

\\server3\survey\Projects\2021\2021-0077 [Tara Vista]\DWG\2021-0077-SD_Plot-PN1.dwg - Sheet 1
Plotted Jun 26, 2023 - 13:16:24 - Jared Rogers

TARA VISTA PHASE I

NOT FOR FINAL RECORDING

PLAT BOOK _____, PAGE _____

SHEET 1 OF 4

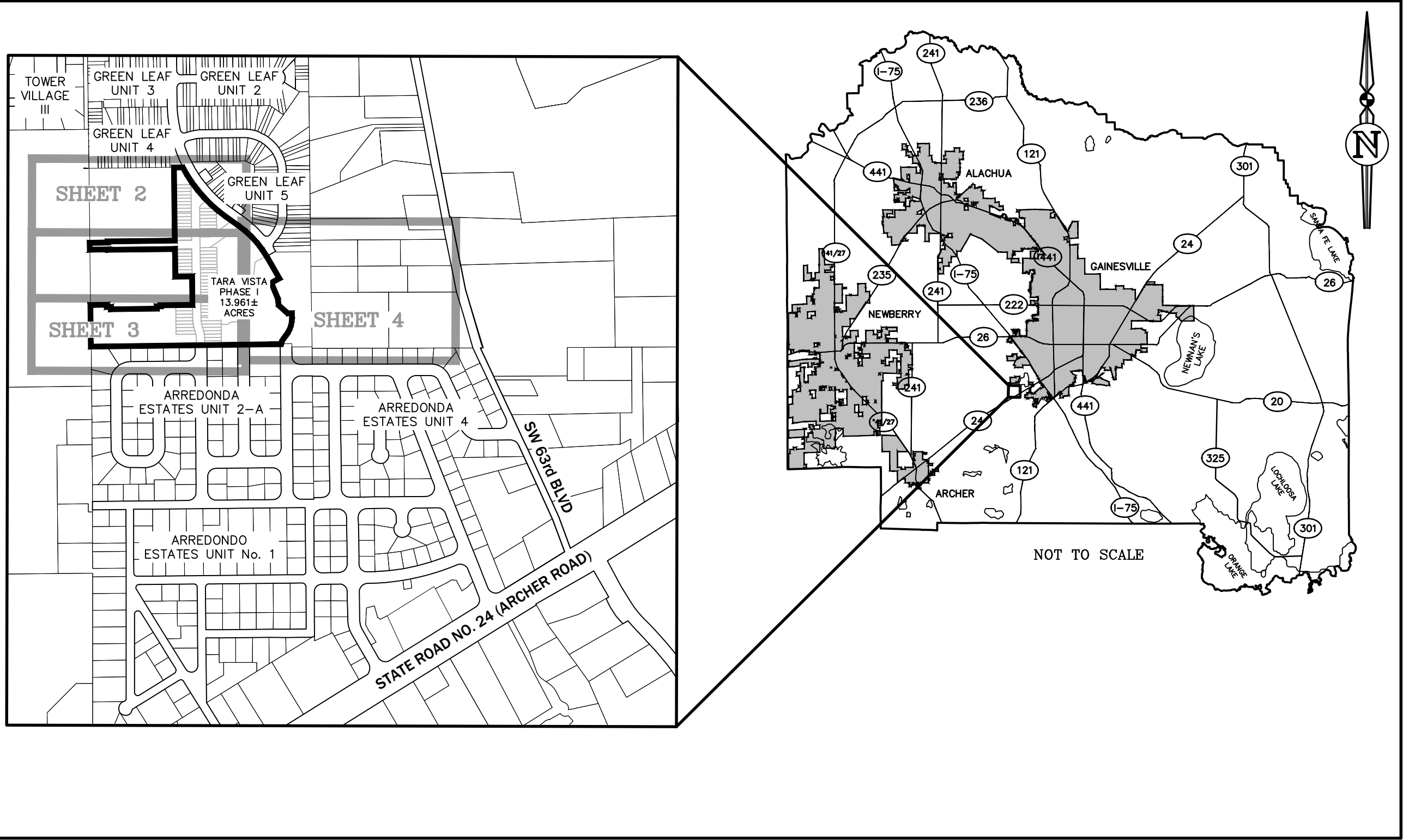
SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF SMITHERS SURVEY OF SECTIONS 21 AND 28 TP 10 S, R 19 E, PLAT BOOK "A", PAGE 113, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°45'53" WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 9.29 FEET; THENCE SOUTH 89°04'54" WEST, A DISTANCE OF 120.37 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF ARREDONDA ESTATES UNIT NO. 2-A, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "G", PAGE 58 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 00°34'43" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 19.94 FEET; THENCE SOUTH 89°05'29" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 59.83 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°05'29" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 1137.70 FEET TO THE NORTHWEST CORNER OF SAID ARREDONDA ESTATES UNIT NO. 2-A; THENCE NORTH 00°47'57" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4, A DISTANCE OF 248.56 FEET; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 99.30 FEET; THENCE SOUTH 00°54'31" EAST, A DISTANCE OF 12.96 FEET; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 00°54'31" EAST, A DISTANCE OF 14.50 FEET; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 00°54'31" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 190.00 FEET; THENCE NORTH 00°54'31" WEST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 89°05'29" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 00°54'31" WEST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 89°05'29" WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 00°54'31" WEST, A DISTANCE OF 1.96 FEET; THENCE SOUTH 89°05'29" WEST, A DISTANCE OF 108.67 FEET TO A POINT ON SAID WEST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE NORTH 00°47'57" WEST, ALONG SAID WEST LINE, A DISTANCE OF 41.59 FEET; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 108.59 FEET; THENCE NORTH 00°54'31" WEST, A DISTANCE OF 6.45 FEET; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 00°54'31" WEST, A DISTANCE OF 437.10 FEET TO A POINT ON THE SOUTH LINE OF GREEN LEAF UNIT 4, A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "M", PAGE 23 OF SAID PUBLIC RECORDS; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 53.44 FEET TO THE SOUTHEAST CORNER OF SAID GREEN LEAF UNIT 4 AND TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.W. 69TH TERRACE (60' RIGHT OF WAY), SAID POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 830.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°12'45", AN ARC DISTANCE OF 394.21 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 41°13'27" EAST, 390.51 FEET; THENCE SOUTH 54°49'49" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 93.74 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 587.00 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°38'25", AN ARC DISTANCE OF 252.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 42°30'37" EAST, 250.50 FEET; THENCE SOUTH 30°11'24" EAST, A DISTANCE OF 149.66 FEET; THENCE SOUTH 61°26'47" WEST, A DISTANCE OF 55.44 FEET; THENCE SOUTH 23°21'33" EAST, A DISTANCE OF 101.72 FEET; THENCE SOUTH 06°01'05" EAST, A DISTANCE OF 39.73 FEET; THENCE SOUTH 48°12'06" EAST, A DISTANCE OF 73.52 FEET; THENCE NORTH 89°14'07" EAST, A DISTANCE OF 25.14 FEET; THENCE SOUTH 00°45'53" EAST, A DISTANCE OF 26.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°51'22", AN ARC DISTANCE OF 118.26 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 19°09'48" WEST, 115.89 FEET; THENCE SOUTH 39°05'29" WEST, A DISTANCE OF 18.01 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°18'48", AN ARC DISTANCE OF 36.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 21°26'05" WEST, 36.40 FEET, TO THE POINT OF BEGINNING.

CONTAINING 13.961 ACRES, MORE OR LESS.



LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PAE	PUBLIC ACCESS EASEMENT
LB	LICENSED BUSINESS	PC	POINT OF CURVATURE
L	RADIUS	PCP	PERMANENT CONTROL POINT
R	ARC LENGTH	POC	POINT OF COMMENCEMENT
D	DELTA (CENTRAL) ANGLE	POB	POINT OF BEGINNING
CB	CHORD BEARING	PRM	PERMANENT REFERENCE MONUMENT
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	RADIAL	O.R.	OFFICIAL RECORDS BOOK
(NR)	NON-RADIAL	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	PDE	PRIVATE DRAINAGE EASEMENT
±	MORE OR LESS	SECTION 22-	10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
I.D.	IDENTIFICATION	FFE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION (SEE NOTE 16)
MAG	CHRISNIK'S BRAND	S.F.	SQUARE FEET
N	= 231668.49 STATE PLANE COORDINATES	AC	ACRES
E	= 2636887.77 (NAD83 - FLORIDA NORTH ZONE)	BSL	BUILDING SETBACK LINE (TYPICAL)
CM	CONCRETE MONUMENT	GRU	GAINEVILLE REGIONAL UTILITIES
PS	PLAT BOOK	IR/C	IRON ROD WITH PLASTIC CAP
●	PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)		
■	PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)		
○	PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH BRASS DISK OR 5/8" IR/C "PCP LB 2389" (TO BE SET)		
○	PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)		

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.

GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (SEE NOTE 10) WITH THE NORTH LINE OF ARREDONDA ESTATES UNIT 2-A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 58, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AS BEING SOUTH 89 DEGREES, 05 MINUTES, 29 SECONDS WEST.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO CONSTRUCTION, INSTALLATION, MAINTENANCE, OR 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" (SPECIAL FLOOD HAZARD AREAS (SFHAa) WITHOUT BASE FLOOD ELEVATION) AND A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0435E, COMMUNITY NUMBER 120001, PANEL 0435E, WITH A MAP REVISED DATE OF SEPTEMBER 24, 2021.
- TOTAL NUMBER OF RESIDENTIAL LOTS = 66
- TOTAL ACREAGE OF SUBDIVISION = 13.961± ACRES
- ELEVATIONS SHOWN HEREON WERE BASED ON AN ELEVATION OF 70.45 FEET (NAVD 1988 DATUM) ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK STATION 175 73 B11. LOCATION AND ELEVATION ARE PER NATIONAL GEODETIC SURVEY DATA SHEET FOR PID AR0405.
- PURSUANT TO CHAPTER 177.091(9) - MONUMENTS WILL BE SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP; UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011 ADJUSTMENT) [NAD83(2011)], USING THE U.S. SURVEY FOOT.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THE SETBACKS SHALL BE CONSISTENT WITH THE ZONING DISTRICT SETBACKS IN CHAPTER 403, UNIFIED LAND DEVELOPMENT CODE, CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
- THE COMMON AREAS AND PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE CONVEYED TO THE { HOME OWNERS ASSOCIATION } FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.
- AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO ALACHUA COUNTY OVER ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACIS, AND PRIVATE ROADWAYS FOR EMERGENCY ACCESS AND EMERGENCY MAINTENANCE. THIS EASEMENT IN NO WAY OBLIGATES ALACHUA COUNTY TO TAKE ANY ACTION AND ANY ACTION VOLUNTARILY TAKEN BY ALACHUA COUNTY DOES NOT CREATE A PERMANENT OR CONTINUING OBLIGATION TO MAINTAIN AN EASEMENT.
- HOME CONSTRUCTION ON LOTS 153 THROUGH 166, 175 THROUGH 182, AND 210 THROUGH 216 SHALL REQUIRE BEARING CAPACITY TESTING IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1803.5.2 REGARDING QUESTIONABLE SOILS.
- THE FINISHED FLOOR ELEVATION (FFE) SHOWN HEREON IS DEFINED AS THE LOWEST ELEVATION OF THE TOP OF THE FINISHED FLOOR OF ANY PORTION OF THE STRUCTURE INCLUDING THE LIVING AREAS, GARAGES, PORCHES, AND PATIOS.

PURPOSE OF COMMON AREAS

COMMON AREA No. 2	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 4	STORMWATER & DRAINAGE; BUFFER; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 18	BUFFER; OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 19	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 20	OPEN SPACE; PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 21	OPEN SPACE; PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 22	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 23	PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 24	COMMUNITY SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
OPEN SPACE No. 28	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 30	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 31	STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT

LOCATION AND KEY MAP

ALACHUA COUNTY, FLORIDA

OWNER'S CERTIFICATION AND DEDICATION

I, SAYED MOUKHTARA, AS MANAGER OF TARA VISTA, LLC, DO HEREBY CERTIFY THAT TARA VISTA, LLC IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "TARA VISTA PHASE I"; AND DOES HEREBY DEDICATE TO THE PUBLIC, FOREVER, THE PUBLIC STREETS, PUBLIC RIGHT-OF-WAYS, AND EASEMENTS AS SHOWN HEREON. MAINTENANCE OF STORMWATER FACILITIES AND PRIVATE DRAINAGE EASEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE RIGHT TO DISCHARGE STORMWATER RESERVED UNTO THE PUBLIC.

SAYED MOUKHTARA
MANAGER
TARA VISTA, LLC

WITNESS

WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SAYED MOUKHTARA, AS MANAGER OF TARA VISTA, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2023.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES

TYPE OF IDENTIFICATION PRODUCED
(IF NOT PERSONALLY KNOWN)

CERTIFICATE AND SIGNATURE COUNTY REPRESENTATIVE

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART I, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, ALSO THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY ORDINANCES AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SURVEYOR & MAPPER FOR ALACHUA COUNTY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION No. _____

DATE

CERTIFICATE OF APPROVAL FOR ALACHUA COUNTY, FLORIDA

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS:

ENGINEERING REQUIREMENTS

COUNTY ENGINEER

DATE

FORM AND LEGALITY

COUNTY ATTORNEY

DATE

APPROVED AND ACCEPTED BY THE ALACHUA
COUNTY BOARD OF COUNTY COMMISSIONERS

CHAIR / VICE CHAIR
ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

DATE

RECEIVED AND RECORDED ON THIS

DAY OF

A.D. 2023

CLERK

DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "TARA VISTA PHASE I" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

EDA CONSULTANTS INC.
720 SW 2ND AVENUE, SOUTH TOWER, SUITE 300, GAINESVILLE, FLORIDA 32601
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389
BY: JARED ROGERS - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 6687

eda

eda consultants inc.

LB 2389
720 S.W. 2nd Ave., South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edafl.com mail@edafl.com

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\\server2\survey\Projects\2021-0077 (Tara Vista)\DWG\2021-0077-301_Plot-PH.dwg - Sheet 2

TARA VISTA PHASE I

NOT FOR FINAL RECORDING

PLAT BOOK ____, PAGE ____

SHEET 2 OF 4

SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF SMITHERS SURVEY OF SECTIONS 21 AND 28 TP 10 S, R 19 E, PLAT BOOK "A", PAGE 113, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA

Curve Table						
Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C3	48°13'11"	50.00'	42.08'	40.85'	22.38'	N 23°12'04" E
C4	6°26'39"	830.00'	93.35'	93.30'	46.73'	N 30°50'24" W
C5	8°32'35"	830.00'	123.76'	123.64'	61.99'	N 38°20'01" W
C6	1°43'34"	830.00'	25.00'	25.00'	12.50'	N 43°28'05" W
C7	10°29'57"	830.00'	152.09'	151.88'	76.26'	N 49°34'51" W
C23	48°13'11"	25.00'	21.04'	20.42'	11.19'	S 23°12'04" W
C24	53°55'51"	305.56'	287.61'	277.11'	155.46'	N 62°08'26" E
C25	24°04'07"	587.00'	246.59'	244.78'	125.14'	N 42°47'45" W

N= 228,476.96'
E= 2,629,946.38'
(4"x4", NO ID)

LOT 19 OF SMITHERS SURVEY
OF SECTIONS 21 AND 28 TP 10 S, R 19 E
(PB "A", PAGE 113)

WEST LINE OF E 1/2 OF NW 1/4 OF SECTION 21, TOWNSHIP 10 S, R 19 E, ALACHUA COUNTY, FLORIDA
AS SHOWN IN PLAT BOOK "A", PAGE 113
OF SECTIONS 21 AND 28 TP 10 S, R 19 E (PB "A", PAGE 113)

A PORTION OF LOT 11 OF SMITHERS SURVEY
OF SECTIONS 21 AND 28 TP 10 S, R 19 E
(PB "A", PAGE 113)
NOT INCLUDED
(PROPOSED FUTURE PHASE OF TARA VISTA)

LEGEND AND ABBREVIATIONS

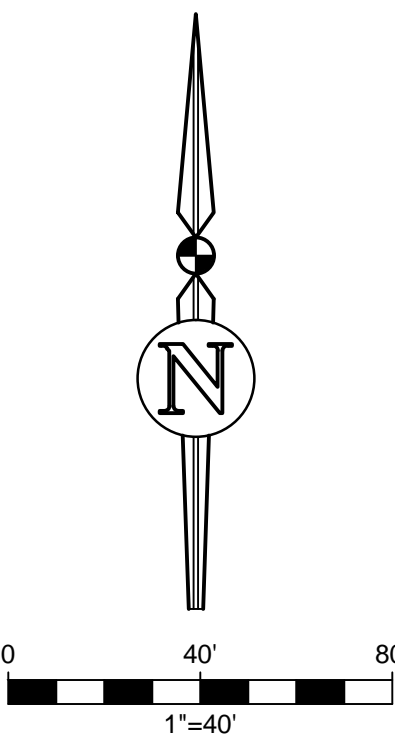
PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
R RADIUS
L ARC LENGTH
D DELTA (CENTRAL) ANGLE
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I.D. IDENTIFICATION
MAG CHRISNIK'S BRAND
N=231668.49 STATE PLANE COORDINATES
E=2636887.77 (NAD83 - FLORIDA NORTH ZONE)
CM CONCRETE MONUMENT
PB PLAT BOOK
● PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)
■ PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)
■ PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH BRASS DISK OR 5/8" IR/C "PCP LB 2389" (TO BE SET)
○ PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)

PAE PUBLIC ACCESS EASEMENT
PC POINT OF CURVATURE
PCP PERMANENT CONTROL POINT
POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
PRM PERMANENT REFERENCE MONUMENT
PT POINT OF TANGENCY
O.R. OFFICIAL RECORDS BOOK
PUE PUBLIC UTILITY EASEMENT
PDE PRIVATE DRAINAGE EASEMENT
FFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION (SEE NOTE 16)
S.F. SQUARE FEET
AC. ACRES
BSL BUILDING SETBACK LINE (TYPICAL)
GRU GAINESVILLE REGIONAL UTILITIES
IR/C IRON ROD WITH PLASTIC CAP
SECTION 22-10-19
SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
MINIMUM REQUIRED FINISHED FLOOR ELEVATION (SEE NOTE 16)

MATCH LINE 'A'

LOT 10 OF SMITHERS SURVEY
OF SECTIONS 21 AND 28 TP 10 S, R 19 E
(PB "A", PAGE 113)

A PORTION OF LOT 11 OF SMITHERS SURVEY
OF SECTIONS 21 AND 28 TP 10 S, R 19 E
(PB "A", PAGE 113)
NOT INCLUDED
(PROPOSED FUTURE PHASE OF TARA VISTA)



GREEN LEAF UNIT 5
PLAT BOOK "M", PAGE 33

MATCH LINE 'A'

OPEN SPACE
No. 28
3.41± Ac.

eda
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GAINESVILLE, FLORIDA 32601
TEL: (352) 373-3541
www.edatfi.com mail@edatfi.com

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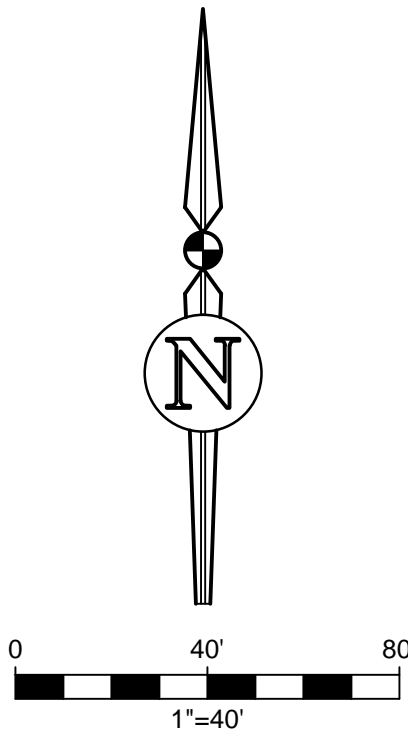
TARA VISTA PHASE I

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PLAT BOOK ____, PAGE ____

SHEET 3 OF 4

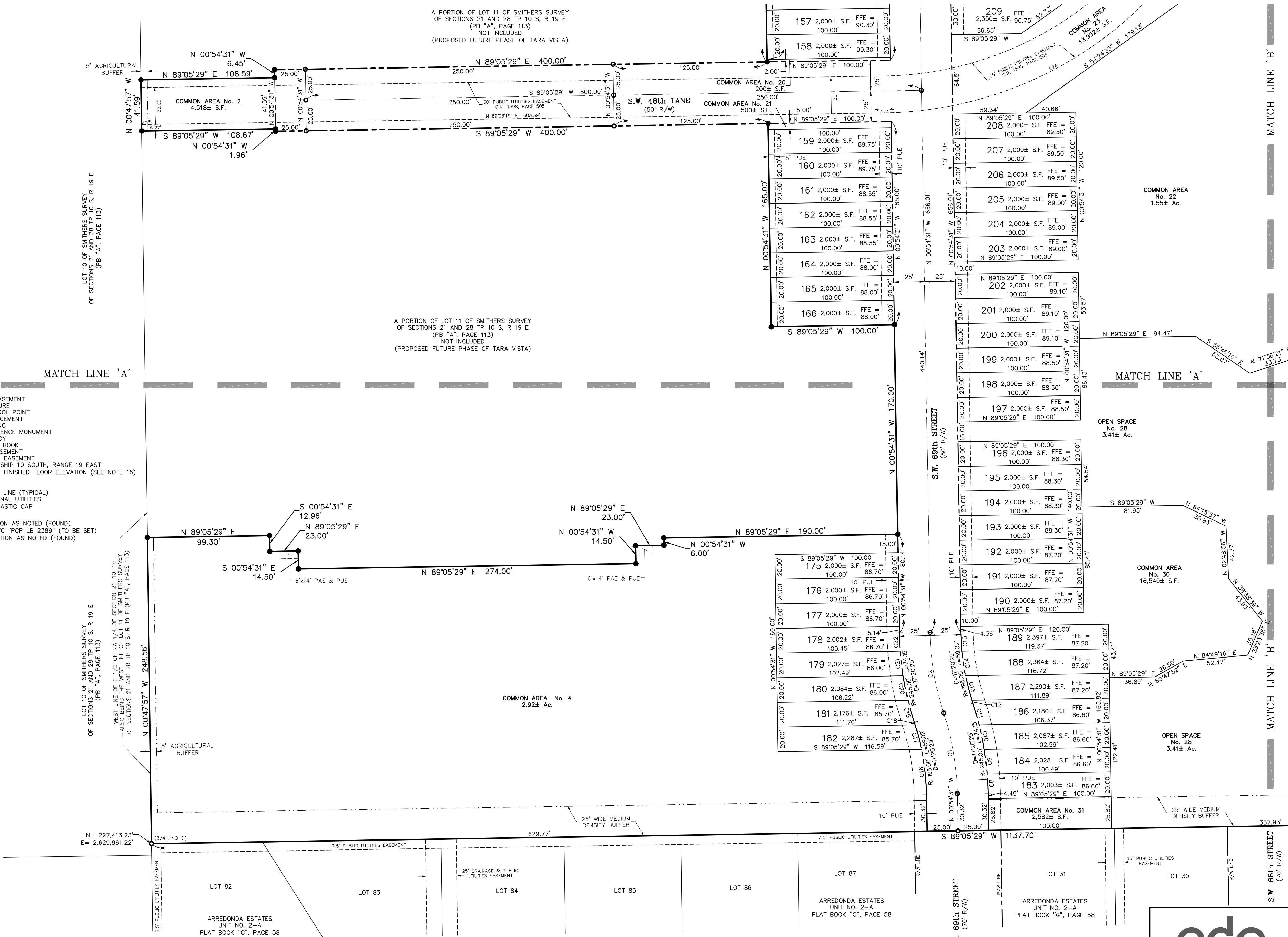
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■	PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)		
●	PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH BRASS DISK OR 5/8" IR/C "PCP LB 2389" (TO BE SET)		
○	PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND)		

Curve Table						
Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C1	17°20'29"	220.00'	66.59'	66.33'	33.55'	N 09°34'46" W
C2	17°20'29"	220.00'	66.59'	66.33'	33.55'	N 09°34'46" W
C8	3°37'46"	245.00'	15.52'	15.52'	7.76'	N 02°43'24" W
C9	4°42'15"	245.00'	20.12'	20.11'	10.06'	N 06°53'25" W
C10	4°45'42"	245.00'	20.36'	20.35'	10.19'	N 11°37'23" W
C11	4°14'47"	245.00'	18.16'	18.15'	9.08'	N 16°07'37" W
C12	0°45'46"	195.00'	2.60'	2.60'	1.30'	N 17°52'07" W
C13	6°02'52"	195.00'	20.58'	20.57'	10.30'	N 14°27'49" W
C14	5°55'51"	195.00'	20.18'	20.18'	10.10'	N 08°28'27" W
C15	4°36'01"	195.00'	15.66'	15.65'	7.83'	N 03°12'32" W
C16	10°43'31"	195.00'	36.50'	36.45'	18.30'	N 06°16'17" W
C17	6°03'10"	195.00'	20.60'	20.59'	10.31'	S 14°39'37" E
C18	0°33'48"	195.00'	1.92'	1.92'	0.96'	S 17°58'06" E
C19	4°24'09"	245.00'	18.82'	18.82'	9.42'	S 16°02'56" E
C20	4°45'33"	245.00'	20.35'	20.34'	10.18'	S 11°28'06" E
C21	4°42'10"	245.00'	20.11'	20.10'	10.06'	S 06°44'14" E
C22	3°28'38"	245.00'	14.87'	14.87'	7.44'	S 02°38'50" E
C24	53°55'51"	305.56'	287.61'	277.11'	155.46'	N 62°08'26" E



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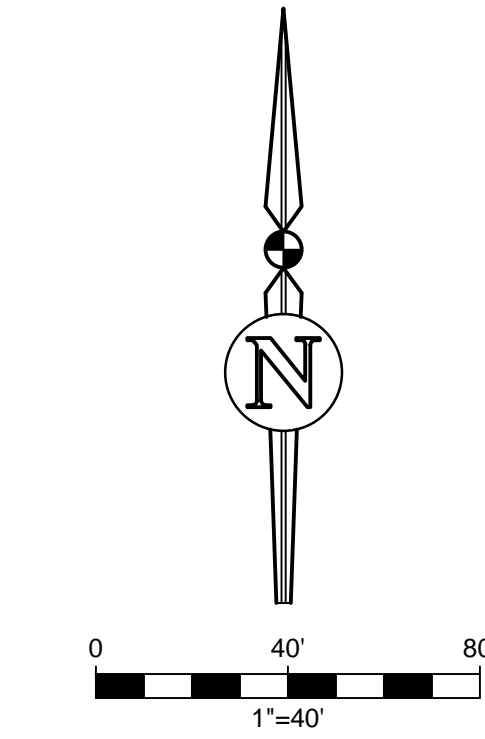
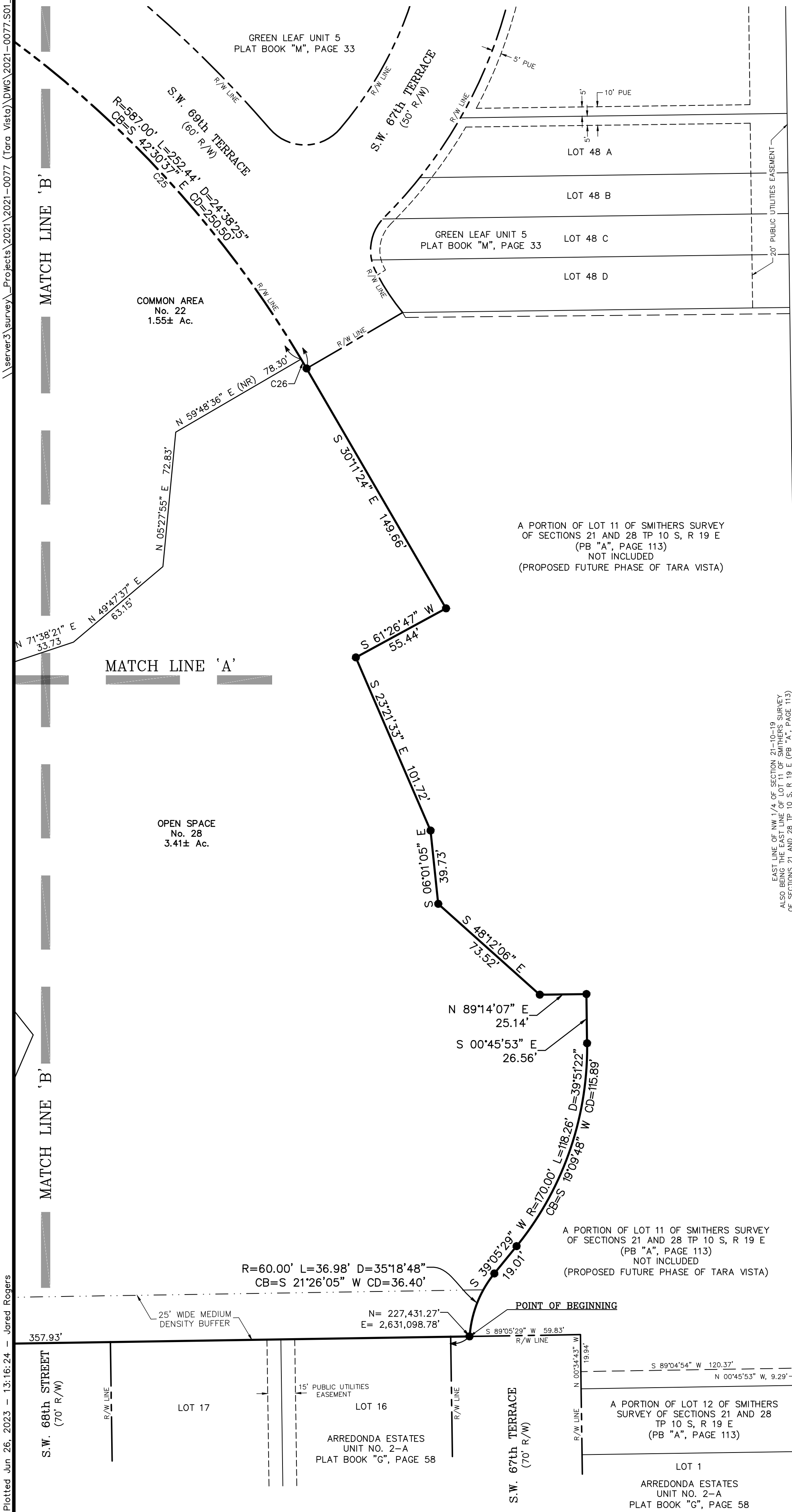
TARA VISTA PHASE I

NOT FOR FINAL RECORDING

PLAT BOOK ____, PAGE ____

SHEET 4 OF 4

SITUATED IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF SMITHERS SURVEY OF SECTIONS 21 AND 28 TP 10 S, R 19 E, PLAT BOOK "A", PAGE 113, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA



Curve Table						
Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C25	24°04'07"	587.00'	246.59'	244.78'	125.14'	N 42°47'45" W
C26	0°34'18"	587.00'	5.86'	5.86'	2.93'	N 30°28'33" W

LEGEND AND ABBREVIATIONS

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PAC	PUBLIC ACCESS EASEMENT
LB	LICENSED BUSINESS	PC	POINT OF CURVATURE
R	RADIUS	PCP	PERMANENT CONTROL POINT
L	ARC LENGTH	POC	POINT OF COMMENCEMENT
D	DELTA (CENTRAL) ANGLE	POB	POINT OF BEGINNING
CB	CHORD BEARING	PRM	PERMANENT REFERENCE MONUMENT
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	RADIAL	O.R.	OFFICIAL RECORDS BOOK
(NR)	NON-RADIAL	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	PDE	PRIVATE DRAINAGE EASEMENT
±	MORE OR LESS	SECTION 22-10-19	SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
I.D.	IDENTIFICATION	FFE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION (SEE NOTE 16)
MAG	CHRISNIK'S BRAND	S.F.	SQUARE FEET
N=2316688.49	STATE PLANE COORDINATES	AC	ACRES
E=2636887.77	(NAD83 - FLORIDA NORTH ZONE)	BSL	BUILDING SETBACK LINE (TYPICAL)
CM	CONCRETE MONUMENT	GRU	GAINESVILLE REGIONAL UTILITIES
PB	PLAT BOOK	IR/C	IRON ROD WITH PLASTIC CAP
●	PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IR/C "PRM LB 2389" (SET)		
■	PERMANENT REFERENCE MONUMENT (PRM) - 4"x4" CM - SIZE AND IDENTIFICATION AS NOTED (FOUND)		
○	PERMANENT CONTROL POINT (PCP) - MAG NAIL WITH BRASS DISK OR 5/8" IR/C "PCP LB 2389" (TO BE SET)		
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