

June 1, 2023

PROJECT NAME: OCALA SOUTH LOGISTICS AT FLORIDA CROSSROADS - RE-PLAT

PROJECT #2023030041

APPLICATION: FINAL PLAT #29882

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.H - Maintenance agreement
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate
STATUS OF REVIEW: INFO
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.A - All improvements are completed & as built inspection complete
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.E - Indemnification agreement
STATUS OF REVIEW: INFO
REMARKS:
- 6 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
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: Sidewalk requirements will be reviewed as each lot develops.



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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 03/09/2023

A. PROJECT INFORMATION:

Project Name: Ocala South Logistics at Florida Crossroads

Parcel Number(s): 41205-001-07

Section 16 Township 17 Range 21 Land Use Com Zoning Classification P.U.D.

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

Type of Plan: FINAL PLAT

Property Acreage 93.67 Number of Lots 4 Miles of Roads N/A

Location of Property with Crossroads South of intersection of SW HWY 484 with SW 57th Ave Rd.

Additional information regarding this submittal: Requesting waiver for review/approval of Preliminary Plat and Improvement Plan

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: N/A

Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email(s) for contact via ePlans: _____



Surveyor:

Firm Name: Rogers Engineering, LLC

Contact Name: Rodney K. Rogers

Mailing Address: 1105 S.E. 3rd Avenue

City: Ocala

State: FL

Zip Code: 34471

Phone # 352-622-9214

Alternate Phone # _____

Email(s) for contact via ePlans: rkrogers@rogerseng.com

Property Owner:

Owner: Coyote Crossing Holdings LLC

Contact Name: Richard McGinley

Mailing Address: 5700 SW HWY 484

City: Ocala

State: FL

Zip Code: 34473

Phone # (352) 875-6519

Alternate Phone # _____

Email address: richmcginley@gmail.com

Developer:

Developer: Same as owner

Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

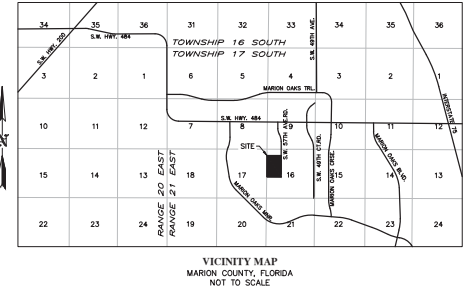
OCALA SOUTH LOGISTICS at FLORIDA CROSSROADS

A PLANNED UNIT DEVELOPMENT

A REPLAT OF LOT 7, FLORIDA CROSSROADS COMMERCE PARK, RECORDED IN PLAT BOOK 15, PAGES 52 AND 53
BEING A PORTION OF THE N.W. 1/4 AND THE S.W. 1/4 OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

GENERAL NOTES:

1. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM, DATED: 3-1-2023.
2. CURRENT ZONING IS P.U.D., CURRENT LAND USE IS COMMERCE DISTRICT.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
4. TRACT A SHALL BE RESERVED FOR A COMMON DRIVEWAY FOR USE BY ALL LOTS WITHIN THE SUBDIVISION AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.
5. TRACT B SHALL BE RESERVED FOR DRAINAGE RETENTION AREA(S) FOR USE BY ALL LOTS WITHIN THE SUBDIVISION AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.
6. TRACT C SHALL BE RESERVED FOR A SANITARY SEWER LIFT STATION FOR USE BY ALL LOTS WITHIN THE SUBDIVISION AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.
7. THE 20 FEET WIDE SANITARY SEWER EASEMENT SHALL BE RESERVED FOR A GRAVITY SEWER LINE AND SANITARY MANHOLES FOR USE BY ALL LOTS WITHIN THIS SUBDIVISION AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.
8. THE 20 FEET WIDE SANITARY FORCE MAIN EASEMENT SHALL BE RESERVED FOR A SANITARY SEWER FORCE MAIN FOR USE BY AND MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC.
9. THE 30 FEET WIDE INGRESS/EGRESS EASEMENT SHALL BE RESERVED FOR ACCESS TO TRACT 'C' BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC. AND SHALL BE MAINTAINED BY THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC. UNTIL DEVELOPMENT OF LOT 4 OCCURS, AT WHICH TIME MAINTENANCE OF THE EASEMENT SHALL BECOME THE RESPONSIBILITY OF THE OWNER OF LOT 4.
10. NO LOT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, 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, FLORIDA.
11. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
12. THIS PLAT CONTAINS FOUR (4) LOTS, THREE (3) TRACTS AND NO PUBLIC OR PRIVATE ROADWAYS.
13. THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
14. THIS PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
15. THE EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, RECORDED IN O.R.B. 552, PAGE 554 DOES NOT SPECIFY AN EASEMENT WIDTH, BUT DOES STATE THE LOCATION BEING ALONG THE WEST BOUNDARY OF THE SOUTH HALF OF SECTION 9 AND THE ENTIRE WEST BOUNDARY OF SECTION 16.
16. IN ADDITION TO THE EXISTING EASEMENTS OF RECORD SHOWN ON THIS PLAT, ALL LANDS WITHIN THIS PLAT ARE SUBJECT TO MATTERS REFERENCED IN O.R.B. 7110, PAGE 1; O.R.B. 7110, PAGE 77 AND O.R.B. 7668, PAGE 628 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
17. 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
18. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C007150, MARION COUNTY, FLORIDA DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" AN AREA OF MINIMAL FLOODING. 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 DETERMINED BY FEMA.
19. ALL EASEMENTS OF RECORD THAT ARE SHOWN ON THIS PLAT SHALL REMAIN.
20. BUFFERS SHALL BE PROVIDED ON THE MAJOR SITE PLANS FOR ALL LOTS AND TRACTS, IN ACCORDANCE WITH ARTICLE 6, SECTION 6.8.6 OF THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST EDITION.
21. MARION FRIENDLY LANDSCAPE AREAS SHALL BE PROVIDED ON THE MAJOR SITE PLANS FOR ALL LOTS AND TRACTS, IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST EDITION.
22. ALL LOTS WITHIN THE PLAT SHALL BE SERVED POTABLE WATER, FIRE PROTECTION AND SANITARY SEWER BY MARION COUNTY UTILITIES DEPARTMENT'S CENTRAL SYSTEMS.
23. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.



LEGAL DESCRIPTION:

A PORTION OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 16, SAID POINT BEING ON THE EAST LINE OF MARION OAKS UNIT NINE AS RECORDED IN PLAT BOOK 0, PAGES 164 THROUGH 193 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S00°18'37"W ALONG THE WEST LINE OF SAID SECTION 16 AND SAID EAST LINE OF MARION OAKS UNIT NINE, A DISTANCE OF 649.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°18'37"W ALONG SAID WEST LINE OF SECTION 16 AND SAID EAST LINE OF MARION OAKS UNIT NINE, A DISTANCE OF 2473.00 FEET; THENCE DEPARTING SAID WEST LINE OF SECTION 16 AND SAID EAST LINE OF MARION OAKS UNIT NINE, PROCEED S89°48'03"E, 1650.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. 57th AVENUE ROAD (100 FEET WIDE); THENCE N00°18'37"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 2473.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, PROCEED N89°48'03"W, 1650.00 FEET TO THE POINT OF BEGINNING.

ADVISORY NOTICE:

1. 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.
2. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) 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 LATER DEVELOPMENT REVIEW STAGES, SUCH AS BUT NOT LIMITED TO SITE PLAN AND/OR BUILDING PERMIT REVIEW.
3. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, 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 THE 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.

DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT OCALA HBM INVESTORS, LLC, AS FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "OCALA SOUTH LOGISTICS at FLORIDA CROSSROADS", LOCATED IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON; AND THAT TRACTS 'A', 'B' AND 'C', TOGETHER WITH ALL IMPROVEMENTS THEREON, ARE HEREBY DEDICATED TO THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE PURPOSES INDICATED HEREON; AND THAT THE 20 FEET WIDE SANITARY SEWER EASEMENT, THE 20 FEET WIDE SANITARY FORCE MAIN EASEMENT AND THE 30 FEET WIDE INGRESS/EGRESS EASEMENT, TOGETHER WITH ALL IMPROVEMENTS THEREON, SHALL BE GRANTED TO THE OCALA SOUTH LOGISTICS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE PURPOSES INDICATED HEREON; AND THAT MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE PRIVATE DRAINAGE RETENTION AREAS LOCATED WITHIN TRACT 'B' IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED AT RISK.

IN WITNESS WHEREOF, SAID OCALA HBM INVESTORS, LLC, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS ____ DAY OF ____, 2023.

WITNESS #1: _____
SIGNATURE _____
PRINT NAME _____
WITNESS #2: _____
SIGNATURE _____
PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION
THE FOREGOING INSTRUMENT WAS SUBSCRIBED TO AND ACKNOWLEDGED BEFORE ME BY MEANS OF
☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTORIZATION, THIS ____ DAY OF ____
2023 BY VINCENT T. JOHNSTON, AS SENIOR VICE PRESIDENT OF HUNT MIDWEST REAL ESTATE DEVELOPMENT, INC., A MISSOURI CORPORATION, AS OWNER OF OCALA HBM INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

PERSONALLY KNOWN TO ME, OR

PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION

APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

By: _____ COUNTY ENGINEER By: _____ COUNTY SURVEYOR
By: _____ COUNTY FIRE SERVICES By: _____ COUNTY UTILITIES
By: _____ COUNTY GROWTH SERVICES By: _____ COUNTY BUILDING SAFETY

SURVEYOR'S CERTIFICATION:

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.

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF OCALA SOUTH LOGISTICS at FLORIDA CROSSROADS FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ____ DAY OF ____ 2023 AT ____ AM/PM AND RECORDED ON PAGE ____ OF PLAT BOOK ____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

ATTEST: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT



CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

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

By: _____
CRAIG CURRY, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

ATTEST: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

BOC SEAL

CLERK SEAL

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

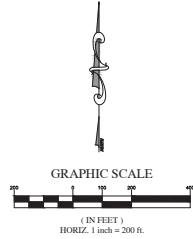
SURVEYOR SEAL

PREPARED BY:
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • PH: (352) 622-9214 • FAX: (352) 622-9214

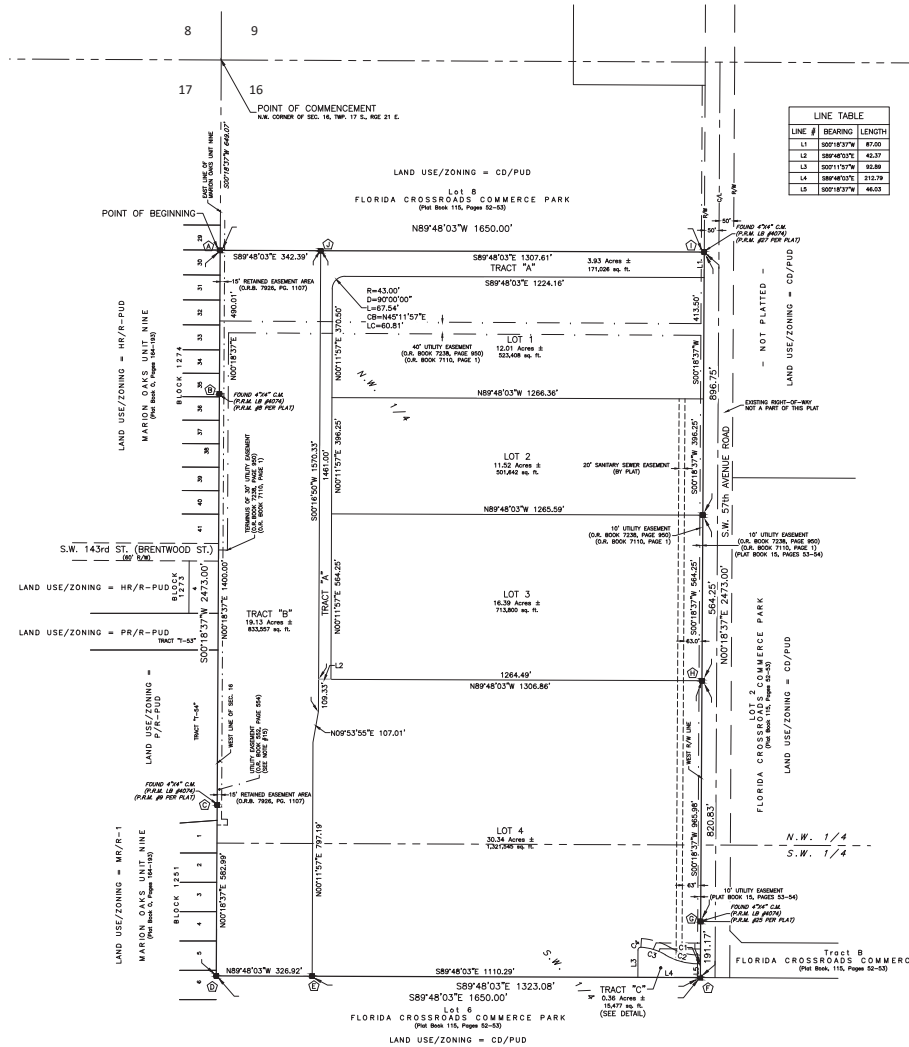
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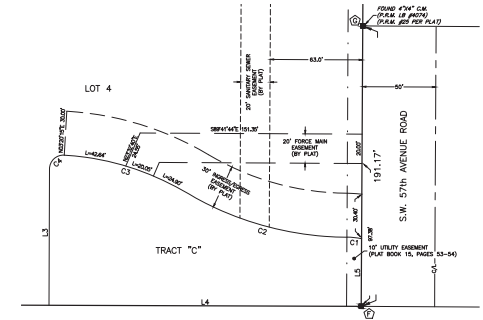
SEE SHEET 1 FOR LEGAL DESCRIPTION,
NOTES, CERTIFICATIONS AND DEDICATION



LINE #	BEARING	LENGTH
L1	S00°18'37\"W	67.00'
L2	S89°48'03\"E	43.37'
L3	S00°11'37\"W	82.88'
L4	S89°48'03\"E	232.78'
L5	S00°18'37\"W	166.03'

CURVE #	R	A	C	CB	LC
C1	86.00'	115°47'58\"	8.94'	N89°48'03\"W	8.94'
C2	217.00'	107°27'05\"	115.33'	N74°57'30\"W	113.88'
C3	183.00'	27°20'37\"	87.26'	N72°57'30\"W	86.74'
C4	9.50'	89°08'18\"	16.44'	S89°48'03\"W	13.90'

STATE PLANE COORDINATES	
N	1702539.9921
E	586087.8516
N	1702049.9905
E	586085.1987
N	1700650.0110
E	586077.6193
N	1700067.0237
E	586401.3799
N	1700065.8881
E	586401.3799
N	1700061.2921
E	587724.4537
N	1700252.4593
E	587725.4889
N	1701134.2812
E	587730.2844
N	1702234.2605
E	587737.8459
N	1702538.8028
E	586430.2371



LEGEND & ABBREVIATIONS
SET 4"x4" CONCRETE MONUMENT
W/ DISC STAMPED "P.R.M. LB #4074"
(UNLESS OTHERWISE NOTED)
CONCRETE MONUMENT
IRON ROD
R/W RIGHT OF WAY
C/L CENTERLINE
D OF C CENTRAL ANGLE
R RADIUS
LC ARC LENGTH
L OF C LENGTH OF CHORD
CB CHORD BEARING
(S) SECTION
TWP. TOWNSHIP
RGE. RANGE
D.R.B. OFFICIAL RECORDS BOOK
PAGE
C1 CURVE NUMBER (SEE CURVE TABLE)
L1 LINE NUMBER (SEE LINE TABLE)
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
P.R.M. WITH STATE PLANE COORDINATES (SEE TABLE)

PREPARED BY:
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