SYMBOL LEGEND

BOUNDARY LINE (PLAT)

----- BOUNDARY LINE (LOT) ----- RIGHT-OF-WAY LINE

 $-\cdots$ $-\cdots$ - SECTION LINE

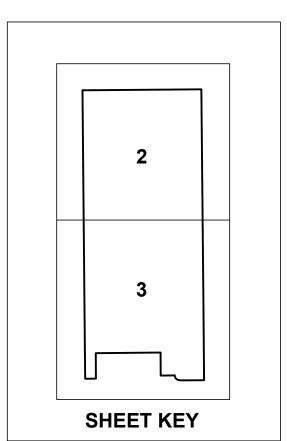
- ----- EASEMENT LINE
- ----- CL RIGHT-OF-WAY LINE
 - 5/8" REBAR & CAP (JBPRO LB 8031) UNLESS OTHERWISE NOTED
 - 5/8" REBAR & CAP (JBPRO PRM/PCP LB 8031)
 - 4"x4" CONCRETE MONUMENT
 - NAIL & DISK (JBPRO LB8031 PRM/PCP) 5/8" REBAR & CAP PRM/PCP

ABBREVIATIONS

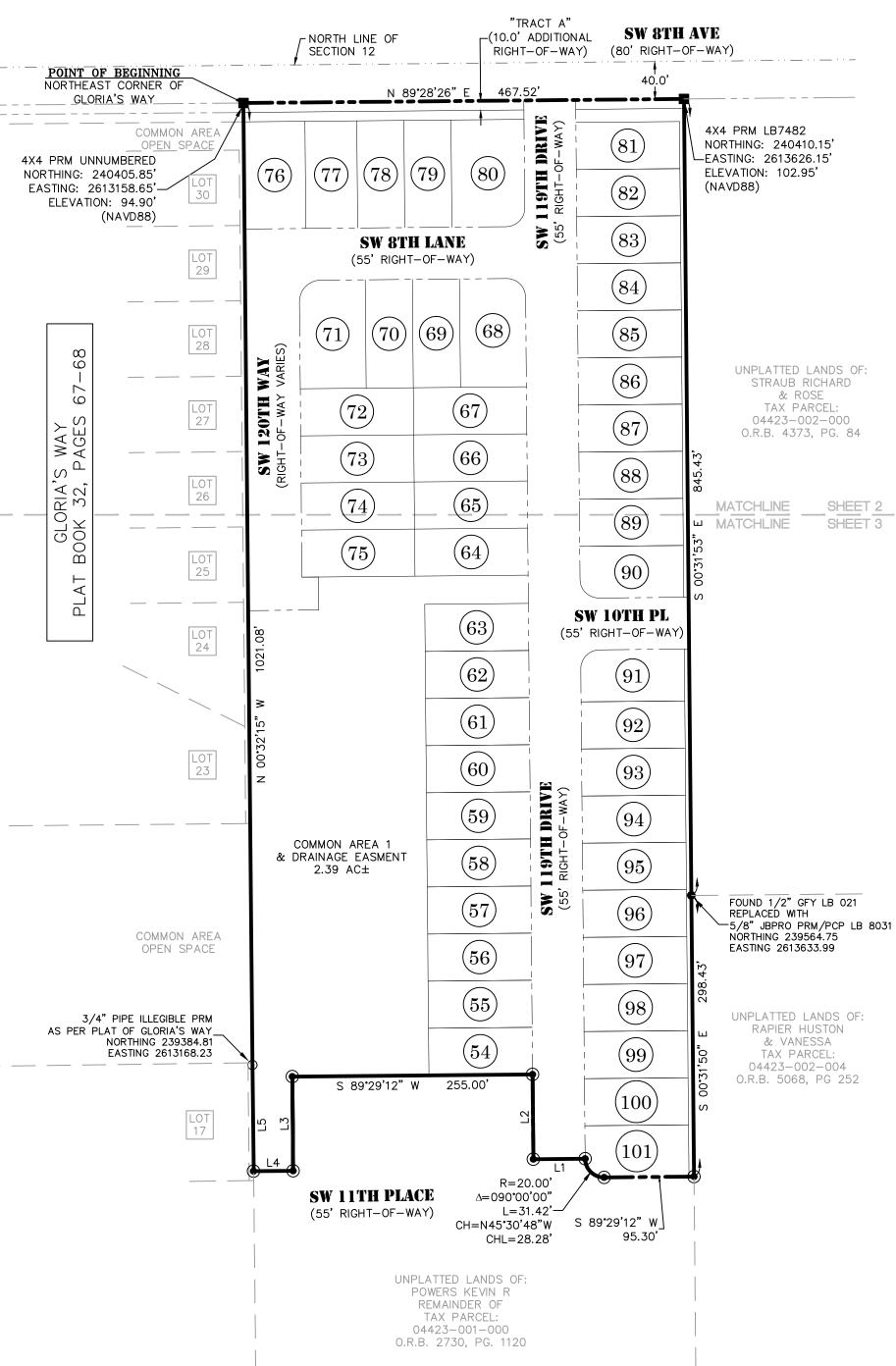
A

 $\Delta = DELTA$ AC = ACRES CH = CHORD BEARING CHL = CHORD LENGTH ID = IDENTIFICATION JBPRO = JBROWN PROFESSIONAL GROUP L = ARC LENGTH LB = LICENSED BUSINESS O.R.B. = OFFICIAL RECORDS BOOK PCP = PERMANENT CONTROL POINT PG. = PAGE PRM = PERMANENT REFERENCE MONUMENT P.S.M. = PROFESSIONAL SURVEYOR & MAPPER P.U.E. = PUBLIC UTILITY EASEMENT R = RADIUS NTS = NOT TO SCALE SF = SQUARE FEET Line Table

Line#	Direction	Length	
L1	S89°29'12"W	55.00'	
L2	N00°30'48"W	90.00'	
L3	S00°30'48"E	100.00'	
L4	S89°29'12"W	41.79'	
L5	N00°40'45"W	112.69'	

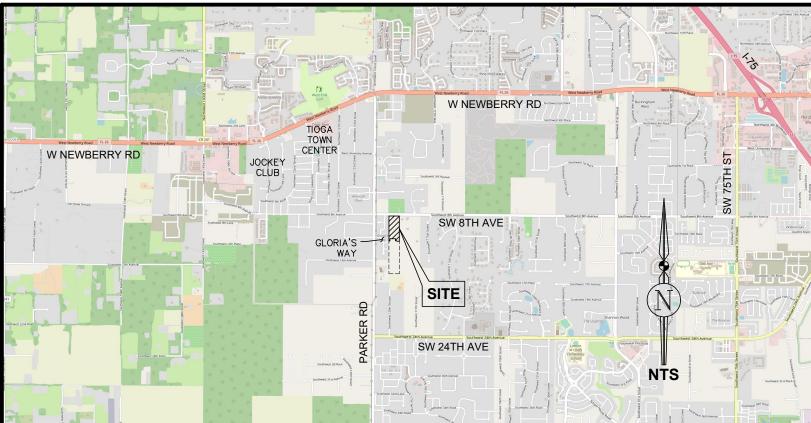


4X4 PRM UNNUMBERED NORTHING: 240405.85' EASTING: 2613158.65'-ELEVATION: 94.90' (NAVD88)



TARA LARGA - PHASE 2

A SUBDIVISION SITUATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA **NOT FOR RECORDING**

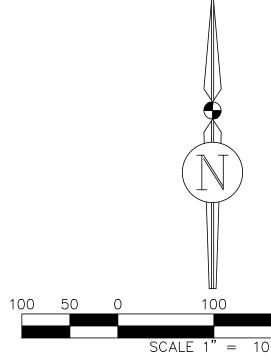


DESCRIPTION

(BY SURVEYOR) A PARCEL OF LAND SITUATE, LYING AND BEING IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 4 INCH BY 4 INCH CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF GLORIA'S WAY, A SUBDIVISION PER PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 32, PAGES 67 TO 68 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. AND RUN NORTH 89 DEGREES 28 MINUTES 26 SECONDS EAST ALONG THE SOUTH RIGHT-OF-WAY BOUNDARY OF SOUTHWEST 8TH AVENUE A DISTANCE OF 467.52 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM 748"; THENCE LEAVE SAID RIGHT-OF-WAY BOUNDARY AND RUN SOUTH 00 DEGREES 31 MINUTES 53 SECONDS EAST A DISTANCE OF 845.43 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "GFY LB 021", THENCE SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 298.43 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE SOUTH 89 DEGREES 29 MINUTES 12 SECONDS WEST A DISTANCE OF 95.30 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031" LYING ON A CURVE CONCAVE TO THE NORTHEAST THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 31.42 FEET (CHORD OF SAID ARC BEING NORTH 45 DEGREES 30 MINUTES 48 SECONDS WEST A DISTANCE OF 28.28 FEET) TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031" THENCE SOUTH 89 DEGREES 29 MINUTES 12 SECONDS WEST TO A SET 5/8 INCH REBAR A DISTANCE OF 55.00 FEET WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE NORTH 00 DEGREES 30 MINUTES 48 SECONDS WEST A DISTANCE OF 90.00 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE SOUTH 89 DEGREES 29 MINUTES 12 SECONDS WEST A DISTANCE OF 255.00 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCF LB 8031"; THENCE SOUTH 00 DEGREES 30 MINUTES 48 SECONDS EAST A DISTANCE OF 100.00 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE SOUTH 89 DEGREES 29 MINUTES 12 SECONDS WEST A DISTANCE OF 41.79 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031" LYING ON THE EAST BOUNDARY OF THE AFORESAID GLORIA'S WAY SUBDIVISION; THENCE NORTH 00 DEGREES 40 MINUTES 45 SECONDS WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 112.69 FEET TO A 5/8 INCH REBAR; THENCE CONTINUE NORTH 00 DEGREES 32 MINUTES 15 SECONDS WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 1021.08 FEET TO THE POINT OF BEGINNING.

NOTES

- PROJECTION.
- 2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON REFERENCE NETWORK (FPRN)
- 4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1:10,000
- FLORIDA STATUTES. 6. THIS PLAT IS BASED ON A BOUNDARY SURVEY DATED MAY 17TH, 2023.
- NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 8. CONTACT THE ALACHUA COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
- O.R.B. 1835, PG. 2159 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA 10.LOTS 68 AND 80 SHALL NOT ACCESS SW 119TH DRIVE FOR INGRESS AND EGRESS. 11.LOTS 76-81 SHALL NOT ACCESS SW 8TH AVE FOR INGRESS AND EGRESS.



VICINITY MAP

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SW 8TH AVE HAVING A MEASURED BEARING OF N 89°28'26" E UTILIZING STATE PLANE NAD83 FLORIDA NORTH ZONE

MULTIPLE GPS OBSERVATIONS REFERENCING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT

3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP #12001C0290E WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2021 AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X. THIS INFORMATION IS FOR FLOOD ZONE CLASSIFICATION ONLY AND IS NOT A FLOOD DETERMINATION BY THIS SURVEYOR. THE INFORMATION WAS FOUND AT MSC.FEMA.GOV.

5. ALL PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET IN ACCORDANCE TO CHAPTER 177.091 OF THE

7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR 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. 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

9. THE SUBJECT PROPERTY IS SUBJECT TO A BLANKET GRANT OF EASEMENT FOR PUBLIC UTILITIES RECORDED IN

Plat Book _____, Page Sheet One of Three Adoption and Dedication: KNOW ALL MEN BY THESE PRESENT, THAT TARA LARGA, LLC ("OWNER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT ENTITLED "TARA LARGA – PHASE 2" (THE "PLAT"), AS OWNER, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED; HEREBY DEDICATES ALL STREETS, ROADS, RIGHTS-OF-WAY AND "TRACT A" RIGHT-OF-WAY, AVENUES, BOULEVARDS, WAYS, LANES, DRAINAGE EASEMENTS, UTILITY EASEMENTS AND BUFFERS SHOWN OR DESCRIBED ON THI ATTACHED PLAT (UNLESS ANY OF THE FOREGOING ARE SHOWN ON THI ATTACHED PLAT AS BEING DEDICATED OTHERWISE), TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. OWNER COMMITS TO ESTABLISH AND LEGALLY CREATE THE TARA LARGA HOMEOWNER'S ASSOCIATION ("HOA") WHICH SHALL SPECIFICALLY ACCEPT, ASSUME, AND BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT I THE RIGHT-OF-WAY. ALACHUA COUNTY WILL BE RESPONSIBLE FOR THI OPERATION AND MAINTENANCE OF THE STORMWATER SYSTEM WITHIN THI RIGHT-OF-WAY. ALL COMMON AREAS AND OPEN SPACES ARE HEREBY DEDICATED TO THE TARA LARGA HOMEOWNERS ASSOCIATION, WHICH SHALL BI RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE, AND TO ALACHUA COUNTY OR UTILITY PROVIDERS FOR PROPER PURPOSES. TARA LARGA, LLC WITNESS PRINT NAME WITNESS SAYED MOUKHTARA PRINT NAME AUTHORIZED MEMBER Acknowledgment: THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS (□ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION THIS ____ 2024 BY SAYED MOUKHTARA, AS AUTHORIZED MEMBER OF TARA LARGA, LLC, ON BEHALF OF THE COMPANY. SAID PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ___. NOTARY PUBLIC MY COMMISSION EXPIRES: Certificate of Surveyor: HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF TARA LARGA -PHASE 2, A PLANNED UNIT DEVELOPMENT, AND THAT SAID PLAT HAS BEEN CREATED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, BASED ON A BOUNDARY SURVEY BY THIS FIRM DATED 5/17/2023, AND THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, OF THE FLORIDA STATUTES. DATE: ____ JBROWN PROFESSIONAL GROUP, INC. TROY V WRIGHT P.S.M. 3530 N.W. 43rd STRFFT PROFESSIONAL SURVEYOR & MAPPER GAINESVILLE, FLORIDA, 32606 CERTIFICATE OF AUTHORIZATION NO. 803 FLORIDA CERTIFICATE NO. LS-7210 Certificate and Signature County Representative T IS HEREBY CERTIFIED, THAT THIS PLAT BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, 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. PROFESSIONAL SURVEYOR & MAPPER DATE: _____ Certificate of Approval for Alachua County, Florida WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO TH REQUIREMENTS OF ALACHUA COUNTY'S ORDINANCES AND REGULATIONS AS FOLLOWS: ENGINEERING REQUIREMENTS: DATE COUNTY ENGINEER FORM AND LEGALITY: DATE COUNTY ATTORNEY APPROVED BY ALACHUA COUNTY: DATE CHAIR: BOARD OF COUNTY COMMISSIONERS RECEIVED AND FILED FOR RECORD, THIS ____ DAY OF _____ __, 2024. CLERK

DEPUTY CLERK

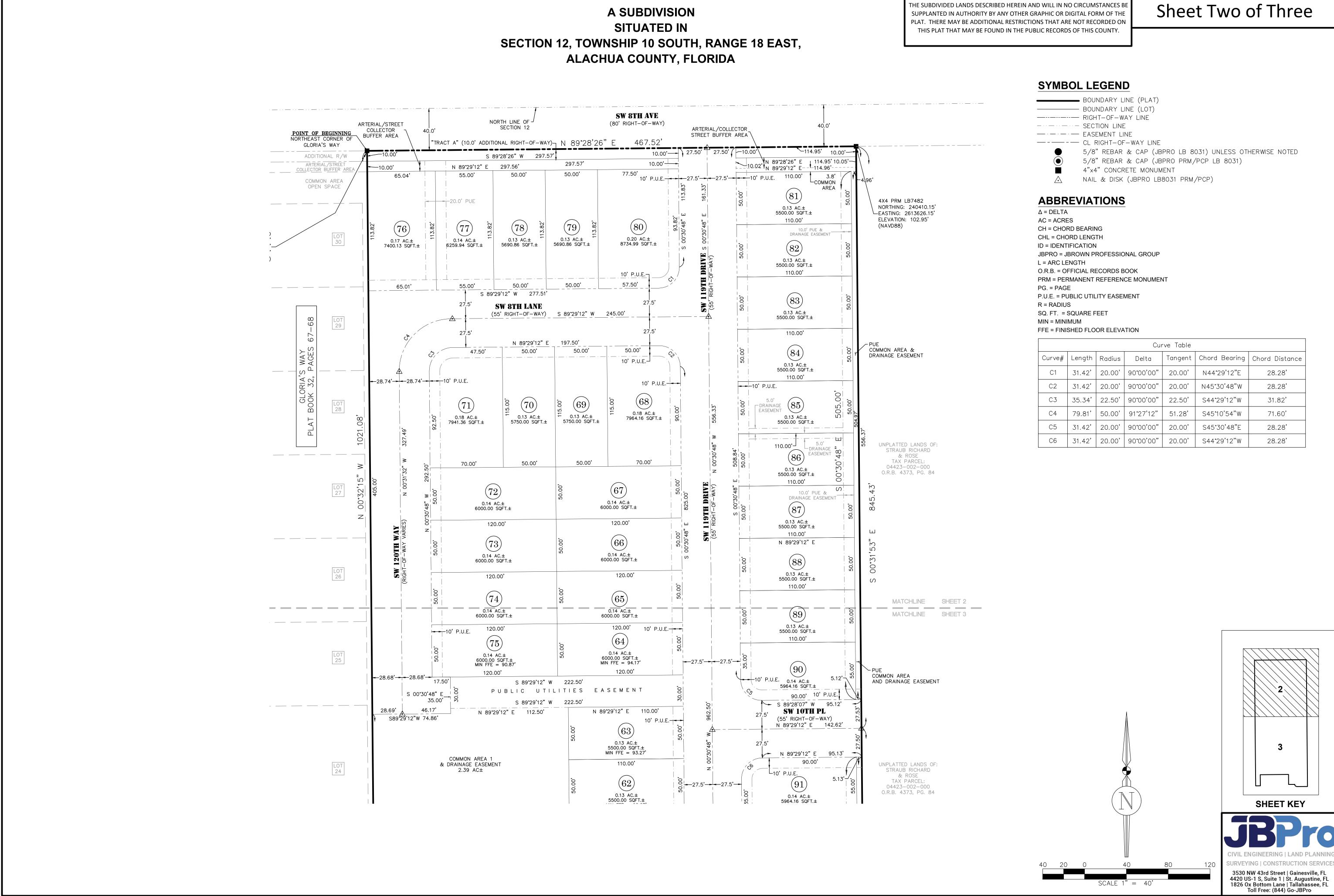


NOTICE:

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.

200

300



TARA LARGA - PHASE 2

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF

Plat Book _____, Page _

	BOU RIGH SEC EAS CL I 5/8 5/8 4"x4	NDARY L 1T—OF—W TION LINE EMENT LI RIGHT—OF "REBAR "REBAR 4"CONCF	E NE WAY LINE & CAP (JB	PRO PRM/ IENT	031) UNLESS OT 'PCP LB 8031) /PCP)	HERWISE
L = ARC LE O.R.B. = O	ES RD BEARIN DRD LENG FIFICATION BROWN P ENGTH FFICIAL RI RMANENT E JBLIC UTIL S SQUARE F MUM	NG TH I ROFESSIC ECORDS B REFEREN LITY EASEI	- DNAL GROUP COOK CE MONUMEN MENT	ΝT		
				rve Table		
Curve#	Length	Radius	Delta	Tangent	Chord Bearing	Chord
C1	31.42'	20.00'	90°00'00"	20.00'	N44°29'12"E	2

