

# Salter • Feiber

ATTORNEYS AT LAW

July 20, 2022

City of Alachua  
P.O. Box 9  
Alachua, FL 32616

Re: Proposed plats of Tara Forest East

Ladies and Gentlemen:

Pursuant to the requirements for the platting of lands in Alachua County, Florida, and the recording of said plats, this letter is written as a statement of the condition of the title of said lands as of the date of this opinion. I have examined the legal description for the proposed plat of the development, more particularly described in the enclosed Exhibit "A" (the "Property"), and find it to be accurate and further find that title to the Property as of the date of this opinion is vested in Tara Forest, LLC, a Florida limited liability company. My examination of the title further reflects the lands to be free of liens and encumbrances except as follows:

1. Property Boundary Agreement recorded in O.R. Book 3499, Page 1210, Public Records of Alachua County, Florida.
2. Mortgage recorded in O.R. Book 5007, Page 1767, Public Records of Alachua County, Florida.
3. Construction, Drainage and Public Utility Easements recorded in O.R. Book 5023, Page 515, Public Records of Alachua County, Florida.
4. Taxes for the year 2021 and all subsequent years.

Sincerely yours,



Cole A. Barnett



## EXHIBIT A

### Gainesville

3530 NW 43rd Street  
Gainesville, FL 32606

### St. Augustine

4420 US-1 S, Suite 1  
St. Augustine, FL 32086



jbpro.com



(844) Go-JBPro



contact@jbpro.com

# Tara Forest East – Phase 1

## 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 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°25'29" 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.



Civil Engineering



Surveying



Land Planning



Construction Services