



CLUBHOUSE
N.T.S.



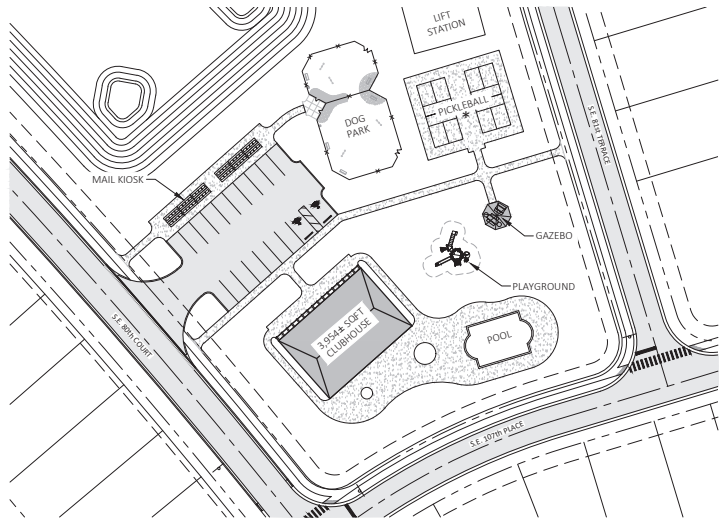
CLUBHOUSE POOL AREA
N.T.S.



PLAYGROUND
N.T.S.



DOG PARKS
N.T.S.



AMENITY AREA
N.T.S.

RENDERINGS ARE INTENDED TO BE CONCEPTUAL IN NATURE:
★ PICKLE BALL COURTS ARE OPTIONAL.



PICKLE BALL COURTS
N.T.S.



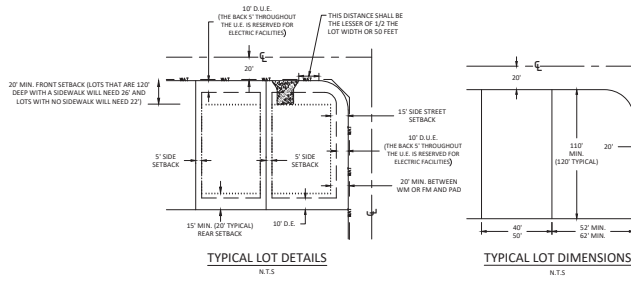
SFR

ARCHITECTURAL STYLES
N.T.S.

NOTES: FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.



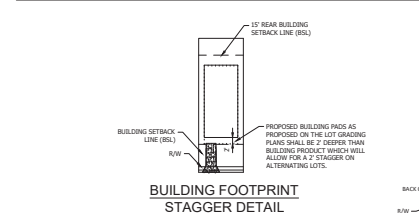
GAZEBO
N.T.S.



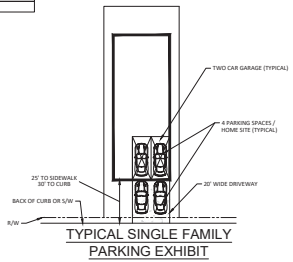
TYPICAL LOT DETAILS
N.T.S.

TYPE		MINIMUM		MINIMUM		HEIGHT
		WIDTH	AREA	FRONT	REAR	
SFR	STANDARD - PRINCIPLE STRUCTURE	40'	2,310 SF	20' MIN.	15'	9'/15'
	ACCESSORY STRUCTURE	N/A	3,080 SF	20' MIN.	15'	9'/15'

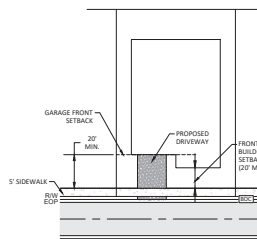
ACCESSORY STRUCTURE = E.G. POOL, POOL SCREEN ENCLOSURE, ADD-ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC.
ACCESSORY USES ALLOWED COMPATIBLE TO USES PERMITTED IN A RESIDENTIAL ZONING.
N/A = NOT APPLICABLE = MISSING OR NOT PROVIDED.
MAXIMUM BUILDING HEIGHT SHALL BE 40'



BUILDING FOOTPRINT
STAGGER DETAIL
N.T.S.



TYPICAL SINGLE FAMILY
PARKING EXHIBIT
N.T.S.



LOT ADJACENT TO SIDEWALK DETAIL
N.T.S.

PARKING REQUIRED - - UP TO 3 BEDROOMS - 2 SPACES / HOME SITE x 221 HOMES = 442 SPACES
- UP TO 4 BEDROOMS - 3 SPACES / HOME SITE x 221 HOMES = 663 SPACES
TOTAL PARKING REQ. = 1,105
PARKING PROVIDED - 3 BEDROOMS HOMES & 4 BEDROOMS HOMES - 442 HOMES x 4 SPACES = 1,768
- AMENITY AREA - 20 SPACES
TOTAL PARKING PROV. = 1,788

PARKING CALCULATION

- 1) PER MARION COUNTY LAND DEVELOPMENT CODE TABLE 11-4 MINIMUM OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL LAND USE: 2 PARKING SPACES ARE REQUIRED FOR ALL HOMES 3 BEDROOMS OR LESS & 4 BEDROOMS HOMES - 442 HOMES x 4 SPACES = 1,768
- 2) PER MARION COUNTY LAND DEVELOPMENT CODE SEC. 6.11.8 (3): PARKING REQUIREMENTS: A TWO-CAR GARAGE OR CARPORT AND DRIVEWAY COMBINATION SHALL COUNT AS FOUR OFF-STREET PARKING SPACES, PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY IS 20 FEET AND ITS MINIMUM LENGTH IS AS SPECIFIED ABOVE FOR A ONE-CAR GARAGE OR CARPORT.
- 3) APPROXIMATELY 50% OF THE PROPOSED RESIDENTIAL HOMES WILL BE A 3 BEDROOM TWO-CAR GARAGE & 50% WILL BE 4 BEDROOMS TWO-CAR GARAGE. THEREFORE, ALL PARKING AS REQUIRED BY MARION COUNTY LAND DEVELOPMENT CODE IS MET AND ADDITIONAL OFF STREET PARKING PROVIDED @ THE AMENITY AREA IS ABOVE AND BEYOND WHAT IS REQUIRED BY CODE.

NOTES:

1. ALL RIGHT-OF-WAY RADIAT INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STATUS WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
3. THE PROJECT SITE IS LOCATED IN THE PRIMARY AND SECONDARY SPRINGS PROTECTION ZONE.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1209830750, EFFECTIVE DATE OF AUGUST 28, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND AREA OF REDUCE FLOOD HAZARD.
5. SIDEWALKS SHALL BE PROVIDED ON ONE SIDE OF INTERNAL ROADWAY NETWORK AND PROVIDE CONNECTIONS TO THE CLUBHOUSE.
6. ALL EXISTING IMPROVEMENTS WITHIN PROJECT BOUNDARY TO BE REMOVED.
7. SINGLE FAMILY RESIDENTIAL DEVELOPMENT NOT TO EXCEED NUMBER OF 442.
8. LIFT STATION TRACT IS TO BE CONVEYED TO MARION COUNTY.
9. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
10. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILLED.
11. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
12. THE BACK 5' THROUGHOUT THE U.G. (DRAINAGE UTILITY AND ACCESS EASEMENT) IS RESERVED FOR ELECTRIC FACILITIES.
13. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
14. ALL AMENITIES MUST BE STARTED (PERMITS ISSUED) PRIOR TO ISSUANCE OF THE FIRST C.O.
15. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL ROADS AND ALONG ONE SIDE OF MAJOR ROADS.
16. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
17. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.
18. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
19. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF BELLEVUE & MARION COUNTY LAND DEVELOPMENT CODE.
20. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
21. WATER/ SEWER UTILITIES PROVIDED BY CITY OF BELLEVUE.
22. THE REAR FASCIA OF HOMES SHALL BE CONTRASTING IN COLOR AND TEXTURE.

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - LAND DEVELOPMENT, ENVIRONMENTAL
1720 SE 16th Ave., Box 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION 126796

REVISIONS
DATE

PLD MASTER PLAN
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

DATE: 04-07-26
DRAWN BY: JHB
CHKD BY: JHM
JOB NO. 25-0045

DEVELOPMENT STANDARDS
SHT: 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



MARION COUNTY APPROVAL STAMP

Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION # 26795

REVISIONS

DATE _____

**PUD MASTER PLAN
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA**

EXISTING CONDITIONS

DATE 04-09-26
DRAWN BY HB
CHKD. BY JMM
JOB NO. 25-0045

SHT. 04.02



MARION COUNTY APPROVAL STAMP

FUTURE LAND USE

LEGEND

HIGH RESIDENTIAL

MEDIUM RESIDENTIAL

RURAL LAND

PUBLIC

DATE

DATE

0

150'

300'

SCALE IN FEET

1" = 150'

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates

ENGINEERING, LLC

CIVIL ENGINEERING - LAND USE, SURVEYING, ENVIRONMENTAL

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CERTIFICATION OF AUTHORIZATION 180796

PUD MASTER PLAN

SANDY CLAY RESIDENTIAL

MARION COUNTY, FLORIDA

LAND USE & ZONING PLAN

DATE: 02-02-26

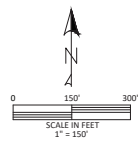
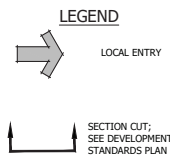
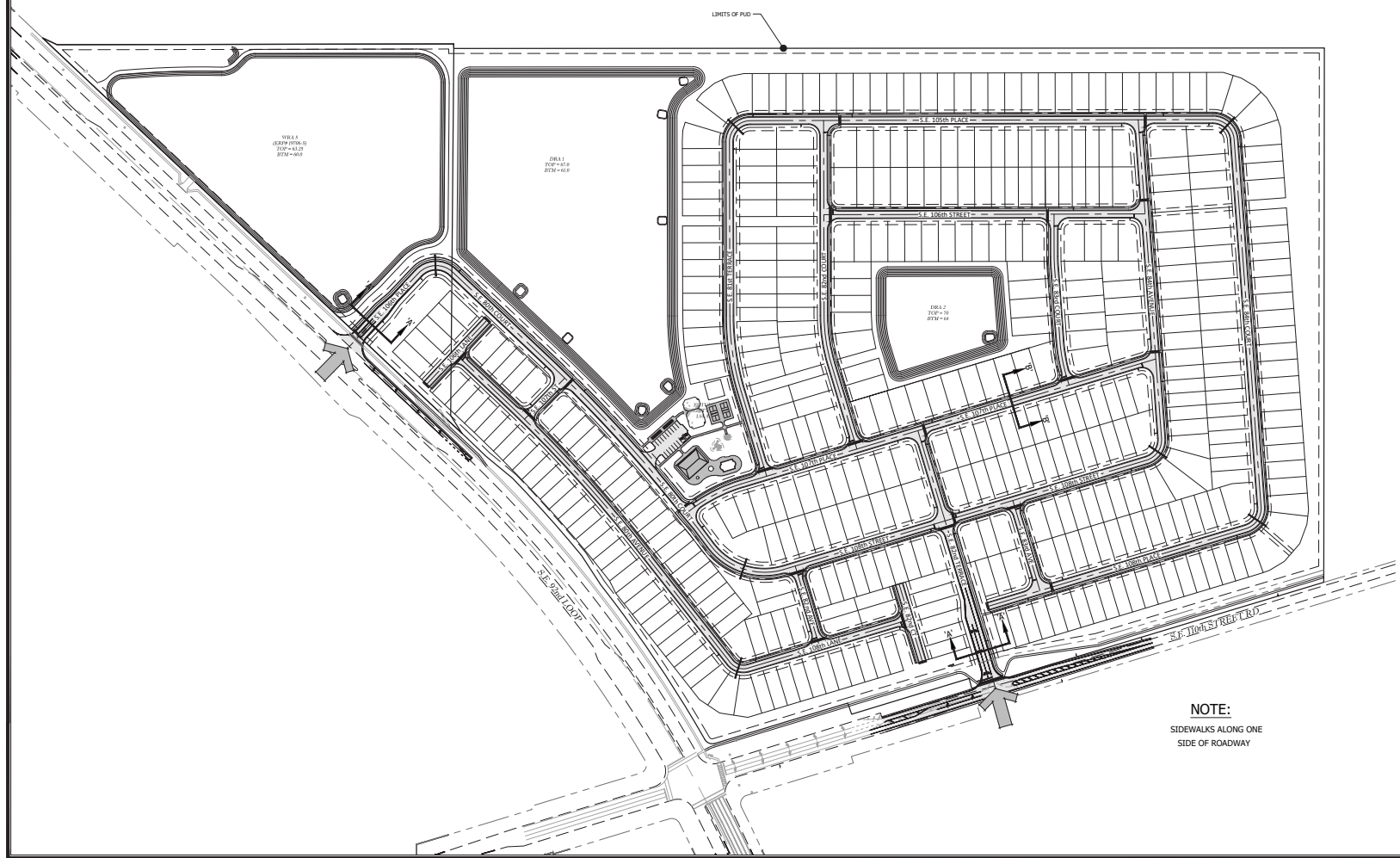
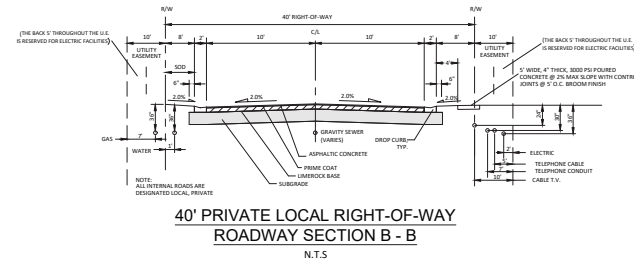
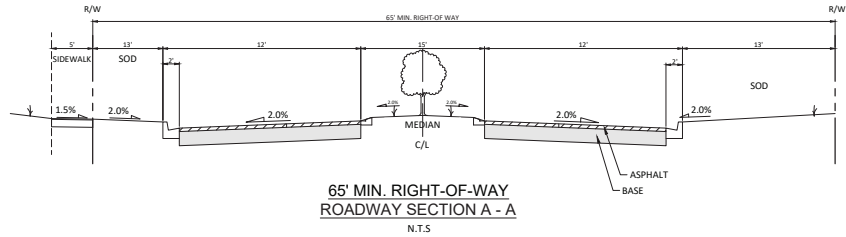
DRAWN BY: HB

CHKD BY: JMM

JOB NO. 25-0045

SHT. 05.01





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ENGINEERING, LLC
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CERTIFICATION OF AUTHORIZATION #26796

MARION COUNTY APPROVAL STAMP

LEGEND

CIRCULATION PLAN

DATE: 04-07-26
DRAWN BY: HB
CHKD BY: JMM
JOB NO. 25-0045

SHT. 07.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

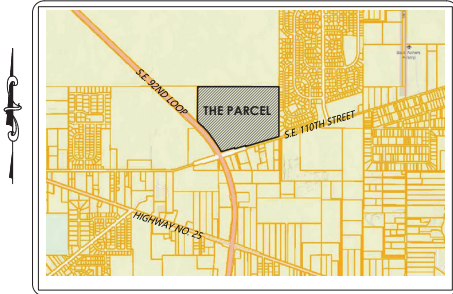


BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
A PORTION OF SECTION 28 , TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
LD	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
C	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.B.	CHORD BEARING
C.L.	CHORD LENGTH
PCC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
KCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NODD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
(PAGES)	PAGES
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT (AS NOTED)
IRCS	FOUND 5/8" IRON ROD AND CAP
IRCS	SET 5/8" IRON ROD AND CAP
IP	IRON PIPE
CLF	CHAIN LINK FENCE
●	FOUND 5/8" IRON ROD & CAP (AS NOTED)
□	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
□	FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)
⊕	CONTROL/BENCHMARK AS DESCRIBED
■	CURB INLET GRATE
■	CATCH BASIN
■	STORM MANHOLE
■	MITERED END SECTION
■	YARD DRAINAGE
■	SANITARY MANHOLE
■	SANITARY CLEANOUT
■	ELECTRIC MANHOLE
■	ELECTRIC METER
■	ELECTRIC RISER BOX
■	CABLE TELEVISION RISER BOX
■	TELEPHONE RISER BOX
■	UTILITY RISER
■	WELL
■	WATER SPOUT
■	IRRIGATION CONTROL VALVE
■	WATER METER
■	WATER VALVE
■	FIRE HYDRANT
■	BACK FLOW PREVENTER
■	AIR CONDITIONER PAD
■	GAS VALVE
■	GAS METER
■	GAS LINE MARKER
■	CONCRETE UTILITY POLE
■	METAL UTILITY POLE
■	WOOD UTILITY POLE
■	UTILITY POLE GUY ANCHOR
■	LIGHT POLE
■	SPOT/GROUND LIGHT
■	ELECTRIC TRANSFORMER
■	ELECTRIC VAULT
■	MET/LAND FLAG
■	ROLLARD
■	FLAG POLE
■	MAILBOX
■	PEDESTRIAN CROSSING LIGHT
—	LINE BREAK
—x—x—	FENCE LINE AS NOTED
—v—	APPROXIMATE TOP OF BANK
—v—	APPROXIMATE TOE OF SLOPE
---	EXISTING CONTOUR
---	OVERHEAD UTILITY
---	STORM DRAINAGE LINE

VICINITY MAP:
NOT TO SCALE



SHEET 1 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SURVEY NOTES

- DATE OF FIELD SURVEY: OCTOBER 13, 2022.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C07350, EFFECTIVE DATE OF AUGUST 28, 2008. HE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- TOPOGRAPHIC DATA LOCATION IS BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT M 57, ELEVATION 90.66' (NAVD 1988).

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 6260, PAGE 641)

PARCEL 4:

BEGIN AT THEN.M. CORNER OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE N.89°57'59"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 88.40 FEET TO THE POINT OF BEGINNING; THENCE N.89°57'59"E., ALONG SAID NORTH BOUNDARY, 2587.12 FEET TO THE N.E. CORNER OF SAID S.W. 1/4, SAID POINT ALSO BEING THE WEST BOUNDARY OF "SILVER SPRINGS SHORES UNIT 12", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 103 THROUGH 115 INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°06'26"W. ALONG THE EAST BOUNDARY OF SAID S.W. 1/4 AND SAID WEST BOUNDARY, 1585.15 FEET; TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.E. 110TH STREET ROAD (WIDTH VARIES); THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: S.73°02'14"W. A DISTANCE OF 1089.81 FEET; THENCE N.16°53'51"W., A DISTANCE OF 30.00 FEET; THENCE S.73°06'09"W., A DISTANCE OF 365.03 FEET; THENCE N. 10°53'51"W., A DISTANCE OF 35.00 FEET; THENCE S.73°06'09"W., A DISTANCE OF 414.49 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.68°23'04"W. 31.13 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF S.E. 90ND LOOP, AS RECORDED IN OFFICIAL RECORDS BOOK 5706, PAGE 541, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 77°01'55", A DISTANCE OF 33.61 FEET TO THE POINT OF COMPOUND CURVATURE WITH A 3905.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.33°57'05"W. 555.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'36", A DISTANCE OF 556.15 FEET; THENCE N.15°12'30"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3915.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.41°46'52"W. 307.39 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°29'59", A DISTANCE OF 307.47 FEET; THENCE N.50°21'38"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3905.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.46° 0' 06'38"W. 79.04 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°09'35", A DISTANCE OF 79.04 FEET; THENCE N.46° 26"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 19.11 FEET; THENCE N.32°51'30"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 62.74 FEET; THENCE N.00° 0' 28°15"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1091.25 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA AND CONTAINING 104.23 ACRES, MORE OR LESS.

PROPERTY DATA:

PARCEL ID: 37896-000-00
OWNER: THE GEORGE ALBERT PERRY TRUST
"VACANT LAND"

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 517.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

DATE

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

W.A.	C.J.H.	C.J.H.	C.J.H.
DRAWN:	REVIEWED:	CHECKED:	APPROVED:

JCH CONSULTING GROUP, INC.
LAND IDENTIFICATION, SURVEYING & MAPPING
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
10000 W. US HWY 90, SUITE 100, TAMPA, FL 33634
PH: 813.441.1111 FAX: 813.441.1112
WWW.JCHCONSULTING.COM

PLAT OF BOUNDARY AND
TOPOGRAPHIC SURVEY
-FOR-
SOUTHWEST SANDMINE, LLC

FIELD BOOK/PAGE: 18-11/21-29 18-11/40-48 18-11/70-71	FILE SANDY CLAY
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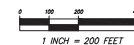
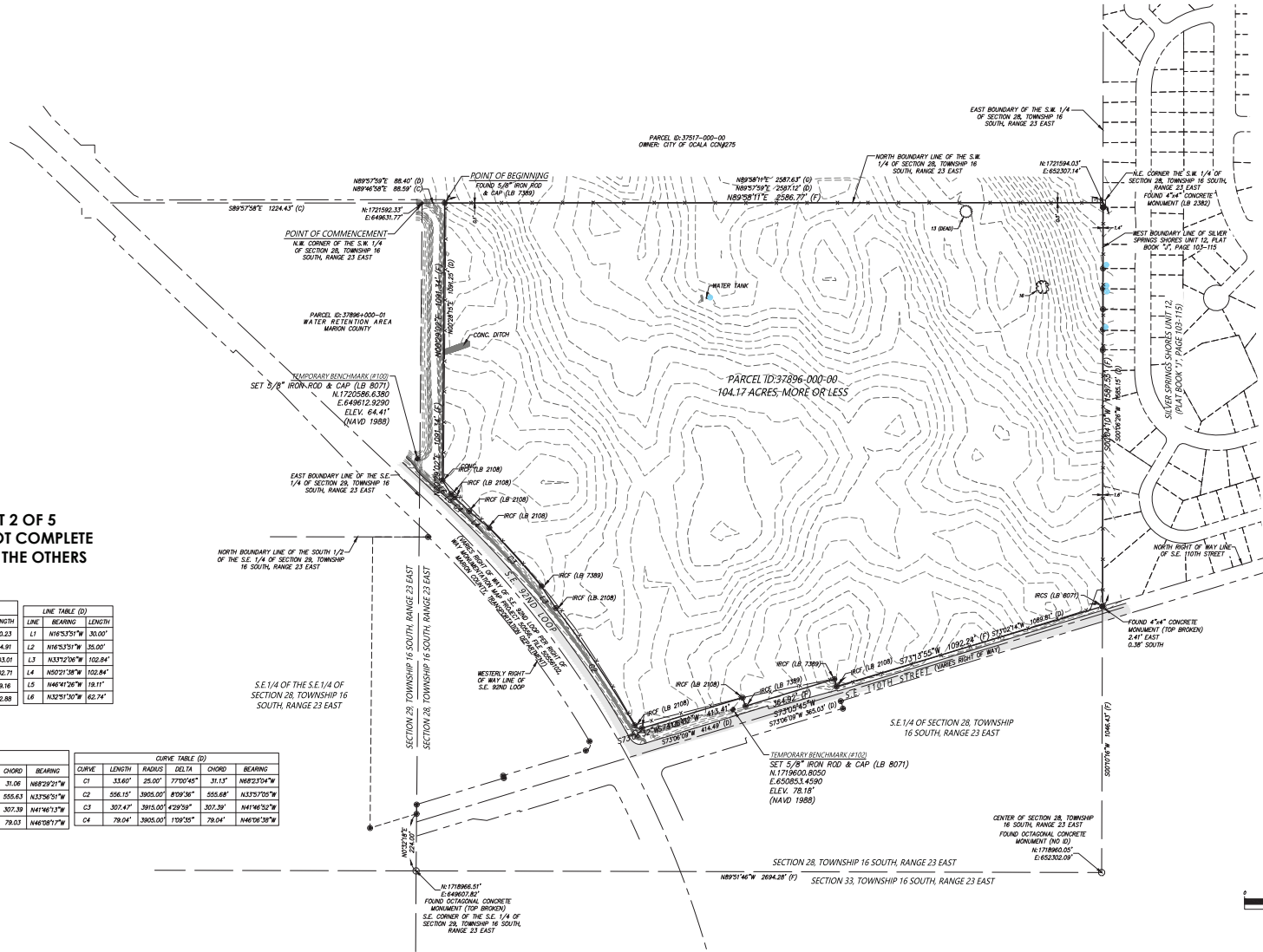
J.O.# 221730 DWG.# 221730 SHT 1 OF 5
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BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA

SHEET 2 OF 5
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS

LINE TABLE (F)			LINE TABLE (D)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N10°07'48"W	30.23	L1	N16°53'51"W	30.00'
L2	N18°40'18"W	34.91	L2	N16°53'51"W	35.00'
L3	N33°09'59"W	103.01	L3	N33°21'00"W	102.84'
L4	N50°26'35"W	102.71	L4	N50°21'38"W	102.84'
L5	N44°38'52"W	18.16	L5	N44°41'26"W	19.11'
L6	N32°49'11"W	62.88	L6	N32°51'30"W	62.74'

CURVE TABLE (F)						CURVE TABLE (D)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.51	25.00	0°16'47.58"	31.06	N68°29'21"W	C1	33.60'	25.00'	77°00'45"	31.13'	N68°23'04"W
C2	556.10	3905.00	008°09'34"	555.63	N33°56'51"W	C2	556.15'	3905.00'	8°09'36"	555.68'	N33°57'00"W
C3	307.47	3915.00	004°29'59"	307.39	N41°46'13"W	C3	307.47'	3915.00'	4°29'59"	307.39'	N41°46'52"W
C4	79.03	3905.00	001°59'34"	79.03	N46°08'17"W	C4	79.04'	3905.00'	1°59'35"	79.04'	N46°08'36"W

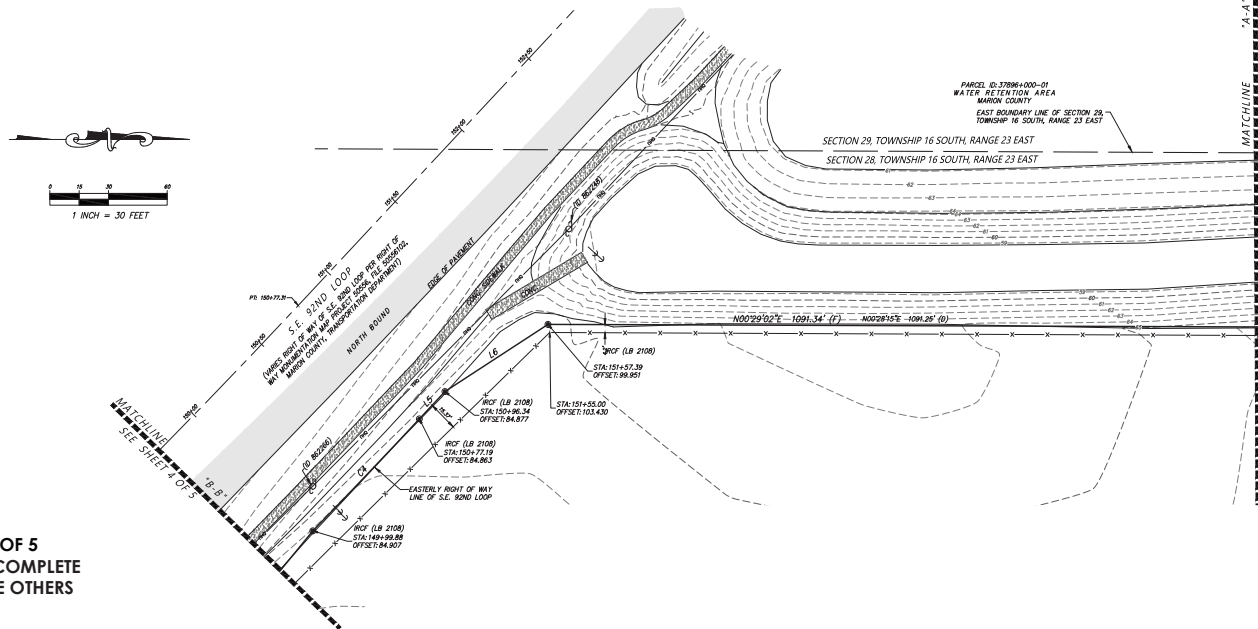
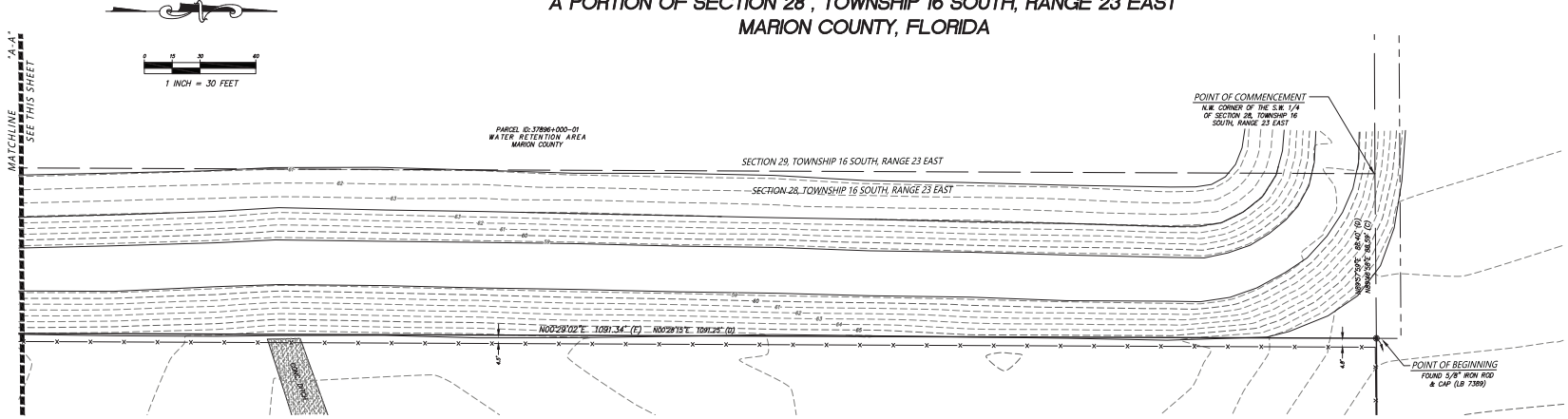


DRAWN: M.A.		NO.	
REVISED:		REVISIONS	
CHECKED: C.J.H.		BY	
APPROVED: C.J.H.		DATE	
SCALE: 1" = 200'			

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT SURVEYING & MAPPING
 10000 W. US HWY 1, SUITE 100, DAVENPORT, FL 33426
 PHONE: (888) 444-4444 FAX: (888) 444-4444

FIELD BOOK/PAGE:	FILE: SANDY CLAY
J.O.# 221730	
DWG.# 221730	
SHT 2 OF 5	

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



LINE TABLE (1)			LINE TABLE (2)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N15°17'48\"W	30.23	L1	N16°15'17\"W	30.00
L2	N16°40'18\"W	34.91	L2	N16°15'17\"W	35.00
L3	N13°59'59\"W	103.01	L3	N13°12'08\"W	102.84
L4	N50°28'35\"W	102.71	L4	N50°21'38\"W	102.84
L5	N48°38'32\"W	19.16	L5	N48°41'26\"W	19.11
L6	N32°49'11\"W	62.88	L6	N32°51'30\"W	62.74

CURVE TABLE (1)						CURVE TABLE (2)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.51	25.00	076°W758"	31.06	N48°29'51"W	C1	33.60	25.00	77°07'45"	31.13	N48°23'04"W
C2	556.10	3805.00	008°09'34"	555.63	N33°56'51"W	C2	556.15	3805.00	8°09'36"	555.68	N33°57'09"W
C3	307.47	3915.00	004°29'59"	307.39	N41°46'13"W	C3	307.47	3915.00	4°29'59"	307.39	N41°46'30"W
C4	79.03	3805.00	001°09'34"	79.03	N44°08'17"W	C4	79.04	3805.00	1°09'35"	79.04	N44°08'38"W

SHEET 3 OF 5
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS

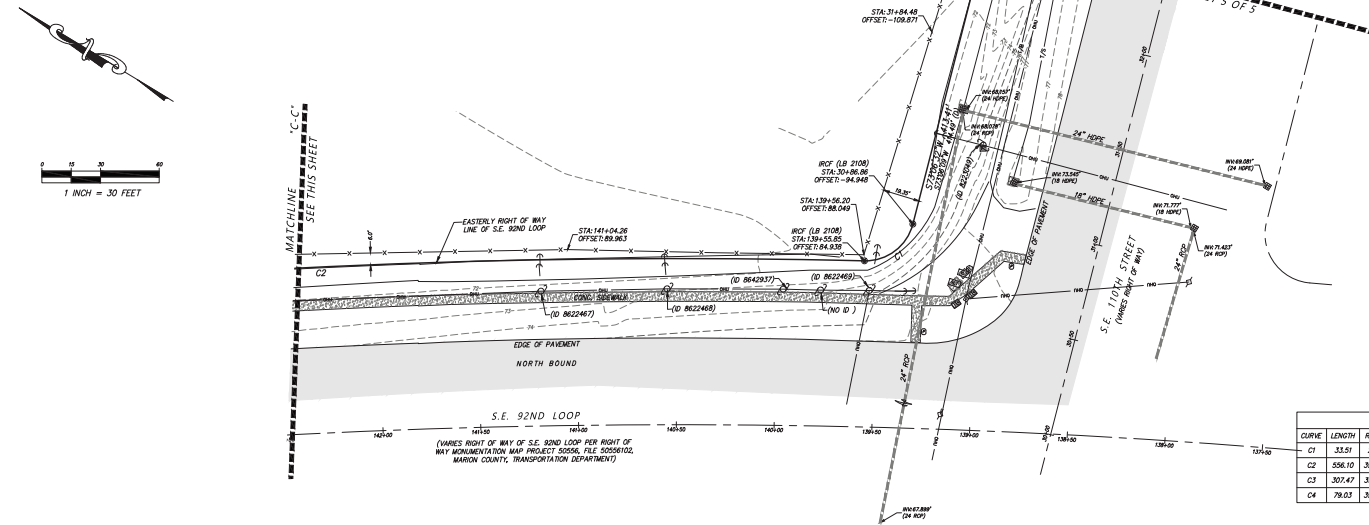
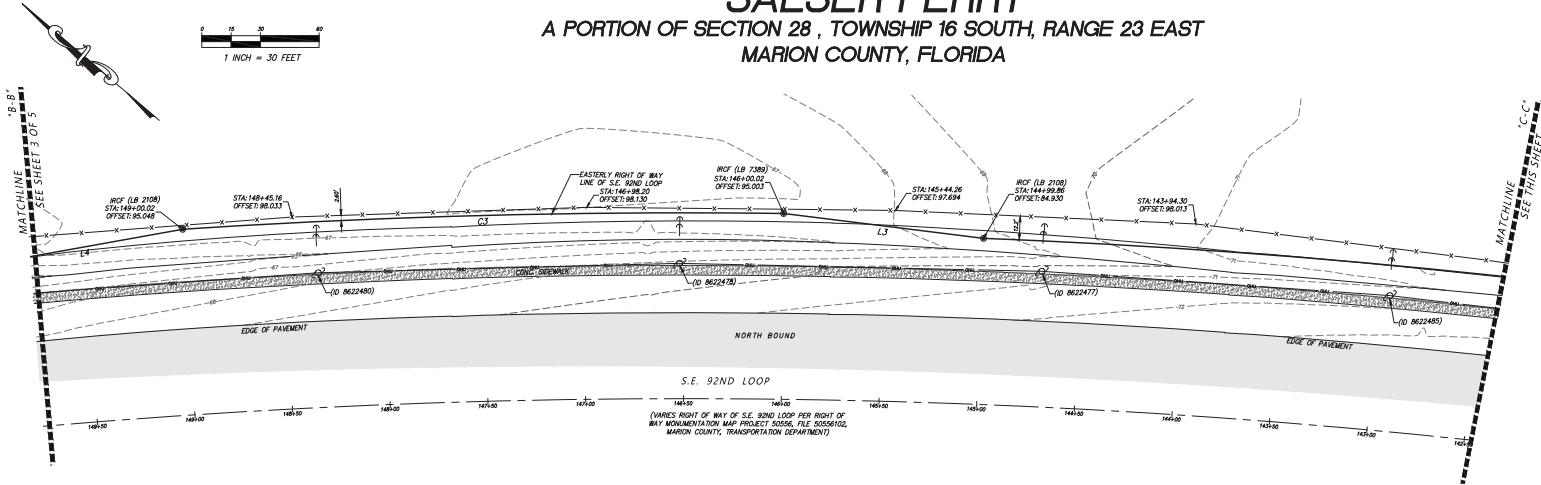
LOCATED IN SECTION 28, TOWNSHIP 16
 SOUTH, RANGE 23 EAST

PLAT OF BOUNDARY AND TOPOGRAPHIC
 SURVEY
 -FOR-
 SOUTHWEST SANDMINE, LLC

FB/PG		FIELD DATE		JOB NO.	
22-6/39,46,56		10/13/22		221730	
DRAWING DATE		BY	APPROVED	SCALE	
11/02/22		M.A.	C.H.	1" = 30'	

3
 OF
 5

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



SHEET 4 OF 5
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS

LINE TABLE (F)			LINE TABLE (D)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N15°02'48"W	30.23	L1	N16°53'31"W	30.00'
L2	N16°40'18"W	34.91	L2	N16°53'31"W	35.00'
L3	N33°59'59"W	103.01	L3	N33°59'59"W	102.84'
L4	N50°26'35"W	102.71	L4	N50°27'38"W	102.84'
L5	N46°38'52"W	19.16	L5	N46°41'28"W	19.11'
L6	N32°51'30"W	62.88	L6	N32°51'30"W	62.74'

CURVE TABLE (F)			CURVE TABLE (D)		
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	33.81	25.00	C1	33.60'	25.00'
C2	556.10	3905.00	C2	556.10'	3905.00'
C3	307.47	3915.00	C3	307.47'	3915.00'
C4	79.01	3905.00	C4	79.04'	3905.00'

Drawn by: JCH/2022/22720 Salsar Perry 154 Acres: 27966-000-000-01/000/22720/22720 SHEET 4 of 5 11/03/22 617pm by Administrator

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD

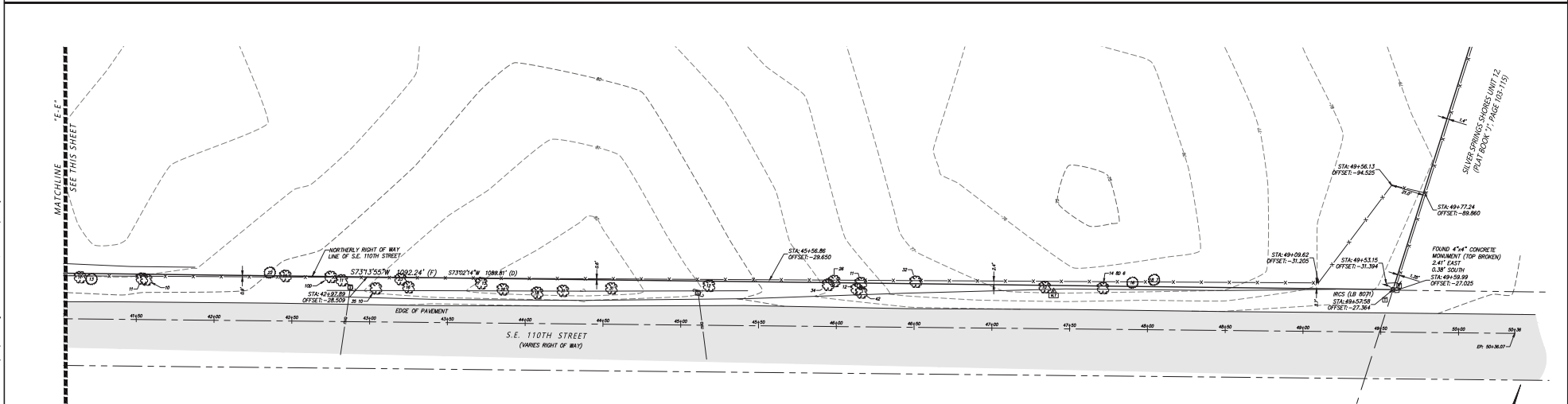
JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - C.E.S.
 2638 1ST STREET, OCALA, FLORIDA 34773
 PHONE: (352) 888-1482 FAX: (352) 888-1483 www.jchgroup.com
 4351 10TH AVE. SE, SUITE 100, ALBUQUERQUE, NM 87105

LOCATED IN SECTION 28, TOWNSHIP 16
 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC
 SURVEY
 -FOR-
 SOUTHWEST SANDMINE, LLC

FB/PG		FIELD DATE		JOB NO.		4 OF 5
22-6/39,46,56		10/13/22		221730		
DRAWING DATE		BY	APPROVED	SCALE		
11/02/22		M.A.	C.H.	1" = 30'		

4 OF 5

[illegible]

CURVE TABLE (F)						CURVE TABLE (D)					
CURVE	LENGTH	RAIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RAIUS	DELTA	CHORD	BEARING
C1	33.51	25.00	0°76'45"38"	31.06	N89°29'21"1"	C1	33.60	25.00	7°00'45"	31.15	N89°23'04"7"
C2	556.10	3905.00	0°08'09'34"	555.63	N135°56'51"9"	C2	556.15	3905.00	0°09'36"	555.68	N135°57'05"9"
C3	307.47	3915.00	0°04'29'59"	307.39	N41°06'13"7"	C3	307.47	3915.00	0°29'59"	307.39	N41°06'36"5"
C4	79.03	3905.00	0°01'36'24"	79.03	N41°08'17"7"	C4	79.04	3905.00	1°09'35"	79.04	N44°06'39"5"

LINE TABLE (F)			LINE TABLE (D)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N15°07'48"W	30.23	L1	N16°53'51"W	30.00'
L2	N18°40'18"W	34.91	L2	N16°53'51"W	35.00'
L3	N33°09'59"W	103.01	L3	N33°27'08"W	102.84'
L4	N50°26'35"W	102.71	L4	N50°21'58"W	102.84'
L5	N46°38'52"W	19.16	L5	N46°41'26"W	19.11'
L6	N32°40'11"W	62.88	L6	N32°38'51"W	62.74'

SHEET 5 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

[illegible]

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC
SURVEY
-FOR-
SOUTHWEST SANDMINE, LLC

FB/PG		FIELD DATE		JOB NO. 221730	3 OF 4
22-6/39,46,56		10/13/22			
DRAWING DATE	BY	APPROVED	SCALE 1" = 30'		
11/02/22	M.A.	C.H.			



Marion County Board of County Commissioners

Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Email: DevelopmentReview@marionfl.org

Date: June 02, 2026

To: Carson Vandeven
3910 SW College Rd
Suite 202, Suite 202

Subject: Status Letter - Submitted - Online
Case Type: Master Plan
Case Name: PUD Master Plan - Sandy Clay Residential
Case #: MasterPlan-000338-2026

Dear Carson,

The above referenced Master Plan was heard by the Development Review Committee on 6/1/26 and the decision was as follows:

Motion by Steven Cohoon to table Item 5.7. until Board of County Commissioners' approval of Master Plan, seconded by Tony Cunningham

Motion carried 5-0

Expiration dates do not apply to statuses other than approvals. If the status does not indicate an approval and the case has been closed applicants may be required to reapply for consideration. Further, expiration dates do not apply to cases requiring drawings to be recorded.

Log into the online portal anytime at https://selfservice.marionfl.org/energov_prod/selfservice#/home to view comments (such as informational comments), recommendations, conditions, holds, fees, files and/or next steps, if any.

Any conditions or holds imposed must be satisfied and all fees paid prior to the final completion of this case.

Regarding next steps, the portal is where applicants may schedule inspections, comply with additional requirements or apply for sub records, as appropriate.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



SUBMITTAL SUMMARY REPORT
MasterPlan-000338-2026

PLAN NAME:	PUD Master Plan - Sandy Clay Residential	LOCATION:	0
APPLICATION DATE:	02/10/2026	PARCEL:	37896-000-00
DESCRIPTION:	Sandy Clay Residential		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Developer	Carson Vandeven	
Engineer of Record	Jeffrey McPherson	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	05/12/2026	05/19/2026	05/21/2026	Approved
OCE: Plan Review (DR) v.2	04/14/2026	04/21/2026	04/27/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	02/13/2026	02/27/2026	03/16/2026	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)	Janet Warbach	05/19/2026	05/15/2026	Approved
<i>Corrections</i>	Project Boundary (Resolved) - Corrective Action: Sheet 01.01 – Cover Sheet, reads “Portion of Parcel: #37896+000-01, 37896-000-00”. However, the project boundary covers the entirety of both parcels, please remove “portion of”. - Project Boundary: 2.12.8 - Project boundary clearly defined				
<i>Corrections</i>	Existing Roads Labeled Correctly (Resolved) - Corrective Action: Please correct according to the markups shown on drawing/plan sheets. New road names have been added to Sheet 06.01 Master Plan. Please add road names on all future submittals. Sheet 02.01 has SE 83rd Ter incorrectly labeled as SE 3rd Ter. Also, on Sheet 02.01 there is an unnamed easement that has a road name label of SE 3rd Ter that needs to be removed. - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names				
Environmental Health (Plans)	(Environmental Health)	Evan Searcy	05/19/2026	05/18/2026	Approved
<i>Comments</i>	Proposed public pool will require a permit through the Department of Health in Marion County.				
Fire Marshal (Plans)	(Fire)	Jonathan Kenning	05/19/2026	05/12/2026	Approved
Growth Services Planning & Zoning (DR)	(GS Planning and Zoning)	Sarah Wells	05/19/2026	05/13/2026	Approved
Landscape (Plans)	(Parks and Recreation)	Susan Heyen	05/19/2026	05/12/2026	Approved
OCE Design (Plans)	(Office of the County Engineer)	Gerald Koch	05/19/2026	05/18/2026	Approved

SUBMITTAL SUMMARY REPORT (MasterPlan-000338-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		05/19/2026	05/19/2026	Informational
Comments	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. 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. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) 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." Sec. 6.3.1.B.2 – Required Right of Way Dedication 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." Sec. 6.3.1.D.3 - Cross Access Easements 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.C.1 - Utility Easements (select as appropriate) "[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." Sec. 6.3.1.C.2 – Utility Easements "[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]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/19/2026	05/12/2026	Informational
Comments	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/19/2026	05/14/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/19/2026	05/12/2026	Approved
Corrections	6.12.2 - Right-of-way (Resolved) - Corrective Action: The traffic study showed that a left turn lane is necessary at the driveway on SE 110th Street Road. The existing right-of-way is only approximately 50 feet wide. A 35' wide right-of-way dedication is necessary. Please show this dedication on the master plan. - 6.12.2 - Right-of-way: Show the right-of-way width.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/19/2026	05/13/2026	Approved
Corrections	6.14.2 - Connection Requirements (Resolved) - Corrective Action: Parcel is within the City of Belleview Utility Service Area. A letter from City of Belleview stating service availability and connection requirements are required. Ensure the City of Belleview seen and approved utility connections, as they are not part of MCU's review process. The water main and force main shown on Sheet 08.01 (Master Utility Plan) have not been installed and are not available for connection. This parcel is located within the City of Belleview's utility service area but outside the municipal limits, where COB refers back to the Marion County Land Development code. Marion County Utilities (MCU) would require a second connection along SE 110th Street Road to ensure residents are not completely without water in the event of a main break on either SE 110th Street Road or SE 92nd Loop. - 6.14.2 - Connection Requirements:			
Corrections	Additional Utilities comments (Resolved) - Corrective Action: City of Belleview will need to provide a full review of the Master Plan, prior to MCU approving it. Including contact information, etc. - Additional Utilities comments			
Comments	Project is within the City of Belleview Utility service area. The City of Belleview has provided a letter stating they have the availability and capacity in their water and wastewater systems to serve this site.			

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/21/2026	04/22/2026	Approved
Corrections	Project Boundary (Resolved) - Corrective Action: Sheet 01.01 – Cover Sheet, reads "Portion of Parcel: #37896+000-01, 37896-000-00". However, the project boundary covers the entirety of both parcels, please remove "portion of". - Project Boundary: 2.12.8 - Project boundary clearly defined			

SUBMITTAL SUMMARY REPORT (MasterPlan-000338-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/21/2026	04/22/2026	Approved
Corrections	Existing Roads Labeled Correctly (Resolved) - Corrective Action: Please correct according to the markups shown on drawing/plan sheets. New road names have been added to Sheet 06.01 Master Plan. Please add road names on all future submittals. Sheet 02.01 has SE 83rd Ter incorrectly labeled as SE 3rd Ter. Also, on Sheet 02.01 there is an unnamed easement that has a road name label of SE 3rd Ter that needs to be removed. - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/21/2026	04/24/2026	Approved
Comments	Proposed public pool will require a permit through the Department of Health in Marion County.			
Fire Marshal (Plans) (Fire)	Anthony Marino	04/21/2026	04/14/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	04/21/2026	04/16/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/21/2026	04/20/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	04/21/2026	04/21/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		04/21/2026	04/21/2026	Informational
Comments	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. 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. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) 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." Sec. 6.3.1.B.2 – Required Right of Way Dedication 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." Sec. 6.3.1.D.3 - Cross Access Easements 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.C.1 - Utility Easements (select as appropriate) "[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." Sec. 6.3.1.C.2 – Utility Easements "[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]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/21/2026	04/20/2026	Requires Re-submit
Corrections	Additional Stormwater comments (Not Resolved) - Corrective Action: (1) Info: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan. (2) Info: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org. - Additional Stormwater comments			
Corrections	2.12.8 - Topographical Contours (Not Resolved) - Comments response mentions that a waiver will be applied for. Results of waiver pending			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/21/2026	04/21/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/21/2026	04/20/2026	Requires Re-submit
Corrections	6.12.2 - Right-of-way (Not Resolved) - Corrective Action: The traffic study showed that a left turn lane is necessary at the driveway on SE 110th Street Road. The existing right-of-way is only approximately 50 feet wide. A 35' wide right-of-way dedication is necessary. Please show this dedication on the master plan. - 6.12.2 - Right-of-way: Show the right-of-way width.			

SUBMITTAL SUMMARY REPORT (MasterPlan-000338-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/21/2026	04/20/2026	Requires Re-submit
Comments	Please respond to the comment to provide a right-of-way dedication on SE 110th Street Road for the required turn lane construction.			
Utilities (OCE Plans) (Utilities)	Carrie Hyde	04/21/2026	04/15/2026	Informational
Corrections	6.14.2 - Connection Requirements (Resolved) - Corrective Action: Parcel is within the City of Belleview Utility Service Area. A letter from City of Belleview stating service availability and connection requirements are required. Ensure the City of Belleview seen and approved utility connections, as they are not part of MCU's review process. The water main and force main shown on Sheet 08.01 (Master Utility Plan) have not been installed and are not available for connection. This parcel is located within the City of Belleview's utility service area but outside the municipal limits, where COB refers back to the Marion County Land Development code. Marion County Utilities (MCU) would require a second connection along SE 110th Street Road to ensure residents are not completely without water in the event of a main break on either SE 110th Street Road or SE 92nd Loop. - 6.14.2 - Connection Requirements:			
Corrections	Additional Utilities comments (Resolved) - Corrective Action: City of Belleview will need to provide a full review of the Master Plan, prior to MCU approving it. Including contact information, etc. - Additional Utilities comments			
Comments	Improvement Plan will require letter of avaialbility and capacity from CoBU as they are not part of the review process.			
OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/27/2026	02/26/2026	Requires Re-submit
Corrections	Existing Roads Labeled Correctly (Not Resolved) - Corrective Action: Please correct according to the markups shown on drawing/plan sheets. New road names have been added to Sheet 06.01 Master Plan. Please add road names on all future submittals. Sheet 02.01 has SE 83rd Ter incorrectly labeled as SE 3rd Ter. Also, on Sheet 02.01 there is an unnamed easement that has a road name label of SE 3rd Ter that needs to be removed. - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9 -1-1 road names			
Corrections	Project Boundary (Not Resolved) - Corrective Action: Sheet 01.01 – Cover Sheet, reads “Portion of Parcel: #37896+000-01, 37896-000-00”. However, the project boundary covers the entirety of both parcels, please remove “portion of”. - Project Boundary: 2.12.8 - Project boundary clearly defined			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/27/2026	02/18/2026	Requires Re-submit
Comments	Proposed public pool will require an application. Please contact Evan.Searcy@FLHealth.gov for more information.			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/27/2026	02/13/2026	Approved
Comments	1) Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for water supply. Per NFPA 1: Chapter 18.5.2 Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following: (1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (183 m). (2) The maximum distance between fire hydrants shall not exceed 800 ft (244 m). 3) Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access. Per NFPA 1 Chapter 18 for fire department access: Where fire department access roads exceed 150 feet a fire department turnaround shall be required. Roads are required to be a minimum of 20 ft wide.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/27/2026	02/27/2026	Requires Re-submit
Corrections	2.12/4.2 - Building height (Not Resolved) - Corrective Action: Building heights (proposed) are missing. Please provide correct information in the site data table. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
Corrections	2.12/6.11.6 - Construction access (Not Resolved) - Corrective Action: Proposed construction access and route is missing for phased development. Please show on the plan. - 2.12/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.			
Comments	Provide proposed building height and show construction access and routes for phased developments. Environmental Assessment forwarded to FWC.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/27/2026	02/17/2026	Informational
Comments	1. Majority of shade trees and ornamental/understory trees in buffers shall be evergreen, in order to meet intent of year round screening.			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/27/2026	02/26/2026	Approved

SUBMITTAL SUMMARY REPORT (MasterPlan-000338-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		02/27/2026	03/04/2026	Informational
Comments	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. 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. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) 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." Sec. 6.3.1.B.2 – Required Right of Way Dedication 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." Sec. 6.3.1.D.3 - Cross Access Easements 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.C.1 - Utility Easements (select as appropriate) "[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." Sec. 6.3.1.C.2 – Utility Easements "[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: "[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." "[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." 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]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/27/2026	02/13/2026	Requires Re-submit
Corrections	2.12.8 - Topographical Contours (Not Resolved) - Corrective Action: Survey needs to be no older than 12 months. Check with Survey to see if they would support a waiver - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
Corrections	Additional Stormwater comments (Not Resolved) - Corrective Action: (1) Info: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan. (2) Info: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org. - Additional Stormwater comments			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/27/2026	02/24/2026	Not Required

SUBMITTAL SUMMARY REPORT (MasterPlan-000338-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/27/2026	03/15/2026	Requires Re-submit
Corrections	6.12.2 - Right-of-way (Not Resolved) - Corrective Action: The traffic study showed that a left turn lane is necessary at the driveway on SE 110th Street Road. The existing right-of-way is only approximately 50 feet wide. A 35' wide right-of-way dedication is necessary. Please show this dedication on the master plan. - 6.12.2 - Right-of-way: Show the right-of-way width.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/27/2026	02/25/2026	Requires Re-submit
Corrections	6.14.2 - Connection Requirements (Not Resolved) - Corrective Action: Parcel is within the City of Belleview Utility Service Area. A letter from City of Belleview stating service availability and connection requirements are required. Ensure the City of Belleview seen and approved utility connections, as they are not part of MCU's review process. The water main and force main shown on Sheet 08.01 (Master Utility Plan) have not been installed and are not available for connection. This parcel is located within the City of Belleview's utility service area but outside the municipal limits, where COB refers back to the Marion County Land Development code. Marion County Utilities (MCU) would require a second connection along SE 110th Street Road to ensure residents are not completely without water in the event of a main break on either SE 110th Street Road or SE 92nd Loop. - 6.14.2 - Connection Requirements:			
Corrections	Additional Utilities comments (Not Resolved) - Corrective Action: City of Belleview will need to provide a full review of the Master Plan, prior to MCU approving it. Including contact information, etc. - Additional Utilities comments			
Comments	Please see the corrective comments.			

REVIEW SESSION FILES:	Combined Plans for Application.pdf 1-AerialMap.pdf 25-9311.02.1 - Proposed Sandy Clay Residential Development, Parcel No. 37896-000-00, SE 92nd Loop, Belleview, Florida.pdf 2-QuadMap.pdf 3- NWImap.pdf 4- FEMAMap.pdf 5- SoilsMap.pdf Boundary and Topo Survey.pdf Mass Grading - Sandy Clay Mine Protected Species Report.pdf Supplemental Files.pdf			
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REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie Waldron	Incorrect Road NameIt should be SE 83rd Ter	02/18/2026 1:45	PM_Combined Plans for Application.pdf	2
Jamie Waldron	This is an unnamed easement, please remove the road label	02/18/2026 1:47	PM_Combined Plans for Application.pdf	2
Jamie Waldron	SE 106TH PLACE	02/25/2026 3:27	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 106TH LANE	02/25/2026 3:39	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 107TH ST	02/25/2026 3:40	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 80TH COURT	02/25/2026 3:41	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 80TH COURT	02/25/2026 3:42	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 80TH AVENUE	02/25/2026 3:43	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 82ND AVE	02/25/2026 3:44	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 82ND CT	02/25/2026 3:45	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 108TH LANE	02/25/2026 3:45	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 108TH STREET	02/25/2026 3:46	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 108TH STREET	02/25/2026 3:46	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 108TH PLACE	02/25/2026 3:47	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 107TH PLACE	02/25/2026 3:47	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 107TH PLACE	02/25/2026 3:47	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 82ND TERRACE	02/25/2026 3:47	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 84TH COURT	02/25/2026 3:48	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 105TH PLACE	02/25/2026 3:49	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 106TH STREET	02/25/2026 3:49	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 81ST TERRACE	02/25/2026 3:50	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 82ND COURT	02/25/2026 3:50	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 83RD COURT	02/25/2026 3:50	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 84TH AVENUE	02/25/2026 3:51	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 83RD AVE	02/26/2026 1:39	PM_Combined Plans for Application.pdf	7
Jamie Waldron	The project boundary encompasses the entirety of both Parcels, please remove "PORTION OF".	02/26/2026 8:30	PM_Combined Plans for Application.pdf	1



Protected Species Report

Project: Sandy Clay Sand Mine
To: Stan Salser
Stan@salserconstruction.com
From: Jake Salser
Authorized Gopher Tortoise Agent #GTA-21-00057A
(352)233-8212 jakesalser@gmail.com
Keystone Environmental Consulting, LLC
Date: December 14 , 2022

Gopher Tortoise Burrow Survey Results

KEC conducted a Gopher Tortoise burrow survey at Parcel ID: 37896 – 000 – 00 a proposed sand mine site in Ocala, Marion County, Florida. The site is located at the intersection of SE 92nd Loop and SE 110th Street Road.

This Gopher Tortoise survey was conducted in the field by, Jake Salser, a Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent with Keystone Environmental Consulting, LLC on December 14, 2022. The site was surveyed by transects covering approximately 100% of the area. Gopher tortoise burrow(s) were marked in the field with wood stakes, ribbon, and an identifying number. Location, latitude and longitude, of burrows was recorded to create the Gopher Tortoise Survey Map.

Sixteen (16) potentially occupied Gopher Tortoise burrows were identified on-site. It has been concluded that, the majority of burrows are located near the proposed sand mine entrance. **All potentially occupied Gopher Tortoise burrows must be avoided by 25 feet by all clearing/grubbing, mining activities, vehicular traffic, temporary road construction, and equipment staging.** KEC recommends that silt fence be installed between Gopher Tortoise burrows and dump truck travel routs as a visual barrier to avoid burrows being unintentionally impacted by trucks or equipment. If potentially occupied Gopher Tortoise burrows can not be avoided by 25 feet then relocation will be required in advance of any clearing, mining activities, or other ground disturbance. For permitting and relocation activities, this gopher tortoise burrow survey expires March 14, 2023.

American Bald Eagle

Along with our field observations Bald Eagle nesting data was collected from the Florida Fish and Wildlife Conservation Commission Terrestrial Resources Geographic Information System and the Audubon Eagle Watch GIS Map. The nearest Bald Eagle nest (MR173) is approximately 2 miles from the proposed project site. All Bald Eagle nests require a 330- 660 foot buffer during nesting season (October 1 – May 15). The project site will not impact any documented Bald Eagle nests. No further action will be required.

Florida Scrub Jay

The USFWS describes the scrub oak as being crucial for Scrub Jay habitat. The subject parcel is 99% improved pasture, there for, no Scrub Jay habitat exists. However, the FWC Terrestrial Resources Geographic Information System shows known Scrub Jay presence in the project vicinity. KEC did not observe any Scrub Jays during our December 14, 2022 site visit.

Burrowing Owl

Burrowing owls inhabit open prairies in Florida that have very little understory vegetation. These areas include pastures, agriculture fields, and vacant lots. KEC Conducted a 100% Gopher Tortoise survey that incorporates Burrowing Owl survey techniques. There were no Owl burrows observed on the property during our December 14, 2022 site visit.

Sand Skink

The sand skink is a “sand–swimming” skink that is rarely seen above ground. Sand skinks are endemic to xeric habitats found along Central Florida sand ridges. These habitats include rosemary scrub, scrubby flatwoods, sand pine and oak scrubs, and turkey oak ridge (Florida Natural Areas Inventory 2001). Sand skinks require dry open sand as part of their habitat. The subject parcel is dominated by pasture grass, there for, no sand skink habitat exists. No further action is required.

Southeastern American Kestrel

The Southeastern American kestrel’s habitat in Florida includes open woodlands, sandhill, and fire maintained pine habitats. However, it will also use alternative habitats which include pastures and open fields. Kestrels nest in the hollow cavities of dead trees made by woodpeckers. Minimal nesting habitat exists on the project site and no Kestrels were observed during the December 14, 2022 site visit. No further action is required.

Eastern Indigo Snake

Eastern indigo snakes inhabit pine flatwoods, hardwood forests, moist hammocks, and areas that surround cypress swamps. Indigo snakes are one of the 360 different species that inhabit the Gopher Tortoise burrow. Indigo snakes and other federally-listed species may not be relocated without obtaining federal authorization



Legend



Potentially Occupied Adult Burrow



Property Boundary

Gopher Tortoise Survey Map

Parcel ID: 37896 – 000 – 00

Property located at the intersection of SE 92nd Loop and SE 110th Street Road.



Jake Salser

Cell: 352-233-8212

JakeSalser@gmail.com

11352 NE 54th Terrace

Anthony, FL 32617

Project: Sandy Clay Mine

Field data collected during Gopher Tortoise Survey conducted on December 14, 2022.

Expiration: March 14, 2023

Label	Type	Latitude	Longitude
GT 1	PO A	N 29°4'2.00", W 82°0'43.71"	
GT 2	PO A	N 29°4'2.42", W 82°0'43.69"	
GT 3	PO A	N 29°4'4.52", W 82°0'44.40"	
GT 4	PO A	N 29°4'3.04", W 82°0'44.41"	
GT 5	PO A	N 29°3'59.86", W 82°0'44.90"	
GT 6	PO A	N 29°3'59.71", W 82°0'45.23"	
GT 7	PO A	N 29°3'58.61", W 82°0'45.36"	
GT 8	PO A	N 29°4'1.85", W 82°0'45.42"	
GT 9	PO A	N 29°4'2.60", W 82°0'45.08"	
GT 10	PO A	N 29°4'0.97", W 82°0'44.89"	
GT 11	PO A	N 29°4'9.65", W 82°0'45.42"	
GT 12	PO A	N 29°4'10.56", W 82°0'45.78"	
GT 13	PO A	N 29°4'3.72", W 82°0'46.59"	
GT 14	PO A	N 29°3'59.08", W 82°0'49.83"	
GT 15	PO A	N 29°4'7.47", W 82°0'51.12"	
GT 16	PO A	N 29°4'8.44", W 82°0'51.46"	

**Gopher Tortoise Burrow
Location Coordinates**

Parcel ID: 37896 – 000 – 00

Property located at the
intersection of SE 92nd Loop and
SE 110th Street Road.



Jake Salser

Cell: 352-233-8212

JakeSalser@gmail.com

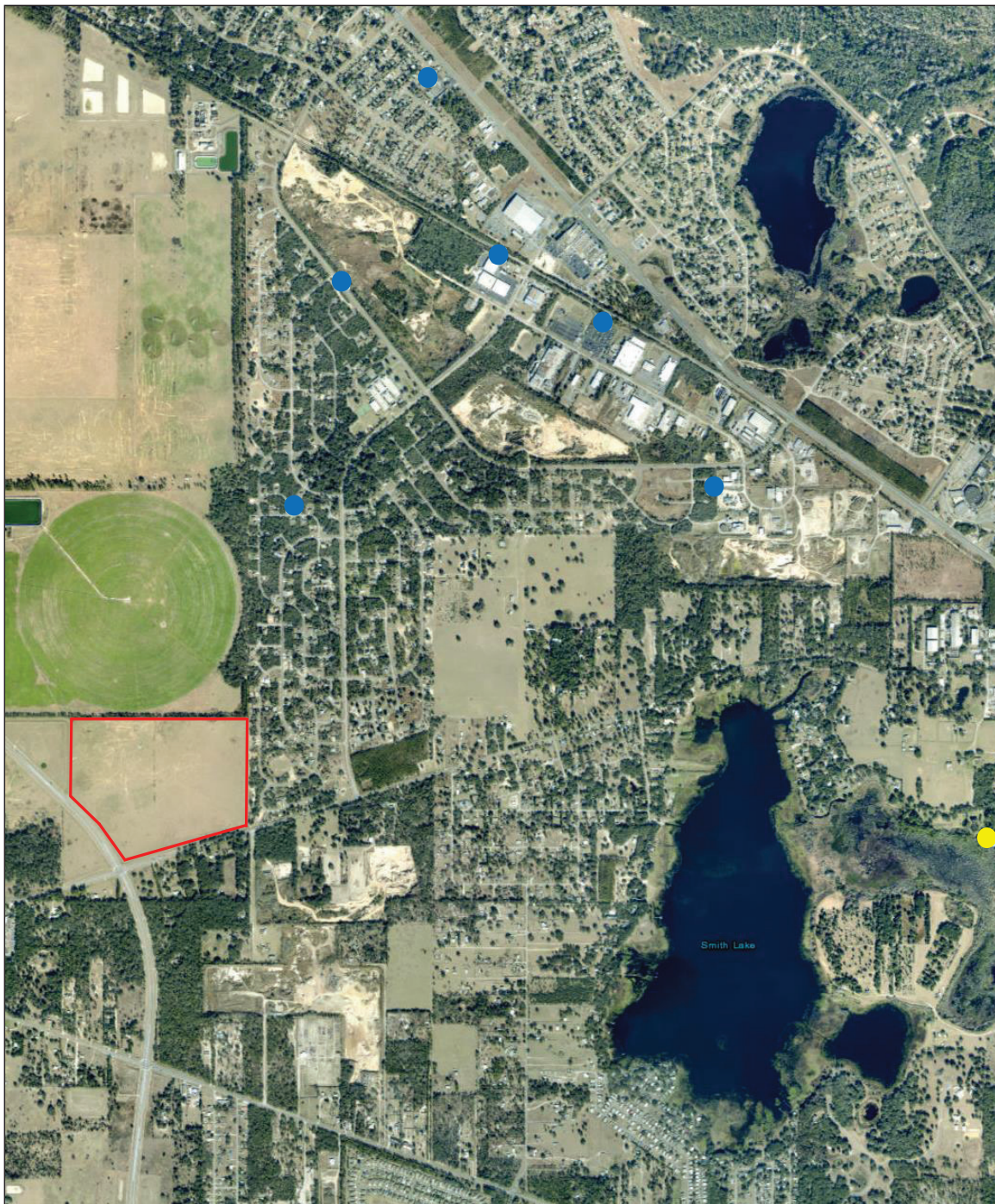
11352 NE 54th Terrace

Anthony, FL 32617

Project: Sandy Clay Mine

Field data collected during Gopher
Tortoise Survey conducted on
December 14, 2022.

Expiration: March 14, 2023



12/15/2022, 1:35:54 PM

- Scrub Jay
- Eagle Nesting
- Project Boundary

1:18,056
0 0.17 0.35 0.7 mi
0 0.28 0.55 1.1 km

Florida Fish and Wildlife Conservation Commission-Fish and Wildlife Research Institute, State of Florida, Maxar, Esri, HFRF Garmin GeoTechnologies Inc.

Bald Eagle and Scrub Jay Map

Parcel ID: 37896 – 000 – 00

Property located at the intersection of SE 92nd Loop and SE 110th Street Road.



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Field data collected during Gopher Tortoise Survey conducted on December 14, 2022.

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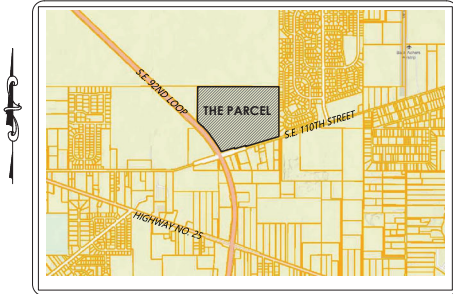
BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
A PORTION OF SECTION 28 , TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
LD	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
C	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.B.	CHORD BEARING
C.L.	CHORD LENGTH
PCC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
KCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NODD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
(PAGES)	PAGES(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT (AS NOTED)
IRCS	FOUND 5/8" IRON ROD AND CAP
IRCS	SET 5/8" IRON ROD AND CAP
IP	IRON PIPE
CLF	CHAIN LINK FENCE
●	FOUND 5/8" IRON ROD & CAP (AS NOTED)
□	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
□	FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)
⊙	CONTROL/BENCHMARK AS DESCRIBED
■	CURB INLET GRATE
■	CATCH BASIN
■	STORM MANHOLE
■	MITERED END SECTION
■	YARD DRAINAGE
■	SANITARY MANHOLE
■	SANITARY CLEANOUT
■	ELECTRIC MANHOLE
■	ELECTRIC METER
■	ELECTRIC RISER BOX
■	CABLE TELEVISION RISER BOX
■	TELEPHONE RISER BOX
■	UTILITY RISER
■	WELL
■	WATER SPOUT
■	IRRIGATION CONTROL VALVE
■	WATER METER
■	WATER VALVE
■	FIRE HYDRANT
■	BACK FLOW PREVENTER
■	AIR CONDITIONER PAD
■	GAS VALVE
■	GAS METER
■	GAS LINE MARKER
■	CONCRETE UTILITY POLE
■	METAL UTILITY POLE
■	WOOD UTILITY POLE
■	UTILITY POLE GUY ANCHOR
■	LIGHT POLE
■	SPOT/GROUND LIGHT
■	ELECTRIC TRANSFORMER
■	ELECTRIC VAULT
■	MET/LAND FLAG
■	SIGN
■	ROLLARD
■	FLAG POLE
■	MAILBOX
■	PEDESTRIAN CROSSING LIGHT
---	LINE BREAK
---	FENCE LINE AS NOTED
---	APPROXIMATE TOP OF BANK
---	APPROXIMATE TOE OF SLOPE
---	EXISTING CONTOUR
---	OVERHEAD UTILITY
---	STORM DRAINAGE LINE

TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)
○ CAMPHOR
○ CEDAR
○ CHERRY
○ CHINABERRY
○ CYPRESS
○ DOGWOOD
○ ELM
○ GUM
○ HICKORY
○ HOLLY
○ LAUREL OAK
○ LIVE OAK
○ MAGNOLIA
○ MAPLE
○ MIMOSA
○ MISC
○ OAK
○ PALM
○ PECAN
○ PINE TREE
○ SUGAR HACKBERRY
○ SYCAMORE

VICINITY MAP:
NOT TO SCALE



SHEET 1 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SURVEY NOTES

- DATE OF FIELD SURVEY: OCTOBER 13, 2022.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C07350, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND "A" AREA OF REDUCE FLOOD HAZARD.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- TOPOGRAPHIC DATA LOCATION IS BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT M 57, ELEVATION 90.66' (NAVD 1988).

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 6260, PAGE 641)

PARCEL 4:

BEGIN AT THEN.W. CORNER OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE N.89°57'59"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 88.40 FEET TO THE POINT OF BEGINNING; THENCE N.89°57'59"E., ALONG SAID NORTH BOUNDARY, 2587.12 FEET TO THE N.E. CORNER OF SAID S.W. 1/4, SAID POINT ALSO BEING THE WEST BOUNDARY OF "SILVER SPRINGS SHORES UNIT 12", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 103 THROUGH 115 INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°06'26"W. ALONG THE EAST BOUNDARY OF SAID S.W. 1/4 AND SAID WEST BOUNDARY, 1585.15 FEET; TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.E. 110TH STREET ROAD (WIDTH VARIES); THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: S.73°02'14"W. A DISTANCE OF 1089.81 FEET; THENCE N.16°53'51"W. A DISTANCE OF 30.00 FEET; THENCE S.73°06'09"W. A DISTANCE OF 365.03 FEET; THENCE N. 10°53'51"W. A DISTANCE OF 35.00 FEET; THENCE S.73°06'09"W. A DISTANCE OF 414.49 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.68°23'04"W. 31.13 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF S.E. 90ND LOOP, AS RECORDED IN OFFICIAL RECORDS BOOK 5706, PAGE 541, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 77°01'55", A DISTANCE OF 33.61 FEET TO THE POINT OF COMPOUND CURVATURE WITH A 3905.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.33°57'05"W. 555.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'36", A DISTANCE OF 556.15 FEET; THENCE N.15°12'30"W. ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3915.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.41°46'52"W. 307.39 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°29'59", A DISTANCE OF 307.47 FEET; THENCE N.50°21'38"W. ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3905.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.46° 0' 06'38"W. 79.04 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°09'35", A DISTANCE OF 79.04 FEET; THENCE N.46° 26"W. ALONG SAID EASTERLY RIGHT OF WAY LINE, 19.11 FEET; THENCE N.32°51'30"W. ALONG SAID EASTERLY RIGHT OF WAY LINE, 62.74 FEET; THENCE N.00° 0' 28°15"E. ALONG SAID EASTERLY RIGHT OF WAY LINE, 1091.25 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA AND CONTAINING 104.23 ACRES, MORE OR LESS.

PROPERTY DATA:

PARCEL ID: 37896-000-00
OWNER: THE GEORGE ALBERT PERRY TRUST
"VACANT LAND"

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 517.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

DATE

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

DRAWN:	M.A.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 200'

JCH
CONSULTING GROUP, INC.
LAND IDENTIFICATION, SURVEYING & MAPPING
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
10000 W. US HWY 90, SUITE 100, TAMPA, FL 33613
PH: 813.441.1111 FAX: 813.441.1112
WWW.JCHCONSULTING.COM

PLAT OF BOUNDARY AND
TOPOGRAPHIC SURVEY
-FOR-
SOUTHWEST SANDMINE, LLC

FIELD BOOK/PAGE: 18-11/21-29 18-11/40-48 18-11/70-71	FILE SANDY CLAY
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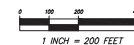
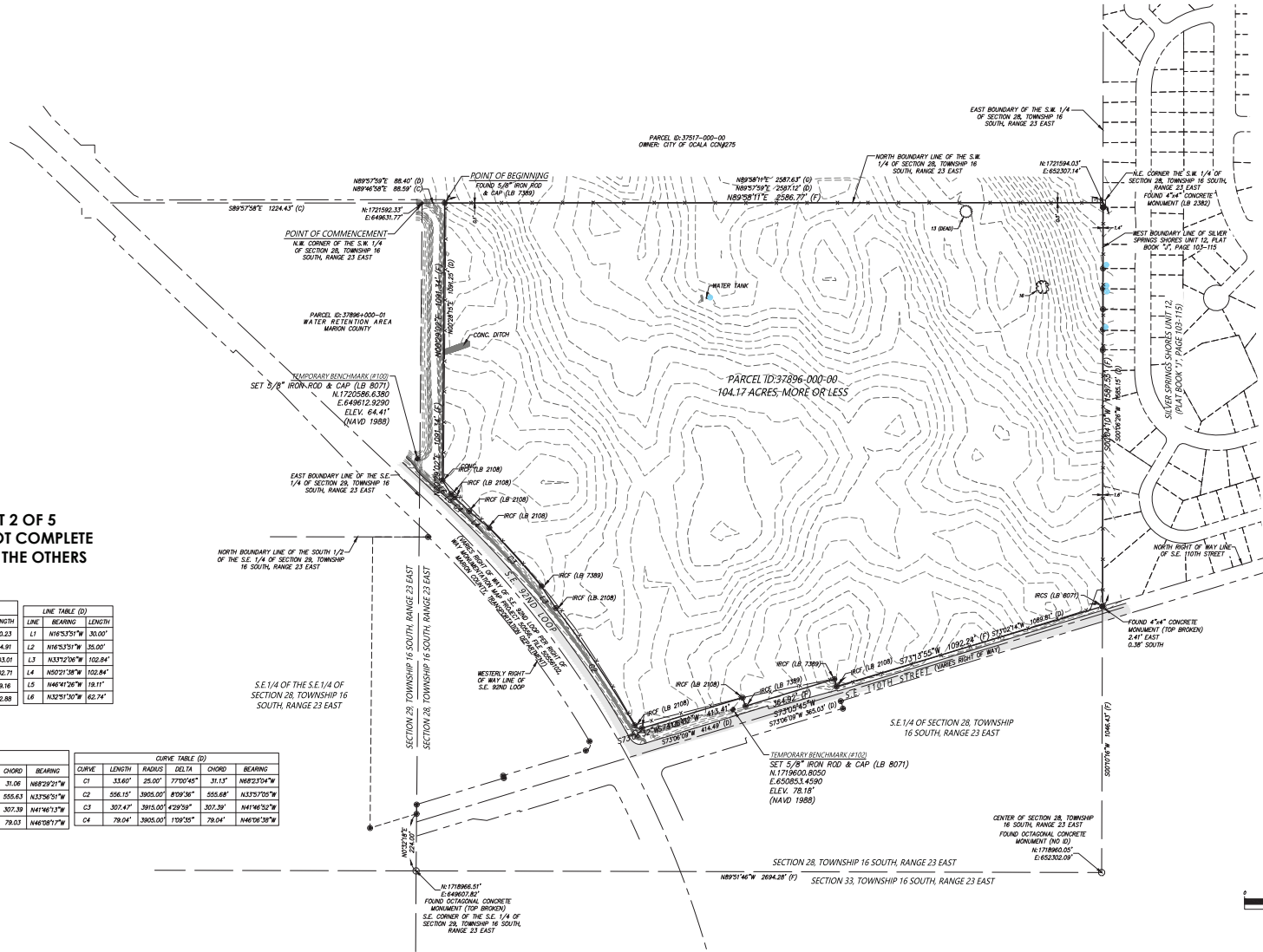
J.O.# 221730
DWG.# 221730
SHT 1 OF 5

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA

SHEET 2 OF 5
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS

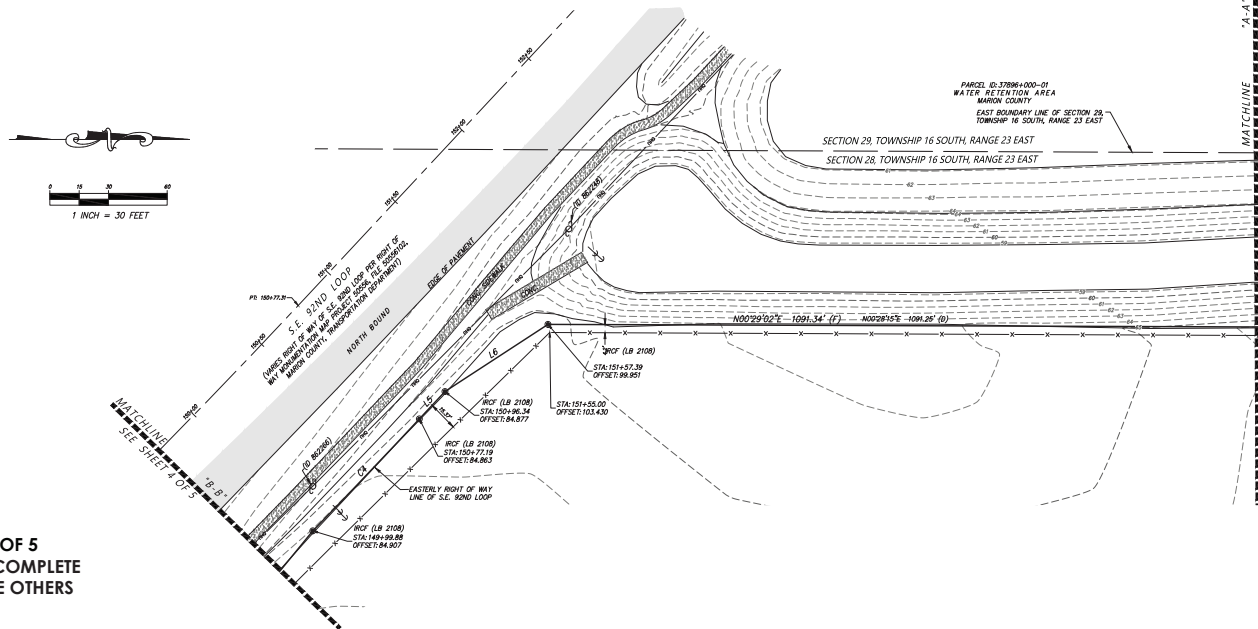
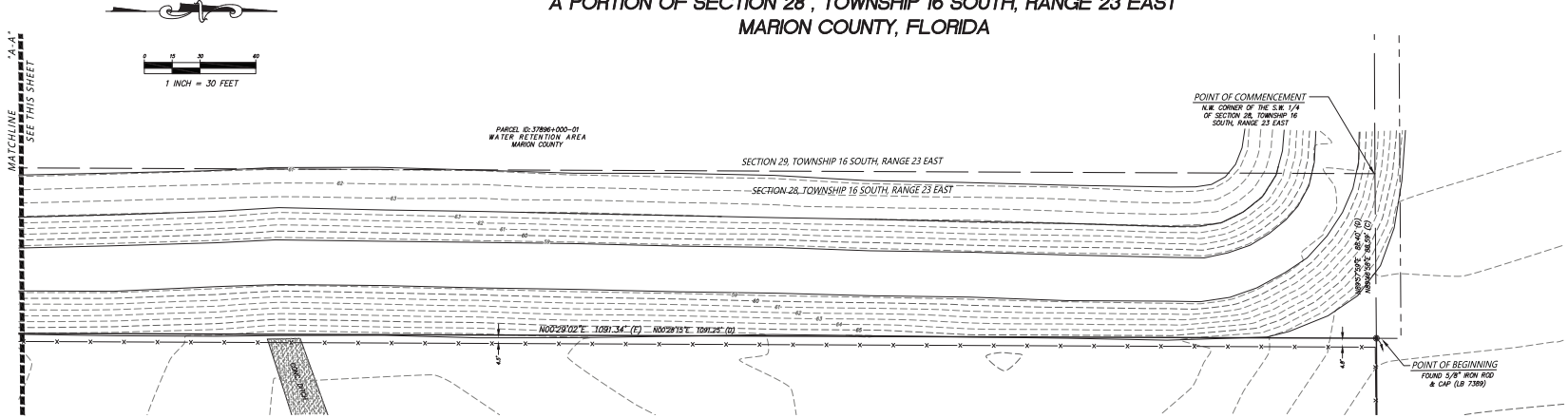
LINE TABLE (F)			LINE TABLE (D)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N10°07'48"W	30.23	L1	N16°53'51"W	30.00'
L2	N18°40'18"W	34.91	L2	N16°53'51"W	35.00'
L3	N33°09'59"W	103.01	L3	N33°21'00"W	102.84'
L4	N50°26'35"W	102.71	L4	N50°21'38"W	102.84'
L5	N44°38'52"W	18.16	L5	N44°41'26"W	19.11'
L6	N32°49'11"W	62.88	L6	N32°51'30"W	62.74'

CURVE TABLE (F)						CURVE TABLE (D)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.51	25.00	0°16'47.58"	31.06	N68°29'21"W	C1	33.60'	25.00'	77°00'45"	31.13'	N68°23'04"W
C2	556.10	3905.00	008°09'34"	555.63	N33°56'51"W	C2	556.15'	3905.00'	8°09'36"	555.68'	N33°57'00"W
C3	307.47	3915.00	004°29'59"	307.39	N41°46'13"W	C3	307.47'	3915.00'	4°29'59"	307.39'	N41°46'52"W
C4	79.03	3905.00	001°59'34"	79.03	N46°08'17"W	C4	79.04'	3905.00'	1°59'35"	79.04'	N46°08'36"W



DRAWN: M.A.		NO.		REVISIONS		BY		DATE	
REVISED:		C.J.H.		APPROVED:		C.J.H.		SCALE: 1" = 200'	
JCH CONSULTING GROUP, INC.		LAND DEVELOPMENT, SURVEYING & MAPPING		FLORIDA PROFESSIONAL SURVEYORS LICENSE NO. 12543		FLORIDA PROFESSIONAL ENGINEERS LICENSE NO. 12543		FLORIDA PROFESSIONAL LAND SURVEYORS LICENSE NO. 12543	
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- SOUTHWEST SANDMINE, LLC		FIELD BOOK/PAGE:		FILE: SANDY CLAY		J.O.# 221730		DWS.# 221730	
								SHT 2 OF 5	

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



SHEET 3 OF 5
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS

LINE TABLE (1)			LINE TABLE (2)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N15°17'48"W	30.23	L1	N16°15'17"W	30.00'
L2	N16°40'18"W	34.91	L2	N16°15'17"W	35.00'
L3	N13°59'59"W	103.01	L3	N13°12'08"W	102.84'
L4	N50°28'35"W	102.71	L4	N50°21'38"W	102.84'
L5	N48°38'32"W	19.16	L5	N48°41'26"W	19.11'
L6	N32°49'17"W	62.88	L6	N32°51'30"W	62.74'

CURVE TABLE (1)						CURVE TABLE (2)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	33.51	25.00	076°W758"	31.06	N48°29'51"W	C1	33.60	25.00	77°07'45"	31.13	N48°23'04"W
C2	556.10	3805.00	008°09'34"	555.63	N33°56'51"W	C2	556.15	3805.00	87°09'36"	555.68	N33°57'09"W
C3	307.47	3915.00	004°29'59"	307.39	N41°46'13"W	C3	307.47	3915.00	43°09'59"	307.39	N41°46'30"W
C4	79.03	3805.00	001°09'34"	79.03	N44°08'17"W	C4	79.04	3805.00	1°09'35"	79.04	N44°08'38"W

Drawn by: J. J. P. 12/15/2022. Survey Data: Salser Perry 154 Acres. 27896-000-000-01 (MARION COUNTY). SHEET 3 OF 5. 12/15/2022. 6:16pm. By: Administrator

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - C.I.S.
 1835 W. 17TH STREET, OCALA, FLORIDA 34773
 PHONE: (352) 466-1400 FAX: (352) 775-8333 www.jchgroup.com
 (352) 180-4312 or (352) 180-4313 or (352) 180-4314

LOCATED IN SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST

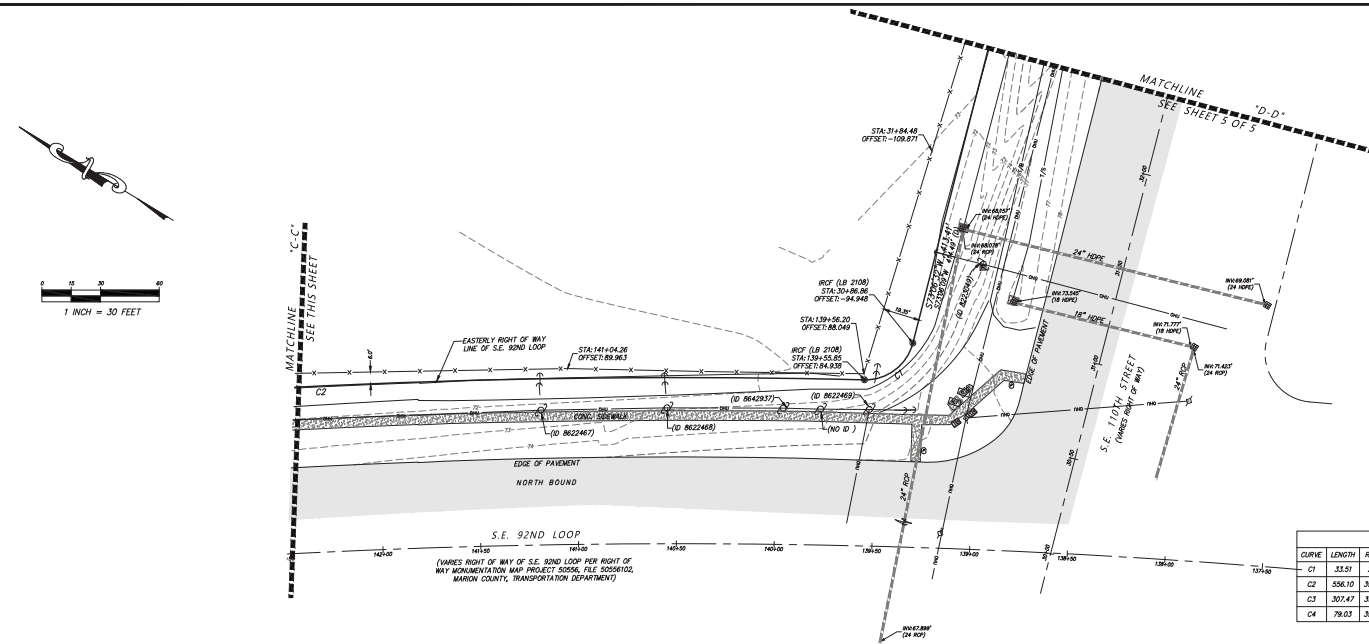
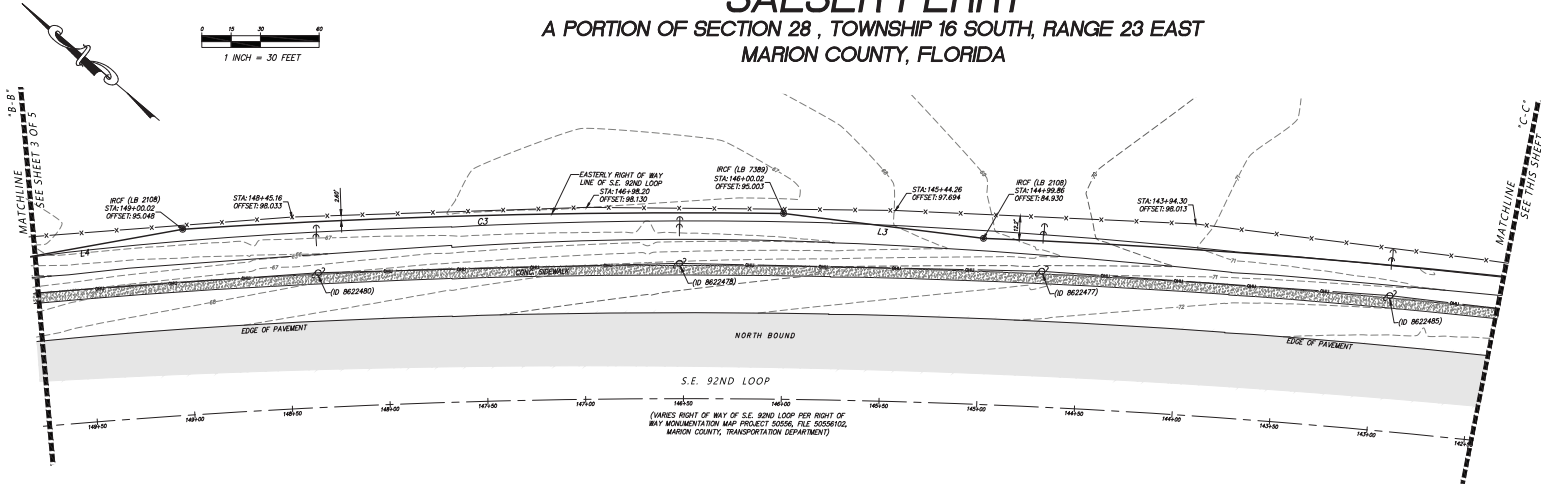
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
 -FOR-
 SOUTHWEST SANDMINE, LLC

FB/PG		FIELD DATE		JOB NO. 221730	3 OF 5
22-6/39,46,56		10/13/22			
DRAWING DATE	BY	APPROVED		SCALE 1" = 30'	
11/02/22	M.A.	C.J.H.			

3 OF 5

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



SHEET 4 OF 5
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS

LINE TABLE (F)			LINE TABLE (D)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N15°02'48"W	30.23	L1	N16°53'31"W	30.00'
L2	N16°40'16"W	34.91	L2	N16°53'31"W	35.00'
L3	N33°59'59"W	103.01	L3	N33°59'59"W	102.84'
L4	N50°26'35"W	102.71	L4	N50°27'38"W	102.84'
L5	N46°38'52"W	19.16	L5	N46°41'28"W	19.11'
L6	N32°51'11"W	62.88	L6	N32°51'30"W	62.74'

CURVE TABLE (F)			CURVE TABLE (D)		
CURVE	LENGTH	RADIUS	CURVE	LENGTH	RADIUS
C1	33.81	25.00	C1	33.60'	25.00'
C2	556.10	3905.00	C2	556.15'	3905.00'
C3	307.47	3915.00	C3	307.47'	3915.00'
C4	79.01	3905.00	C4	79.04'	3905.00'

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - C.E.S.
 2638 1ST STREET, OCALA, FLORIDA 34773
 PHONE: (352) 888-1482 FAX: (352) 888-1483 www.jchgroup.com
 4351 10TH AVE. SE, SUITE 100, ALBUQUERQUE, NM 87105

LOCATED IN SECTION 28, TOWNSHIP 16
 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC
 SURVEY
 -FOR-
 SOUTHWEST SANDMINE, LLC

FB/PG		FIELD DATE		JOB NO. 221730	4 OF 5
22-6/30,46,56		10/13/22			
DRAWING DATE		BY	APPROVED	SCALE 1" = 30'	
11/02/22		M.A.	C.H.		

4
 OF
 5

