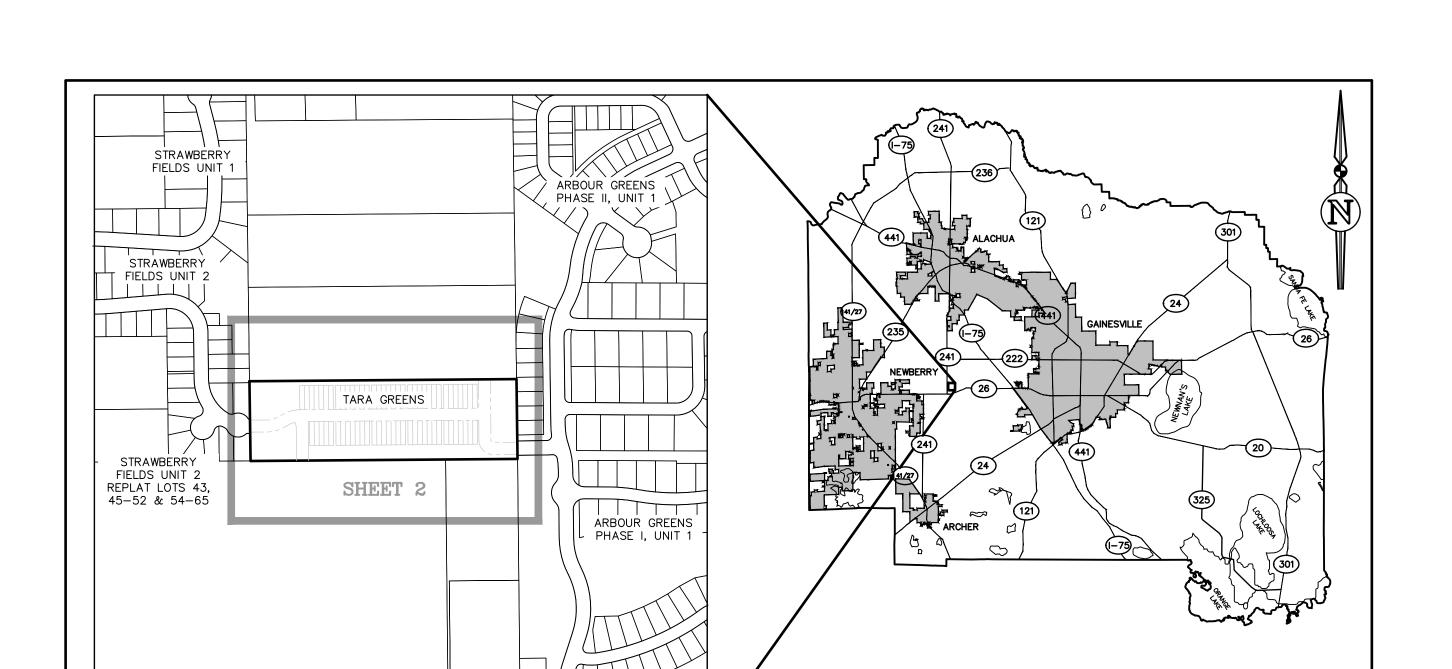
N=231668.49 STATE PLANE COORDINATES E=2636887.77 (NAD83 - FLORIDA NORTH ZONE) BSL BUILDING SETBACK LINE (TYPICAL) CEE CLAY ELECTRIC EASEMENT

● 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 STEEL WASHER "PCP LB 2389" (TO BE SET) PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)

# TARA GREENS

LYING IN SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA



## **LOCATION MAP**

ALACHUA COUNTY, FLORIDA

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.

PLAT BOOK \_\_\_\_\_, PAGE

SHEET <u>1</u> OF <u>2</u>

### CERTIFICATE AND SIGNATURE COUNTY REPRESENTATIVE

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART I, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY

CHARLIE BRECKEN, PSM COUNTY SURVEYOR PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATION No. 6763

### CERTIFICATE OF APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE ALACHUA COUNTY'S ORDINANCES AND REGULATIONS:

COUNTY ATTORNEY	DATE
CHAIR / VICE CHAIR ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS	DATE
	CHAIR / VICE CHAIR

NOT FOR FINAL RECORDING

### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "TARA GREENS" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF ANOTHER PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE SAME LEGAL ENTITY; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

EDA ENGINEERS-SURVEYORS-PLANNERS, INC. 2404 NW 43RD STREET, GAINESVILLE, FLORIDA 32606 FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389 BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687

da engineers-surveyors-planners, inc LB 2389 2404 N.W. 43rd ST, GAINESVILLE, FLORIDA 32606-6602 TEL. (352) 373-3541 FAX. (352) 373-7249

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I, SAYED MOUKHTARA, AS MANAGER/AUTHORIZED MEMBER OF TARA PHILLY, LLC, DO HEREBY CERTIFY THAT TARA PHILLY, LLC IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "TARA GREENS"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE STREETS, RIGHTS OF WAY, AND EASEMENTS AS SHOWN HEREON. MAINTENANCE OF STORMWATER FACILITIES WILL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE RIGHT TO DISCHARGE STORMWATER RESERVED UNTO THE PUBLIC.

SAYED MOUKHTARA MANAGER/AUTHORIZED MEMBER TARA PHILLY, LLC	WITNESS	WITNESS

### ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SAYED MOUKHTARA, AS MANAGER/AUTHORIZED MEMBER OF TARA PHILLY, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN

WITNESS MY HAND AND OFFICIAL SEAL THIS	DAY OFA.D. 2019.
NOTARY PUBLIC, STATE OF FLORIDA	MY COMMISSION EXPIRES

TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)

