

OWNERS CERTIFICATION AND DEDICATION

TARA VILLAGE INC. DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE HEREON DESCRIBED LANDS AND DOES HEREBY ADOPT THE SAME AND CAUSE IT TO BE KNOWN AS TARA VILLAGE AND DOES HEREBY DEDICATE THE PUBIC UTILITY EASEMENTS AND ROAD RIGHTS OF WAY TO THE PUBLIC FOREVER. ALL COMMON AREAS SHALL BE CONVEYED TO THE TARA VILLAGE HOMEOWNERS ASSOCIATION, INC. FOR OWNERSHIP, MAINTENANCE AND MANAGEMENT BY A SEPARATE INSTRUMENT.

WITNESS

TARA VILLAGE, INC.
7717 NW 20TH LANE
GAINESVILLE, FL. 32605
PHONE 352-278-5317

DATE

WITNESS

ACKNOWLEDGMENT

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, _____, WHO WAS DULY SWORN AND WHO FURNISHED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION AND WHO 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 _____, A.D. 2017

NOTARY OF PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER DATE

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

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

MAYOR _____

ATTEST

CITY MANAGER FILED FOR RECORD ON: _____

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA

EXAMINED ON _____
AND APPROVED AS TO LEGAL FORM AND SUFFICIENCY BY:

CITY ATTORNEY _____

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT

EXAMINED ON _____
AND APPROVED BY:

COUNTY HEALTH DEPARTMENT _____

RECEIVED AND FILED
RECEIVED AND FILED FOR RECORD THIS DAY OF _____, A.D. 2017

CLERK OF COURT DATE

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT OF TARA VILLAGE WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

STACY A. HALL PSM 3784 DATE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EMAIL SAHALL@GEORGEFYOUNG.COM

TARA VILLAGE

SITUATED IN

SECTION 27, TOWNSHIP 8, SOUTH, RANGE 18 EAST

CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

LEGAL DESCRIPTION (BY THIS SURVEYOR)

LEGAL DESCRIPTION: BY THIS SURVEYOR

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA OF ALACHUA COUNTY FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN NORTH 01°12'59" EAST, ALONG THE WEST LINE OF SAID SECTION 27, A DISTANCE OF 726.07 FEET; THENCE RUN SOUTH 89°17'43" EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 27, A DISTANCE OF 6.18 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE EAST MAINTAINED RIGHT OF WAY LINE OF NORTHWEST 157TH STREET PER ALACHUA COUNTY RIGHT OF WAY MAINTENANCE MAP AS RECORDED IN MAP BOOK 32, PAGES 3 THROUGH 5 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA FOR THE TRUE POINT OF BEGINNING; THENCE RUN ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE THE FOLLOWING TWO (2) CALLS; (1) THENCE RUN NORTH 02°15'53" EAST, A DISTANCE OF 407.43 FEET TO A FOUND IRON ROD AND CAP (5/8" STAMPED LB5075); (2) THENCE RUN NORTH 01°28'03" EAST, A DISTANCE OF 286.02 FEET TO A SET STEEL ROD AND CAP (1/2" STAMPED PRM LB021) ON THE SOUTH LINE OF A TRACT OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 3944, PAGE 1144 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°17'20" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1224.28 FEET TO A FOUND CONCRETE MONUMENT (4"x4", STAMPED RLS 1772) ON THE WEST LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NUMBER 75 (STATE ROAD NUMBER 93 - A 300 FOOT WIDE LIMITED ACCESS RIGHT OF WAY); THENCE RUN SOUTH 21°26'10" EAST ALONG SAID WEST LIMITED ACCESS RIGHT OF LINE, A DISTANCE OF 748.32 FEET TO A FOUND CONCRETE MONUMENT (4"x4" STAMPED LS1772); THENCE RUN NORTH 89°17'43" WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1521.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.83 ACRES MORE OR LESS.

TAX PARCEL NUMBER 03974-004-000 AND A PORTION OF TAX PARCEL NUMBER 03974-005-000

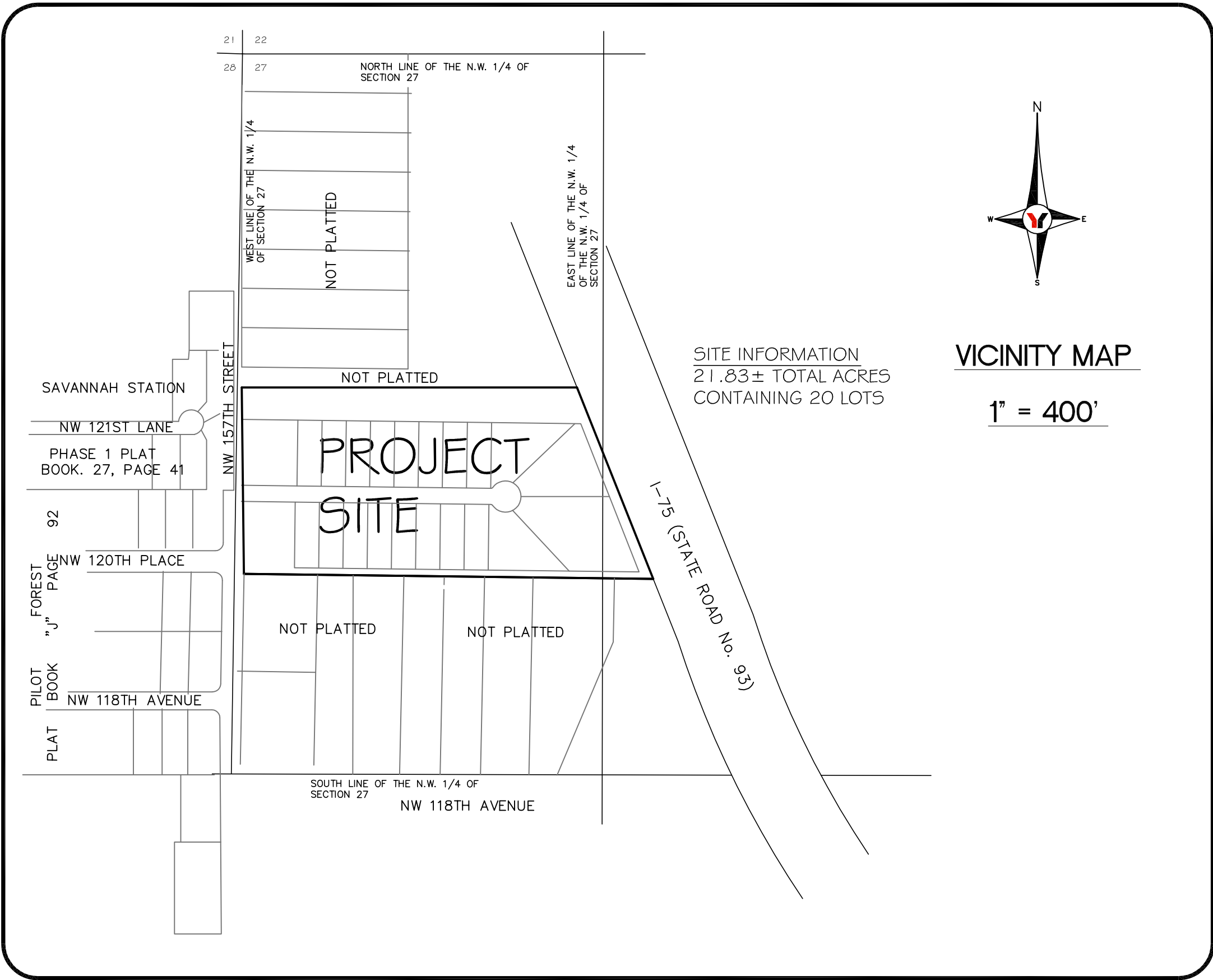
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS.

BUILDING SETBACK REQUIREMENTS:

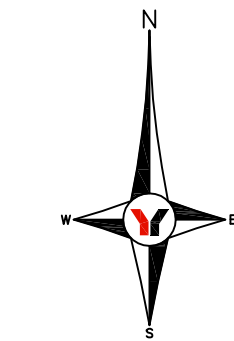
FRONT LOT LINES 15 FEET
SIDE LOT LINES 7.5 FEET
REAR LOT LINES 30 FEET

LEGEND

- SET 1/2" STEEL ROD & CAP PRM LB021
- SET 1/2" STEEL ROD & CAP LB021
- CONCRETE MONUMENT FOUND 4"x4" STAMPED "LB1772"
- IRON ROD AND CAP FOUND AS NOTED
- OHL— EXISTING OVERHEAD UTILITY LINES
- W— EXISTING WATERLINE
- ⊗ EXISTING SANITARY MANHOLE
- ◇ EXISTING UTILITY POLE
- ⊙ SET NAIL & DISK STAMPED PCP LB021 (PERMANENT CONTROL POINT PER CHAPTER 177)
- — — BUILDING SETBACK LINE
- DRAINAGE FLOW ARROW
- ⊥ PROPOSED STREET SIGN



SITE INFORMATION
21.83± TOTAL ACRES
CONTAINING 20 LOTS



VICINITY MAP

1" = 400'

NOTES

- 1.) THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SUBJECT PARCEL HAVING A BEARING OF S89°17'43"E.
- 2.) PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ALACHUA COUNTY, COMMUNITY No. 120664 PANEL No. 0120, SUFFIX D, DATED JUNE 16, 2006
- 3.) THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1":10,000'
- 4.) DATE OF PLAT DRAWING: JULY 17, 2017.
- 5.) ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.
- 6.) AS REQUIRED BY SECTION 3, #11, ORDINANCE 17-03 OF THE CITY OF ALACHUA, ALL CATEGORY I AND II EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF CONCURRENT WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY.
- 7.) THE STORM WATER MANAGEMENT SYSTEM, INCLUDING ANY ROAD SIDE DRAINAGE SWALES, SHALL BE PRIVATELY MAINTAINED AND TO INCLUDE BUT NOT BE LIMITED TO ANY SWALES, CONVEYANCE SYSTEMS, AND STORM WATER BASINS.

SUB-DIVIDER:
TARA VILLAGE, INC.
7717 NW 20TH LANE
GAINESVILLE, FL. 32605
PHONE 352-278-5317

AGENT FOR SUB-DIVIDER:
GEORGE F. YOUNG, INC.
1905 SOUTH MAIN STREET
GAINESVILLE, FL. 32601
PHONE 352-378-1444

REVISIONS

1. REVISED PER CITY COMMENTS 7/17/2017
2. REVISED PER CITY COMMENTS 8/08/2017
3. REVISED PER CITY COMMENTS 8/21/2017

TARA VILLAGE
SITUATED IN

SECTION 27, TOWNSHIP 8, SOUTH, RANGE 18 EAST

CITY OF ALACHUA

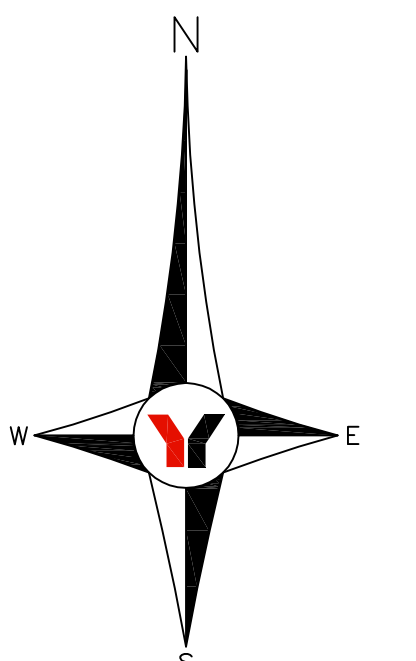
ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	55°18'12"	7.00'	6.76'	N63°03'11"E	6.76'
C-2	83°03'37"	58.00'	84.08'	S76°55'53"W	84.08'
C-3	62°14'35"	58.00'	63.01'	N30°25'01"W	63.01'
C-4	61°42'35"	58.00'	62.47'	N31°33'35"E	62.47'
C-5	83°38'37"	58.00'	84.62'	S78°47'19"E	84.62'
C-6	55°18'12"	7.00'	6.76'	N61°38'37"W	6.76'
C-7	91°33'16"	25.00'	39.95'	S43°31'05"E	39.95'
C-8	88°26'44"	25.00'	38.59'	S46°28'55"W	38.59'

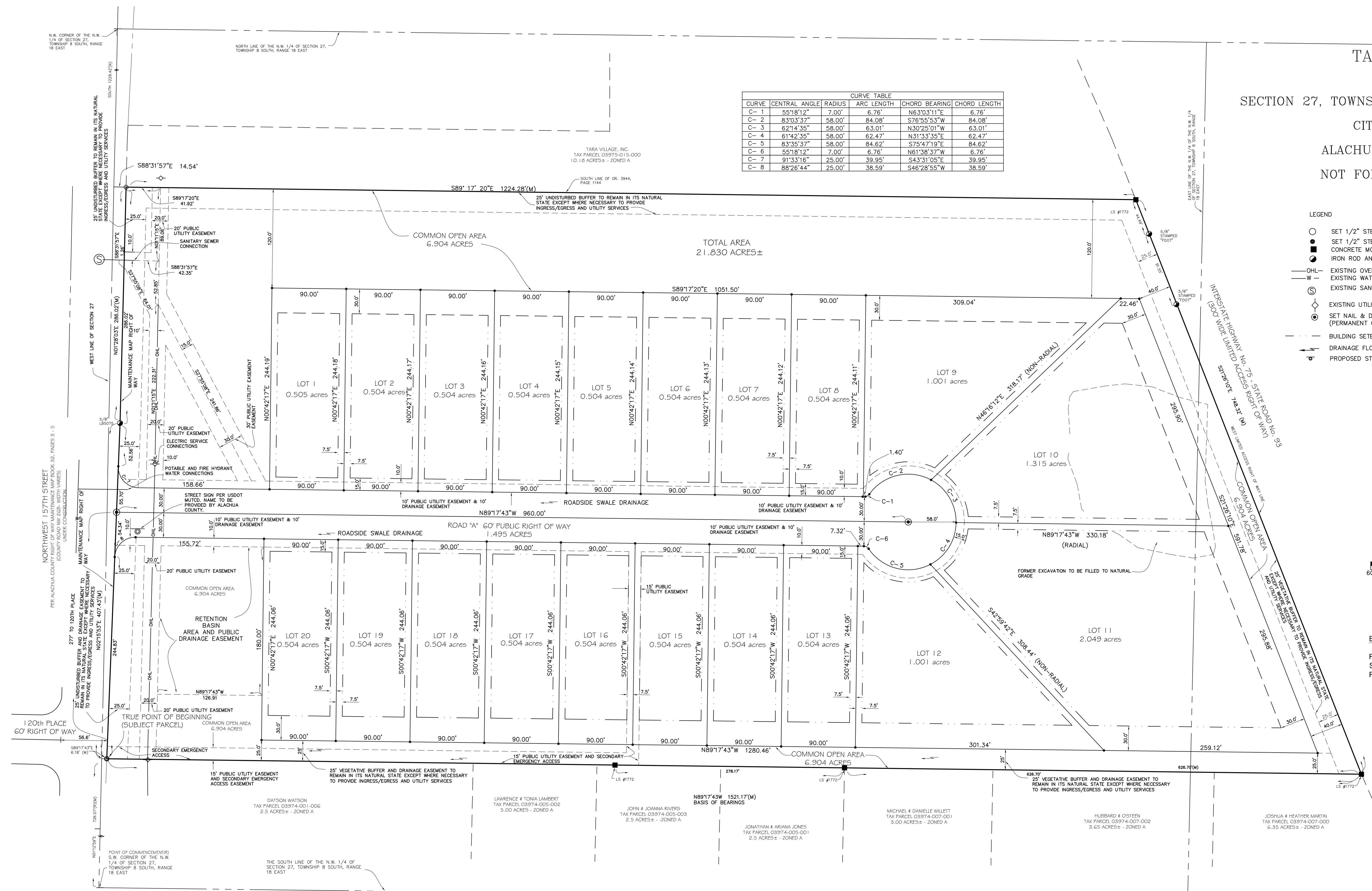
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BUILDING SETBACK REQUIREMENTS:

- FRONT LOT LINES 15 FEET
- SIDE LOT LINES 7.5 FEET
- REAR LOT LINES 30 FEET



TYPICAL RIGHT OF WAY CROSS SECTION
NOT TO SCALE

REVISIONS

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