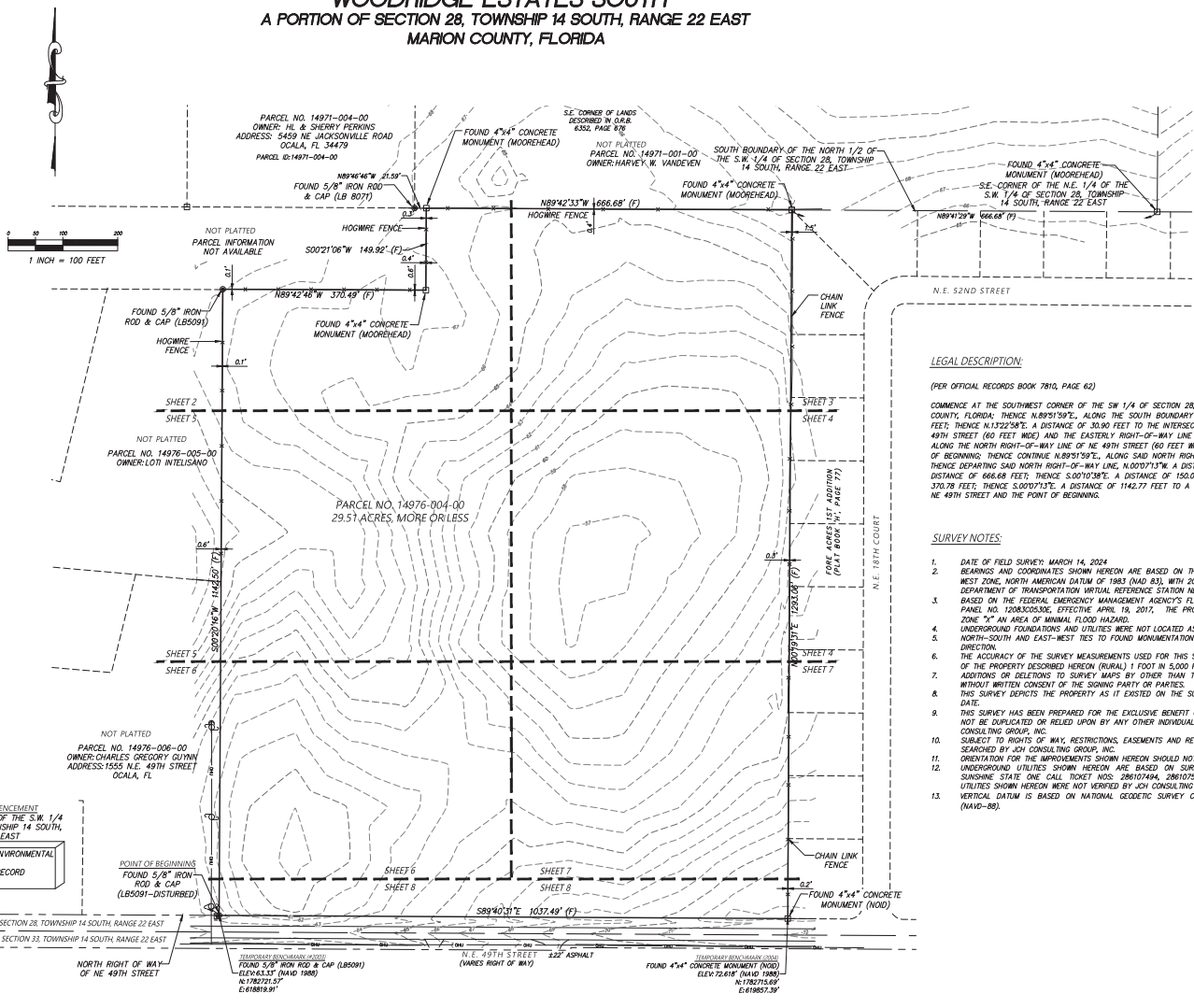


BOUNDARY AND TOPOGRAPHIC SURVEY FOR: WOODRIDGE ESTATES SOUTH A PORTION OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

- LEGEND AND ABBREVIATIONS: # MORE OR LESS EL ELEVATION LB LICENSED BUSINESS NO. NUMBER LS LAND SURVEYOR LD IDENTIFICATION ORB OFFICIAL RECORDS BOOK C CENTERLINE (F) FIELD MEASURE (D) DEED MEASURE FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY DDP DUCTILE IRON PIPE PVC POLYVINYL CHLORIDE CMP CORRUGATED METAL PIPE RCP REINFORCED CONCRETE PIPE NAD NORTH AMERICAN VERTICAL DATUM NGVD NATIONAL GEODETIC VERTICAL DATUM FB FLAT BOOK ORB OFFICIAL RECORDS BOOK P(S) PAGE(S) R/W RIGHT OF WAY ESMT EASEMENT SEC SECTION FND FOUND REC RECOVERED COR CERTIFIED CORNER RECORD RLS REGISTERED LAND SURVEYOR CM CONCRETE MONUMENT IRC IRON ROD AND CAP IR IRON ROD IRP IRON PIPE CLF CHAIN LINK FENCE CLB CURB INLET GRATE CB CATCH BASIN SM STORM MANHOLE MTER MITERED END SECTION SANITARY MANHOLE SANITARY CLEANOUT EM ELECTRIC MANHOLE EM ELECTRIC METER ER ELECTRIC RISER BOX CTV CABLE TELEVISION RISER BOX TRP TELEPHONE RISER BOX WM WATER METER WV WATER VALVE FH FIRE HYDRANT BFP BACK FLOW PREVENTER ACP AIR CONDITIONER PAD GAS VALVE GAS METER GAS LINE MARKER CU CONCRETE UTILITY POLE MU METAL UTILITY POLE WU WOOD UTILITY POLE UG UTILITY POLE GUY ANCHOR LP LIGHT POLE ET ELECTRIC TRANSFORMER SGN SIGN BOLLARD MMB MAILBOX L LINE BREAK FENCE LINE AS NOTED OVERHEAD UTILITY LINE APPROXIMATE TOP OF BANK APPROXIMATE TOE OF SLOPE EXISTING CONTOUR CONTROL/BENCHMARK AS DESCRIBED FOUND 5/8" IRON ROD & CAP (AS NOTED) FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)



LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 7810, PAGE 62) COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE N.89°51'59"E, ALONG THE SOUTH BOUNDARY OF SAID SECTION 28, A DISTANCE OF 154.46 FEET; THENCE N.132°25'58"E, A DISTANCE OF 30.90 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET (60 FEET WIDE) AND THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD 200A; THENCE N.89°51'59"E, ALONG THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET (60 FEET WIDE), A DISTANCE OF 286.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°51'59"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1037.31 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N.00°07'13"W, A DISTANCE OF 1292.81 FEET; THENCE S.89°51'59"E, A DISTANCE OF 668.68 FEET; THENCE S.00°07'13"E, A DISTANCE OF 150.02 FEET; THENCE S.89°51'59"E, A DISTANCE OF 370.78 FEET; THENCE S.00°07'13"E, A DISTANCE OF 1142.77 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET AND THE POINT OF BEGINNING.

SURVEY NOTES:

- 1. DATE OF FIELD SURVEY: MARCH 14, 2024. 2. 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 VIRTUAL REFERENCE STATION NETWORK. 3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1208200005E, EFFECTIVE APRIL 18, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD. 4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY. 5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION. 6. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (RURAL) 1 FOOT IN 5,000 FEET. 7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE. 9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC. 10. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC. 11. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SIGNING STATE ONE CALL TICKET NOS. 286102494, 286102592, 286102593. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC. 12. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT "T 447", ELEVATION = 71.37' (NAVD-88).

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 517.050-052, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

Chris Howson

CHRISTOPHER J. HOWSON FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

12/23/2024 DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)

BAY	CYPRESS	LAUREL OAK	OAK
CAMPBOR	DOGWOOD	LIVE OAK	PALM
CEDAR	ELM	MAGNOLIA	PECAN
CREPE MERTLE	GUM	MAPLE	PINE
CITRUS	HICKORY	MIMOSA	SUGAR HACKBERRY
CHERRY	HOLLY	MISC	SYCAMORE
CHINABERRY	IRONWOOD	MULBERRY	RAIN

REVISIONS: NO. BY DATE

SCALE: VARIOUS

JCH CONSULTING GROUP, INC. LAND DEVELOPMENT SURVEYING & MAPPING 10000 W. UNIVERSITY AVENUE, SUITE 100, GAITHERSBURG, MD 20878

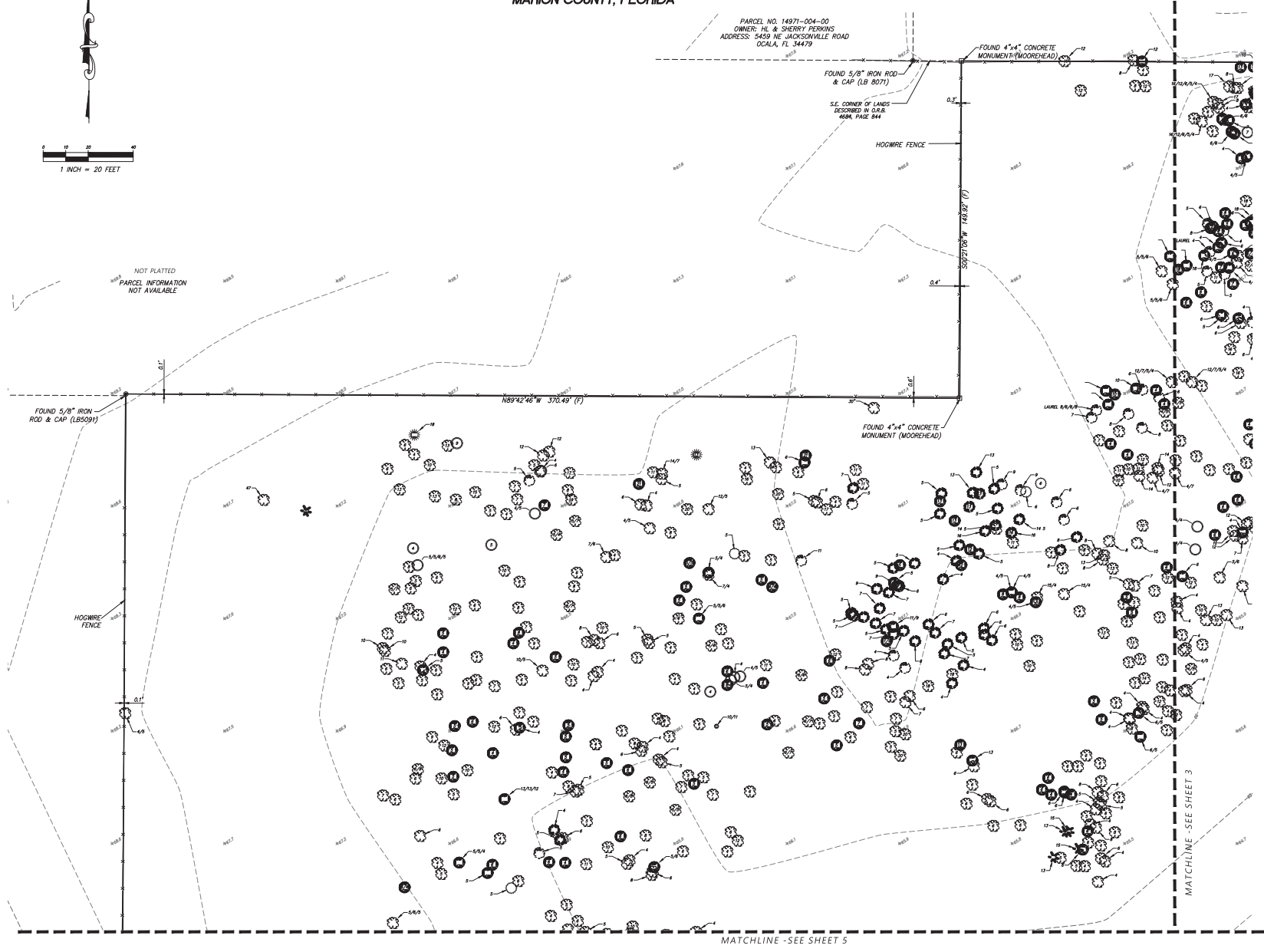
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- HTM DEVELOPERS, LLC.

FIELD BOOK/PAGE: 18-1178-29 18-1178-48 18-1178-51

FILE: WOODRIDGE

J.O.#211276 DWS.#211276TOP0ADD SHT 1 OF 8

**BOUNDARY AND TOPOGRAPHIC SURVEY FOR:  
WOODRIDGE ESTATES SOUTH**  
A PORTION OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



File Path: Z:\Projects\121276\_Woodridge\_South\121276\_Topo\Boundary & Topo\Woodridge\_South\121276\_Topo\TOPADD.DWG  
 DWG No: 121276-00  
 Date: 12/14/2024 7:29am  
 Drawn By: dshen

NO.	REVISED	DATE
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BY	REVISED	

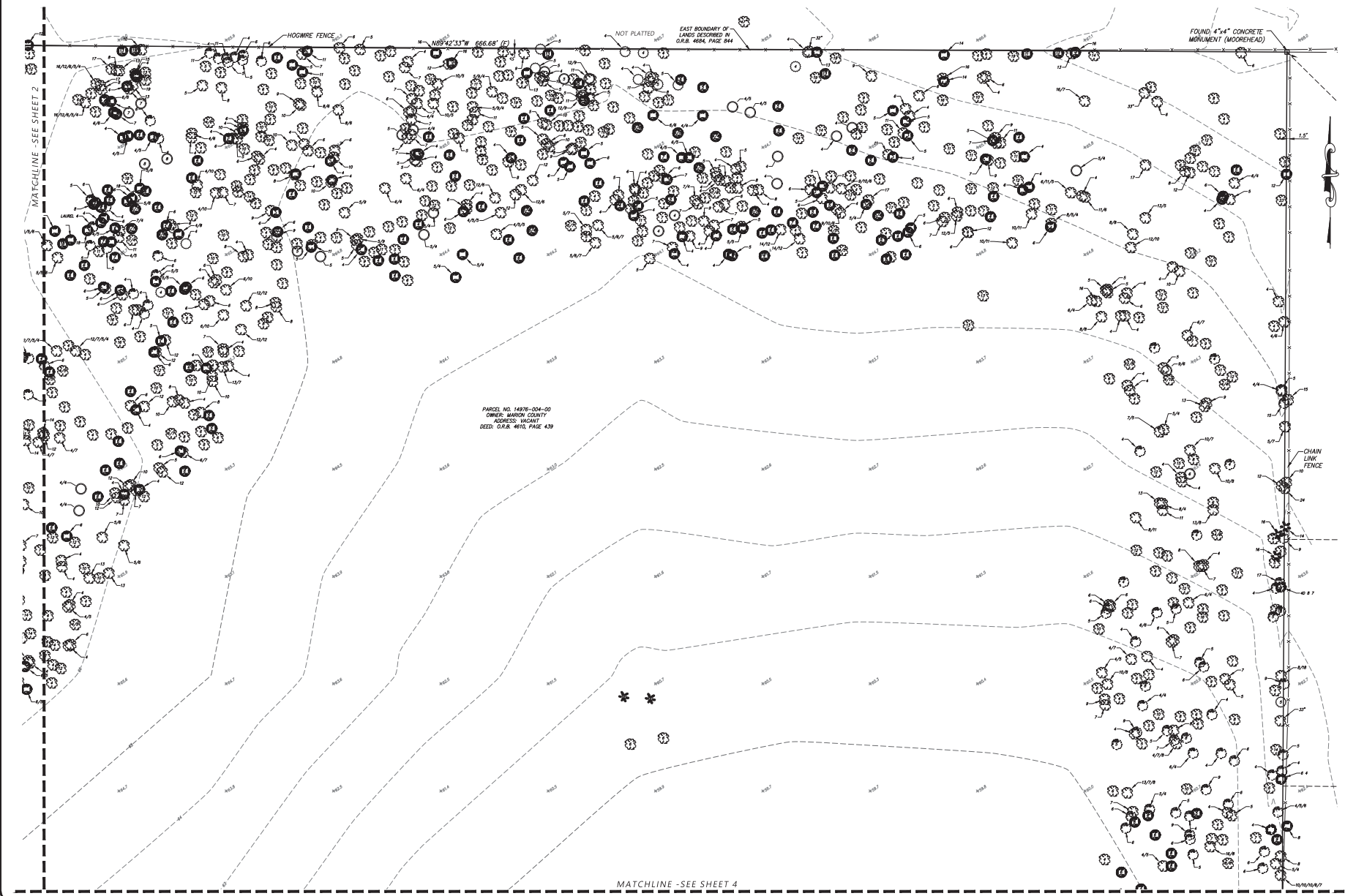
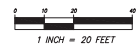
**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT, SURVEYING & MAPPING  
 2020 S. FLORIDA AVENUE, SUITE 100, PALM BEACH, FL 33480  
 (561) 850-0000 | www.jchinc.com

**PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY**  
**-FOR-**  
**HTM DEVELOPERS, LLC.**

FIELD BOOK/PAGE:
18-11/21-29
18-11/26-48
18-11/26-71
FILE: WOODRIDGE

J.C.O.#211276  
 DWG.#211276TOPADD  
 SH 2 OF 8

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:  
**WOODRIDGE ESTATES SOUTH**  
 A PORTION OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
 MARION COUNTY, FLORIDA



PARCEL NO. 14876-004-00  
 OWNER: MARION COUNTY  
 ADDRESS: MCINT  
 DEED: O.R.B. 4610, PAGE 439

MATCHLINE - SEE SHEET 4

NO.	REVISIONS	BY	DATE
1.	TOPOGRAPHIC AND TREE SURVEY		06/27/24

DRAWN:	M.A.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 20'

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT SURVEYING & MAPPING  
 1000 UNIVERSITY AVENUE, SUITE 100, PALM BEACH, FLORIDA 33480  
 PHONE: (561) 840-0000 FAX: (561) 840-0001  
 WWW.JCHCONSULTING.COM

**PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- HTM DEVELOPERS, LLC.**

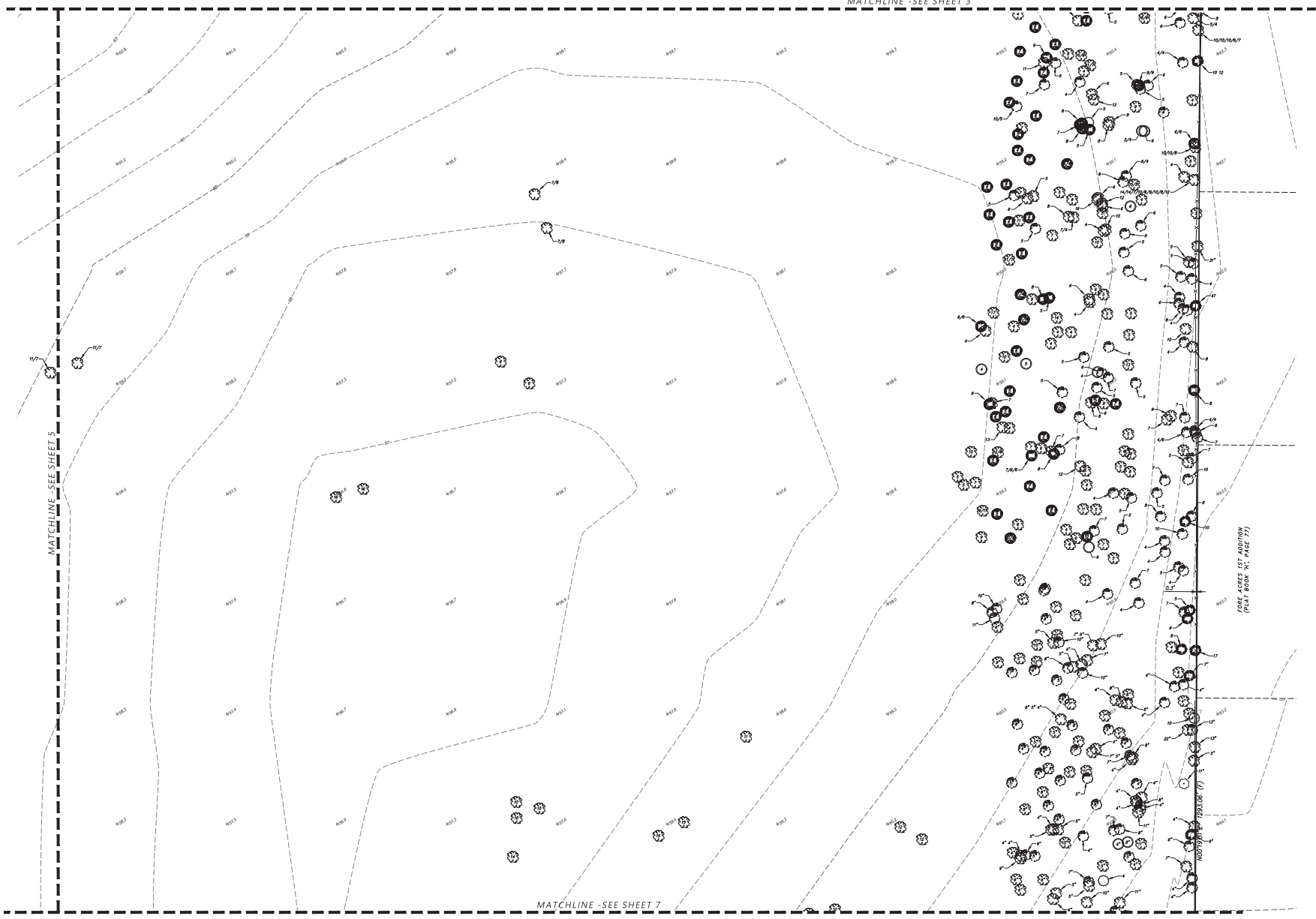
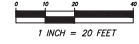
  

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18-11/26-48	
18-11/26-71	
FILE:	WOODRIDGE

J.O.#211276
DWG.#211276TOP04DD
SHT 3 OF 8

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:  
**WOODRIDGE ESTATES SOUTH**  
 A PORTION OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
 MARION COUNTY, FLORIDA



FORE ACRES EST. ADDITION  
 (PLAT BOOK 'N', PAGE 77)

NO.	REVISIONS	BY	DATE
1.	TOPOGRAPHIC AND TREE SURVEY		06/27/24

DRAWN:	M.L.
REMOVED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1"=20'

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT SURVEYING & MAPPING  
 1000 UNIVERSITY AVENUE, SUITE 100, GAITHERSBURG, MD 20878  
 (301) 281-1100

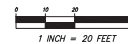
**PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- HTM DEVELOPERS, LLC.**

FIELD BOOK/PAGE:  
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 18-11/26-48  
 18-11/76-71  
 FILE: WOODRIDGE

J.L.O.#211276  
 DWG.#211276TOPADD  
 SH 4 OF 8

Arvinj.com - Z:\Projects\171276 Woodridge South\171276\Boundary & Topo\Woodridge South\171276\TOPADD\DWG\_211276\_SHEET 4.dwg - SHEET 4 - Sep 14, 2024 7:29am - by chrisw

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:  
**WOODRIDGE ESTATES SOUTH**  
 A PORTION OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
 MARION COUNTY, FLORIDA



MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

NOT PLATTED  
 PARCEL NO. 14976-005-00  
 OWNER: LOTI INTELIGIANO

PARCEL NO. 14976-004-00  
 29.51 ACRES, MORE OR LESS

S02°20'18"W 1142.65' (P)

0.6'

NO.	REVISIONS	BY	DATE
1.	TOPOGRAPHIC AND TREE SURVEY		06/27/24

SCALE:	1"=20'
APPROVED:	C.J.H.
CHECKED:	C.J.H.
REMOVED:	
DRAWN:	M.A.

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT, SURVEYING & MAPPING  
 1000 UNIVERSITY AVENUE, SUITE 200, PALM BEACH, FLORIDA 33480  
 (561) 845-1100

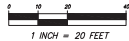
**PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- HTM DEVELOPERS, LLC.**

FIELD BOOK/PAGE:  
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 18-11/26-48  
 18-11/26-71  
 FILE: WOODRIDGE

J.L.O.#211276  
 DWG.#211276TOP0ADD  
 SH1 5 OF 8

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BOUNDARY AND TOPOGRAPHIC SURVEY FOR:  
**WOODRIDGE ESTATES SOUTH**  
A PORTION OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

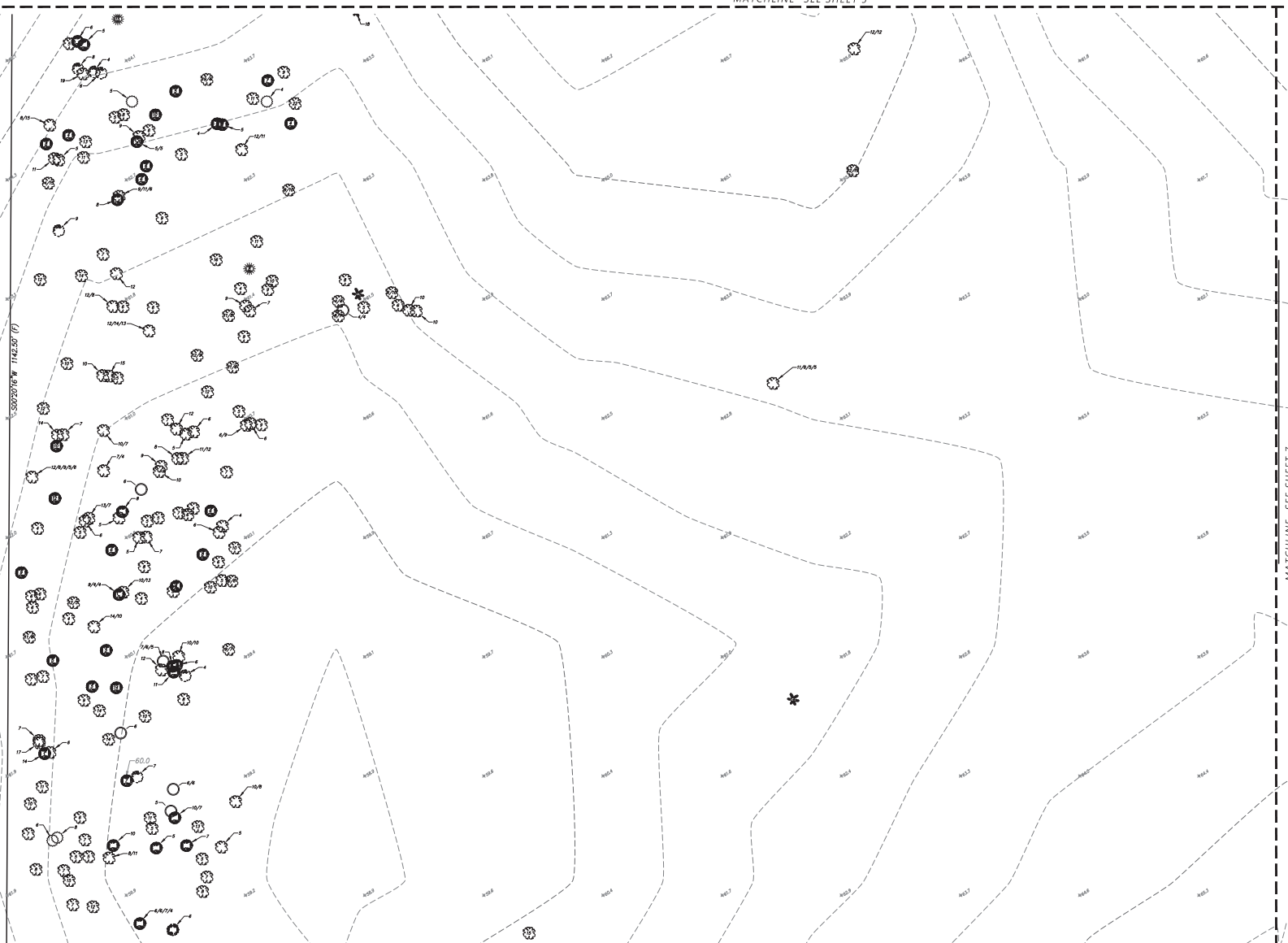


MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 8

PARCEL NO. 14276-006-00  
OWNER: CHARLES GREGORY GUYAN  
ADDRESS: 84111 STREET  
LOCAL, FL



\\marion\apps\_z\Projects\171276 Woodridge South\171276-006-00\171276-006-00\Boundary & Topo\Woodridge South\171276-006-00\171276-006-00.dwg SHEET 6 Sep 14, 2024 7:30am by dshawn

FIELD BOOK/PAGE:  
18-11/21-29  
18-11/30-48  
18-11/49-71  
FILE: WOODRIDGE

**PLAT OF BOUNDARY AND  
TOPOGRAPHIC SURVEY  
-FOR-  
HTM DEVELOPERS, LLC.**

DRAWN: M.L.  
REVISED:  
CHECKED: C.J.H.  
APPROVED: C.J.H.  
SCALE: 1"=20'

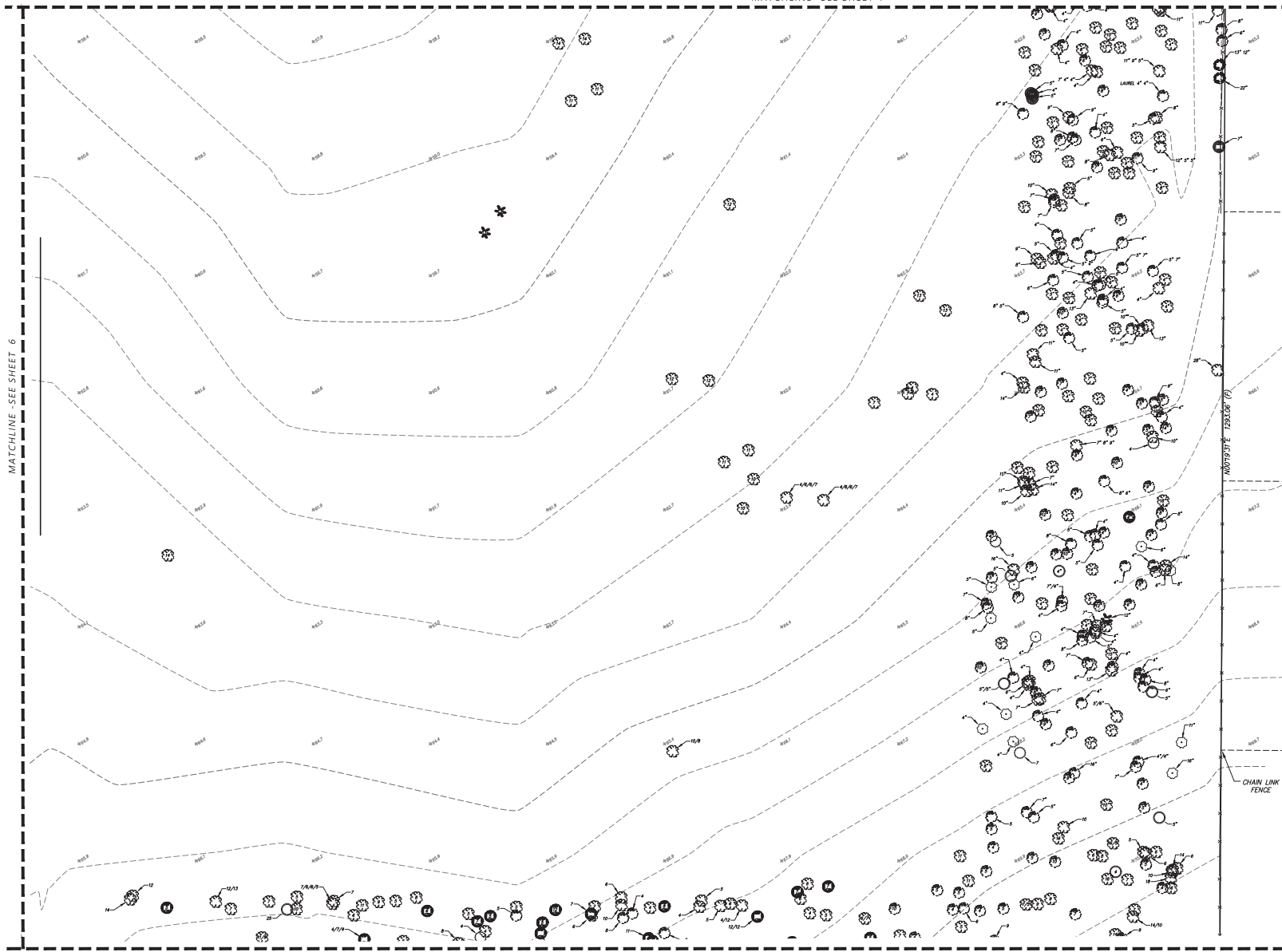
NO.	REVISIONS	BY	DATE
1	TOPOGRAPHIC AND TREE SURVEY		06/27/24

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:  
**WOODRIDGE ESTATES SOUTH**  
A PORTION OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

MATCHLINE - SEE SHEET 4



MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 8

CHAIN LINK FENCE

\\sunny\csm\z\Projects\171276 Woodridge South\171276\Boundary & Topo\Woodridge South\171276\TOPDADD.dwg SHEET 7 of 8 14 Sep 14, 2024 2:30pm By: jshannon

L.O.#211276  
DWG.#211276TOPDADD  
SHT 7 OF 8

FIELD BOOK/PAGE:  
18-11/21-29  
18-11/30-48  
18-11/49-71  
FILE: WOODRIDGE

PLAT OF BOUNDARY AND  
TOPOGRAPHIC SURVEY  
-FOR-  
HTM DEVELOPERS, LLC.

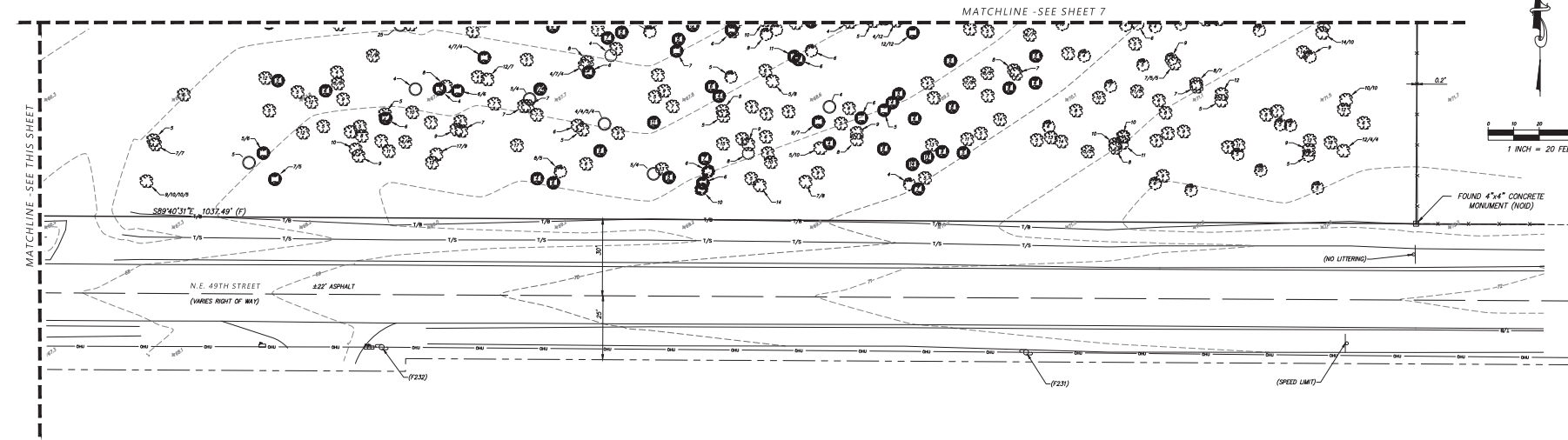
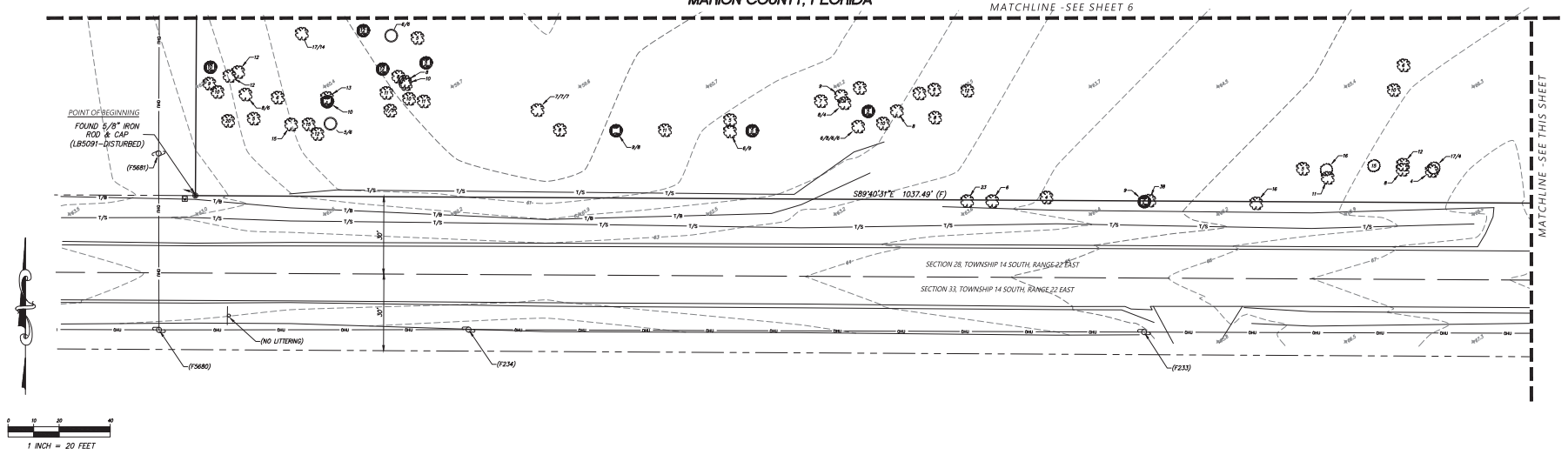


**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT SURVEYING & MAPPING  
1000 UNIVERSITY AVENUE, SUITE 100, PALM BEACH, FL 33480  
TEL: 561.832.1100 FAX: 561.832.1101  
WWW.JCHCONSULTING.COM

DRAWN: M.A.  
REVISED:  
CHECKED: C.J.H.  
APPROVED: C.J.H.  
SCALE: 1"=20'

NO.	REVISIONS	BY	DATE
1.	TOPOGRAPHIC AND TREE SURVEY		06/27/24

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:  
**WOODRIDGE ESTATES SOUTH**  
 A PORTION OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
 MARION COUNTY, FLORIDA



NO.	REVISIONS	BY	DATE
1.	TOPOGRAPHIC AND TREE SURVEY		06/27/24

SCALE:	1"=20'
APPROVED:	
C.J.H.	
CHECKED:	
REMOVED:	
REVISION:	
DATE:	

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT, SURVEYING & MAPPING  
 1000 UNIVERSITY AVENUE, SUITE 100, PALM BEACH, FL 33480  
 PHONE: (561) 842-1100 FAX: (561) 842-1101  
 WWW.JCHCONSULTING.COM

**PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- HTM DEVELOPERS, LLC.**

FIELD BOOK/PAGE:  
 18-11276-29  
 18-11276-48  
 18-11276-71  
 FILE: WOODRIDGE

J.O.#211276  
 DWG.#211276TOP0ADD  
 SH 8 OF 8

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