

May 16, 2025

PROJECT NAME: HERITAGE OAKS

PROJECT NUMBER: 2023080054

APPLICATION: PRELIMINARY PLAT #30723

- 1 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: Per BoCC 4/15/25, buffers to be determined with County Landscape Arch, final buffers to be shown on final plat
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.
STATUS OF REVIEW: INFO
REMARKS: Please submit an environmental assessment for listed species [4/30/25] EALS transmitted to FWC.
- 3 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: INFO
REMARKS: [04/29/2025] 250407ZP was approved with conditions. Please update PUD amendment # and status on cover sheet.
[11/25/2024] Cover and plan show that there are 159 lots which exceeds PUD approved max 158 lots. Please correct.
[Original Comment] PUD approval letter provided a maximum of 158 residential lots and prelim proposes 161.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
STATUS OF REVIEW: INFO REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
STATUS OF REVIEW: INFO REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
STATUS OF REVIEW: INFO
REMARKS:

- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
STATUS OF REVIEW: INFO
REMARKS:
- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/17/24-add waivers if requested in future
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: n/a
- 11 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
STATUS OF REVIEW: INFO
REMARKS: Please update when quadrant number is assigned by 911.
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a Karst Analysis with the Improvement Plan/Major Site Plan.
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan/Major Site Plan.
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Please note that pre- and post-development drainage maps will be required with the Improvement Plan/Major Site Plan.
- 15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Proposed stormwater management system will be reviewed as part of the Improvement Plan/Major Site Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Please verify that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC.

- 17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc...
STATUS OF REVIEW: INFO
REMARKS: Per PUD approval, please show/label use where located: dog park, community park/walking trail, playground, clubhouse.
[3/10/25] Recreational amenities are not indicated. Waiver for improvement plan has no bearing on preliminary plat review.
[4/30/25] PUD No. 250407ZP updates amenity requirements to include pickleball courts, playground, picnic table, etc. Please explicitly label on sheet 03.01.
- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments
STATUS OF REVIEW: INFO
REMARKS: Please include relevant PUD/amendments on cover site 01.01
[4/30/25] Update cover sheet to reflect approval of PUD modification.
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: No modified buffers allowed. Buffers are to meet the existing LDC requirements.
[12/2/24] Proposal still shows modified buffers. Per PUD approval, all buffers must meet LDC, no modifications without modifying PUD.
[3/10/25] Modified buffers are not allowed. Waiver for improvement plan has no bearing on preliminary plat review. [4/30/25] Concept Plan eliminates north, east, and south buffers. C-type buffer along SE 73rd Ave. PUD No. 250407ZP indicates that "Buffers may be amended per the request of Southeast 73rd Avenue, LLC, if approved by the County Landscape Architect and shall be approved by the BOCC with the Final Master Plan. "
- 20 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan
STATUS OF REVIEW: INFO
REMARKS: Residential units limited to 158, proposed shows 161.
Building heights are limited to 40' not 60'.
[12/2/24] Proposed units is 159, however residential units is limited to 158. Also, accessory structure height is limited to 20', not 40'.
[3/10/25] Accessory structure height acknowledged. Currently, only 158 units are permitted. Waiver for improvement plan has no bearing on preliminary plat review.
[4/30/25] PUD No. 250407ZP increases allowable number of units to 159. Update cover sheet to reflect approval of PUD modification.
- 21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Any waiver request to the ROW width shall require Engineer to identify water and sewer mains within the Typical Section, and confirmation of access to mains is within the required easements or ROW identified in LDC Secs 6.15.4 (water) & 6.16.4 (wastewater). Waiver approvals shall be conditional to showing the cross section with the utility mains' placement in the cross section, centered within the easement or ROW. Final review of mains and services placement remains deferred until the Improvement Plan or Site Plan stage through Development Review, as applicable.

22 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.9 - Transfer of Facilities to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities (MCU) requires the dedication of an easement or Utility Access within specified tracts at the terminus of each private roadway to accommodate the potential future extension of public water and/or sewer utilities into adjacent developments as they are constructed. The required easement shall be clearly identified on the Preliminary Plat for future reference. Plan note will be added to the Final Plat review as well.

23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: INFO

REMARKS: [04/29/2025] Although 240507ZP (PUD amendment) was approved with conditions, the buffer was a discussion point and not approved as it's proposed at the BCC hearing. The Board finalized the Condition #3 as: "Buffers may be amended if approved by the County Landscape Architect and shall be approved by the BOCC with the Final Master Plan." The pre-plat is showing as proposed PUD amendment, in which proposed buffers were not approved. At this moment, final master plan is not scheduled for BCC yet. If the proposed buffers are not approved by the Board, the Landscape Plans should be modified accordingly to be consistent with approved PUD Final Master Plan.

24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: According to the report submitted by the applicant, 39 Gopher Tortoise burrows were identified on site. Please follow the recommendation shown in the report and coordinate with FWC to relocate and mitigate listed species on site and get a permit. Please submit a relocation/mitigation plan at a later stage.



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR #30723

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/4/23

A. PROJECT INFORMATION:

Project Name: Heritage Oaks
Parcel Number(s): 48347-000-00
Section 29 Township 17 Range 23 Land Use _____ Zoning Classification _____
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 39.95 Number of Lots 159 Miles of Roads 1.44
Location of Property with Crossroads _____
Additional information regarding this submittal: off SE highway 42

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

Engineer:
Firm Name: Tillman and Associates Engineering Contact Name: Tim Brooker
Mailing Address: 1720 SE 16th City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: permits@tillmaneng.com

Surveyor:
Firm Name: JCH Consulting Group Contact Name: Chris Howson
Mailing Address: 426 SW 15th St City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: _____

Property Owner:
Owner: Southeast 73rd Ave LLC Contact Name: Patick McLaughlin
Mailing Address: 208 Florida Ave City: Coleman State: FL Zip Code: 33521
Phone # _____ Alternate Phone # _____
Email address: _____

Developer:
Developer: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

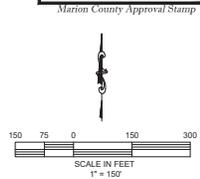
CLEAR FORM

Empowering Marion for Success

marionfl.org



PROJECT AREA = 39.95 ± AC.
PARCEL ID #48347-000-00



Marion County Approval Stamp

William & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 367-4540 Fax: (352) 367-4645
CERTIFICATE OF AUTHORIZATION #20795

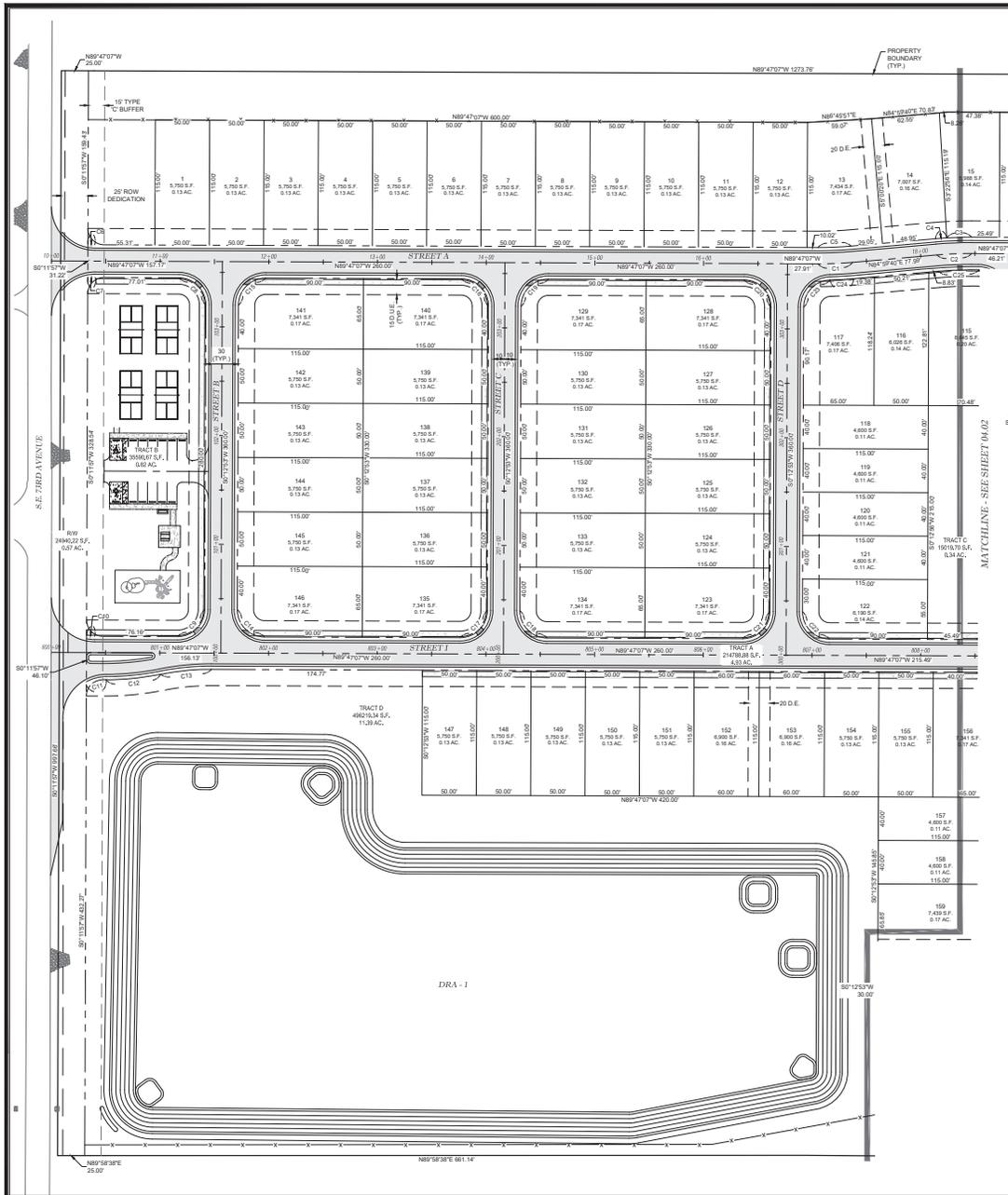
DATE	REVISIONS

PRELIMINARY PLAT
HERITAGE OAKS
MARION COUNTY, FLORIDA

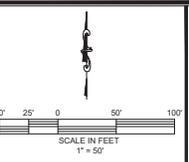
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CHECKED BY: TR
JOB NO. 22-5128

sheet 02.01

AERIAL PHOTOGRAPH



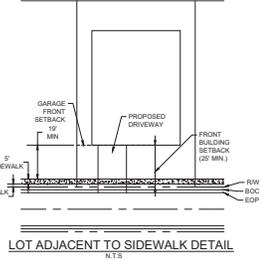
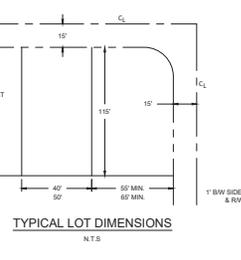
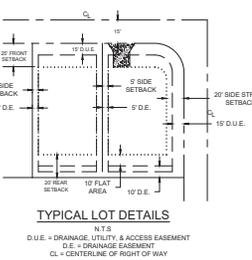
- NOTES:**
- ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 30'
 - PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15.00' UTILITY EASEMENT
 - TRACTS A, C & D ARE RESERVED FOR LANDSCAPE IRRIGATION DRAINAGE & UTILITIES MAINTENANCE, INGRESS, EGRESS, INGRESS, EGRESS AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
 - STREET RIGHT-OF-WAYS DELINEATED AS TRACT LINES COMMON AREAS
 - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
 - ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
 - HOME OWNERS ASSOCIATION SHALL BE FORMED FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS
 - WATER SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
 - H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
 - ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.



Summary

FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL SINGLE-FAMILY
 TOTAL SINGLE FAMILY LOTS: 150 LOTS
 PROJECT AREA: 39.95 ACRES
 TOTAL RESIDENTIAL AREA: 21.99 ACRES
 RESIDENTIAL DENSITY: 4.49 ACRES (TRACT A)
 TOTAL TRACTS: 4 TRACTS
 GROSS AREA: 4.03 UNITS / ACRE
 AVERAGE ROAD WIDTH: 47.00 FEET
 ROAD LENGTH: 1.38 MILES
 WATER SUPPLY: CENTRAL
 SEWAGE DISPOSAL SYSTEM: CENTRAL

BUFFERS:
 TYPE 'B' BUFFER: BUFFER SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE STAGED ROW AND BE CAPABLE OF REACHING A MAINTENANCE HEIGHT OF 6 FEET WITHIN THREE YEARS. GROUND COVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.
 TYPE 'C' BUFFER: C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUND COVERS EXCLUDING TURFGRASS SHALL COMPREHEND AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.
 MOD. C-TYPE BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUND COVERS EXCLUDING TURFGRASS SHALL COMPREHEND AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



C.L. CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	5°13'12"	350.00	31.89	31.88	S87°36'16"W
C2	5°13'12"	350.00	31.89	31.88	S87°36'16"W

CURVE DATA

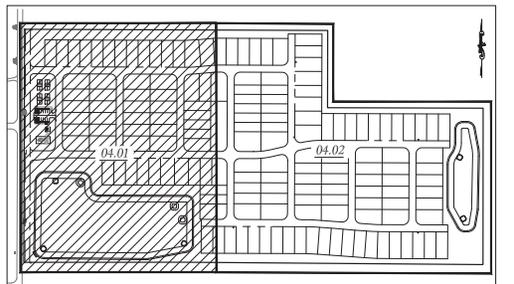
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	3°35'49"	365.00	22.91	22.91	N88°24'58"E
C4	1°37'24"	365.00	15.34	15.34	N85°48'22"E
C5	2°19'17"	350.00	30.52	30.51	N87°36'16"E
C6	10°22'32"	35.00	6.39	6.34	S84°36'21"E
C7	11°03'04"	35.00	6.70	6.74	S84°41'21"W
C8	90°00'00"	25.00	39.27	35.36	N44°47'07"W
C9	90°00'00"	25.00	39.27	35.36	N45°12'53"E
C10	12°19'19"	35.00	7.53	7.51	S83°37'21"E
C11	31°23'00"	35.00	15.17	15.93	S73°56'55"W
C12	10°54'15"	265.00	50.43	50.36	S84°11'19"W
C13	11°28'42"	235.00	47.08	47.00	S84°28'32"W
C14	90°00'00"	25.00	39.27	35.36	S44°47'07"E
C15	90°00'00"	25.00	39.27	35.36	S45°12'53"W
C16	90°00'00"	25.00	39.27	35.36	N44°47'07"W
C17	90°00'00"	25.00	39.27	35.36	N45°12'53"E
C18	90°00'00"	25.00	39.27	35.36	S44°47'07"E
C19	90°00'00"	25.00	39.27	35.36	S45°12'53"W
C20	90°00'00"	25.00	39.27	35.36	N44°47'07"W
C21	90°00'00"	25.00	39.27	35.36	N45°12'53"E
C22	90°00'00"	25.00	39.27	35.36	S44°47'07"E
C23	90°00'00"	25.00	39.27	35.36	S44°47'07"W
C24	3°22'52"	365.00	21.54	21.54	S84°10'17"W
C25	6°22'06"	335.00	37.23	37.22	S88°10'47"W

TYPE	MINIMUM				HEIGHT
	WIDTH	AREA	FRONT	REAR	
SFR - STANDARD - PRINCIPLE STRUCTURE	40'	4,800 SF	20'	10'	5'
ACCESSORY STRUCTURE	N/A	N/A	20'	10'	5'
ACCESSORY STRUCTURE + E.G. POOL, POOL SCREEN ENCLOSURE, ADDON SCREEN ENCLOSURE, OR STORAGE SHED, ETC.	N/A	N/A	20'	10'	20'

REQUIRED OPEN SPACE CALCULATIONS:
 20% OF PROJECT AREA AS MINIMUM OPEN SPACE
 PROJECT AREA = 39.95 AC.
 MINIMUM REQUIRED OPEN SPACE = 8.20 X 39.95 = 7.99 AC.

PROVIDED OPEN SPACE CALCULATIONS

TRACT	TOTAL TRACT AREA (ACRES)	TRACT OPEN SPACE		ALLOWED DEDUCTION (20% OF DRA)	TOTAL OPEN SPACE (ACRES)
		TOTAL TRACT MINIMUM (DRA)	AREA OPEN SPACE		
A	0.82	0.82	N/A	0.82	
B	0.82	N/A	0.82	0.82	
C	0.34	N/A	0.34	0.34	
D	11.39	5.55	5.84	1.11	
TOTAL				8.11	



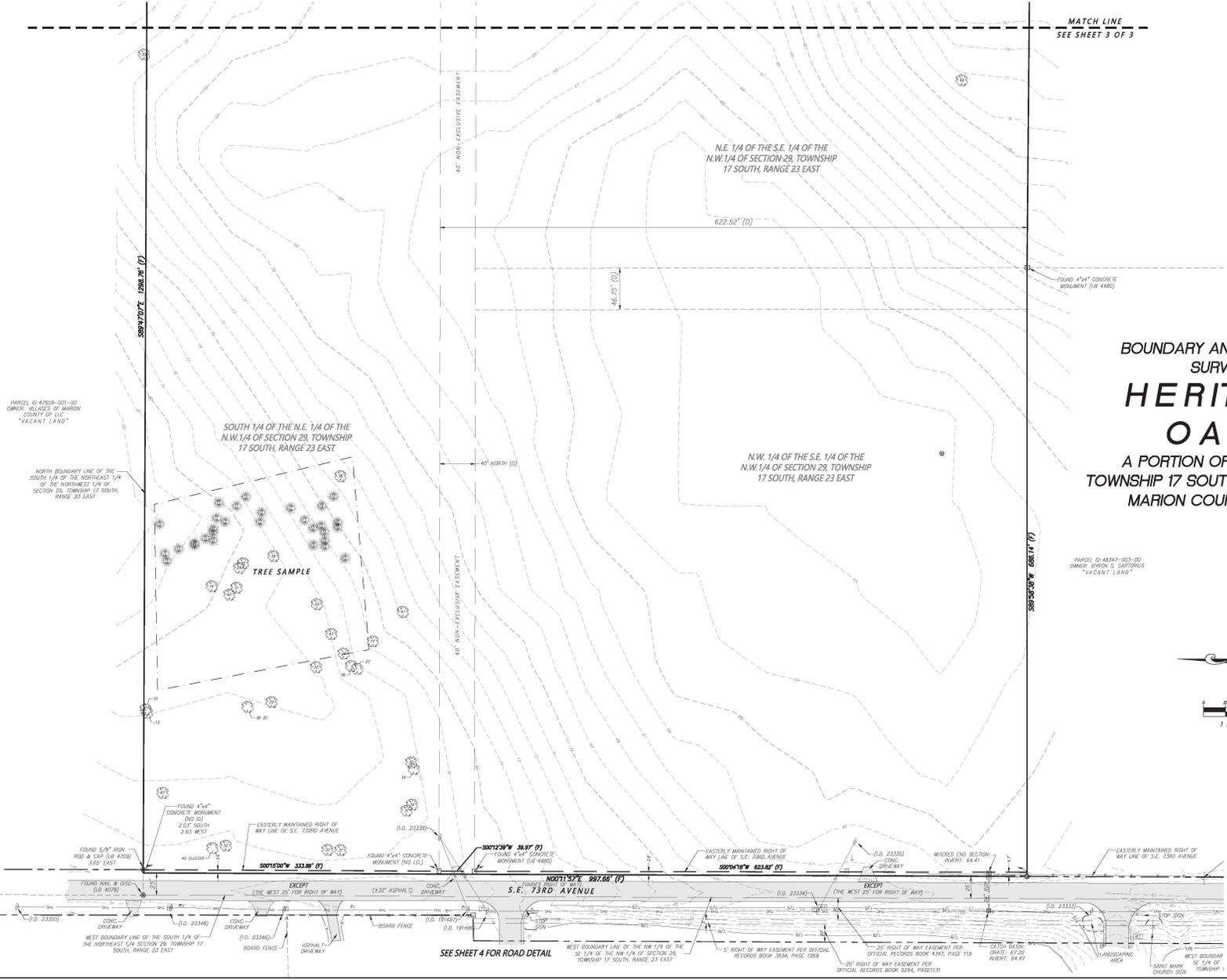
KEY MAP
 1"=382' SCALE

Miller & Associates
 ENGINEERS, L.L.C.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg. 100, Ocala, FL 34471
 Office: (352) 367-4540 Fax: (352) 367-4545
 CERTIFICATE OF AUTHORIZATION # 20796

DATE: _____
 REVISIONS: _____

PRELIMINARY PLAN
 HERITAGE OAKS
 MARION COUNTY, FLORIDA

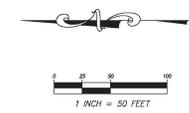
DATE: 4/16/2025
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 CHECKED BY: TB
 JOB NO.: 22-5128
 SHEET: 04.01



MATCH LINE
SEE SHEET 3 OF 3

BOUNDARY AND TOPOGRAPHIC
SURVEY FOR:
**HERITAGE
OAKS**
A PORTION OF SECTION 29,
TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PANEL ID: 48347-003-00
OWNER: BRYAN S. SARTORIUS
"VACANT LAND"



NO.	REVISIONS	BY	DATE
1.	ADDITIONAL ROADWAY		10/16/2024
2.	ADD M.C. WATER MAIN PER CR 42 ASBUILTS		11/7/2024

SCALE:	1" = 50'
APPROVED:	C.J.H.
CHECKED:	C.J.H.
DESIGNED:	M.A.
DRAWN:	M.A.

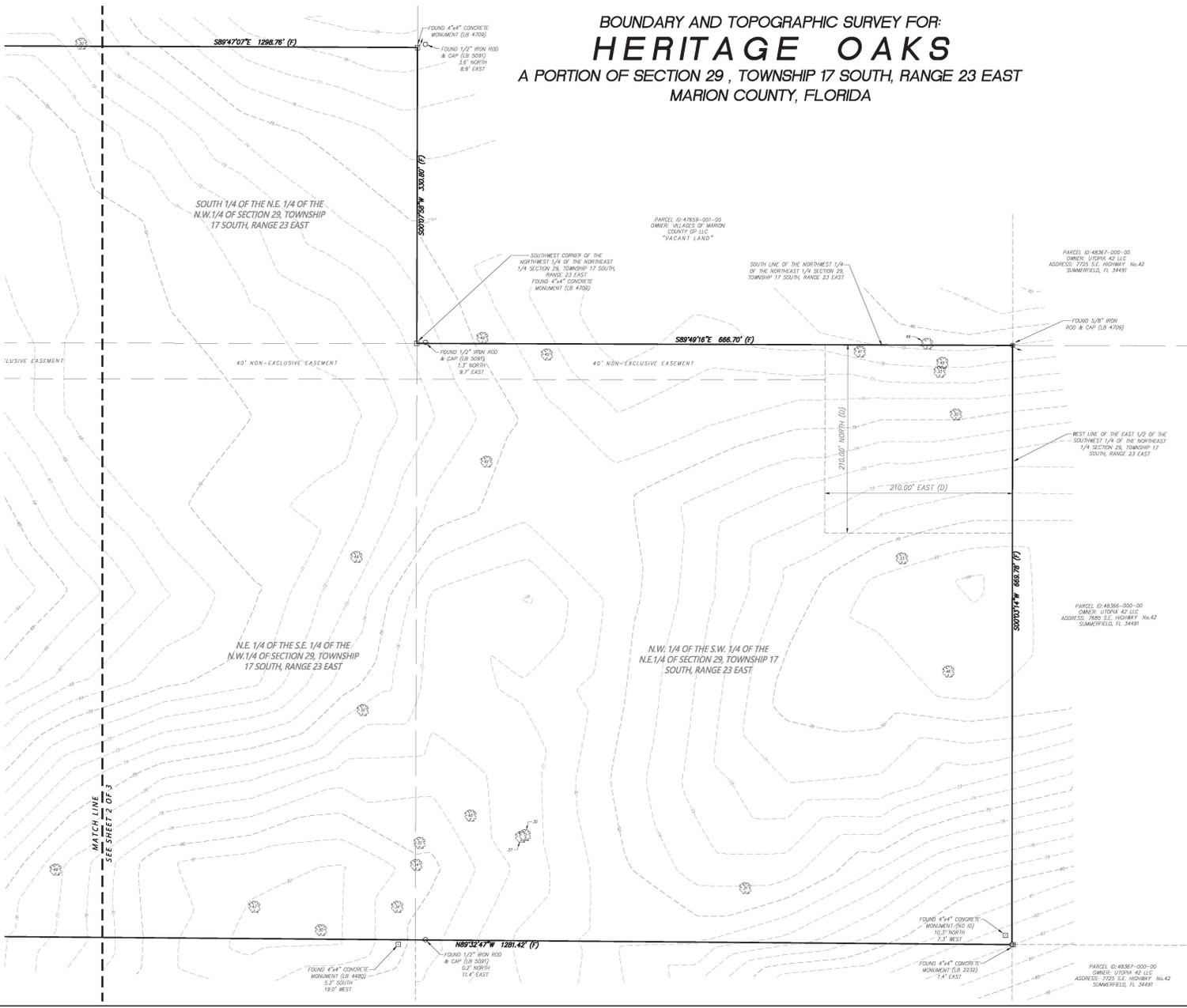
JCH
 CONSULTING ENGINEERS, P.L.L.C.
 LAND SURVEYING, ENGINEERING & PLANNING
 10000 W. UNIVERSITY BLVD., SUITE 100
 JACKSONVILLE, FLORIDA 32216
 PHONE: 904.731.1111 FAX: 904.731.1112
 WWW.JCHCONSULTING.COM

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- SOUTHEAST 73RD AVE LLC

FIELD BOOK/PAGE:
22-974 15-17
FILE: HERITAGE_OAKS

J.O.#221820
DWS.# 221820A002
SHT 2 OF 4

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
HERITAGE OAKS
 A PORTION OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



NO.	REVISIONS	BY	DATE
1.	ADDITIONAL ROADWAY		
2.	ADD M.C. WATER MAIN PER CR 42 ASBUILTS		11/17/2024
			10/16/2024

M.A.	C.J.H.	C.J.H.
DRAWN:	CHECKED:	APPROVED:
REVISIONS:	SCALE: 1" = 50'	

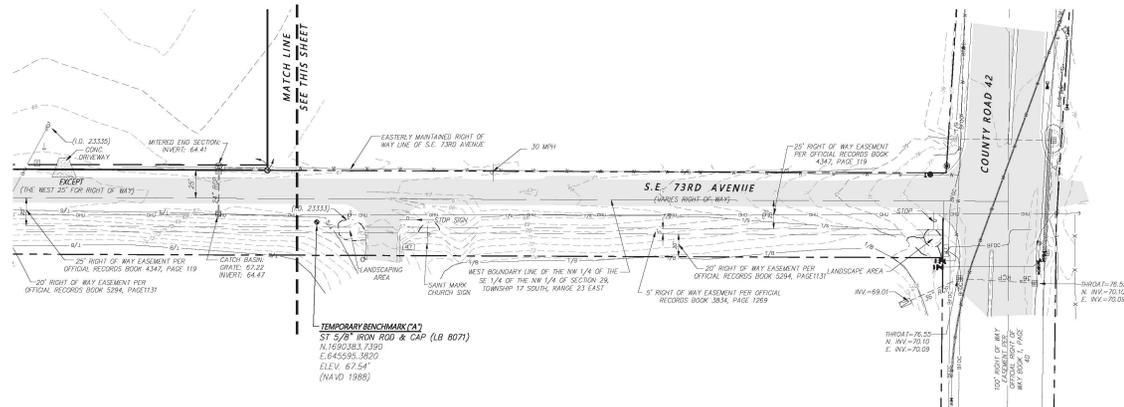
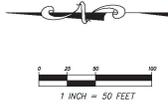
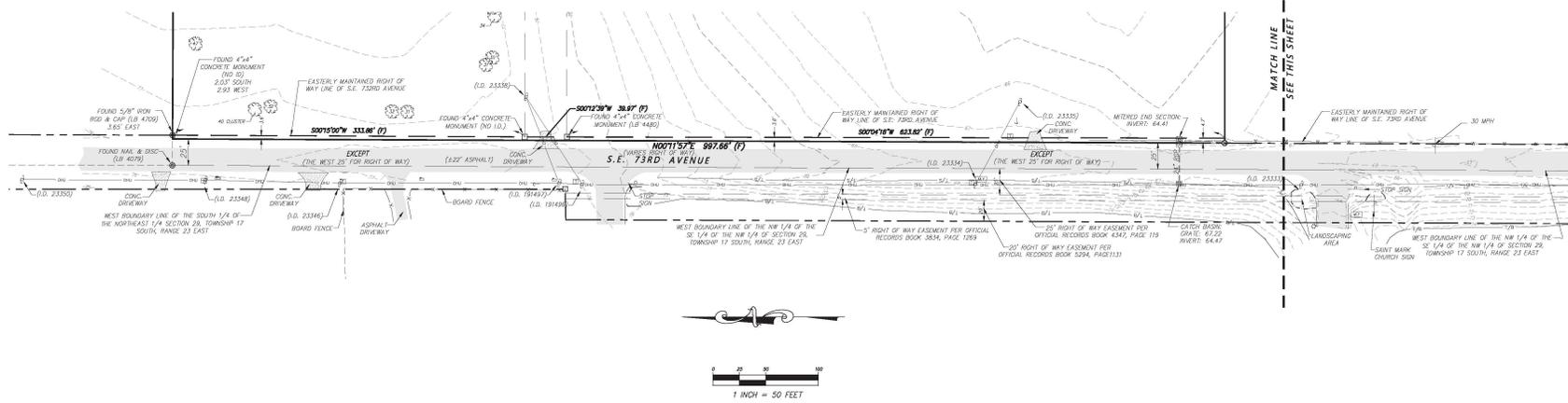
JCH
 CONSULTING SURVEYORS, P.L.L.C.
 LAND SURVEYING, ENGINEERING & E.I.C.
 1000 W. UNIVERSITY BLVD., SUITE 100
 GAINESVILLE, FL 32609
 PHONE: 352.333.1111 FAX: 352.333.1112

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- SOUTHEAST 73RD AVE LLC

FIELD BOOK/PAGE:
 22-974 15-17
 FILE: HERITAGE OAKS

J.O.#221820
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 SHT 3 OF 4

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
HERITAGE OAKS
 A PORTION OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



NO.	REVISIONS	BY	DATE
1.	ADDITIONAL ROADWAY		
2.	ADD M.C. WATER MAIN PER CR 42 ASBUILTS		

DRAWN:	M.A.
REVISIONS:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 50'

JCH
 CONSULTING ENGINEERS, P.L.L.C.
 PLANNING, ENVIRONMENTAL & LAND DEVELOPMENT SERVICES
 1000 W. UNIVERSITY AVENUE, SUITE 200
 GAINESVILLE, FLORIDA 32609
 PHONE: 352.339.1111 FAX: 352.339.1112

**PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
 -FOR-
 SOUTHEAST 73RD AVE LLC**

FIELD BOOK/PAGE:
 22-974 15-17

FILE: HERITAGE_OAKS

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 SHEET 4 OF 4