

TARA VISTA PHASE I

NOT FOR FINAL RECORDING

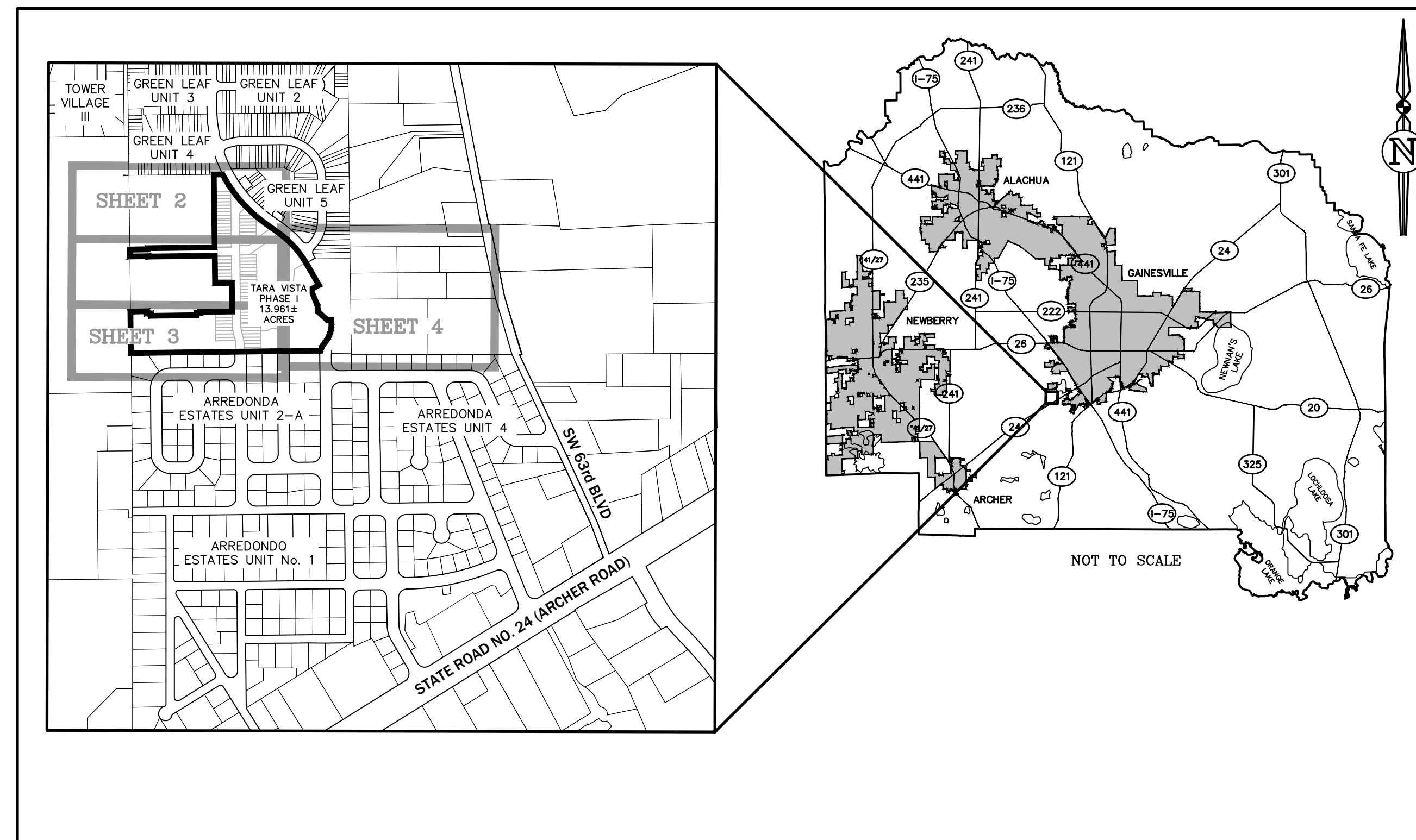
PLAT BOOK ____ , PAGE ____

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 23.00 FEET; THENCE SOUTH 00°54'31" EAST, A DISTANCE OF 14.50 FEET; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 274.00 FEET; THENCE NORTH 00°54'31" WEST, 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 SOUTH 89°05'29" 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, ALONG SAID SOUTH LINE, 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 271°24'5", 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°37'27" 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 65.44 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 19.01 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
LB LICENSED BUSINESS
R RADIUS
L ARC LENGTH
D DELTA (CENTRAL) ANGLE
CB CHORD BEARING
CD CHORD DISTANCE
(R) RADIAL
(NR) NON-RADIAL
R/W RIGHT-OF-WAY
± MORE OR LESS
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
POB POINT OF BEGINNING
PRM PERMANENT REFERENCE MONUMENT
PT POINT OF TANGENCY
Q.R. OFFICIAL RECORDS BOOK
PUE PUBLIC UTILITY EASEMENT
PDE PRIVATE DRAINAGE EASEMENT
SECTION 22-- 10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
FFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION
S.F. SQUARE FEET
AC ACRES
BSL BUILDING SETBACK LINE (TYPICAL)
GRU GAINESVILLE REGIONAL UTILITIES
IR/C IRON ROD WITH PLASTIC CAP

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 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.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- 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 73 811. 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 FN) 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 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.
- 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.

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. WITNESSES.

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. 2024.

NOTARY PUBLIC, STATE OF FLORIDA. MY COMMISSION EXPIRES ____ TYPE OF IDENTIFICATION PRODUCED (IF NOT PERSONALLY KNOWN)

CERTIFICATE AND SIGNATURE FROM 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.

MATTHEW PICKEL, PSM COUNTY SURVEYOR PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 6125 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

RECORDED AND CERTIFIED ON THIS DAY OF ____ A.D. 2024 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 consultants inc. LB 2389 720 S.W. 2nd Ave., South Tower, Suite 300 GAINESVILLE, FLORIDA 32601 TEL: (352) 373-3541 www.edafl.com mail@edafi.com

TARA VISTA PHASE I

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PLAT BOOK _____, PAGE _____
SHEET 2 OF 4

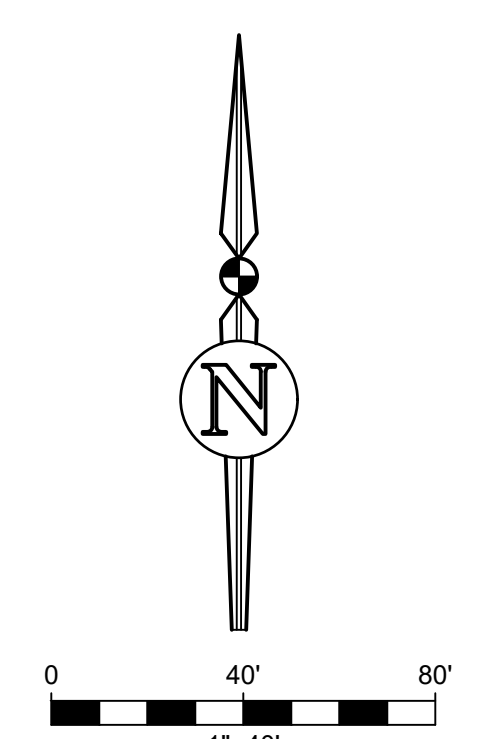
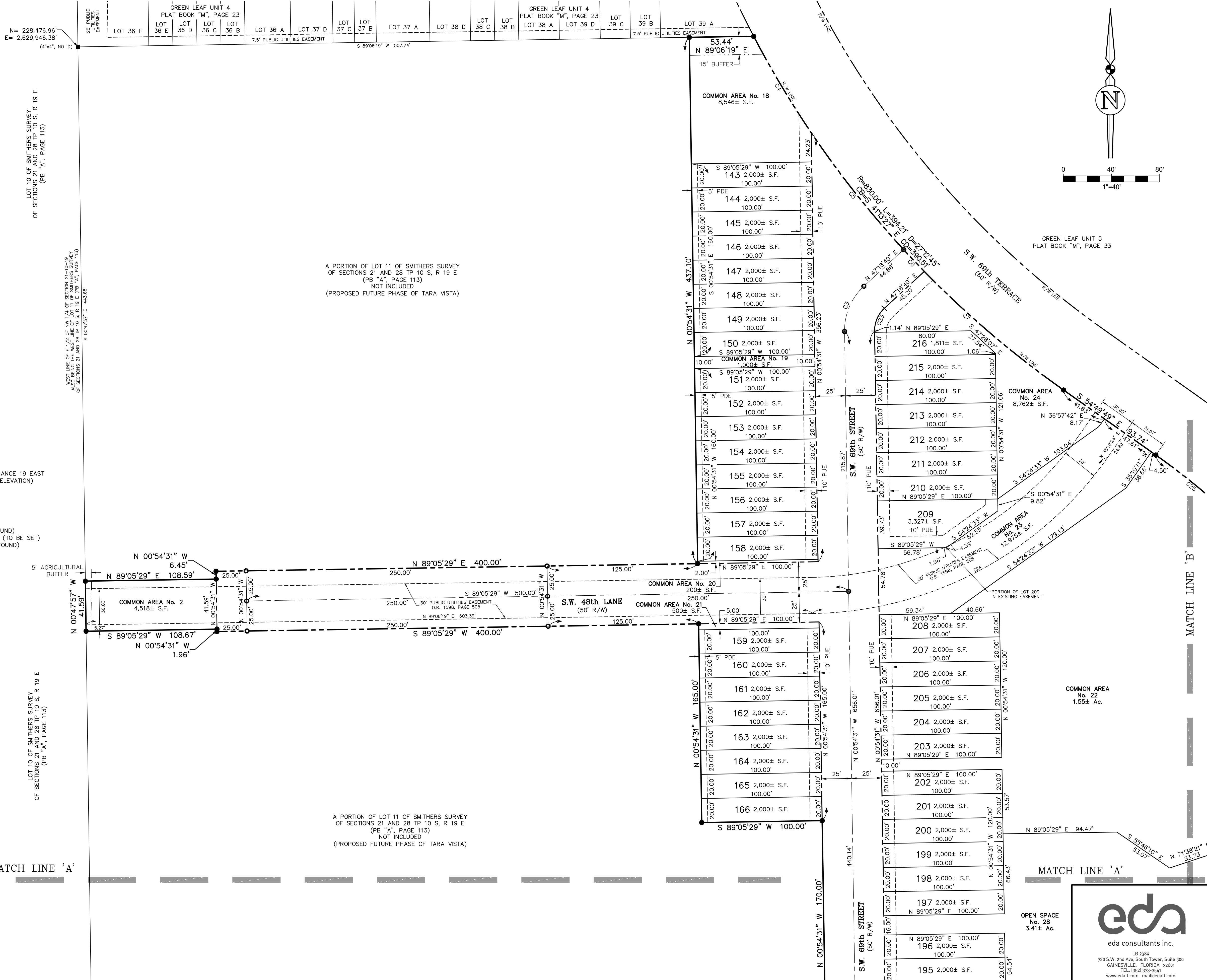
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Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C3	48°13'11"	50.00'	42.08'	40.85'	22.38'	N 23°12'04" E
C4	6°26'39"	830.00'	93.35'	93.30'	46.73'	N 30°50'24" W
C5	8°32'35"	830.00'	123.76'	123.64'	61.99'	N 38°20'01" W
C6	1°43'34"	830.00'	25.00'	25.00'	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

LOTS	ELEVATION
143-150	93.75'
151-158	92.25'
159-166	90.50'
175-182	87.05'
183-189	87.40'
190-196	88.40'
197-202	89.20'
203-208	90.50'
209-216	92.20'

LEGEND AND ABBREVIATIONS

- | | |
|---|---|
| PSM PROFESSIONAL SURVEYOR AND MAPPER | PAE 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 |
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| 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) | |
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| ● PERMANENT REFERENCE MONUMENT (PRM) - IRON PIPE - SIZE AND IDENTIFICATION AS NOTED (FOUND) | |



Plotted Oct. 24, 2024 - 11:43:01 - Alomeston

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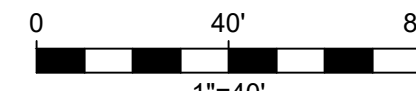
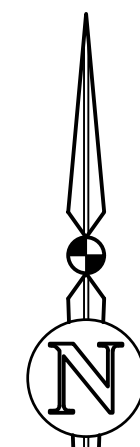
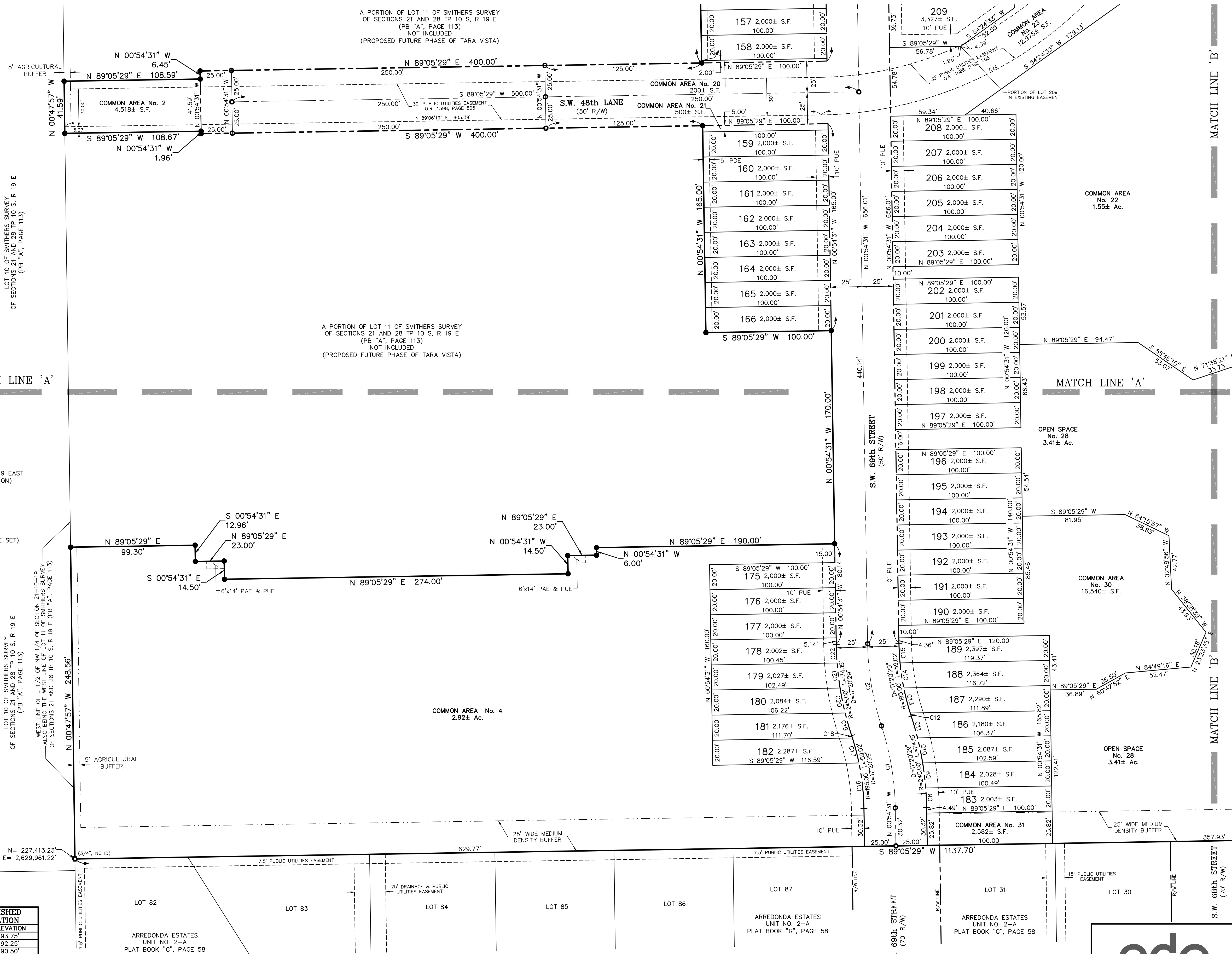
TARA VISTA PHASE I

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PLAT BOOK _____, PAGE _____

SHEET 3 OF 4

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LEGEND AND ABBREVIATIONS

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| LB LICENSED BUSINESS | PC POINT OF CURVATURE |
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Curve #	Delta	Radius	Arc	Chord	Tangent	Chord Bearing
C1	172°20'29"	220.00'	66.59'	66.33'	33.55'	N 09°34'46" W
C2	172°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	5°35'51"	305.56'	287.61'	277.11'	155.46'	N 62°08'26" E

MINIMUM FINISHED FLOOR ELEVATION	
LOTS	ELEVATION
143-150	93.75'
151-158	92.25'
159-166	90.50'
175-182	87.05'
183-189	87.40'
190-196	88.40'
197-202	89.20'
203-208	90.50'
209-216	92.20'

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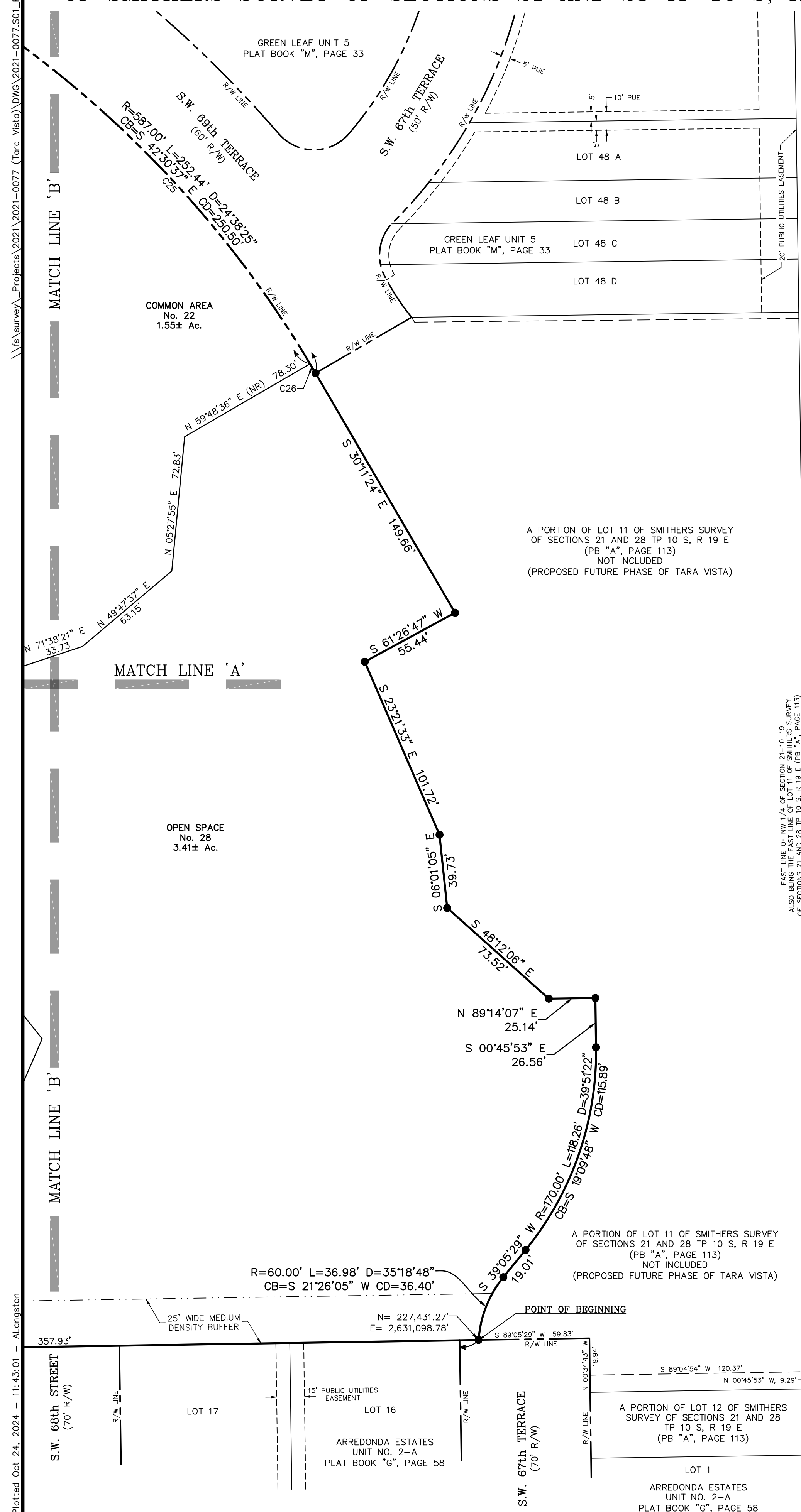


TARA VISTA PHASE I

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



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)

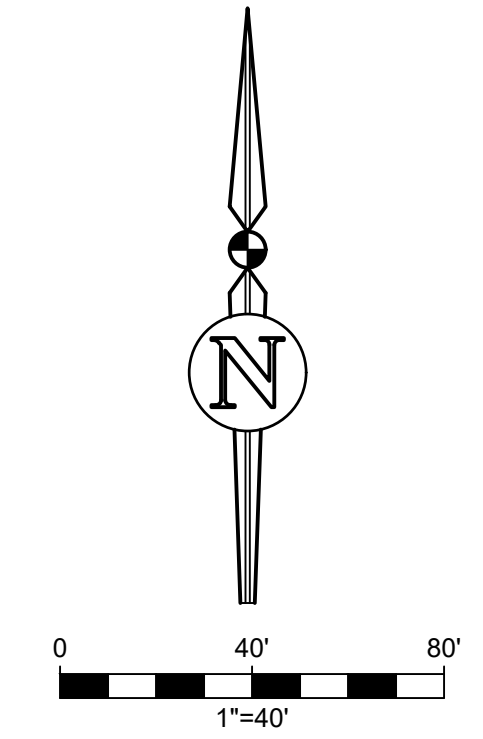
A PORTION OF LOT 11 OF SMITHERS SURVEY OF SECTIONS 21 AND 28 TP 10 S, R 19 E (PB "A", PAGE 113) NOT INCLUDED (PROPOSED FUTURE PHASE OF TARA VISTA)

A PORTION OF LOT 12 OF SMITHERS SURVEY OF SECTIONS 21 AND 28 TP 10 S, R 19 E (PB "A", PAGE 113)

LOT 1 ARREDONDA ESTATES UNIT NO. 2-A PLAT BOOK "G", PAGE 58

EAST LINE OF NW 1/4 OF SECTION 21-10-19 ALSO BEING THE EAST LINE OF LOT 11 OF SMITHERS SURVEY OF SECTIONS 21 AND 28 TP 10 S, R 19 E (PB "A", PAGE 113)

LOT 13 OF SMITHERS SURVEY OF SECTIONS 21 AND 28 TP 10 S, R 19 E (PB "A", PAGE 113)



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

LOTS	ELEVATION
143-150	93.75'
151-158	92.25'
159-166	90.50'
175-182	87.05'
183-189	87.40'
190-196	88.40'
197-202	89.20'
203-208	90.50'
209-216	92.20'

LEGEND AND ABBREVIATIONS

- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- R RADIUS
- L ARC LENGTH
- D DELTA (CENTRAL) ANGLE
- CB CHORD BEARING
- CD CHORD DISTANCE
- (R) RADIAL
- (NR) NON-RADIAL
- R/W RIGHT-OF-WAY
- ± MORE OR LESS
- I.D. IDENTIFICATION
- MAG CHRISTIAN'S BRAND
- N=231688.49 STATE PLANE COORDINATES
- E=263688.77 (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
- SECTION 22-10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
- FFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION
- S.F. SQUARE FEET
- AC. ACRES
- BSL BUILDING SETBACK LINE (TYPICAL)
- GRU GAINESVILLE REGIONAL UTILITIES
- IR/C IRON ROD WITH PLASTIC CAP

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