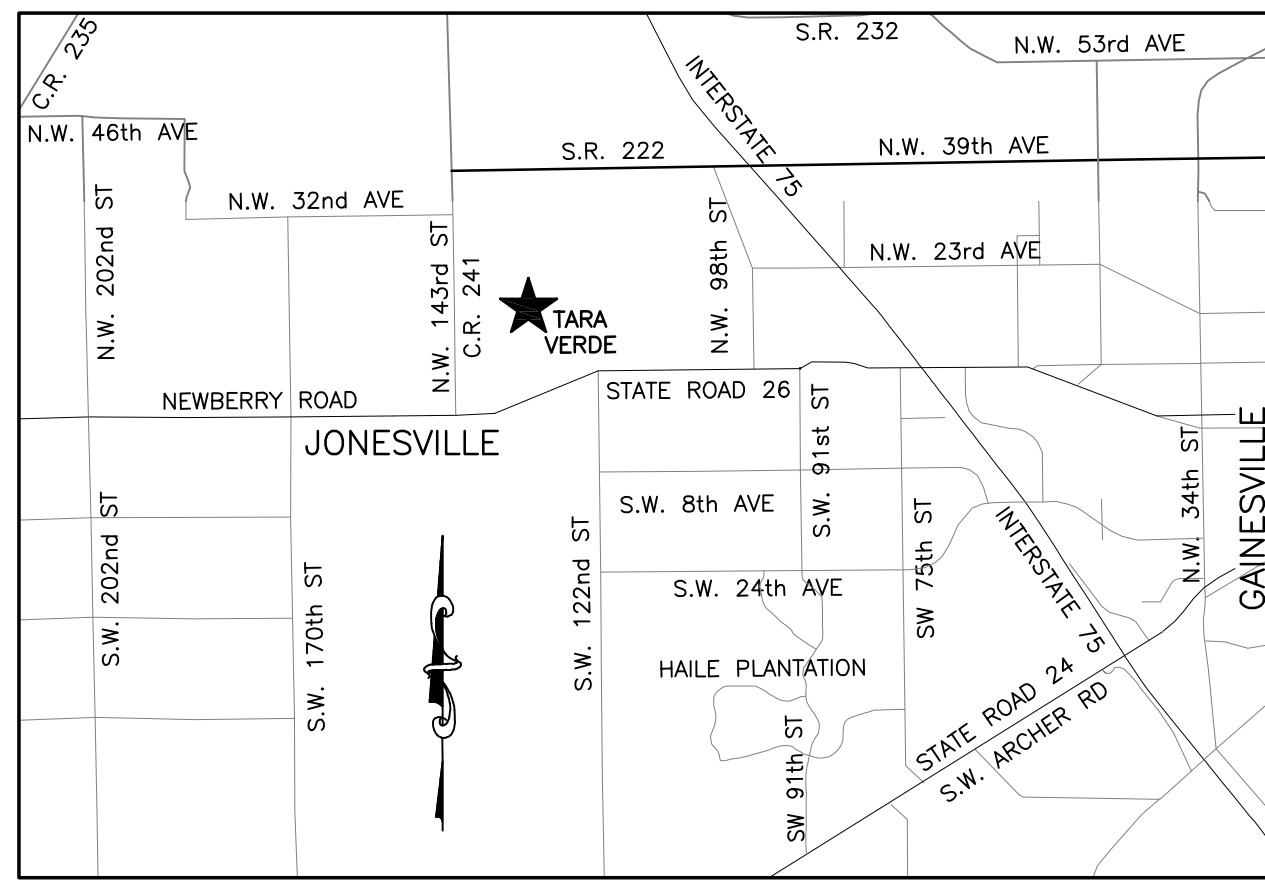


TARA VERDE PHASE II

LYING IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH,
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION - TARA VERDE PHASE II

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

COMMENCE AT A NAIL & DISK (PRM 6602) AT THE SOUTHEAST CORNER OF TARA ESMERALDA PHASE I (PER PLAT BOOK 39, PAGES 1-2) FOR THE POINT OF REFERENCE; THENCE RUN NORTH 00°46'43" WEST, ALONG THE EAST LINE OF SAID TARA ESMERALDA PHASE I, A DISTANCE OF 287.50 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 170.17 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 00°46'43" WEST, A DISTANCE OF 95.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 472.12 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 112.50 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 7.88 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 330.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 115.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 305.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 115.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 65.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.72 FEET, THROUGH A CENTRAL ANGLE OF 27°17'13", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 12°51'53" WEST, 35.38 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 112.50 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 95.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 115.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 305.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 115.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 65.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 35.72 FEET, THROUGH A CENTRAL ANGLE OF 27°17'13", SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF SOUTH 12°51'53" WEST, 35.38 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 112.50 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 95.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 115.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, A DISTANCE OF 305.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN NORTH 89°13'17" EAST, A DISTANCE OF 115.00 FEET TO A 4"x4" CONCRETE MONUMENT (PRM 6602); THENCE RUN SOUTH 00°46'43" EAST, ALONG THE EAST LINE OF SAID TARA ESMERALDA PHASE I, A DISTANCE OF 388.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.83 ACRES, MORE OR LESS.

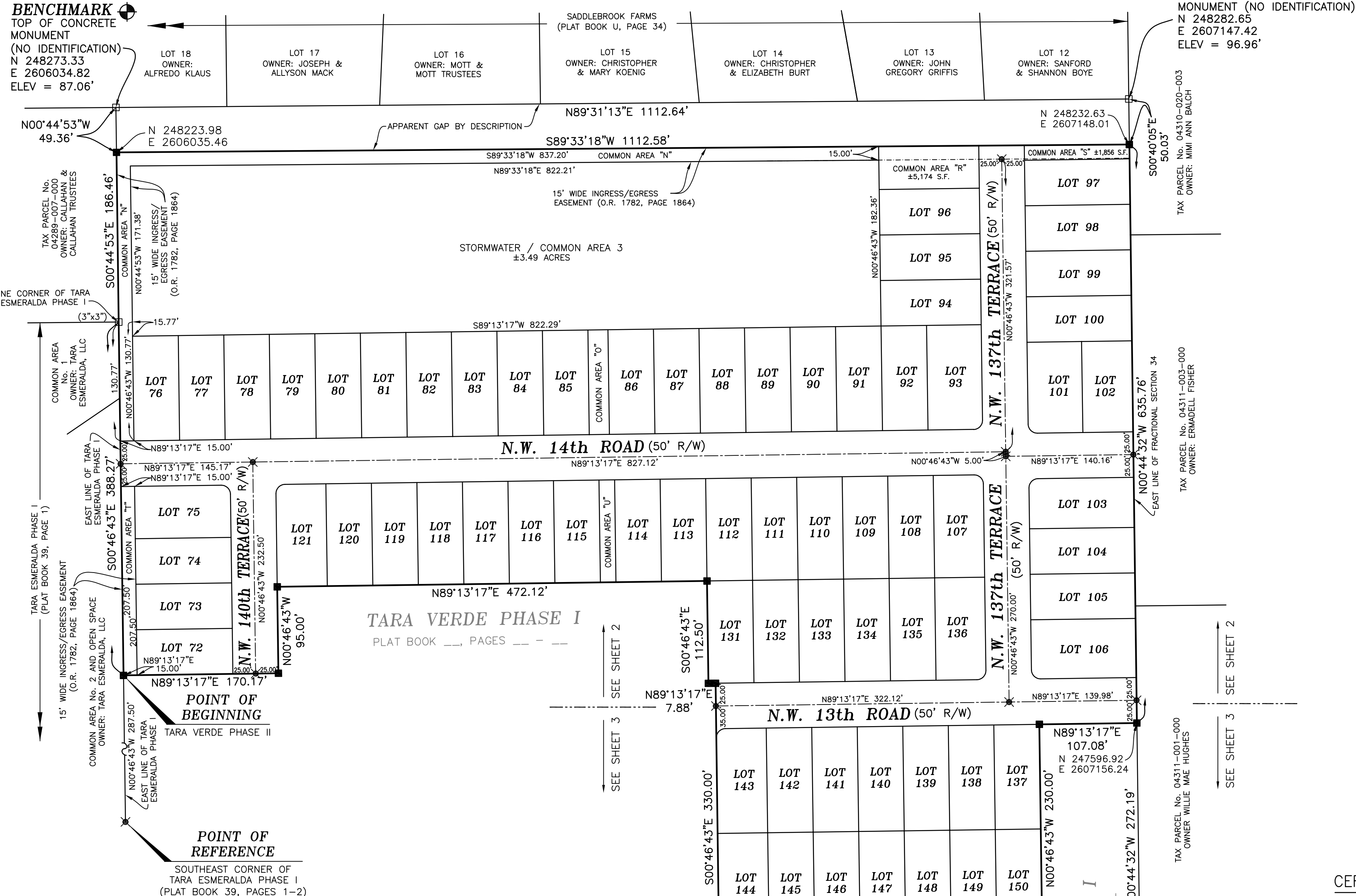
CURVE	CURVE TABLE				
	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	35.72'	75.00'	27°17'13"	18.20'	S12°51'53"W
C2	57.51'	125.00'	26°21'46"	29.28'	N12°24'10"E
C3	15.71'	10.00'	90°00'00"	10.00'	N44°13'17"E
C4	46.62'	100.00'	26°42'34"	23.74'	S12°34'33"W

SURVEYOR'S NOTES

- THE BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE, FLORIDA NORTH, BASED ON GPS MEASUREMENTS ON THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). DATUM USED IS NORTH AMERICAN DATUM OF 1983 (NAD83).
- ELEVATIONS SHOWN HEREON ARE BASED ON GPS MEASUREMENTS ON THE GEODETIC REFERENCE SYSTEM 1980 (GEOID 12A) FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). ALL ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988. ALL SITE BENCHMARKS SHOULD BE CHECKED AND VERIFIED BEFORE USE.
- BUILDING SETBACKS SHALL BE CONSISTENT WITH THE ZONING DISTRICT SETBACKS IN CHAPTER 403, UNIFIED LAND DEVELOPMENT CODE, ALACHUA COUNTY, FLORIDA. THE COUNTY MANAGEMENT DEPARTMENT FOR ANY AND ALL SETBACK REQUIREMENTS PRIOR TO BEGINNING LOT CONSTRUCTION.
- THE ERROR IN CLOSURE OF THE BOUNDARY OF THIS REPLAT DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
- LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (8) AND (9) OF THE FLORIDA STATUTES.
- THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12001C0290E FOR ALACHUA COUNTY, FLORIDA, EFFECTIVE DATE SEPTEMBER 24, 2021, FOR ALACHUA COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120001 PANEL NUMBER 0290 SUFFIX E.
- TARA VERDE PHASE II IS AFFECTED BY A 15' WIDE INGRESS & EGRESS EASEMENT RECORDED IN O.R. 1782, PAGE 1864 (AS SHOWN HEREON).
- THIS PLAT IS 3 SHEETS IN TOTAL AND IS NOT VALID WITHOUT ALL SHEETS.

FLOWERS SURVEYING AND MAPPING INC.
 LICENSED BUSINESS No. 8395
 955 S.E. BIBLE CAMP STREET
 HIGH SPRINGS, FLORIDA 32643
 PHONE: (386) 462-0130
 EMAIL: FLOWERSSURVEYING@GMAIL.COM

BENCHMARK
TOP OF CONCRETE MONUMENT (NO IDENTIFICATION)
N 248273.33
E 2606034.82
ELEV = 87.06'



- ### LEGEND
- SET PRM - 4"x4" CONCRETE MONUMENT (PSM 6602)
 - FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
 - ✱ SET PCP - NAIL & DISK (PSM 6602)
 - ELEV = ELEVATION
 - O.R. = OFFICIAL RECORDS BOOK
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - BSL = BUILDING SETBACK LINE
 - (NO ID) = NO IDENTIFICATION
 - MIN. F.F. = MINIMUM FINISH FLOOR
 - PUE = PUBLIC UTILITIES EASEMENT
 - R/W = RIGHT OF WAY
 - S.F. = SQUARE FEET
 - ⊕ = BENCHMARK
 - (NAD83) = NORTH AMERICAN VERTICAL DATUM OF 1988
 - N 100.00
E 100.00 = STATE PLANE COORDINATES
 - = EASEMENT LINE

LOT FILL NOTE

HOME CONSTRUCTION ON LOTS 72 THROUGH 78, 81 THROUGH 109, 115 THROUGH 121, AND 136 THROUGH 156 SHALL REQUIRE BEARING CAPACITY TESTING IN ACCORDANCE WITH FLORIDA BUILDING CODE SECTION 1804.2.2 REGARDING QUESTIONABLE SOILS.

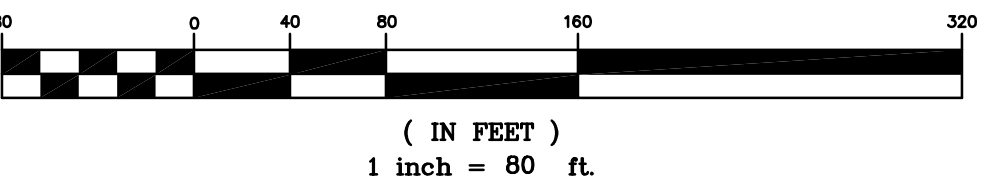
NOTICE

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION OR 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 NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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.

GRAPHIC SCALE



BENCHMARK
TOP OF CONCRETE MONUMENT (NO IDENTIFICATION)
N 248282.65
E 2607147.42
ELEV = 96.96'

TAX PARCEL No. 04311-001-000
OWNER: ERMADELL FISHER

TAX PARCEL No. 04311-001-000
OWNER: ERMADELL FISHER

TAX PARCEL No. 04311-001-000
OWNER: ERMADELL FISHER

TAX PARCEL No. 04311-001-000
OWNER: ERMADELL FISHER

TAX PARCEL No. 04311-001-000
OWNER: ERMADELL FISHER

BENCHMARK
TOP OF CONCRETE MONUMENT (PRM 509)
N 247307.98
E 2607160.18
ELEV = 101.34'

TAX PARCEL No. 04311-001-000
OWNER: ERMADELL FISHER

TAX PARCEL No. 04311-001-000
OWNER: ERMADELL FISHER

OWNER'S CERTIFICATION AND DEDICATION

I, SAYED MOUKHTARA, AS MEMBER OF ALACHUA VERDE, LLC, DO HEREBY CERTIFY THAT ALACHUA VERDE, LLC, IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS TARA VERDE PHASE II AND DO HEREBY CONSENT TO THE SUBDIVISION THEREOF, AS SHOWN; AND I DO HEREBY DEDICATE, TO THE TARA VERDE HOMEOWNER'S ASSOCIATION, FOREVER, THE PUBLIC UTILITY EASEMENTS, COMMON AREAS, OPEN SPACE, AND STORMWATER AREAS, AS SHOWN HEREON, AND DO FURTHER DEDICATE THE PUBLIC UTILITY EASEMENTS TO THE PUBLIC, FOREVER. MANAGEMENT OF THE STORM WATER MANAGEMENT FACILITIES/ DRAINAGE IMPROVEMENTS WILL BE THE SOLE RESPONSIBILITY OF THE TARA VERDE HOMEOWNER'S ASSOCIATION. THE PUBLIC HAS THE RIGHT TO DISCHARGE INTO THE BASIN SYSTEM.

SAYED MOUKHTARA
MEMBER
ALACHUA VERDE, LLC

WITNESS

WITNESS PRINTED

WITNESS

WITNESS PRINTED

STATE OF FLORIDA-COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SAYED MOUKHTARA, AS PRESIDENT OF TARA VERDE, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED THE INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

MORTGAGEE'S APPROVAL

MARK MATSON, AS MORTGAGEE, HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 5014, PAGE 84 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS SHOWN HEREON AS "TARA VERDE PHASE II" AND TO THE DEDICATION(S) HEREON.

MARK MATSON

WITNESS

WITNESS PRINTED

WITNESS

WITNESS PRINTED

STATE OF FLORIDA-COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, MARK MATSON, WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED THE INSTRUMENT AS HIS FREE ACT AND DEED, WITH FULL AUTHORITY TO EXECUTE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 2024

NOTARY PUBLIC-STATE OF FLORIDA

MY COMMISSION EXPIRES: _____

CERTIFICATION AND 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 AS FOLLOWS:

SURVEYING REQUIREMENTS: _____ DATE _____ COUNTY SURVEYOR

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 ON THIS _____ DAY OF _____ A.D. 2024

CLERK

DEPUTY CLERK

SURVEYOR'S CERTIFICATION

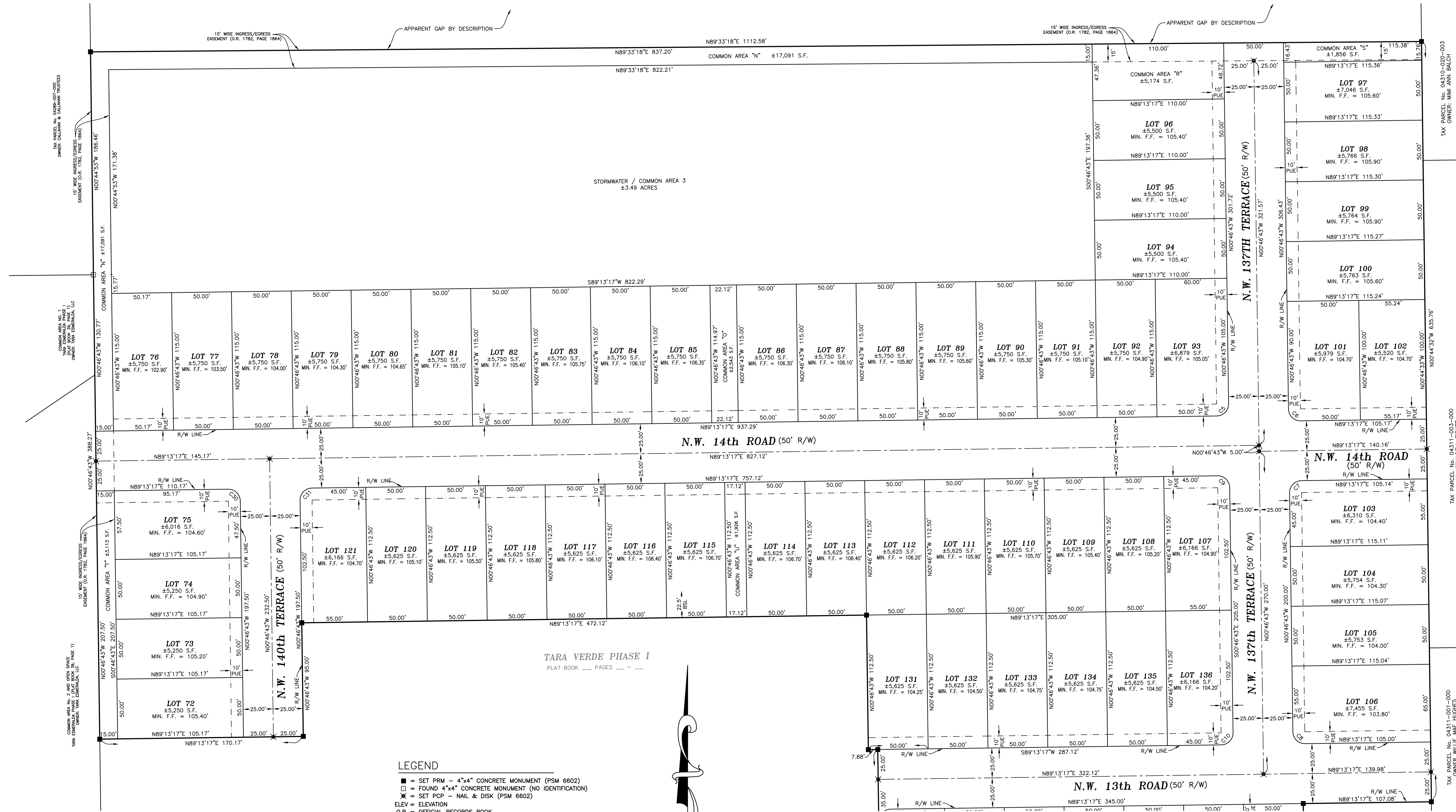
I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "TARA VERDE PHASE II" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177 OF THE FLORIDA STATUTES.

LEIGH ANN FLOWERS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6602

DATE

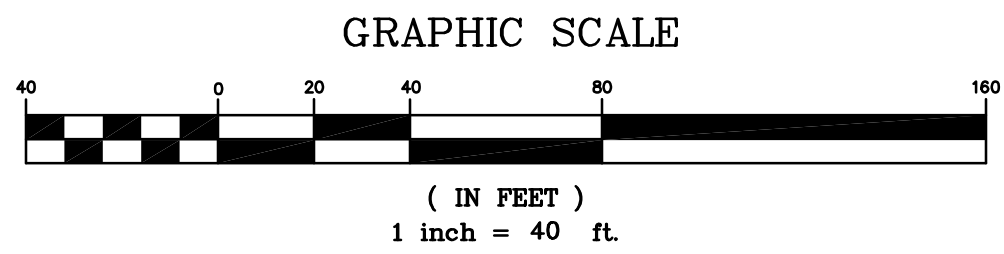
TARA VERDE PHASE II

LYING IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH,
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



TARA VERDE PHASE I
PLAT BOOK _____ PAGES _____

- LEGEND**
- = SET PRM - 4"x4" CONCRETE MONUMENT (PSM 6602)
 - = FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
 - ✱ = SET PCP - NAIL & DISK (PSM 6602)
 - = ELEVATION
 - D.R. = OFFICIAL RECORDS BOOK
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - B.S.L. = BUILDING SETBACK LINE
 - MIN. F.F. = MINIMUM FINISH FLOOR
 - P.U.E. = PUBLIC UTILITIES EASEMENT
 - S.F. = SQUARE FEET
 - ⊕ = BENCHMARK
 - (NAVD88) = NORTH AMERICAN VERTICAL DATUM OF 1988
 - N 100.00' = STATE PLANE COORDINATES
 - E 100.00' = STATE PLANE COORDINATES
 - = EASEMENT LINE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C5	15.71'	10.00'	90°00'00"	10.00'	14.14'	N44°13'17"E
C6	15.71'	10.00'	90°00'00"	10.00'	14.14'	S45°46'43"E
C7	15.71'	10.00'	90°00'00"	10.00'	14.14'	S44°13'17"W
C8	15.71'	10.00'	90°00'00"	10.00'	14.14'	S45°46'43"E
C9	15.71'	10.00'	90°00'00"	10.00'	14.14'	N45°46'43"W
C10	15.71'	10.00'	90°00'00"	10.00'	14.14'	S44°13'17"W
C30	15.71'	10.00'	90°00'00"	10.00'	14.14'	N45°46'43"W
C31	15.71'	10.00'	90°00'00"	10.00'	14.14'	S44°13'17"W

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HIGH SPRINGS, FLORIDA 32643
PHONE: (386) 462-0130
EMAIL: FLOWERSSURVEYING@GMAIL.COM



TAX PARCEL NO. 04310-020-003
OWNER: MIAMI ANN BLOCH

TAX PARCEL NO. 04311-003-000
OWNER: ERMADELL FISHER

TAX PARCEL NO. 04311-001-000
OWNER: WILLIE MAE HUGHES

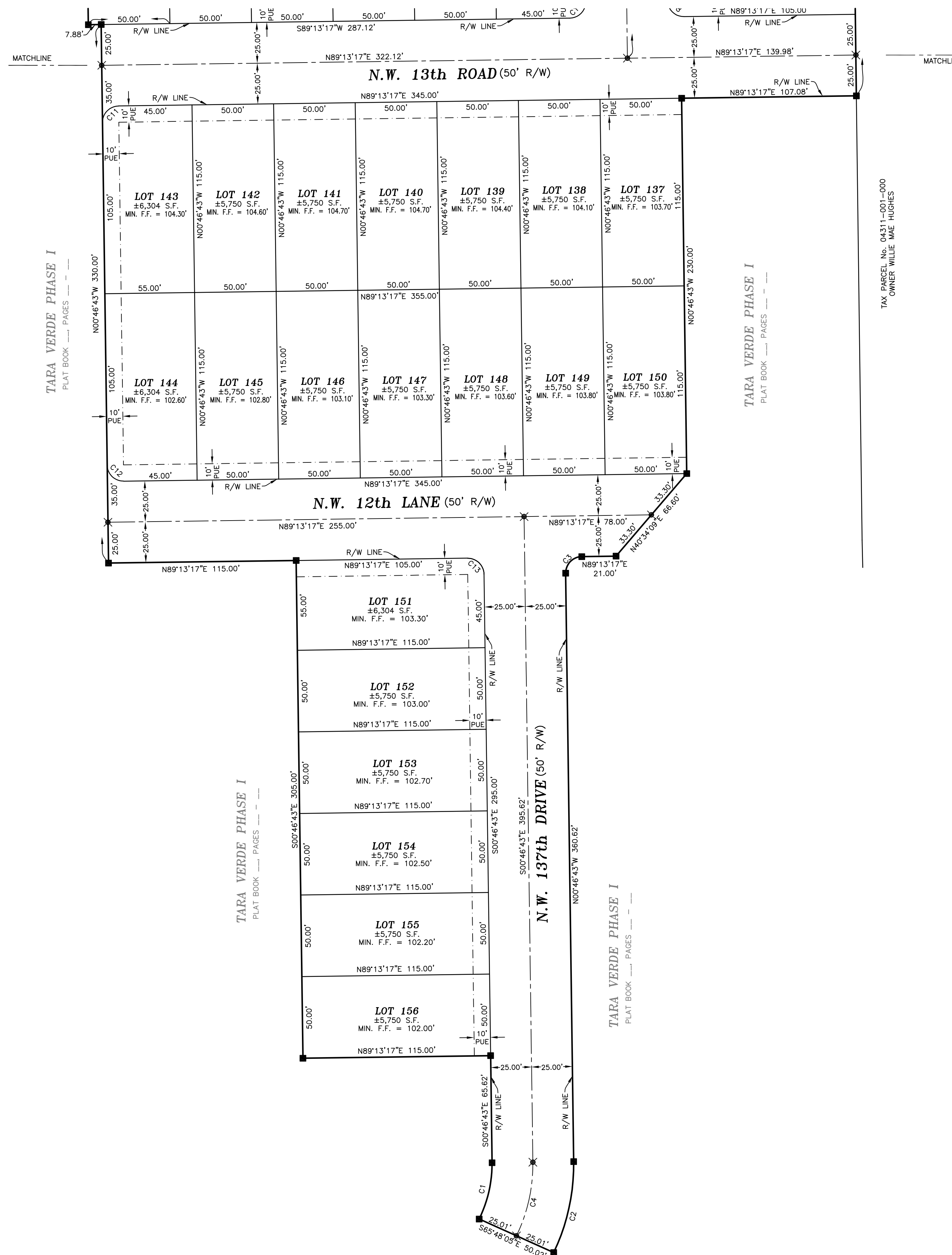
TARA VERDE PHASE II

LYING IN FRACTIONAL SECTION 34, TOWNSHIP 9 SOUTH,
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

LEGEND

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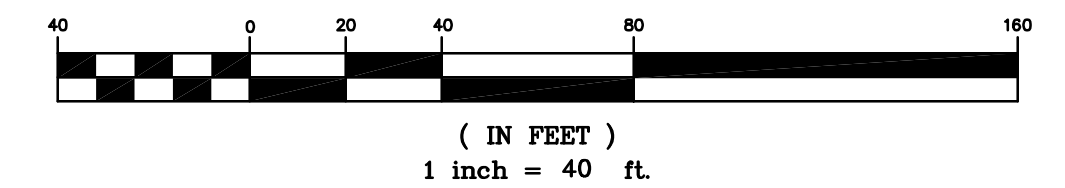
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
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C3	15.71'	10.00'	90°00'00"	10.00'	14.14'	N44°13'17"E
C4	46.62'	100.00'	26°42'34"	23.74'	46.20'	S12°34'33"W
C8	15.71'	10.00'	90°00'00"	10.00'	14.14'	S45°46'43"E
C10	15.71'	10.00'	90°00'00"	10.00'	14.14'	S44°13'17"W
C11	15.71'	10.00'	90°00'00"	10.00'	14.14'	S44°13'17"W
C12	15.71'	10.00'	90°00'00"	10.00'	14.14'	S45°46'43"E
C13	15.71'	10.00'	90°00'00"	10.00'	14.14'	S45°46'43"E



TAX PARCEL No. 04331-001-000
OWNER WILLE WHE HUGHES



GRAPHIC SCALE



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 955 S.E. BIBLE CAMP STREET
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