



Curve Table						
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C2	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C3	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C4	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C5	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C6	39.27'	25.00'	90°00'00"	25.00'	S45°06'18"W	35.36'
C7	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C8	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'
C9	39.27'	25.00'	90°00'00"	25.00'	S44°53'42"E	35.36'
C10	39.27'	25.00'	90°00'00"	25.00'	S45°06'18"W	35.36'
C11	39.27'	25.00'	90°00'00"	25.00'	N44°53'42"W	35.36'
C12	39.27'	25.00'	90°00'00"	25.00'	N45°06'18"E	35.36'

Line Table		
Line#	Direction	Length
L1	S89°53'42"E	40.07'
L2	N88°31'56"E	40.09'
L3	N88°31'56"E	10.09'
L4	N26°46'24"W	22.47'
L5	S53°05'18"E	50.17'

BUILDING SETBACK REQUIREMENTS

PRIMARY BUILDING:
FRONT = 20 FEET
SIDE (INTERIOR) = 7.5 FEET
SIDE (STREET) = 10 FEET
REAR = 15 FEET

TARA FOREST EAST PHASE 1

SITUATED IN
SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

ABBREVIATIONS

C.E. = CONSTRUCTION EASEMENT
D.E. = DRAINAGE EASEMENT
F.F.E. = FINISHED FLOOR ELEVATION
JBPRO = JCBROWN PROFESSIONAL GROUP
LB = LICENSED SURVEYING BUSINESS
LLC = LIMITED LIABILITY CORPORATION
LS = LICENSED SURVEYOR
MIN = MINIMUM
NTS = NOT TO SCALE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
P.U.E. = PUBLIC UTILITIES EASEMENT
R/W = RIGHT-OF-WAY
SQFT = SQUARE FEET
TP = TAX PARCEL

SYMBOL LEGEND

BOUNDARY LINE (PLAT)
BOUNDARY LINE (LOT)
RIGHT-OF-WAY LINE
SECTION LINE
RIGHT-OF-WAY CENTER LINE
EASEMENT LINE
CONCRETE MONUMENT SET
"JBPRO PRM LB 8031"
NAIL AND DISK SET
"PCP LB 8031"
IRON ROD & CAP SET
"JBPRO PCP PRM LB 8031"
UNLESS OTHERWISE NOTED
IRON ROD & CAP SET
"JBPRO LB 8031"
BENCHMARK

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.

LEGAL DESCRIPTION - BY THIS FIRM

A PARCEL OF LAND SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°06'27" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SECTION 10, A DISTANCE OF 2702.92 FEET; THENCE RUN SOUTH 00°05'13" WEST, A DISTANCE OF 353.83 FEET TO THE NORTHWEST CORNER OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4748, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°53'42" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 576.12 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 603.50 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 533.30 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 43.90 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 175.00 FEET; THENCE RUN NORTH 00°06'18" EAST, A DISTANCE OF 240.00 FEET; THENCE RUN SOUTH 89°53'42" EAST, A DISTANCE OF 40.07 FEET TO THE WEST LINE OF ALACHUA REALTY COMPANY ADDITION AS PER THE PLAT RECORDED IN PLAT BOOK "A", PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°05'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 486.56 FEET; THENCE RUN SOUTH 00°05'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.98 FEET; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°25'29" WEST, A DISTANCE OF 748.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.86 ACRES, MORE OR LESS.

NOTES

- THE BEARINGS SHOWN HEREON ARE STATE PLANE COORDINATES, FLORIDA NORTH (NORTH AMERICAN DATUM OF 1983) BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
- THE ENTIRE PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD 'ZONE X' ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY UNPRINTED FLOOD INSURANCE RATE MAP PANEL 12001C0120D.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON FDOT CONTROL MONUMENT BENCHMARK 2626010 GPS2, SAID BENCHMARK BEING A NAIL AND BRASS DISK IN THE TOP OF A 4"x4" CONCRETE MONUMENT IN THE MEDIAN OF S.R. 25 (U.S. HWY 441), APPROXIMATELY 0.46 MILES EASTERLY FROM THE INTERSECTION OF S.R. 25 & I-75, WITH A PUBLISHED ELEVATION OF 70.86 FEET.
- THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000.
- ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PER FLORIDA STATUTE 177 PART 1 PLATTING.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY BY FLOWERS SURVEYING AND MAPPING INC COMPLETED ON APRIL 21, 2021.
- 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.
- REPRODUCED COPIES THAT ARE NOT AT 24"x36" MAY NOT BE TO SCALE.
- OFFSITE EASEMENTS SHOWN HEREON ARE NOT PART OF THIS PLAT.

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

EXAMINED ON: _____

AND

APPROVED BY: _____

PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON: _____

AND

APPROVED BY: _____

COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY

EXAMINED ON: _____

AND

APPROVED BY: _____

CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION.

MAYOR

ATTEST:

CITY MANAGER

FILED FOR RECORD ON: _____

RECEIVED AND FILED

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____

DEPUTY CLERK

DATE

Plat Book _____, Page _____ Sheet One of One

Owner's Certification and Dedication:

KNOW ALL MEN BY THESE PRESENTS, THAT TARA FOREST, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA FOREST EAST 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, AND UTILITY EASEMENTS, 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 TARA FOREST EAST HOMEOWNERS ASSOCIATION, INC. ("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. THE CITY OF ALACHUA WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THE RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA FOREST EAST HOMEOWNERS ASSOCIATION, INC., WHICH SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO THE CITY OF ALACHUA OR UTILITY PROVIDERS FOR PROPER PURPOSES.

TARA FOREST, LLC

BY: _____

PRINT NAME

WITNESS

PRINT NAME

SAYED MOUNKHARA AUTHORIZED MEMBER

Acknowledgment:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SAYED MOUNKHARA, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE MANAGER OF TARA FOREST, LLC, SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

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

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

Consent of Mortgage:

WE, THE UNDERSIGNED, HOLDERS OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 5007, PAGE 1767, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT.

WITNESS

PRINT NAME

WITNESS

PRINT NAME

SCOTT KEILING VICE PRESIDENT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

Acknowledgment on:

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME SCOTT KEILING, ON BEHALF OF THE COMPANY IN ITS CAPACITY AS THE VICE PRESIDENT OF LENNAR HOMES, LLC, SAID PERSON WAS DULY SWORN, FURNISHED FLORIDA DRIVER'S LICENSE AS IDENTIFICATION, EXECUTED THE ABOVE INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE USE AND PURPOSE HEREIN EXPRESSED, AND DID TAKE AN OATH.

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 FOREST EAST PHASE 1 AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY OTHERS COMPLETED ON 4/21/2021 AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES.

TROY V. WRIGHT, P.S.M. JCBROWN PROFESSIONAL GROUP INC. 3530 N.W. 43RD STREET GAINESVILLE, FLORIDA 32606 CERTIFICATE OF AUTHORIZATION NO. 8031

Certificate of Subdivider's Engineer:

THIS IS TO CERTIFY, THAT ON _____, CHRISTOPHER A. POTTS, PROFESSIONAL ENGINEER, AS SPECIFIED WITHIN CHAPTER 471, FLORIDA STATUTES, LICENSE NO. 73842, DOES HEREBY CERTIFY THAT AN APPROPRIATE SURVEY DOCUMENT HAS BEEN SUBMITTED TO THE CITY AS SURETY FOR THE APPROPRIATE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AND IF APPLICABLE, HAS SUBMITTED OR WILL SUBMIT "AS BUILT" DOCUMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF THE CITY OF ALACHUA, FLORIDA.

CHRISTOPHER A. POTTS JCBROWN PROFESSIONAL GROUP INC. 3530 N.W. 43RD STREET GAINESVILLE, FLORIDA 32606 CERTIFICATE OF AUTHORIZATION NO. 8031

SUBDIVIDER

TARA FOREST, LLC
7717 NW 20TH LANE
GAINESVILLE, FLORIDA 32605

JBPro
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SURVEYING | CONSTRUCTION SERVICES

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