



WHISPER WOODS

A REPLAT OF TRACT "L" OF SILVER SPRINGS SHORES UNIT NO. 7, PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGES 94 THROUGH 102 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

A PLANNED UNIT DEVELOPMENT A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 1 OF 4

SURVEYOR'S NOTES:

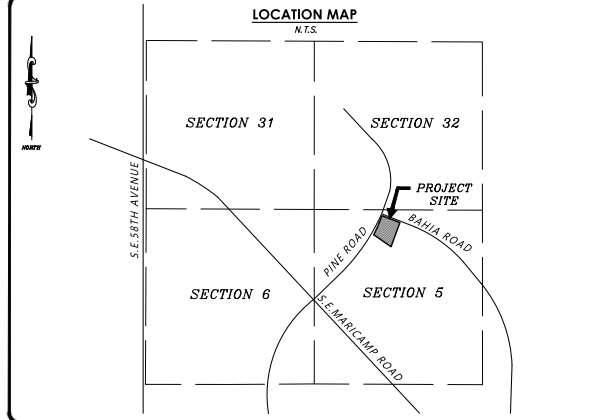
1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(9), FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLES 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 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3 AND 4.
5. 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.
6. 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.
7. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A POINT-TO-POINT DRAINAGE, ACCESS, EASEMENT, TO FOOT REAR DRAINAGE EASEMENT, AND THE FOOT SIDE DRAINAGE AND UTILITY EASEMENTS, AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT & SETBACKS" AND "TYPICAL CORNER LOT EASEMENTS & SETBACKS" ON SHEET 2. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND EASEMENTS IN THE EASEMENTS.
8. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
9. DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OF THE SUBDIVISION, OR ANY OF THEIR DESIGNATED SUCCESSORS OR ASSIGNS.
10. BEARINGS AND COORDINATES SHOWN HEREIN 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.
11. ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS NOTED OTHERWISE.
12. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS DEVELOPMENT OF REGIONAL IMPACT (OR).
13. PROPERTY IS LOCATION WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
14. ADVISORY NOTICE -- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083025450, MARION COUNTY, FLORIDA DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREIN LIES IN FLOOD ZONE "X" -- AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDED. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREIN SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
15. THIS PLAT CONTAINS 74 LOTS, 9 TRACTS AND 0.38 MILES OF ROAD.
16. ALL DENSITIES AND USES SHOWN HEREIN ARE CONSISTENT WITH THE APPROVED D.R.I.
17. WATER SERVICES ARE BEING PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT THROUGH AGREEMENT WITH TRADINGWATER UTILITIES. AND SEWER SERVICES ARE BEING PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
18. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
19. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS.
20. WHEREIN IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S OR OTHER PARTY'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER OR SUCH OTHER PARTY TO WHOM THE DEVELOPER OR SUCH OTHER PARTY HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER OR SUCH OTHER PARTY IN THIS PLAT, WHICH WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
21. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT OR OTHER APPLICABLE MAINTENANCE ENTITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
22. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 A TO LATER DEVELOPMENT REVIEW STAGE.
23. 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 COMMUNITY DECLARATION FOR MARION RANCH 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.
24. THE DEVELOPER AND ITS DESIGNATED 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.
25. ADVISORY NOTICE -- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION 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 HEREIN THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS 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.
26. PORTIONS OF TRACTS A, B, D, AND E DESCRIBED HEREIN 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 IDENTIFIED 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.
27. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.
28. SEPARATE INSTRUMENT FILED AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DESCRIBED HEREIN HAS BEEN SEPARATELY SERVED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.

SURVEYOR'S CERTIFICATE:

I, CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: CHRISTOPHER J. HOBSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 8553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471

LOCATION MAP



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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2023 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: MICHELLE STONE, CHAIR
BOARD OF COUNTY COMMISSIONERS

BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MILLROSE PROPERTIES FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "DEVELOPER") IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "WHISPER WOODS" BEING IN MARION COUNTY, FLORIDA AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE, AS FOLLOWS: THE STORMWATER AND DRAINAGE EASEMENTS AND/OR TRACTS DESIGNATED HEREON ARE HEREBY RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A HOMEOWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY (EACH A "MAINTENANCE ENTITY") SUBSEQUENT TO THE RECORDING OF THIS PLAT. PROVIDED HOWEVER, THAT THE SAME SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH. MARION COUNTY IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID STORMWATER AND DRAINAGE FACILITIES 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 THAT THE UTILITY EASEMENTS SHOWN OR NOTED ARE RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE FURTHER RESERVED EXCLUSIVELY FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.

TRACT "A", AS SHOWN ON THE PLAT, ARE HEREBY RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT. DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "A", FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INTEES; (B) ALL PRESENT AND FUTURE RECORD TITLE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INTEES; (C) ANY MAINTENANCE ENTITY(ITIES) GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. TRACT "A", 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, FURTHER.

TRACT "B", TRACT "D" AND TRACT "E", AS SHOWN ON THE PLAT, ARE HEREBY RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT. AND SHALL BE USED FOR DRAINAGE, UTILITIES, LANDSCAPING, BUFFERS, AMENITY, OPEN SPACE, RECREATION, SIGNAGE AND MAINTENANCE. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS AND EASEMENTS 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. TRACT "B", TRACT "D", AND TRACT "E", 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 "C" IS HEREBY DEDICATED PUBLICLY AS A LIGHT STATION SITE TO BE CONVEYED IN FEE SIMPLE TITLE TO AND TO BE MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

THE MAINTENANCE OF DEVELOPER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY DEVELOPER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, ITS ASSIGNS, AND ITS SUCCESSORS IN TITLE.

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

WITNESS SIGNATURE

PRINT NAME:

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY F. CHRISTOPHER ARMSTRONG, AS MANAGER OF CASA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS AUTHORIZED MEMBER OF ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SDAE MEMBER OF FREEDOM COMMONS DEVELOPMENT, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH COMPANIES.

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

NOTARY PUBLIC

PRINT NAME:

NOTARY SEAL:

CLERK OF THE COURTS CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "WHISPER WOODS" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2023 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



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT SURVEYING & MAPPING
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1515 W. 15TH STREET, SUITE 100
OCALA, FLORIDA 34471
PHONE: (352) 891-1402 FAX: (352) 232-4333 www.jchgroup.com

WHISPER WOODS

A REPLAT OF TRACT "L" OF SILVER SPRINGS SHORES UNIT NO. 7, PER
PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGES 94 THROUGH 102
OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

A PLANNED UNIT DEVELOPMENT A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 2 OF 4

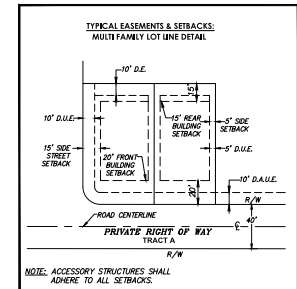
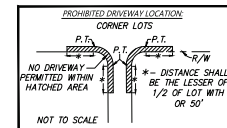
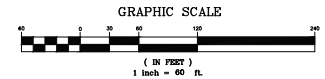
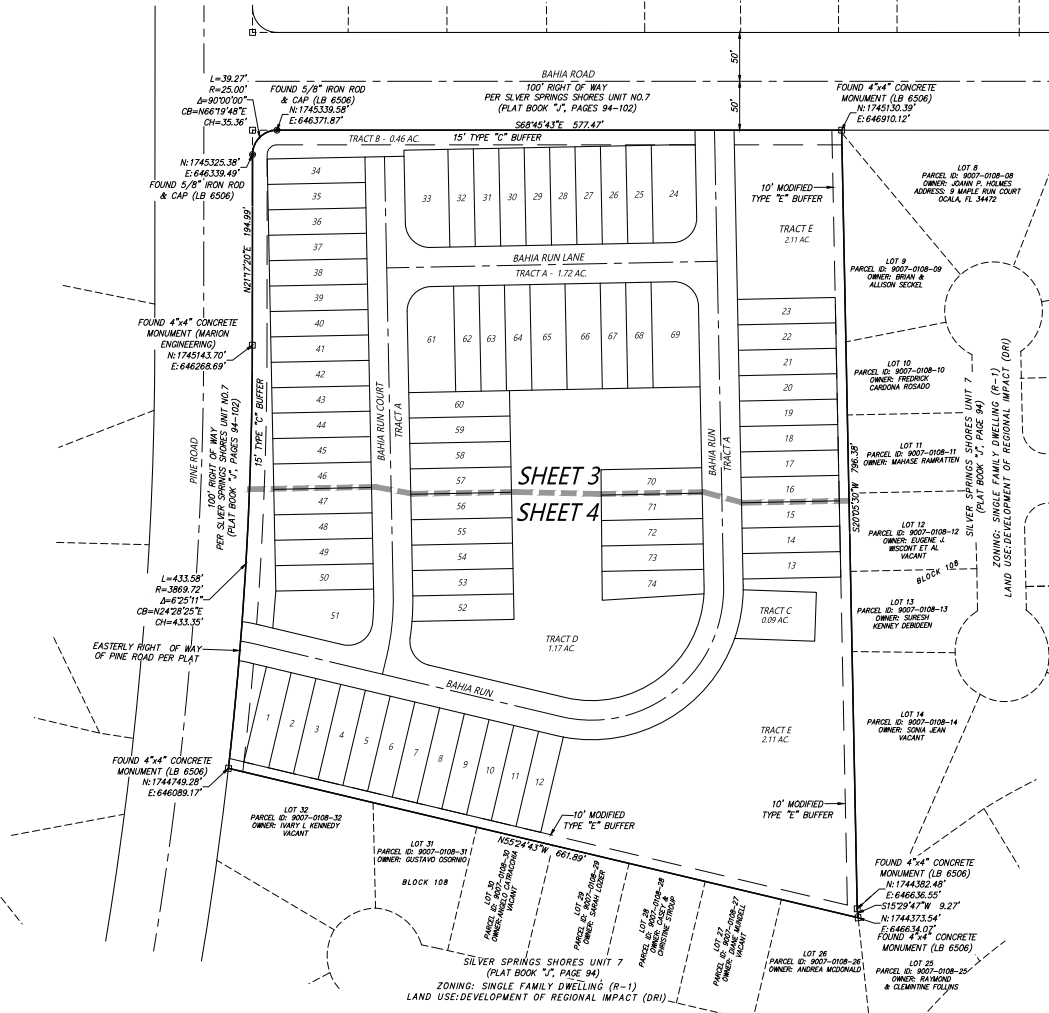


DESCRIPTION:

TRACT L, SILVER SPRINGS SHORES UNIT NO. 7, ACCORDING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN PLAT BOOK J, PAGES 94 THROUGH 102, OF THE
PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LEGEND UNLESS OTHERWISE NOTED

- PRC = POINT OF REVERSE CURVATURE
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- N = NORTHING (STATE PLANE COORDINATES)
- E = EASTING (STATE PLANE COORDINATES)
- NO. = NUMBER
- (NOD) = NO IDENTIFICATION
- E = CENTERLINE OF RIGHT OF WAY
- R/W = RIGHT OF WAY LINE
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
- P.B. = PLAT BOOK
- P.T. = POINT OF TANGENCY
- A.E. = ACCESS EASEMENT
- IRF = FOUND IRON ROD
- C.M.F. = FOUND CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
- AC. = ACRES
- (NR) = NOT RADIAL
- O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
- (S.F.A.) = SQUARE FOOTAGE AREA
- = PERMANENT REFERENCE MONUMENT
- = FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT
- = SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
- = PERMANENT REFERENCE MONUMENT
- = FOUND 5/8" IRON ROD & CAP (AS NOTED)
- = PERMANENT CONTROL POINT
- = SET NAIL & DISC P.C.P. (LB 8071)



NOTE:
THIS PLAT IS 4 SHEETS IN TOTAL, AND ONE IS NOT
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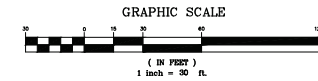
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(954) 562-1000 FAX (954) 562-1001 www.jchgroup.com

WHISPER WOODS

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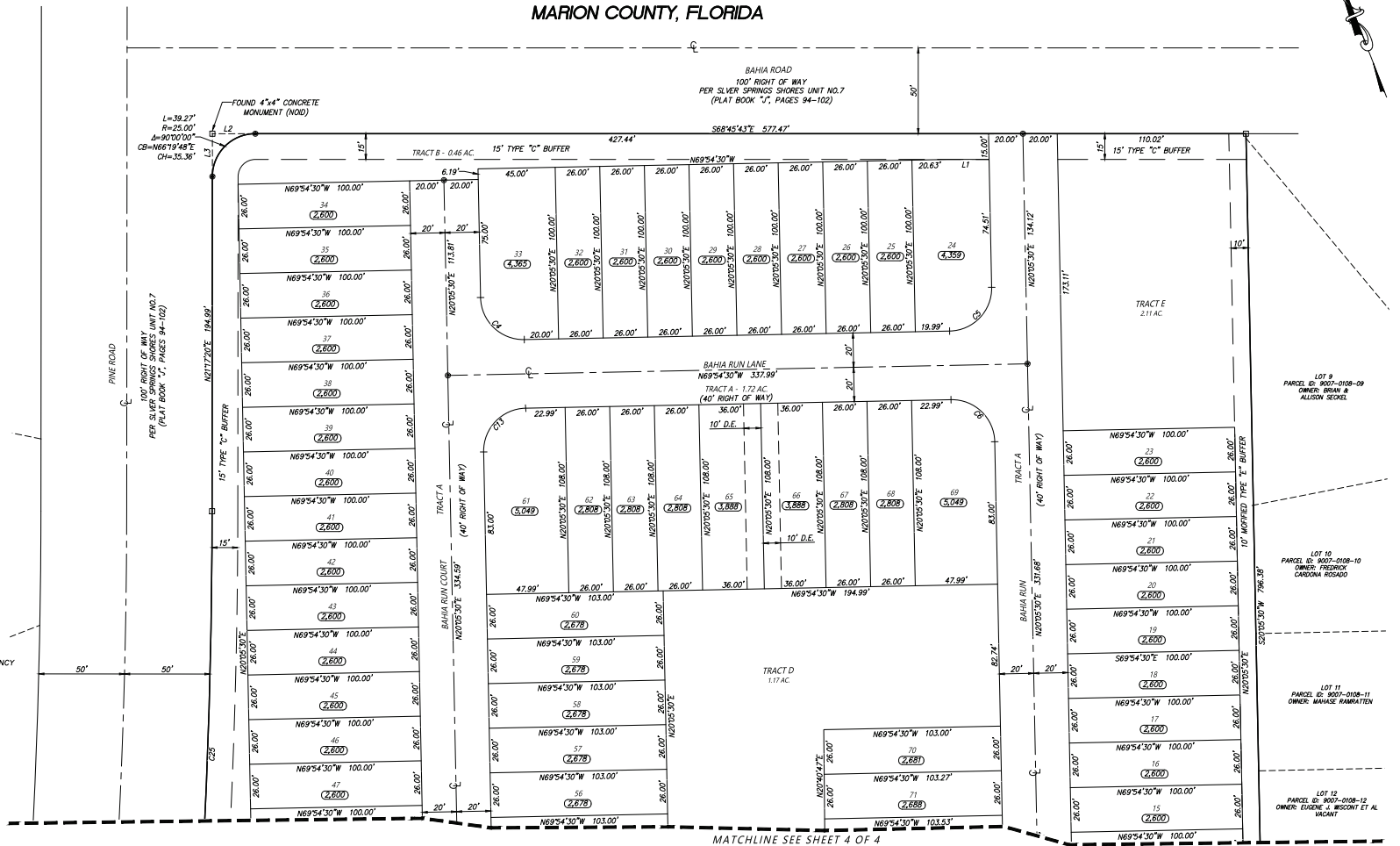
A PLANNED UNIT DEVELOPMENT A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

PLAT BOOK __, PAGE __
SHEET 3 OF 4



PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, Ocala, FLORIDA 34471

- LEGEND** UNLESS OTHERWISE NOTED
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FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - = PERMANENT CONTROL POINT
SET NAIL & DISC P.C.P. (LB 8071)



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C4	39.27'	25.00'	090°00'00"	N24°54'30"W
C5	39.27'	25.00'	090°00'00"	N65°05'30"E
C6	39.27'	25.00'	090°00'00"	N24°54'30"W
C13	39.27'	25.00'	090°00'00"	N65°05'30"E
C25	282.86'	3869.72'	004°11'17"	N23°21'28"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°45'43"E	24.37
L2	S68°47'03"E	25.02
L3	N21°17'32"E	24.95

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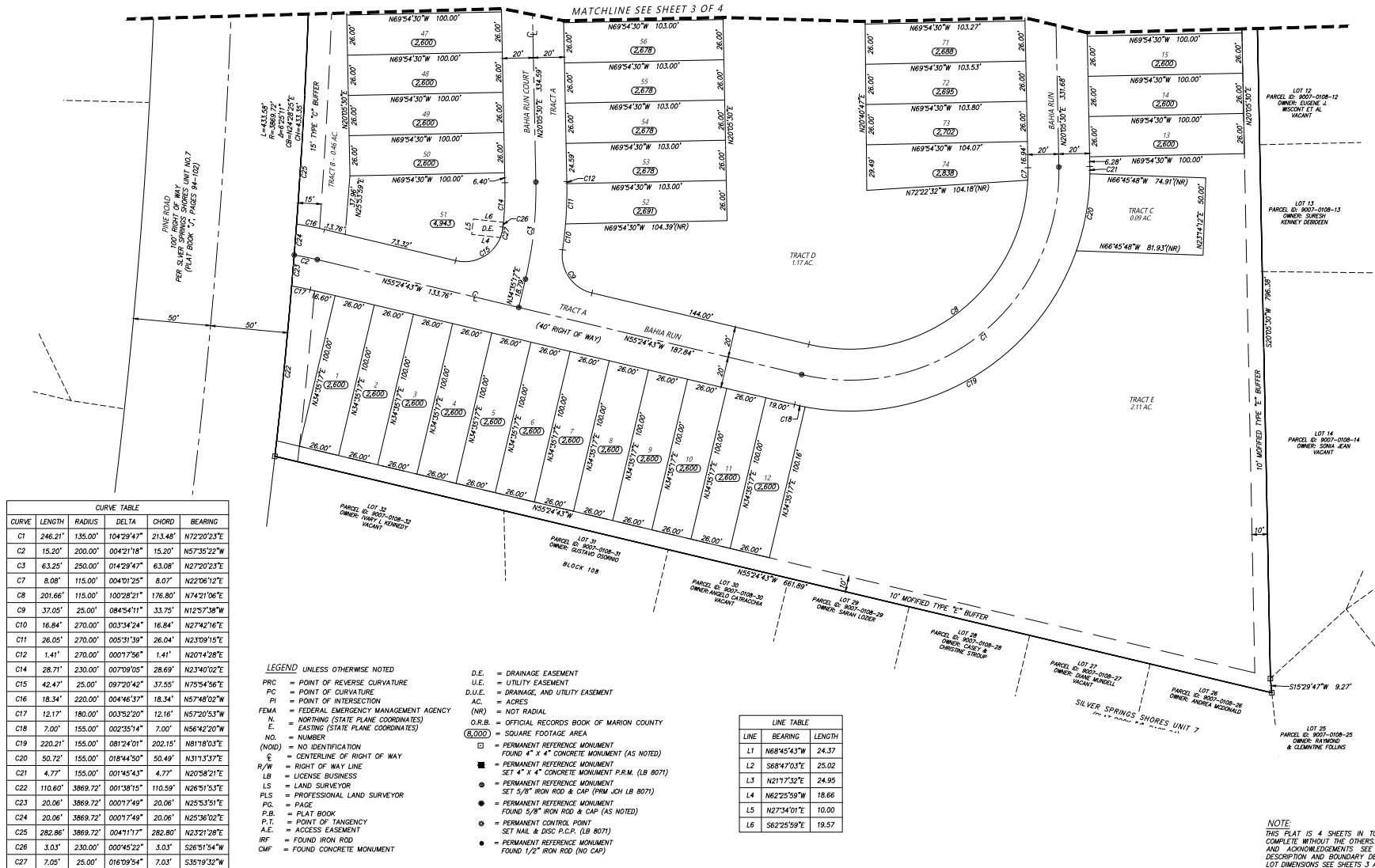
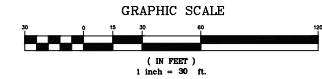
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WHISPER WOODS

A REPLAT OF TRACT "A" OF SILVER SPRINGS SHORES UNIT NO. 7, PER
PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGES 94 THROUGH 102
OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK , PAGE
SHEET 4 OF 4



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	246.21'	135.00'	104°29'47"	213.48' N72°20'23"E
C2	15.20'	200.00'	004°21'18"	15.20' N57°35'22"W
C3	63.25'	250.00'	014°29'47"	63.08' N27°20'23"E
C7	8.08'	115.00'	004°01'25"	8.07' N22°06'12"E
C8	201.66'	115.00'	100°28'21"	176.80' N74°21'06"E
C9	37.05'	25.00'	084°34'11"	33.75' N12°57'38"W
C10	16.84'	270.00'	003°34'24"	16.84' N27°42'16"E
C11	26.05'	270.00'	005°31'59"	26.04' N23°09'15"E
C12	1.41'	270.00'	000°17'56"	1.41' N20°14'28"E
C14	28.71'	230.00'	007°09'05"	28.69' N23°40'02"E
C15	42.47'	25.00'	097°20'42"	37.55' N75°54'56"E
C16	18.34'	220.00'	004°46'33"	18.34' N57°48'02"W
C17	12.17'	180.00'	003°52'20"	12.16' N57°20'53"W
C18	7.00'	155.00'	002°35'14"	7.00' N56°42'20"W
C19	220.21'	155.00'	081°24'01"	202.15' N81°18'03"E
C20	50.72'	155.00'	018°44'50"	50.49' N31°13'37"E
C21	4.77'	155.00'	001°45'43"	4.77' N20°58'21"E
C22	110.60'	3869.72'	001°38'15"	110.59' N26°51'53"E
C23	20.06'	3869.72'	000°17'49"	20.06' N25°53'51"E
C24	20.06'	3869.72'	000°17'49"	20.06' N25°36'02"E
C25	282.86'	3869.72'	004°11'17"	282.80' N23°21'28"E
C26	3.03'	230.00'	000°45'22"	3.03' S26°51'54"W
C27	7.05'	25.00'	016°09'54"	7.03' S35°19'32"W

LEGEND

UNLESS OTHERWISE NOTED

- PRC = POINT OF REVERSE CURVATURE
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- N = NORTHING (STATE PLANE COORDINATES)
| E | EASTING (STATE PLANE COORDINATES) |
- NO. = NUMBER
- (NOID) = NO IDENTIFICATION
| ± | CENTERLINE OF RIGHT OF WAY |
| R/W | RIGHT OF WAY LINE |
| LB | LICENSE BUSINESS |
| LS | LAND SURVEYOR |
| PLS | PROFESSIONAL LAND SURVEYOR |
| PG | PAGE |
| P.B. | PLAT BOOK |
| P.T. | POINT OF TANGENCY |
| A.E. | ACCESS EASEMENT |
| IRF | FOUND IRON ROD |
| CMF | FOUND CONCRETE MONUMENT |

- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- D.U.E. = DRAINAGE, AND UTILITY EASEMENT
- AC. = ACRES
- (NR) = NOT RADIAL
- O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
- (5,000) = SQUARE FOOTAGE AREA
- = PERMANENT REFERENCE MONUMENT
- FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT
- SET 4" X 4" CONCRETE MONUMENT P.R.M. (LB 8071)
- = PERMANENT REFERENCE MONUMENT
- SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
- = PERMANENT REFERENCE MONUMENT
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- = PERMANENT CONTROL POINT
- SET NAIL & DISC P.C.P. (LB 8071)
- = PERMANENT REFERENCE MONUMENT
- FOUND 1/2" IRON ROD (NO CAP)

LINE	BEARING	LENGTH
L1	N68°45'43"W	24.37
L2	S68°47'03"E	25.02
L3	N217°32'E	24.95
L4	N62°25'59"W	18.66
L5	N27°34'01"E	10.00
L6	S62°25'59"E	19.57

NOTE:
THIS PLAT IS 4 SHEETS IN TOTAL, AND ONE IS NOT
COMPLETE WITHOUT THE OTHERS. FOR DEDICATION NOTES
AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR LEGAL
DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2. FOR
LOT DIMENSIONS SEE SHEETS 3 AND 4.