

Salter • Feiber

ATTORNEYS AT LAW

July 20, 2022

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

Re: Proposed plats of Tara Baywood

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 Baywood, 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. Right-of-Way Easement in favor of Clay Electric Cooperative, Inc., recorded July 30, 2008 in O.R. Book 3819, Page 825, Public Records of Alachua County, Florida.
2. Declaration of Covenants, Conditions and Restrictions by and between Lowe's Home Center, Inc., a North Carolina corporation, and Alachua Development Co., LLC, a Florida limited liability company, recorded August 7, 2008 in O.R. Book 3823, Page 517, Public Records of Alachua County, Florida.
3. Non-Exclusive Drainage Easement and Off-Site Maintenance Agreement by and between the City of Alachua, a political subdivision of the State of Florida, Alachua Development Co., LLC, a Florida limited liability company and Baywood Master Association, Inc., a Florida corporation, recorded August 7, 2008, in O.R. Book 3823, Page 550, Public Records of Alachua County, Florida.
4. Memorandum of Site Development Agreement by and between Lowe's Home Centers, Inc., a North Carolina corporation, and Alachua Development Co., LLC, a Florida limited liability company, recorded August 7, 2008, in O.R. Book 3823, Page 597, Public Records of Alachua County, Florida.
5. Right-of-Way Easement in favor of Clay Electric Cooperative, Inc., recorded May 5, 2015, in O.R. Book 4347, Page 2022, Public Records of Alachua County, Florida.
6. Baywood Master Association Declaration of Covenants, Conditions, Restrictions and Easements, recorded January 16, 2009, in O.R Book 3529, Page 1130; Amendment to Baywood Master Association Declaration of Covenants, Conditions, Restrictions, and Easements recorded August 7, 2008, in O.R. Book 3823, Page 482, Public Records of Alachua County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation

or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

7. Maintenance and Common Area Cost Sharing Agreement recorded in O.R. Book 4752, Page 361, Public Records of Alachua County, Florida.
8. Mortgage recorded in O.R. Book 5011, Page 885, Public Records of Alachua County, Florida.
9. Construction, Drainage and Public Utility Easement recorded in O.R. Book 5023, Page 824, Public Records of Alachua County, Florida.
10. Taxes for the year 2021 and all subsequent years.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'C. Barnett', with a stylized flourish at the end.

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 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



Civil Engineering



Surveying



Land Planning



Construction Services

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.