

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ESTABLISHING THE TARA LARGA PHASE 1 AND PHASE 2 MAINTENANCE AND CAPITAL IMPROVEMENT DISTRICT MUNICIPAL SERVICE BENEFIT UNIT TO PROVIDE FOR THE PROVISION OF FUNDING FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS; ESTABLISHING A SPECIAL ASSESSMENT RATE; ADOPTING AN ESTIMATED PER PARCEL ASSESSMENT REVENUE; PROVIDING A CERTIFICATE TO THE SPECIAL ASSESSMENT ROLL FOR THE TARA LARGA PHASE 1 AND PHASE 2 MSBU FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS.

WHEREAS, pursuant to Section 125.01(1)(q), Florida Statutes, the Board of County Commissioners is authorized to establish municipal services benefit units for any part of the unincorporated area of the county in order to provide essential facilities and municipal services in such area; and

WHEREAS, the Land Development Code requires that all new developments and/or subdivisions create a Municipal Service Benefit Unit (MSBU) for future general maintenance and capital improvements as referenced in Section 407.83 of the Alachua County, Florida Land Development Code and be recorded simultaneously with the plat; and

WHEREAS, Section 37.03 of the Alachua County Code authorizes the Board of County Commissioners to establish special assessment districts to pay the County for costs of maintenance and improvements that benefits the real property within the district; and,

WHEREAS, Chapter 37 of the Alachua County Code provides a process for the adoption of assessments; and

WHEREAS, Section 39.15.01 modifies Chapter 37 by providing that upon infrastructure being dedicated to the public, a special improvement district shall be established for that infrastructure; and,

WHEREAS, in order to provide a dedicated fund to maintain the infrastructure dedicated to the County so that repairs and replacement can be performed in a timely fashion which does not rely upon or burden the general revenue funds of the county; and

WHEREAS, the Board finds that the creation of such a municipal services benefit unit for general maintenance and capital improvements is the most appropriate method of providing such municipal services within the Tara Larga Phase 1 and Phase 2 platted developments; and

WHEREAS, the adoption of this resolution will promote the health, safety, and welfare of the citizens of Alachua County, Florida;

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Alachua County, Florida as follows:

SECTION 1. AUTHORITY

The Board of County Commissions has the authority pursuant to Section 125.01(1)(q), Florida Statutes, and Sections 37.03 and 39.15.01, Alachua County Code, to establish Municipal Services

52 Benefit Units for the provision of funding for the maintenance of infrastructure and Capital
53 Improvements.

54
55

56 **SECTION 2 – FINDINGS**

57

58 A. The Board of County Commissioners finds that it is in the public interest to provide for
59 infrastructure that is in good repair and maintained at an appropriate level.

60 B. At present, the maintenance of infrastructure that has been dedicated to the County is
61 dependent upon allocations from general revenues to maintain, repair and replace the
62 infrastructure over its expected lifetime.

63 C. Circumstances arise where maintenance may be required during the expected lifetime of
64 the infrastructure and there is no fund set aside that can be used to make repairs and any
65 conditions which require repairs have to compete with other infrastructure needs of the
66 County and often the needs of individual residential neighborhoods are of lower priority
67 than more heavily traveled areas.

68 D. Having a dedicated fund available which may only be used for maintenance of a single
69 district's infrastructure ensures that those repairs will not have to compete for funding with
70 other County needs and will be done on a more timely basis.

71 E. The regular maintenance of the district's infrastructure will benefit the developed property
72 in the district by improving the appearance and safety of the infrastructure which will
73 contribute to the value of the developed parcels in the district.

74 F. The regular maintenance of the district's roadway infrastructure will ensure access to all
75 real property located within the district.

76 G. The Board finds that all developed and undeveloped parcels will benefit from the
77 maintenance and infrastructure improvements in the district since the district is a single-
78 family residential neighborhood in which a single-family residence can be constructed.
79 The Board finds that the most equitable way of allocating the costs will be on an equivalent
80 residential unit (ERU) basis. Since each single-family residence typically generates a
81 relatively equal number of vehicle trips, it is fair and reasonable to assign one ERU to each
82 residential dwelling unit. To account for the anticipated reduced vehicle trips associated
83 with each undeveloped parcel, it is fair and reasonable to assign .8 ERUs to each
84 undeveloped parcel.

85

86

87

88 **SECTION 3 – MUNICIPAL SERVICES BENEFITS UNIT CREATED**

89

90 A MSBU is created which includes the area within the boundaries of Tara Larga Phase 1
91 and Phase 2 MSBU for General Maintenance and Capital Improvements shall consist of all
92 properties of Tara Larga Phase 1 and Phase 2 per legal description (Exhibit
93 1) of the public records of Alachua County, Florida. This MSBU shall be known as the
94 TARA LARGA PHASE 1 AND PHASE 2 MAINTENANCE AND CAPTIAL IMPROVEMENT
95 DISTRICT. (DISTRICT). Attached as Exhibit 2 is the Plat for Phase 1 and Phase 2 outlining
96 the boundaries of the DISTRICT.

97

98 **SECTION 4. - PURPOSE**

99

100 The purpose of the DISTRICT is to provide funding for the maintenance, drainage, mowing,
101 roadway improvements, and general maintenance of rights-of-way including sidewalks.

102

103 **SECTION 5. - AUTHORIZING SPECIAL ASSESSMENTS**

- 104
- 105 (a) Municipal services as authorized by this article may be funded by special assessments
- 106 on a per ERU basis;
- 107 (b) Annually, the Board of County Commissioners shall set the rate of the special
- 108 assessment by Resolution at a public hearing during its budget adoption process for
- 109 each fiscal year.
- 110 (c)) Based on the anticipated annual maintenance services, infrastructure repairs, and reserve
- 111 for future infrastructure replacement costs over the next 30 years, the maximum annual
- 112 budget for the district is estimated to be \$ \$146,090.44. The maximum annual assessment
- 113 rate for the district is estimated to be \$ \$1,446.44 per ERU.
- 114

115

116 **SECTION 6. BUDGET**

117

- 118 A. The annual fiscal year for the operation of Tara Larga Phase 1 and Phase
- 119 2 MSBU for General Maintenance and Capital Improvements shall run from October
- 120 1st of each year to September 30th of the following year. The Board of County
- 121 Commissioners of Alachua County, Florida, on or before October 1st of each year shall
- 122 hold a public hearing and adopt a budget setting forth the amounts necessary for the
- 123 costs and expenses of furnishing municipal services authorized by this article, which
- 124 budget shall serve as a basis for the annual levying of assessments herein provided for.
- 125 All funds received shall be separately accounted for with respect to other county funds.
- 126 B. The annual budget submission shall attach the basis for the budget calculation used in
- 127 determining the annual budget and the calculation of the individual assessments.

128

129 **SECTION 7 COLLECTION OF SPECIAL ASSESSMENTS**

130

- 131 (a) The Board of County Commissioners intends that the Uniform Assessment Collection Act
- 132 be used for the collection of the assessments.
- 133
- 134 (b) The Alachua County Property Appraiser shall furnish to the Board of County
- 135 Commissioners a roll covering all properties within the territorial limits of Tara Larga
- 136 Phase 1 and Phase 2 MSBU for General Maintenance and Road Improvements upon
- 137 which rolls the Board will place the levy for each assessable parcel. A property owner in
- 138 said municipal services benefit unit shall have the right to file written objections of the
- 139 proposed assessments, the amount and rate thereof, and to appear before said board
- 140 in support of such objection. The Board shall hold a noticed public hearing to
- 141 consider and act upon any such objection. The Board shall fix the rate of assessments
- 142 at that hearing and shall provide the final assessment roll to the Alachua
- 143 County Tax Collector having first noted thereon the levy against each parcel of
- 144 property described herein for which an assessment is made. The Alachua County Tax
- 145 Collector shall then include in the county tax roll on all required notices the
- 146 assessment thus made by the Board and the same shall be collected in the manner
- 147 and form for the collection of county taxes and paid over by the Alachua County Tax
- 148 Collector to said Board.

149

150 **SECTION 8. LIENS ON PROPERTY**

151

152 Pursuant to the Uniform Assessment Collection Act and Section 37.27 of the Alachua

153 County Code, special assessments imposed pursuant to this article shall be a lien upon the land

154 or assessed of equal rank and dignity to the lien of county property taxes until same have been

155 paid. If the same becomes delinquent, it shall be considered a part of the county tax subject to

156 the same penalties, charges, fees, and remedies for enforcement and collection, and shall be
157 enforced and collected as provided by the laws of Florida for the collection of such taxes.

158

159 **SECTION 9. EXPENDITURE OF REVENUE**

160

161 No funds of the DISTRICT shall be used for any purposes other than the purposes of
162 such MSBU and the administration of the business of said benefit unit.

163

164

165 **SECTION 10. EXEMPTIONS**

166

167 Exemptions from the assessments imposed under the resolution shall be governed
168 by Section 37.17.1, Alachua County Code.

169

SECTION 12. SEVERABILITY

170

171

172

173

It is declared to be the intent of the Alachua County Board of County Commissioners that
if any section, subsection, sentence, clause, phrase, or provision of this Resolution is held invalid
or unconstitutional, invalidity or unconstitutionality shall not be construed as to render invalid or
unconstitutional the remaining provisions of the Resolution.

174

175

SECTION 13. EFFECTIVE DATE

176

177

This Resolution shall take effect upon adoption.

178

179

180

DULY ADOPTED this ____ day of _____, 2024.

181

182

**BOARD OF COUNTY COMMISSIONERS OF
ALACHUA COUNTY, FLORIDA**

183

184

185

186

187

ATTEST:

188

189

J. K. "Jess" Irby, Esq.

BY: _____

190

191

Clerk Board of County Commissioners

MARY C. ALFORD, CHAIR

192

193

194

195

196

197

(SEAL)

APPROVED AS TO FORM

198

199

200

201

202

County Attorney

203

204

205

206

207

EXHIBIT 1

208

TARA LARGA PHASE I - LEGAL DESCRIPTION (BY JBPRO)

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 THE SOUTHEAST 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 00 DEGREES 38 MINUTES 48 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID SUBDIVISION A DISTANCE OF 464.79 FEET TO A 5/8 INCH REBAR WITH CAP; THENCE NORTH 00 DEGREES 32 MINUTES 25 SECONDS WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 315.26 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "CHW, INC. LB5075"; THENCE NORTH 00 DEGREES 40 MINUTES 45 SECONDS WEST ALONG SAID EAST BOUNDARY A DISTANCE OF 37.55 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE LEAVING SAID EAST BOUNDARY AND RUN NORTH 89 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 41.79 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE NORTH 00 DEGREES 30 MINUTES 48 SECONDS WEST A DISTANCE OF 100.00 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE NORTH 89 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 255.00 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE SOUTH 00 DEGREES 30 MINUTES 48 SECONDS EAST A DISTANCE OF 90.00 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE NORTH 89 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 55.00 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 CONTINUING ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTE 00 SECONDS, AND AN ARC LENGTH OF 31.42 FEET (CHORD OF SAID ARC BEING SOUTH 45 DEGREES 30 MINUTES 48 SECONDS EAST A DISTANCE OF 28.28 FEET) TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE CONTINUE NORTH 89 DEGREES 29 MINUTES 12 SECONDS EAST A DISTANCE OF 95.30 FEET TO A SET 5/8 INCH REBAR WITH CAP STAMPED "JBPRO PRM/PCP LB 8031"; THENCE RUN SOUTH 00 DEGREES 31 MINUTES 50 SECONDS EAST A DISTANCE OF 725.50 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "GFY LB 021"; THENCE SOUTH 00 DEGREES 31 MINUTES 31 SECONDS EAST A DISTANCE OF 745.04 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM 7482"; THENCE SOUTH 89 DEGREES 26 MINUTES 19 SECONDS WEST A DISTANCE OF 466.69 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH DISK STAMPED "PRM 7482"; THENCE NORTH 00 DEGREES 25 MINUTES 37 SECONDS WEST A DISTANCE OF 501.93 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "PLS 2298"; THENCE NORTH 00 DEGREES 35 MINUTES 33 SECONDS WEST A DISTANCE OF 161.40 FEET TO THE POINT OF BEGINNING.

EXHIBIT 2

TARA LARGA - PHASE 1

A SUBDIVISION
SITUATED IN
SECTION 12, TOWNSHIP 10 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

NOT FOR RECORDING

SYMBOL LEGEND

- 1/4" = 100' (1/8" = 200')
- 1/8" = 100' (1/16" = 200')
- 1/16" = 100' (1/32" = 200')
- 1/32" = 100' (1/64" = 200')
- 1/64" = 100' (1/128" = 200')
- 1/128" = 100' (1/256" = 200')
- 1/256" = 100' (1/512" = 200')
- 1/512" = 100' (1/1024" = 200')
- 1/1024" = 100' (1/2048" = 200')
- 1/2048" = 100' (1/4096" = 200')
- 1/4096" = 100' (1/8192" = 200')
- 1/8192" = 100' (1/16384" = 200')
- 1/16384" = 100' (1/32768" = 200')
- 1/32768" = 100' (1/65536" = 200')
- 1/65536" = 100' (1/131072" = 200')
- 1/131072" = 100' (1/262144" = 200')
- 1/262144" = 100' (1/524288" = 200')
- 1/524288" = 100' (1/1048576" = 200')
- 1/1048576" = 100' (1/2097152" = 200')
- 1/2097152" = 100' (1/4194304" = 200')
- 1/4194304" = 100' (1/8388608" = 200')
- 1/8388608" = 100' (1/16777216" = 200')
- 1/16777216" = 100' (1/33554432" = 200')
- 1/33554432" = 100' (1/67108864" = 200')
- 1/67108864" = 100' (1/134217728" = 200')
- 1/134217728" = 100' (1/268435456" = 200')
- 1/268435456" = 100' (1/536870912" = 200')
- 1/536870912" = 100' (1/1073741824" = 200')
- 1/1073741824" = 100' (1/2147483648" = 200')
- 1/2147483648" = 100' (1/4294967296" = 200')
- 1/4294967296" = 100' (1/8589934592" = 200')
- 1/8589934592" = 100' (1/17179869184" = 200')
- 1/17179869184" = 100' (1/34359738368" = 200')
- 1/34359738368" = 100' (1/68719476736" = 200')
- 1/68719476736" = 100' (1/137438953472" = 200')
- 1/137438953472" = 100' (1/274877906944" = 200')
- 1/274877906944" = 100' (1/549755813888" = 200')
- 1/549755813888" = 100' (1/1099511627776" = 200')
- 1/1099511627776" = 100' (1/2199023255552" = 200')
- 1/2199023255552" = 100' (1/4398046511104" = 200')
- 1/4398046511104" = 100' (1/8796093022208" = 200')
- 1/8796093022208" = 100' (1/17592186044416" = 200')
- 1/17592186044416" = 100' (1/35184372088832" = 200')
- 1/35184372088832" = 100' (1/70368744177664" = 200')
- 1/70368744177664" = 100' (1/140737488355328" = 200')
- 1/140737488355328" = 100' (1/281474976710656" = 200')
- 1/281474976710656" = 100' (1/562949953421312" = 200')
- 1/562949953421312" = 100' (1/1125899906842624" = 200')
- 1/1125899906842624" = 100' (1/2251799813685248" = 200')
- 1/2251799813685248" = 100' (1/4503599627370496" = 200')
- 1/4503599627370496" = 100' (1/9007199254740992" = 200')
- 1/9007199254740992" = 100' (1/18014398509481984" = 200')
- 1/18014398509481984" = 100' (1/36028797018963968" = 200')
- 1/36028797018963968" = 100' (1/72057594037927936" = 200')
- 1/72057594037927936" = 100' (1/144115188075855872" = 200')
- 1/144115188075855872" = 100' (1/288230376151711744" = 200')
- 1/288230376151711744" = 100' (1/576460752303423488" = 200')
- 1/576460752303423488" = 100' (1/1152921504606846976" = 200')
- 1/1152921504606846976" = 100' (1/2305843009213693952" = 200')
- 1/2305843009213693952" = 100' (1/4611686018427387904" = 200')
- 1/4611686018427387904" = 100' (1/9223372036854775808" = 200')
- 1/9223372036854775808" = 100' (1/18446744073709551616" = 200')
- 1/18446744073709551616" = 100' (1/36893488147419103232" = 200')
- 1/36893488147419103232" = 100' (1/73786976294838206464" = 200')
- 1/73786976294838206464" = 100' (1/147573952589676412928" = 200')
- 1/147573952589676412928" = 100' (1/295147905179352825856" = 200')
- 1/295147905179352825856" = 100' (1/590295810358705651712" = 200')
- 1/590295810358705651712" = 100' (1/1180591620717411303424" = 200')
- 1/1180591620717411303424" = 100' (1/2361183241434822606848" = 200')
- 1/2361183241434822606848" = 100' (1/4722366482869645213696" = 200')
- 1/4722366482869645213696" = 100' (1/9444732965739290427392" = 200')
- 1/9444732965739290427392" = 100' (1/18889465931478580854784" = 200')
- 1/18889465931478580854784" = 100' (1/37778931862957161709568" = 200')
- 1/37778931862957161709568" = 100' (1/75557863725914323419136" = 200')
- 1/75557863725914323419136" = 100' (1/151115727451828646838272" = 200')
- 1/151115727451828646838272" = 100' (1/302231454903657293676544" = 200')
- 1/302231454903657293676544" = 100' (1/604462909807314587353088" = 200')
- 1/604462909807314587353088" = 100' (1/1208925819614629174706176" = 200')
- 1/1208925819614629174706176" = 100' (1/2417851639229258349412352" = 200')
- 1/2417851639229258349412352" = 100' (1/4835703278458516698824704" = 200')
- 1/4835703278458516698824704" = 100' (1/9671406556917033397649408" = 200')
- 1/9671406556917033397649408" = 100' (1/19342813113834066795298816" = 200')
- 1/19342813113834066795298816" = 100' (1/38685626227668133590597632" = 200')
- 1/38685626227668133590597632" = 100' (1/77371252455336267181195264" = 200')
- 1/77371252455336267181195264" = 100' (1/154742504910672534362390528" = 200')
- 1/154742504910672534362390528" = 100' (1/309485009821345068724781056" = 200')
- 1/309485009821345068724781056" = 100' (1/618970019642690137449562112" = 200')
- 1/618970019642690137449562112" = 100' (1/1237940039285380274899124224" = 200')
- 1/1237940039285380274899124224" = 100' (1/2475880078570760549798248448" = 200')
- 1/2475880078570760549798248448" = 100' (1/4951760157141521099596496896" = 200')
- 1/4951760157141521099596496896" = 100' (1/9903520314283042199192993792" = 200')
- 1/9903520314283042199192993792" = 100' (1/19807040628566084398385987584" = 200')
- 1/19807040628566084398385987584" = 100' (1/39614081257132168796771975168" = 200')
- 1/39614081257132168796771975168" = 100' (1/79228162514264337593543950336" = 200')
- 1/79228162514264337593543950336" = 100' (1/158456325028528675187087900672" = 200')
- 1/158456325028528675187087900672" = 100' (1/316912650057057350374175801344" = 200')
- 1/316912650057057350374175801344" = 100' (1/633825300114114700748351602688" = 200')
- 1/633825300114114700748351602688" = 100' (1/1267650600228229401496703205376" = 200')
- 1/1267650600228229401496703205376" = 100' (1/2535301200456458802993406410752" = 200')
- 1/2535301200456458802993406410752" = 100' (1/5070602400912917605986812821504" = 200')
- 1/5070602400912917605986812821504" = 100' (1/10141204801825835211973625643008" = 200')
- 1/10141204801825835211973625643008" = 100' (1/20282409603651670423947251286016" = 200')
- 1/20282409603651670423947251286016" = 100' (1/40564819207303340847894502572032" = 200')
- 1/40564819207303340847894502572032" = 100' (1/81129638414606681695789005144064" = 200')
- 1/81129638414606681695789005144064" = 100' (1/162259276829213363391578010288128" = 200')
- 1/162259276829213363391578010288128" = 100' (1/324518553658426726783156020576256" = 200')
- 1/324518553658426726783156020576256" = 100' (1/649037107316853453566312041152512" = 200')
- 1/649037107316853453566312041152512" = 100' (1/1298074214633706907132624822305024" = 200')
- 1/1298074214633706907132624822305024" = 100' (1/2596148429267413814265249644610048" = 200')
- 1/2596148429267413814265249644610048" = 100' (1/5192296858534827628530499289220096" = 200')
- 1/5192296858534827628530499289220096" = 100' (1/1038459371706965525706099857840192" = 200')
- 1/1038459371706965525706099857840192" = 100' (1/2076918743413931051412199715760384" = 200')
- 1/2076918743413931051412199715760384" = 100' (1/4153837486827862102824399431520768" = 200')
- 1/4153837486827862102824399431520768" = 100' (1/8307674973655724205648798863041536" = 200')
- 1/8307674973655724205648798863041536" = 100' (1/1661534994731144841129759772608288" = 200')
- 1/1661534994731144841129759772608288" = 100' (1/3323069989462289682259519445216576" = 200')
- 1/3323069989462289682259519445216576" = 100' (1/6646139978924579364519038890433152" = 200')
- 1/6646139978924579364519038890433152" = 100' (1/1329227995784915872903807778086304" = 200')
- 1/1329227995784915872903807778086304" = 100' (1/2658455991569831745807615556172608" = 200')
- 1/2658455991569831745807615556172608" = 100' (1/5316911983139663491615231112345216" = 200')
- 1/5316911983139663491615231112345216" = 100' (1/10633823966279326983230462244690304" = 200')
- 1/10633823966279326983230462244690304" = 100' (1/21267647932558653966460924489380608" = 200')
- 1/21267647932558653966460924489380608" = 100' (1/42535295865117307932921848978761216" = 200')
- 1/42535295865117307932921848978761216" = 100' (1/85070591730234615865843697957522432" = 200')
- 1/85070591730234615865843697957522432" = 100' (1/170141183460469231731687395915044864" = 200')
- 1/170141183460469231731687395915044864" = 100' (1/34028236692093846346337479183009728" = 200')
- 1/34028236692093846346337479183009728" = 100' (1/68056473384187692692674958366019456" = 200')
- 1/68056473384187692692674958366019456" = 100' (1/136112946768375385385349916732038912" = 200')
- 1/136112946768375385385349916732038912" = 100' (1/272225893536750770770699833464077824" = 200')
- 1/272225893536750770770699833464077824" = 100' (1/544451787073501541541399666928155648" = 200')
- 1/544451787073501541541399666928155648" = 100' (1/108890357414700308308279933385631129296" = 200')
- 1/108890357414700308308279933385631129296" = 100' (1/217780714829400616616559866771262258592" = 200')
- 1/217780714829400616616559866771262258592" = 100' (1/435561429658801233233119733542524517184" = 200')
- 1/435561429658801233233119733542524517184" = 100' (1/871122859317602466466239467085049034368" = 200')
- 1/871122859317602466466239467085049034368" = 100' (1/1742245718355204932932478934170088068736" = 200')
- 1/1742245718355204932932478934170088068736" = 100' (1/3484491436710409865864957868340176137472" = 200')
- 1/3484491436710409865864957868340176137472" = 100' (1/6968982873420819731729915736680352274944" = 200')
- 1/6968982873420819731729915736680352274944" = 100' (1/13937965746841639463459831473360704549888" = 200')
- 1/13937965746841639463459831473360704549888" = 100' (1/27875931493683278926919662946721409199776" = 200')
- 1/27875931493683278926919662946721409199776" = 100' (1/55751862987366557853839325893442818399552" = 200')
- 1/55751862987366557853839325893442818399552" = 100' (1/111503725974733115707678651786885636799104" = 200')
- 1/111503725974733115707678651786885636799104" = 100' (1/223007451949466231415357313573771273998208" = 200')
- 1/223007451949466231415357313573771273998208" = 100' (1/446014903898932462830714627147542547996416" = 200')
- 1/446014903898932462830714627147542547996416" = 100' (1/892029807797864925661429254295085095992832" = 200')
- 1/892029807797864925661429254295085095992832" = 100' (1/1784059615595729851322858508590170191965664" = 200')
- 1/1784059615595729851322858508590170191965664" = 100' (1/3568119231191459702645717017180340383931328" = 200')
- 1/3568119231191459702645717017180340383931328" = 100' (1/7136238462382919405291434034360680767862656" = 200')
- 1/7136238462382919405291434034360680767862656" = 100' (1/14272476924765838810582868068721335345251312" = 200')
- 1/14272476924765838810582868068721335345251312" = 100' (1/28544953849531677621165736137442670690502624" = 200')
- 1/28544953849531677621165736137442670690502624" = 100' (1/57089907699063355242331472274885341381005248" = 200')
- 1/57089907699063355242331472274885341381005248" = 100' (1/11417981539812671048466294454970682762010496" = 200')
- 1/11417981539812671048466294454970682762010496" = 100' (1/22835963079625342096932588909941364424020992" = 200')
- 1/22835963079625342096932588909941364424020992" = 100' (1/45671926159250684193865177819882728888041984" = 200')
- 1/45671926159250684193865177819882728888041984" = 100' (1/91343852318501368387730355639765457776083968" = 200')
- 1/91343852318501368387730355639765457776083968" = 100' (1/18268770463700273677546071127953091555216736" = 200')
- 1/18268770463700273677546071127953091555216736" = 100' (1/36537540927400547355092142255906181104433472" = 200')
- 1/36537540927400547355092142255906181104433472" = 100' (1/73075081854801094710184284511812362208866944" = 200')
- 1/73075081854801094710184284511812362208866944" = 100' (1/146150163709602189420368569023624724177333888" = 200')
- 1/146150163709602189420368569023624724177333888" = 100' (1/29230

EXHIBIT 1

TARA LARGA PHASE 2 – LEGAL DESCRIPTION (BY JBPRO)

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/PCP 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.

