

# A BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN

SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST

CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA

## 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 RLS1772) 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.

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SHEET S1	COVER SHEET
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SHEET S5	TREE TABLES

## NOTES

- THIS SURVEY IS A GRAPHIC DEPICTION OF THE CURRENT BOUNDARY AND VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP, NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.

- THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON THAT MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THE UNDERSIGNED HAS NOT PERFORMED AN INDEPENDENT SEARCH FOR ADDITIONAL RECORDS.

- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50' OR SMALLER.

- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS; THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

- "CERTIFICATION" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPER'S KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.

- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.

- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF GEORGE F. YOUNG, INC. AND THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- THIS SURVEY IS VALID AS TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE .

- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

- BASIS OF BEARINGS: S89°17'43"E ALONG THE SOUTH LINE OF THE SUBJECT PARCEL AS PER LEGAL DESCRIPTION IN OFFICIAL RECORD BOOK 4498, PAGE 76 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA.

- THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.

- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHT-OF-WAY, SET BACK LINES, RESERVATIONS AND AGREEMENTS.

- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.

- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0120D, COMMUNITY NUMBER 120664, PANEL 00120, SUFFIX D, EFFECTIVE DATE OF JUNE 16, 2006, THE ABOVE-DESCRIBED PROPERTY APPEARS TO BE IN ZONE X. ( AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

- ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK USED: SITE BENCHMARK BEING A FOUND 1/2 IRON ROD AND CAP STAMPED "TRAVERSE LB 5075" ON THE NORTH SIDE OF COUNTY ROAD 235 AT THE INTERSECTION OF N.W. 157TH STREET (ELEVATION 78.64') AND ALSO A SITE BENCHMARK BEING A FOUND 1/2 IRON ROD AND CAP STAMPED "TRAVERSE LB 5075" 2410' SOUTH OF THE ABOVE BENCHMARK LYING ON THE EAST SIDE OF N.W. 157TH STREET (ELEVATION 115.01') AS PER A TOPOGRAPHIC SURVEY BY CHW PROFESSIONAL CONSULTANTS, PROJECT NUMBER 16-0041, DATED 02/22/2016, AS PROVIDED TO THIS SURVEYOR. SAID SURVEY IS REFERENCED TO A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER 175T6, WITH A PUBLISHED ELEVATION OF 160.03'.

- THE COORDINATES SHOWN HEREON FOR THE TREE TABLES ARE BASED ON AN ASSUMED DATUM AND ARE NOT RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM.

LEGEND			
(R)	RECORD DATA (AS PER OFFICIAL RECORD BOOK 4498, P. 76)		
(M)	MEASURED DATA		
●	1/2" IRON PIPE NO ID		
■	CONCRETE MONUMENT FOUND 4"x4" ID AS NOTED.		
⦿	FOUND IRON ROD & CAP AS NOTED		
○	SET STEEL ROD AND CAP 1/2" STAMPED "PRM LB021"		
OR.	OFFICIAL RECORD BOOK		
P.	PAGE		
—OHL—	OVERHEAD UTILITY LINES		
—X—	WIRE FENCE LINE		
⌵	UTILITY POLE AND GUY ANCHOR		
▨	LIMEROCK		
⊙	ELECTRIC METER		
⌒	SIGN		
⌚	WATER METER		
—W—	WATER MAIN AS MARKED ON THE GROUND BY OTHERS		
⊙	SANITARY MANHOLE		
+100.0	TYPICAL SPOT ELEVATION		
○1934	TYPICAL TREE LOCATION SEE TREE TABLE ON SHEET 5 & SHEET 6 FOR INFORMATION		
⦿	BENCHMARK		

PREPARED FOR:

**TARA VILLAGE, INC.**  
7717 NW 20TH LANE  
GAINESVILLE, FL. 32605  
352-870-8772



**George F. Young, Inc.**

1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429  
PHONE (352) 378-1444 FAX (352) 372-2502  
BUSINESS ENTITY LEO1  
CIVIL & TRANSPORTATION ENGINEERING | ECOLOGY | GIS | LANDSCAPE ARCHITECTURE  
PLANNING | SURVEYING | SUBSURFACE UTILITY ENGINEERING  
GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA

STACY A. HALL PSM LS3784

DATE

THIS SURVEY CONSIST OF MULTIPLE SHEETS AND ANY ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS.

**TARA VILLAGE**  
**BOUNDARY & TOPOGRAPHIC SURVEY**

SECTION 27, TOWNSHIP 8 S., RANGE 18 E.

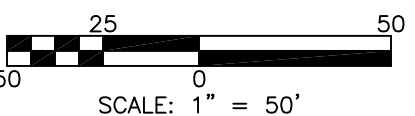
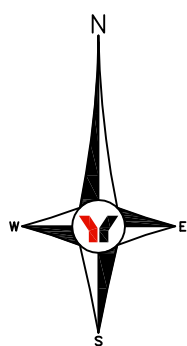
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17007200GC

SHEET NO.  
**S1** OF **S5**

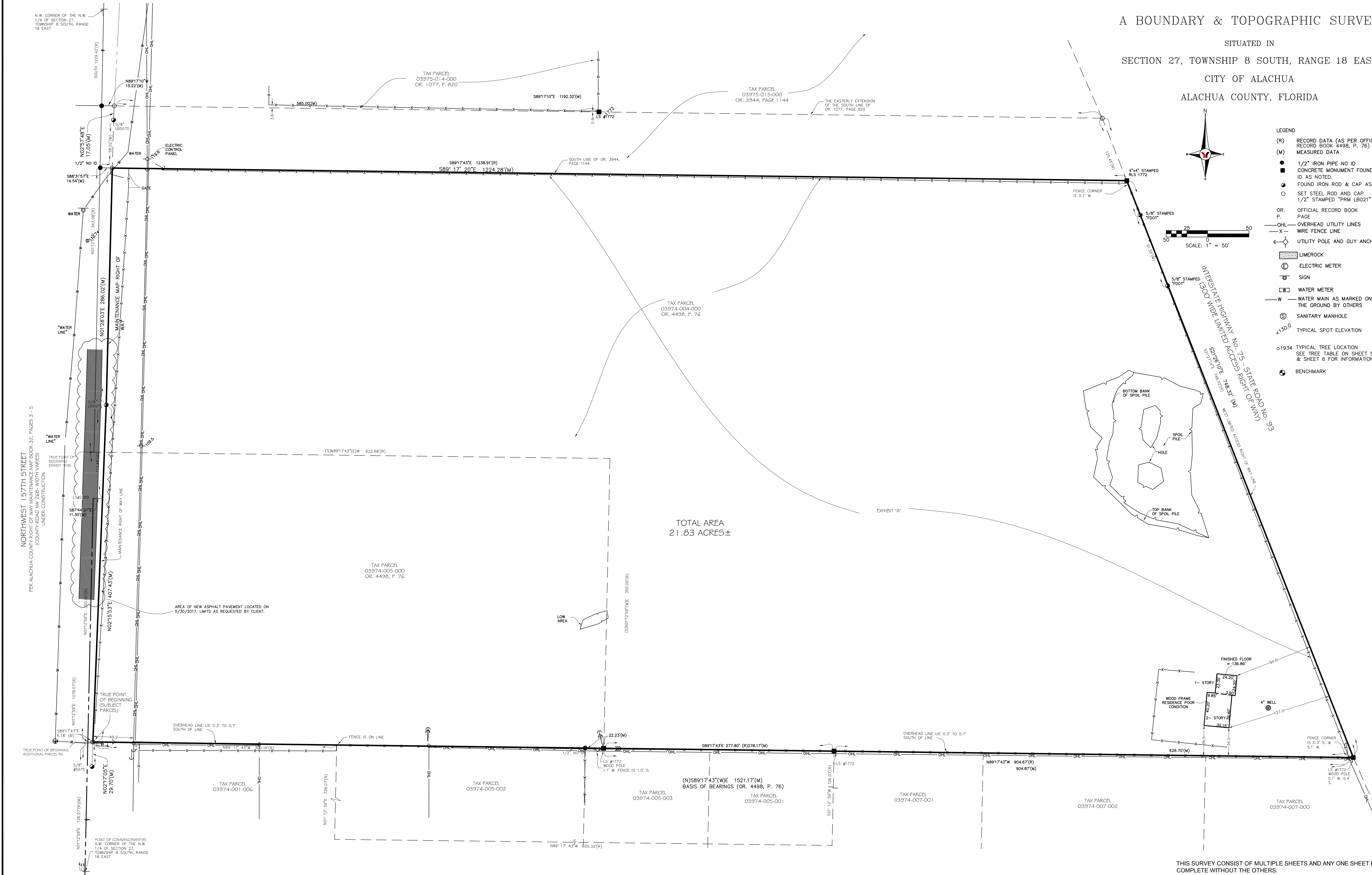
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	1	HB	6/5/2017	ADDED NEW PAVEMENT SECTION FIELD & REVISED NORTH		6			
	2			BOUNDARY LINE FIELD DATE OF 5/30/2017		7			
	3	HB	7/14/17	REMOVE "ADDITIONAL PARCEL" TEXT & REVISED TREES PER CITY'S COMMENTS		8			
	4					9			
	5					10			

A BOUNDARY & TOPOGRAPHIC SURVEY

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SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST  
CITY OF ALACHUA  
ALACHUA COUNTY, FLORIDA



- LEGEND
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  - (M) MEASURED DATA
  - 1/2" IRON PIPE NO. 10
  - CONCRETE MONUMENT FOUND 4"x4" ID AS NOTED
  - FOUND IRON ROD & CAP AS NOTED
  - SET STEEL ROD AND CAP 1/2" STAMPED "PRM LB021"
  - OR. OFFICIAL RECORD BOOK
  - P. PAGE
  - OHL — OVERHEAD UTILITY LINES
  - X — WIRE FENCE LINE
  - U — UTILITY POLE AND GUY ANCHOR
  - ◻ LIMEROCK
  - ⊕ ELECTRIC METER
  - ⊙ SIGN
  - ⊞ WATER METER
  - W — WATER MAIN AS MARKED ON THE GROUND BY OTHERS
  - ⊙ SANITARY MANHOLE
  - +130.0 TYPICAL SPOT ELEVATION
  - 1934 TYPICAL TREE LOCATION SEE TREE TABLE ON SHEET 5 & SHEET 6 FOR INFORMATION
  - ⊙ BENCHMARK



REVISED	NO.	BY	DATE	DESCRIPTION
	1			
	2			
	3			
	4			
	5			

REVISED	NO.	BY	DATE	DESCRIPTION
	6			
	7			
	8			
	9			
	10			

CREW CHIEF	INITIALS	DATE
	MH	4/25/17
	HB	5/4/17
	SAH	5/3/17
		6/3/34
		4/25/17

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BOUNDARY & TOPOGRAPHIC SURVEY  
SECTION 27, TOWNSHIP 8 S., RANGE 18 E.

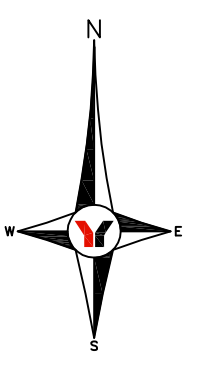
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17007200GC  
SHEET NO.  
**S2 OF S5**  
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LODGE, Bradford, J. Revised

THIS SURVEY CONSIST OF MULTIPLE SHEETS AND ANY ONE SHEET IS NOT COMPLETE WITHOUT THE OTHERS.

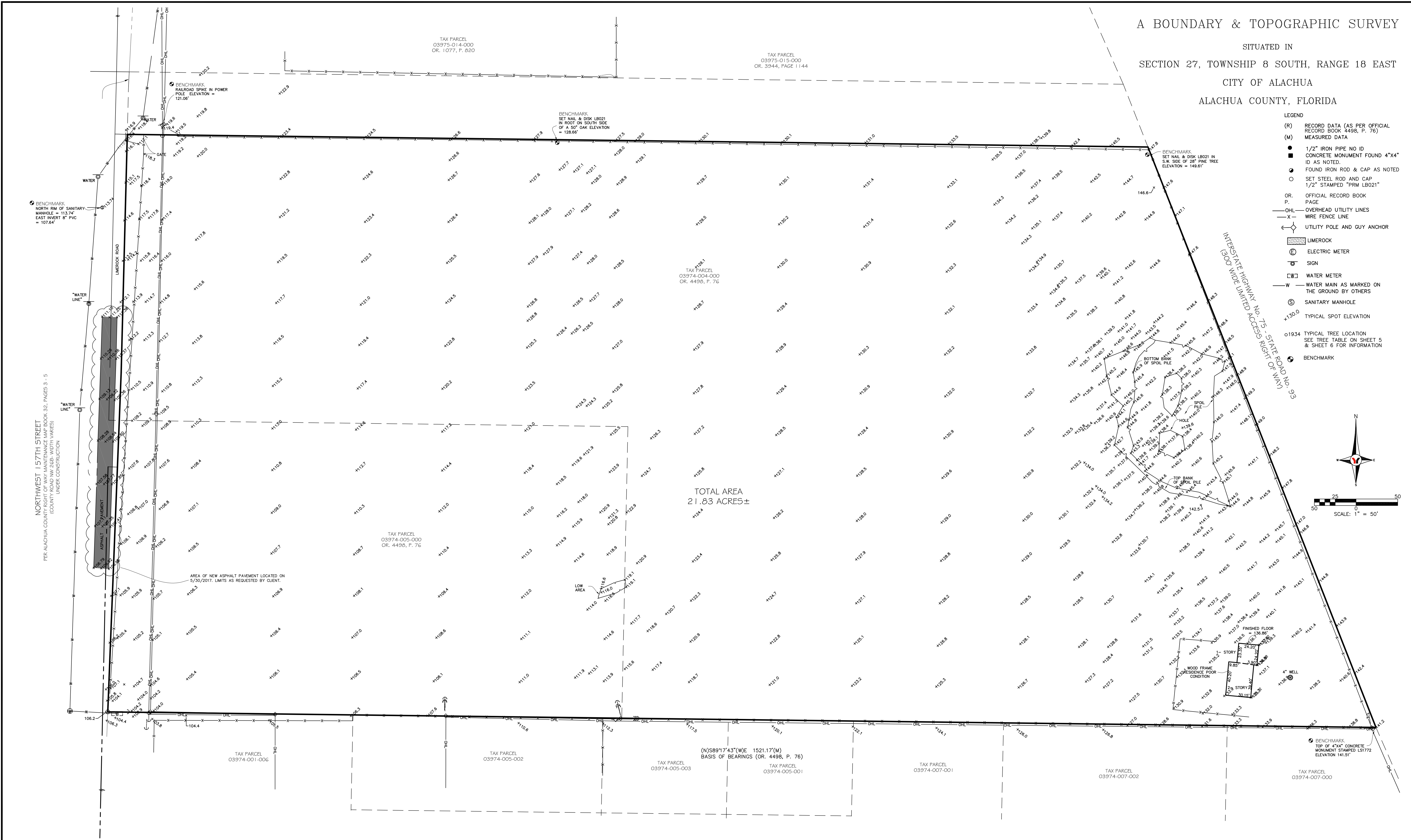
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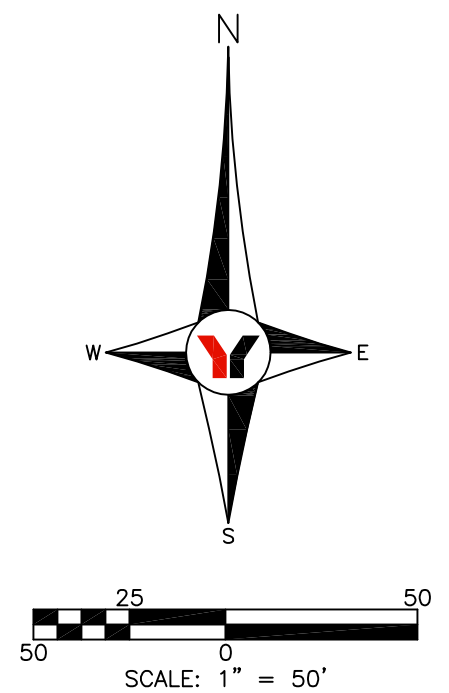


SCALE: 1" = 50'



NO. BY DATE DESCRIPTION				NO. BY DATE DESCRIPTION				INITIALS	DATE	PREPARED FOR:  <b>TARA VILLAGE, INC.</b>  7717 NW 20TH LANE GAINESVILLE, FL. 32605 352-870-8772		<b>George F. Young, Inc.</b> 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429 PHONE (352) 378-1444 FAX (352) 372-2502 BUSINESS ENTITY LB21 CIVIL & TRANSPORTATION ENGINEERING   ECOLOGY   GIS/LANDSCAPE ARCHITECTURE PLANNING   SURVEYING   SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA		<b>TARA VILLAGE</b> <b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>  SECTION 27, TOWNSHIP 8S., RANGE 18E.	JOB NO.			
REVISED				REVISED											17007200GC			
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2				7				DRAWN	HB						5/4/17			
3				8				CHECKED	SAH						5/3/17			
4				9				FIELD BOOK							663/34			
5				10				FIELD DATE		4/25/17								
														SHEET NO.				
														<b>S3</b> OF <b>S5</b>				

SITUATED IN  
SECTION 27, TOWNSHIP 8 SOUTH, RANGE 18 EAST  
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ALACHUA COUNTY, FLORIDA



REVISED	NO.	BY	DATE	DESCRIPTION	REVISED	NO.	BY	DATE	DESCRIPTION		INITIALS	DATE	
	1					6					CREW CHIEF	MH	4/25/17
	2					7					DRAWN	HB	5/4/17
	3					8					CHECKED	SAH	5/3/17
	4					9					FIELD BOOK		663/34
	5					10					FIELD DATE		4/25/17

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STACY A. HALL      PSM LS 3784

DATE \_\_\_\_\_

TARA VILLAGE  
BOUNDARY & TOPOGRAPHIC SURVEY  
SECTION 27, TOWNSHIP 8S., RANGE 18E.

JOB NO.  
17007200GC

SHEET NO.  
S4 OF S5

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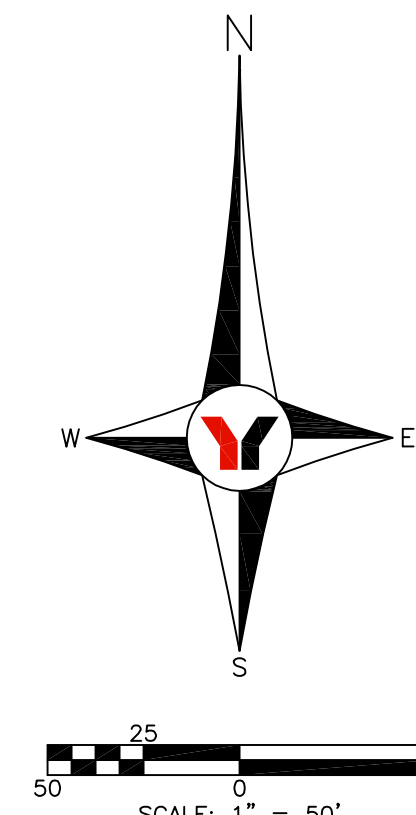
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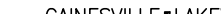
CITY OF ALACHUA

ALACHUA COUNTY, FLORIDA



50 0  
SCALE: 1" = 50'

THIS SURVEY CONSIST OF MULTIPLE SHEETS AND ANY ONE SHEET COMPLETE WITHOUT THE OTHERS.

 Since 1919	<b>George F. Young, Inc.</b> 1905 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601-8429 PHONE (352) 378-1444 FAX (352) 372-2502 BUSINESS ENTITY LB21 CIVIL & TRANSPORTATION ENGINEERING / ECOLOGY / GIS / LANDSCAPE ARCHITECTURE PLANNING / SURVEYING / SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA	<b>TARA VILLAGE</b> <b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b> SECTION 27, TOWNSHIP 8 S., RANGE 18 E.	JOB NO. <b>1700720</b> SHEET NO. <b>S5</b> OF <b>S</b>
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