

\\SERVER3\survey\Projects\2019\2019-0132 [Tara 23rd Avenue]\DWG\2019-0132-PLAT-1.dwg - SHEET 1
Plotted Jul 09, 2020 - 13:25:54 - fonton

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES, 24 MINUTES, 30 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 50.02 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NW 23rd AVENUE, A 100 FOOT WIDE RIGHT-OF-WAY; THENCE NORTH 89 DEGREES, 23 MINUTES, 04 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 331.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES, 23 MINUTES, 04 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 331.69 FEET; THENCE SOUTH 00 DEGREES, 30 MINUTES, 07 SECONDS EAST, A DISTANCE OF 635.27 FEET TO THE NORTHEAST CORNER OF CHELSEA LANE, AS RECORDED IN PLAT BOOK "S", PAGE 14 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES, 26 MINUTES, 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID CHELSEA LANE, A DISTANCE OF 331.57 FEET TO THE NORTHWEST CORNER OF SAID CHELSEA LANE; THENCE NORTH 00 DEGREES, 30 MINUTES, 46 SECONDS WEST, A DISTANCE OF 634.89 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID NW 23rd AVENUE AND THE POINT OF BEGINNING.

CONTAINING 4.83 ACRES, MORE OR LESS.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY OF NW 23rd AVENUE AS BEING NORTH 89 DEGREES, 23 MINUTES, 04 SECONDS EAST.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- 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.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 19
- TOTAL ACREAGE OF SUBDIVISION = 4.83± ACRES
- THE ELEVATIONS SHOWN HEREON ARE NAVD 88 DATUM AND ARE BASED UPON AN ELEVATION OF 143.72 FEET ON NGS BENCHMARK "175 73 B19" (PID ARO370).
- 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.
- 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 & 12001C0291D, COMMUNITY NUMBER 120001, PANEL D290D & D291D, WITH AN EFFECTIVE DATE OF JUNE 16, 2006.
- THE COMMON AREAS SHOWN HEREON SHALL BE CONVEYED TO THE TARA LANE HOMEOWNERS ASSOCIATION, INC. FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.
- 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 WITH AN EPOCH DATE CODE OF 2010.0000 [SPC FL N (NAD 83) (EPOCH 2010.0000)].
- LINES ARE RADIAL OR NON-RADIAL AS DESIGNATED ON THE MAP PORTION OF THIS PLAT.
- BUILDING SETBACK REQUIREMENTS (MINIMUM) ARE AS FOLLOWS (UNLESS OTHERWISE SHOWN):

FRONT	10 FEET
FRONT (GARAGE)	20 FEET
SIDE (INTERIOR)	5 FEET
SIDE (STREET)	10 FEET
REAR (PRINCIPAL)	10 FEET
REAR (ACCESSORY)	7.5 FEET
- 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.

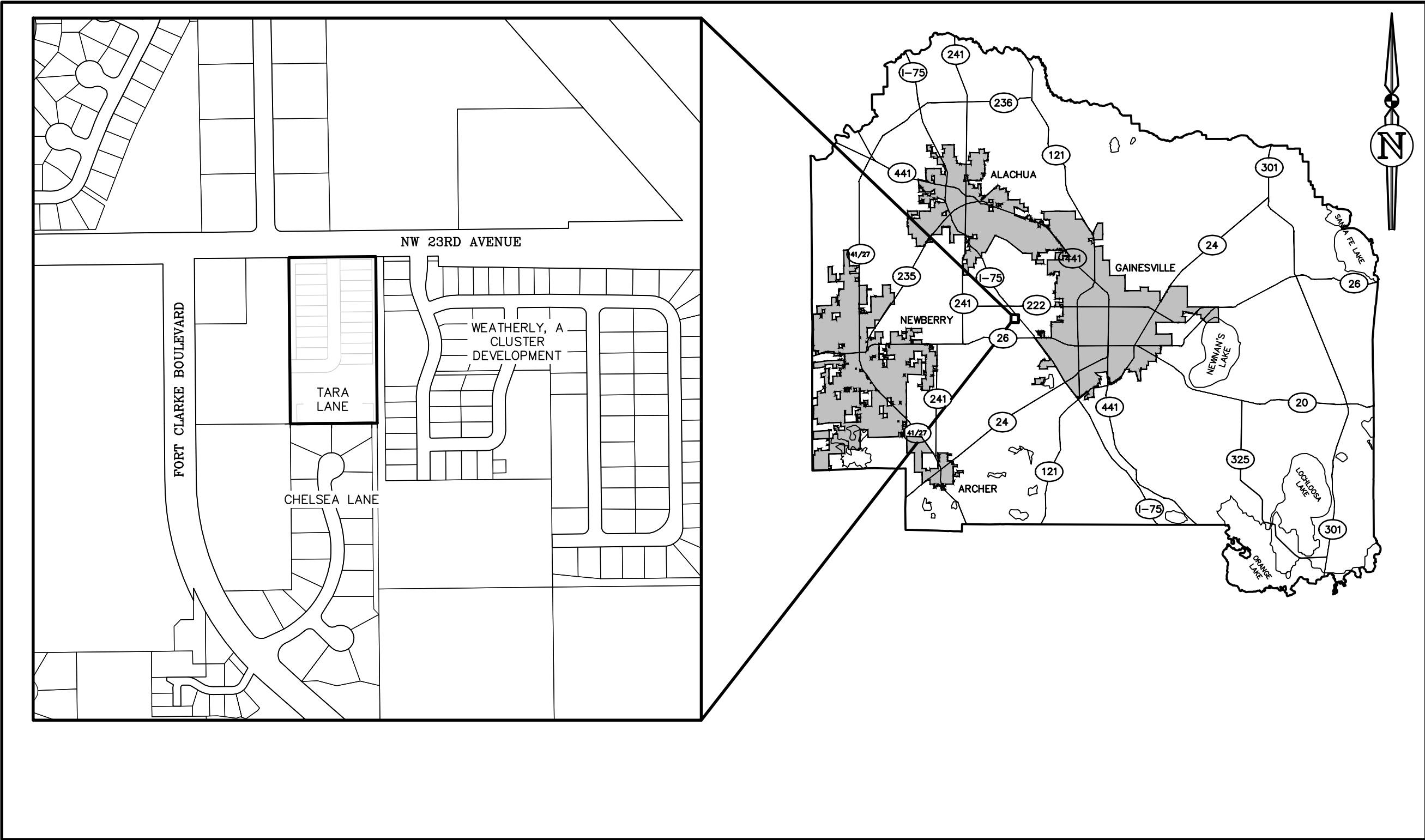
PURPOSE OF COMMON AREAS

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

LEGEND AND ABBREVIATIONS

PSM PROFESSIONAL SURVEYOR AND MAPPER	PRM PERMANENT REFERENCE MONUMENT
LB LICENSED BUSINESS	PCP PERMANENT CONTROL POINT
R RADIUS	POC POINT OF COMMENCEMENT
L ARC LENGTH	POB POINT OF BEGINNING
D DELTA (CENTRAL) ANGLE	PB PLAT BOOK
CB CHORD BEARING	PC POINT OF CURVATURE
CD CHORD DISTANCE	PT POINT OF TANGENCY
(R) RADIAL	O.R. OFFICIAL RECORDS BOOK
(NR) NON-RADIAL	PUE PUBLIC UTILITY EASEMENT
R/W RIGHT-OF-WAY	DE DRAINAGE EASEMENT
± MORE OR LESS	FFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION
I.D. IDENTIFICATION	S.F. SQUARE FEET
MAG CHRISNIK'S BRAND	AC. ACRES
N=231668.49 STATE PLANE COORDINATES	BSL BUILDING SETBACK LINE (TYPICAL)
E=2636687.77 (NAD83 - FLORIDA NORTH ZONE)	
● PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IRON ROD AND CAP "PRM LB 2389" (SET)	
● PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CONCRETE MONUMENT - SIZE AND IDENTIFICATION AS NOTED (FOUND)	
● PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH BRASS DISK "PCP LB 2389" (TO BE SET)	
● PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)	
● PERMANENT REFERENCE MONUMENT (PRM) - MAG NAIL WITH BRASS DISK "PRM LB 2389" (SET)	

TARA LANE
LYING IN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA



LOCATION MAP
ALACHUA COUNTY, FLORIDA
NOT TO SCALE

OWNER'S CERTIFICATION AND DEDICATION

I, SAYED MOUKHTARA, AS [OFFICE] OF [CORPORATION], DO HEREBY CERTIFY THAT [CORPORATION] IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "TARA LANE", 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
[OFFICE]
[CORPORATION]

WITNESS

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SAYED MOUKHTARA, AS [OFFICE] OF [CORPORATION], AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2020.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES

TYPE OF IDENTIFICATION PRODUCED
(IF NOT PERSONALLY KNOWN)

MORTGAGEE'S APPROVAL

[MORTGAGEE], AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS SHOWN HEREON AS "TARA LANE" AND TO THE DEDICATION SHOWN HEREON.

[MORTGAGEE OFFICER]
[MORTGAGEE OFFICE]
[MORTGAGEE]

WITNESS

WITNESS

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, [MORTGAGEE OFFICER], AS [MORTGAGEE OFFICE] OF [MORTGAGEE], AND DID ACKNOWLEDGE TO AND BEFORE ME THAT HE/SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2020.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES

TYPE OF IDENTIFICATION PRODUCED
(IF NOT PERSONALLY KNOWN)

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 POINTS OR MEASUREMENTS.

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

DATE

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:

ENGINEERING REQUIREMENTS

COUNTY ENGINEER

DATE

FORM AND LEGALITY

COUNTY ATTORNEY

DATE

APPROVED AND ACCEPTED BY THE ALACHUA
COUNTY BOARD OF COUNTY COMMISSIONERS

CHAIR / VICE CHAIR
ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

DATE

RECEIVED AND RECORDED ON THIS

DAY OF _____ A.D. 2020

CLERK

DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "TARA LANE" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; 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 CONSULTANTS INC. 720 S.W. 2ND AVE SOUTH TOWER, SUITE 300, GAINESVILLE, FLORIDA 32601
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687

NOT FOR FINAL RECORDING

PLAT BOOK _____, PAGE _____
SHEET 1 OF 2

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.

eda
eda consultants inc.
LB 2389
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TEL: (352) 373-3541
E-MAIL: mail@edafi.com

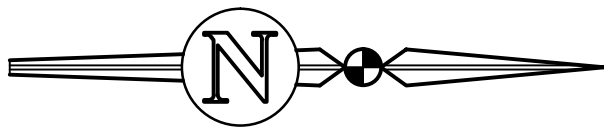
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\\SERVERS\survey\Projects\2019-0132 (Tara 23rd Avenue)\DWG\2019-0132 PLAT-f.dwg - SHEET 2

TARA LANE

LYING IN SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST,
ALACHUA COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____

SHEET 2 OF 2



0 30' 60'
1"=30'

UNPLATTED LANDS

UNPLATTED LANDS

BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM)
UNLESS OTHERWISE NOTED

FRONT	10 FEET
FRONT (GARAGE)	20 FEET
SIDE (INTERIOR)	5 FEET
SIDE (STREET)	10 FEET
REAR (PRINCIPAL)	10 FEET
REAR (ACCESSORY)	7.5 FEET

Curve Table

Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C1	90°00'00"	10.00'	15.71'	14.14'	10.00'	N 44°23'04" E
C2	30°00'00"	60.00'	31.42'	31.06'	16.08'	N 14°23'04" E
C3	60°00'00"	60.00'	62.83'	60.00'	34.64'	N 59°23'04" E

LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PRM	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS	PCP	PERMANENT CONTROL POINT
R	RADIUS	POC	POINT OF COMMENCEMENT
L	ARC LENGTH	POB	POINT OF BEGINNING
D	DELTA (CENTRAL) ANGLE	PB	PLAT BOOK
CB	CHORD BEARING	PC	POINT OF CURVATURE
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	RADIAL	O.R.	OFFICIAL RECORDS BOOK
(NR)	NON-RADIAL	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	DE	DRAINAGE EASEMENT
±	MORE OR LESS	SECTION 32-9-19	SECTION 32, TOWNSHIP 9 SOUTH, RANGE 19 EAST
I.D.	IDENTIFICATION	FFE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION
MAG	CHRISNIK'S BRAND	S.F.	SQUARE FEET
N=231668.49	STATE PLANE COORDINATES	AC.	ACRES
E=2636887.77	(NAD83 - FLORIDA NORTH ZONE)	BSL	BUILDING SETBACK LINE (TYPICAL)
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○	PERMANENT REFERENCE MONUMENT (PRM) - MAG NAIL WITH BRASS DISK "PRM LB 2389" (SET)		

POINT OF COMMENCEMENT
NW CORNER OF SECTION 32-9-19
(3/4" IRON PIPE, NO ID.)

WEST LINE OF
SECTION 32-9-19
S 00°24'30" E 50.02'

23RD AVENUE
OF NW 23RD AVENUE
(4"x4", NO ID., BROKEN)

20' PUE (O.R. 2774, PGS. 724)

N 89°23'04" E 331.34'

POINT OF BEGINNING
(3/4" IRON PIPE, NO ID.)

50' EGRESS AND INGRESS EASEMENT
O.R. 460, PAGE 446; O.R. 554, PAGE 36;
O.R. 1584, PAGE 941; & O.R. 1861, PAGE 2179

N 00°30'46" W 634.89'

COMMON AREA No. 1
12,751± S.F.

25' ROAD EASEMENT
O.R. 332, PAGE 340

50' EGRESS AND INGRESS EASEMENT
O.R. 460, PAGE 446; O.R. 554, PAGE 36;
O.R. 1584, PAGE 941; & O.R. 1861, PAGE 2179

25' ROAD EASEMENT
O.R. 332, PAGE 340

N=250,479.73'
E=2,623,352.14'

LOT 13
CHELSEA LANE
PB "S", PAGE 14

LOT 12
CHELSEA LANE
PB "S", PAGE 14

N.W. 89th DRIVE

LOT 11
CHELSEA LANE
PB "S", PAGE 14

LOT 10
CHELSEA LANE
PB "S", PAGE 14

OPEN SPACE No. 3
22,014± S.F.

COMMON AREA No. 2
1,261± Ac.

NW 89TH WAY
(50' R/W)

N 00°36'56" W 380.00'

N 89°23'04" E 331.69'

N.W. 23RD AVENUE (100' WIDE R/W)

S 00°30'07" E 75.50'

N = 250,482.91'
E = 2,623,683.69'

15' ALACHUA COUNTY ROAD DEPARTMENT EASEMENT (O.R. 378, PAGE 192)

S 00°30'07" E 635.27'

COMMON AREA No. 2

15' ALACHUA COUNTY ROAD DEPARTMENT EASEMENT (O.R. 383, PAGE 419)

15' ALACHUA COUNTY ROAD DEPARTMENT EASEMENT (O.R. 383, PAGE 419)

N=251,118.16'
E=2,623,678.13'

COMMON OPEN SPACE "A"

LOT 9
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

LOT 8
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

LOT 7
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

LOT 6
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

LOT 5
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

LOT 4
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

COMMON OPEN SPACE "C"
& DRAINAGE EASEMENT
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

LOT 3
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

LOT 2
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

LOT 1
WEATHERLY, A CLUSTER
DEVELOPMENT
PB 23, PAGE 49

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