

July 24, 2025

PROJECT NAME: MELODY PRESERVE

PROJECT NUMBER: 2024100025

APPLICATION: PRELIMINARY PLAT #32350

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Existing Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: INFO

REMARKS: Phasing implications to be reviewed with the improvement/site plan.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way

STATUS OF REVIEW: INFO

REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

8 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)

STATUS OF REVIEW: INFO

REMARKS: Please update when assigned by 911.

9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Lot Size

STATUS OF REVIEW: INFO

REMARKS: Lots are too small for septic systems. Must be on central sewer/central water.

10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Lots are too small for septic systems. Must be on central sewer/central water.

11 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.2 - Right-of-way

STATUS OF REVIEW: INFO

REMARKS: 7/21/25 - Latest drawings are generally in agreement with what was approved by the County Engineer. Additional details may be required during improvement plan review.

5/13/25 - Condition of approved PUD formalized the requirement to reserve right-of-way such that existing right-of-way plus reserved right-of-way along SW 80th St. and north of the existing northern right-of-way boundary totals 120'. This reserved right-of-way must be shown on preliminary plat in its entirety and must illustrate existing area plus reserved area.

2/6/25 - 1) Sheet C002 Typical Section: Private local subdivision roads require 50' + 5' ROW easement each side. Waiver must be obtained, or evidence of an existing, applicable waiver must be sufficiently provided for 30' right-of-way proposed. 2) Right-of-way dedication of 50' along SW 80th St. is required or as specified by PUD under review. 3) INFO: SW 80th St at SW 77th Court is expected to realign to match existing roadway east of SW 77th Court or as otherwise specified by PUD under review. Adjust drawing as needed.

12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: INFO

REMARKS: 7/21/25 - Reservation of the right-of-way needed for the multimodal path is shown; detailed review of the multimodal path based upon the TIA-related operational analysis and any fee in-lieu-of construction considerations will be conducted as part of the improvement plan.

5/13/25 - Multimodal path detail required. Primary connection to the multimodal path must be adjacent to entrance along SW 80th St. OCE Traffic has no objections to a secondary connection.

2/6/25 - 1) Sidewalks are required along one side of internal streets unless otherwise stated by PUD. 2) Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court unless otherwise stated by approved PUD.

13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 1/24/25-add waivers if requested in future

14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?

STATUS OF REVIEW: INFO

REMARKS: Defer to MCU.

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?

STATUS OF REVIEW: INFO

REMARKS: Defer to OCE.

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: INFO

REMARKS: Please provide Traffic Study. Defer to OCE.

18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities reserves the right to provide additional comments or requests during the Final Plat review. Further comments and adjustments will be made during the review of Improvement Plan AR#32515.

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: INFO

REMARKS: Type C buffer along SW 77th Court is missing.

7/10/25 - Ensure no structures are constructed within SW 77th Court Type C buffer. Easement at northeastern corner?

20 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Provision for subdivision signs

STATUS OF REVIEW: INFO

REMARKS: The plan does not show any subdivision signs, monument signs, etc. Please note the locations and the setbacks of proposed signs. Please be advised such signs will require separate additional permitting at a later date.

5/6/25 - Signs not indicated on site plans. Location of signs, as a type of site improvement, should be included in preliminary plans, per Sec. 2.12.19

7/10/25 - All signs will require a separate sign permit.



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 32350

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 1/7/2025

A. PROJECT INFORMATION:

Project Name: Melody Preserve
Parcel Number(s): 35474-000-00, 35300-000-15
Section 7 Township 16S Range 21E Land Use OTOW DRI Zoning Classification PUD
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☒ Other Residential
Type of Plan: PRELIMINARY PLAT
Property Acreage 65.74 Number of Lots 233 Miles of Roads N/A
Location of Property with Crossroads Northeast of intersection of SW 80th Street and SW 80th Ave
Additional information regarding this submittal: _____

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: Kimley-Horn and Associates, Inc. Contact Name: Gene B. Losito, P.E.
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala State: FL Zip Code: 34471
Phone # 352.438.3000 Alternate Phone # _____
Email(s) for contact via ePlans: ocala.permits@kimley-horn.com

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

Property Owner:
Owner: On Top of the World Communities, L.L.C. Contact Name: Kenneth D. Colen
Mailing Address: 8435 SW 80th Street Road, Suite 3 City: Ocala State: FL Zip Code: 34481
Phone # (352) 387-7480 Alternate Phone # _____
Email address: _____

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

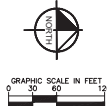
Revised 6/2021





MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD
COMMUNITIES, L.L.C.
MARION COUNTY FLORIDA

SHEET NUMBER
C003



NO	REVISIONS	DATE	BY
1			

MELODY PRESERVE PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C. MARION COUNTY FLORIDA		PRELIMINARY PLAT		MAP PROJECT 2424410 DATE JUNE 2025 SCALE AS SHOWN DEPICTED BY NSA DRAWN CPM CHECKED BY GBL DATE		UNITED INSTRUMENTS 6000 BRINDLE CIRCLE, E. GAITHERSBURG, MD 20878 TEL: 301-991-2500 FAX: 301-991-2501 WWW.UINSTRUMENTS.COM		 <p> 8000 BAYVIEW BLVD., SUITE 200, DALLAS, TEXAS 75241 TEL: 972-343-0000 FAX: 972-343-0000 WWW.KIMLEY-HORN.COM </p>	
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[illegible]

LEGAL DESCRIPTION:

OVER FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER: 15020TOPOR, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023, THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PROPERTY DATA:

PARCEL ID: 35474-000-00
ADDRESS: 7075 S.W. 80TH STREET, OCALA, FL
OWNER: MEC Ocala LLC

LEGEND AND ABBREVIATIONS:

- 1. WORK OR LESS
- 2. ELEVATION
- 3. LOCKED BUSINESS
- 4. NUMBER
- 5. LINE SURVEYOR
- 6. IDENTIFICATION
- 7. OFFICIAL RECORDS BOOK
- 8. CONVEYANCE
- 9. RADIUS
- 10. ARC LENGTH
- 11. DELTA (CENTRAL ANGLE)
- 12. PLAT MEASURE
- 13. DEED MEASURE
- 14. CALCULATED MEASURE
- 15. CHORD BEARING
- 16. POINT ON CURVE
- 17. POINT OF COMPOUND CURVATURE
- 18. POINT OF REVERSE CURVATURE
- 19. POINT OF TANGENCY
- 20. POINT OF INTERSECTION
- 21. POINT OF COMMENCEMENT
- 22. POINT OF BEGINNING
- 23. FEDERAL EMERGENCY MANAGEMENT AGENCY
- 24. BATTLE IRON PIPE
- 25. CORRUGATED METAL PIPE
- 26. REINFORCED CONCRETE PIPE
- 27. HIGH DENSITY POLYETHYLENE
- 28. NORTH AMERICAN VERTICAL DATUM
- 29. NATIONAL GEODETIC VERTICAL DATUM
- 30. PLAT BOOK
- 31. OFFICIAL RECORDS BOOK
- 32. PLAT
- 33. POINT OF WAY
- 34. EASEMENT
- 35. SECTION
- 36. RECORDED
- 37. RECORDED RECORD
- 38. REGISTERED LAND SURVEYOR
- 39. CONCRETE MONUMENT
- 40. IRON ROD AND CAP
- 41. IRON ROD
- 42. IRON PIPE
- 43. CHAIN LINE FENCE
- 44. CURB INLET GRADE
- 45. CATCH BASIN
- 46. STORM MANHOLE
- 47. METEORIC DISC SECTION
- 48. YARD DRAINAGE
- 49. SANITARY MANHOLE
- 50. SANITARY EASEMENT
- 51. ELECTRIC MANHOLE
- 52. ELECTRIC METER
- 53. ELECTRIC RISER BOX
- 54. CABLE TELEVISION RISER BOX
- 55. TELEPHONE RISER BOX
- 56. UTILITY RISER
- 57. WELL
- 58. WATER SPOUT
- 59. IRRIGATION CONTROL VALVE
- 60. WATER METER
- 61. FINE FIBER
- 62. BACK FLOW PREVENTER
- 63. AIR CONDITIONER PAD
- 64. GAS VALVE
- 65. GAS LINE MARKER
- 66. CONCRETE UTILITY POLE
- 67. METAL UTILITY POLE
- 68. WOOD UTILITY POLE
- 69. UTILITY POLE GUY ANCHOR
- 70. LIGHT POLE
- 71. SPOT/GROUND LIGHT
- 72. ELECTRIC TRANSFORMER
- 73. FIBER OPTIC VAULT
- 74. METEORIC FLAT
- 75. SIGN
- 76. FLAG POLE
- 77. MALE

SURVEY NOTES:

- DATE OF FIELD SURVEY: SEPTEMBER 13, 2023.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1308500000E, AND PANEL NO. 1308500000E, EFFECTIVE DATE OF APRIL 16, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON, SUBURBAN 1 FOOT IN 7,500 FEET.
- CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES' MAJOR INTEREST, AND SHALL NOT BE DUPLICATED OR REPRODUCED BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.



LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
-FOR-
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

DATE	FIELD DATE	JOB NO.
08/20/2023	08/13/2023	15020TOPOR
DRAWING DATE	BY	APPROVED
08/11/2023	MA	CAH
		SCALE
		1" = 100'

1 OF 7

SHEET 1 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS

HORIZONTAL CONTROL:
THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENTS, TOWNSHIP WEST ZONE, AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRIANGULAR METHODS AND COMPILED FROM MARION COUNTY FLORIDA CONTROL ADJUSTMENTS "THREE" AND "FOUR".
THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & JOG STAMPED 1 2 11 12.
LATITUDE: 29°07'40.00" N
LONGITUDE: 81°57'40.00" W
CONVERGENCE: -00°00'15.00" S
SCALE: UNCHANGED

ALTA/NSPS LAND TITLE SURVEY FOR OTOW COMMUNITIES, L.L.C. A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:
ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NUMBER: 15020TOPOR, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

- ITEM 7: EAST IN FAVOR OF SUMMIT ELECTRIC RECORDED IN OFFICIAL RECORDS BOOK 354, PAGE 644 AND OFFICIAL RECORDS BOOK 8736, PAGE 1933, AFFECTS THE SUBJECT PARCEL, AND IS NOT DEPICTED HEREON.
- ITEM 8: RIGHTS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER SAME, OR VIRTUE OF RESERVATION, GRANT OR LEASE OF THE OIL, GAS AND/OR MINERALS LYING WITHIN THE LANDS DESCRIBED IN SCHEDULE "A", AS CONTAINED AND RECORDED APRIL 3, 1945 IN DEED 256, PAGE 398, RECORDED APRIL 12, 1945 IN DEED BOOK 581, PAGE 282, RECORDED FEBRUARY 14, 1946 IN DEED BOOK 281, PAGE 180, RECORDED MARCH 16, 1948 IN DEED BOOK 281, PAGE 47, RECORDED JUNE 15, 1948 IN DEED BOOK 281, PAGE 292, RECORDED MARCH 15, 1948 IN DEED BOOK 278, PAGE 292, RECORDED JANUARY 2, 1950 IN DEED BOOK 290, PAGE 69, RECORDED MAY 25, 1950 IN DEED BOOK 281, PAGE 208, RECORDED JANUARY 8, 1952 IN DEED BOOK 34, PAGE 208, NOTICE OF CLAIM RECORDED NOVEMBER 12, 1948 IN DEED BOOK 370, PAGE 713, RECORDED JULY 22, 1974 IN DEED BOOK 444, PAGE 8, ASSIGNMENT RECORDED JULY 25, 1983 IN DEED BOOK 1296, PAGE 1616, ASSIGNMENT RECORDED JULY 10, 1986 IN DEED BOOK 1374, PAGE 1374, AND RECORDED APRIL 5, 2000 IN DEED BOOK 2773, PAGE 103, FOR WHICH THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED AND BARRIED PURSUANT TO SECTION 704.05, FLORIDA STATUTES, AND CHAPTER 712, FLORIDA STATUTES, AFFECTS THE SUBJECT PARCEL, AND IS NOT DEPICTED HEREON.

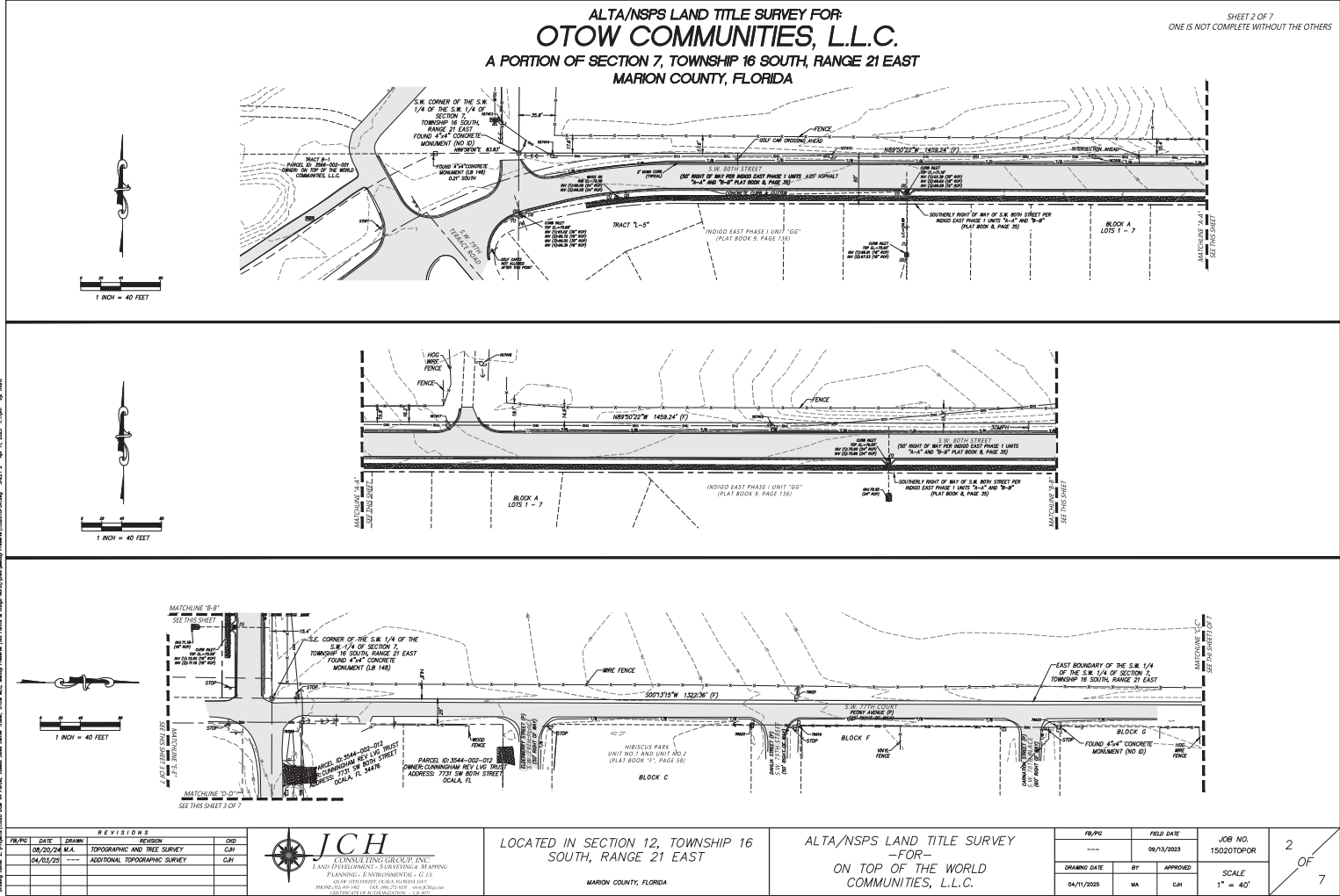
SURVEYOR'S CERTIFICATE:

TO FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, STEARNS HEWNER MILLER, REISSUER, JAHAFAT & SITSBERN, P.A., ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2023 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED: SEPTEMBER 13, 2023
DATE OF LAST REVISION:

SIGNATURE DATE
CHRISTOPHER J. HENSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Project Name: ALTA/NSPS LAND TITLE SURVEY FOR OTOW COMMUNITIES, L.L.C. A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA SHEET 2 OF 7 ONE IS NOT COMPLETE WITHOUT THE OTHERS



SHEET 4 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS



- TREE LEGEND**
(SIZE DENOTES INSIDE SYMBOL)
- BAY
 - ⊗ CAMPHOR
 - ◐ CEDAR
 - ◯ CREPE MYRTLE
 - ◯ CITRUS
 - ◯ CHERRY
 - ◯ CINNABERRY
 - ⊗ CYPRESS
 - ◯ DODGEWOOD
 - ◯ ELM
 - ◯ GUM
 - ⊗ HICKORY
 - ◯ HOLLY
 - ✱ IRONWOOD
 - ◯ LAUREL OAK
 - ◯ LIVE OAK
 - ◯ MAGNOLIA
 - ◯ MAPLE
 - ◯ NYSSA
 - ◯ OLIVE
 - ◯ MULBERRY
 - ◯ OAK
 - ✱ PALM
 - ⊗ PECAN
 - ◯ PINE
 - ◯ SUGAR HACKBERRY
 - ◯ SYCAMORE

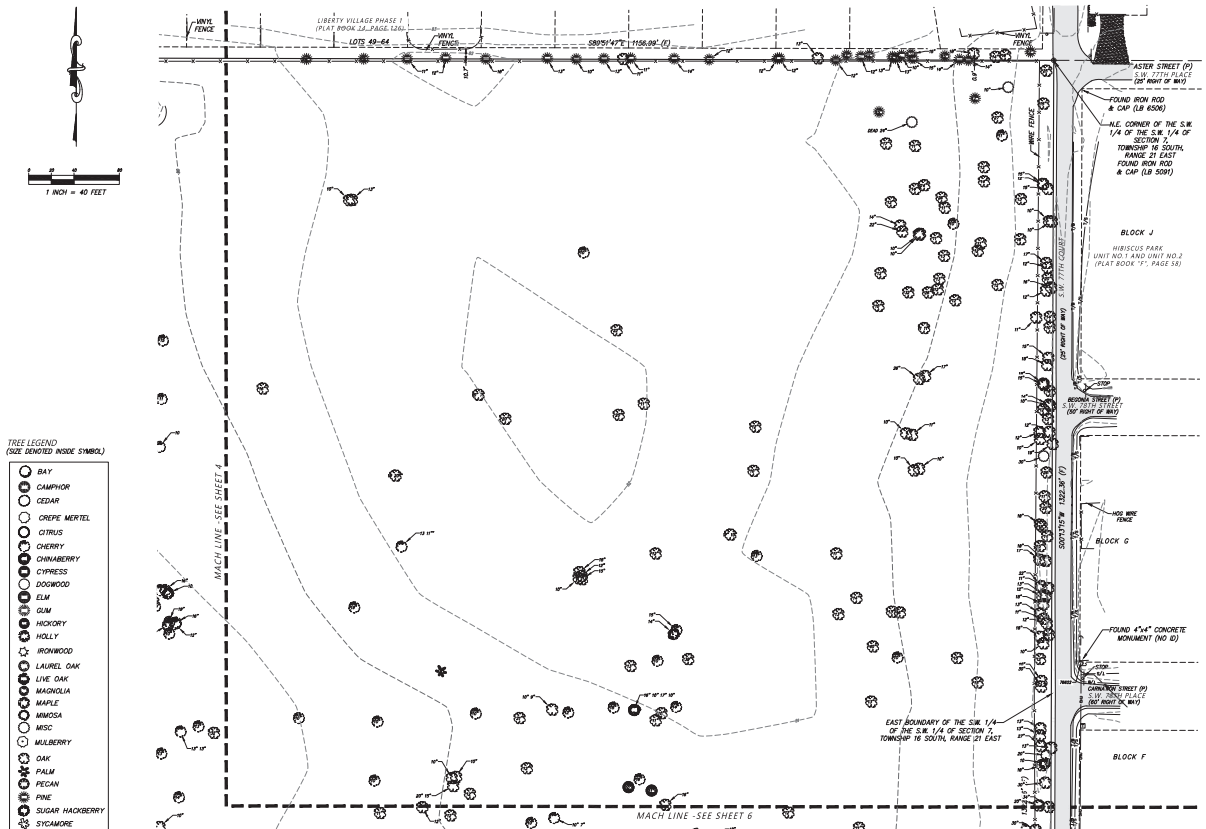


JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
401 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 495-1462 FAX: (352) 272-8355 www.jchkg.com
A DIVISION OF JCH ASSOCIATES, INC.

ALTA/NSPS LAND TITLE SURVEY
-FOR-
ON TOP OF THE WORLD
COMMUNITIES, L.L.C.

FB/PG		FIELD DATE		JOB NO. 15020TOPOR	4 OF 7
-----		09/13/2023			
DRAWING DATE	BY	APPROVED			
04/11/2025	MA	C.H		SCALE 1" = 40'	

SHEET 5 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS



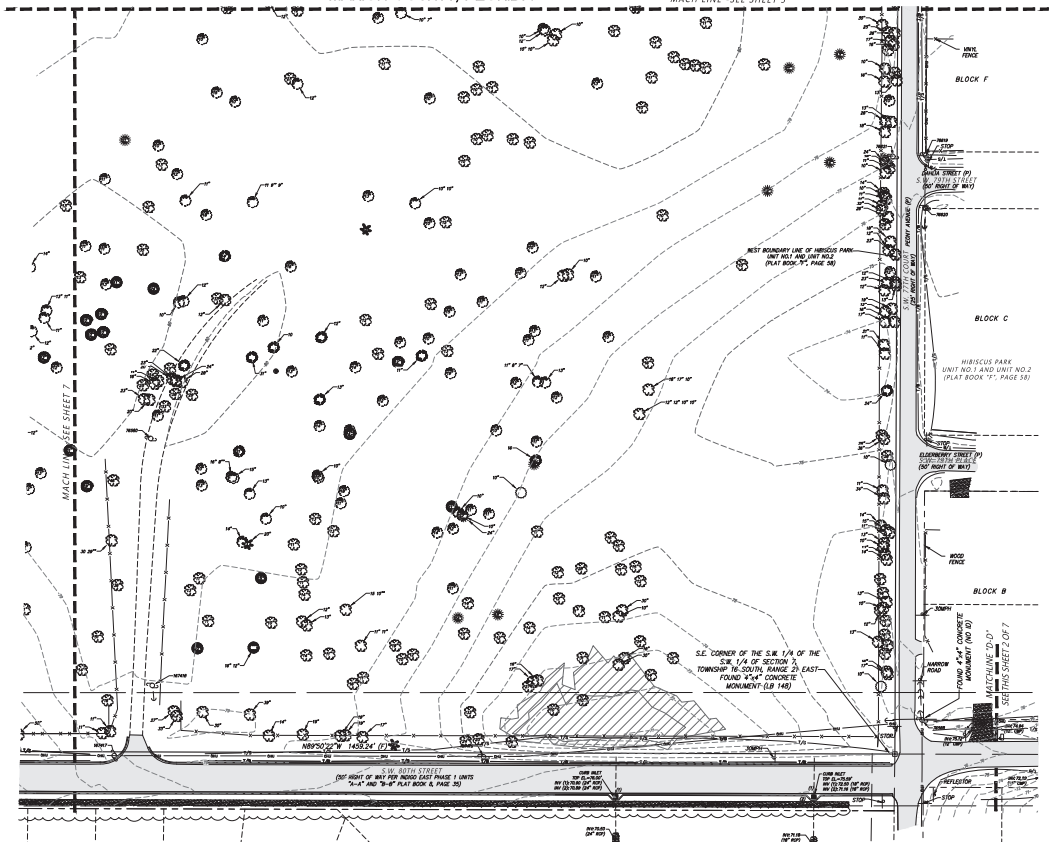
FB/PG		FIELD DATE		JOB NO. 15020TOPOR	<div style="text-align: center; vertical-align: middle;"> <div>5</div> <div>OF</div> <div>7</div> </div>
-----		09/13/2023			
DRAWING DATE	BY	APPROVED		SCALE 1" = 40'	
04/11/2025	MA	C.H			

ALTA/NSPS LAND TITLE SURVEY FOR:
OTOW COMMUNITIES, L.L.C.
 A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

SHEET 6 OF 7
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

- LEGEND AND ABBREVIATIONS:**
- A MORE OR LESS
 - EL ELEVATION
 - LB LICENSED BUSINESS
 - NLS NUMBER
 - LS LAND SURVEYOR
 - LD IDENTIFICATION
 - DBS OPTICAL RECORDS BOOK
 - E EASEMENT
 - L LINE
 - ARC LENGTH
 - Δ DELTA (CENTRAL ANGLE)
 - (P) PLAT MEASURE
 - (S) SEED MEASURE
 - (C) CALCULATED MEASURE
 - CHORD LENGTH
 - C&R CHORD BEARING
 - POL POINT ON LINE
 - PC POINT OF COMPOUND CURVATURE
 - PRC POINT OF REVERSE CURVATURE
 - PT POINT OF TANGENCY
 - PI POINT OF INTERSECTION
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.S. POINT OF BEGINNING
 - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
 - DRP DUCTILE IRON PIPE
 - PVC POLYVINYL CHLORIDE
 - CMP CORRUGATED METAL PIPE
 - RCP REINFORCED CONCRETE PIPE
 - HDP HIGH DENSITY POLYETHYLENE
 - NAD80 NORTH AMERICAN VERTICAL DATUM
 - NSD NATIONAL GEODETIC VERTICAL DATUM
 - PLB PLAT BOOK
 - DBS OPTICAL RECORDS BOOK
 - PROS (PAGE(S))
 - R/W RIGHT OF WAY
 - SEC. SECTION
 - REC RECOVERED
 - ESR EASEMENT SURVEY RECORD
 - ALS REGISTERED LAND SURVEYOR
 - CONCRETE MONUMENT
 - IRON ROD AND CAP
 - IRON ROD
 - IRON PIPE
 - C&T C&T LINK FENCE
 - C&T CURB INLET GRATE
 - C&T CATCH BASIN
 - STORM MANHOLE
 - INTERED END SECTION
 - STORM DRAINAGE
 - BACK FLOW PREVENTER
 - AIR CONDITIONER PAD
 - GAS VALVE
 - GAS METER
 - GAS LINE MARKER
 - CONCRETE UTILITY POLE
 - METAL UTILITY POLE
 - WOOD UTILITY POLE
 - UTILITY POLE GUY ANCHOR
 - LIGHT POLE
 - SPOTLIGHT LIGHT
 - ELECTRIC TRANSFORMER
 - FIBER OPTIC VAULT
 - RETRAIL FLAG
 - SOIL
 - FLAG POLE
 - MAULST
 - LINE BREAK
 - WIRE FENCE
 - OVERHEAD UTILITY
 - UNDERGROUND FIBER OPTIC
 - STORM DRAINAGE LINE
 - FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
 - FOUND NAIL & DISC (AS NOTED)

- TREE LEGEND**
 (SIZE DENOTED INSIDE SYMBOL)
- BAY
 - CAMPHOR
 - CEDAR
 - CHERRY
 - CHINA BERRY
 - CYPRESS
 - DOGWOOD
 - ELM
 - GUM
 - HICKORY
 - HOLLY
 - IRONWOOD
 - LAUREL OAK
 - LINE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - MISC
 - MULBERRY
 - OAK
 - PALM
 - PECAN
 - PINE
 - SUGAR HACKBERRY
 - SYCAMORE



DATE	BY	REVISION
08/20/24	MA	TOPOGRAPHIC AND TREE SURVEY
04/23/25	MA	ADDITIONAL TOPOGRAPHIC SURVEY






























LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

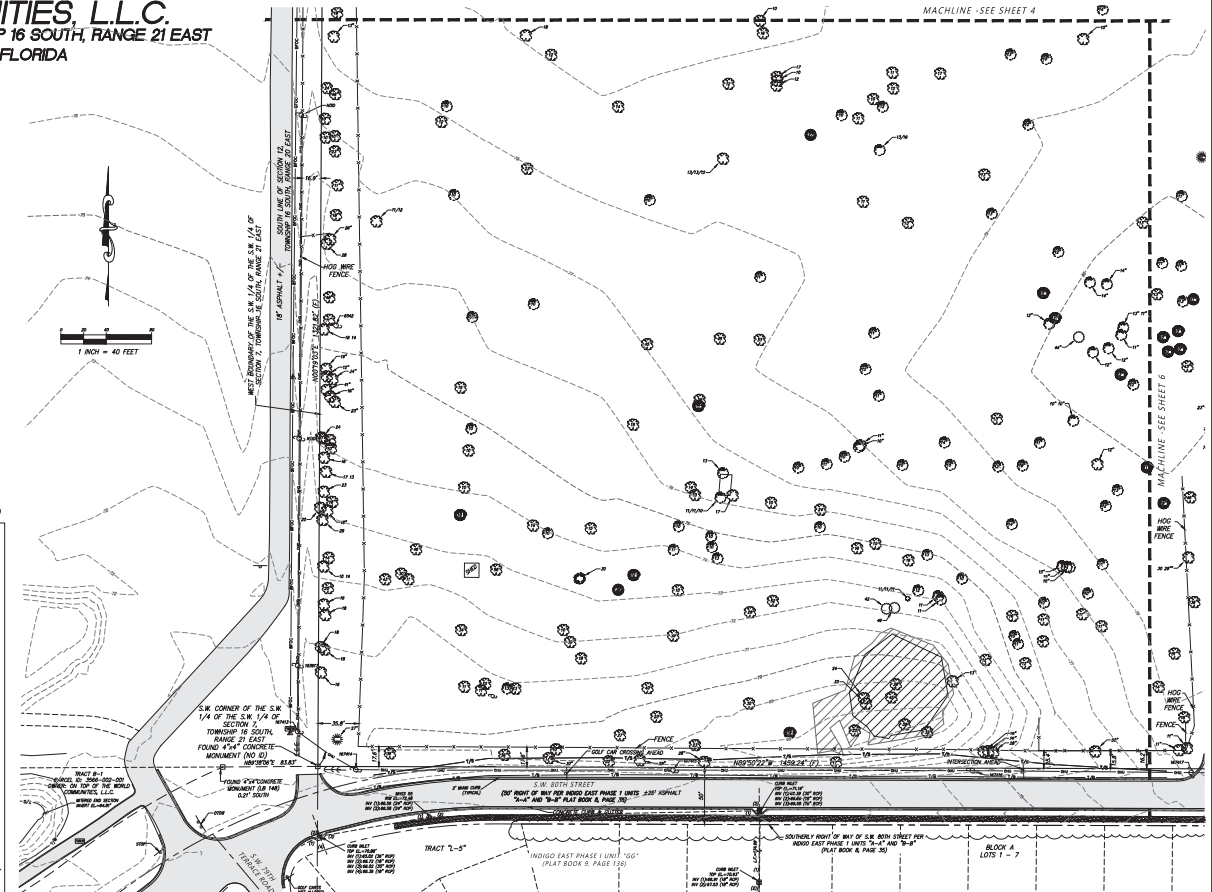
ALTA/NSPS LAND TITLE SURVEY
 -FOR-
 ON TOP OF THE WORLD COMMUNITIES, L.L.C.

DATE	BY	APPROVED	SCALE
04/11/2025	MA	CA	1" = 40'

6 OF 7

SHEET 7 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS

- TREE LEGEND**
(SIZE DENOTES INSIDE SYMBOL)
-  BAY
 -  CAMPHOR
 -  CEDAR
 -  CREPE MYRTLE
 -  CITRUS
 -  CHERRY
 -  CHINABERRY
 -  CYPRESS
 -  DOGWOOD
 -  ELM
 -  GUM
 -  HICKORY
 -  HOLLY
 -  IRONWOOD
 -  LAUREL OAK
 -  LIVE OAK
 -  MAGNOLIA
 -  MAPLE
 -  MIMOSA
 -  MISC
 -  MULBERRY
 -  OAK
 -  PALM
 -  PECAN
 -  PINE
 -  SUGAR HACKBERRY
 -  SYCAMORE



REVISIONS				
FR/PG	DATE	DRAWN	REVISION	CHK
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	C.J.H
	04/03/25	-----	ADDITIONAL TOPOGRAPHIC SURVEY	C.J.H

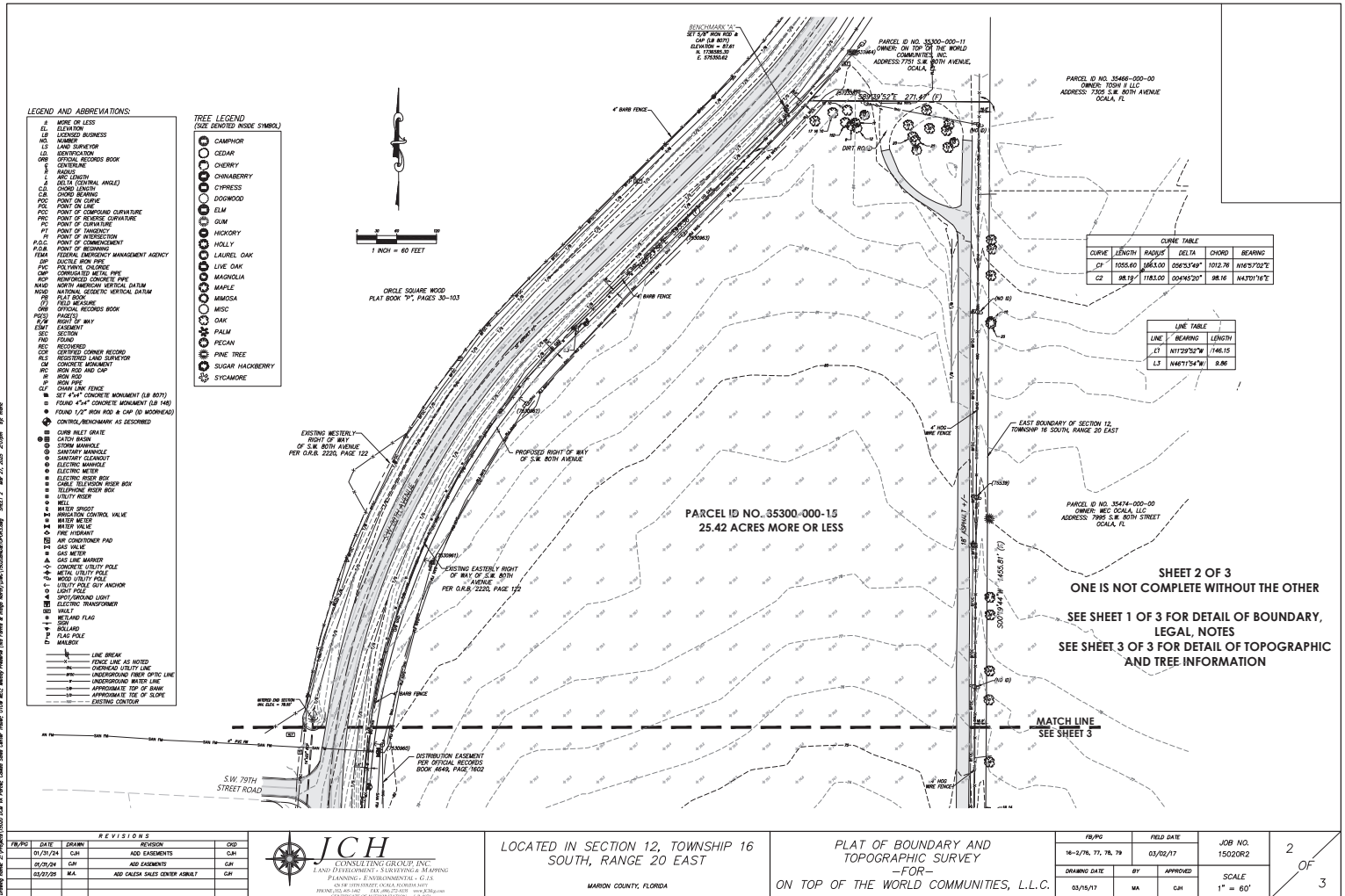


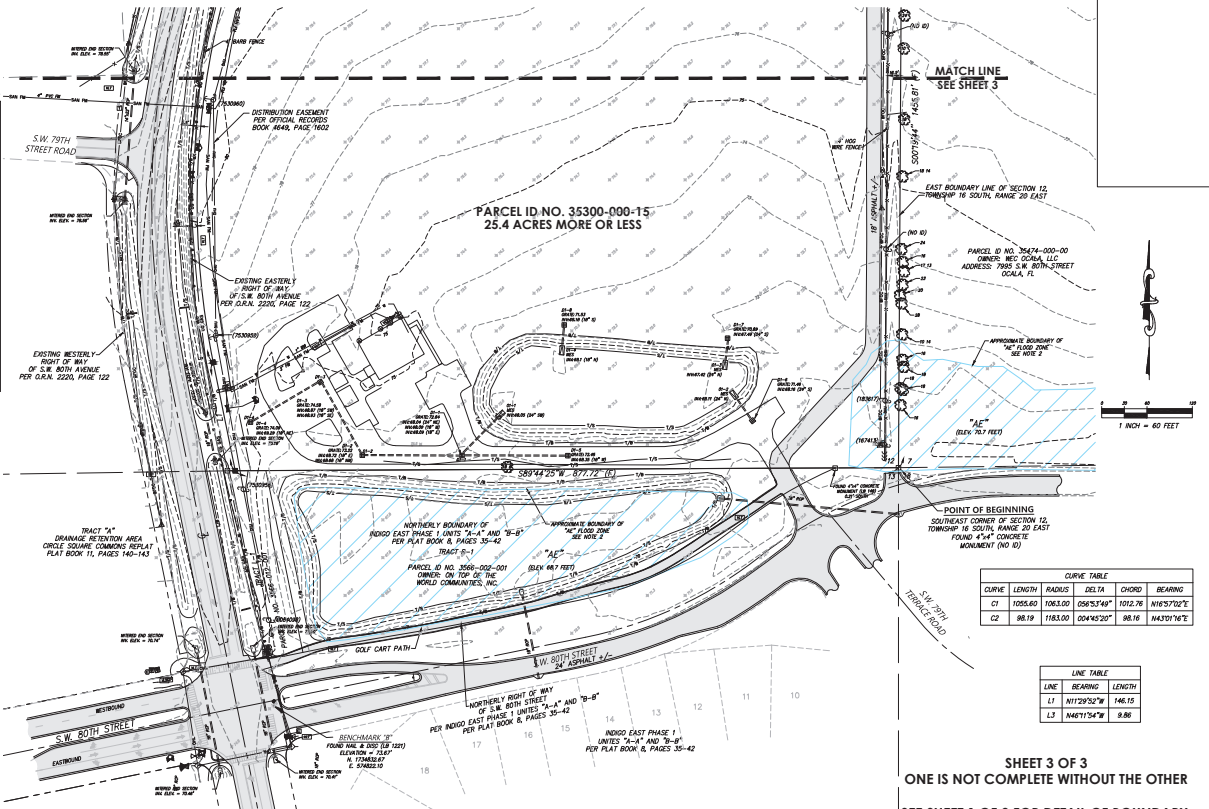
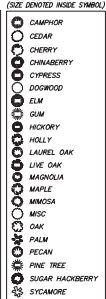
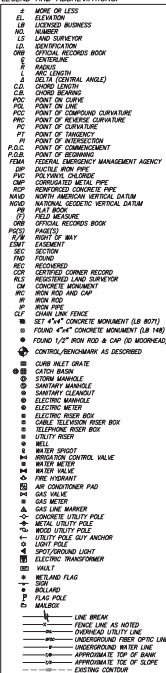
LOCATED IN SECTION 12, TOWNSHIP 16
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY
-FOR-
ON TOP OF THE WORLD
COMMUNITIES, L.L.C.

FB/PG		FIELD DATE		JOB NO. 15020TOPOR	7 OF 7
----		09/13/2023			
DRAWING DATE	BY	APPROVED		SCALE 1" = 40'	
04/11/2025	MA	C.H.			





SHEET 3 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHER
SEE SHEET 1 OF 3 FOR DETAIL OF BOUNDARY,
LEGAL, NOTES
SEE SHEET 2 OF 3 FOR DETAIL OF TOPOGRAPHIC
AND TREE INFORMATION

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	1055.60	1063.00	056°53'49"	1012.76	N16°57'02"E
C2	98.19	1183.00	004°45'20"	98.16	N43°01'16"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°29'52"W	146.15
L3	N46°11'54"W	9.86

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
	01/31/24	CJH	ADDED EASEMENTS	CJH
	06/30/24	CJH	ADD EASEMENTS	CJH
	03/27/25	M.A.	ADD CALESA SALES CENTER ASBLT	CJH



LOCATED IN SECTION 12, TOWNSHIP 16
SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND
TOPOGRAPHIC SURVEY
-FOR-
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FR/PQ		FIELD DATE		JOB NO. 15020R2	<div>3 OF 3</div>
16-2/76, 77, 78, 79		03/02/17			
DRAWING DATE	BY	APPROVED		SCALE 1" = 60'	
03/15/17	MA	CJM			