



SUBMITTAL SUMMARY REPORT
33543

PLAN NAME:	CALESA TOWNSHIP - CHESTNUT GROVE (REVISION TO AR #32356)	LOCATION:	5575 SW 67TH AVENUE RD OCALA,
APPLICATION DATE:	10/24/2025	PARCEL:	35300-000-14
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/29/2025	11/19/2025	12/23/2025	Requires Re-submit
OCE: Plan Review (DR) v.	02/02/2026	02/09/2026	02/10/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
911 Management (DR) (911 Management)		11/19/2025	11/12/2025	Approved	
Comments	N/A 2.14.1.A - Master Plan submitted (for phased subdivisions) YES 6.4.3.J - Legal description matches boundary on plan YES 2.12.22 - All lots identified YES 2.18.2.1 - Roads show connectivity YES 2.12.28 - Correct road names supplied YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	11/19/2025	12/23/2025	Approved	
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	11/19/2025	11/20/2025	Approved	
Landscape (Plans) (Parks and Recreation)		11/19/2025	11/12/2025	Approved	
Comments	N/A 2.12.18 - All trees 10" DBH and larger N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone N/A 6.8.4 - Landscape area requirements for non-residential development YES 6.8.5 - Landscape area requirements for residential and mixed use developments YES 6.8.6 - Buffers INFO Additional Landscape comments Revision does not change buffer type or dimension of previously approved preliminary plan				

SUBMITTAL SUMMARY REPORT (33543)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/19/2025	11/12/2025	Approved
<i>Comments</i>	<p>YES 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot) 10/29/25-fee due with resubmittal</p> <p>N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.</p> <p>N/A 2.17.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department</p> <p>N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC</p> <p>N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC</p> <p>N/A 2.1.3 - Order of plan approval</p> <p>YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan</p> <p>YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions</p> <p>YES 2.12.4.A - Type of application</p> <p>YES 2.12.4.B - Project name centered at top of front page</p> <p>YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet</p> <p>YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan</p> <p>YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet</p> <p>YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval</p> <p>YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.</p> <p>YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township</p> <p>YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp</p> <p>YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering</p> <p>INFO 2.12.4.K - List of approved waivers, conditions, date of approval 10/30/25-add waivers if requested in future</p> <p>YES 2.12.4.L(1) - Parcel number</p> <p>YES 2.12.7 - Digital version of plan</p> <p>N/A 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.</p> <p>YES 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)</p> <p>YES 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.)</p> <p>YES 6.2.1.B - Plans shall be legible and meet typical industry standards</p> <p>YES 6.2.1.C- Standardized sheet size shall be 24" x 36"</p> <p>YES 6.2.1.F - North arrow, graphic drawing, & written scale</p> <p>N/A 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements</p> <p>INFO Additional Development Review Comments 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.</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/19/2025	11/26/2025	Informational
Comments	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p> <p>EMW 11.26.2025</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/19/2025	11/12/2025	Approved
Comments	<p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals.</p> <p>YES 2.12.13/14/15 - General Exhibits submitted with 32356</p> <p>INFO 2.12.19 - Existing Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.</p> <p>INFO 2.12.19 - Proposed Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan .LDC section on easements widths was recently updated. Required easements for this plan and future plat will be based on the revised code.</p> <p>N/A 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>INFO 2.12.22 - Stormwater Tract/Right-of-Way The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.</p> <p>INFO 2.12.32 - Stormwater Analysis Map Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>INFO 6.13 - Stormwater Management Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.</p> <p>INFO 6.10 - Karst Topography and High Recharge Areas Karst Analysis Identified an area requiring remediation (K-1). Details regarding the remediation to be included with the improvement plan.</p> <p>INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/19/2025	11/12/2025	Requires Re-submit
Comments YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale NO 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old Please provide. YES 6.4.3.B - Provide lot and tract areas and dimensions YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations YES 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management) YES 6.4.3.E - Locate and identify all easements PEND 6.4.3.F - The location of the existing one percent (100-year) flood plain YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS NO 6.4.3.H - Provide a current topographic survey Please provide. YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply NO 6.4.3.J - Metes and bounds description legal description Please provide. NO 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted Please provide. YES 6.4.3.L - Show all apparent means of access on site to adjoining properties N/A 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities N/A Additional Survey comments				

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	11/19/2025	11/21/2025	Approved
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Utilities (OCE Plans) (Utilities)		11/19/2025	12/08/2025	Approved
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Comments Parcel 35300-000-14 will be served by the Bay Laurel Center Community Development District (CDD). A utilities letter was previously received from the utility provider confirming adequate capacity and availability to serve this project.				
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OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	02/09/2026	02/09/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/09/2026	02/06/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	02/09/2026	02/10/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/09/2026	02/04/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/09/2026	02/09/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/09/2026	02/04/2026	Informational
<p>Comments</p> <p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/09/2026	02/03/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/09/2026	02/04/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/09/2026	02/02/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/09/2026	02/05/2026	Approved
<p>Comments</p> <p>Previously approved: Parcel 35300-000-14 will be served by the Bay Laurel Center Community Development District (CDD). A utilities letter was previously received from the utility provider confirming adequate capacity and availability to serve this project.</p>				



Marion County Board of County Commissioners

33543

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/23/2025

A. PROJECT INFORMATION:

Project Name: Calesa Township - Chestnut Grove

Parcel Number(s): 35300-000-14

Section 5&6, Township 16S, Range 21E Land Use DRI High Res Zoning Classification PUD

Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐

Type of Plan: PRELIMINARY PLAT

Property Acreage 102.2 Number of Lots 272 Miles of Roads 3.19

Location of Property with Crossroads SW corner of SW 52nd Street and SW 67th Avenue Road

Additional information regarding this submittal: Revision to AR# 32356

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, LLC Contact Name: Cameron Hines, P.E

Mailing Address: 1720 SE 16th Ave Bldg 100 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, Inc Contact Name: Christopher J. Howson

Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471

Phone # 352-405-1482 Alternate Phone #

Email(s) for contact via ePlans: Chris@jchcg.com

Property Owner:

Owner: Colen Built Development, L.L.C. Contact Name: Kenneth D. Colen

Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481

Phone # 352-387-7480 Alternate Phone #

Email address: LD_Permits@colenbuilt.net

Developer:

Developer: same as above Contact Name:

Mailing Address: City: State: Zip Code:

Phone # Alternate Phone #

Email address:

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

- PERMITS:
1. MARION COUNTY - PRELIMINARY PLAN
 2. MARION COUNTY - IMPROVEMENT PLAN
 3. S.W.F.W.D. - E.R.P.
 4. FDEP - POTABLE WATER
 5. FDEP - SANITARY SEWER
 6. FDEP - OTHER (BY OTHERS)



APPROVED WAIVERS:

6.12.2.A - Right-of-way - APPROVED USE OF 30' R/W'S WITHIN THE SUBDIVISION CONTINGENT ON THE COUNTY ENGINEER'S SATISFACTION ON THE EASEMENT LANGUAGE - APPROVED MARCH 10, 2025.

PRELIMINARY PLAT

CALESA TOWNSHIP - CHESTNUT GROVE

SECTION 5 & 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST &
SECTION 31 & 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

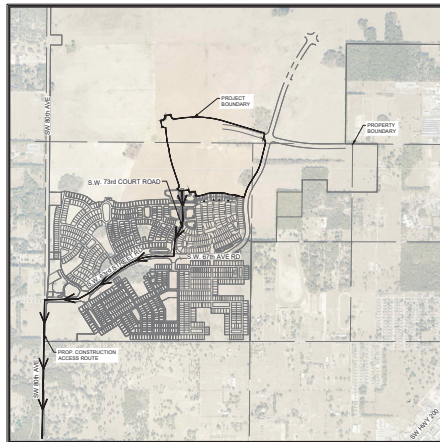
THIS SITE CONTAINS:
SINGLE FAMILY LOTS = 202
TOWNHOME UNITS = 70
TOTAL MILES OF ROADWAY = 1.19 MILES
TOTAL PROJECT AREA = 102.22 AC.
MARION COUNTY PARCEL # 33300-000-54
ZONING: PUD
LAND USE: CSW VDR1 - HIGH RESIDENTIAL
EXISTING IMPERVIOUS AREA: 600,543.00 SQ. FT.
IMPERVIOUS AREA: 600,543.00 SQ. FT.
ROAD STATUS: SW 73RD COURT ROAD (PRIVATE)
SW 52ND STREET (PRIVATE)
INTERNAL SUBDIVISION ROADS (PRIVATE)

INDEX OF SHEETS

01.01	COVER
02.05	AERIAL PHOTOGRAPH
03.01.03.08	PRELIMINARY PLAT
4.01	GEOMETRY & GENERAL DETAILS
1-2	PLAT OF TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC.)

NOTES

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE, THE MARION COUNTY UTILITY MANUAL AND THE RECTOR UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12000C02, EFFECTIVE DATE OF APRIL 20, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MODERATE FLOOD HAZARD.
3. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN (SUBDIVISION PLAT) IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CIRCULAR SQUARE WOODS SUBDIVISION VESTED DEED PURSUANT TO CHAPTER 380A, F.S. AND ITS CORRESPONDING VESTED DEED DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISION REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND (FWS).
4. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
5. VERTICAL DATUM IS BASED ON FOUND 4" IRON ROD WITH A PLASTIC CAP STAMPED "WOODPERT TRAILERS" APPROXIMATELY 3.0 MILES NORTH STATE ROAD 300 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD COMMUNITIES, INC.", ELEVATION = 69.372 (DATUM NGVD 83), TO CONVERT TO NAVD 83, SUBTRACT 0.67 FEET.
6. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
7. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FOOT REQUIREMENTS.
8. ALL IMPROVEMENTS THAT WILL BE LOCATED WITHIN THE PUBLIC OR PRIVATE RIGHT-OF-WAY OR EASEMENT SHALL BE DESIGNED TO THE "TWO GREENBOOK" AND "TWO DESIGN STANDARD INDEX."
9. SW 73RD COURT ROAD (DESIGN SPEED) = 30 M.P.H. TO BE POSTED AT 30 M.P.H.
BY 73RD STREET (DESIGN SPEED) = 30 M.P.H. TO BE POSTED AT 30 M.P.H.
INTERNAL SUBDIVISION (DESIGN SPEED) = 30 M.P.H. TO BE POSTED AT 30 M.P.H.



VICINITY MAP
SCALE: 1" = 1200'

UTILITY COMPANIES

WATER	FLUORID	DEYN SCHMIDT (352) 694-564 EXT. 405
SEWER	FLUORID	DEYN SCHMIDT (352) 694-564 EXT. 405
ELECTRIC	FLUORID	FLORIDA POWER & LIGHT (352) 360-0000
CABLE/PHONE/INTERNET	FLUORID	FLORIDA POWER & LIGHT (352) 360-0000
NATURAL GAS	FLUORID	FLORIDA POWER & LIGHT (352) 360-0000

GEOTECHNICAL CONSULTANT

CRAG HAMPT
1006 S.E. 3RD AVENUE
OCALA, FLORIDA 34711
PHONE: (352) 694-7711

SURVEYOR

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., C.F.M.
426 S.W. 15TH STREET
OCALA, FLORIDA 34711
PHONE: (352) 405-1482

CIVIL ENGINEER

TILLMAN AND ASSOCIATES ENGINEERING, LLC
CAMERON HINES, P.E.
1720 SE 16th AVE. BLDG. 100
OCALA, FLORIDA 34711
PHONE: (352) 387-4540

OWNER / DEVELOPER

ON TOP OF THE WORLD COMMUNITIES, LLC
KENNETH D. COLEN, PRESIDENT
8448 SW 80th STREET
OCALA, FLORIDA 34811-9607
PHONE: (352) 854-0805

OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

KENNETH D. COLEN, PRESIDENT
ON TOP OF THE WORLD COMMUNITIES, LLC

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

CAMERON HINES, P.E.
REGISTERED ENGINEER NO. 97475
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON, P.S.M.
JCH CONSULTING GROUP, INC.
REGISTERED LAND SURVEYOR NO. 6451
STATE OF FLORIDA

THE ENGINEERING FIRM HAS BEEN LICENSED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THE ENGINEERING FIRM HAS BEEN LICENSED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THE ENGINEERING FIRM HAS BEEN LICENSED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

DATE	01/01/2025
DRAWN BY	SAS
CHECK BY	JCH
DATE	01/01/2025

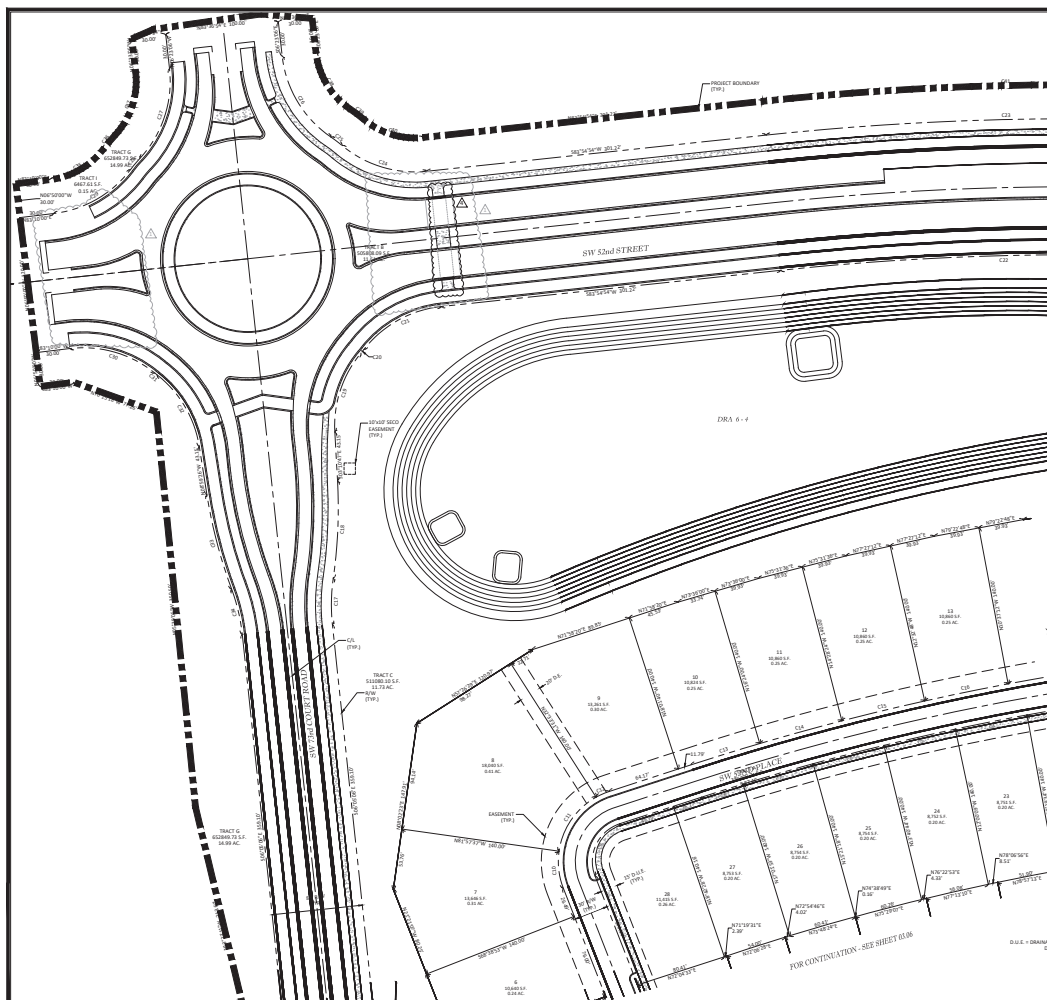
PRELIMINARY PLAT - CHESTNUT GROVE
CALESA TOWNSHIP
MARION COUNTY, FLORIDA

COVER

DATE: 01/01/2025
DRAWN BY: SAS
CHECK BY: JCH
DATE: 01/01/2025

01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	22.79	2500.00	994.54	503.94	988.00	N84° 41' 18.19"
C2	93.32	90.00	81.46	52.99	72.73	S25° 18' 36.62"
C3	15.35	3333.00	534.84	360.33	583.14	S30° 39' 58.88"

PARCEL CURVE DATA						
SEGMENT	CH	DLTA	DLTA	LENGTH	PERCENT	CHORD BEARING
C1	15.35	23203.00	984.84	208.27	58.18	S79°48'58.08"E
C6	1.68	22031.00	64.51	22.26	64.51	N76°50'27.58"E
C5	1.68	22031.00	64.51	22.26	64.51	N76°50'27.58"E
C6	1.68	22031.00	64.51	22.26	64.51	N76°50'27.58"E
C7	1.68	22031.00	64.51	22.26	64.51	N76°48'24.31"E
C8	15.35	23203.00	98.84	19.17	38.84	N79°28'12.31"E
C9	68.12	35.60	57.81	37.00	52.17	S27°18'56.62"E
C10	28.39	35.60	33.84	17.02	22.58	S6°39'28.58"E
C11	32.82	61.00	59.82	22.58	57.82	S44°48'58.08"E
C12	13.12	22031.00	64.51	22.26	64.51	S64°24'58.08"E
C13	1.62	23100.00	63.30	31.76	63.30	S74°17'40.31"E
C14	1.581	23100.00	75.15	25.18	75.15	S54°33'31.58"E
C15	1.581	23100.00	75.15	25.18	75.15	S29°19'24.27"E
C16	1.581	23100.00	75.15	25.18	75.15	S29°19'24.27"E

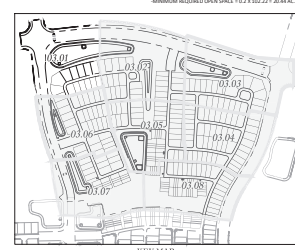
C17	13.66	404.54	41.39	20.71	41.01	57.02	58.07
C18	13.66	404.54	41.39	20.71	41.01	56.90	57.91
C19	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C20	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C21	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C22	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C23	22.79	254.03	97.67	40.84	94.62	94.62	148.18
C24	22.79	254.03	97.67	40.84	94.62	94.62	148.18
C25	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C26	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C27	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C28	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C29	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C30	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C31	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C32	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C33	13.66	404.54	41.39	20.71	41.01	57.02	58.07
C34	13.66	404.54	41.39	20.71	41.01	56.90	57.91
C35	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C36	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C37	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C38	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C39	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C40	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C41	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C42	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C43	13.66	404.54	41.39	20.71	41.01	57.02	58.07
C44	13.66	404.54	41.39	20.71	41.01	56.90	57.91
C45	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C46	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C47	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C48	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C49	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C50	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C51	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C52	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C53	13.66	404.54	41.39	20.71	41.01	57.02	58.07
C54	13.66	404.54	41.39	20.71	41.01	56.90	57.91
C55	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C56	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C57	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C58	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C59	40.02	100.00	75.00	38.41	73.31	74.90	137.43
C60	40.02	100.00	75.00	38.41	73.31	74.90	137.43

SUMMARY:	
FUTURE LAND USE	CDW VORD-HIGH RES.
TOTAL SINGLE FAMILY LOTS	202 LOTS
TOTAL TOWNHOMES	70 LOTS
PROJECT AREA	23.2 ACRES
TOTAL RESIDENTIAL AREA	47.53 ACRES
RESIDENTIAL R/W	8.87 ACRES (TRACT A)
TOTAL TRACTS	9 TRACTS
GROSS DENSITY	2.66 UNITS/ACRES
ZONING	P-UD
ROAD LENGTH	3.15 MILES
WATER SUPPLY	CENTRAL
SEWAGE DISPOSAL SYSTEM	CENTRAL
FRONT SETBACK	30' MIN.
SIDE SETBACK	5' MIN.
REAR SETBACK	5' MIN.
SIDE STREET SETBACK	30' MIN.

NOTE

- [illegible]

REQUIRED OPEN SPACE CALCULATIONS:
(20% OF PROJECT AREA AS MINIMUM OPEN SPACE)
-PROJECT AREA = 102.22 AC.



APPROVED FOR CONSTRUCTION

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

[illegible]

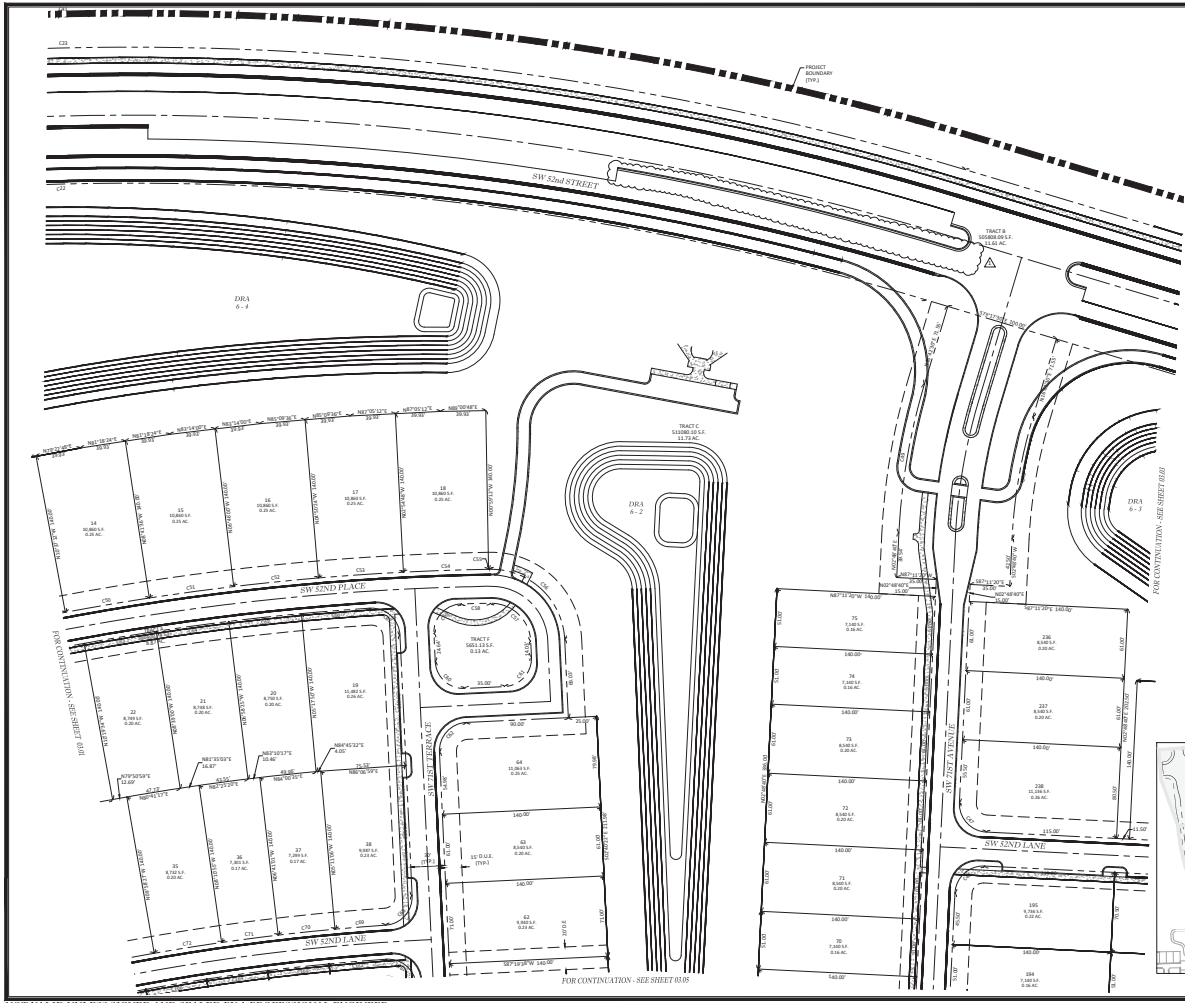
IMPROVEMENT PLANS
CALESA TOWNSHIP - CHESTNUT GROVE

PRELIMINARY PLAT

DATE 10/28/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 34 0150

JOSS NO. 24-2116

SHT. 03.01



0 40' 80'

N

SCALE IN FEET

1" = 40'

LEGEND

D.L. = DRAINAGE DRAINAGE

D.L. = DRAINAGE DRAINAGE

D.L. = DRAINAGE DRAINAGE

D.L. = DRAINAGE DRAINAGE

C/L CURVE DATA

STATION	PC	PT	PI	TS	ST	CHORD BEARING
C1	1.75	120.00	60.00	30.00	60.00	S87°11'57.00"W
C2	30.00	30.00	30.00	30.00	30.00	S87°11'57.00"W
C3	30.00	30.00	30.00	30.00	30.00	S87°11'57.00"W
C4	30.00	30.00	30.00	30.00	30.00	S87°11'57.00"W
C5	30.00	30.00	30.00	30.00	30.00	S87°11'57.00"W

PARCEL CURVE DATA

STATION	PC	PT	PI	TS	ST	CHORD BEARING
C1	1.75	120.00	60.00	30.00	60.00	S87°11'57.00"W
C2	30.00	30.00	30.00	30.00	30.00	S87°11'57.00"W
C3	30.00	30.00	30.00	30.00	30.00	S87°11'57.00"W
C4	30.00	30.00	30.00	30.00	30.00	S87°11'57.00"W
C5	30.00	30.00	30.00	30.00	30.00	S87°11'57.00"W

KEY MAP

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

APPROVED FOR CONSTRUCTION

PRELIMINARY PLAT

THOMAS & ASSOCIATES

ENGINEERING, LLC

1720 SE 18TH AVE. SUITE 100, OAKA, FL 33471

PHONE: (407) 344-1111

FAX: (407) 344-1112

WWW.THOMAS-ENGINEERING.COM

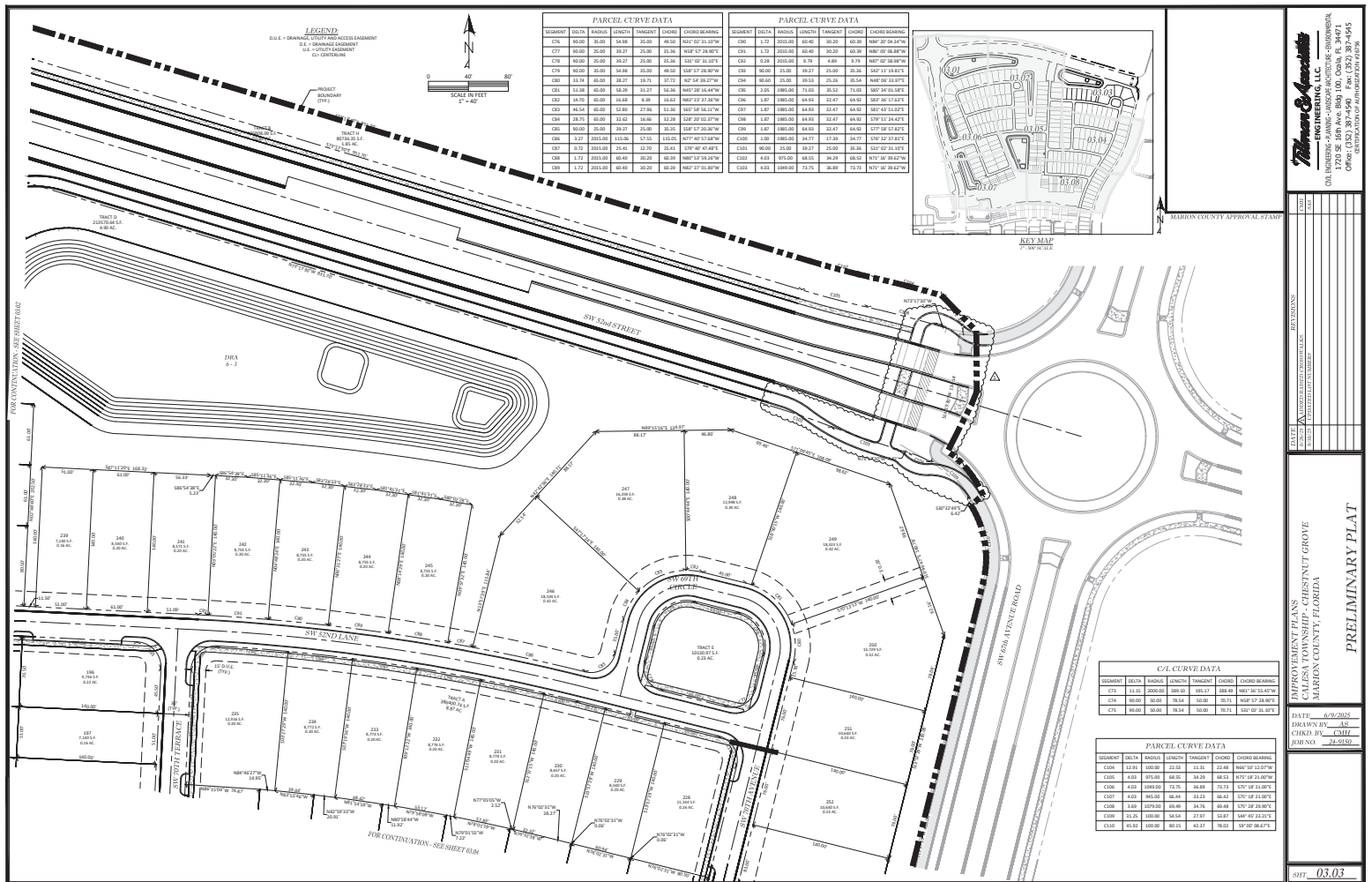
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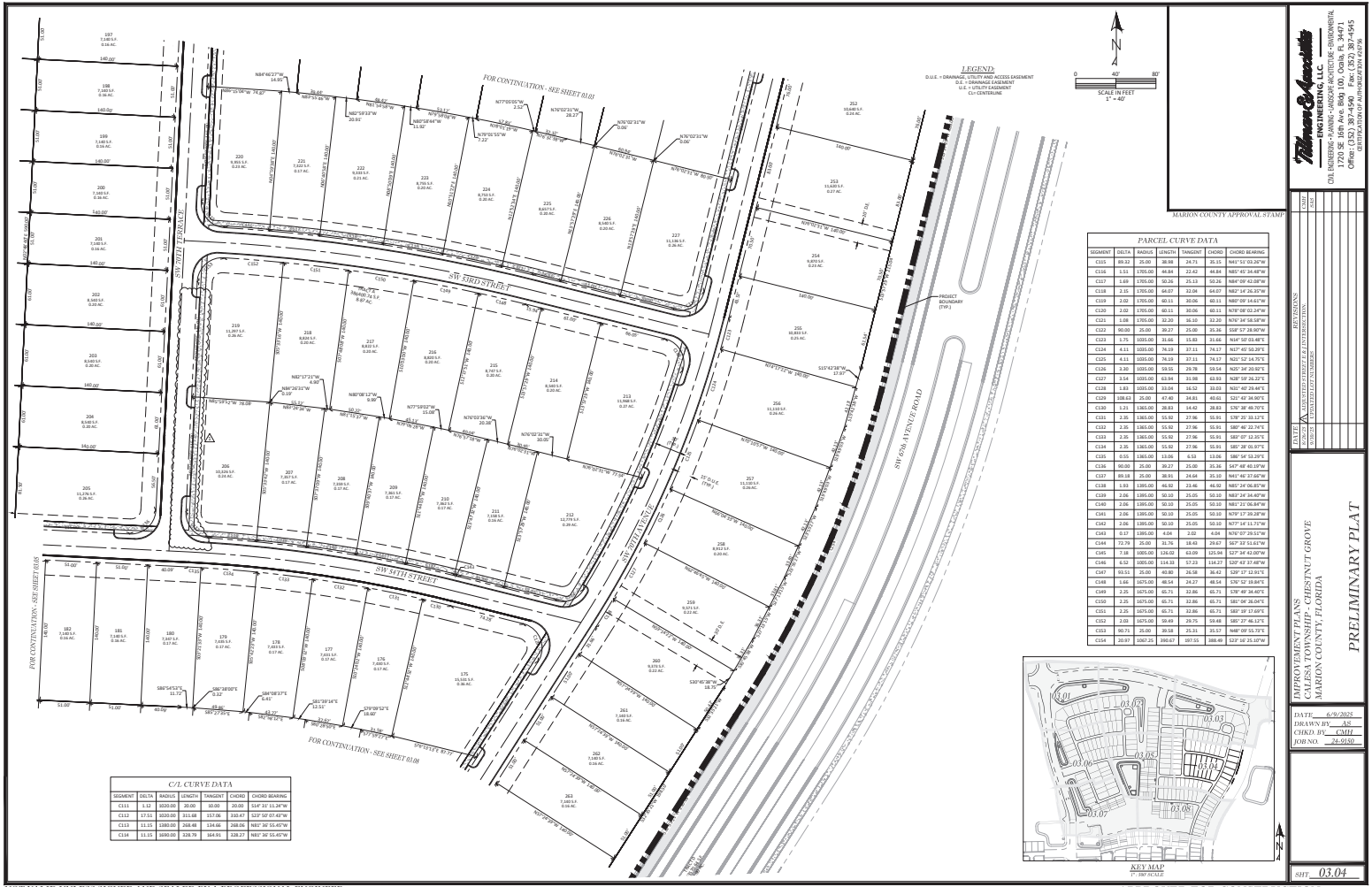
DRAWN BY: AS

CHECK BY: JLM

FOUR: 6/2/2020

SHEET: 03.02





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

APPROVED FOR CONSTRUCTION

THOMAS & SONS, INC.

ENGINEERING, LLC

1720 SE 18th Ave Box 110, Ocala, FL 34471

Phone: 352.236.5555

Fax: 352.236.5555

www.thomasandsons.com

DATE: 03/04

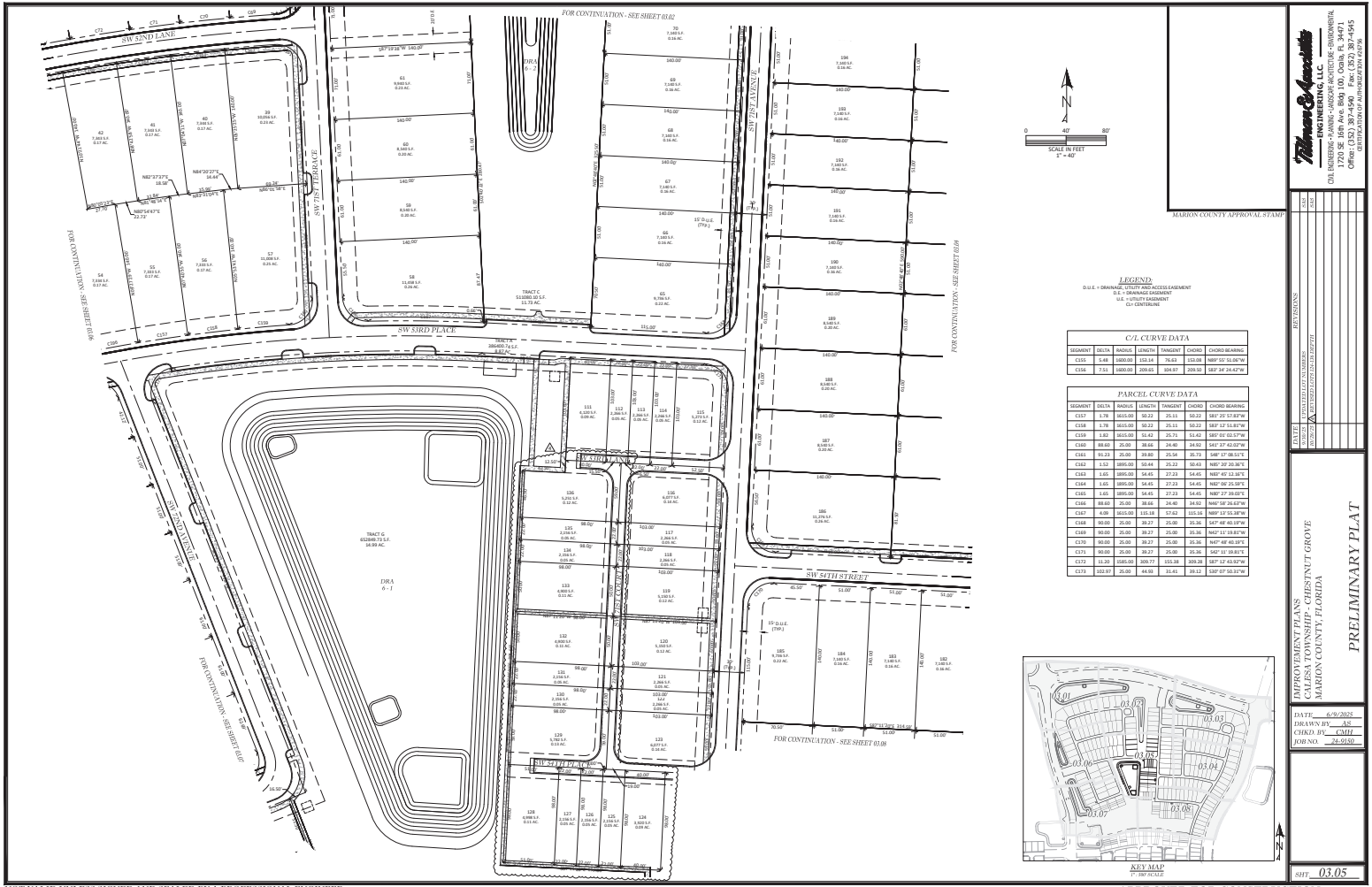
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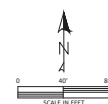
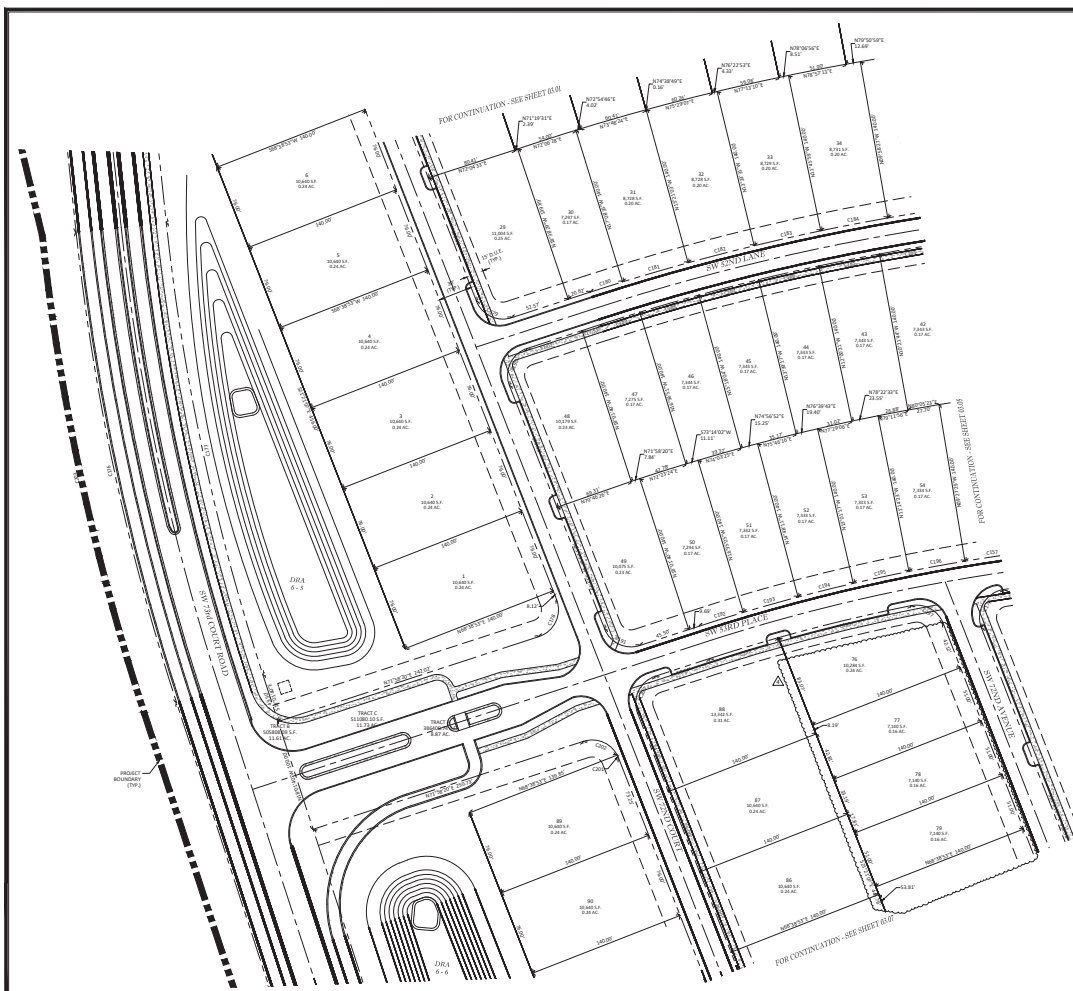
CHECK BY: JMB

FOR: 03/04

PRELIMINARY PLAT

FOR: 03/04

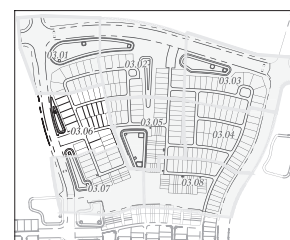




LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT

C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C174	7.85	1600.00	219.34	109.74	218.97	S75° 53' 45.70" W

SIDELINE	DELTA	BEARING	LENGTH	CURVED	CORNER NUMBER
C175	11.834	200.000	438.88	0.000	8102 OF 92.5007
C176	11.834	200.000	432.22	23.138	8103 OF 92.5007
C177	11.834	200.000	432.22	23.138	8104 OF 92.5007
C178	11.834	200.000	432.22	23.138	8105 OF 92.5007
C179	11.834	200.000	432.22	23.138	8106 OF 92.5007
C180	0.000	100.000	20.752	14.640	8107 OF 92.5007
C181	1.791	193.650	400.21	85.014	8108 OF 92.5007
C182	1.791	193.650	400.21	85.014	8109 OF 92.5007
C183	1.791	193.650	400.21	85.014	8110 OF 92.5007
C184	1.791	193.650	400.21	85.014	8111 OF 92.5007
C185	1.791	193.650	400.21	85.014	8112 OF 92.5007
C186	1.791	193.650	400.21	85.014	8113 OF 92.5007
C187	1.791	193.650	400.21	85.014	8114 OF 92.5007
C188	1.791	193.650	400.21	85.014	8115 OF 92.5007
C189	1.791	193.650	400.21	85.014	8116 OF 92.5007
C190	1.791	193.650	400.21	85.014	8117 OF 92.5007
C191	1.791	193.650	400.21	85.014	8118 OF 92.5007
C192	1.791	193.650	400.21	85.014	8119 OF 92.5007
C193	1.791	193.650	400.21	85.014	8120 OF 92.5007
C194	1.791	193.650	400.21	85.014	8121 OF 92.5007
C195	1.791	193.650	400.21	85.014	8122 OF 92.5007
C196	1.791	193.650	400.21	85.014	8123 OF 92.5007
C197	1.791	193.650	400.21	85.014	8124 OF 92.5007
C198	1.791	193.650	400.21	85.014	8125 OF 92.5007
C199	1.791	193.650	400.21	85.014	8126 OF 92.5007
C200	1.791	193.650	400.21	85.014	8127 OF 92.5007
C201	1.791	193.650	400.21	85.014	8128 OF 92.5007
C202	1.791	193.650	400.21	85.014	8129 OF 92.5007
C203	1.791	193.650	400.21	85.014	8130 OF 92.5007
C204	1.791	193.650	400.21	85.014	8131 OF 92.5007
C205	1.791	193.650	400.21	85.014	8132 OF 92.5007
C206	1.791	193.650	400.21	85.014	8133 OF 92.5007
C207	1.791	193.650	400.21	85.014	8134 OF 92.5007
C208	1.791	193.650	400.21	85.014	8135 OF 92.5007
C209	1.791	193.650	400.21	85.014	8136 OF 92.5007
C210	1.791	193.650	400.21	85.014	8137 OF 92.5007
C211	1.791	193.650	400.21	85.014	8138 OF 92.5007
C212	1.791	193.650	400.21	85.014	8139 OF 92.5007
C213	1.791	193.650	400.21	85.014	8140 OF 92.5007
C214	1.791	193.650	400.21	85.014	8141 OF 92.5007
C215	1.791	193.650	400.21	85.014	8142 OF 92.5007
C216	1.791	193.650	400.21	85.014	8143 OF 92.5007
C217	1.791	193.650	400.21	85.014	8144 OF 92.5007
C218	1.791	193.650	400.21	85.014	8145 OF 92.5007
C219	1.791	193.650	400.21	85.014	8146 OF 92.5007
C220	1.791	193.650	400.21	85.014	8147 OF 92.5007
C221	1.791	193.650	400.21	85.014	8148 OF 92.5007
C222	1.791	193.650	400.21	85.014	8149 OF 92.5007
C223	1.791	193.650	400.21	85.014	8150 OF 92.5007
C224	1.791	193.650	400.21	85.014	8151 OF 92.5007
C225	1.791	193.650	400.21	85.014	8152 OF 92.5007
C226	1.791	193.650	400.21	85.014	8153 OF 92.5007
C227	1.791	193.650	400.21	85.014	8154 OF



Tillman & Associates
— ENGINEERING, LLC —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF PROFESSIONAL ENGINEERING 40676

IMPROVEMENT PLANS
SCALESA TOWNSHIP - CHESTNUT GROVE
CLARION COUNTY, FLORIDA

DATE 10/28/2025
DRAWN BY AS
CHKD. BY CMH

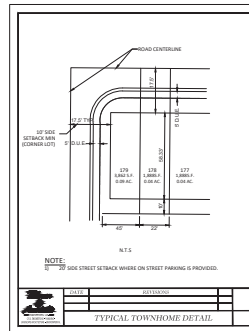
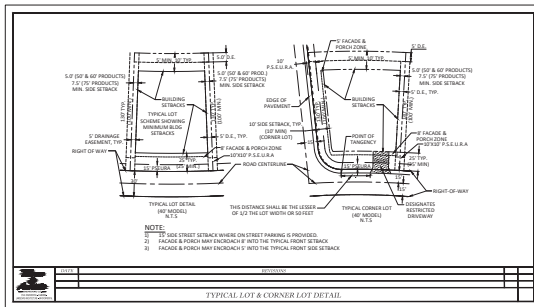
JOB NO. 24-9130

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SHT. 03.06



APPROVED FOR CONSTRUCTION



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) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 26756

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100

CALESA TOWNSHIP
MARION COUNTY, FLORIDA

GEOMETRIK & GENERAL DETAILS

DATE 10/28/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9150

SHT. 04.01

TOPOGRAPHIC SURVEY FOR
CALESA TOWNSHIP
SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

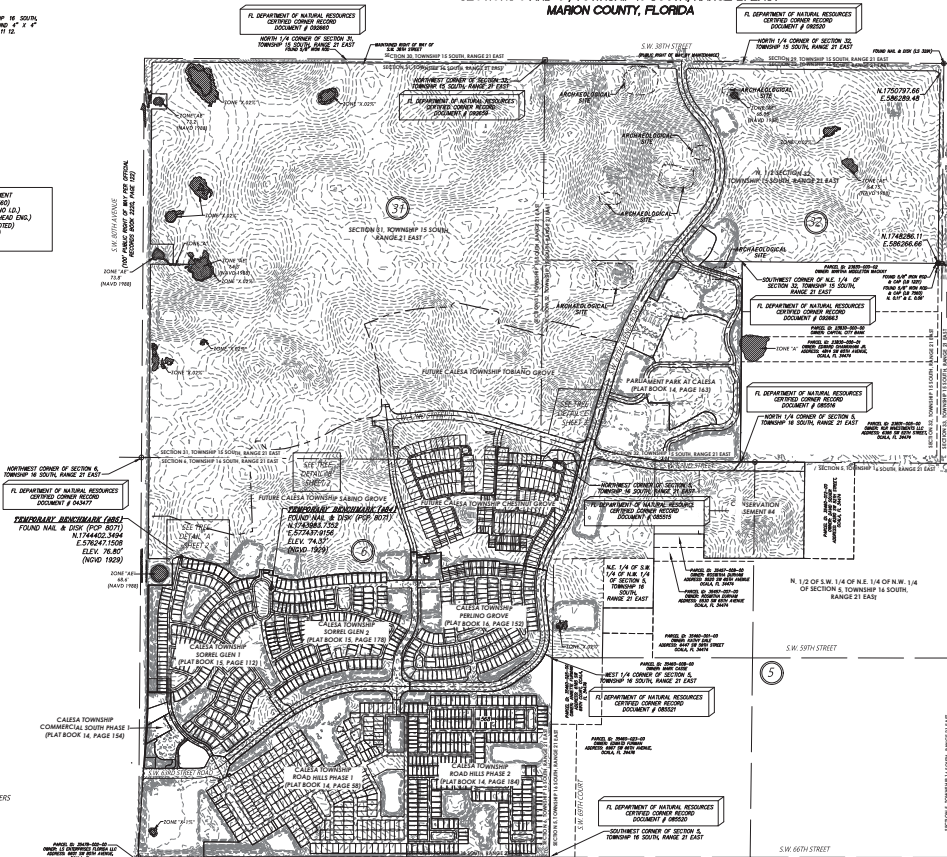
HORIZONTAL CONTROL:
THE COORDINATE PLANE COORDINATES SHOWN HEREIN ARE NORTH
AMERICAN DATUM OF 1983 (NAD 83) ALIGNED TO FLORIDA WEST ZONE
AS DERIVED FROM THE STATE SURVEY AND NATIONAL HORIZONTAL
CONTROL MONUMENTS "MARKER" AND "POINT" PURSUANT TO SECTION
177.05, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH,
RANGE 21 EAST, MARION COUNTY, FLORIDA - FOUND 4" x 4"
CONCRETE MONUMENT WITH NAIL & INS. STAMPED 12 11 16
NORTHING: 17400.000 FEET
EASTING: 17000.000 FEET
LATITUDE: 29°57'00.00" N
LONGITUDE: 82°57'00.00" W
CONVERSION: 1:1000000
SCALE: 0.00000001

FOUND STAINLESS STEEL ROD STAMPED 1000 1800
NORTHING: 17400.000 FEET
EASTING: 17000.000 FEET
LATITUDE: 29°57'00.00" N
LONGITUDE: 82°57'00.00" W
CONVERSION: 1:1000000
SCALE: 0.00000001

LEGEND AND ABBREVIATIONS:

- FOUND 8" OCTAGON CONCRETE MONUMENT
- FOUND 5/8" IRON ROD & CAP (LB 760)
- FOUND 1/2" CONCRETE MONUMENT (NO. 6)
- FOUND 1/2" IRON ROD & CAP (NO. 6)
- FOUND 5/8" IRON ROD & CAP (NO. 6)
- FOUND 5/8" IRON ROD & CAP (NO. 6)
- FOUND 5/8" IRON ROD & CAP (NO. 6)



SURVEY NOTES:

1. DATE OF FIELD SURVEY: JULY 11, 2017.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1205000000, FLOODZONE, FLOODZONE, EFFECTIVE DATE OF APRIL 15, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD AND ZONE "X" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.
5. THIS SURVEY IDENTIFIES THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SURVEY DATE.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES' NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM AND CONSIDERATION OF JCH CONSULTING GROUP, INC.
7. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
8. VERTICAL DATUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "BOLDFONT TWENTY" APPROXIMATELY 0.50 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD COMMUNITIES, INC." ELEVATION = 68.27' (DATUM 1985).
9. RIGHT OF WAY FOR S.W. 80TH AVENUE IS BASED ON RIGHT OF WAY MAP PREPARED BY GREENMAN-PEDERSEN, INC. FOR MARION COUNTY AS RECORDED IN ROADWAY BOOK 1, PAGE 45. RIGHT OF WAY FOR S.W. 80TH AVENUE IS BASED ON OFFICIAL RECORDS BOOK 2220, PAGE 122. RIGHT OF WAY FOR S.W. 80TH AVENUE IS BASED ON MAINTENANCE.
10. THERE ARE ARCHAEOLOGICAL SITES ON THE SUBJECT PROPERTY BASED ON THE REPORT ON THE ARCHAEOLOGICAL INVESTIGATIONS AT THE WINTER CAM SITE, MARION COUNTY, FLORIDA AT ON TOP OF THE WORLD COMMUNITIES, INC. PREPARED BY WILLY A. BOWEN, DATED 2011. PER THIS REPORT FURTHER ARCHAEOLOGICAL WORK WILL NOT BE NECESSARY, AND THE SITE SHOULD BE REGRASSED AS FULLY MITIGATED IN ACCORDANCE WITH SECTION 267.06(1)(2)(B), FLORIDA STATUTES.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 547.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

DATE

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8079)

REVISED	DATE	BY	REVISION	DATE
1	05/10/2017	J.A.	UPDATE TOPOGRAPHIC SURVEY	C.J.H.
2	05/11/2017	J.A.	UPDATE TOPOGRAPHIC SURVEY	C.J.H.



LOCATED IN
SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST
SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

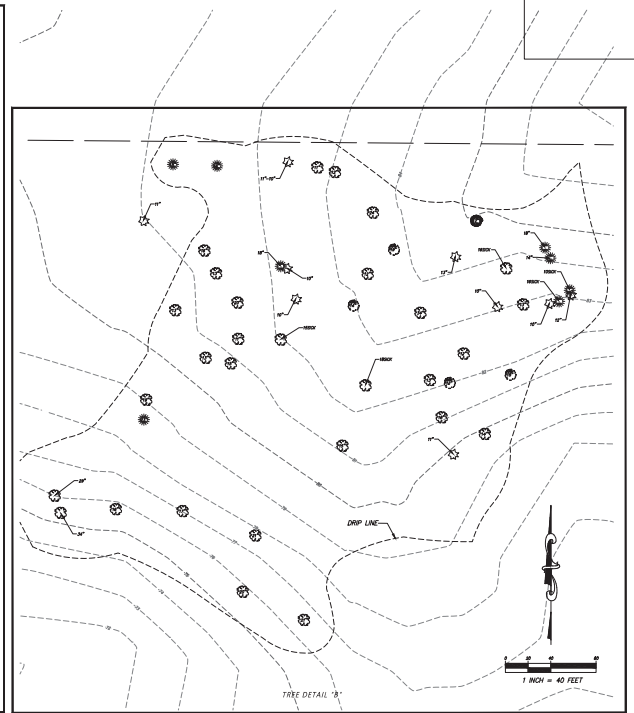
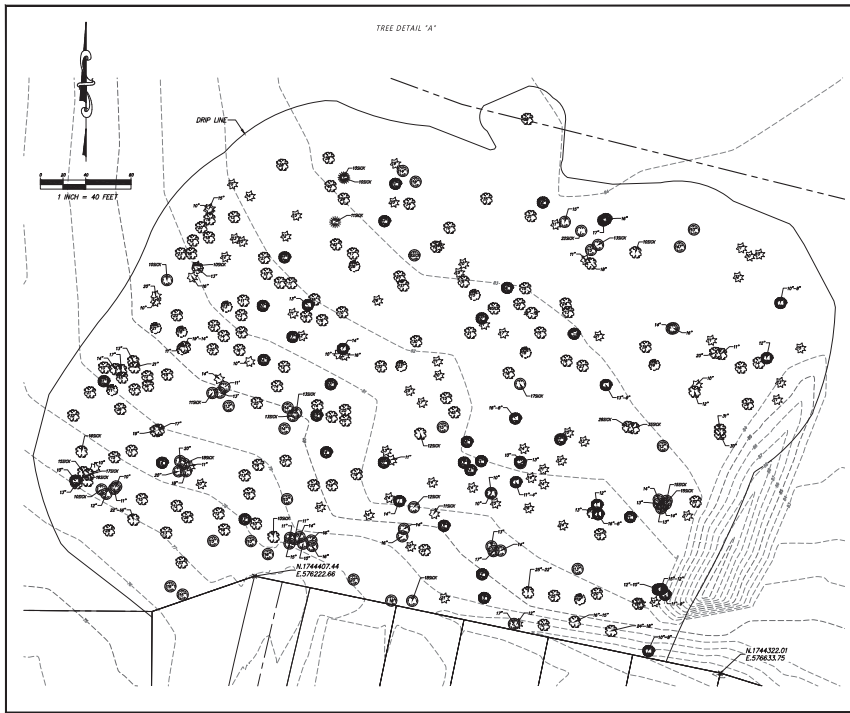
PLAT OF TOPOGRAPHIC
-FOR-
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

FILE NO.	FIELD DATE	JOB NO.
17-470	7-11-17	16451TOPOR6
DRAWING DATE	BY	APPROVED
11/20/17	W.A.	C.J.H.

SCALE
1" = 600'

1 OF 3

TOPOGRAPHIC SURVEY FOR
CALESA TOWNSHIP
 SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA



REVISIONS				
NO.	DATE	BY	REVISION	CHK
1	05/10/2023	MA	UPDATE TOPOGRAPHIC SURVEY	CAJ
2	05/11/2023	MA	UPDATE TOPOGRAPHIC SURVEY	CAJ



LOCATED IN
 SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT OF TOPOGRAPHIC
 -FOR-
 ON TOP OF THE WORLD COMMUNITIES, LLC.

FB/PG	FIELD DATE	JOB NO.
17-4/20	7-11-17	16451TOPOR6
DRAWING DATE	BY	APPROVED
11/20/21	MA	CAJ

SHEET 2 OF 3
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SCALE
 1" = 40'

2
 OF
 3

TOPOGRAPHIC SURVEY FOR
CALESA TOWNSHIP
 SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA



SHEET 3 OF 3
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

REVISED	DATE	BY	REVISION	DATE
17-4/20	17-4/20	W.A.	UPDATE TOPOGRAPHIC SURVEY	CJR
17-4/20	17-4/20	W.A.	UPDATE TOPOGRAPHIC SURVEY	CJR



LOCATED IN
 SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT OF TOPOGRAPHIC
 -FOR-
 ON TOP OF THE WORLD COMMUNITIES, LLC.

DATE	FIELD DATE	JOB NO.
17-4/20	7-11-17	16451TOPOR6
DRAWING DATE	BY	APPROVED
11/20/17	W.A.	CJR
SCALE		1" = 40'

3
 OF
 3