



SUBMITTAL SUMMARY REPORT 29959

PLAN NAME: IRONCREST PHASE 1

LOCATION:

APPLICATION DATE: 04/04/2023

PARCEL: 14699-001-00

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.3	06/24/2026	07/01/2026	07/02/2026	Approved
OCE: Plan Review (DR) v.2	04/24/2026	05/01/2026	05/05/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	11/11/2025	11/25/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	07/01/2026	07/01/2026	Approved
Corrections	2.12.28 - Road identification (Resolved) - Corrective Action: Sheet 2 – NW 77th Lane Rd is incorrectly labeled as NW 77th Rd, added label for NW 8th Ave, Sheet 6, 7 – NW 77th Lane Rd is incorrectly labeled as NW 77th Rd. Please label roads accordingly on all applicable sheets on all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/01/2026	06/25/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/01/2026	06/26/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/01/2026	06/25/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/01/2026	06/30/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	07/01/2026	06/30/2026	Informational
Comments	Checked map. ----- Sec. 2.19.1. - Applicability. 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:			

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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 _____, 20____.

WITNESSES:

_____ (signature)

(Typed name) _____

Sec.6.3.1.D(2)(c) - Add the acknowledgment (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) _____

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(Typed name)

c. Add the acknowledgment (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

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/01/2026	06/29/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/01/2026	07/01/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	07/01/2026	06/25/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/01/2026	06/25/2026	Approved
Comments	Previously approved. Project is served through Marion County Utilities for water and wastewater. Utility connections and services will be reviewed during the Improvement Plan review.			

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	05/01/2026	04/30/2026	Requires Re-submit
Corrections	2.12.28 - Road identification (Not Resolved) - Corrective Action: Sheet 2 – NW 77th Lane Rd is incorrectly labeled as NW 77th Rd, added label for NW 8th Ave, Sheet 6, 7 – NW 77th Lane Rd is incorrectly labeled as NW 77th Rd. Please label roads accordingly on all applicable sheets on all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/01/2026	05/01/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	05/01/2026	04/27/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/01/2026	04/24/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	William Poole	05/01/2026	04/28/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	05/01/2026	04/27/2026	Informational
Comments				
Title Cert on 4/16/2026 (less than 30 days old) approved. -EMW 04.27.2026				
Sec. 2.19.1. - Applicability. 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.				

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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 _____, 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 acknowledgment (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

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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)

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	05/01/2026	04/27/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/01/2026	04/30/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/01/2026	04/26/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/01/2026	05/01/2026	Approved

Comments Project is served through Marion County Utilities for water and wastewater. Utility connections and services will be reviewed during the Improvement Plan review.

REVIEW SESSION FILES: 2nd Response.pdf
Developer's Agreement_DRAFT.pdf
File Category Placeholder.pdf
ImprovementAgreement_IronCrest.pdf
Ironcrest Declaration.pdf
Title Opinion - Iron Lake Phase 1.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kristie W	Should be NW 77th Lane Rd.	04/28/2026 10:35 AM	File Category Placeholder.pdf	2
Kristie W	NW 8TH AVE	04/28/2026 10:39 AM	File Category Placeholder.pdf	2
Kristie W	Should be NW 77th Lane Rd.	04/28/2026 10:46 AM	File Category Placeholder.pdf	6
Kristie W	Should be NW 77th Lane Rd.	04/28/2026 10:47 AM	File Category Placeholder.pdf	7
Kristie W	9-1-1 REQUIRES RESUBMIT	04/28/2026 10:55 AM	File Category Placeholder.pdf	1

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/25/2025	11/11/2025	Requires Re-submit

Comments NO 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org
NO 2.12.28 - Street names match 9-1-1 road names Sheet 6 has NW 77th Street incorrectly labeled as NW 76th Street. Sheet 2 has NW 77th Street incorrectly labeled as NW 76th Street.
YES 6.2.1.F - North arrow and graphic drawing and written scale
NO Additional 911 comments Sheet 9 and Sheet 12 has Sections at the top of the page listed incorrectly as Section 17, 18, and 19 – it should be Section 17, 18, 19, and 20.
All Sheets have Country in the Subdivision name at the top of the sheet labeled as Counrtry. Please correct on all sheets on future submittals.

Environmental Health (Plans) (Environmental Health)		11/25/2025	11/11/2025	Approved
Comments	YES Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments n/a			

SUBMITTAL SUMMARY REPORT (29959)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/25/2025	11/11/2025	Requires Re-submit
Comments	Zoning - Reject NO 2.12.4.C - Owner and applicants name Section 2.12.4.C - "Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal);" This is the final submittal - this information is required on the cover page. YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications YES 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Project wide minimum perimeter buffer of 25' - there was at least one area showing a 20' width on West Anthony Road. INFO 6.4.4.A - Project is consistent with preliminary plat AR 29959 approved to waive preliminary plat process YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks YES 6.3.1.C(11) - PUD zoning consistent with Division 4 YES 6.3.1.C(15)(b) - Flood zone determination listed N/A Additional Zoning comments Land Use- Approved YES 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided? INFO 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)? No OR Book/Page provided showing easements on this property. YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements YES 6.3.1.C(14) - Intent & Purpose of All Tracts Identified N/A 6.3.1.C(15)() - Hamlet Subdivision reference note provided? YES 6.3.1.C(15)() - [Springs Protection Note Provided?] N/A 6.3.1.C(15)() - Wellhead Protection Note Provided? N/A 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided? YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided? N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement INFO 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)? Multiple tracts were given a general blanket statement of uses. N/A 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)? N/A 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?] N/A 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?] N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?] N/A Additional Planning Items:			
Landscape (Plans) (Parks and Recreation)		11/25/2025	11/11/2025	Approved
Comments	INFO 2.12.24 Show location and dimensions of required land use buffering. n/a INFO 2.12.25 - Marion Friendly Landscape Areas n/a			
OCE Design (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved
Comments	NO 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC N/A 2.19.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.18.4.H - Maintenance agreement N/A 2.19.4.A - Improvement agreement with cost estimate N/A 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement N/A 2.19.4.A - All improvements are completed & as built inspection complete YES 2.18.4.E - Indemnification agreement N/A 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink YES 2.12.7 - Digital version of plan YES 6.2.1.B - Plans legible YES 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets YES 6.2.1.C- Standardized sheet size shall be 24" x 36" YES 6.2.1.E - Drawing legend YES 6.2.1.F - North arrow, graphic drawing, & written scale YES 6.3.1.C(13) - Legal description contains acreage to one one-hundreth YES 6.3.1.C(15)(f) - This plat contains ____ lots and ____ miles of road N/A 6.3.1.C(15)(d) - Legal documents & cross reference book & page YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding YES 6.4.4.M - Location of seals YES 6.3.1.B - Area for Book & Page and number of sheets YES 6.3.1.E(2) - DRC certification & signatures YES 6.3.1.E(3) - Clerk & BCC certifications of approval YES 6.3.1.E(4) - Clerk acceptance for recording certification YES 6.3.1.C(15)(i) - Board assessment notification INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements INFO 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. INFO 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads N/A Legal Documents INFO Additional Development Review Comments			

SUBMITTAL SUMMARY REPORT (29959)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Requires Re-submit
Comments	YES 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS NO 2.19.2.G - Title Certification or title opinion, no more than 30 days old 2023 taxes need to be paid NO 2.19.2.H - Legal documents need original documents YES 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida N/A 6.3.1.C(1) - If the Final Plat exceeds one sheet N/A 6.3.1.C(2) - "Not included" parcels to be labeled "not a part of this plat" N/A 6.3.1.C(4) - Dimensions and locations of all known existing easements N/A 6.3.1.C(5) - Dimensions and locations of all proposed easements N/A 6.3.1.C(6) - Dimensions and locations of all existing or recorded streets N/A 6.3.1.C(8) - All adjacent property identified N/A 6.3.1.C(9) - County and city limit lines within or abutting the tract YES 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities YES 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner NO 6.3.1.C(15)(d) - Covenants, restrictions, or reservations need original documents YES 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged YES 6.3.1.D(1)(a) - Developer's acknowledgement and dedication YES 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney N/A 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements N/A 6.3.1.D(1)(c) - Utility easements N/A 6.3.1.D(1)(d) - Stormwater easements and facilities N/A 6.3.1.D(1)(f) - Conservation easement YES 6.3.1.D(2) - Add the appropriate closing YES 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS N/A 6.3.1.D(3) - 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: N/A 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party YES 6.3.1.D(3)(a)1 - Provide the appropriate closing YES 6.3.1.F - The following supporting documentation shall also be provided as appropriate: NO 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements NO 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions need original documents NO 6.3.1.F(4) - A certificate of title requirements 2023 taxes need to be paid. N/A 6.4.4.B - The legal description shall include a metes and bounds description N/A Additional Right-of-Way comments			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Approved
Comments	YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements County staff is working through the details of the revised lot grading with the engineer via the revised improvement plan. The engineer is proposing to define FF, lot type, and a drainage pattern for each lot in the improvement plan. They are proposing to have individual lot grading plans to cover each lot when they go through the building permit process. It is likely that drainage swales will be constructed between lots. Please revise the typical lot details to allow for a 20' wide easement (10' to either side of the property line). YES 2.12.22 - Stormwater Tract Several of the square footage labels overlap with the lot dimension and curve labels. Please update to labels are legible for all lots. YES 2.12.38 - Stormwater Maintenance Entity YES 6.3.1.C(12) - If any portion of the property in the FEMA FIRM N/A 6.3.1.C(15) - Off-Site Stormwater Reference YES 6.3.1.D(1)(d) - Stormwater Dedication & Acknowledgement INFO Additional Stormwater comments 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.			

SUBMITTAL SUMMARY REPORT (29959)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Requires Re-submit
Comments	YES 6.4.4.D - Mathematical closure and shall be in compliance with Ch. 5J-17 FAC. (5J-17.051) (15ii) (5J-17.051)(2)(b1-3) FAC YES 6.4.4.B - The legal description shall include a metes and bounds description YES 6.4.4.A - Final plat shall comply with Ch. 177 FS and the requirements of this Code YES 6.4.4.B & C The point of commencement or point of beginning in the description shall be tied to the nearest Government Corner or Record Corner N/A 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor YES 6.4.4.E - Showing or establishing the location of the ordinary high water line shall describe the methodology used for said determination. YES 6.4.4.F - The point of beginning and the point of commencement shall be clearly labeled in bold when a point of beginning or point of commencement is used in the legal description YES 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat YES 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS YES 6.4.5.A(2) - PRMs shall be graphically shown and fully described on the plat NO 6.4.5.A(3) - PRMs shall not exceed a maximum spacing of 1,400' apart Please see markup on sheet 2. PRM's must not exceed 1400' apart. YES 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated N/A 6.4.5.A(5) - When PRMs are set as offset/witness corners, the corners shall be shown YES 6.4.5.C - A table or note containing the geodetic control station information YES 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such YES 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS YES 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart YES 6.4.5.F(3) - PCPs shall be set YES 6.4.5.F(4) - PCPs shall be graphically shown and fully described on the plat N/A 6.4.5.F(5) - When PCPs are set as offset/witness corners, the corners shall be shown on the plat YES 6.4.5.G - Where plat boundary corners are found to coincide with previously set monumentation, monumentation shall be shown on the plat YES 6.4.5.H - All lot and tract corner monumentation shall be set in accordance with the requirements of § 177.091 FS YES 6.4.5.I - All section lines, government lot lines and grant lines and/or corners found shown with ties to the plat boundary YES 6.4.5.J - Platted adjoining lands shall be identified YES 6.4.5.K - Unplatted adjoining lands shall be labeled as "unplatted" with deed book or official record book and pages shown YES 6.4.5.M - Line and curve tables must be shown on the sheet to which they apply YES 6.4.5.N - Bearings basis shall be noted and referenced to an established, monumented line shown on the plat YES 6.2.1.A - Provide the name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.3.1.E(1) - The Surveyors and Mappers Certification YES 6.4.6.A - Show the lot and block lines of the previous plat, including monumentation N/A 6.4.6.B - Any rights-of-way and/or easements to be vacated shown with Official Record Book and Page N/A 6.4.6.C - Show any discrepancies between the boundary of a replat and the previous plat. N/A Additional Survey comments			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/25/2025	11/11/2025	Requires Re-submit
Comments	YES 2.12.9 - Location and dimensions of streets and right-of-way YES 2.12.20 - Phases of development YES 2.12.38 - Maintenance of improvements YES 6.3.1.C(3) - Driveway restrictions corner lots YES 6.3.1.C(7) - Dimensions and locations of streets YES 6.3.1.C(15)(e) - Internal roadways YES 6.3.1.C(15)(f) - Miles of road YES 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access N/A 6.3.1.F(1) - Establishment of MSBU or CDD NO 6.11.3 - Traffic Impact Analysis 5/1/24 - See previous comment. 2/23/24 - An updated traffic analysis is required. YES 6.11.4 - Access management YES 6.11.5.D - Residential driveway requirements YES 6.12.2 - Right-of-way YES 6.12.9 - Subdivision roads and related infrastructure YES 6.12.10 - Intersection layout N/A 6.12.11 - Turn lanes YES 6.12.12 - Sidewalks YES 6.12.2.A - Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in table 6.12-1 YES Additional Traffic comments			
Utilities (OCE Plans) (Utilities)		11/25/2025	11/11/2025	Approved
Comments	N/A Signed and sealed as-builts have been provided and match the subject Final Plat N/A CADD files have been provided and match the subject Final Plat N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities YES Additional Utilities comments All utility onsite & offsite infrastructure shall be reviewed & commented on at Improvement Plan stage; all offsite utilities within the dedicated ROW & tracts shall be placed under MCU ownership & maintenance prior to DEP Clearance.			



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL, & GIS
CERTIFICATE OF REGISTRATION NO. LB 807
CHRISTOPHER J. HOWSON, P.S.M., C.F.M., L.S. 6553
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IRONCREST PHASE 1

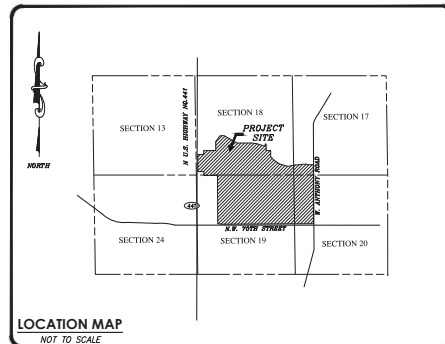
(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 11

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART I, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNITS. A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
3. 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 CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL (1) COMMENCE WITHOUT NOTIFICATION TO THE DEVELOPER AND COORDINATION OF THE LOCATION AND TIMING OF INSTALLATION OF (2) INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83 (2011 ADJUSTMENT), AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK, AS A BEARING REFERENCE, THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST, HAS A GRID BEARING OF N001°14'W.
7. STATE PLANE 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.
8. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
9. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO WEST ANTHONY ROAD IS PROHIBITED.
10. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS LOW RESIDENTIAL.
11. PROPERTY IS LOCATED WITHIN THE PRIMARY ZONE OF THE SPRINGS PROTECTION ZONE.
12. ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1208303180, MARION COUNTY, FLORIDA DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON IS IN FLOOD ZONE X-1 AND IS NOT AN MINIMAL FLOOD HAZARD. THE ADDITIONAL LIMITS HAVE NOT BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
13. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
14. THIS PLAT CONTAINS 214 LOTS, 41 TRACTS AND 411 MILES OF ROAD.
15. 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 IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
17. THE SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS.
18. POTABLE WATER AND FIRE FLOW TO BE SUPPLIED BY MARION COUNTY'S UTILITY SYSTEMS.
19. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS. SEE DRIVEWAY DETAIL ON SHEET 3.
20. EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE PLAT, EXCEPT AS OTHERWISE SHOWN ON THIS PLAT FOR SINGLE FAMILY RESIDENTIAL LOTS, THERE IS A TWENTY FOOT (20') DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT LOT LINE AND SIDE STREET LOT LINE, A TEN FOOT (10') DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE LOT LINES OF EACH SINGLE FAMILY RESIDENTIAL LOT, AND A TEN FOOT (10') DRAINAGE AND UTILITY EASEMENT ALONG THE REAR LOT LINE OF EACH SINGLE FAMILY RESIDENTIAL LOT, AS DEPICTED ON THE SINGLE FAMILY TYPICAL LOT DETAIL ON SHEET 3. EXCEPT AS OTHERWISE SHOWN ON THIS PLAT FOR MULTIFAMILY RESIDENTIAL LOTS, A TWENTY FOOT (20') FRONT YARD SETBACK SHALL BE MEASURED FROM THE ROAD RIGHT-OF-WAY LINE, A TEN FOOT (10') REAR YARD SETBACK SHALL BE PROVIDED ALONG THE REAR LOT LINE, A TEN FOOT (10') SIDE YARD SETBACK SHALL BE PROVIDED ON END UNIT LOTS, AND A ZERO (0) FOOT SIDE YARD SETBACK SHALL BE PERMITTED ALONG COMMON WALL BOUNDARIES BETWEEN ATTACHED TOWNHOME UNITS.
21. ADVISORY NOTICE - THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
22. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND/OR ACCESS EASEMENTS ON THE PLAT ARE NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN, AND/OR ESTABLISHED BY, OTHER RECORDED INSTRUMENTS, INCLUDING WITHOUT LIMITATION, THE DECLARATION OF COVENANTS FOR IRONCREST TO BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY (THE "DECLARATION"), AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT, PURSUANT TO THE DECLARATION OR SUCH OTHER INSTRUMENTS. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
23. PORTIONS OF TRACTS C, D, J, K, L, H, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, FF, GG, HH, I, JJ, KK, MM, NN, AND DO DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS DEVOTED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
24. STORMWATER RUNOFF GENERATED 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.
25. ACKNOWLEDGMENT 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 823.14, FLORIDA STATUTES.
26. 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 _____.
27. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 8817, PAGE 987, MARION COUNTY, FLORIDA.
28. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.
29. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 8943, PAGE 1419, MARION COUNTY, FLORIDA.
30. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.



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.

APPROVAL OF 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 _____, 2026, 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

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND NAIL AND DISK STAMPED "18 1221" MARKING THE SE CORNER OF THE NE 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE N0071°40'W, ALONG THE EAST BOUNDARY OF SAID NE 1/4 OF SECTION 19, A DISTANCE OF 59.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NW 70TH STREET (STATE ROAD 326) AND THE POINT OF BEGINNING; THENCE N89°45'28"W, ALONG SAID NORTH RIGHT-OF-WAY LINE (BEING 60 FEET NORTH OF CENTERLINE), 3638.51 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, N0022°52'W, 9.17 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, N84°12'22"W, 173.80 FEET; THENCE N0219°34'E, ALONG THE WEST BOUNDARY OF THE EAST 3/4 OF THE NORTH 1/2 OF SAID SECTION 19, A DISTANCE OF 2571.58 FEET TO AN UNMARKED 4" X 4" CONCRETE MONUMENT; THENCE S89°56'14"W, ALONG THE NORTH BOUNDARY OF SAID SECTION 19, A DISTANCE OF 725.06 FEET TO A 4" X 4" CONCRETE MONUMENT STAMPED "MOOREHEAD ENGINEERING COMPANY"; THENCE ALONG THE EAST AND NORTH BOUNDARY OF THE SOUTH 210 FEET OF THE WEST 420 FEET OF SAID SECTION 18, THE FOLLOWING TWO (2) COURSES: (1) N0023°34'E, 209.94 FEET TO A 4" X 4" CONCRETE MONUMENT STAMPED "MOOREHEAD ENGINEERING COMPANY"; (2) THENCE S89°57'43"W, 319.81 FEET TO A 4" X 4" CONCRETE MONUMENT STAMPED "MOOREHEAD ENGINEERING COMPANY" AND BEING THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 301-441 (STATE ROAD 25, 100 FEET FROM THE CENTERLINE); THENCE N0021°55'E, ALONG SAID EAST RIGHT-OF-WAY LINE, 880.57 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, ALONG THE SOUTH AND EAST BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7299, PAGE 321 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES: (1) S89°54'06", 160.50 FEET; (2) THENCE N0023°49'E, 27.00 FEET; THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY, ALONG THE SOUTH AND EAST BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4867, PAGE 298 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES: (1) THENCE S89°54'06", 153.72 FEET TO AN UNMARKED 4" X 4" CONCRETE MONUMENT; (2) THENCE N0033°40'E, 208.44 FEET TO AN UNMARKED 4" X 4" CONCRETE MONUMENT; THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY, S89°55'05", ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, 641.32 FEET; THENCE N0025°50'E, ALONG THE EAST BOUNDARY OF THE WEST 1057 FEET OF THE NORTH 1/2 OF THE SW 1/4 OF SAID SECTION 18 AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 473.47 FEET; THENCE N36°19'28"E, 381.12 FEET; THENCE N85°37'52"E, 224.99 FEET; THENCE S89°19'12"E, 788.65 FEET; THENCE S89°38'45"E, 797.41 FEET; THENCE S81°56'08"E, 226.73 FEET; THENCE S72°49'11"E, 498.88 FEET; THENCE N0021°15'E, 125.33 FEET; THENCE S89°38'45"E, 50.00 FEET; THENCE S0021°15'W, 330.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-EASTELY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTELY 38.27 FEET ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF S44°38'45"E, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°38'45"E, 211.92 FEET; THENCE S0021°15'W, 328.72 FEET; THENCE S43°50'50"E, 253.22 FEET; THENCE S54°39'42"E, 354.00 FEET; THENCE S73°35'58"E, 474.70 FEET; THENCE N79°01'05"E, 341.12 FEET; THENCE N85°37'48"E, 591.90 FEET; THENCE S81°31'37"E, 60.00 FEET; THENCE S08°28'23"W, 24.80 FEET; THENCE S89°06'01"E, 366.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WEST ANTHONY ROAD (30 FEET FROM CENTERLINE); THENCE S0023°53'W, ALONG SAID WEST RIGHT-OF-WAY LINE, 538.88 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, S0032°37'W, 2595.18 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NE 70TH STREET (STATE ROAD 326); THENCE N89°35'31"W, ALONG SAID NORTH RIGHT-OF-WAY LINE (BEING 60 FEET NORTH OF CENTERLINE), 1277.32 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 477.17 ACRES, MORE OR LESS.

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "IRONCREST PHASE 1" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2026, AT _____ A.M./P.M. AND RECORDED ON PAGE _____ 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

SURVEYOR'S CERTIFICATE:

I, CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPING, 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.

BY: _____
CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34741



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - GIS
CERTIFICATE OF AUTHORIZATION NO. 18487
CHRISTOPHER J. JOHNSON, P.S.M., C.F.M., L.S.M.S.
4630 W. 15TH STREET, OCKALA, FLORIDA 33471
PHONE (888) 468-1882 www.JCHg.com

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK ___, PAGE ___
SHEET 2 OF 11

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT IRON LAKE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY ("DEVELOPER"), ADENA GC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("TOWNERS"), AND ALTAMIRA TOWNHOME PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("TOWNERS") ARE THE FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "IRONCREST PHASE 1," BEING IN MARION COUNTY, FLORIDA, AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND DECLARE AS FOLLOWS:

MARION COUNTY IS HEREBY GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE OF ALL TRACTS SET FORTH HEREIN IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION OF STATE OF EMERGENCY INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACT "A" IS DESIGNATED AS PRIVATE STREETS AND RIGHTS-OF-WAY AND IS HEREBY DEDICATED TO IRONCREST COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL ARE GRANTED AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS SUCH TRACT "A". THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS AND RIGHTS-OF-WAY.

TRACT "B" IS DESIGNATED AS FUTURE RIGHT OF WAY TO BE CONVEYED IN FEE SIMPLE TO AND MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

TRACT "C", TRACT "D", TRACT "E", TRACT "F", TRACT "G", TRACT "H", TRACT "I", TRACT "J", TRACT "K", TRACT "L", TRACT "M", TRACT "N", AND TRACT "O" ARE HEREBY DEDICATED TO IRONCREST COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF IMPROVEMENTS PROVIDING FOR DRAINAGE, UTILITIES, INGRESS/EGRESS, LANDSCAPING, BUFFERS, AMENITY, OPEN SPACE, RECREATION, SIGNAGE AND MAINTENANCE.

TRACT "P", TRACT "Q", TRACT "R", TRACT "S", TRACT "T" & TRACT "U" ARE DESIGNATED AS LIGHT STATION SITES AND ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

TRACT "V", TRACT "W", TRACT "X", TRACT "Y", TRACT "Z", TRACT "AA", TRACT "BB", TRACT "CC", TRACT "DD", TRACT "EE", TRACT "FF", TRACT "GG", TRACT "HH", AND TRACT "II" ARE DESIGNATED AS GOLF COURSE AND APPURTENANT DRAINAGE IMPROVEMENTS, AND ARE HEREBY RESERVED BY DEVELOPER FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF IMPROVEMENTS PROVIDING FOR RELATED USES INCLUDING RECREATION, AMENITIES, OPEN SPACE, DRAINAGE, UTILITIES, INGRESS/EGRESS, LANDSCAPING, BUFFERS, SIGNAGE, AND MAINTENANCE. DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "J", TRACT "L", TRACT "M", TRACT "N", TRACT "O", TRACT "P", TRACT "Q", TRACT "R", TRACT "S", TRACT "T", TRACT "U", TRACT "V", TRACT "W", TRACT "X", TRACT "Y", TRACT "Z", TRACT "AA", TRACT "BB", TRACT "CC", TRACT "DD", TRACT "EE", TRACT "FF", TRACT "GG", TRACT "HH", AND TRACT "II" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE RECORD TITLE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; AND (C) ANY MAINTENANCE ENTITY(IES) GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. TRACT "V", TRACT "L", TRACT "M", TRACT "N", TRACT "O", TRACT "P", TRACT "Q", TRACT "R", TRACT "S", TRACT "T", TRACT "U", TRACT "V", TRACT "W", TRACT "X", TRACT "Y", TRACT "Z", TRACT "AA", TRACT "BB", TRACT "CC", TRACT "DD", TRACT "EE", TRACT "FF", TRACT "GG", TRACT "HH", AND TRACT "II" SHALL BE MAINTAINED BY THE DEVELOPER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE APPLICABLE MAINTENANCE ENTITY FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.

TRACT "X", TRACT "S", TRACT "T", TRACT "U", TRACT "EE", TRACT "GG", TRACT "II", AND TRACT "KK", TOGETHER WITH ALL STORMWATER OR DRAINAGE EASEMENTS AS SHOWN ON THE PLAT, ARE HEREBY DESIGNATED AS DRAINAGE AND GOLF COURSE IMPROVEMENTS, AND ARE HEREBY DEDICATED TO IRONCREST COMMUNITY ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF IMPROVEMENTS PROVIDING FOR DRAINAGE, UTILITIES, INGRESS/EGRESS, LANDSCAPING, BUFFERS, SIGNAGE, MAINTENANCE, RECREATION, AMENITIES, OR OPEN SPACE.

TRACT "M" AND TRACT "CC" ARE HEREBY RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A MAINTENANCE ENTITY AFTER THE RECORDING OF THIS PLAT. DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "M" AND TRACT "CC", FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE RECORD TITLE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; AND (C) ANY MAINTENANCE ENTITY(IES) GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. TRACT "M" AND TRACT "CC" SHALL BE MAINTAINED BY THE DEVELOPER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE APPLICABLE MAINTENANCE ENTITY FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.

IT IS NOT THE INTENT OF THE DEVELOPER OR OWNER TO DEDICATE ANY LAND IN THIS SUBDIVISION TO THE GENERAL PUBLIC.

THE UTILITY EASEMENTS SHOWN OR NOTED ARE DEDICATED PUBLICLY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT TO BE SIGNED ON THIS ____ DAY OF _____, 2026.

WITNESSES:	WITNESSES:	DEVELOPER AND OWNER: IRON LAKE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: OCELLUS R MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER BY: OCELLUS R GOLF LP, A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER BY: OCELLUS R GOLF GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
WITNESS SIGNATURE _____	WITNESS SIGNATURE _____	
PRINT NAME: _____	PRINT NAME: _____	
ADDRESS: _____	ADDRESS: _____	BY: _____ CRAIG S. PHILLIPS, MANAGER

NOTARY ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY CRAIG S. PHILLIPS, AS MANAGER OF OCELLUS R GOLF GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF OCELLUS R GOLF LP, A DELAWARE LIMITED PARTNERSHIP, AS MANAGER OF OCELLUS R MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF IRON LAKE PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH ENTITIES.

____ PERSONALLY KNOWN TO ME, OR ____ PRODUCED IDENTIFICATION	PRINT NAME: _____ NOTARY SEAL: _____	NOTARY PUBLIC _____
TYPE OF IDENTIFICATION PRODUCED: _____	COMMISSION NUMBER _____	COMMISSION EXPIRES _____

WITNESSES:	WITNESSES:	OWNER: ADENA GC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
WITNESS SIGNATURE _____	WITNESS SIGNATURE _____	
PRINT NAME: _____	PRINT NAME: _____	BY: _____ FRANK STRONACH, ITS MANAGER
ADDRESS: _____	ADDRESS: _____	

NOTARY ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION THIS ____ DAY OF _____, 2026, BY FRANK STRONACH, AS MANAGER OF ADENA GC HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH COMPANY.

____ PERSONALLY KNOWN TO ME, OR ____ PRODUCED IDENTIFICATION	PRINT NAME: _____ NOTARY SEAL: _____	NOTARY PUBLIC _____
TYPE OF IDENTIFICATION PRODUCED: _____	COMMISSION NUMBER _____	COMMISSION EXPIRES _____

WITNESSES:	WITNESSES:	OWNER: ALTAMIRA TOWNHOME PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: OCELLUS R MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER BY: OCELLUS R GOLF LP, A DELAWARE LIMITED PARTNERSHIP, ITS MANAGER BY: OCELLUS R GOLF GP LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
WITNESS SIGNATURE _____	WITNESS SIGNATURE _____	
PRINT NAME: _____	PRINT NAME: _____	
ADDRESS: _____	ADDRESS: _____	BY: _____ CRAIG S. PHILLIPS, ITS MANAGER

NOTARY ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2026, BY CRAIG S. PHILLIPS, AS MANAGER OF OCELLUS R GOLF GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF OCELLUS R GOLF LP, A DELAWARE LIMITED PARTNERSHIP, AS MANAGER OF OCELLUS R MANAGEMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MANAGER OF ALTAMIRA TOWNHOME PROJECT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH ENTITIES.

____ PERSONALLY KNOWN TO ME, OR ____ PRODUCED IDENTIFICATION	PRINT NAME: _____ NOTARY SEAL: _____	NOTARY PUBLIC _____
TYPE OF IDENTIFICATION PRODUCED: _____	COMMISSION NUMBER _____	COMMISSION EXPIRES _____



JCH

CONSULTING GROUP, INC.
LAND DEVELOPMENT & SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB-8071
CHRISTOPHER J. JOHNSON, P.E., C.F.M., L.S. 5503
404 SW 15TH STREET, OCA, FLORIDA 34471
PHONE (352) 495-1882 www.jchgroup.com

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK __, PAGE __

SHEET 3 OF 11

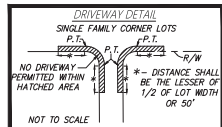
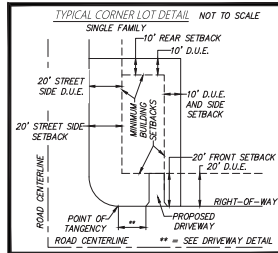
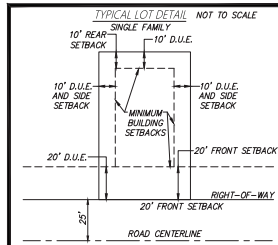
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

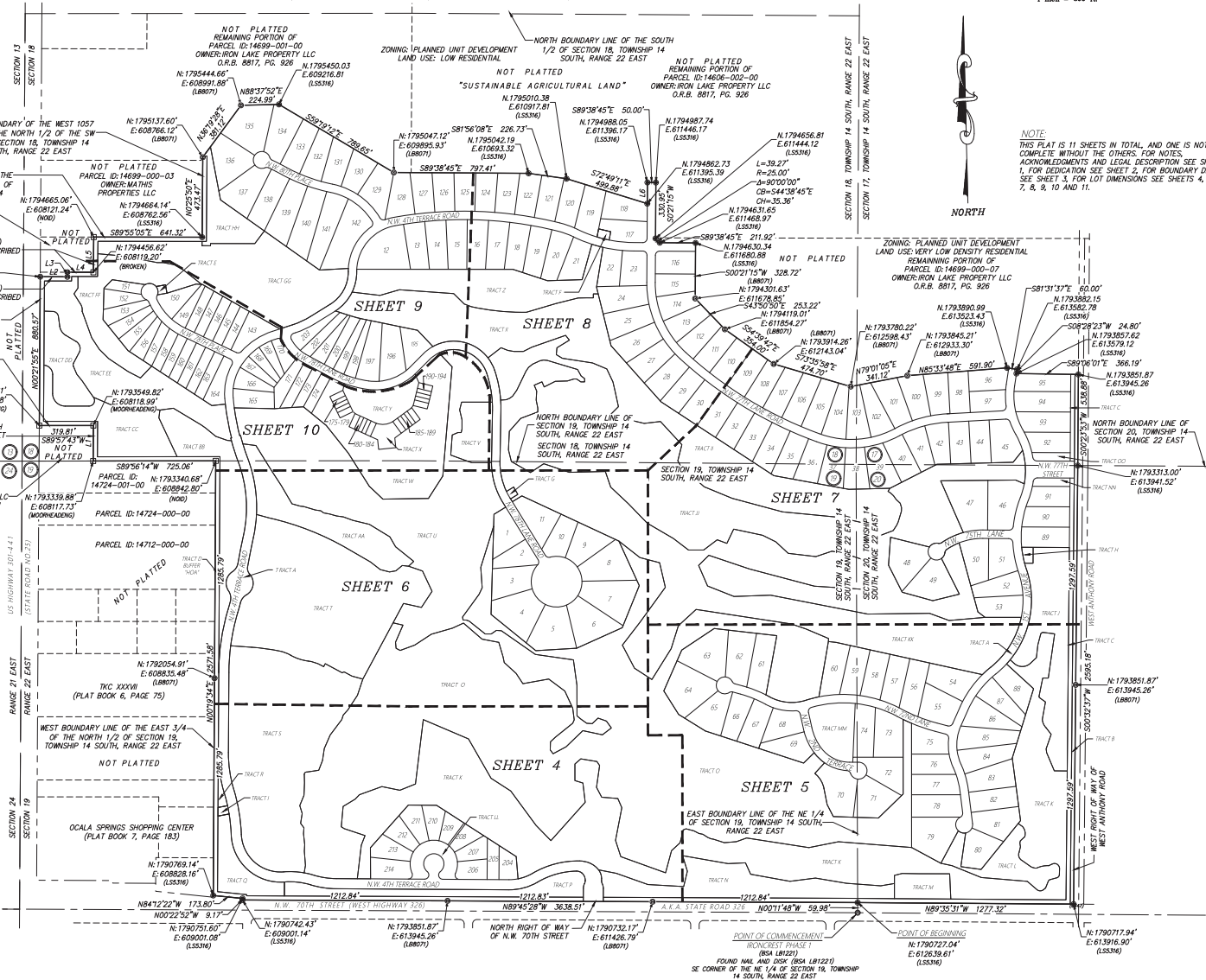
NORTH

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR DEDICATION SEE SHEET 2. FOR BOUNDARY DETAIL SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.



- LEGEND UNLESS OTHERWISE NOTED
- - - NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N. = NORTHING
 - E. = EASTING (STATE PLANE COORDINATES)
 - C. = CENTERLINE OF RIGHT OF WAY
 - O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
 - D.R.A. = DRAINAGE RETENTION AREA
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PD. = PAGE
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
 - D.U.E. = DRAINAGE AND UTILITY EASEMENT
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AC. = ACRES
 - (NR) = NOT RADIAL
 - (X.XXX) = SQUARE FOOTAGE AREA
 - = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
 - = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & DISK (AS NOTED)
 - = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (LB 807)
 - = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & DISK (LB 807)
 - = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISK (AS NOTED)

LINE	BEARING	LENGTH
L1	N020347°E	209.94'
L2	S085410°E	163.90'
L3	N021547°E	212.00'
L4	S085410°E	153.92'
L5	N031470°E	208.44'
L6	N021713°E	123.33'



POINT OF COMMENCEMENT
IRONCREST PHASE 1
(B.S.A. LB221)
FOUND NAIL AND DISK (B.S.A. LB221)
SE CORNER OF THE NE 1/4 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST

POINT OF BEGINNING
N1790727.04°
E:612536.61'
(L.S.539)

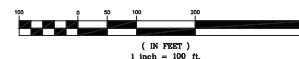


(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

SHEET 4 OF 11

GRAPHIC SCALE



MATCH LINE - SEE SHEET 6

----- MATRUH LINE SEE SHEET E

D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
AC. = ACRES
(NR) = NOT RADIAL
(0.000) = SQUARE FOOTAGE OF LOT

☐ = PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)

● = PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 3/8" IRON ROD & CAP (AS NOTED)

● = PERMANENT REFERENCE MONUMENT (P.R.M.)
SET 5/8" IRON ROD & CAP (LB 8071)

● = PERMANENT CONTROL POINT (P.C.P.)
SET NAIL IN DISC NO. 12 (AS NOTED)

○ = PERMANENT CONTROL POINT (P.C.P.)
FOUND NAIL & DISC (AS NOTED)

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	286.34	500.00	028°09'13"U	115.71	N75°20'25"U	C2	55.44	84.00	03°48'54"U	66.43	N02°30'57"U	C7	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C8	136.15	470.00	01°35'31"U	135.69	N01°49'24"U	C9	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C2	128.34	500.00	028°09'13"U	27.87	N75°20'25"U	C3	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C4	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C5	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C6	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C3	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C4	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C5	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C6	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C7	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C4	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C5	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C6	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C7	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C8	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C5	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C6	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C7	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C8	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C9	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C6	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C7	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C8	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C9	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C10	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C7	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C8	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C9	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C10	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C11	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C8	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C9	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C10	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C11	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C12	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C9	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C10	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C11	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C12	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C13	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C10	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C11	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C12	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C13	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C14	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C11	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C12	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C13	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C14	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C15	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C12	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C13	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C14	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C15	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C16	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C13	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C14	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C15	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C16	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C17	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C14	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C15	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C16	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C17	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C18	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C15	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C16	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C17	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C18	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C19	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C16	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C17	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C18	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C19	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C20	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C17	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C18	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C19	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C20	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C21	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C18	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C19	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C20	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C21	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C22	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C19	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C20	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C21	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C22	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C23	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C20	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C21	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C22	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C23	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C24	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C21	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C22	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C23	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C24	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C25	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C22	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C23	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C24	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C25	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C26	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C23	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C24	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C25	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C26	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C27	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C24	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C25	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C26	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C27	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C28	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C25	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C26	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C27	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C28	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C29	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C26	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C27	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C28	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C29	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C30	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C27	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C28	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C29	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C30	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C31	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C28	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C29	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C30	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C31	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C32	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C29	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C30	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C31	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C32	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C33	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C30	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C31	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C32	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C33	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C34	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C31	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C32	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C33	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C34	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C35	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C32	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C33	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C34	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C35	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C36	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C33	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C34	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C35	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C36	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C37	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C34	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C35	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C36	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C37	157.31	292.00	02°47'55"U	156.38	N04°23'02"U	C38	157.31	292.00	02°47'55"U	156.38	N04°23'02"U
C35	168.84	500.00	028°09'13"U	74.34	N75°20'25"U	C36	67.17	129.00	03°07'21"U	66.82	N02°30'57"U	C37	58.89	140.00	04°12'40"U	58.46	N08°18'43"U	C38	157.31	292.00	02°47'55"U								

LINE TABLE		
LINE	BEARING	LENGTH
L8	N79°13'48"E	67.3
L9	N79°13'48"E	57.4

NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C29	655.96'	537.00'	80°59'17"	415.83'	N16°18'52"E
C40	285.70'	630.00'	50°17'50"	283.01'	N37°59'42"E
C41	48.36'	300.00'	20°09'13"	48.30'	N12°51'07"E
C42	206.20'	300.00'	43°52'54"	202.17'	N45°54'29"E
C43	152.53'	500.00'	27°28'42"	151.94'	N15°51'27"W
C44	76.46'	112.50'	30°58'56"	75.00'	N12°10'10"E
C45	234.44'	1000.00'	01°25'53"	233.90'	N89°28'55"W
C46	561.65'	700.00'	04°58'16"	546.70'	N84°46'16"W
C47	27.89'	300.00'	00°52'43"	27.88'	N73°50'17"E
C48	215.10'	300.00'	04°15'40"	210.52'	N81°52'07"W
C49	164.79'	711.00'	01°34'46"	164.42'	N87°58'05"W
C50	147.20'	335.00'	02°51'03"	146.02'	N24°59'48"W
C51	200.00'	235.00'	04°45'42"	194.02'	N61°57'54"W
C52	73.44'	124.00'	03°35'01"	72.37'	N69°21'17"W
C53	353.63'	512.00'	03°25'45"	346.63'	N31°30'16"E
C54	64.80'	625.00'	00°59'24"	64.77'	N49°10'50"E
C55	186.44'	625.00'	00°11'20"	185.61'	N81°16'10"E
C56	34.37'	625.00'	00°09'03"	34.37'	N25°15'42"E
C57	5.80'	325.00'	00°19'19"	5.80'	N23°35'34"E
C58	35.69'	25.00'	08°14'12"	32.73'	N43°35'10"E
C59	119.82'	975.00'	00°10'28"	119.84'	N71°41'29"W
C60	108.68'	975.00'	00°02'10"	108.61'	N45°38'11"W
C61	14.86'	725.00'	00°10'28"	14.86'	N22°21'11"W
C62	122.26'	725.00'	00°38'42"	122.11'	N67°41'16"W
C63	120.47'	725.00'	00°31'15"	120.33'	N77°22'45"W
C64	122.11'	725.00'	00°39'30"	121.97'	N65°37'53"W
C65	122.80'	725.00'	00°42'16"	122.65'	N43°21'29"E
C66	79.21'	725.00'	00°15'35"	79.17'	N75°22'33"E
C67	222.83'	275.00'	04°25'32"	216.78'	N43°32'28"W
C68	23.34'	736.00'	00°14'00"	23.34'	N62°41'12"W
C69	123.02'	736.00'	00°29'37"	122.88'	N67°56'10"W
C70	24.22'	736.00'	00°15'09"	24.22'	N33°55'54"W
C71	21.05'	25.00'	04°11'23"	20.41'	N30°35'47"E
C72	52.09'	50.00'	05°44'35"	49.77'	N65°15'33"W
C73	58.06'	50.00'	06°39'35"	54.85'	N63°12'37"E
C74	58.06'	50.00'	06°39'35"	54.85'	N45°34'12"E
C75	72.87'	50.00'	08°33'22"	66.67'	N80°59'10"W
C76	21.05'	25.00'	04°11'23"	20.41'	N81°17'50"E
C77	72.86'	686.00'	00°10'15"	72.84'	N17°05'37"W
C78	51.04'	325.00'	00°59'32"	50.89'	N65°49'38"W
C79	135.39'	325.00'	02°52'10"	134.42'	N87°15'39"W
C80	35.69'	25.00'	08°14'12"	32.73'	N37°18'08"W
C81	14.10'	360.00'	00°24'38"	14.10'	N13°31'51"W
C82	137.87'	360.00'	02°15'34"	137.13'	N25°57'57"W
C83	6.11'	360.00'	00°59'20"	6.11'	N37°05'53"W
C84	79.84'	260.00'	07°35'38"	79.53'	N69°22'56"W
C85	144.45'	260.00'	03°10'11"	139.71'	N10°45'48"E
C86	29.38'	25.00'	06°25'41"	27.72'	N42°40'34"W
C87	56.27'	50.00'	06°42'38"	53.34'	N17°14'32"W
C88	58.06'	50.00'	06°39'35"	54.85'	N37°15'12"E
C89	104.98'	50.00'	12°01'49"	86.73'	N30°59'40"W
C90	192.11'	210.00'	05°24'59"	185.48'	N43°47'32"W
C91	136.21'	310.00'	02°51'03"	135.12'	N24°59'48"W
C92	37.61'	25.00'	08°11'25"	34.16'	N43°01'16"E
C93	261.64'	675.00'	02°12'31"	260.00'	N45°31'19"E
C94	121.82'	675.00'	01°02'05"	121.76'	N78°49'51"W
C95	139.91'	675.00'	01°15'32"	139.66'	N67°43'13"W
C96	38.85'	1025.00'	00°10'18"	38.85'	N62°52'08"W
C97	54.87'	1025.00'	03°19'41"	54.86'	N65°29'25"W
C98	146.48'	1025.00'	00°11'17"	146.38'	N17°07'15"W
C99	35.69'	25.00'	08°14'12"	32.73'	N43°19'17"W
C100	91.65'	325.00'	00°59'32"	91.35'	N65°10'26"W
C101	85.14'	325.00'	01°05'25"	84.90'	N17°52'39"W
C102	42.27'	475.00'	00°10'56"	42.26'	N32°02'50"W
C103	102.63'	475.00'	01°22'34"	102.47'	N17°29'29"W
C104	30.77'	25.00'	03°02'44"	28.87'	N28°58'46"E
C105	95.58'	50.00'	10°23'53"	81.68'	N48°34'47"E
C106	46.90'	50.00'	05°14'48"	45.20'	N72°59'39"W
C107	49.74'	50.00'	05°59'40"	47.71'	N51°38'07"E
C108	26.40'	50.00'	03°10'24"	26.10'	N08°00'35"E
C109	98.57'	525.00'	01°04'36"	98.42'	N12°29'49"W
C110	61.58'	525.00'	00°43'16"	61.55'	N21°14'10"W
C111	86.47'	275.00'	01°02'05"	86.11'	N15°53'19"W
C112	146.87'	275.00'	03°26'04"	145.13'	N08°43'11"E
C113	96.78'	575.00'	00°38'38"	96.66'	N48°50'31"E
C114	148.25'	575.00'	01°46'21"	147.84'	N41°03'00"E
C115	28.77'	575.00'	00°52'00"	28.77'	N49°52'10"E
C116	86.45'	562.00'	00°14'47"	86.37'	N45°15'41"E
C117	32.65'	562.00'	00°37'44"	32.65'	N49°49'29"E
C118	567.39'	562.00'	00°52'44"	543.60'	N10°14'16"E
C119	103.71'	70.00'	08°43'29"	94.48'	N89°19'54"E
C120	21.56'	15.00'	08°22'29"	19.75'	N55°59'47"E



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LAND DEVELOPMENT SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL & G.I. SERVICES
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOBSON, P.E., C.E.M., L.S. 15555
426 SW 15TH STREET, OAKA, FLORIDA 34411
PHONE: (352) 405-1482
WWW.JCHGROUP.COM

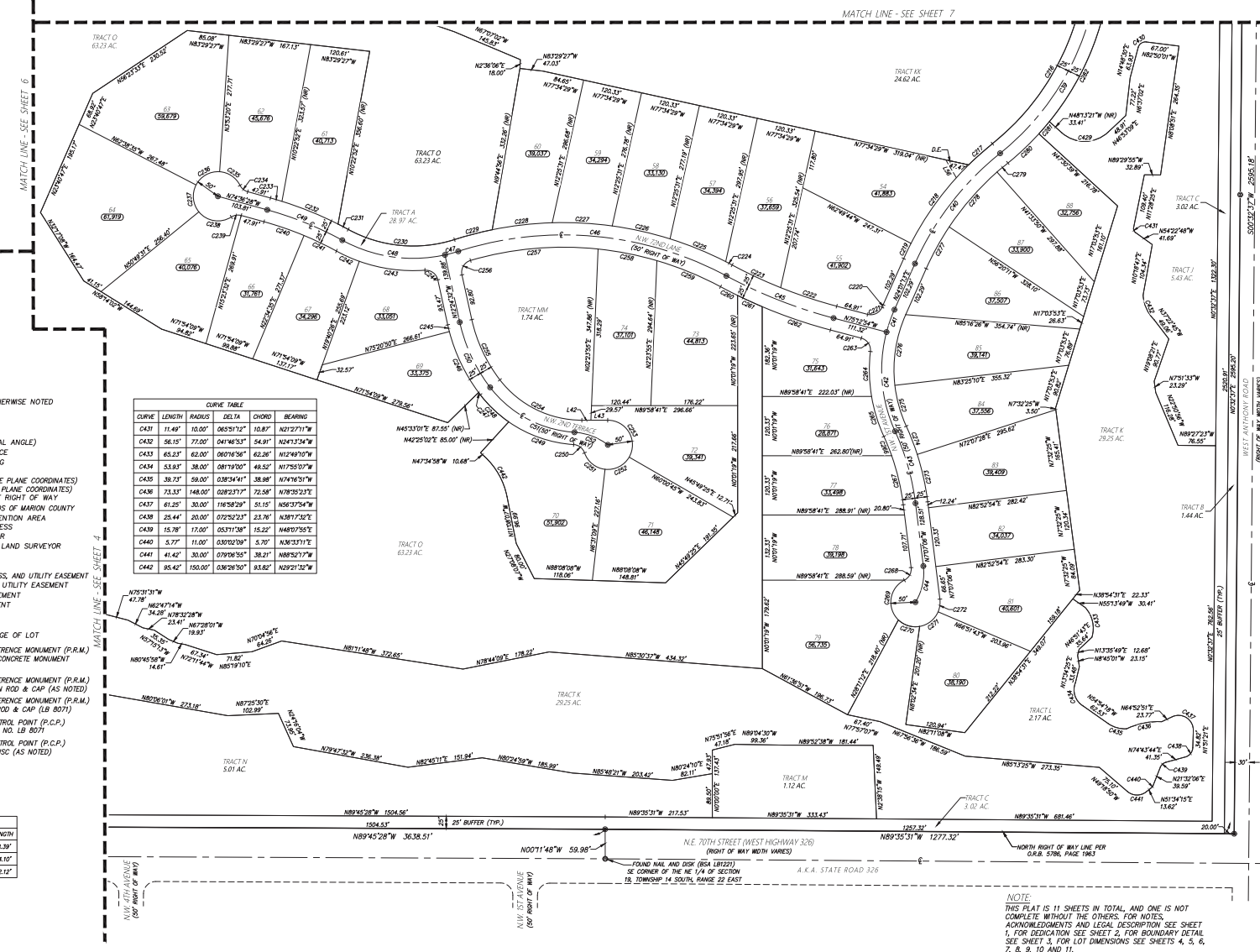
IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK , PAGE
SHEET 5 OF 11

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



LEGEND UNLESS OTHERWISE NOTED

— NOT TO SCALE

R = RADIUS

L = ARC LENGTH

Δ = DELTA (CENTRAL ANGLE)

CH = CHORD DISTANCE

CB = CHORD BEARING

NO. = NUMBER

N. = NORTHING (STATE PLANE COORDINATES)

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P.G. = PAGE

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D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT

D.U.E. = DRAINAGE AND UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

U.E. = UTILITY EASEMENT

AC. = ACRES

(NR) = NOT RADIAL

0.0000 = SQUARE FOOTAGE OF LOT

□ = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)

● = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & CAP (AS NOTED)

○ = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & CAP (LB 8071)

○ = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISC NO. LB 8071

○ = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISC (AS NOTED)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C431	11.49'	10.00'	06°51'12"	10.87'	N21°37'11"W
C432	56.15'	77.00'	04°16'53"	54.91'	N24°13'34"W
C433	65.23'	62.00'	06°16'38"	62.28'	N12°49'10"W
C434	53.87'	38.00'	08°19'03"	48.52'	N17°51'01"W
C435	39.72'	59.00'	03°24'31"	38.98'	N14°43'21"W
C436	73.33'	148.00'	03°29'17"	72.58'	N67°35'23"E
C437	61.25'	30.00'	16°58'29"	51.55'	N63°17'54"W
C438	25.44'	20.00'	07°52'33"	23.76'	N43°17'52"E
C439	15.78'	17.00'	03°31'38"	15.26'	N49°07'55"E
C440	5.77'	11.00'	03°02'00"	5.70'	N48°33'11"E
C441	41.42'	30.00'	07°19'35"	38.21'	N48°52'17"W
C442	85.42'	150.00'	03°26'50"	83.62'	N29°21'32"W

LINE TABLE		
LINE	BEARING	LENGTH
L42	N00°00'00"E	18.39'
L43	N00°00'00"E	34.10'
L56	N30°39'51"W	42.12'

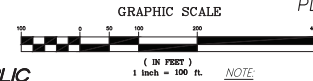
NOTE:
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR DIMENSIONS SEE SHEET 2. FOR BOUNDARY DETAIL SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.



IRONCREST PHASE 1

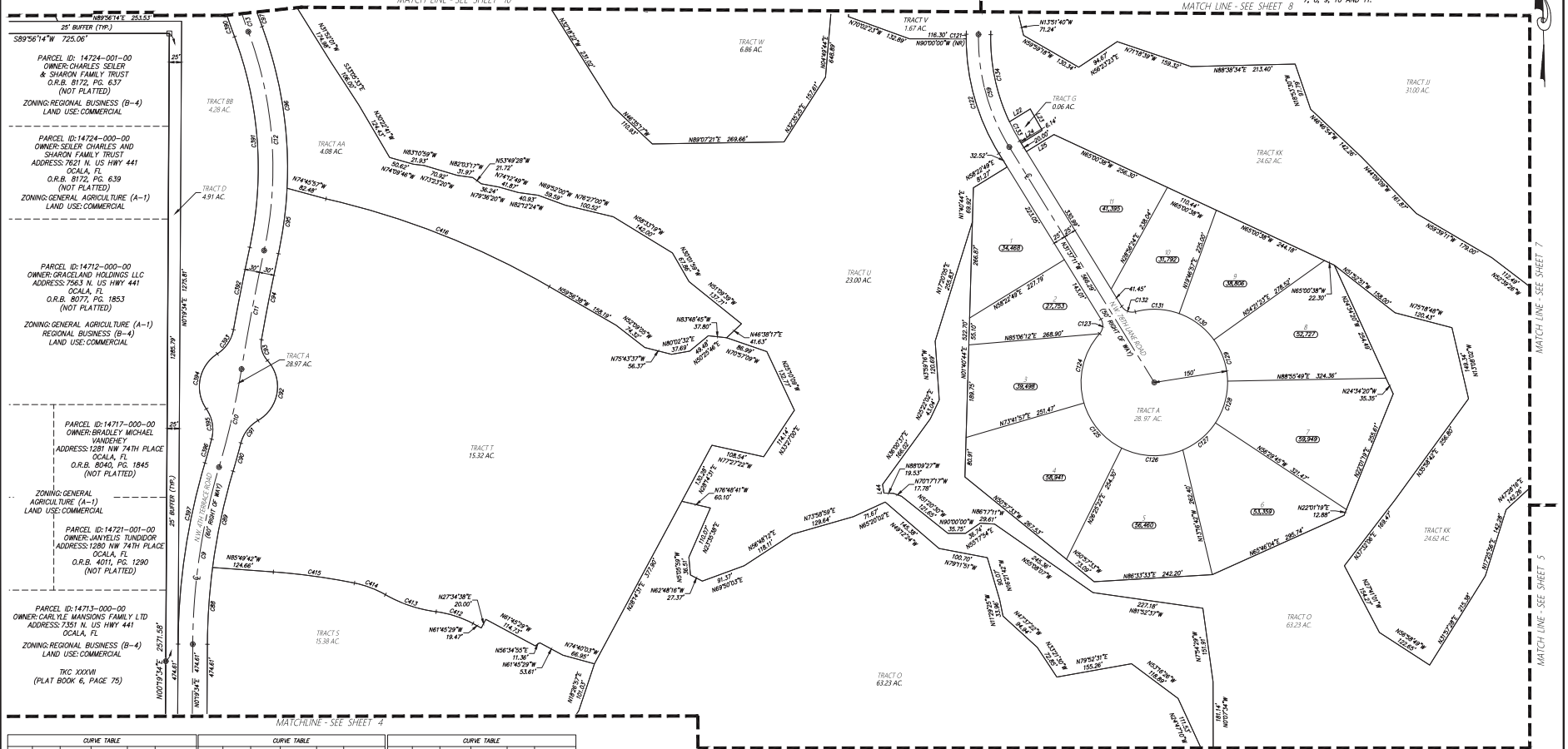
(A PLANNED UNIT DEVELOPMENT)

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PLAT BOOK __, PAGE __
SHEET 6 OF 11

NOTE
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR DEDICATION SEE SHEET 2. FOR BOUNDARY DETAIL SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.



CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS
C9	387.88	1300.00	016°23'00"	366.65	N08°25'59"E	C97	91.38	1372.00	003°48'58"	91.38	N18°32'25"W	C390	132.61	1432.00
C10	206.15	1642.00	007°17'38"	206.01	N12°56'38"E	C121	8.47	450.00	001°12'20"	8.47	N00°27'28"E	C391	438.49	770.00
C11	247.25	5000.00	002°50'00"	247.23	N10°45'48"E	C122	247.20	450.00	031°28'29"	244.10	N15°52'53"W	C392	171.49	5030.00
C12	455.58	800.00	032°37'42"	448.45	N14°08'03"W	C123	32.03	25.00	073°23'54"	28.88	N05°04'46"E	C393	61.48	75.00
C13	378.55	1402.00	015°28'33"	377.40	N12°42'48"W	C124	152.05	150.00	058°04'46"	145.62	N12°44'20"E	C394	128.32	80.00
C14	242.41	425.00	032°40'49"	238.14	N15°16'43"W	C125	123.77	150.00	047°16'34"	120.29	N39°56'20"W	C395	64.71	75.00
C15	157.78	1270.00	007°07'03"	157.68	N03°53'05"E	C126	128.11	150.00	049°18'57"	125.16	N08°14'08"W	C396	50.82	1612.00
C16	201.63	1270.00	009°05'47"	201.42	N11°59'30"E	C127	87.87	150.00	033°16'10"	86.72	N50°18'20"E	C397	376.37	1330.00
C17	60.12	1672.00	002°03'57"	60.12	N19°30'35"E	C128	90.51	150.00	043°34'26"	89.15	N16°13'02"E	C402	78.48	218.00
C18	59.82	75.00	045°28'11"	57.87	N37°12'32"E	C129	90.51	150.00	034°34'26"	89.15	N16°21'24"W	C403	110.31	280.00
C19	142.80	1618.00	N08°01'01"E	134.40	N08°01'01"E	C130	90.51	150.00	034°34'26"	89.15	N05°38'50"W	C404	68.26	213.00
C20	45.67	50.00	007°07'01"	44.69	N10°15'15"W	C131	91.17	150.00	034°46'02"	89.71	N07°37'05"W	C405	161.58	1384.00
C21	179.80	4970.00	002°04'29"	179.79	N11°08'36"E	C132	32.03	25.00	073°23'54"	28.88	N05°04'46"E	C406	493.10	1644.00
C22	135.16	830.00	009°15'54"	135.03	N07°30'50"E	C133	43.85	400.00	096°17'43"	43.83	N28°38'20"W			
C23	337.48	430.00	023°17'48"	335.16	N08°48'01"W	C134	184.30	400.00	026°23'58"	182.58	N12°10'52"W			

LINE TABLE		
LINE	BEARING	LENGTH
L22	N08°22'49"E	50.00
L23	N09°12'12"W	50.04
L24	N08°22'49"E	50.43
L25	N08°22'49"E	66.25
L44	N03°44'17"W	17.78

LEGEND

UNLESS OTHERWISE NOTED
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R = RADIUS
L = ARC LENGTH
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AC. = ACRES
(NR) = NOT RADIAL
(S, 200) = SQUARE FOOTAGE OF LOT
□ = PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
● = PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 5/8" IRON ROD & CAP (AS NOTED)
● = PERMANENT REFERENCE MONUMENT (P.R.M.)
SET 5/8" IRON ROD & CAP (LB 807)
● = PERMANENT CONTROL POINT (P.C.P.)
SET NAIL & DISC NO. LB 807
● = PERMANENT CONTROL POINT (P.C.P.)
FOUND NAIL & DISC (AS NOTED)



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CONSULTING GROUP, INC.
LAND DEVELOPMENT SURVEYING & MAPPING

PLANNING - ENVIRONMENTAL - C.I.S.
CIVIL ENGINEERING - SURVEYING - LANDS
CHARTERING - DESIGN - P.E. & C.E. (FLORIDA)
CIVIL ENGINEERING - SURVEYING - LANDS
PHONE: 352.461.1402 www.jchgroup.com

LEGEND UNLESS OTHERWISE NOTED

- NOT TO SCALE
- R — RADIUS
- L — ARC LENGTH
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- CH — CHORD DISTANCE
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- (NR) — NOT RADIAL
- (S, 0.000) — SQUARE FOOTAGE OF LOT

- — PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- — PERMANENT REFERENCE MONUMENT (P.R.M.)
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SET 5/8" IRON ROD & CAP (LB 807)
- — PERMANENT CONTROL POINT (P.C.P.)
SET NAIL & DISC NO. LB 807
- — PERMANENT CONTROL POINT (P.C.P.)
FOUND NAIL & DISC (AS NOTED)

- MATCH LINE - SEE SHEET 5
- MATCH LINE - SEE SHEET 6

- MATCH LINE - SEE SHEET 7

- MATCH LINE - SEE SHEET 8

- MATCH LINE - SEE SHEET 9

- MATCH LINE - SEE SHEET 10

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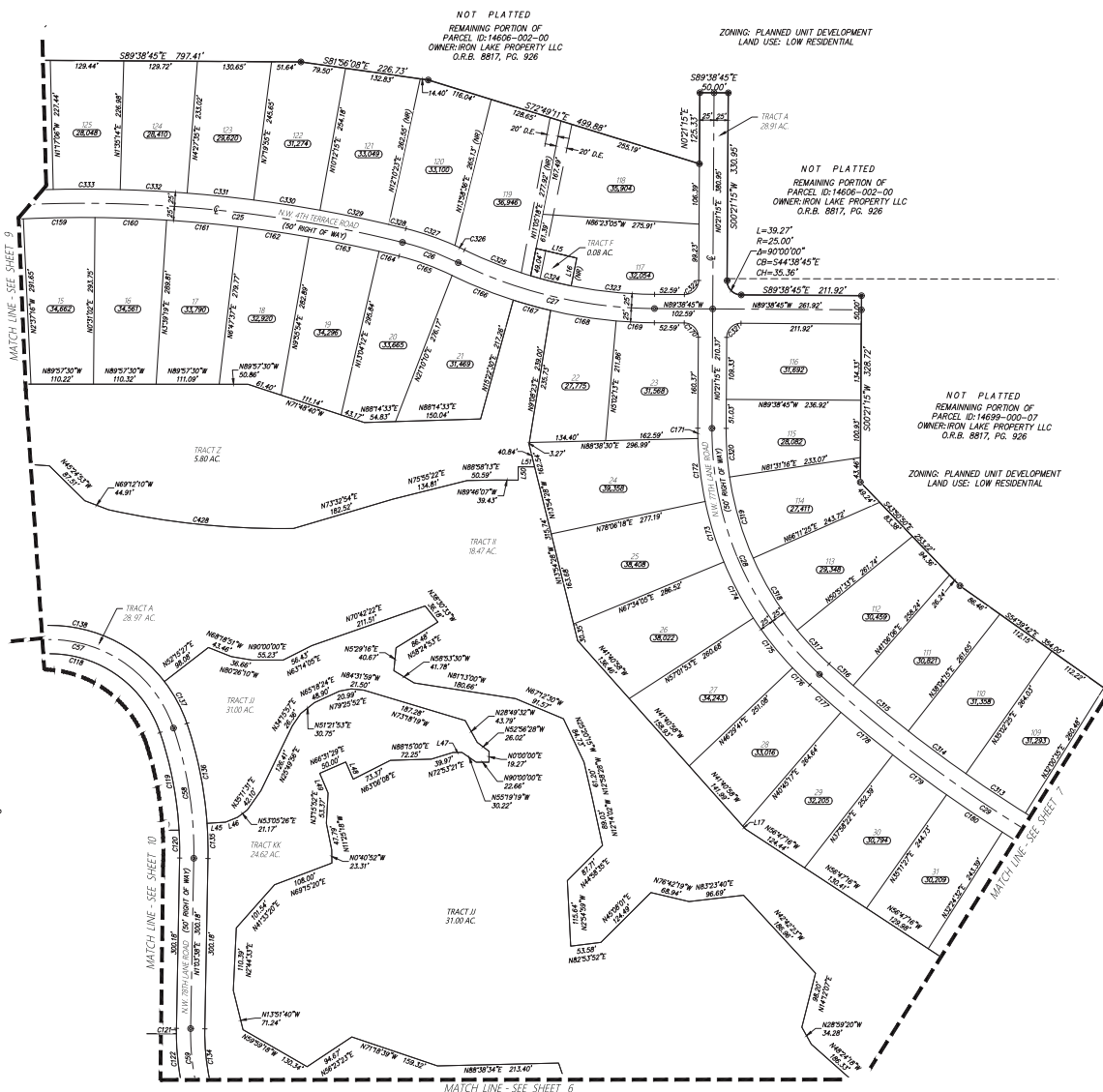
- MATCH LINE - SEE SHEET 204



(A PLANNED UNIT DEVELOPMENT)

PLAT BOOK _____, PAGE _____
SHEET 8 OF 11

CURVE DATA						CURVE DATA						LINE DATA		
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	LINE	BEARING	LENGTH
C29	98.821	2330.0	0249°54'4"	974.00	N80°55'40"	C72	111.81	608.0	010°12'2"	111.65	N80°41'3"	71.5	N76°44'3"	73.77
C30	104.25	2040.0	0250°54'4"	1046.6	N80°55'40"	C73	111.81	608.0	010°12'2"	111.65	N79°59'48"	71.6	N124°20'0"	50.00
C31	357.88	800.0	0255°52'4"	354.90	N74°48'49"	C74	111.81	608.0	010°12'2"	111.65	N82°01'0"	71.7	N41°05'56"	70.65
C32	471.77	583.0	0447°54'0"	473.12	N23°35'10"	C75	111.81	608.0	010°12'2"	111.65	N83°27'19"	71.8	N85°15'19"	3.28
C33	94.161	2408.0	0223°38'2"	93.58	N84°14'4"	C76	42.64	608.0	004°10'36"	42.63	N84°25'10"	42.64	N87°24'26"	22.96
C34	466.31	300.0	181°09'50"	390.78	N76°36'40"	C77	213.21	2433.0	001°43'0"	213.11	N49°52'50"	213.21	N90°20'10"	158.61
C35	234.61	674.0	0190°45'6"	232.29	N80°51'45"	C78	181.15	2433.0	002°06'35"	181.12	N50°59'10"	181.15	N42°38'31"	33.05
C36	216.47	420.5	0234°46'4"	218.14	N15°16'44"	C79	181.15	2433.0	002°06'35"	181.12	N42°58'16"	181.15	N42°58'16"	37.75
C37	134.53	268.0	0063°24'3"	130.68	N87°04'20"	C80	181.15	2433.0	002°06'35"	181.12	N46°17'30"	181.15	N50°10'58"	21.64
C38	375.74	605.0	0145°53'3"	375.20	N10°11'41"	C81	126.05	2383.0	003°30'57"	126.03	N45°52'36"	126.05	N89°50'10"	28.50
C39	49.06	449.0	0041°53'2"	49.05	N01°16'18"	C82	126.05	2383.0	003°30'57"	126.03	N52°36'40"	126.05	N52°36'40"	40.00
C40	8.47	450.0	001°12'20"	8.47	N00°27'28"	C83	126.05	2383.0	003°30'57"	126.03	N56°02'36"	126.05	N56°02'36"	40.00
C41	242.20	450.0	0312°28'9"	244.10	N15°32'53"	C84	51.18	2383.0	010°32'20"	51.17	N48°17'40"	51.18	N48°17'40"	40.00
C42	184.01	400.0	0282°10'6"	182.58	N10°20'55"	C85	31.64	558.0	008°29'23"	31.57	N48°17'40"	31.64	N48°17'40"	40.00
C43	62.53	699.0	0201°50'4"	62.01	N01°28'54"	C86	149.31	558.0	015°19'53"	149.86	N1°28'31"	149.31	N1°28'31"	40.00
C44	160.09	699.0	0144°45'1"	179.59	N124°17'4"	C87	149.31	558.0	015°19'53"	149.86	N08°10'49"	149.31	N08°10'49"	40.00
C45	84.24	255.0	0185°45'0"	81.86	N08°14'58"	C88	60.02	558.0	008°49'58"	59.94	N40°15'44"	60.02	N40°15'44"	40.00
C46	361.73	255.0	081°36'5"	332.15	N78°21'54"	C89	39.27	255.0	001°06'35"	39.25	N45°37'16"	39.27	N45°37'16"	40.00
C47	159.126	2305.0	0030°18'1"	156.23	N48°56'51"	C90	39.27	255.0	080°00'00"	39.36	N45°37'16"	39.27	N45°37'16"	40.00
C48	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C91	147.88	775.0	015°45'35"	147.62	N49°59'38"	147.88	N49°59'38"	40.00
C49	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C92	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C50	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C93	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C51	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C94	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C52	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C95	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C53	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C96	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C54	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C97	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C55	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C98	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C56	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C99	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C57	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C100	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C58	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C101	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C59	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C102	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C60	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C103	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C61	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C104	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C62	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C105	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C63	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C106	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C64	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C107	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C65	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C108	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C66	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C109	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C67	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C110	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C68	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C111	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C69	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C112	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C70	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C113	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C71	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C114	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C72	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C115	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C73	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C116	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C74	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C117	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C75	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C118	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C76	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C119	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C77	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C120	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C78	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C121	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C79	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C122	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C80	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C123	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C81	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C124	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C82	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C125	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C83	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C126	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C84	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C127	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C85	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C128	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C86	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C129	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C87	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C130	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C88	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C131	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C89	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C132	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C90	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C133	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C91	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C134	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C92	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C135	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C93	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C136	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C94	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C137	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C95	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C138	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C96	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C139	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C97	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C140	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C98	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C141	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C99	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C142	126.05	775.0	015°45'35"	126.03	N49°59'38"	126.05	N49°59'38"	40.00
C100	126.25	2305.0	0030°18'1"	126.23	N48°56'51"	C143	126.05	775.0	015°45'35"					



LEGEND UNLESS OTHERWISE NOTED

 = NOT TO SCALE

R = RADIUS

L = ARC LENGTH

Δ = DELTA (CENTRAL ANGLE)

CH = CHORD DISTANCE

C = CHORD BEARING

NO. = NUMBER

NORTHING (STATE PLANE COORDINATES)

E. = EASTING (STATE PLANE COORDINATES)

C.R. = CENTERLINE OF RIGHT OF WAY

O.R.B. = OFFICIAL RECORDS OF MARION COUNTY

D.R.P. = DRAINAGE RETENTION AREA

L.B. = LICENSE BUSINESS

LS = LAND SURVEYOR

P.L.S. = PROFESSIONAL LAND SURVEYOR

PG. = PAGE

P.B. = PLUMB BOOK

A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT

E.U.E. = DRAINAGE AND UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

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(.000) = SQUARE FOOTAGE OF LOT

NOTE:
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- = PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.)
SET 5/8" IRON ROD & CAP (LB 8071)
- ⊗ = PERMANENT CONTROL POINT (P.C.P.)
SET NAIL & DISC NO. LB 8071
- = PERMANENT CONTROL POINT (P.C.P.)
FOUND NAIL & DISC (AS NOTED)



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • C.I.S.
CORPORATE ARCHITECTURE (1800)
CHRISTOPHER J. JOHNSON, P.E., C.E.M., L.S.
420 SW 15TH STREET, SUITE 444, Ocala, FL 34471
PHONE (352) 461-1485 www.jchgroup.com

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N.O. = NUMBER
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- = PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
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FOUND 5/8" IRON ROD & CAP (AS NOTED)
● = PERMANENT REFERENCE MONUMENT (P.R.M.)
SET 5/8" IRON ROD & CAP (L.B. 8071)
● = PERMANENT CONTROL POINT (P.C.P.)
SET NAIL & DISC (L.B. 8071)
○ = PERMANENT CONTROL POINT (P.C.P.)
FOUND NAIL & DISC (AS NOTED)

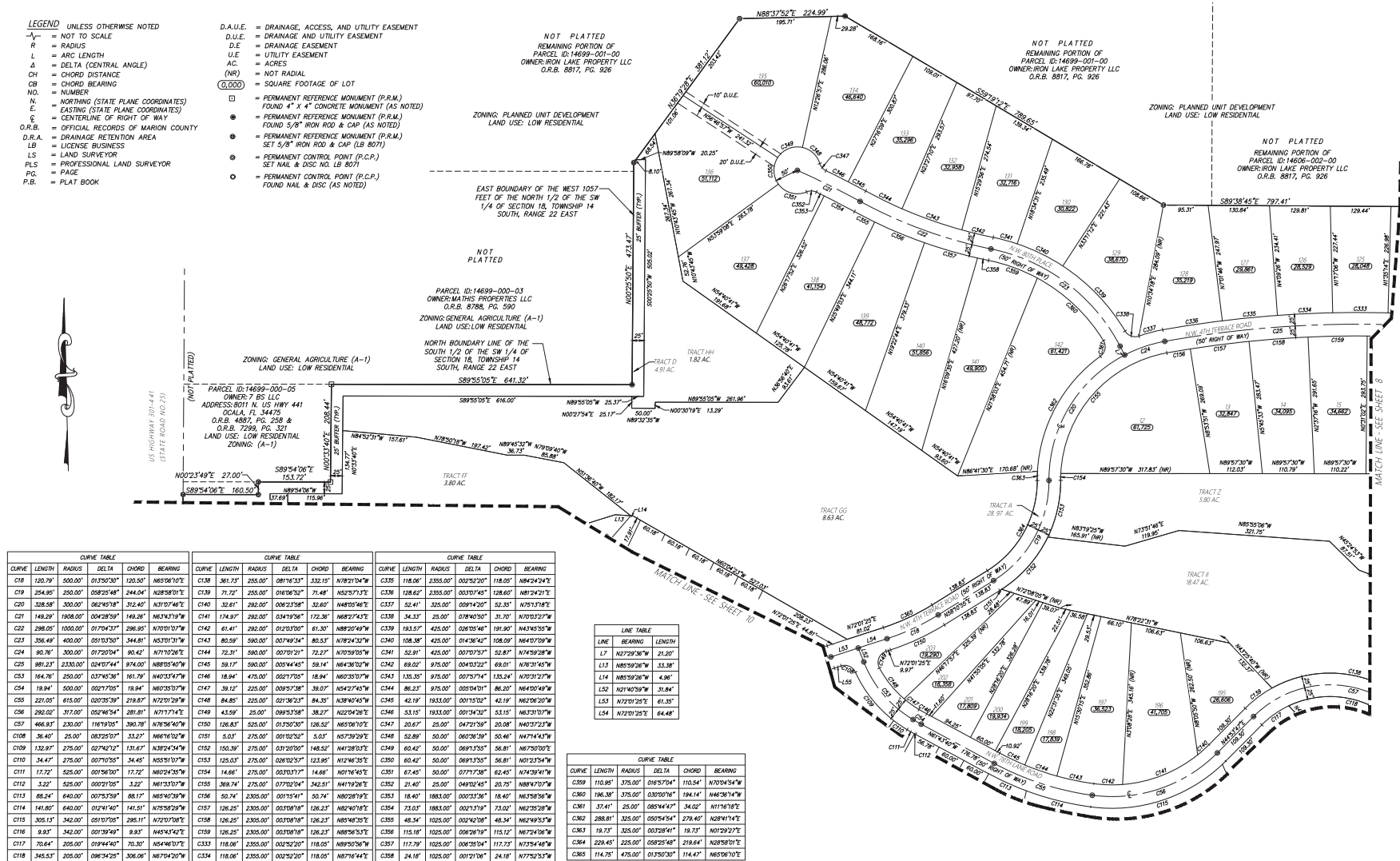
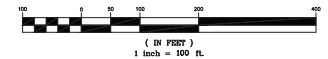
IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK ____, PAGE __
SHEET 9 OF 11

GRAPHIC SCALE





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PLANNING - ENVIRONMENTAL - CIVIL
SURVEYING - SURVEYING - MAPPING
COURT REPORTER - JOURNALISM - PUBLICATION
CIVIL ENGINEERING - ARCHITECTURE - INTERIOR DESIGN
DESIGN - CONSTRUCTION - LANDSCAPE ARCHITECTURE
PLANNING - ENVIRONMENTAL - CIVIL
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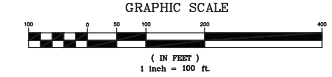
PLAT BOOK _____, PAGE _____
SHEET 10 OF 11

NOTE:
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● = SET NAIL & DISC NO. LB 8071
● = PERMANENT CONTROL POINT (P.C.P.)
● = SET NAIL & DISC (AS NOTED)

LINE	BEARING	LENGTH
L10	N80°09'18"E	56.70'
L11	N50°42'W	50.00'
L12	N80°59'26"W	56.70'
L13	N80°59'26"W	33.38'
L14	N80°59'26"W	4.96'
L45	N80°59'26"W	31.84'
L52	N72°01'25"E	61.35'
L54	N72°01'25"E	64.48'
L55	S72°01'25"W	14.86'

CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING
C12	455.68'	800.00'	320.5742'	448.45'	N04°09'01"W	C106	81.97'	375.00'	01°23'29"E	C140	32.81'	292.30'	008°37'58"	32.80'	C138	38.72'	405.00'	002°59'30"	38.70'
C13	378.50'	1402.00'	0150°18'31"	377.40'	N12°42'48"W	C107	24.86'	375.00'	00°34'06"W	C141	174.87'	292.30'	034°37'56"	172.36'	C139	40.00'	405.00'	002°59'30"	40.00'
C14	186.21'	325.00'	014°56'13"	185.15'	N12°29'26"E	C108	36.45'	25.00'	08°37'02"W	C142	61.41'	292.30'	012°03'00"	61.30'	C140	38.70'	405.00'	002°59'30"	38.70'
C15	42.14'	400.00'	006°40'10"	42.12'	N13°20'27"E	C109	132.97'	375.00'	01°27'42"E	C143	82.59'	590.00'	007°49'34"	80.51'	C141	174.87'	292.30'	034°37'56"	172.36'
C16	321.02'	380.00'	048°34'07"	311.56'	N40°18'06"W	C110	34.47'	375.00'	00°10'30"E	C144	72.31'	590.00'	007°01'21"	72.27'	C142	61.41'	292.30'	012°03'00"	61.30'
C17	246.48'	400.00'	035°18'22"	242.60'	N54°27'17"E	C111	17.72'	525.00'	001°56'00"	C145	59.17'	590.00'	003°44'45"	59.14'	C143	82.59'	590.00'	007°49'34"	80.51'
C18	164.76'	250.00'	037°45'56"	161.79'	N40°33'47"W	C112	3.22'	525.00'	000°21'05"	C146	18.94'	475.00'	002°17'05"	18.94'	C144	72.31'	590.00'	007°01'21"	72.27'
C19	19.84'	500.00'	002°17'05"	19.84'	N60°35'10"W	C113	88.24'	640.00'	005°37'59"	C147	38.12'	225.00'	009°57'38"	38.07'	C145	59.17'	590.00'	003°44'45"	59.14'
C20	221.05'	615.00'	020°35'28"	219.87'	N72°01'25"W	C114	141.80'	640.00'	01°41'40"	C148	84.85'	225.00'	021°36'23"	84.35'	C146	18.94'	475.00'	002°17'05"	18.94'
C21	292.02'	317.00'	052°46'34"	281.81'	N71°17'47"E	C115	305.13'	340.00'	051°07'10"	C149	43.59'	25.00'	089°57'38"	43.27'	C147	38.12'	225.00'	009°57'38"	38.07'
C22	466.93'	230.00'	116°19'05"	390.78'	N76°56'40"W	C116	9.87'	340.00'	001°39'49"	C150	232.70'	425.00'	030°01'23"	230.16'	C148	84.85'	225.00'	021°36'23"	84.35'
C23	233.46'	674.00'	019°50'45"	232.29'	N08°51'45"W	C117	70.64'	205.00'	019°44'30"	C151	32.07'	25.00'	073°29'48"	28.97'	C149	43.59'	25.00'	089°57'38"	43.27'
C24	242.41'	425.00'	032°40'29"	239.14'	N15°16'47"W	C118	345.53'	205.00'	086°34'25"	C152	2.37'	305.00'	000°22'36"	2.37'	C150	232.70'	425.00'	030°01'23"	230.16'
C25	337.48'	830.00'	023°17'48"	335.16'	N08°48'01"W	C119	175.74'	640.00'	015°20'53"	C153	95.66'	305.00'	015°26'22"	95.37'	C151	32.07'	25.00'	073°29'48"	28.97'
C26	91.36'	1372.00'	053°48'58"	91.36'	N08°32'25"W	C120	48.08'	440.00'	004°19'52"	C154	145.80'	305.00'	023°31'36"	144.78'	C152	2.37'	305.00'	000°22'36"	2.37'
C27	50.83'	1372.00'	000°09'51"	50.83'	N05°54'37"W	C121	8.47'	450.00'	001°22'17"	C155	23.07'	25.00'	002°56'23"	22.86'	C153	95.66'	305.00'	015°26'22"	95.37'
C28	168.58'	1372.00'	007°00'54"	168.49'	N10°01'26"W	C122	242.20'	450.00'	037°28'29"	C156	4.60'	50.00'	007°54'00"	4.60'	C154	145.80'	305.00'	023°31'36"	144.78'
C29	60.68'	1372.00'	002°31'30"	60.68'	N04°13'27"W	C123	184.20'	400.00'	020°12'56"	C157	52.36'	50.00'	000°02'00"	50.00'	C155	23.07'	25.00'	002°56'23"	22.86'
C30	54.74'	390.00'	010°27'15"	54.66'	N07°44'56"E	C124	184.20'	400.00'	020°12'56"	C158	70.54'	50.00'	080°59'15"	64.48'	C156	4.60'	50.00'	007°54'00"	4.60'
C31	128.22'	390.00'	024°29'18"	127.25'	N17°43'17"E	C125	180.09'	890.00'	014°55'41"	C159	66.28'	50.00'	075°56'38"	61.51'	C157	52.36'	50.00'	000°02'00"	50.00'
C32	4.47'	375.00'	000°41'00"	4.47'	N30°39'23"E	C126	84.24'	255.00'	014°55'41"	C160	45.16'	50.00'	051°07'10"	43.64'	C158	70.54'	50.00'	080°59'15"	64.48'
C33	81.97'	375.00'	012°31'29"	81.81'	N36°54'38"E	C127	361.73'	255.00'	081°13'31"	C161	37.15'	25.00'	044°20'50"	18.87'	C159	66.28'	50.00'	075°56'38"	61.51'
C34	81.97'	375.00'	012°31'29"	81.81'	N49°28'16"E	C128	71.25'	255.00'	016°18'32"	C162	21.01'	405.00'	002°58'22"	21.01'	C160	45.16'	50.00'	051°07'10"	43.64'
C35	81.97'	375.00'	012°31'29"	81.81'	N49°28'16"E	C129	71.25'	255.00'	016°18'32"	C163	21.01'	405.00'	002°58'22"	21.01'	C161	37.15'	25.00'	044°20'50"	18.87'





JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - C.I.S.
CERTIFICATE OF REGISTRATION NO. 18-0075
CHRISTOPHER J. JACKSON, P.E., C.F.M., L.S. 13453
426 SW 15TH STREET, Ocala, Florida 34471
PHONE (352) 691-1851 www.jchgroup.com

IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

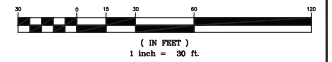
A REPLAT OF A PORTION OF ALDERMAN ESTATE, AS RECORDED IN PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 11 OF 11

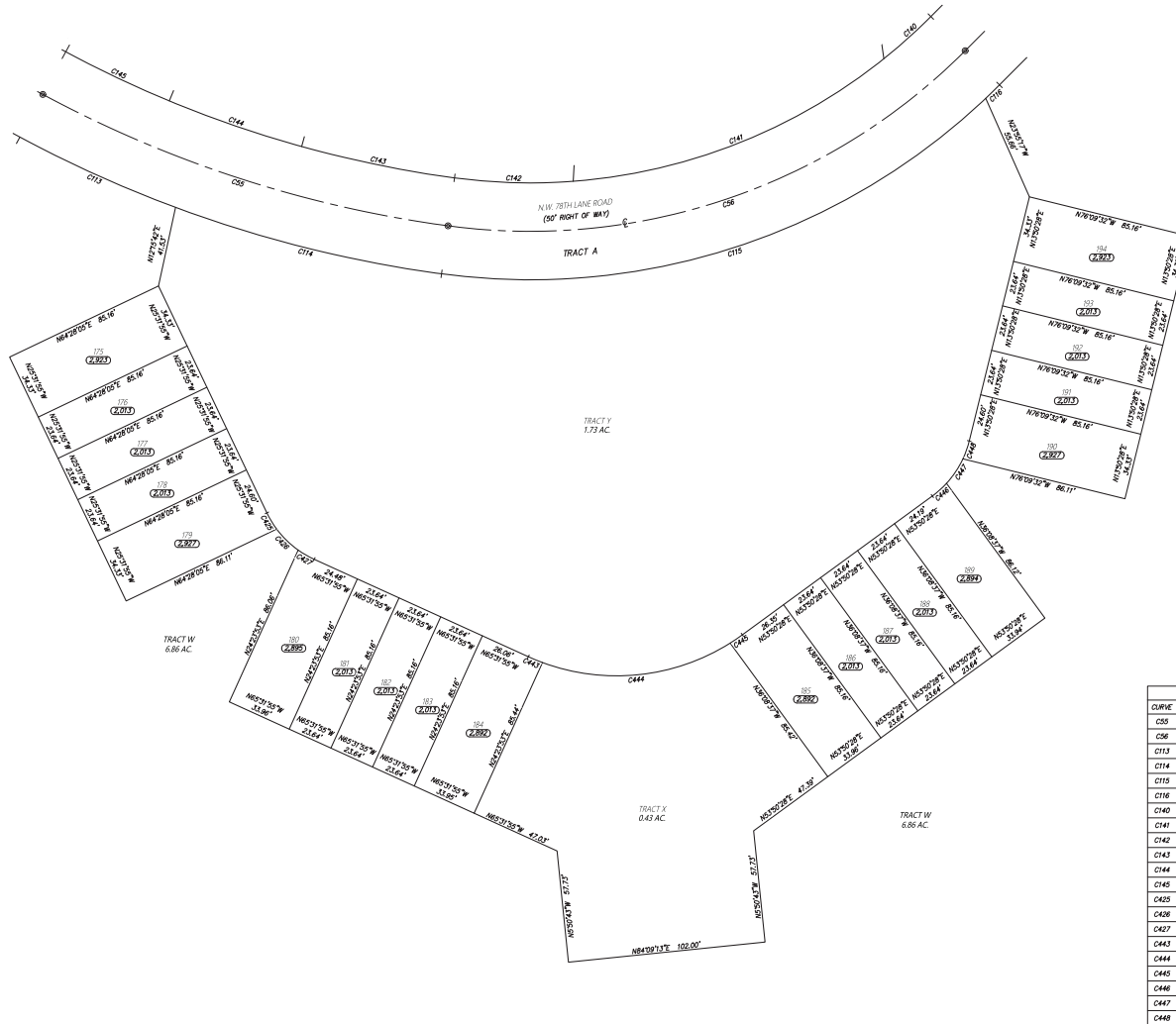
NOTE
THIS PLAT IS 11 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR DEDICATION SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, 7, 8, 9, 10 AND 11.



GRAPHIC SCALE



- LEGEND** UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING (STATE PLANE COORDINATES)
 - C. = CENTERLINE OF RIGHT OF WAY
 - O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
 - D.R.A. = DRAINAGE RETENTION AREA
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
 - D.U.E. = DRAINAGE AND UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AC. = ACRES
 - (NR) = NOT RADIAL
 - (0,000) = SQUARE FOOTAGE OF LOT
- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & CAP (AS NOTED)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & CAP (LB 8071)
- = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISC NO. LB 8071
- = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISC (AS NOTED)



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C05	221.02'	615.00'	020°35'39"	218.87'
C06	282.02'	317.00'	020°46'34"	281.81'
C13	88.24'	640.00'	02°53'39"	88.17'
C14	141.80'	640.00'	01°24'40"	141.51'
C15	305.13'	342.00'	05°10'05"	295.11'
C16	9.93'	342.00'	00°39'49"	9.83'
C40	32.61'	292.00'	00°23'58"	32.60'
C41	174.97'	292.00'	03°49'56"	172.36'
C42	61.41'	292.00'	01°20'00"	61.30'
C43	80.59'	590.00'	00°49'34"	80.53'
C44	72.31'	590.00'	00°01'21"	72.27'
C45	59.17'	590.00'	00°44'45"	59.14'
C46	8.79'	50.00'	01°13'17"	8.78'
C48	15.96'	50.00'	01°19'14"	15.92'
C47	9.53'	50.00'	01°05'59"	9.50'
C43	7.90'	110.00'	00°49'56"	7.90'
C44	100.88'	110.00'	02°32'33"	97.38'
C45	7.62'	110.00'	00°35'03"	7.62'
C46	9.81'	50.00'	01°14'42"	9.80'
C47	15.30'	50.00'	01°13'01"	15.24'
C48	9.79'	50.00'	01°13'17"	9.78'