



**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

APRIL 24, 2021

JCH CONSULTING GROUP  
CHRIS HOWSON  
426 SW 15TH STREET  
OCALA, FL 34471

**SUBJECT: DRC INFORMATIONAL LETTER**  
PROJECT NAME: WEYBOURNE LANDING PHASE 1C  
PROJECT #2020110028  
APPLICATION: FINAL PLAT #25962

Dear Chris:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 3, 2021. This item will be on the consent agenda and attendance is not required.

- 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: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.

If you have any questions please contact me at (352) 671-8682 or [carla.sansone@marioncountyfl.org](mailto:carla.sansone@marioncountyfl.org).

Sincerely,

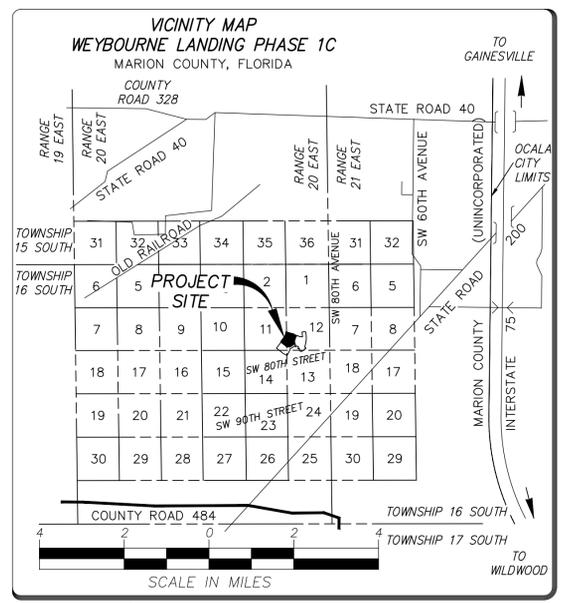
A handwritten signature in cursive script that reads "Carla Sansone". The signature is written in black ink and is positioned above the printed name and title.

Carla Sansone  
Development Review Coordinator



WEYBOURNE LANDING PHASE 1C

A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, PLAT BOOK P, PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTIONS 11, 12, 13, 14 TOWNSHIP 16 SOUTH, RANGE 20 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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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.

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.

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12. NORTHING: 1740427.4009 FEET EASTING: 570381.5670 FEET

FOUND STAINLESS STEEL ROD STAMPED V086 1990 NORTHING: 1745775.8082 FEET EASTING: 543817.8667 FEET LATITUDE: 29°07'16.02210" N LONGITUDE: 82°16'07.23060" W CONVERGENCE: -00°07'50.7" SCALE: 0.99994961

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.

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071) 426 SW 15TH STREET SURVEYOR SEAL: Ocala, Florida 34471

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553) FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOTES:

- 1. TRACT "A" SHOWN ON THIS PLAT IS A STREET TRACT. NONE OF TRACT "A" AND NONE OF THE IMPROVEMENTS FROM TIME TO TIME LOCATED ON ANY OF TRACT "A" WILL BE PART OF THE MARION COUNTY, FLORIDA PUBLIC TRANSPORTATION SYSTEM. THE DEVELOPER HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER AND ACROSS TRACT "A" FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND PASSAGE PURPOSES IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE OWNERS OF THE RESIDENTIAL BUILDING LOTS, AND TRACTS "B", "C", AND "D"; SHOWN ON THIS PLAT AND THEIR RESPECTIVE MORTGAGE HOLDERS AND OTHER INVITEES; (C) EACH NOT-FOR-PROFIT ASSOCIATION FROM TIME TO TIME GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED ON THIS PLAT PURSUANT TO THE DECLARATIONS, AND ITS INVITEES; (D) THE "COMMUNITY AMENITIES PROVIDER", AS DEFINED IN THE DECLARATIONS, AND ITS INVITEES; (E) SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICE VEHICLES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION; (F) DELIVERY AND PICKUP VEHICLES AND PERSONNEL; AND (G) SUCH OTHER PERSONS OR ENTITIES AS THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS MAY HEREAFTER DESIGNATE FROM TIME TO TIME IN WRITING.

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

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

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

BY: JEFF GOLD, CHAIRMAN BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

ATTEST: GREGORY C. HARRELL CLERK OF THE CIRCUIT COURT

CLERK OF CIRCUIT COURT I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "WEYBOURNE LANDING PHASE 1C" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS DAY OF AT AM/PM 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

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ON TOP OF THE WORLD COMMUNITIES, LLC., A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED ON THIS PLAT TO BE KNOWN AS WEYBOURNE LANDING PHASE 1C, HEREBY DEDICATES SAID LANDS AND THIS PLAT FOR THE USES AND PURPOSES SET FORTH ON THIS PLAT. SUBJECT TO THE MATTERS SET FORTH ON THIS PLAT, THE DEVELOPER HEREBY DEDICATES A PERPETUAL EASEMENT TO MARION COUNTY FOR INGRESS AND EGRESS BY SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION OVER, ACROSS AND THROUGH ALL DRAINAGE EASEMENTS, DRAINAGE RETENTION AREAS, OPEN SPACE AND TRACT "A" AS SHOWN ON THIS PLAT. THE DEVELOPER HEREBY ACKNOWLEDGES THAT ALL ROADS (TRACT "A" - PRIVATE ROADWAY) SHALL BE PRIVATELY OWNED AND MAINTAINED AND ALLOW FOR THE INSTALLATION AND MAINTENANCE OF UTILITY SERVICES AS MORE PARTICULARLY PROVIDED IN NOTE 18 HEREON. THE DEVELOPER HEREBY ACKNOWLEDGES THAT ALL DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT.

WITNESSES: ON TOP OF THE WORLD COMMUNITIES, LLC., A FLORIDA LIMITED LIABILITY COMPANY BY: WITNESS SIGNATURE PRINT NAME: KENNETH D. COLEN, PRESIDENT DEVELOPER'S ADDRESS: 8445 SOUTHWEST 80TH STREET Ocala, Florida 34481 WITNESS SIGNATURE PRINT NAME:

NOTARY ACKNOWLEDGMENT:

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2020 BY KENNETH D. COLEN, AS PRESIDENT OF ON TOP OF THE WORLD COMMUNITIES, LLC., ON BEHALF OF THE CORPORATIONS.

PERSONALLY KNOW OR PRODUCE IDENTIFICATION NOTARY PUBLIC TYPE OF IDENTIFICATION PRODUCE: PRINT NAME: NOTARY SEAL:

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

# WEYBOURNE LANDING PHASE 1C

A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, PLAT BOOK P, PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA  
A PORTION OF SECTIONS 11, 12, 13, 14 TOWNSHIP 16 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A PORTION OF CIRCLE SQUARE WOODS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 130 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 11, 12, 13 AND 14, TOWNSHIP 16 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY MOST CORNER OF TRACT "C" OF WEYBOURNE LANDING PHASE 1A, AS RECORDED IN PLAT BOOK 13, PAGE(S) 136 THROUGH 141, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID WEYBOURNE LANDING PHASE 1A PLAT THE FOLLOWING FIVE (5) COURSES: SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,075.00 FEET, A CENTRAL ANGLE OF 01°19'20", AND A CHORD BEARING AND DISTANCE OF S.22°04'56"W, 24.81 FEET; (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.81 FEET TO THE END OF SAID CURVE; (2) THENCE S.22°44'36"W, 260.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 18°41'20", AND A CHORD BEARING AND DISTANCE OF S.13°23'56"W, 241.93 FEET; (3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 243.01 FEET TO A POINT OF TANGENCY; (4) THENCE N.85°56'44"W, 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 30°32'08", AND A CHORD BEARING AND DISTANCE OF S.11°24'08"E, 434.50 FEET; (5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.68 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE ALONG THE NORTHERLY BOUNDARY LINE OF WEYBOURNE LANDING PHASE 1B, AS RECORDED IN PLAT BOOK      PAGE(S)      THROUGH      OF THE PUBLIC RECORDS OF MARION COUNTY THE FOLLOWING THREE (3) COURSES: (1) S.56°54'23"W, 545.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 70°29'55", AND A CHORD BEARING AND DISTANCE OF N.87°50'39"W, 548.28 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 584.46 FEET TO A POINT OF TANGENCY; (3) THENCE N.52°35'42"W, 766.04 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE N.37°24'14"E, 662.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 35°55'01", AND A CHORD BEARING AND DISTANCE OF N.19°26'43"E, 665.99 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 677.02 FEET TO A POINT OF TANGENCY; THENCE S.70°13'36"E, 330.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,563.00 FEET, A CENTRAL ANGLE OF 08°13'40", AND A CHORD BEARING AND DISTANCE OF S.74°20'26"E, 367.74 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 368.06 FEET TO A POINT OF TANGENCY; THENCE S.78°27'16"E, 105.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,015.00 FEET, A CENTRAL ANGLE OF 00°48'57", AND A CHORD BEARING AND DISTANCE OF S.02°44'08"W, 28.69 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.69 FEET TO THE END OF SAID CURVE; THENCE S.86°51'24"E, 129.73 FEET; THENCE S.03°44'32"W, 63.14 FEET; THENCE S.05°40'25"W, 50.83 FEET; THENCE S.89°59'48"E, 193.80 FEET; THENCE S.58°39'54"E, 81.24 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 42.26 ACRES, MORE OR LESS.

- LEGEND** UNLESS OTHERWISE NOTED
- V- = NOT TO SCALE
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CD = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - N = NORTHING (STATE PLANE COORDINATES)
  - E = EASTING (STATE PLANE COORDINATES)
  - C = CENTERLINE OF RIGHT OF WAY
  - O.R. = OFFICIAL RECORDS OF MARION COUNTY
  - R/W = RIGHT OF WAY LINE
  - LB = LICENSE BUSINESS
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  - A.E. = ACCESS EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - ac. = ACRES
  - (NR) = NOT RADIAL
  - P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
  - 8,000 = SQUARE FOOTAGE OF LOT
  - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT (LB 8071)
  - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 8071)
  - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
  - ⊙ = PERMANENT CONTROL POINT FOUND NAIL & DISC NO. LB 1221

**NOTES:**

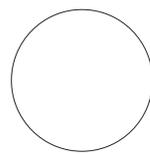
THIS PLAT IS 4 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, AND 4.

**SURVEYOR'S CERTIFICATE:**

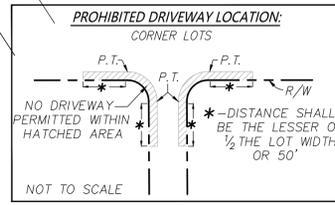
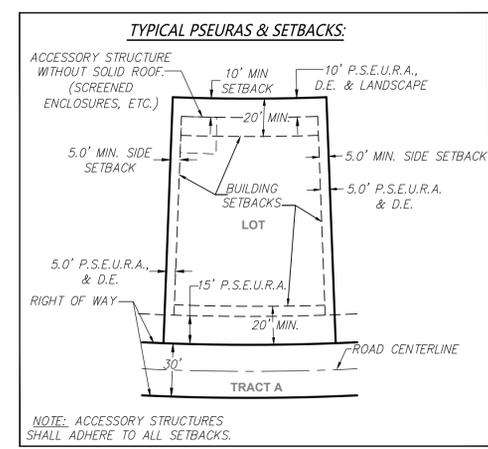
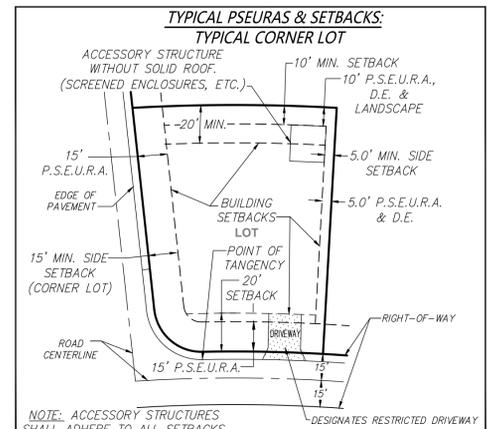
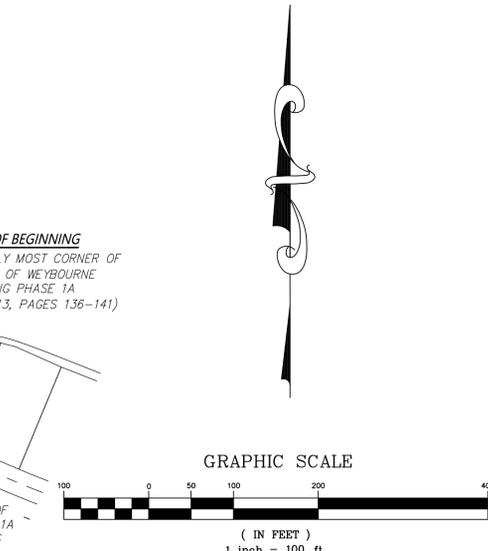
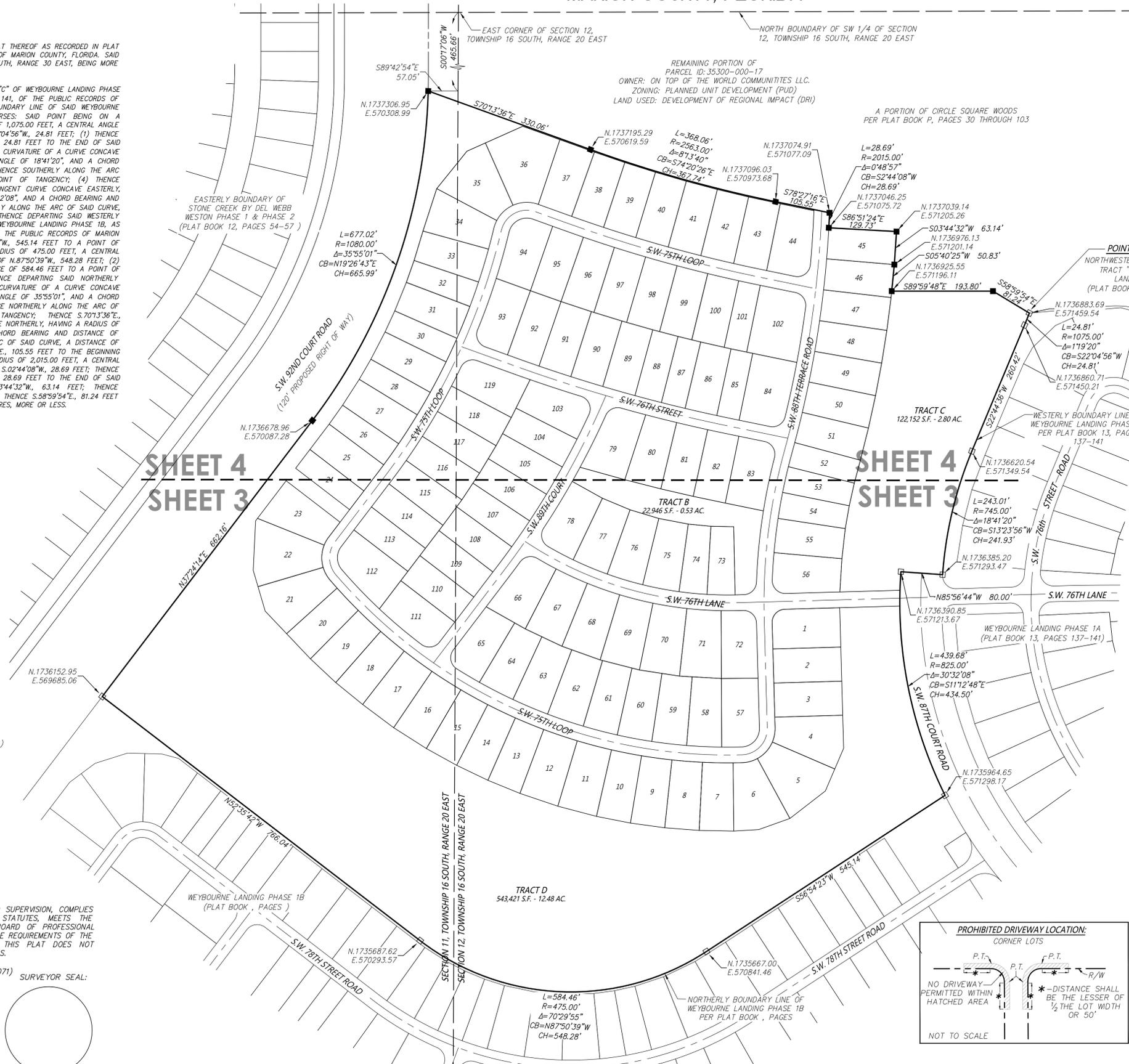
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JCH CONSULTING GROUP, INC (Licensed Business Number LB8071)  
426 SW 15TH STREET  
OCALA, FLORIDA 34471

SURVEYOR SEAL:



CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



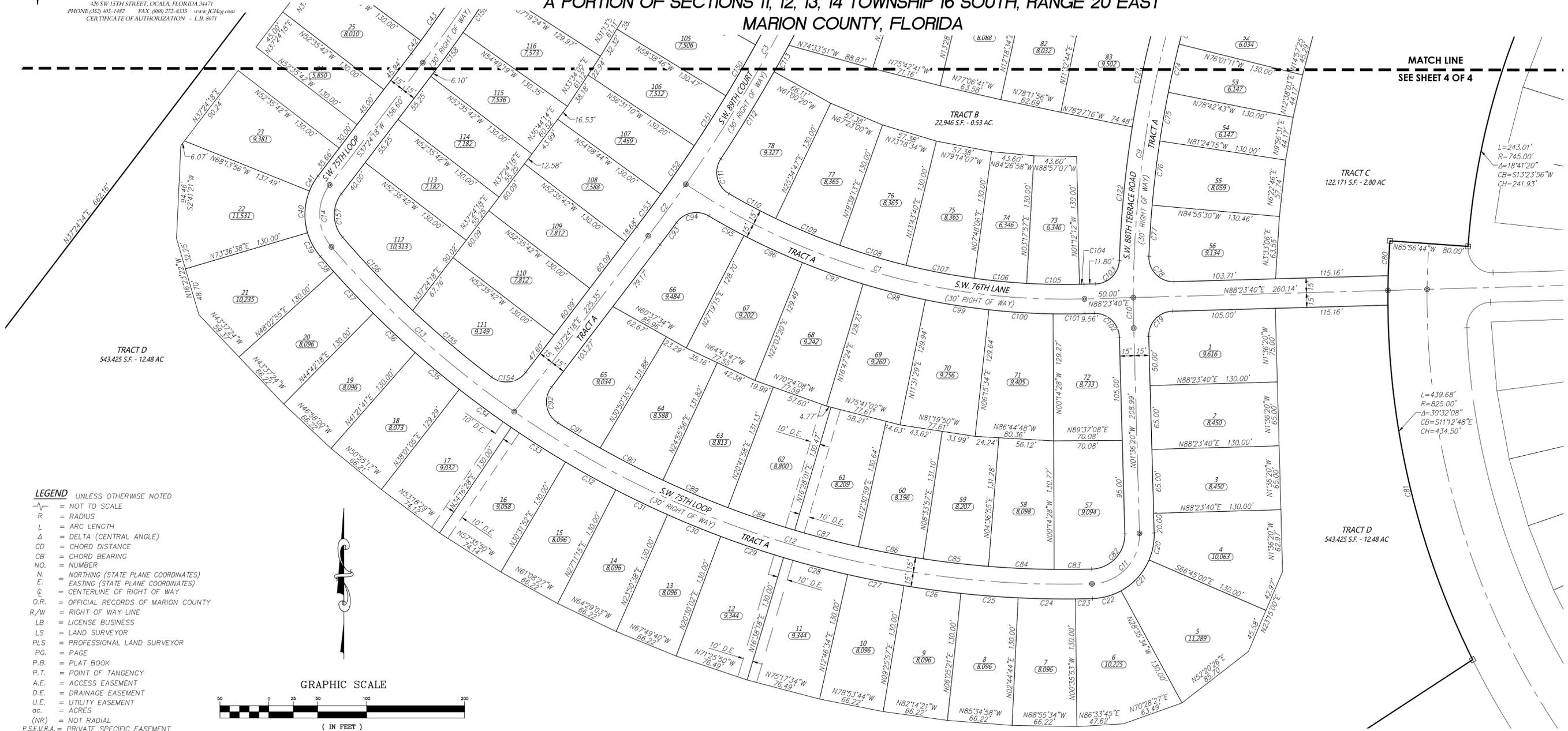
PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471



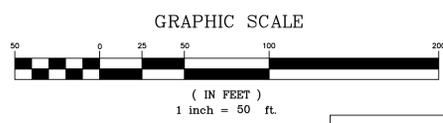
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MATCH LINE  
SEE SHEET 4 OF 4



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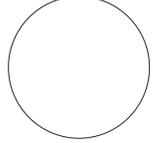
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426 SW 15TH STREET  
OCALA, FLORIDA 34471

SURVEYOR SEAL:



CHRISTOPHER J. HOWISON (LICENSE NO. LS6553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	430.33	700.00	035°13'22"	423.58	S73°59'40"E
C2	65.05	1545.00	002°24'45"	65.05	N36°11'56"E
C3	318.62	1545.00	011°48'57"	318.05	N29°05'05"E
C9	292.84	1085.00	015°27'50"	291.95	N07°45'51"E
C10	31.02	1085.00	001°38'16"	31.02	N00°47'12"W
C11	78.56	50.00	090°01'37"	70.73	N43°24'28"E
C12	625.96	990.00	036°13'37"	615.58	S73°27'55"E
C13	251.69	990.00	014°34'00"	251.02	S48°04'06"E
C14	68.23	50.00	078°11'25"	63.06	S01°41'24"E
C19	39.27	25.00	090°00'00"	35.36	S43°23'40"W
C20	28.20	65.00	024°51'21"	27.98	S10°49'20"W
C21	43.29	65.00	038°09'26"	42.49	S42°19'43"W
C22	30.65	65.00	027°00'51"	30.36	S74°54'52"W
C23	17.20	1005.00	000°58'51"	17.20	S88°54'42"W
C24	58.65	1005.00	003°20'37"	58.64	N88°55'34"W
C25	58.65	1005.00	003°20'37"	58.64	N85°34'58"W
C26	58.65	1005.00	003°20'37"	58.64	N82°14'21"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C27	58.65	1005.00	003°20'37"	58.64	N78°53'44"W
C28	67.74	1005.00	003°51'44"	67.73	N75°17'34"W
C29	67.74	1005.00	003°51'44"	67.73	N71°25'50"W
C30	58.65	1005.00	003°20'37"	58.64	N67°49'40"W
C31	58.65	1005.00	003°20'37"	58.64	N64°29'03"W
C32	58.65	1005.00	003°20'37"	58.64	N61°08'27"W
C33	65.66	1005.00	003°44'37"	65.65	N57°35'50"W
C34	65.66	1005.00	003°44'37"	65.65	N53°51'14"W
C35	58.65	1005.00	003°20'37"	58.64	N50°18'37"W
C36	58.65	1005.00	003°20'37"	58.64	N46°58'00"W
C37	58.65	1005.00	003°20'37"	58.64	N43°37'24"W
C38	20.46	1005.00	001°09'59"	20.46	N41°22'06"W
C39	27.68	65.00	024°23'45"	27.47	N28°35'14"W
C40	43.29	65.00	038°09'26"	42.49	N02°41'21"E
C41	17.74	65.00	015°38'14"	17.68	N29°35'11"E
C42	16.52	1240.00	000°45'49"	16.52	N37°01'24"E
C43	49.48	1240.00	002°17'11"	49.48	N35°29'54"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C74	50.28	1070.00	002°41'32"	50.27	S12°38'03"W
C75	50.28	1070.00	002°41'32"	50.27	S09°56'31"W
C76	65.75	1070.00	003°31'15"	65.74	S06°50'07"W
C77	52.00	1070.00	002°47'03"	51.99	S03°40'58"W
C78	40.97	25.00	093°53'47"	36.54	S44°39'27"E
C80	35.46	825.00	002°27'47"	35.46	N02°49'23"E
C81	374.19	825.00	025°59'15"	371.00	N13°29'15"W
C82	54.99	35.00	090°01'37"	49.51	N43°24'28"E
C83	38.17	975.00	002°14'36"	38.17	N89°32'35"E
C84	67.23	975.00	003°57'02"	67.21	S87°21'36"E
C85	67.23	975.00	003°57'02"	67.21	S83°24'34"E
C86	67.23	975.00	003°57'02"	67.21	S79°27'32"E
C87	67.23	975.00	003°57'02"	67.21	S75°30'30"E
C88	72.03	975.00	004°13'57"	72.01	S71°25'00"E
C89	72.03	975.00	004°13'57"	72.01	S67°11'03"E
C90	72.03	975.00	004°13'57"	72.01	S62°57'05"E
C91	50.17	975.00	002°56'55"	50.17	S59°21'39"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C92	41.58	25.00	095°17'30"	36.95	S10°14'27"E
C93	28.23	1560.00	001°02'12"	28.23	S36°53'12"W
C94	36.76	25.00	084°15'26"	33.54	S78°29'49"W
C95	41.24	715.00	003°18'17"	41.23	N61°01'36"W
C96	65.71	715.00	005°15'55"	65.68	N65°18'43"W
C97	65.71	715.00	005°15'55"	65.68	N61°06'29"W
C98	65.71	715.00	005°15'55"	65.68	N75°50'33"W
C99	65.71	715.00	005°15'55"	65.68	N81°06'29"W
C100	65.71	715.00	005°15'55"	65.68	N86°22'24"W
C101	32.44	715.00	002°35'59"	32.44	S89°41'39"W
C102	39.27	25.00	090°00'00"	35.36	N46°36'20"W
C103	37.69	25.00	086°22'52"	34.22	N45°12'14"E
C104	4.81	685.00	000°24'09"	4.81	N88°35'44"E
C105	53.83	685.00	004°30'09"	53.82	S88°57'07"E
C106	53.83	685.00	004°30'09"	53.82	S84°26'58"E
C107	70.85	685.00	005°55'34"	70.82	S79°14'07"E
C108	70.85	685.00	005°55'34"	70.82	S73°18'34"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C109	70.85	685.00	005°55'34"	70.82	S67°23'00"E
C110	54.09	685.00	004°31'28"	54.08	S62°09'29"E
C111	40.74	25.00	093°21'46"	36.38	S13°12'52"E
C112	104.04	1560.00	003°49'16"	104.02	S31°33'23"W
C113	30.87	1560.00	001°08'01"	30.87	S29°04'45"W
C114	103.74	1100.00	005°24'13"	103.71	N11°48'55"E
C115	103.74	1100.00	007°06'01"	103.71	N05°33'48"E
C116	103.74	1100.00	007°06'01"	103.71	N05°33'48"E
C117	103.74	1100.00	007°06'01"	103.71	N05°33'48"E
C118	103.74	1100.00	007°06'01"	103.71	N05°33'48"E
C119	103.74	1100.00	007°06'01"	103.71	N05°33'48"E
C120	103.74	1100.00	007°06'01"	103.71	N05°33'48"E
C121	103.74	1100.00	007°06'01"	103.71	N05°33'48"E
C122	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C123	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C124	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C125	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C126	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C127	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C128	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C129	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C130	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C131	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C132	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C133	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C134	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C135	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C136	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C137	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C138	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C139	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C140	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C141	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C142	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C143	136.31	1100.00	007°06'01"	136.23	N05°33'48"E

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

# WEYBOURNE LANDING PHASE 1C

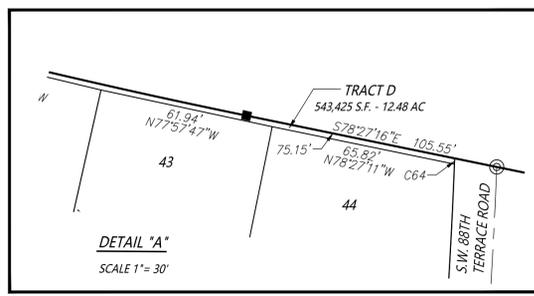
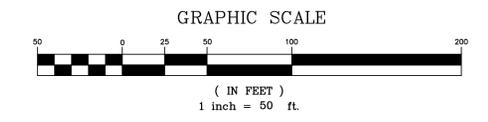
A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, PLAT BOOK P, PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA  
A PORTION OF SECTIONS 11, 12, 13, 14 TOWNSHIP 16 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C3	318.62	1545.00	011°48'57"	318.05 N29°05'05"E
C4	186.47	3000.00	003°33'41"	186.44 S72°00'26"E
C5	244.34	3000.00	004°40'00"	244.27 S76°07'16"E
C6	148.19	2000.00	004°14'43"	148.16 N04°22'50"E
C7	290.29	2000.00	008°18'58"	290.03 N10°39'41"E
C8	23.62	2000.00	000°40'36"	23.62 N15°09'28"E
C15	288.59	1255.00	013°10'31"	287.95 S30°49'03"W
C16	234.91	1255.00	010°43'29"	234.57 S18°52'03"W
C17	84.01	50.00	096°16'06"	74.47 S61°38'21"W
C18	389.17	2710.00	008°13'40"	388.83 N74°20'26"W
C42	16.52	1240.00	000°45'49"	16.52 N37°01'24"E
C43	49.48	1240.00	002°17'11"	49.48 N35°29'54"E
C44	65.54	1240.00	003°01'43"	65.54 N32°50'27"E
C45	49.48	1240.00	002°17'11"	49.48 N30°11'00"E
C46	65.54	1240.00	003°01'43"	65.54 N27°31'33"E
C47	49.48	1240.00	002°17'11"	49.48 N24°52'06"E
C48	65.54	1240.00	003°01'43"	65.54 N22°12'39"E
C49	49.48	1240.00	002°17'11"	49.48 N19°33'13"E
C50	65.54	1240.00	003°01'43"	65.54 N16°53'46"E
C51	40.61	1240.00	001°52'36"	40.61 N14°26'36"E
C52	16.29	65.00	014°21'21"	16.24 N20°40'59"E
C53	43.29	65.00	038°09'26"	42.49 N46°56'22"E
C54	49.48	65.00	043°45'19"	48.44 N87°53'45"E
C55	9.13	2695.00	000°11'38"	9.13 S70°19'25"E
C56	64.59	2695.00	001°22'23"	64.59 S71°06'26"E
C57	64.59	2695.00	001°22'23"	64.59 S72°28'49"E
C58	64.59	2695.00	001°22'23"	64.59 S73°51'13"E
C59	64.59	2695.00	001°22'23"	64.59 S75°13'36"E
C60	64.59	2695.00	001°22'23"	64.59 S76°36'00"E
C61	54.94	2695.00	001°10'05"	54.94 S77°52'14"E
C62	42.03	25.00	096°19'14"	37.25 N53°23'07"E
C63	103.22	1946.78	003°02'16"	103.21 N03°44'07"E
C64	2.03	1985.00	000°03'31"	2.03 N02°12'59"E
C65	59.32	2015.00	001°41'12"	59.32 S03°59'12"W
C66	59.32	2015.00	001°41'12"	59.32 S05°40'25"W
C67	59.32	2015.00	001°41'12"	59.32 S07°21'37"W
C68	59.32	2015.00	001°41'12"	59.32 S09°02'49"W
C69	59.32	2015.00	001°41'12"	59.32 S10°44'02"W
C70	59.32	2015.00	001°41'12"	59.32 S12°25'14"W
C71	59.32	2015.00	001°41'12"	59.32 S14°06'26"W
C72	19.18	2015.00	000°32'44"	19.18 S15°13'24"W
C73	28.31	1070.00	001°30'56"	28.30 S14°44'18"W
C74	50.28	1070.00	002°41'32"	50.27 S12°38'03"W
C75	50.28	1070.00	002°41'32"	50.27 S09°56'31"W
C113	30.87	1560.00	001°08'01"	30.87 S29°04'45"W
C114	110.56	1560.00	004°03'39"	110.54 S26°28'54"W
C115	35.39	25.00	081°06'01"	32.51 S65°00'05"W
C116	48.70	2623.55	001°03'49"	48.70 N74°55'17"W
C117	60.96	3015.00	001°09'30"	60.95 N75°57'11"W
C118	60.95	3015.00	001°09'30"	60.95 N77°06'41"W
C119	40.20	3015.00	000°45'51"	40.20 N78°04'21"W
C120	40.57	25.00	092°58'18"	36.26 N31°58'07"W
C121	103.74	1100.00	005°24'13"	103.71 N11°48'55"E
C123	105.97	1985.00	003°03'31"	105.95 N12°11'11"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C124	38.32	25.00	087°49'47"	34.68 N57°37'50"E
C125	28.49	2985.00	000°32'49"	28.49 S78°10'52"E
C126	62.18	2985.00	001°11'37"	62.18 S77°18'39"E
C127	46.76	2985.00	000°53'51"	46.76 S76°15'55"E
C128	52.21	2506.30	001°11'37"	52.21 S75°19'04"E
C129	64.05	2985.00	001°13'46"	64.05 S74°11'58"E
C130	64.05	2985.00	001°13'46"	64.05 S72°58'12"E
C131	64.05	2985.00	001°13'46"	64.05 S71°44'26"E
C132	46.85	2985.00	000°53'57"	46.85 S70°40'34"E
C133	40.38	25.00	092°32'44"	36.13 S23°57'14"E
C134	103.92	1270.00	004°41'18"	103.89 S19°58'29"W
C135	91.44	1270.00	004°07'32"	91.42 S15°34'04"W
C136	58.81	35.00	096°16'06"	52.13 S61°38'21"W
C137	43.70	2725.00	000°55'08"	43.70 N70°41'10"W
C138	62.43	2725.00	001°18'45"	62.42 N71°48'06"W
C139	62.43	2725.00	001°18'45"	62.42 N73°06'51"W
C140	62.43	2404.30	001°29'16"	62.43 N74°25'37"W
C141	60.73	2725.00	001°16'37"	60.73 N75°43'18"W
C142	60.73	2725.00	001°16'37"	60.73 N76°59'55"W
C143	38.87	2725.00	000°49'03"	38.87 N78°02'45"W
C144	37.54	25.00	086°01'40"	34.11 N35°26'26"W
C145	106.84	1985.00	003°05'02"	106.83 N09°06'54"E
C146	102.33	3015.00	001°56'41"	102.33 N71°57'07"W
C147	42.68	25.00	097°48'41"	37.68 N24°01'07"W
C148	52.50	1530.00	001°57'58"	52.50 N25°52'13"E
C149	60.09	1530.00	002°15'01"	60.09 N27°58'42"E
C150	60.09	1530.00	002°15'01"	60.09 N30°13'43"E
C158	49.36	1270.00	002°13'37"	49.36 S36°17'30"W
C159	55.45	1270.00	002°30'05"	55.44 S33°55'38"W
C160	55.45	1270.00	002°30'05"	55.44 S31°25'33"W
C161	55.45	1270.00	002°30'05"	55.44 S28°55'28"W
C162	40.00	1270.00	001°48'17"	40.00 S26°46'17"W
C163	36.61	25.00	083°54'16"	33.43 S67°49'16"W
C164	39.63	3015.00	000°45'11"	39.63 N70°36'11"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°19'29"W	42.33
L2	N78°19'29"W	11.78



- LEGEND** UNLESS OTHERWISE NOTED
- = NOT TO SCALE
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CD = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING (STATE PLANE COORDINATES)
  - CL = CENTERLINE OF RIGHT OF WAY
  - O.R. = OFFICIAL RECORDS OF MARION COUNTY
  - 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
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - ac = ACRES
  - (NR) = NOT RADIAL
  - P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
  - 8,000 = SQUARE FOOTAGE OF LOT
  - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT (LB 8071)
  - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 8071)
  - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
  - ⊙ = PERMANENT CONTROL POINT FOUND NAIL & DISC NO. LB 1221

**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.

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071)  
426 SW 15TH STREET  
OCALA, FLORIDA 34471

**SURVEYOR SEAL:**

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

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471