

Tara Baywood – 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 SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°56'50" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BAYWOOD PHASE 1C A DISTANCE OF 85.50 FEET TO A NORTHWEST CORNER OF BAYWOOD PHASE 1B AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 04°52'19" WEST ALONG THE WEST LINE OF SAID PLAT OF BAYWOOD PHASE 1B A DISTANCE OF 60.27 FEET TO A SOUTHWEST CORNER OF SAID PLAT OF BAYWOOD PHASE 1B; THENCE DEPARTING SAID PLAT, RUN NORTH 89°54'58" WEST, A DISTANCE OF 280.91 FEET; THENCE RUN NORTH 01°44'31" WEST, A DISTANCE OF 4.97 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 99.84 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 123.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE NORTH 00°05'03" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 176.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 334.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A



DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 384.65 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 195.26 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 298.90 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 26.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 88°15'26" WEST, 7.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.60 FEET; THENCE RUN NORTH 89°54'28" WEST, A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'34" WEST ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTER AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°57'21" WEST ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD CENTER A DISTANCE OF 29.75 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BAYWOOD CENTER; THENCE DEPARTING SAID NORTH LINE OF SAID PLAT OF BAYWOOD CENTER, RUN NORTH 00°03'20" EAST ALONG THE WEST BOUNDARY OF SAID 30 FOOT EASEMENT, A DISTANCE OF 576.97 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 583.26 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 519.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 234.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 73.48 FEET TO A POINT ON THE NORTH LINE OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°26'48" EAST, A DISTANCE OF 1029.73 FEET TO A POINT ON THE WEST BOUNDARY OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA AS PER THE PLAT RECORDED IN PLAT BOOK A, PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, A DISTANCE OF 233.30 FEET; THENCE DEPARTING WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 88°46'12" WEST, A DISTANCE OF 50.01 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 01°01'24" WEST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 141.50 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 00°05'03" EAST, A

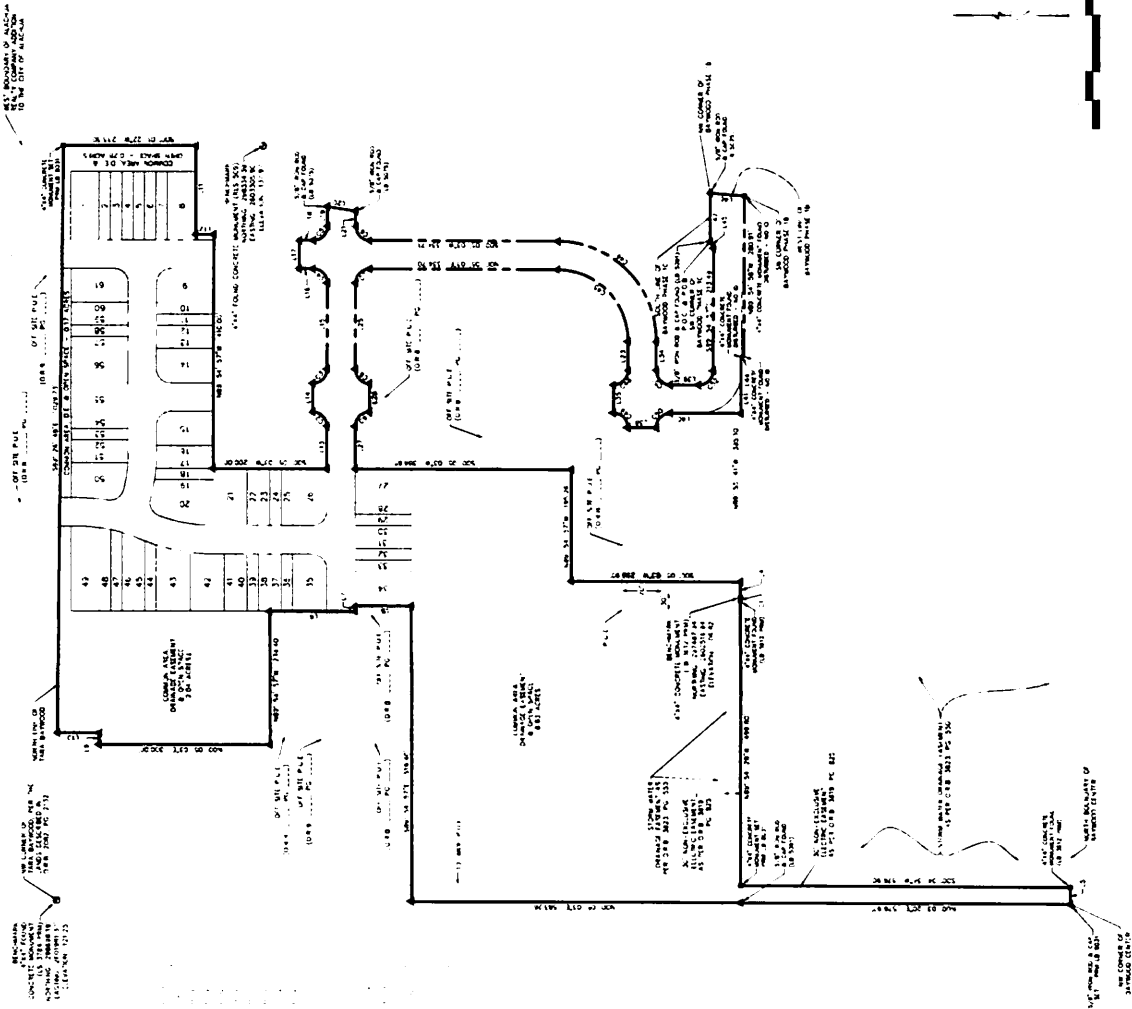
DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°51'25" EAST, A DISTANCE OF 34.64 FEET; THENCE RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET; THENCE RUN SOUTH 89°11'58" WEST, A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 334.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 247.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'02" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 213.49 FEET; THENCE RUN NORTH 63°07'23" EAST, A DISTANCE OF 13.41 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND TO THE POINT OF BEGINNING.

CONTAINING 20.25 ACRES, MORE OR LESS.

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

NOTICE:

THIS PLAT, AS RECORDED IN ITS UNWRAPPED FORM, IS THE OFFICIAL OPTION TO BE SUBMITTED TO LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED 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.

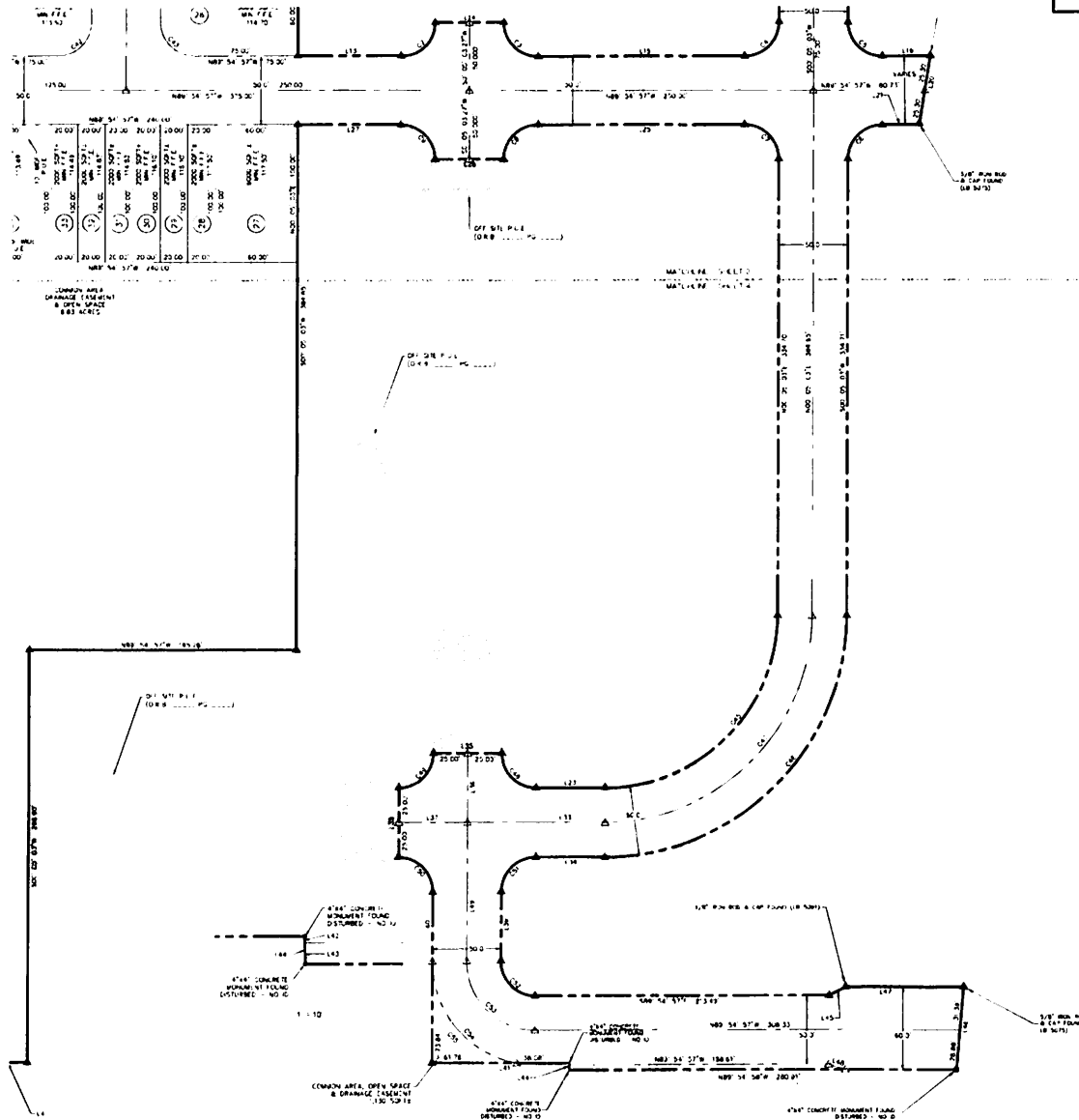


JBP 10

TARA BAYWOOD PHASE 1
SITUATED IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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.

Plat Book , Page
Sheet Four of Four

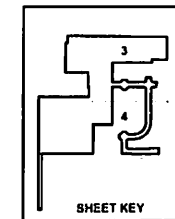


SYMBOL LEGEND

- BOUNDARY LINE (PLAT)
- BOUNDARY LINE (LOT)
- RIGHT-OF-WAY LINE
- P.U.E. LINE
- BENCHMARK
- CONCRETE MONUMENT
- 5/8\"/>

ABBREVIATIONS

- D.E. = DRAINAGE EASEMENT
- F.F.E. = FINISH OF FLOOR ELEVATION
- ID. = IDENTIFICATION
- INC. = INCORPORATED
- JAPRO. = JBRONN PROFESSIONAL GROUP
- LB. = LICENSED SURVEYING BUSINESS
- LLC = LIMITED LIABILITY CORPORATION
- MN. = MINORAL
- CR. = CATHOLIC RECORDS BOOK
- P.B. = PLAT BOOK
- P.O. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PCP. = PERMANENT CONTROL POINT
- PRM. = PERMANENT REFERENCE MONUMENT
- PSM. = PROFESSIONAL SURVEYOR AND MAPPER
- P.U.E. = PUBLIC UTILITY EASEMENT
- RAW. = RIGHT-OF-WAY
- SOFT. = SQUARE FEET
- TP. = TAX PARCEL



SHEET KEY

JBP
PRO

CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 1

This Certificate of Concurrency Compliance (also referred to as "Certificate") is hereby issued to Tara Baywood, LLC, a Florida Limited Liability Company authorized to transact business in the State of Florida, and the ("Developer ") of the Project as identified and defined below by City of Alachua, Florida ("City") this 25th day of July, 2022.

R E C I T A L S

WHEREAS, the Developer is developing a residential subdivision in the City known as Tara Baywood Phase 1 (the "Project"), legally described in attached Exhibit "A" (the "Property" or "Land") and Developer is the owner of the Property;

WHEREAS, the Property or Land for the Project is owned by Tara Baywood, LLC, a Florida Limited Liability Company;

WHEREAS, the Developer has secured a Subdivider Agreement for the Project from the City dated the 25th day of July, 2022, (herein "Subdivider Agreement") as part of the City's site-specific requirements for applications for Development permits for the subdivision as further set forth in Section 2.4.10(G)(4) of the City's Land Development Regulations (the "LDRs");

WHEREAS, the LDRs provide in Article 2, Section 2.4.14 for the issuance of a Certificate of Concurrency Compliance by the City to provide a mechanism for reviewing applications for development approval to ensure that no development order is issued unless there is adequate public facility capacity for roads, sanitary sewer, solid waste, stormwater management, potable water, recreation, or public school facilities. This review is part of a regulatory program of the City to ensure that the adopted level of service standard for each public facility is available to serve development concurrent with the impacts of development;

WHEREAS, Section 2.4.14, requires that a project have a final subdivision plat in order to be eligible for issuance of a Certificate of Concurrency Compliance;

WHEREAS, the Project is zoned Residential Single Family- 6 ("RSF-6");

WHEREAS, the Project has an approved preliminary plat approval for a residential subdivision for the Project;

WHEREAS, the Project is now ready to proceed to approval of a Final Plat comprised of 61 residential lots;

WHEREAS, the Developer intends to immediately initiate construction on the Project;

WHEREAS, the Developer of the Project agrees to submit payment for sewer connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit;

WHEREAS, the Developer of the Project further agrees to submit payment for water connection fees as determined in the City's Capital Facilities charges and as set forth in Section 38-139 of the City of Alachua Code of Ordinances, as those fees exist prior to the final inspection of each residential unit; and

WHEREAS, the City has determined that adequate water and wastewater capacity exists to the Project;

WHEREAS, the Developer acknowledges that this Certificate of Concurrency Compliance is a valid exercise of the City's police powers and is authorized by, among other things, Article VIII, Section 2(b) of the Florida Constitution, Section 163.3161, *et. seq.*, Fla. Stat., Section 163.3202, Fla. Stat., and Section 166.201 Fla. Stat.;

WHEREAS, the Developer acknowledges that this Certificate of Concurrency Compliance is governed by the City's LDRs and, as such, the Developer/Owner must utilize the administrative procedures contained in the LDRs in the event there is any dispute regarding this Certificate; and

WHEREAS, the Developer acknowledges that this Certificate of Concurrency Compliance constitutes a regulatory agreement required as part of the process for the issuance of development permits for the Project and, as such, Developer/Owner has no claim for monetary damages against the City. In the event of any dispute regarding this Certificate, Developer/Owner's sole remedy for any dispute in any way relating to this Certificate is an action for declaratory relief, and nothing in this Certificate expressed or implied waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida;

NOW THEREFORE, BASED UPON THE FOREGOING INFORMATION AND RECITALS, findings of fact and conclusion of law, the City issues this Certificate of Concurrency Compliance subject to the following conditions of issuance:

1. The above recitals and information are true and correct and are incorporated as material portions of this Certificate of Concurrency Compliance by reference.
2. The City will reserve 15,250 gallons per day (61 lots x 250 gallons per day) of wastewater capacity for the 61 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.

3. The City will reserve 16,775 gallons per day (61 lots x 275 gallons per day) of water capacity for the 61 units proposed in the Project. This capacity reservation is intended solely for residential uses to be constructed within the Project as defined by applicable development permits including, but not limited to construction plans and Subdivider Agreement, on file with the City.
4. The City will reserve the following trips of traffic capacity for the 61 units proposed in the Project as defined by applicable development permits, including construction plans and Subdividers Agreement, on file with the City: Segment 5 (US 441 from SR 235 to I-75): 446 Average Annual Daily Trips ("AADT") and 29 Peak Hour Trips.
5. The City will reserve 0.79 acres (2.6 persons per household x 61 units x 5 acres per 1,000 persons) of recreation capacity for the 61 units proposed in Tara Baywood Phase 1 as defined by applicable development permits, including but not limited to the construction plans and Subdividers Agreement, on file with the City.
6. The City will reserve 115.78 tons per year (0.73 tons per capita per year x 2.6 persons per household x 61 units) of solid waste capacity for the 61 units proposed in Tara Baywood Phase 1 as defined by applicable development permits on file, including but not limited to, construction plans and Subdividers Agreement, on file with the City.
7. The City will reserve nine (9) student stations in the Alachua School Concurrency Service Area (ACSA) for elementary schools, four (4) student stations in the Alachua SCSA for middle schools, and five (5) student stations in the Alachua SCSA for high schools, for the 61 units proposed in Tara Baywood Phase 1.
8. This Certificate of Concurrency Compliance shall remain in effect for a period of one (1) year from the date of the approval of the Subdivider Agreement between Developer and the City.
9. This Certificate of Concurrency Compliance shall be incorporated into and considered a part of the Subdividers Agreement for the Project. The failure of the Developer/Owner to comply with the term of the Subdivider Agreement shall be a default under the Subdividers Agreement and shall result in the termination of the reservations in this Certificate.
10. This Certificate of Concurrency Compliance shall not be construed to be an absolute guarantee for the reservations should events occur which are outside the control of the City.
11. The City's issuance of this Certificate does not in any way infer, imply, represent, or guarantee that the City will approve the application for any other phase of Tara Baywood. The approval of this Certificate of Concurrency Compliance for the

Project does not in any way infer, imply, represent or guarantee that a Certificate of Concurrency Compliance will be granted for any other phase of Tara Baywood.

THIS CERTIFICATE OF CONCURRENCY COMPLIANCE IS ISSUED this 25th day of July, 2022, and is subject to the terms and findings as stated herein.

Attest:

CITY OF ALACHUA

Mike DaRoza, City Manager/Clerk/
Land Development Regulations Administrator

By: _____
The Hon. Gib Coerper, Mayor

Approved as to form:

Marian B. Rush, City Attorney

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 1 was acknowledged before me, **by means of** ☐ **physical presence** or ☐ **online notarization**, on this 25th day of July, 2022, by GIB COERPER, who is (personally known to me) OR (who has produced _____ as identification).

Notary Public, State of Florida at Large
Commission No.:
Expiration: [SEAL]

[SIGNATURED CONTINUE ON NEXT PAGE]

Witnesses:

(sign) _____

(print) _____

DEVELOPERS/OWNERS

Tara Baywood, LLC,
a Florida Limited Liability Company

By: Sayed Moukhtara, Manager

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing CERTIFICATE OF CONCURRENCY COMPLIANCE FOR TARA BAYWOOD PHASE 1 was acknowledged before me, **by means of** ☐ **physical presence** or ☐ **online notarization**, on this _____ day of July _____, 2022, by Sayed Moukhtara, who is (personally known to me) OR (who has produced _____ as identification).

Notary Public, State of Florida at Large

Commission No.:

Expiration: [SEAL]

Tara Baywood – 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 SOUTHWEST CORNER OF BAYWOOD PHASE 1C AS PER THE PLAT RECORDED IN PLAT BOOK 29, PAGE 17 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN NORTH 89°56'50" EAST ALONG THE SOUTH LINE OF SAID PLAT OF BAYWOOD PHASE 1C A DISTANCE OF 85.50 FEET TO A NORTHWEST CORNER OF BAYWOOD PHASE 1B AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 78 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 04°52'19" WEST ALONG THE WEST LINE OF SAID PLAT OF BAYWOOD PHASE 1B A DISTANCE OF 60.27 FEET TO A SOUTHWEST CORNER OF SAID PLAT OF BAYWOOD PHASE 1B; THENCE DEPARTING SAID PLAT, RUN NORTH 89°54'58" WEST, A DISTANCE OF 280.91 FEET; THENCE RUN NORTH 01°44'31" WEST, A DISTANCE OF 4.97 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 99.84 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 123.84 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE NORTH 00°05'03" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 176.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 334.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 44°54'57" WEST, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 89°54'57" WEST, A



DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 384.65 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 195.26 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 298.90 FEET; THENCE RUN NORTH 89°55'41" WEST, A DISTANCE OF 26.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 115.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 88°15'26" WEST, 7.60 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.60 FEET; THENCE RUN NORTH 89°54'28" WEST, A DISTANCE OF 499.80 FEET TO A POINT ON THE EAST BOUNDARY OF A 30 FOOT NON-EXCLUSIVE ELECTRIC EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3819, PAGE 825 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'34" WEST ALONG THE EAST BOUNDARY OF SAID 30 FOOT EASEMENT A DISTANCE OF 576.90 FEET TO A POINT ON THE NORTH BOUNDARY OF BAYWOOD CENTER AS PER THE PLAT RECORDED IN PLAT BOOK 28, PAGE 91 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°57'21" WEST ALONG THE NORTH LINE OF SAID PLAT OF BAYWOOD CENTER A DISTANCE OF 29.75 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF BAYWOOD CENTER; THENCE DEPARTING SAID NORTH LINE OF SAID PLAT OF BAYWOOD CENTER, RUN NORTH 00°03'20" EAST ALONG THE WEST BOUNDARY OF SAID 30 FOOT EASEMENT, A DISTANCE OF 576.97 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 583.26 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 519.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 234.40 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 00°05'03" EAST, A DISTANCE OF 73.48 FEET TO A POINT ON THE NORTH LINE OF TARA BAYWOOD, PER THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4749, PAGE 2301, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89°26'48" EAST, A DISTANCE OF 1029.73 FEET TO A POINT ON THE WEST BOUNDARY OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA AS PER THE PLAT RECORDED IN PLAT BOOK A, PAGE 100 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 00°01'22" WEST ALONG THE WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, A DISTANCE OF 233.30 FEET; THENCE DEPARTING WEST LINE OF SAID PLAT OF ALACHUA REALTY COMPANY ADDITION TO THE CITY OF ALACHUA, RUN NORTH 89°54'57" WEST, A DISTANCE OF 155.54 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 30.25 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 260.00 FEET; THENCE RUN NORTH 88°46'12" WEST, A DISTANCE OF 50.01 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 99.00 FEET; THENCE RUN SOUTH 01°01'24" WEST, A DISTANCE OF 61.01 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 141.50 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 75.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 150.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 45°05'03" EAST, 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN NORTH 00°05'03" EAST, A

DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 25.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°51'25" EAST, A DISTANCE OF 34.64 FEET; THENCE RUN SOUTH 08°59'15" WEST, A DISTANCE OF 50.15 FEET; THENCE RUN SOUTH 89°11'58" WEST, A DISTANCE OF 26.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'03" WEST, A DISTANCE OF 334.71 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 247.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 274.89 FEET; THENCE RUN NORTH 89°54'57" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 45°05'03" WEST, 35.36 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 00°05'02" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING AND DISTANCE OF SOUTH 44°54'57" EAST, 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; THENCE RUN SOUTH 89°54'57" EAST, A DISTANCE OF 213.49 FEET; THENCE RUN NORTH 63°07'23" EAST, A DISTANCE OF 13.41 FEET TO THE SOUTHWEST CORNER OF BAYWOOD PHASE 1C AND TO THE POINT OF BEGINNING.

CONTAINING 20.25 ACRES, MORE OR LESS.



Tara Baywood - Phase 1
Engineers Opinion of Probable Cost
Date: 12/8/2021

Item #	FOOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
1	MOBILIZATION & GENERAL CONDITIONS	LS	\$40,000.00	1	\$40,000.00
2	GEOTECHNICAL TESTING	LS	\$8,000.00	1	\$8,000.00
			SUBTOTAL		\$48,000.00
Demolition, Erosion Control, Tree Protection					
3	REMOVAL OF EXISTING UTILITIES AND CONNECTIONS	LS	\$6,000.00	1	\$6,000.00
4	SILT FENCE SEDIMENT BARRIER	LF	\$0.91	3,180	\$2,893.80
5	INLET PROTECTION SYSTEMS	EA	\$121.79	25	\$3,044.75
			SUBTOTAL		\$11,938.55
Earthwork					
6	REGULAR EXCAVATION, SWALES AND BASINS	CY	\$6.98	88,800	\$619,824.00
7	EMBANKMENT	CY	\$8.14	97,000	\$789,580.00
8	RETENTION WALL, CONC. MASONRY BLOCK	LS	\$10,000.00	1	\$10,000.00
9	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	EA	\$1,500.00	1	\$1,500.00
			SUBTOTAL		\$1,420,904.00
Roadway and Sidewalk					
10	ASPHALTIC CONC, 1.25" SP-9.5 PAVEMENT	TN	\$83.82	724	\$60,652.15
11	6" LIMEROCK BASE GROUP 04	SY	\$8.35	10,525	\$87,885.61
12	12" STABILIZED SUBGRADE	SY	\$4.59	11,207	\$51,442.17
14	CONCRETE SIDEWALK, 4"	SY	\$35.85	2,648	\$94,918.85
15	TYPE E CURB AND GUTTER	LF	\$25.01	285	\$7,127.85
16	TYPE F CURB AND GUTTER	LF	\$28.16	3,330	\$93,772.80
17	MIAMI CURB AND GUTTER	LF	\$31.24	2,105	\$65,760.20
18	DETECTABLE WARNING	SF	\$32.21	310	\$9,985.10
19	STRIPING AND SIGNAGE	LS	\$9,000.00	1	\$9,000.00
			SUBTOTAL		\$480,544.73
Stormwater					
20	MITERED END SECTION, 15"	EA	\$760.00	3	\$2,280.00
21	MITERED END SECTION, 24"	EA	\$880.00	2	\$1,760.00
22	MITERED END SECTION, 36"	EA	\$1,020.00	2	\$2,040.00
23	MITERED END SECTION, 60"	EA	\$2,105.00	5	\$10,525.00
24	MANHOLE, J8	EA	\$2,400.00	5	\$12,000.00
25	INLET STRUCTURE, P5	EA	\$3,109.00	17	\$52,853.00
26	INLET STRUCTURE, P6	EA	\$5,573.40	3	\$16,720.20
27	INLET STRUCTURE, J6	EA	\$7,586.20	1	\$7,586.20
28	INLET STRUCTURE, VGI	EA	\$1,540.00	3	\$4,620.00
29	INLET STRUCTURE, TYPE C DBI	EA	\$2,675.00	1	\$2,675.00
30	INLET STRUCTURE, TYPE H DBI	EA	\$7,589.20	2	\$15,178.40
31	PIPE CULVERT, RCP, 15"	LF	\$52.00	1,540	\$80,080.00
32	PIPE CULVERT, RCP, 18"	LF	\$70.36	360	\$25,329.60
33	PIPE CULVERT, RCP, 24"	LF	\$130.47	700	\$91,329.00
34	PIPE CULVERT, RCP, 36"	LF	\$177.53	180	\$31,955.40
35	PIPE CULVERT, RCP, 60"	LF	\$277.86	420	\$116,701.20
			SUBTOTAL		\$473,633.00
Wastewater					
36	4" PVC SEWER LATERAL	LF	\$12.80	300	\$3,840.00
37	4" CLEANOUT	EA	\$34.61	29	\$1,003.69
38	6" CLEANOUT	EA	\$41.25	32	\$1,320.00
39	8" CLEANOUT	EA	\$92.89	25	\$2,322.25
40	6" PVC	LF	\$18.60	360	\$6,696.00
41	8" PVC	LF	\$22.36	5,880	\$131,476.80
42	SANITARY MANHOLE	EA	\$3,035.46	17	\$51,602.82
			SUBTOTAL		\$198,261.56
Water System					
43	2" PVC	LF	\$3.50	440	\$1,540.00
44	8" PVC	LF	\$22.36	1,200	\$26,832.00
45	12" PVC	LF	\$28.05	800	\$22,440.00
46	8" DIP	LF	\$36.28	140	\$5,079.20
47	10" DIP	LF	\$51.09	60	\$3,065.40
48	3/4" SINGLE WATER METER	EA	\$490.00	3	\$1,470.00
49	3/4" DUAL WATER METER	EA	\$726.00	42	\$30,492.00
50	3" BLOWOFF ASSEMBLY	EA	\$4,842.89	4	\$19,371.56
51	3" SAMPLE POINT	EA	\$346.75	4	\$1,387.00
52	MISC. WATER FITTINGS	LS	\$30,000.00	1	\$30,000.00
53	FIRE HYDRANT ASSEMBLY	EA	\$4,149.17	5	\$20,745.85
54	MISC. PRESSURE TESTING AND BACTERIOLOGICAL TESTING	LS	\$4,000.00	1	\$4,000.00
			SUBTOTAL		\$166,423.01
Landscape					
55	Landscape Lump Sum	LS	\$267,039.84	1	\$267,039.84
			SUBTOTAL		\$267,039.84
Entire Project					
56	CONSTRUCTION CONTINGENCY (10%)				\$306,674.47
			SUBTOTAL		\$306,674.47
Total Construction Estimate					\$3,373,419.16



Tara Baywood - Phase 1
Engineers Opinion of Probable Cost
Date: 12/8/2021

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
Roadway and Sidewalk					
1	CONCRETE SIDEWALK, 6"	SY	\$56.34	1,386	\$78,093.50
2	CONSTRUCTION CONTIGENCY (10%)				\$7,809.35
Total Construction Estimate					\$85,902.85