



SUBMITTAL SUMMARY REPORT 33079

PLAN NAME:	CALESA TOWNSHIP CHESTNUT GROVE PHASE 1	LOCATION:	5575 SW 67TH AVENUE RD OCALA,
APPLICATION DATE:	07/16/2025	PARCEL:	35300-000-14
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	06/23/2026	06/30/2026	07/06/2026	Approved
OCE: Plan Review (DR) v.1	07/22/2025	08/05/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	06/30/2026	06/29/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/30/2026	06/25/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	06/30/2026	07/01/2026	Approved
Corrections	2.12.10 - Easement (Resolved) - Corrective Action: Indicated on plat, defer any further remarks to other departments. - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.			
Corrections	2.12.4 - Zoning Classification-adjacent properties (Resolved) - Corrective Action: Sheet 2 of 7. - 2.12.4 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
Corrections	2.12 - Development Agreements (Resolved) - Corrective Action: Note #17, Sheet 2 of 7. - 2.12 - Development Agreements: List of Development Agreements including Marion County Official Record Book and Page.			
Corrections	2.12 - Variances (Resolved) - Corrective Action: N/A. - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.			
Corrections	6.3.1.C(15)(j) - Sustainable Ag land statement (Resolved) - Corrective Action: N/A - internal to approved overall Calesa PUD and vested CSW VDRI. - 6.3.1.C(15)(j) - Sustainable Ag land statement: If applicable, the contiguous sustainable agricultural land statement shall be provided.			
Corrections	6.3.1.C(15)(b) - Flood zone determination listed (Resolved) - Corrective Action: Note #1, Sheet 2 of 7. - 6.3.1.C(15)(b) - Flood zone determination listed: 6.3.1.C(15)(b) - Lists flood zone determination statement: "According to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Community Panel #[complete accordingly], Marion County, Florida, Dated [complete accordingly], the property described hereon lies in Flood Zone [complete accordingly (X, A, AE, etc.) for all zones applicable to the property]. The flooding limits have been identified here within as currently established at the time of final plat recording. 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 FEMA"			
Corrections	2.12.4.L - DRI/FQD Compliance Note? (Resolved) - Corrective Action: Note #17, Sheet 2 of 7. - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."			
Corrections	2.12/4.2 - Building height (Resolved) - Corrective Action: PUD & restrictions referenced - bottom of Sheet 2 of 7. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
Corrections	2.12 - Special Use Permits (Resolved) - Corrective Action: N/A. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
Corrections	6.3.1.D(1)(e) - Park dedication statement (Resolved) - Corrective Action: Cover sheet dedications provides for tracts, including potential recreation tracts. - 6.3.1.D(1)(e) - Park dedication statement: If applicable, Park dedication statement shall be included: "Tracts [identify each tract as appropriate] are dedicated in perpetuity for the [exclusive use and enjoyment of the owners of lots in this subdivision or use and enjoyment of the public, complete accordingly] and shall be the perpetual maintenance obligation of [state exact name of entity or Marion County, Florida, complete accordingly]."			
Corrections	6.3.1.A - Satisfy sub-title requirements? (Resolved) - Corrective Action: References replat of part of Circle Square Woods. - 6.3.1.A - Satisfy sub-title requirements?: Provide applicable sub-title requirements, including but not limited to PUD name, hamlet name, etc.			
Corrections	2.12.23 - Building lot typicals (Resolved) - Corrective Action: Bottom of Sheet 2 of 7. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	06/30/2026	07/01/2026	Approved
Corrections	6.3.1.D(1)(f) - Conservation dedication statement (Resolved) - Corrective Action: N/A - Conservation addressed in other locations by separate agreements and easements with FWC. - 6.3.1.D(1)(f) - Conservation dedication statement: If applicable, Conservation dedication statement shall be included: "A conservation easement [as shown on or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			
Corrections	2.12.4.L & Article 5 - Overlay zones (Resolved) - Corrective Action: Secondary SPOZ - Note 21, Sheet 2 of 7. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOV), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	2.12 - Rezoning (Resolved) - Corrective Action: Existing PUD - Note 5, Sheet 2 of 7. - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
Corrections	2.12/4.2 - Lot setback (Resolved) - Corrective Action: Lot typical illustrations along with PUD & restrictions referenced - bottom of Sheet 2 of 7. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan. [6.3.1.C(11) - For projects subject to a PUD zoning consistent with Division 4, a summary of the corresponding development standards shall be provided, including one or more typical setback graphics which reflect the standards applicable to the area of the Final Plat.]			
Corrections	2.12 - Waivers (Requested & Approved) (Resolved) - Corrective Action: Defer to other department reviews. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Corrections	2.12 - Owner and applicant name (Resolved) - Corrective Action: Owner listed in Dedication, Cover Sheet 1 of 7. - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
Corrections	Additional Growth Services Comments (Resolved) - Corrective Action: No further comments - Chris Rison, GSPZ. - Additional Growth Services Comments			
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - Corrective Action: Note #17, Sheet 2 of 7. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Corrections	2.1.3 - Order of plan approval and consistency (Resolved) - Corrective Action: Preliminary Plat and Improvement Plan approved. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with Pre-Plat and Improvement Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - Corrective Action: PUD specific, with dedication identifying buffer tracts. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	2.12 - Land Use Designation-subject property (Resolved) - Corrective Action: Note 5, Sheet 2 of 7. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
Corrections	2.12 - Lot area & lot width (Resolved) - Corrective Action: Provided on various sheets for lots & tracts. - 2.12 - Lot area & lot width: Provide area and width of each lot in the site data table and show them on the plan.			
Corrections	2.12 - Zoning Classification-subject property (Resolved) - Corrective Action: Note 5, Sheet 2 of 7. - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
Corrections	2.12.22 - Tracts (Resolved) - Corrective Action: Tracts identified and addressed in the dedication - Cover Sheet. - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.			
Corrections	2.12 - Phases of development (Resolved) - Corrective Action: Plat identified as Phase 1. - 2.12 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
Corrections	2.12.4 - Land Use Designation-adjacent properties (Resolved) - Corrective Action: Sheet 2 of 7. - 2.12.4 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
Corrections	2.12.19 - Dimension & location of site improvement (Resolved) - Corrective Action: Rights-of-ways, tracts, and lot dimensions provided. Defer any further remarks to other departments. - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
Corrections	2.12.9 - Existing, proposed & adjacent ROWs (Resolved) - Corrective Action: Right-of-ways identified (A, B, and C) and dimensioned - deferring any further possible remarks to other departments. - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.			
Comments	Chris Rison, GSPZ, 7/1/2026.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/30/2026	06/23/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/30/2026	06/29/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/30/2026	06/30/2026	Informational
Comments	Checked Map - Left of Parcel 35300-000-14 - Road Project In Progress - From SW 90th St to SW 80th Ave - Segment 1/STC073815/TIP77700D/TIP073815 ----- Sec. 2.19.1. - Applicability.			

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The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.

Sec.2.19.2.G – Title Certification

All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec.6.2.1. – Requirements.

Sec.6.2.1.A.

Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;

Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:

Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:

1. WHEN COVENANTS, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"

Sec.6.3.1.D -

The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:

Sec.6.3.1.D(1) –

All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.

Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"

"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"

Sec.6.3.1.D.(b)(1)(2)(3)

Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:

1. For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

2. For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec.6.3.1.D(c)(1)(2) - Utility Easements, select as appropriate:

1. "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

2. "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Sec.6.3.1.D(2) - Add the appropriate closing.

Sec.6.3.1.D(2)(a) - If corporation:

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20____.

(FULL CORPORATE NAME), a corporation of the State of _____

By: _____

(Signature of president or vice president or chief executive above)

Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).

Sec.6.3.1.D(2)(b) - If individual:

IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____,

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20 _____

WITNESSES:

_____ (signature)

(Typed name) _____

Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a) -

Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:

Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:

"[MORTGAGEE or PARTY OF INTEREST] CONSENT

The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."

Sec.6.3.1.D(3)(a)(1)(a)(b)(c) - Provide the appropriate closing.

If corporation:

a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20____.

(Full Corporate Name), A Corporation of the State of _____

By (Signature of President Vice President or Chief Executive Officer)

(Typed name and title of Officer)

(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.

b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20____.

WITNESSES (repeat signature below as necessary for each owner).

(Signature) _____

(Typed name) _____

c. Add the acknowledgement (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a)(2)(a)(b)(c) -

Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:

a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.

Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:

Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.

Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;

Sec.6.3.1(F)(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;

Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:

a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;

b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and

c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.

The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.

Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:

"CERTIFICATE OF COST ESTIMATE

I, _____, A Florida registered engineer, License No. _____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is \$ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.

(Signature)

(Name, Florida Registered Engineer

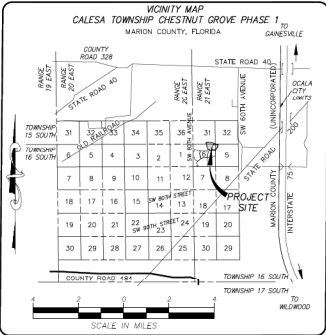
License No. _____)"

(AFFIX SEAL)

- DR 6/30/26

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	06/30/2026	06/29/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/30/2026	06/23/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/30/2026	06/23/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/30/2026	06/25/2026	Approved
<i>Comments</i>	Project is located within the Bay Laurel Center Community Development District (BLCCDD). The Final Plat has been submitted directly by the developer and routed to Marion County Utilities for review. Utilities has no additional comments at this time.			



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERVISED IN AUTHORITY BY ANY OTHER DRAWING OR SOCIAL 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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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 CHANGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE DEEMED RESPONSIBLE FOR THE CHANGES.

STORMWATER RUNOFF GENERATES FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

ALL STORMWATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERSON EMERGENCY MAINTENANCE ON THE STORMWATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHENEVER THE DECLARATION OF THE SUBDIVISION OR AN EASEMENT IN THE PLAT INCLUDES THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

ADVISORY NOTICE - ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND: 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 803.14, FLORIDA STATUTES.

COORDINATE BASIS: THE FLORIDA STATE PLANE COORDINATES SHOWN HEREIN ARE NORTH AMERICAN DATUM OF 1983 (1983 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATE SURVEY AND TRADITIONAL TRIANGULAR METHODS ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A982" AND "1086", PURSUANT TO SECTION 172.01, FLORIDA STATUTES.

CONTROL MONUMENT A982: THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL & DISC STAMPED: NOTHING: 1760427.4000 FEET EASTING: 570180.0070 FEET NORTHING: 293716.0220" N LONGITUDE: 87°16'02.3300" W CONVERGENCE: -00°07'30.1" SCALE: 0.99999841

CONTROL MONUMENT 1086: FOUND TRAPNAIL STEEL ROD STAMPED 1086 1990 NOTHING: 1765723.8890 FEET EASTING: 568571.8890 FEET NORTHING: 2938108.2794" N LONGITUDE: 87°16'01.81" W CONVERGENCE: -00°07'16.8" SCALE: 0.99999841

SURVEYOR'S CERTIFICATE: I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 172, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN 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.

JCH CONSULTING GROUP, INC. (LICENSED BUSINESS NUMBER 188077) SURVEYOR'S SEAL: 408 SW 12TH STREET, Ocala, Florida 34411

CHRISTOPHER A. HORSION (LICENSE NO. 13855) FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P. PAGES 30 THROUGH 100, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BAD LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT COLEN BUILT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), THE FEE SIMPLE OWNER OF ALL LOTS, ALL OF TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", AND "AA", AND CALESA TOWNSHIP MASTER ASSOCIATION, INC. ("MASTER ASSOCIATION"), THE FEE SIMPLE OWNER OF TRACT "A" DESCRIBED AND PLATTED HEREIN AS "CALESA TOWNSHIP CHESTNUT GROVE PHASE 1" LOCATED IN MARION COUNTY, FLORIDA, HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN. THE DEVELOPER AND MASTER ASSOCIATION HEREBY DEVOTES SAID RESPECTIVE LANDS ON THIS PLAT FOR THE USES AND PURPOSES SET FORTH WITHIN THIS PLAT. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS SUBDIVISION ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER FOR PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A DECLARED LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHENEVER THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHENEVER THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. MARION COUNTY IS GRANTED THE RIGHT TO PERSON EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES WITHIN THE SUBDIVISION IN THE EVENT OF A DECLARED LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHENEVER THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHENEVER THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. THE RESERVATIONS AND EASEMENTS HEREIN GRANTED, AND THE LIMITATIONS HEREIN MADE, SHALL NOT CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY, FLORIDA, AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHT-OF-WAY STORMWATER DRAINAGE FACILITIES OR EASEMENTS. THE DEVELOPER AND MASTER ASSOCIATION HEREBY ACKNOWLEDGE THAT ALL STORMWATER DRAINAGE FACILITIES SHALL BE OWNED, OPERATED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY.

TRACT "A" IS SHOWN ON THE PLAT S.W. 8TH AVENUE ROAD. TRACT "C" IS SHOWN ON THE PLAT AS SW 73RD COURT ROAD AND S.W. 32ND STREET. TRACTS "A" AND "C" ARE HEREBY RESERVED AS A PRIVATE ROAD FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. THE DEVELOPER AND MASTER ASSOCIATION ARE HEREBY GRANT AND RECEIVING A PERPETUAL NON-EXCLUSIVE PRIVATE EASEMENT OVER AND ACROSS TRACTS "A" AND "C" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVESTITORS; (B) ALL PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVESTITORS; (C) EACH NOT-FOR-PROFIT ASSOCIATION FROM THE TO THE GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. THE MASTER ASSOCIATION IS THE OPERATIONAL AND MAINTENANCE ENTITY FOR TRACT "A" AND TRACT "C".

TRACT "B" SHOWN ON THE PLAT SHALL BE PRIVATE PROPERTY AND IS HEREBY RESERVED AS A PRIVATE ROAD FOR VEHICULAR, GOLF CART, AND PEDESTRIAN INGRESS AND EGRESS. TRACT "B" MAY ALSO BE USED FOR UTILITIES (SUBJECT TO NOTE 15 HEREIN), SECURITY IMPROVEMENTS SUCH AS SECURITY GATES, AND DONAGE. TRACT "B" AND ANY IMPROVEMENTS THEREON SHALL NOT BE PART OF THE MARION COUNTY, FLORIDA PUBLIC TRANSPORTATION SYSTEM. TRACT "B" IS HEREBY DEDICATED TO THE "THE GROVES OF CALESA HOMEOWNERS ASSOCIATION, INC." ESTABLISHED FOR THIS SUBDIVISION AND THE "THE GROVES OF CALESA HOMEOWNERS ASSOCIATION, INC." SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACT "B" AND ALL IMPROVEMENTS CONTAINED THEREIN. THE DEVELOPER RESERVES OWNERSHIP OF TRACT "B" AS PROVIDED IN NOTE 7.

TRACTS "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", AND "Z" SHALL BE PRIVATE PROPERTY AND ARE HEREBY RESERVED FOR INGRESS AND EGRESS, STORMWATER MANAGEMENT FACILITIES, STORMWATER MANAGEMENT, DRAINAGE RETENTION, WALLS, FENCES, BIRDS, OPEN SPACE, AMBITIOUS, CLUB HOUSES, CABANAS, SWIMMING POOLS, PARKS AND RECREATIONAL FACILITIES, LANDSCAPE, BATTER, MAINTENANCE, TRAILS, PAVING, JOCKEYS, LEE, POSTAL, MAIL, COMMUNITY MAIL BOXES, VEHICULAR AND GOLF CART PARKING, STORAGE, ENTRY FEATURES, LIGHTING, IRRIGATION IMPROVEMENTS, WATER DISTRIBUTION SYSTEMS, WASTE WATER COLLECTION FACILITIES, RE-USE WATER DISTRIBUTION SYSTEMS, UTILITIES, PASADENAS FOR LOW-SPEED VEHICLES, GOLF CARTS, GOLF CARTS, MOTORCYCLE ACCESS, VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS.

TRACTS "A", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", AND "Z" ARE HEREBY DEDICATED TO THE MASTER ASSOCIATION AND THE MASTER ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACTS "A", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", AND "Z" AS PROVIDED IN NOTE 7.

TRACTS "B" AND "C" ARE DEDICATED TO THE "THE GROVES OF CALESA HOMEOWNERS ASSOCIATION, INC." SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACTS "B", AND "C" AND ALL IMPROVEMENTS CONTAINED THEREIN. THE DEVELOPER RESERVES OWNERSHIP OF TRACTS "B" AND "C" AS PROVIDED IN NOTE 7.

TRACT "J" SHALL BE PRIVATE PROPERTY AND IS HEREBY RESERVED FOR AMENITIES. THE DEVELOPER RESERVES OWNERSHIP OF TRACT "J", AS PROVIDED IN NOTE 7.

WITNESSES: COLEN BUILT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS SIGNATURE: KENNETH D. COLEN, PRESIDENT
PRINT NAME: KENNETH D. COLEN, PRESIDENT
ADDRESS: 8445 SOUTHWEST 60TH STREET, Ocala, Florida 34481

NOTARY ACKNOWLEDGMENT: THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR BY ONLINE NOTARIZATION, THIS DAY OF 2008 BY KENNETH D. COLEN, AS PRESIDENT OF COLEN BUILT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.
NOTARY SEAL: NOTARY PUBLIC

DONOR AND CONSENT: KNOW ALL MEN BY THESE PRESENTS THAT CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("MASTER ASSOCIATION"), BEING THE OWNER OF TRACT "A" IN THE PLAT ENTITLED "CALESA TOWNSHIP CHESTNUT GROVE PHASE 1", JOINS IN SAID PLAT FOR THE PURPOSE OF ENDORSING THE MASTER ASSOCIATION'S ACCEPTANCE OF THE SAME.
WITNESSES: CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
WITNESS SIGNATURE: C. GUY MOULBRIGHT, VICE PRESIDENT
PRINT NAME: C. GUY MOULBRIGHT, VICE PRESIDENT
ADDRESS: 8445 SOUTHWEST 60TH STREET, Ocala, Florida 34481

NOTARY ACKNOWLEDGMENT: THE FOREGOING DONOR AND CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR BY ONLINE NOTARIZATION, THIS DAY OF 2008 BY C. GUY MOULBRIGHT, AS VICE PRESIDENT OF CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION.
NOTARY SEAL: NOTARY PUBLIC

APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

BY: COUNTY ENGINEERING
BY: COUNTY FIRE SERVICES
BY: COUNTY GROWTH SERVICES
BY: COUNTY SURVEYOR
BY: COUNTY UTILITIES
BY: COUNTY BUILDING SAFETY

APPROVAL BY ADMINISTRATIVE AUTHORITY:

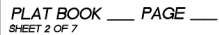
THIS IS TO CERTIFY THAT ON THIS DAY OF 2008, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA.

BY: SIGNATURE
COUNTY ADMINISTRATOR OR DESIGNATED ADMINISTRATIVE OFFICIAL

CLERK OF CIRCUIT COURT: CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "CALESA TOWNSHIP CHESTNUT GROVE PHASE 1" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS DAY OF 2008 AT AM/PM AND RECORDED ON PAGE OF PLAT BOOK IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRILL, CLERK OF THE CIRCUIT COURT



[illegible]

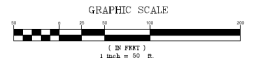
PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, COALA, FL 34477



CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30
THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S4D LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 18
SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 18 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 4 OF 7



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C15	416.88'	2000.00'	011°56'34"	416.12'	N12°02'23"W
C16	994.54'	2500.00'	022°47'36"	988.00'	N84°11'18"W
C23	81.44'	50.00'	093°19'21"	72.72'	N25°18'37"E
C24	594.64'	2220.00'	015°21'17"	583.16'	N79°38'59"E
C25	66.51'	2220.00'	001°40'39"	66.51'	N88°11'01"E
C26	77.02'	30.00'	086°17'01"	69.84'	N49°46'53"W
C30	408.54'	1960.00'	011°56'34"	402.85'	N12°02'23"W
C31	41.22'	165.00'	014°18'50"	41.17'	N10°04'59"E
C32	85.62'	430.00'	011°24'31"	85.48'	N02°21'29"E
C33	167.21'	110.00'	087°05'40"	151.57'	N40°22'04"E
C43	39.27'	25.00'	090°00'00"	35.36'	N47°19'38"E
C44	39.27'	25.00'	090°00'00"	35.36'	N47°40'22"W
C45	39.73'	25.00'	091°03'00"	35.68'	N42°51'10"E
C46	25.60'	2205.00'	000°39'54"	25.60'	N89°42'40"E
C47	53.93'	35.00'	086°17'01"	48.92'	N49°46'53"W
C48	39.27'	25.00'	090°00'00"	35.36'	N47°19'38"E
C49	100.15'	65.00'	086°17'01"	90.54'	N49°46'53"W
C50	1.19'	2235.00'	000°14'48"	1.19'	N88°01'42"E
C51	75.15'	2235.00'	001°55'36"	75.15'	N88°03'00"E
C52	75.15'	2235.00'	001°55'36"	75.15'	N88°07'24"E
C53	75.15'	2235.00'	001°55'36"	75.15'	N84°11'48"E
C54	75.15'	2235.00'	001°55'36"	75.15'	N84°16'12"E
C55	75.15'	2235.00'	001°55'36"	75.15'	N89°20'36"E
C56	75.15'	2235.00'	001°55'36"	75.15'	N78°20'10"E
C57	75.15'	2235.00'	001°55'36"	75.15'	N78°29'24"E
C58	75.15'	2235.00'	001°55'36"	75.15'	N74°19'48"E
C59	63.50'	2235.00'	001°37'40"	63.50'	N72°47'10"E
C60	12.61'	65.00'	011°08'48"	12.59'	N66°24'36"E
C61	59.92'	65.00'	052°46'08"	57.82'	N43°28'36"E
C62	33.34'	65.00'	029°23'50"	32.98'	N06°38'22"W
C106	39.73'	25.00'	091°03'00"	35.68'	N42°51'10"E
C107	60.54'	2205.00'	001°34'23"	60.54'	N85°29'21"E
C108	64.51'	2205.00'	001°40'39"	64.51'	N83°51'52"E
C109	64.51'	2205.00'	001°40'39"	64.51'	N82°11'18"E
C110	64.51'	2205.00'	001°40'39"	64.51'	N80°30'43"E
C111	64.51'	2205.00'	001°40'39"	64.51'	N78°50'18"E
C112	64.51'	2205.00'	001°40'39"	64.51'	N77°09'54"E
C113	64.51'	2205.00'	001°40'39"	64.51'	N75°29'30"E
C114	64.51'	2205.00'	001°40'39"	64.51'	N73°49'06"E
C115	38.34'	2205.00'	000°59'41"	38.34'	N72°28'14"E
C116	57.01'	35.00'	093°19'21"	50.91'	N25°18'37"E

LINE TABLE		
LINE	BEARING	LENGTH
L13	N71°19'31"E	2.39'
L14	N72°54'46"E	4.02'
L15	N76°22'53"E	4.33'
L16	N78°06'56"E	8.91'
L17	N79°50'59"E	12.69'
L18	N81°35'01"E	16.87'
L19	N83°01'17"E	10.46'
L20	N84°40'32"E	4.08'
L31	S57°28'29"W	22.71'
L32	N6°05'08"W	20.00'

NOTE
THIS PLAT IS 7 SHEETS IN TOTAL AND ONE IS NOT
COMPLETE WITHOUT THE OTHERS FOR INDICATION AND
CORRESPONDENCE SEE SHEET 1 FOR NOTED SEE SHEET 1
FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL. SEE SHEET 1
FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.

LEGEND

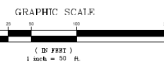
- UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - D = CHORD DISTANCE
 C = CHORD BEARING | NO. = NUMBER N = NORTH | E = EASTING (STATE PLANE COORDINATES) S = SOUTHERN (STATE PLANE COORDINATES) R/W = RIGHT OF WAY LINE OB = OFFICIAL RECORDS OF MARION COUNTY PLS = PROFESSIONAL LAND SURVEYOR PLS = PLANNED UNIT DEVELOPMENT | | | | | | |

- DR = DEVELOPMENT OF REGIONAL IMPACT
- P.B. = PLAT BOOK
- P.T. = POINT OF TANGENCY
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- AC = ACRES
- (N) = NOT RADIAL
- P.S. = PRIVATE SPECIFIC EASEMENT
- UTILITY REGISTRATION AREA
- ISOLINE PROFILES OF LOT
- (R.000) = PERMANENT REFERENCE MONUMENT
- SET 1/4" IRON ROD & CAP PIN (S.B. 807)
- (R.000) = PERMANENT REFERENCE MONUMENT
- SET 1/4" IRON ROD & CAP PIN (S.B. 807)
- (R.000) = PERMANENT REFERENCE MONUMENT
- SET 1/4" IRON ROD & CAP PIN (S.B. 807)
- (R.000) = PERMANENT REFERENCE MONUMENT
- SET 1/4" IRON ROD & CAP PIN (S.B. 807)

CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

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MARION COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 7



CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

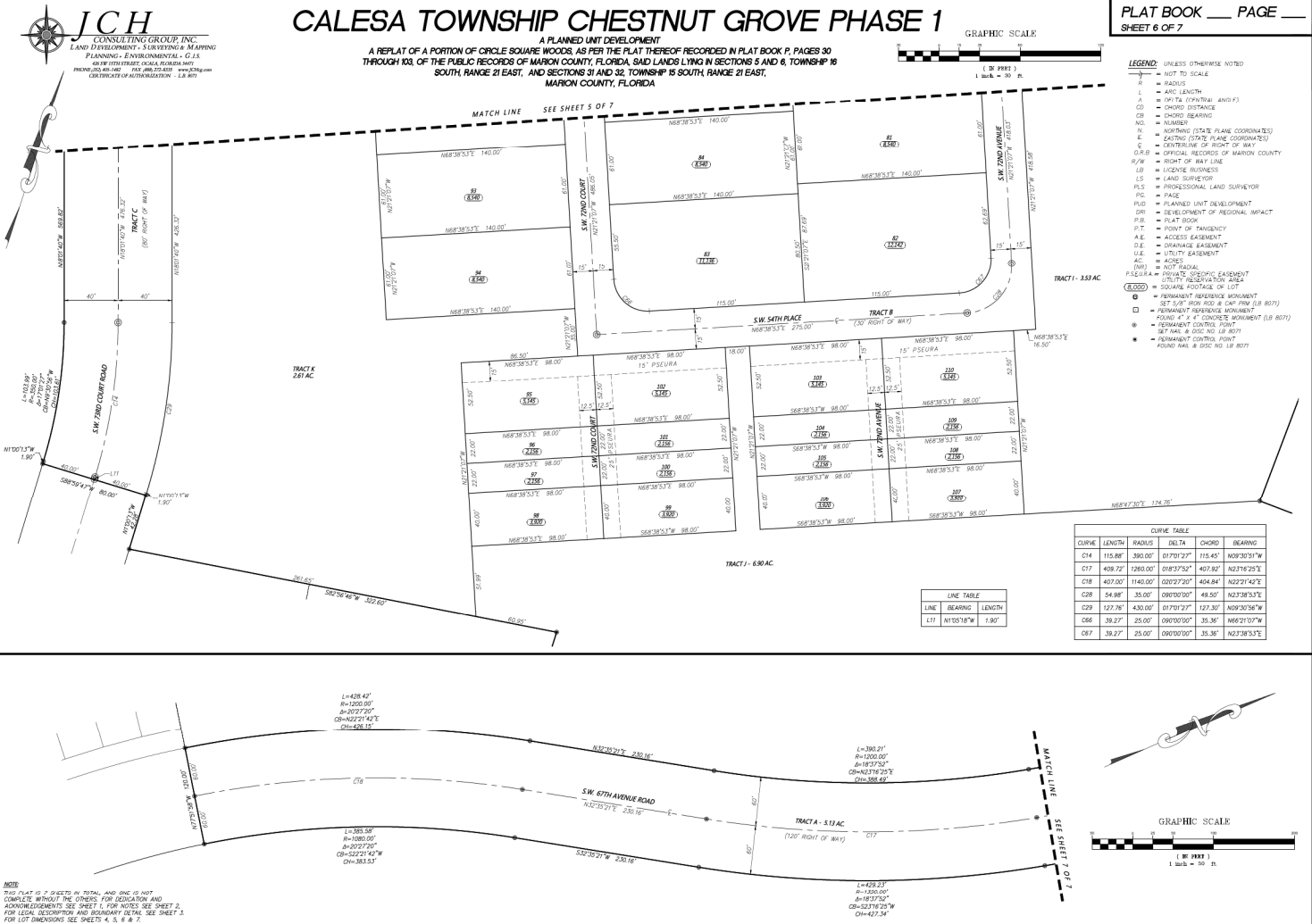
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SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

GRAPHIC SCALE

PLAT BOOK PAGE
SHEET 6 OF 7

LEGEND: UNLESS OTHERWISE NOTED

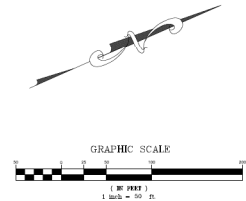
- NOT TO SCALE
- RADIUS
- ARC LENGTH
- DELTA (CENTRAL ANGLE)
- CHORD DISTANCE
- CHORD BEARING
- NUMBER
- NORTHING (STATE PLANE COORDINATES)
- EASTING (STATE PLANE COORDINATES)
- CENTERLINE OF RIGHT OF WAY
- OFFICIAL RECORDS OF MARION COUNTY
- RIGHT OF WAY LINE
- LIQUIDITY BUSINESS
- LAND SURVEYOR
- PROFESSIONAL LAND SURVEYOR
- PLANNED UNIT DEVELOPMENT
- DEVELOPMENT OF REGIONAL IMPACT
- PLAT BOOK
- POINT OF TANGENCY
- ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- ACRES
- NOT RADIAL
- PRIVATE SPECIFIC EASEMENT
- UTILITY RESERVATION AREA
- SQUARE FOOTAGE OF LOT
- PERMANENT REFERENCE MONUMENT
- SET 6" TOP IRON ROD & CAP PIN (LS 807)
- PERMANENT REFERENCE MONUMENT
- FOUND 4" x 4" CONCRETE MONUMENT (LS 807)
- PERMANENT CONTROL POINT
- SET 1/4" x 1/4" IRON ROD (LS 807)
- PERMANENT CONTROL POINT
- FOUND NAIL & DIRT NO. 18 807



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C14	115.88	390.00	01°01'22"	115.45	N09°30'31"W
C17	409.72	1260.00	01°03'53"	407.82	N23°16'25"E
C18	407.00	1140.00	02°02'30"	404.84	N22°21'42"E
C28	54.98	35.00	08°00'00"	49.50	N27°38'33"E
C29	127.78	430.00	01°01'22"	127.30	N09°30'36"W
C36	39.27	25.00	08°00'00"	35.96	N09°21'30"W
C37	39.27	25.00	08°00'00"	35.96	N27°38'33"E

LINE TABLE	
LINE	BEARING LENGTH
L17	N1°01'18"W 1.90

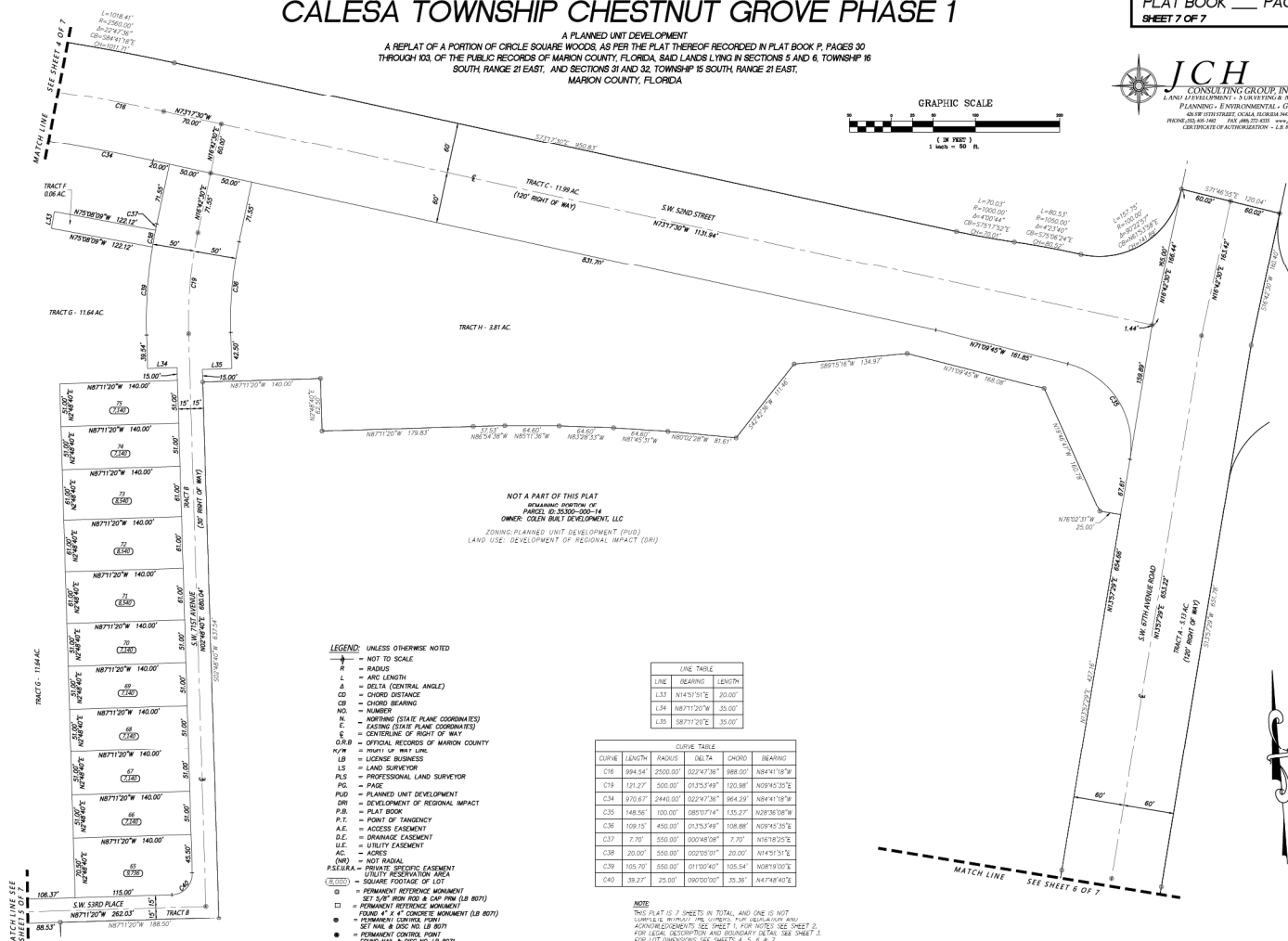
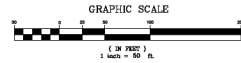
NOTE:
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CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

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SOUTH RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH RANGE 21 EAST,
MARION COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 7 OF 7



- LEGEND: UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - RADIUS
 - ARC LENGTH
 - DELTA (CENTRAL ANGLE)
 - CHORD DISTANCE
 - CHORD BEARING
 - NUMBER
 - NORTHING (STATE PLANE COORDINATES)
 - EASTING (STATE PLANE COORDINATES)
 - CENTRELINE OF RIGHT OF WAY
 - OFFICIAL RECORDS OF MARION COUNTY
 - RIGHT OF WAY LINE
 - OFFICIAL RECORDS OF MARION COUNTY
 - LAND SURVEYOR
 - PLS - PROFESSIONAL LAND SURVEYOR
 - PAGE
 - PLD - PLANNED UNIT DEVELOPMENT
 - DRI - DEVELOPMENT OF REGIONAL IMPACT
 - P.B. - PLAT BOOK
 - P.T. - POINT OF TANGENCY
 - A.E. - ACCESS EASEMENT
 - B.E. - DRAINAGE EASEMENT
 - U.E. - UTILITY EASEMENT
 - AC - ACRES
 - NOT RADIAL
 - FEELER - PRIVATE SPECIFIC EASEMENT
 - UTILITY RESERVATION AREA
 - SQUARE FOOTAGE OF LOT
 - PERMANENT REFERENCE MONUMENT
SET 5.0' FROM ROW & CAP (ROW LB 807)
 - PERMANENT REFERENCE MONUMENT
FOUND 4.7' 4" CORNER MONUMENT (LB 807)
 - PERMANENT CONTROL POINT
SET 10' FROM ROW (LB 807)
 - PERMANENT CONTROL POINT
FOUND 10' FROM ROW (LB 807)

LINE	BEARING	LENGTH
C16	N87°12'00"W	140.00'
C17	N87°12'00"W	140.00'
C18	N87°12'00"W	140.00'
C19	N87°12'00"W	140.00'
C20	N87°12'00"W	140.00'
C21	N87°12'00"W	140.00'
C22	N87°12'00"W	140.00'
C23	N87°12'00"W	140.00'
C24	N87°12'00"W	140.00'
C25	N87°12'00"W	140.00'
C26	N87°12'00"W	140.00'
C27	N87°12'00"W	140.00'
C28	N87°12'00"W	140.00'
C29	N87°12'00"W	140.00'
C30	N87°12'00"W	140.00'
C31	N87°12'00"W	140.00'
C32	N87°12'00"W	140.00'
C33	N87°12'00"W	140.00'
C34	N87°12'00"W	140.00'
C35	N87°12'00"W	140.00'
C36	N87°12'00"W	140.00'
C37	N87°12'00"W	140.00'
C38	N87°12'00"W	140.00'
C39	N87°12'00"W	140.00'
C40	N87°12'00"W	140.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C16	994.54'	2500.00'	027°47'36"	988.00'	N84°11'16"W
C17	121.27'	500.00'	017°52'49"	100.98'	N09°45'30"E
C18	910.67'	2440.00'	027°47'36"	904.39'	N04°11'16"W
C19	140.56'	100.00'	090°00'00"	139.27'	N09°45'30"E
C20	109.19'	450.00'	017°52'49"	108.88'	N09°45'30"E
C21	7.70'	550.00'	000°46'08"	7.70'	N16°18'25"E
C22	20.00'	550.00'	002°59'51"	20.00'	N14°51'51"E
C23	105.70'	550.00'	011°00'40"	105.54'	N08°19'00"E
C24	19.27'	25.00'	090°00'00"	35.38'	N47°48'40"E

NOTE:
THIS PLAT IS 7 SHEETS IN TOTAL AND ONE IS NOT
LIMITED BY THE UNITED STATES GOVERNMENT AND
ACKNOWLEDGMENTS SEE SHEET 1, FOR NOTES SEE SHEET 1.
FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 1.
FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.