# TARA ESMERALDA PHASE II

SITUATED IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA

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NOT FOR FINAL RECORDING

#### LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FRACTIONAL SECTION 34. TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT: THENCE SOUTH OO DEGREES, 55 MINUTES, 16 SECONDS EAST, ALONG THE CENTERLINE OF COUNTY ROAD NO. S-241 AND ALONG THE WEST LINE OF SAID FRACTIONAL SECTION 34, A DISTANCE OF 1571.02 FEET; THENCE NORTH 89 DEGREES, 31 MINUTES, 38 SECONDS EAST, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. S-241 (80 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 00 DEGREES, 55 MINUTES, 16 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 705.42 FEET; THENCE SOUTH 00 DEGREES, 45 MINUTES, 16 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 695.42 FEET; THENCE NORTH 89 DEGREES, 31 MINUTES, 10 SECONDS EAST, A DISTANCE OF 413.62 FEET; THENCE SOUTH 00 DEGREES, 51 MINUTES, 56 SECONDS EAST, A DISTANCE OF 160.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH OO DEGREES, 51 MINUTES, 56 SECONDS EAST, A DISTANCE OF 515.01 FEET; THENCE NORTH 89 DEGREES, 30 MINUTES, 17 SECONDS EAST, A DISTANCE OF 160.00 FEET; THENCE NORTH 00 DEGREES, 29 MINUTES, 43 SECONDS WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 89 DEGREES, 30 MINUTES, 17 SECONDS EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00 DEGREES, 29 MINUTES, 43 SECONDS WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES, 17 SECONDS WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 00 DEGREES, 29 MINUTES, 43 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS, AN ARC LENGTH OF 23.56 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 45 DEGREES, 29 MINUTES, 43 SECONDS WEST, 21.21 FEET; THENCE SOUTH 89 DEGREES, 30 MINUTES, 17 SECONDS WEST, A DISTANCE OF 103.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.61 ACRES, MORE OR LESS.

#### GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST, INSIDE THE ARREDONDO GRANT SHOWN HEREON AS BEING SOUTH OO DEGREES, 55 MINUTES, 16 SECONDS EAST AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT.
- 2. 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 SUCH 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.
- 4. THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0290E, COMMUNITY NUMBER 120001, PANEL 0290E, WITH A MAP REVISED DATE OF SEPTEMBER 24, 2021.
- 6. TOTAL NUMBER OF RESIDENTIAL LOTS = 16
- 7. TOTAL ACREAGE OF SUBDIVISION =  $2.61\pm$  ACRES
- ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AND WERE BASED ON AN ELEVATION OF 90.46 FEET (NGVD 1929 DATUM) ON F.D.O.T. TBM 7, A SQUARE CUT IN THE END OF A CONCRETE CURB DIVIDER AT THE ENTRANCE ROAD TO SOMERSET SUBDIVISION. FOR THE PURPOSES OF THIS SURVEY THE ELEVATION WAS CONVERTED TO 89.68 FEET (NAVD 1988 DATUM) USING CORPSCON V6.0.1. US ARMY CORPS OF ENGINEERS.
- 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.
- 10. THE COORDINATES 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. 11. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 12. 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
- 13. THE 5' WIDE AGRICULTURAL BUFFER SHOWN HEREON SHALL BE CONVEYED TO THE TARA ESMERALDA HOMEOWNERS ASSOCIATION, INC. FOR OWNERSHIP AND MAINTENANCE BY A SEPARATE DOCUMENT.
- 14. AN INGRESS AND EGRESS EASEMENT IS HEREBY DEDICATED TO ALACHUA COUNTY OVER ALL PRIVATE DRAINAGE EASEMENTS, PRIVATE STORMWATER TRACTS, 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.
- 15. 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

5' WIDE AGRICULTURAL BUFFER AGRICULTURAL BUFFER; STORMWATER & DRAINAGE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT

#### MORTGAGEE'S APPROVAL

DOROTHEA ROEBUCK-HAWES, AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4925, PAGE 2267, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS SHOWN HEREON AS "TARA ESMERALDA PHASE II" AND TO THE DEDICATION SHOWN HEREON.

DOROTHEA ROEBUCK-HAWES

ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

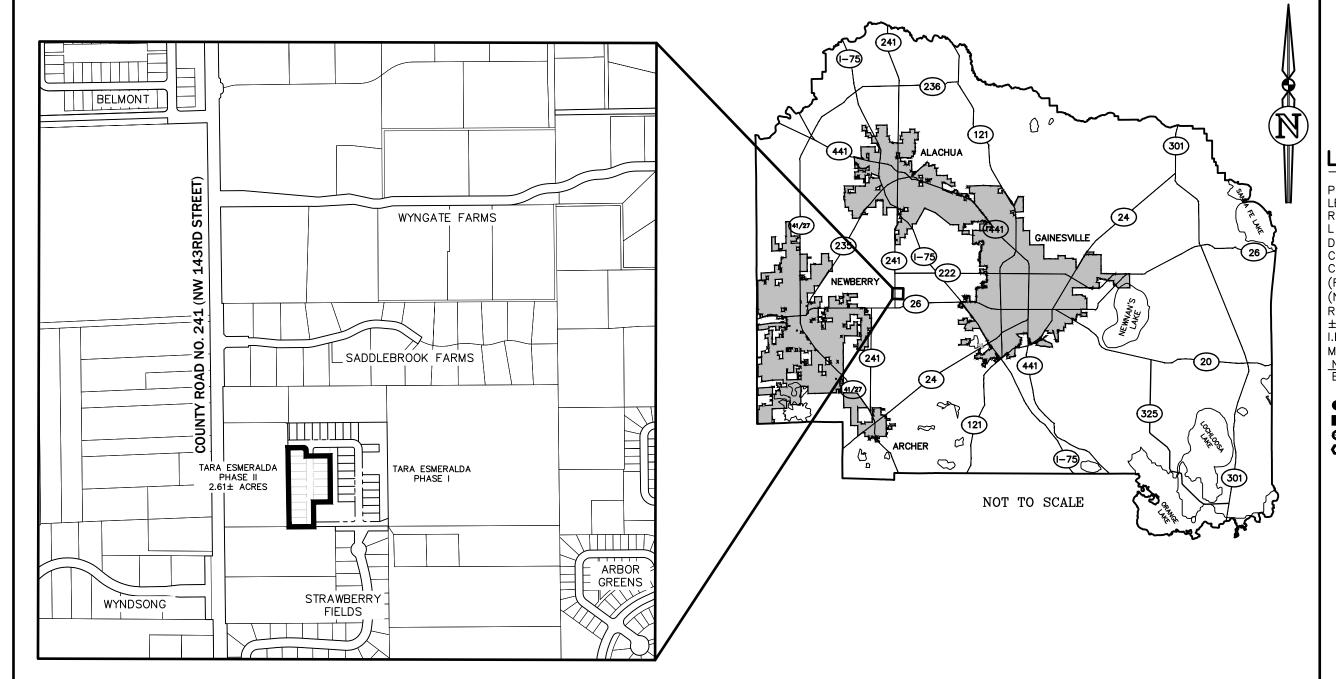
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, DOROTHEA ROEBUCK—HAWES, AND DID ACKNOWLEDGE TO AND BEFORE ME THAT SHE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

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)



#### LEGEND AND ABBREVIATIONS

N=23	PROFESSIONAL SURVEYOR AND MAPPER LICENSED BUSINESS RADIUS ARC LENGTH DELTA (CENTRAL) ANGLE CHORD BEARING CHORD DISTANCE RADIAL NON-RADIAL RIGHT-OF-WAY MORE OR LESS IDENTIFICATION CHRISNIK'S BRAND 31668.49 STATE PLANE COORDINATES G36887.77 (NAD83 - FLORIDA NORTH ZON		POC POB PB PC PT O.R. PAE PUE DE 34-9-18 FFE S.F. AC.	PERMANENT CONTROL POINT POINT OF COMMENCEMENT POINT OF BEGINNING PLAT BOOK POINT OF CURVATURE POINT OF TANGENCY OFFICIAL RECORDS BOOK PUBLIC ACCESS EASEMENT PUBLIC UTILITY EASEMENT DRAINAGE EASEMENT SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST
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PERMANENT REFERENCE MONUMENT (PRM) - 5/8" IRON ROD & CAP "PRM LB 2389" (SET)

PERMANENT REFERENCE MONUMENT (PRM) - CONCRETE MONUMENT - SIZE AND IDENTIFICATION AS NOTED (FOUND) PERMANENT CONTROL POINT (PCP) - MÁG NAIL WITH BRASS DISK OR 5/8" IRON ROD & CAP "PCP LB 2389" (TÓ BE SET) PERMANENT REFERENCE MONUMENT (PRM) - MAG NAIL WITH BRASS DISK "PRM LB 2389" (SET)

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.

## **LOCATION MAP**

ALACHUA COUNTY, FLORIDA

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

SAYED MOUKHTARA MANAGER TARA ESMERALDA, 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 ESMERALDA, 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.

MY COMMISSION EXPIRES

#### MORTGAGEE'S APPROVAL

NOTARY PUBLIC, STATE OF FLORIDA

KENNETH HAWES, AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 4925, PAGE 2267, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS SHOWN HEREON AS "TARA ESMERALDA PHASE II" AND TO THE DEDICATION SHOWN HEREON.

KENNETH HAWES

#### ACKNOWLEDGEMENT STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, KENNETH HAWES, AND DID ACKNOWLEDGE TO AND BEFORE ME 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)

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. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SURVEYOR	& MAPPER FOR	RALACHUA	COUNTY
PROFESSIO	NAL SURVEYOR	& MAPPER	
	NAL SURVEYOR ERTIFICATION NO		

ER			

#### CERTIFICATE OF APPROVAL FOR ALACHUA COUNTY, FLORIDA

A.D. 2023 CLERK

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE 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		

#### SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "TARA ESMERALDA PHASE II" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF ANOTHER PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE SAME LEGAL ENTITY; 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

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



# TARA ESMERALDA PHASE II

POINT OF COMMENCEMENT
NW CORNER OF FRACTIONAL
SECTION 34-9-18 INSIDE
THE ARREDONDO GRANT

PLAT BOOK \_\_\_\_\_, PAGE SHEET 2 OF 2

NOT FOR FINAL RECORDING

SITUATED IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH, RANGE 18 EAST,

