

\\fsurvey\Projects\2021\2021-0077 Tara Vista\DWG\2021-0077.S01_Plot-PH2.dwg - Sheet 1
Plotted Sept 03, 2024 - 07:38:10 - Alungston

TARA VISTA PHASE II

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 THE FOLLOWING THREE (3) PARCELS OF LAND:

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 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°45'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 568.77 FEET; THENCE SOUTH 89°28'18" WEST, A DISTANCE OF 207.44 FEET; THENCE NORTH 30°11'24" WEST, A DISTANCE OF 3.04 FEET; THENCE SOUTH 59°48'36" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 30°11'24" EAST, A DISTANCE OF 149.66 FEET; THENCE SOUTH 61°26'47" WEST, A DISTANCE OF 55.44 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°28'06" WEST, 36.40 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, SAID POINT BEING HERINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 89°05'29" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 59.83 FEET; THENCE SOUTH 00°34'43" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 19.94 FEET; THENCE NORTH 89°04'54" EAST, A DISTANCE OF 120.37 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE POINT HEREINABOVE REFERRED TO AS POINT "A", AND RUN THENCE SOUTH 89°05'29" WEST, ALONG THE NORTHERLY LINE OF SAID ARREDONDA ESTATES UNIT NO. 2-A, 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 TO THE POINT OF BEGINNING; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 98.30 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, SAID POINT BEING HERINAFTER REFERRED TO AS POINT "B"; THENCE SOUTH 00°47'57" EAST, ALONG SAID WEST LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT THE POINT HEREINABOVE REFERRED TO AS POINT "B", AND RUN THENCE NORTH 00°47'57" WEST, ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4, A DISTANCE OF 41.59 FEET TO THE POINT OF BEGINNING; 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 SAID GREEN LEAF UNIT 4; THENCE SOUTH 89°06'19" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 507.74 FEET TO THE SOUTHWEST CORNER OF SAID GREEN LEAF UNIT 4; THENCE SOUTH 00°47'57" EAST, ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTHWEST 1/4, A DISTANCE OF 443.68 FEET TO THE POINT OF BEGINNING.

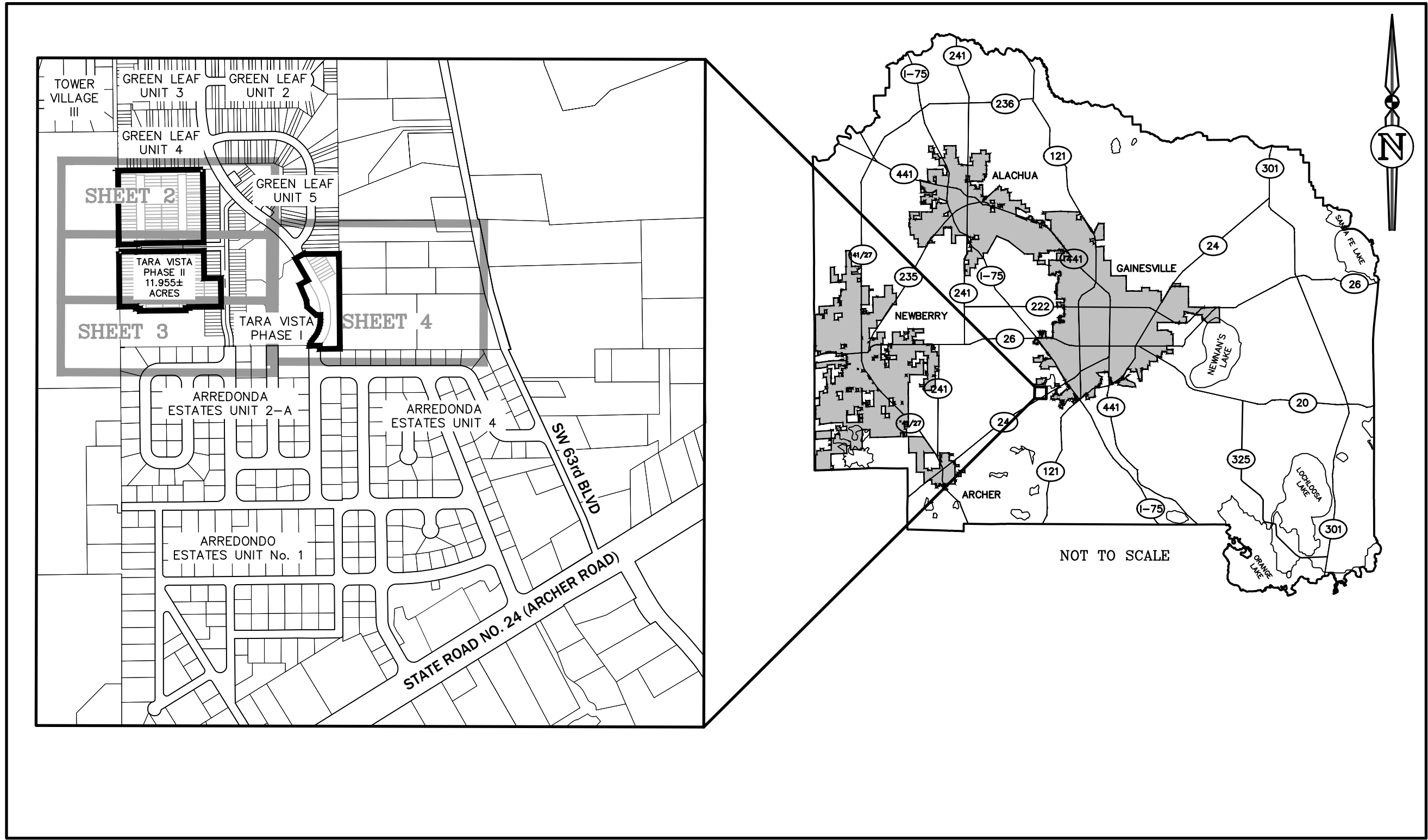
CONTAINING AN AGGREGATE OF 11.955 ACRES, MORE OR LESS.

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 = 157
- TOTAL ACREAGE OF SUBDIVISION = 11.955± 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 B11. 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 FL N) 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 9 THROUGH 64, 79 THROUGH 130, AND 167 THROUGH 174 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. 1	BUFFER; OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 3	BUFFER; OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 5	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 6	OPEN SPACE; PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 7	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 8	OPEN SPACE; PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 9	OPEN SPACE; PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 10	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 11	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 12	PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 13	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 14	OPEN SPACE; PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 15	OPEN SPACE; PUBLIC ACCESS EASEMENT; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 16	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 17	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 25	OPEN SPACE; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 26	BUFFER; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 27	STORMWATER & DRAINAGE; BUFFER; PUBLIC UTILITY EASEMENT; DRAINAGE EASEMENT
COMMON AREA No. 29	STORMWATER & DRAINAGE; BUFFER; 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 II"; 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

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 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 CERTIFICATION 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
RECEIVED AND RECORDED ON THIS		
DAY OF	A.D. 2024	CLERK
		DEPUTY CLERK

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "TARA VISTA PHASE II" 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@edafl.com

TARA VISTA PHASE II

NOT FOR FINAL RECORDING

PLAT BOOK ____, PAGE ____

SHEET 2 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

MINIMUM FINISHED FLOOR ELEVATION	
LOTS	ELEVATION
1-6	96.25
7-13	95.95
14-20	93.85
21-28	91.40
29-36	90.05
37-44	90.55
45-52	92.05
53-59	94.00
60-65	96.00
66-71	98.05
72-77	98.05
78-83	96.00
84-90	94.00
91-98	92.05
99-106	90.55
107-114	90.00
115-122	92.05
123-130	94.00
131-136	96.35
137-142	98.40
167-174	89.10
217-223	88.15

LEGEND AND ABBREVIATIONS

PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
R/L 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=263687.77 (NAD83 - FLORIDA NORTH ZONE)
CM CONCRETE MONUMENT
PB PLAT BOOK

PAE PUBLIC ACCESS EASEMENT
PC POINT OF CURVATURE
PCP PERMANENT CONTROL POINT
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
10-19 SECTION 22, TOWNSHIP 10 SOUTH, RANGE 19 EAST
S.F. SQUARE FEET
AC. ACRES
BSL BUILDING SETBACK LINE (TYPICAL)
GRU GAINESVILLE REGIONAL UTILITIES
IR/C IRON ROD WITH PLASTIC CAP

- 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)

MATCH LINE 'A'

MATCH LINE 'A'

eda

eda consultants inc.

LB 2389
720 S.W. 2nd Ave, South Tower, Suite 300
GAINESVILLE, FLORIDA 32601
TEL (352) 373-3541
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\\fsurvey\Projects\2021\2021-0077 (Tara Vista)\DWG\2021-0077-301-Plat-Ph2.dwg - Sheet 2

\\fsurvey\Projects\2021\2021-0077 (Tara Vista)\DWG\2021-0077-301-Plat-Ph2.dwg - Sheet 3
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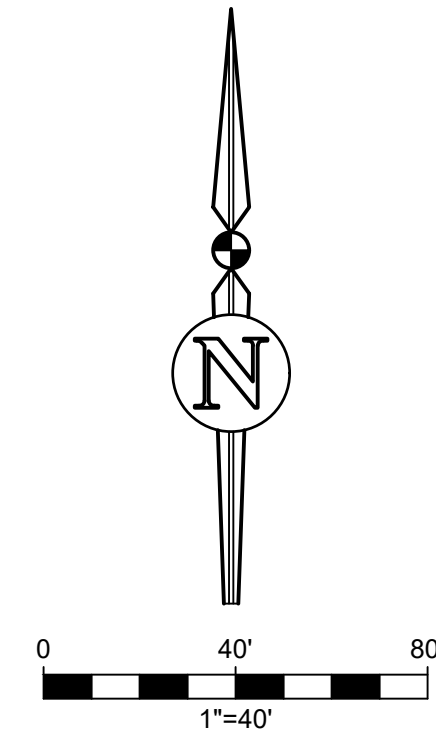
TARA VISTA PHASE II

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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
R RADIUS
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I.D. IDENTIFICATION
MAG CHRISNIK'S BRAND
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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
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
S.F. SQUARE FEET
FFE MINIMUM REQUIRED FINISHED FLOOR ELEVATION
AC. ACRES
BSL BUILDING SETBACK LINE (TYPICAL)
GRU GAINESVILLE REGIONAL UTILITIES
IR/C IRON ROD WITH PLASTIC CAP

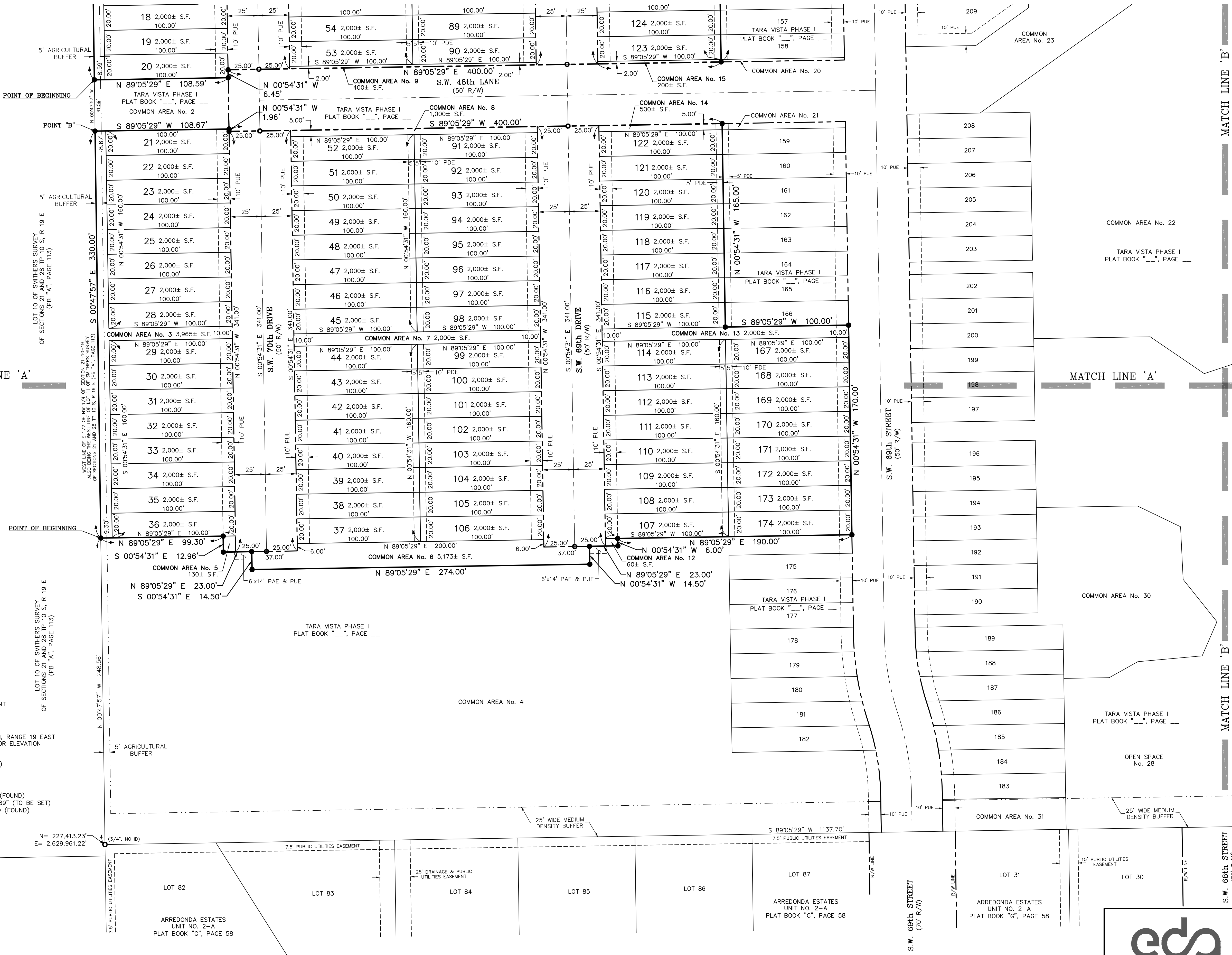
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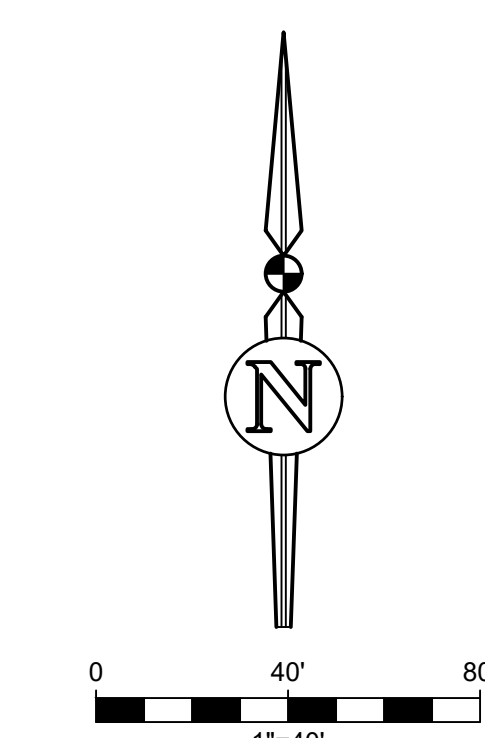
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\\fs\survey\Projects\2021\2021-0077\S01_Plot-Fin2.dwg — Sheet



MINIMUM FINISHED FLOOR ELEVATION	
LOTS	ELEVATION
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137-142	98.40'
167-174	89.10'
217-223	88.15'

PSM	PROFESSIONAL SURVEYOR AND MAPPER	PAE	PUBLIC ACCESS EASEMENT
LB	LICENSED BUSINESS	PCP	POINT OF CURVATURE
R	RADIUS	PCP	PERMANENT CONTROL POINT
ARC	ARC LENGTH	POC	POINT OF COMMENCEMENT
DELTA	(CENTRAL) ANGLE	POB	POINT OF BEGINNING
CB	CHORD BEARING	PRM	PERMANENT REFERENCE MONUMENT
CD	CHORD DISTANCE	PT	POINT OF TANGENCY
(R)	RADIAL	ORR	OFFICIAL RECORDS BOOK
(NR)	NON-RADIAL	PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY	PDE	PRIVATE DRAINAGE EASEMENT
±	MORE OR LESS	10-19	SECTION 22--TOWNSHIP 10 SOUTH, RANGE 19 EAST
ID	IDENTIFICATION	FFE	MINIMUM REQUIRED FINISHED FLOOR ELEVATION
MAG	CHRISNIK'S BRAND	SF	SQUARE FEET
N=21668.49	STATE PLANE COORDINATES	AC	ACRES
E=28677.77	(NAD83 - FLORIDA NORTH ZONE)	BSL	BUILDING SETBACK LINE (TYPICAL)
CM	CONCRETE MONUMENT	GRL	GAINEVILLE REGIONAL UTILITIES
PB	PLAT BOOK	IR/C	IRON ROD WITH PLASTIC CAP
●	PERMANENT REFERENCE MONUMENT (PRM) = 5/8" IR/C IRM LB 2389" (SET)		
●	PERMANENT REFERENCE MONUMENT (PRM) = 3/4" CM - UNLESS AS NOTED (FOUND)		
●	PERMANENT CONTROL POINT (PCP) = MAG NAIL WITH BRASS KID OR 5/8" IR/C PCP LB 2389" (TO BE SET)		
●	PERMANENT REFERENCE MONUMENT (PRM) = IRON PIPE = SIZE AND IDENTIFICATION AS NOTED (FOUND)		