



**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

July 30, 2025

PROJECT NAME: SUNSHINE LOVE ON PLACE

PROJECT NUMBER: 2007050035

APPLICATION: FINAL PLAT #32980

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink  
STATUS OF REVIEW: INFO  
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS:
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: 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](mailto:alexander.turnipseed@marionfl.org).
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)?  
STATUS OF REVIEW: INFO  
REMARKS: Not provided.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)?  
STATUS OF REVIEW: INFO  
REMARKS: Not provided.
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: INFO

REMARKS: 7/9/25 - Traffic impact analysis (statement) will be required during any relevant site plan review.

8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS

STATUS OF REVIEW: INFO

REMARKS:

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida

STATUS OF REVIEW: INFO

REMARKS:

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities

STATUS OF REVIEW: INFO

REMARKS:

11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner

STATUS OF REVIEW: INFO

REMARKS:

12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged

STATUS OF REVIEW: INFO

REMARKS:

13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication

STATUS OF REVIEW: INFO

REMARKS:

14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney

STATUS OF REVIEW: INFO

REMARKS:

15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements

STATUS OF REVIEW: INFO

REMARKS:

16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements

STATUS OF REVIEW: INFO

REMARKS:

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities

STATUS OF REVIEW: INFO

REMARKS:

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement

STATUS OF REVIEW: INFO

REMARKS:

19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing

STATUS OF REVIEW: INFO

REMARKS:

20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Additional Right-of-Way comments

STATUS OF REVIEW: INFO

REMARKS: Checked owner on SunBiz and project list. EMW 7/10/2025

21 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale

STATUS OF REVIEW: NO

REMARKS: Please provide.

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract

STATUS OF REVIEW: NO

REMARKS: Please label the area (in square feet) of all parcels being created by this plat.

23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided?

STATUS OF REVIEW: NO

REMARKS: Please provide original subdivision name on cover page as well "A Replat of ...."

24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)?

STATUS OF REVIEW: NO

REMARKS: Recorded Developer's Agreement book/page not provided.

25 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements

STATUS OF REVIEW: NO

REMARKS: Please provide.

26 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(14) - Intent & Purpose of All Tracts Identified

STATUS OF REVIEW: NO

REMARKS:

27 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(15)(\_\_\_) - [Springs Protection Note Provided?]

STATUS OF REVIEW: NO

REMARKS: Secondary Springs Protection Overlay Zone. Please note on Cover Page.

28 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement

STATUS OF REVIEW: NO

REMARKS: Please provide on cover page.

29 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: Please provide completed Developer's Agreement required to acknowledge parcel as R-1 per zoning change 250205ZC.

30 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Street names match 9-1-1 road names

STATUS OF REVIEW: NO

REMARKS: Sheet Aerial has a label of NW 21st Street that needs to be removed as this road does not exist here.

31 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 7/9/25 - Sidewalks are required along NW 60th Ave. Staff supports a waiver for fee in-lieu-of construction to this requirement at this location. If approved, fee comes out to \$13,150.

32 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 7/9/25 - No preliminary plat could be located for this site. OCE Traffic staff supports applicant's request to waive this requirement conditional upon sidewalk comments being addressed.

33 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Include land use and zoning for project and for all adjacent properties.

34 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft

STATUS OF REVIEW: NO

REMARKS: Include location of all lot lines with dimensions and square footage.

35 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Show buffer types, locations, and dimensions of required buffering on plan.

36 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat

STATUS OF REVIEW: NO

REMARKS: Waiver requested contingent on approval.



- 37 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks  
STATUS OF REVIEW: NO  
REMARKS: Dimensions and location for existing site improvements are missing.
- 38 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 6.3.1.C(15)(b) - Flood zone determination listed  
STATUS OF REVIEW: NO  
REMARKS: Include flood zone X determination.
- 39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 2.12.24 Show location and dimensions of required land use buffering.  
STATUS OF REVIEW: NO  
REMARKS: Show buffer location and dimensions
- 40 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations  
STATUS OF REVIEW: NO  
REMARKS:
- 41 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:  
STATUS OF REVIEW: NO  
REMARKS:
- 42 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party  
STATUS OF REVIEW: NO  
REMARKS:



**Marion County  
Board of County Commissioners**

**32980**

Office of the County Engineer

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 7/29/25 Parcel Number(s): 2 162 900 101 Permit Number: AR #32980

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Sunshine Love on Place Commercial ☐ Residential ☒  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Ben Adams  
Signature: [Signature]  
Mailing Address: 2710 SE 45th Ave City: Ocala  
State: FL Zip Code: 344 0 Phone #: (352) 615-7726  
Email address: ben@newlifeocala.org

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Radcliffe Engineering, Inc. Contact Name: Mike Radcliffe, P.E.  
Mailing Address: 2611 SE Lake Weir Ave City: Ocala  
State: FL Zip Code: 34471 Phone #: (352) 629-5500  
Email address: info@radcliffeengineering.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.12.12 - Sidewalks  
Reason/Justification for Request (be specific): Request Sidewalk and Fee In Lieu Of be waived for this 2 lot plat for an existing church and single residential lot. Sidewalk is existing on east side of NW 60th Ave. No sidewalks are on the west side. Church is donating the residential lot to a Non-Profit and cost of sidewalk is exorbitant for this use.

**DEVELOPMENT REVIEW USE:**

Received By: email 7 / 29 / 25 Date Processed: 7 / 30 / 25 kah \_\_\_\_\_ Project # —2007 05003 5 AR # 3 298 0

**ZONING USE:** Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐  
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes ☐ No ☐  
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_





Project Name: Sunshine Love on Place

Sheet Name:

## Aerial Map

Drawn:

BIL

Scale:

1"=200'

Date:

06-20-2025



**MICHAEL W. RADCLIFFE ENGINEERING, INC.**

2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010  
Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 · Christopher A. Gwin P.E. #66568  
www.radcliffeengineering.com

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# Sunshine Love On Place

Located In Section 8, Township 15 South,  
Range 21 East, Marion County, Florida

**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.

**DESCRIPTION:**

**COMMENCE** AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N.89°45'33"W., ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 8, 75.00 FEET TO THE WEST RIGHT OF WAY LINE OF NORTHWEST 60TH AVENUE; THENCE N.00°05'05"E., ALONG THE SAID WEST RIGHT OF WAY LINE, 762.67 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY OF THE EAST 852.53 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE N.00°05'05"E., ALONG SAID WEST BOUNDARY, 560.23 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE S.89°45'00"E., ALONG SAID NORTH BOUNDARY, 777.53 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SAID NORTHWEST 60TH AVENUE; THENCE S.00°05'05"W ALONG SAID WEST RIGHT OF WAY LINE, 560.23 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 10.00 ACRES, MORE OR LESS.

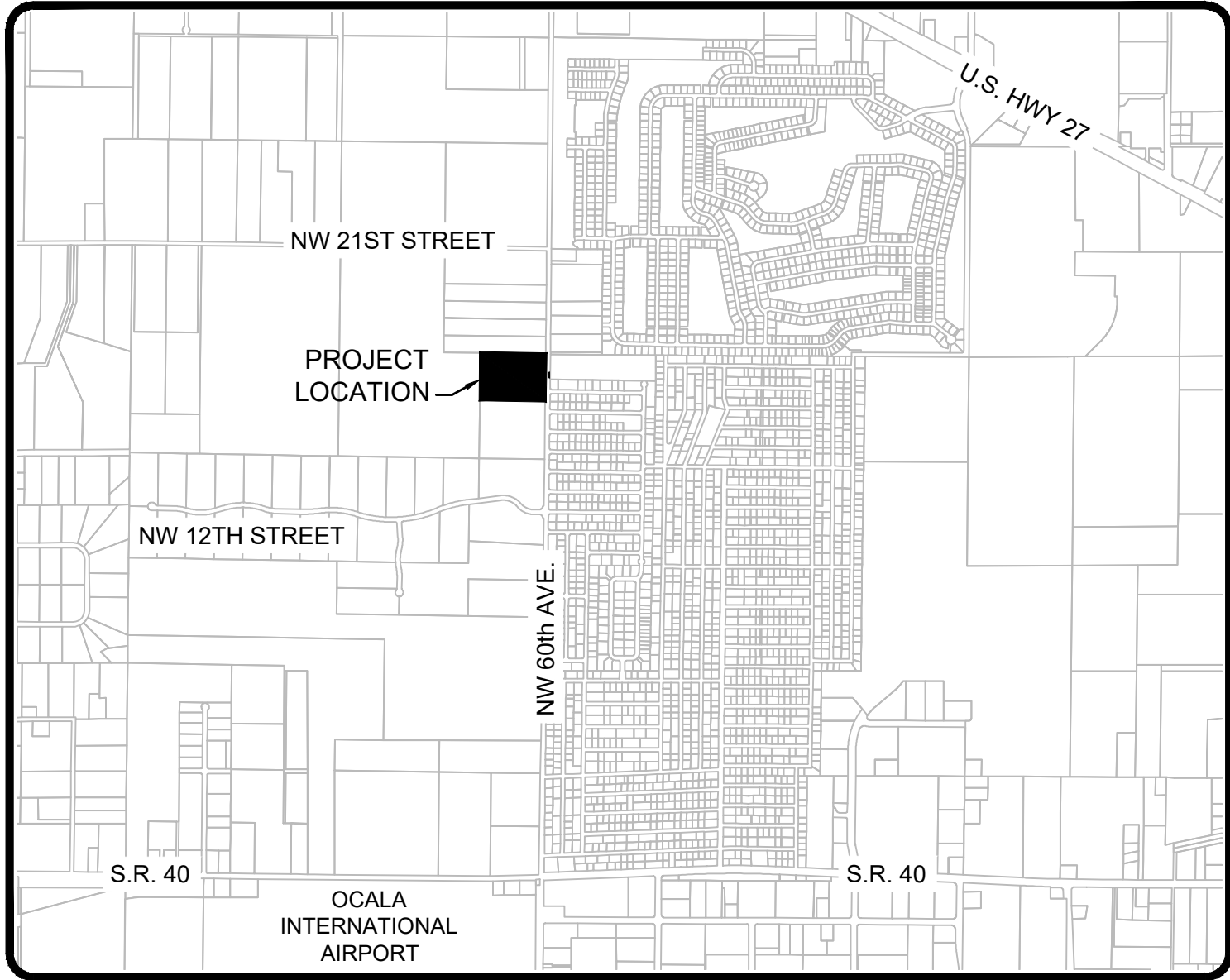
**SURVEYORS NOTES:**

- THIS PLAT IS BASED ON THE INFORMATION AND DESCRIPTION PROVIDED BY THE CLIENT.
- BASIS OF BEARING ARE GRID AND AS REFERENCED USING THE STATE PLANE COORDINATES TABLE HEREON.
- UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
- STATE PLANE COORDINATES SHOWN HEREON AREA BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENTS AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION.
- THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS OR SHOWN HEREON, ARE NOT SHOWN.
- ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
- ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
- 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 COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE, VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
- 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 PURPOSE OF INSPECTING ANY AND ALL FACILITIES STRUCTURES AND CONSTRUCTION IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION NOTES ACKNOWLEDGEMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- THIS PLAT CONTAINS 2 LOTS AND ZERO (0) MILES OF ROAD.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND OR GRANTED AND OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS 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 TO A LATER DEVELOPMENT REVIEW STAGE.
- THIS PLAT IS SUBJECT TO THE FOLLOWING AS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA:
  - MORTGAGE EXECUTED BY THE CHURCH AT WESTWOOD OF OCALA INC. , IN FAVOR OF COMMUNITY BANK & TRUST OF FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 5361 AND PAGE 15; AS MODIFIED BY INSTRUMENT RECORD IN OFFICIAL RECORDS BOOK 6034, PAGE 343; AND AS LAST ASSIGNED TO FLORIDA BAPTIST CONVENTION, INC. BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 5993, PAGE 304, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
  - SUBORDINATION AGREEMENT RECORDED 05/2/2012 IN OFFICIAL RECORDS BOOK 5361, PAGE 3 IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
  - DEVELOPERS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, AS REGARDING NO FURTHER SUBDIVISION OF THE CHURCH AT WESTWOOD PROPERTY ABSENT REZONING BY THE COUNTY WHICH WOULD ALLOW SUCH FURTHER SUBDIVISION.
- ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0503E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" – AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING.ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- ADVISORY NOTICE ~ THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR THE RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESIDENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE 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.

**SURVEYOR'S CERTIFICATE:**

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

ANDREW W. CARBAUGH P.S.M. #6787  
C & A SURVEY, INC.  
LB# 7872  
3611 E FORT KING STREET,  
OCALA, FL 34470



## Location Map

(SCALE: 1"=2000')

PREPARED BY:

MICHAEL W. RADCLIFFE ENGINEERING, INC.

CIVIL ENGINEERS  
2611 S.E. LAKE WEIR AVENUE  
OCALA, FL 34471  
(352) 629-5500 FAX (352) 629-1010  
LIC. BUS. #6198

AND

C & A SURVEY, INC  
PROFESSIONAL SURVEYOR AND MAPPERS  
3611 E FORT KING ST  
OCALA, FL 34470  
(352) 694-6566  
LIC. BUS. #7872

**DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THE CHURCH AT WESTWOOD OF OCALA, INC, A FLORIDA NOT FOR PROFIT CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "SUNSHINE LOVE ON PLACE", BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT 'A' IS AN EXISTING 40' EASEMENT RESERVED FOR ELECTRIC UTILITIES TO BE OWNED AND MAINTAINED BY SUMTER ELECTRIC COOPERATIVE, INC.

TRACT 'B' AS SHOWN HEREIN, IS A PROPOSED INGRESS/EGRESS EASEMENT HEREBY RESERVED AS PRIVATE RIGHT OF WAY, TO BE OWNED AND MAINTAINED BY THE CHURCH AT WESTWOOD OF OCALA, INC.

IN WITNESS WHEREOF, THE CHURCH WESTWOOD OF OCALA, INC, A FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS ON THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2025.

THE CHURCH AT WESTWOOD OF OCALA, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION

BY: \_\_\_\_\_  
BENJAMEN LEE ADAMS, PRESIDENT

WITNESS  
SIGNATURE \_\_\_\_\_  
PRINTED NAME \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY BENJAMEN LEE ADAMS, AS PRESIDENT OF THE CHURCH AT WESTWOOD OF OCALA, INC A FLORIDA NOT FOR PROFIT CORPORATION.

☐ PERSONALLY KNOWN  
☐ PRODUCED IDENTIFICATION \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**APPROVAL BY COUNTY OFFICIALS:** DEVELOPMENT REVIEW COMMITTEE:

BY: \_\_\_\_\_ COUNTY ENGINEERING

BY: \_\_\_\_\_ COUNTY FIRE SERVICES

BY: \_\_\_\_\_ COUNTY GROWTH SERVICES

BY: \_\_\_\_\_ COUNTY SURVEYOR

BY: \_\_\_\_\_ COUNTY UTILITIES

BY: \_\_\_\_\_ COUNTY BUILDING SAFETY

**APPROVAL BY BOARD OF COUNTY COMMISSIONERS:**

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
KATHY BRYANT, CHAIRMAN GREGORY C. HARREL  
BOARD OF COUNTY COMMISSIONERS CLERK OF THE CIRCUIT COURT  
OF MARION COUNTY, FLORIDA

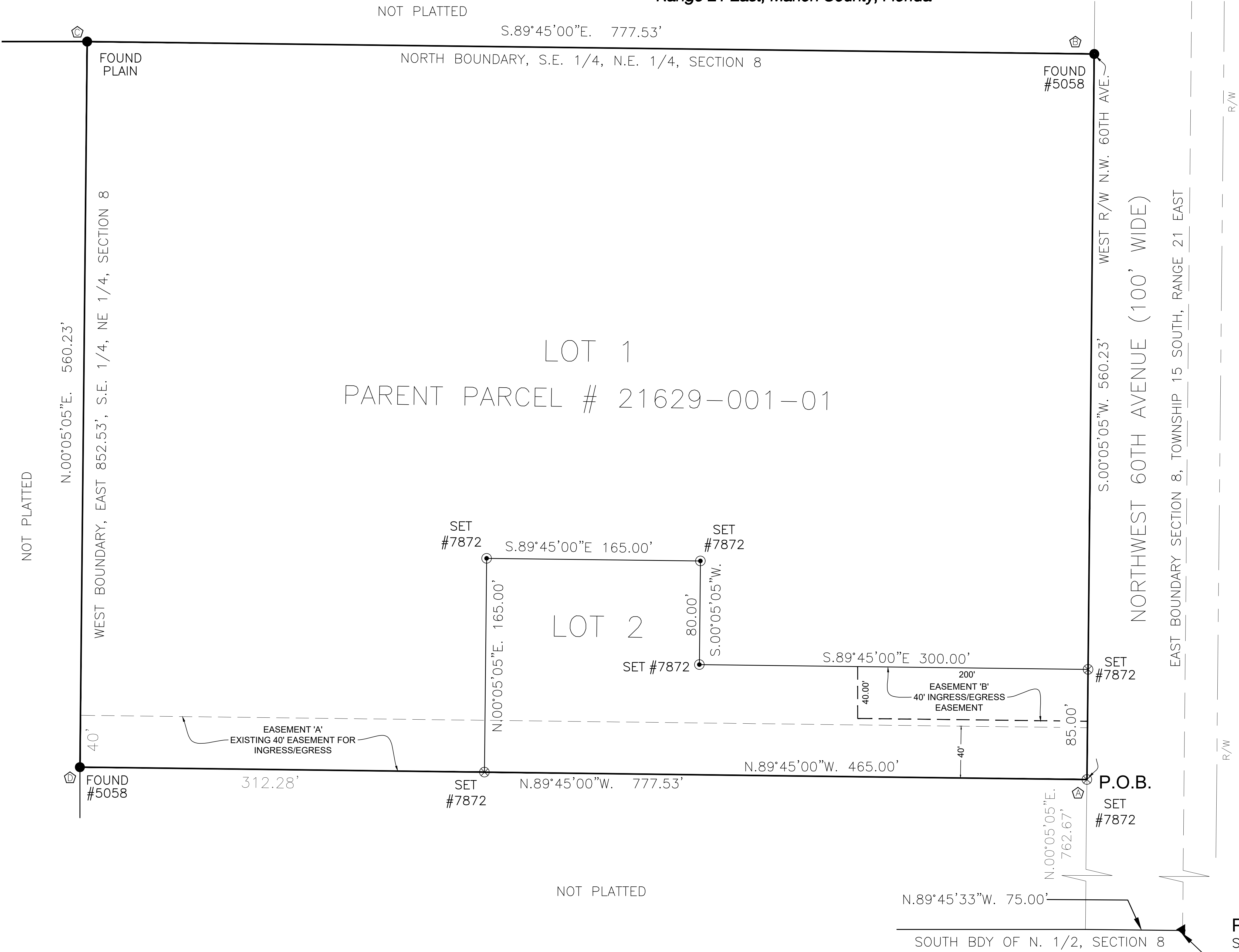
**CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:**

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "SUNSHINE LOVE ON PLACE" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY, OF \_\_\_\_\_, 2025, 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

# Sunshine Love On Place

Located in Section 8, Township 15 South,  
Range 21 East, Marion County, Florida



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

**LEGEND:**

- DESCRIPTIVE POINT
- B.F. BOARD FENCE
- C/L CENTER LINE
- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- D. CENTRAL ANGLE
- F.C. FENCE CORNER
- M.E.A. MARION ENGINEERING & ASSOC.
- M.E.C. MOORHEAD ENGINEERING CO.
- N.P. NOT PERMANENT
- O.H.P.L. OVERHEAD POWER LINE
- O.R. OFFICIAL RECORDS (BOOK & PAGE)
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT-OF-BEGINNING
- P.O.C. POINT-OF-COMMENCEMENT
- PP POWER POLE
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- R/W RIGHT-OF-WAY
- SAT. SATELLITE
- (D) DESCRIPTION
- (F) FIELD MEASURED
- (P) PLAT
- PP POWER POLE
- (R) RADIAL
- OHPL OVERHEAD POWER LINE
- V.F. VINYL/PVC FENCE
- W.F. WIRE FENCE
- 4"X4"CONCRETE MONUMENT
- IRON ROD
- NAIL & DISK
- BREAK IN LINE
- FH FIRE HYDRANT
- TB TELEPHONE BOX
- WM WATER METER BOX
- XFMR UTILITY TRANSFORMER BOX
- EL= ELEVATION (IN U.S. SURVEY FEET)
- 14' ELEVATION CONTOUR
- GS = GROUND ELEVATION AT POINT
- PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND IRON ROD & DISK AS NOTED.
- ⊗ PERMANENT REFERENCE MONUMENT (P.R.M.) SET IRON ROD (LB# 7872).
- ⊙ PERMANENT CONTROL POINT (P.C.P.) SET IRON ROD (LB# 7872).

STATE PLANE COORDINATES		
POINT	NORTHING (Y)	EASTING (X)
FOUND #5058	1770229.1795	586426.26
FOUND #5058	1770789.36	586431.74
FOUND #5058	1770799.24	585654.31
FOUND #5058	1770239.06	585648.81

AVERAGE SCALE FACTOR: 0.99994674

**P.O.C.**  
S.E. CORNER, NE 1/4, SECTION 8,  
TOWNSHIP 15 SOUTH, RANGE 21  
EAST, MARION COUNTY, FLORIDA  
-FOUND NAIL/DISK-

BENCHMARK DETAIL TABLE		
DESCRIPTION	NORTHING	EASTING
BM 'A'	1770229.498	586426.3020
BM 'B'	1770235.2358	585961.3710
BM 'C'	1770400.2275	585962.9901
BM '38'	1762410.0853	586422.8190
(OTHER BENCHMARKS EXIST ON SITE)	(AVAILABLE AS NEEDED)	

LEGEND:

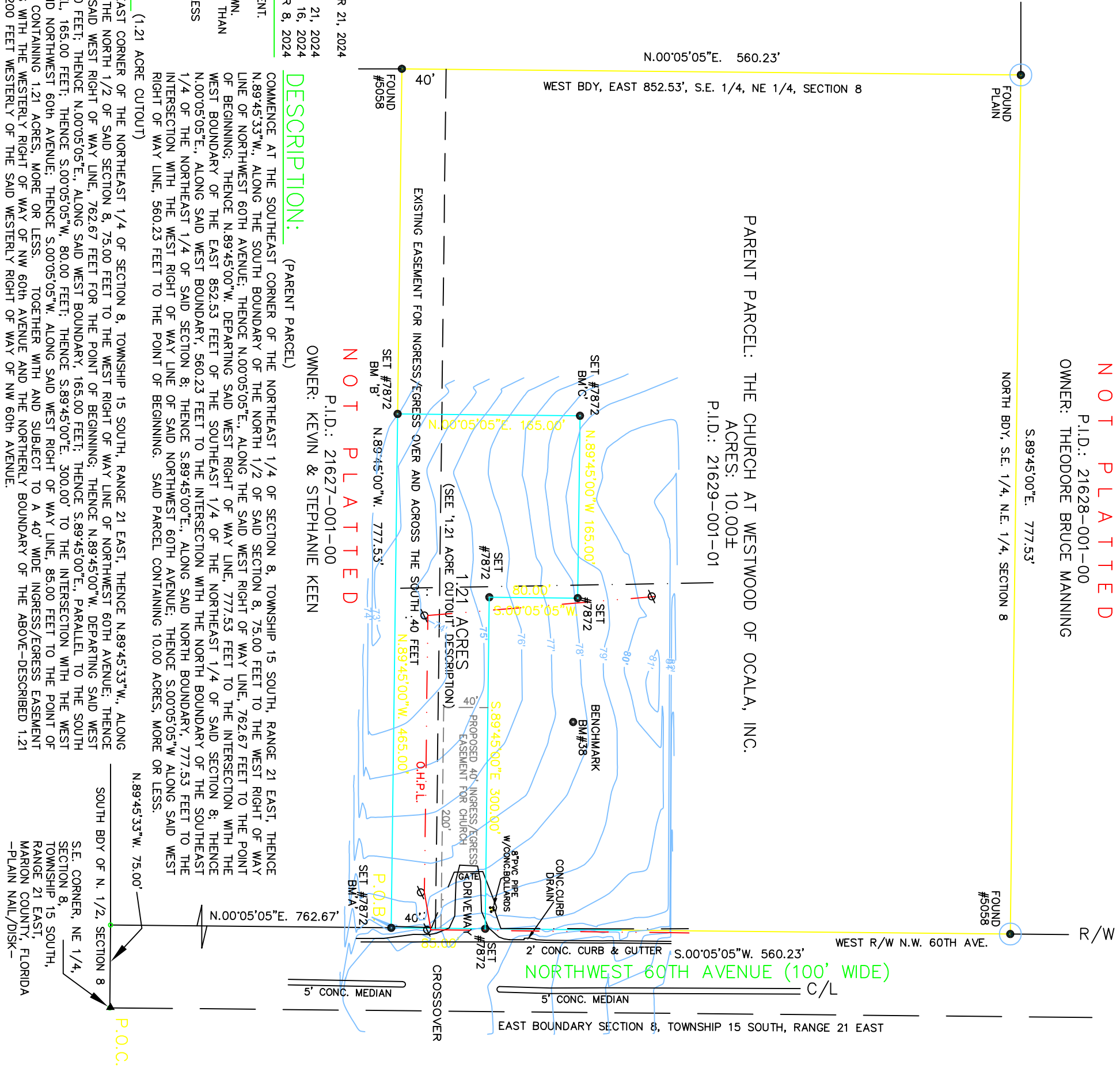
- DESCRIPTIVE POINT
- B.F. BOARD FENCE
- C/L. CENTER LINE
- CL.F. CHAIN LINK FENCE
- CONC. CONCRETE
- D. CENTRAL ANGLE
- F.C. FENCE CORNER
- M.E.A. MARION ENGINEERING & ASSOC.
- M.E.C. MOORHEAD ENGINEERING CO.
- N.P. NOT PERMANENT
- O.H.P.L. OVERHEAD POWER LINE
- O.R. OFFICIAL RECORDS (BOOK & PAGE)
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT-OF-BEGINNING
- P.O.C. POINT-OF-COMMENCEMENT
- PP. POWER POLE
- P.R.M. PERMANENT REFERENCE MONUMENT
- R. RADIUS
- R/W RIGHT-OF-WAY
- SAT. SATELLITE
- (D) DESCRIPTION
- (F) FIELD MEASURED
- (P) PLAT
- PP. POWER POLE
- (R) RADIAL
- OHPL OVERHEAD POWER LINE
- V.F. VINYL/PVC FENCE
- W.F. WIRE FENCE
- 4"x4" CONCRETE MONUMENT
- IRON ROD
- NAIL & DISK
- BREAK IN LINE
- Fire Hydrant
- TH TELEPHONE BOX
- TB TELEPHONE BOX
- WM WATER METER BOX
- XFMR UTILITY TRANSFORMER BOX
- EL=ELEVATION (IN U.S. SURVEY FEET)
- 1/4" ELEVATION CONTOUR
- GS=GROUND ELEVATION AT POINT

NOTES:

- THIS SURVEY IS BASED ON THE INFORMATION AND DESCRIPTION PROVIDED BY THE CLIENT.
- ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (°).
- UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
- THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
- ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
- ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.

ANDREW W. CARBAUGH, LICENSE NUMBER 6787  
BOARD CERTIFIED SURVEYOR AND MAPPER  
STATE OF FLORIDA

NOT PLATTED  
P.I.D.: 21627-001-00  
OWNER: KEVIN AND STEPHANIE KEEN



ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PROHIBITED. THIS SURVEY AND, COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SURVEY.

BOUNDARY AND TOPOGRAPHIC SURVEY  
CERTIFIED TO:

ISAIAH 117 HOUSE  
1705 STATE LINE RD,  
ELIZABETHTON, TN 37643

C & A SURVEY, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB #7872  
3106 E. FORT KING STREET OCALA, FLORIDA 34470  
352.694.6566 CandAsurvey.com

SCALE: 1"=100'  
F.B.: 483 PG.: 08  
FILE: 1240988