

December 27, 2024

PROJECT NAME: CHEON RESIDENCE

PROJECT NUMBER: 2023120009

APPLICATION: FINAL PLAT #31910

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS: 10/18/24-must provide per Marion County LDC 2.19.3 & 6.4.4.K
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: INFO
REMARKS: Project is consistent with Hamlet
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.24 Show location and dimensions of required land use buffering.
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas
STATUS OF REVIEW: INFO
REMARKS: n/a
- 7 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:

- 9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS:



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR #31910

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 08/01/2024

A. PROJECT INFORMATION:

Project Name: Cheon Residence
Parcel Number(s): 37291-000-19
Section 27 Township 16 Range 22 Land Use Rural Land Zoning Classification A-3
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: FINAL PLAT
Property Acreage 4.78 Number of Lots 1 Miles of Roads n/a
Location of Property with Crossroads SE 25th Ave and SE 101st Street
Additional information regarding this submittal: Requesting waiver for Preliminary Plat and Improvement Plan pursuant to discussions with county staff.

B. CONTACT INFORMATION (*Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.*)

Engineer:
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Surveyor:
Firm Name: Rogers Engineering, LLC Contact Name: Rodney K. Rogers
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: Florida Zip Code: 34471
Phone # 352-622-9214 Alternate Phone # _____
Email(s) for contact via ePlans: Rkrogers@rogerseng.com and mclemons@rogerseng.com

Property Owner:
Owner: Julie Cheon Contact Name: Julie Cheon
Mailing Address: 71 Tingler Lane City: Marathon State: Florida Zip Code: 33050
Phone # 305-395-1985 Alternate Phone # _____
Email address: julie_cheon@hotmail.com

Developer:
Developer: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

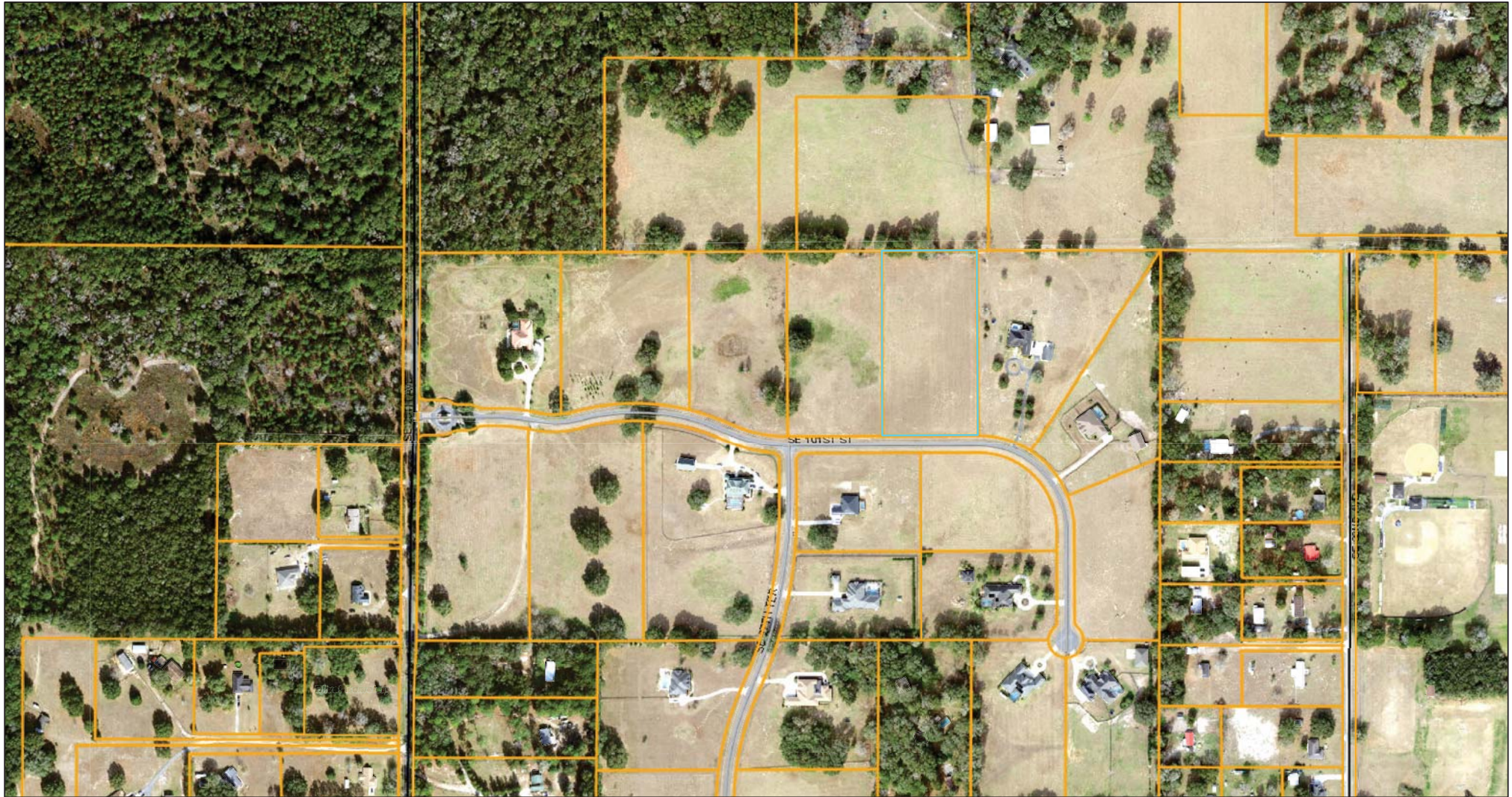
CLEAR FORM

Revised 6/2021

Empowering Marion for Success

marionfl.org

Marion County Florida - Interactive Map

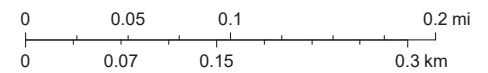


9/6/2024, 10:23:59 AM

1:4,514

- Marion County
- Parcels
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Streets
- Green: Band_2
- Blue: Band_3
- Red: Band_1

Aerial 2023



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, OCE,

Marion County Board of County Commissioners

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

CHEON RESIDENCE

A HAMLET SUBDIVISION

A REPLAT OF LOT 19, GREENWAY CROSSINGS, PLAT BOOK 8, PAGES 77-79
SECTION 27, TOWNSHIP 16 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

ADVISORY NOTICES:

1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS RURAL LAND AND A-3.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120160, PANEL 0730, SUFFIX D, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X". ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.
3. THE LANDS DESCRIBED FOR THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR GREENWAY CROSSINGS, RECORDED IN O.R. BOOK 3799, PAGE 1053, AS AMENDED IN O.R. BOOK 3898, PAGE 446 AND O.R. BOOK 5294, PAGE 896, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
4. THE LANDS DESCRIBED FOR THIS PLAT ARE SUBJECT TO THE ARTICLES OF INCORPORATION AND BY-LAWS RECORDED IN O.R. BOOK 3799, PAGE 1072, AND O.R. BOOK 3799, PAGE 1079, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. THIS PLAT IS SUBJECT TO ALL MATTERS APPEARING ON THE PLAT OF GREENWAY CROSSINGS, AS RECORDED IN PLAT BOOK 8, PAGES 77-79, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
6. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND INFRASTRUCTURE IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
7. THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 82.3.14, FLORIDA STATUTES.
8. THIS PROJECT IS LOCATED WITHIN THE COUNTY-WIDE SECONDARY SPRINGS PROTECTION ZONE.

GENERAL NOTES:

1. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM, DATED 7/19/2024.
2. THIS PLAT CONTAINS 1 LOT AND NO ROAD RIGHTS-OF-WAY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE PLAT OF GREENWAY CROSSINGS, RECORDED IN PLAT BOOK 8, PAGES 77-79, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS BEING AS BEING "EAST".
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
5. ALL PLATTED UTILITY EASEMENTS SHOWN AND/OR NOTED HEREIN SHALL ALSO BE EASEMENTS FOR THE 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.
6. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES AND/OR NOTED HEREIN. ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES IN THESE EASEMENTS. SAID GOVERNMENTAL AGENCIES ARE ALSO GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES WITHIN THE ROAD RIGHTS OF WAY SHOWN HEREIN.
7. THIS REPLAT IS FOR THE SPECIFIC PURPOSE TO RECONFIGURE THE BOUNDARY OF THE DEVELOPMENT AREA OF LOT 19, OF GREENWAY CROSSINGS AND SAID RECONFIGURATION DOES NOT CHANGE THE SQUARE FOOTAGE OF THE DEVELOPMENT AREA.
8. ACCESS TO THE PROPERTY IS PROVIDED BY S.E. 101st STREET, A 60 FEET WIDE ROAD RIGHT-OF-WAY OWNED AND MAINTAINED BY GREENWAY CROSSINGS EQUESTRIAN PARK PROPERTY OWNER'S ASSOCIATION.
9. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

APPROVAL BY COUNTY OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING BY: _____ COUNTY SURVEYOR

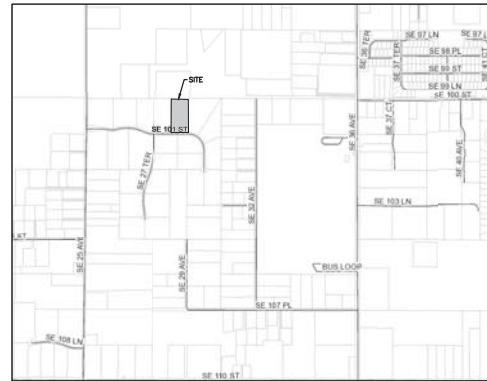
BY: _____ COUNTY FIRE SERVICES BY: _____ COUNTY UTILITIES

BY: _____ COUNTY PLANNING BY: _____ COUNTY ZONING

SURVEYOR'S CERTIFICATION:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; MEETS THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS; IS ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE; AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: _____
MELLELE M. BOYER, P.S.M.
REGISTRATION NO. 7398
STATE OF FLORIDA



LOCATION MAP
N.T.S.

SHEET 2 CONTAINS THE PLAT MAP

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF GREENWAY CROSSINGS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 77-79, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, ALSO BEING THE NORTH LINE OF SAID GREENWAY CROSSINGS, A DISTANCE OF 633.55 FEET TO THE NORTHWEST CORNER OF LOT 19 OF SAID GREENWAY CROSSINGS, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 634.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.E. 101st STREET (60 FEET WIDE); THENCE WEST ALONG SAID RIGHT-OF-WAY LINE, 327.86 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID GREENWAY CROSSINGS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTH ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 634.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE DEPARTING SAID EAST LINE, PROCEED EAST 327.86 FEET TO THE POINT OF BEGINNING.

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.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON _____ / _____ / 20____, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

ATTEST: _____
BY: _____ MICHELLE STONE, CHAIR
BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: _____ GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF CHEON RESIDENCE FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ A.M./P.M. AND RECORDED ON PAGE(S) _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

OWNERS ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RODNEY CHEON AND JULIE CHEON, AS FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CHEON RESIDENCE", LOCATED IN MARION COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON; AND THAT MARION COUNTY HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THE IMPROVEMENTS, BUT IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON ANY PRIVATE ORANGE RETENTION AREAS LOCATED WITHIN THE LOT IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED AT RISK. IT IS NOT THE INTENT OF THE OWNERS TO DEDICATE ANY LAND IN THIS SUBDIVISION TO THE GENERAL PUBLIC OR THE HOMEOWNER'S ASSOCIATION.

IN WITNESS WHEREOF RODNEY CHEON, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 20____

WITNESS #1: _____ OWNER/DEVELOPER:
RODNEY CHEON

SIGNATURE _____

PRINT NAME _____
RODNEY CHEON, OWNER

WITNESS #2: _____

SIGNATURE _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY RODNEY CHEON, AS OWNER.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____ (PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

_____ PERSONALLY KNOWN
-OR-
_____ PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

IN WITNESS WHEREOF JULIE CHEON, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 20____

WITNESS #1: _____ OWNER/DEVELOPER:
JULIE CHEON

SIGNATURE _____

PRINT NAME _____
JULIE CHEON, OWNER

WITNESS #2: _____

SIGNATURE _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY JULIE CHEON, AS OWNER.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____ (PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

_____ PERSONALLY KNOWN
-OR-
_____ PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

PREPARED BY:

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

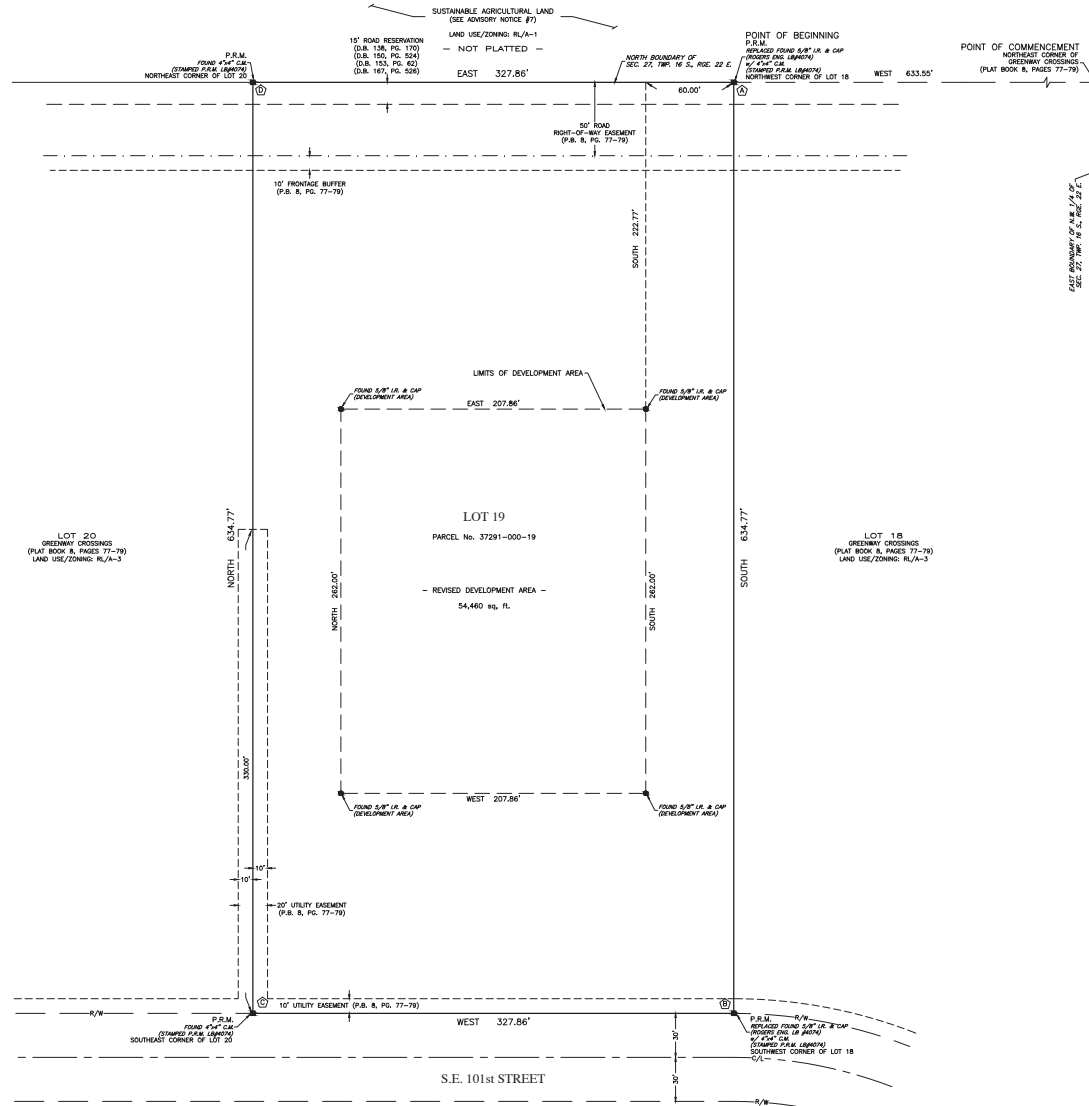
CHEON RESIDENCE

A HAMLET SUBDIVISION

A REPLAT OF LOT 19, GREENWAY CROSSINGS, PLAT BOOK 8, PAGES 77-79

SECTION 27, TOWNSHIP 16 SOUTH, RANGE 22 EAST

MARION COUNTY, FLORIDA

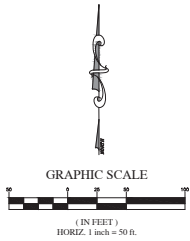


STATE PLANE COORDINATES	
①	N: 1724392.934 E: 628468.646
②	N: 1723758.166 E: 628468.646
③	N: 1723758.166 E: 628138.783
④	N: 1724392.934 E: 628138.783

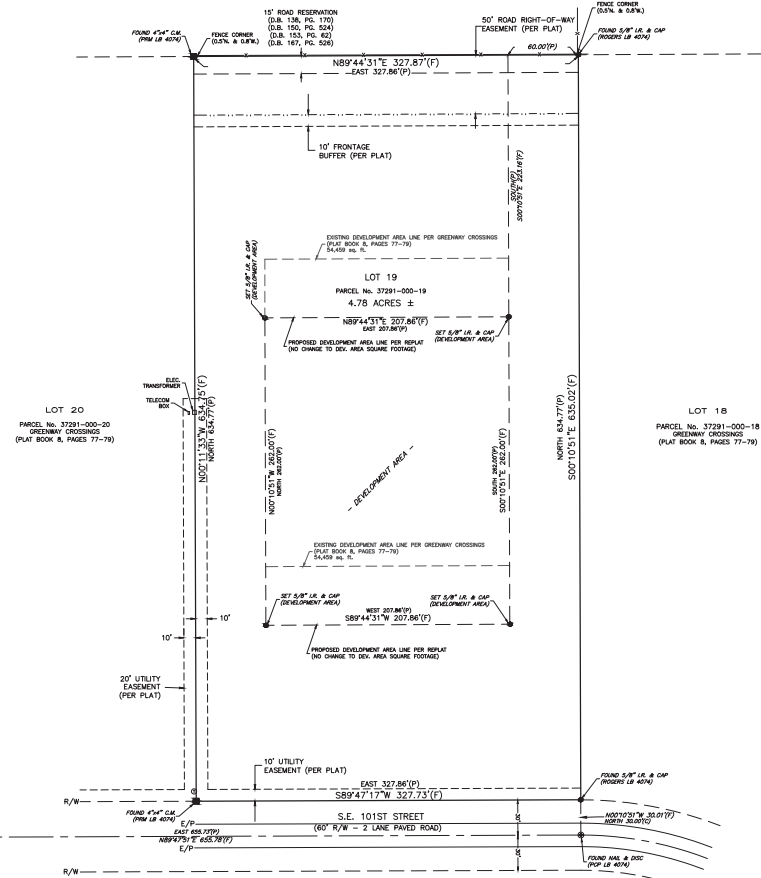
SHEET 1 CONTAINS THE LEGAL DESCRIPTION, NOTES, OWNER'S DEDICATION AND COUNTY OFFICIAL'S APPROVALS.

- LEGEND**
- P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - NR NON-RADIAL SECTION
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - R RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R. OFFICIAL RECORDS
 - D.B. DEED BOOK
 - PG. PAGE
 - CT CURVE NUMBER (SEE CURVE TABLE)

PREPARED BY:
ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 625-9214 • Lic. No. 86974



PARCEL No. 36818-000-04
 — NOT PLATTED —



- LEGEND**
- C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (P) PLAT MEASUREMENT
 - (F) FIELD MEASUREMENT
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - CONC. CONCRETE
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONCRETE ASPHALT
 - TELEPHONE PEDESTAL

LEGAL DESCRIPTION:
 LOT 19, GREENWAY CROSSINGS AS RECORDED IN PLAT BOOK 8, PAGES 77 THROUGH 79 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- SURVEY REPORT:**
1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
 2. FIELD SURVEY DATE: 6/20/2024.
 3. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
 4. ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 5. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 6. THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0730 SUFFIX 0 EFFECTIVE DATE AUGUST 28, 2008.
 7. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.
 8. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

MEKELLE M. BOYER DATE 8/15/2024
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION No. 7298
 STATE OF FLORIDA

DATE	REVISION

RODNEY L. BOYER, P.E.
 REG. NO. 6202
 MEKELLE M. BOYER, P.S.M.
 REG. NO. 6274

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 623-9214 • Lic. Bus. #4074

A BOUNDARY SURVEY
 FOR
 RODNEY & JULIE CHEON

JOB No.
 #8-37291-000-19

DATE
 8/15/2024

SCALE
 1" = 50'

SHEET
 1 OF 1