

A2



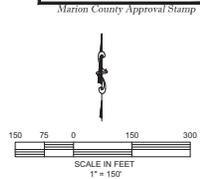
DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30723
 APPROVAL DATE: 5/19/25
 EXPIRATION DATE: 5/19/30

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of right-of-way disturbed during construction shall be graded and sodded. Seeds and mulch may be used if approved by the County Engineer or designer.

NOTICE
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Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 367-4540 Fax: (352) 367-4545
 CERTIFICATE OF AUTHORIZATION #26796



REVISIONS	DATE

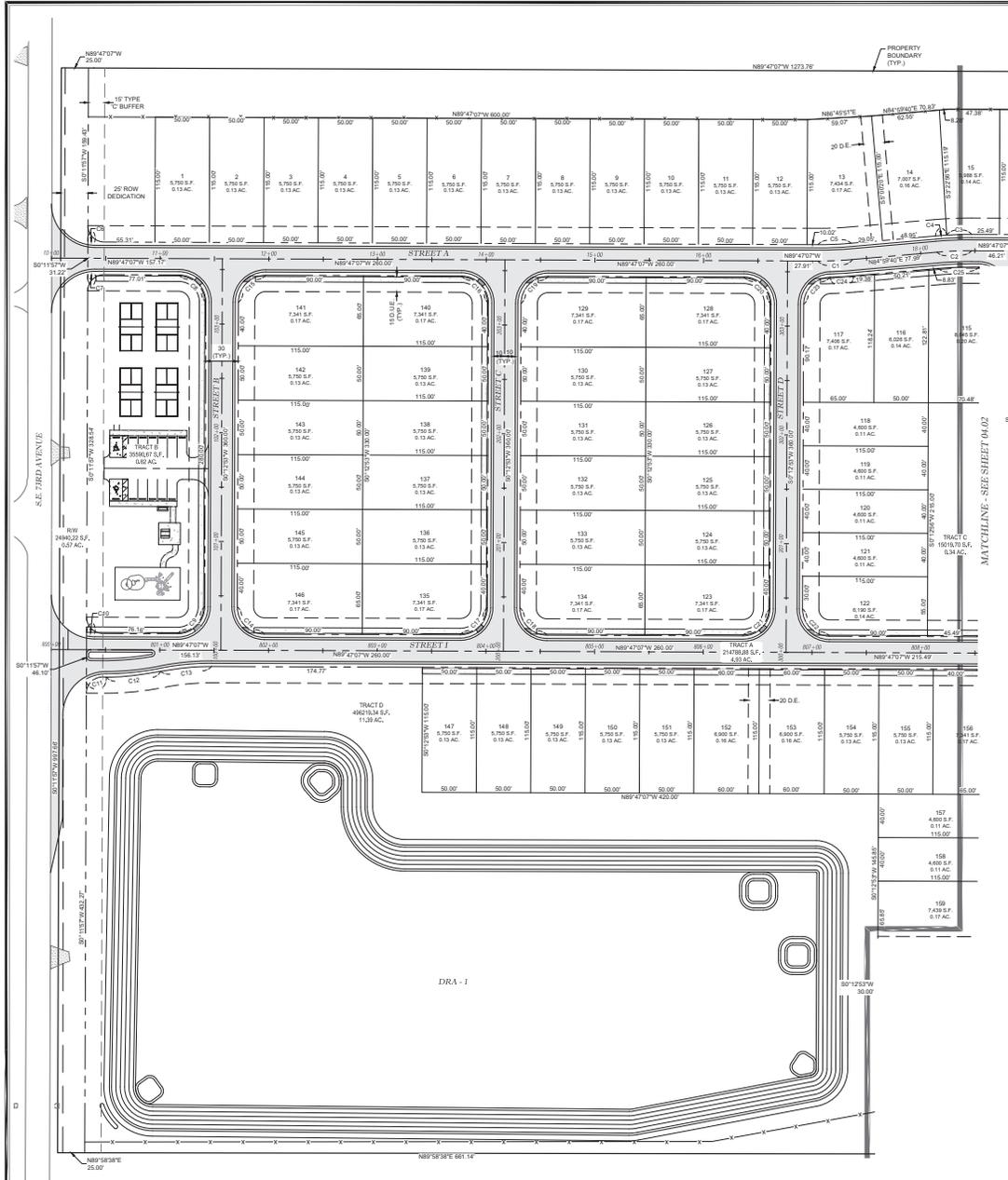
PRELIMINARY PLAT
 HERITAGE OAKS
 MARION COUNTY, FLORIDA

DATE: 4/16/2025
 DRAWN BY: JS
 CHECKED BY: TR
 JOB NO.: 22-5128

SHT. 02.01

Attachment A AERIAL PHOTOGRAPH

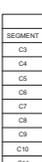
A3



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

BUFFERS:
 TYPE 'B' BUFFER: BUFFER SHALL CONSIST OF A 5.00' WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTENANCE HEIGHT OF 6 FEET WITHIN THREE YEARS. GROUND COVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.
 TYPE 'C' BUFFER: C-TYPE BUFFER SHALL CONSIST OF A 15.00' WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUND COVERS EXCLUDING TURFGRASS SHALL COMPREHEND AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.
 MOD. C-TYPE BUFFER SHALL CONSIST OF A 10.00' WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUND COVERS EXCLUDING TURFGRASS SHALL COMPREHEND AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

Summary
 FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL SINGLE-FAMILY
 TOTAL SINGLE FAMILY LOTS: 158 LOTS
 PROJECT AREA: 39.95 ACRES
 TOTAL RESIDENTIAL AREA: 2.98 ACRES
 RESIDENTIAL RW: 4.93 ACRES (TRACT A)
 TOTAL TRACTS: 4 TRACTS
 GROSS DENSITY: 4.03 UNITS / ACRE
 AVERAGE LOT AREA: 251.50 SQ. FT.
 ROAD LENGTH: 1.38 MILES
 WATER SUPPLY: CENTRAL
 SEWER DISPOSAL SYSTEM: CENTRAL



CL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	5°19'31"	350.00	31.89	31.89	S87°36'16"W
C2	5°19'31"	350.00	31.89	31.89	S87°36'16"W

CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
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C4	1°19'24"	365.00	10.34	10.34	N89°48'22"E
C5	1°19'13"	350.00	10.52	10.51	N89°36'16"E
C6	10°23'32"	35.00	6.30	6.34	S84°32'12"E
C7	11°03'04"	35.00	6.70	6.74	S84°41'21"W
C8	9°00'00"	25.00	39.27	35.36	N44°47'07"W
C9	9°00'00"	25.00	39.27	35.36	N45°12'53"E
C10	12°19'19"	35.00	7.53	7.51	S83°37'27"E
C11	31°23'07"	35.00	19.17	18.93	S73°56'55"W
C12	10°54'15"	265.00	50.43	50.36	S84°11'19"W
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C18	30°00'00"	25.00	39.27	35.36	S44°47'07"E
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C20	30°00'00"	25.00	39.27	35.36	N44°47'07"W
C21	30°00'00"	25.00	39.27	35.36	N45°12'53"E
C22	30°00'00"	25.00	39.27	35.36	S44°47'07"E
C23	30°00'00"	25.00	39.27	35.36	S44°47'07"W
C24	3°22'50"	365.00	21.54	21.54	S84°10'17"W
C25	8°22'08"	355.00	37.22	37.22	S88°10'47"W

PROVIDED OPEN SPACE CALCULATIONS

TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (TOTAL TRACT MINUS DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (20% OF DRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
A	0.82	N/A	0.82	N/A	0.82
B	0.84	N/A	0.84	N/A	0.84
C	11.39	5.55	5.84	1.11	6.95
D	TOTAL				8.11



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Marion County Approval Stamp

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 CERTIFICATE OF AUTHORIZATION #202796

REVISIONS

DATE

PRELIMINARY PLAT
 HERITAGE OAKS
 MARION COUNTY, FLORIDA

DATE: 4/16/2025
 DRAWN BY: JIS
 CHECKED BY: TR
 JOB NO.: 22-5128

SHT. 04.01

GEOMETRY PLAN

NOTES:

1. A METERED JUMPER CONNECTION WITH AN RP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND NEWLY INSTALLED WATER MAIN UNLESS CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY THE DISTRICT. THE VALVE (OR VALVES) BETWEEN EXISTING AND PROPOSED SHALL REMAIN OPEN UNTIL AUTHORIZED PERSONNEL OF MARION COUNTY DEEM APPROPRIATE TO PLACE INTO SERVICE. WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE OWNER/PAYOR LISTED ON THE IMPROVEMENT PLANS. PLEASE ACKNOWLEDGE.
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5. MINIMUM 6" SEPARATION BETWEEN WATER MAIN AND SIGNS TO ALLOW FOR REPAIR AND MAINTENANCE OF UTILITIES.
6. ALL PROPOSED SERVICES FOR IRRIGATION WILL REQUIRE A 1x30 DFW METER BOX INSTALLED TO GRADE WITH THE SERVICE BURIED AT METER INSTALLATION DEPTH.
7. CONTRACTOR / DEVELOPER TO ENSURE METER BOXES / CLEANOUTS ARE NOT IN CONFLICT WITH ANY DRIVEWAYS.

CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS

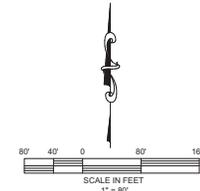
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WATER LEGEND:

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Marion County Approval Stamp

REVISIONS

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HERITAGE OAKS
MARION COUNTY, FLORIDA

DATE: 4/16/2025
DRAWN BY: JS
CHECKED BY: TR
JOB NO.: 22-8128

SH: 04.01

Attachment A

MASTER UTILITY



A 5

A 7

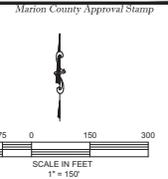


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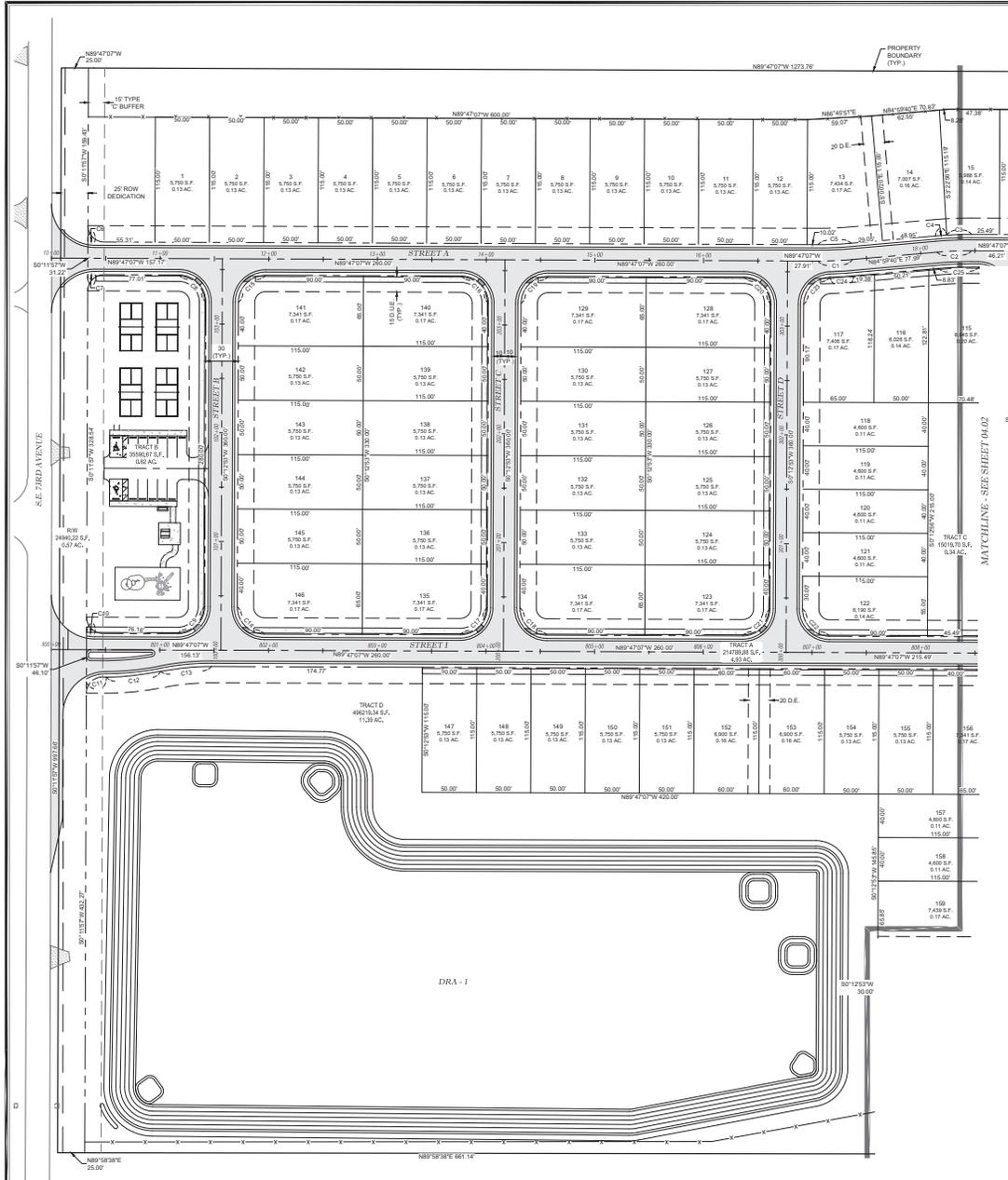
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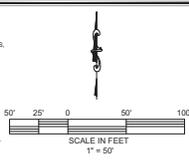
SHW_02.01

Attachment A7

A8



- NOTES:**
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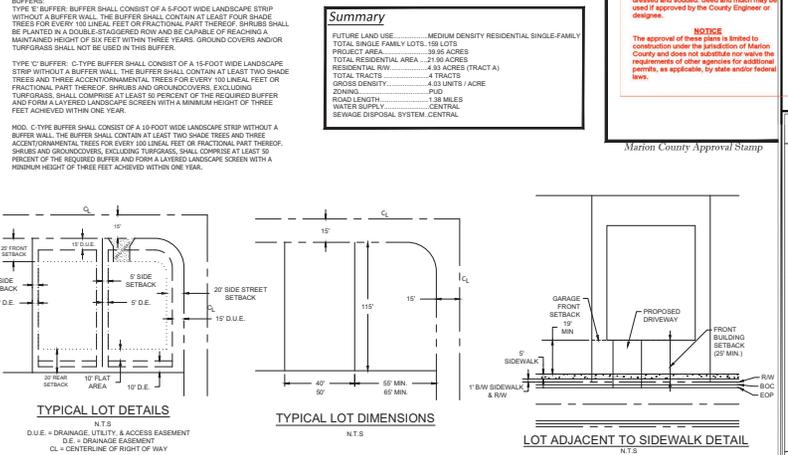
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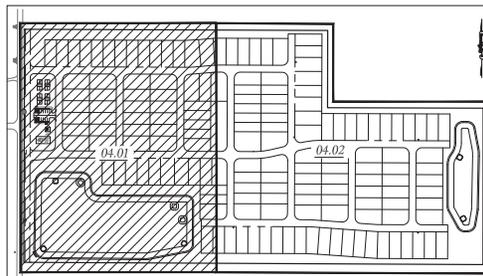
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REQUIRED OPEN SPACE CALCULATIONS
(20% OF PROJECT AREA AS MINIMUM OPEN SPACE)
PROJECT AREA = 39.95 AC.
MINIMUM REQUIRED OPEN SPACE = 8.00 X 39.95 = 7.99 AC.

TYPE	MINIMUM	MINIMUM SETBACKS	HEIGHT				
	WIDTH	AREA	FRONT	REAR	SIDE		
SFR	STANDARD - PRINCIPLE STRUCTURE	40' 60'	4,800 SF	20'	10'	5'	40'
	ACCESSORY STRUCTURE	N/A	N/A	20'	10'	5'	20'

PROVIDED OPEN SPACE CALCULATIONS

TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (TOTAL TRACT MINUS DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (20% OF DRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
A	1.97	0.82	1.15	0.23	1.38
B	0.82	N/A	0.82	N/A	0.82
C	0.36	N/A	0.36	N/A	0.36
D	11.59	5.55	6.04	1.11	7.15
TOTAL					8.11



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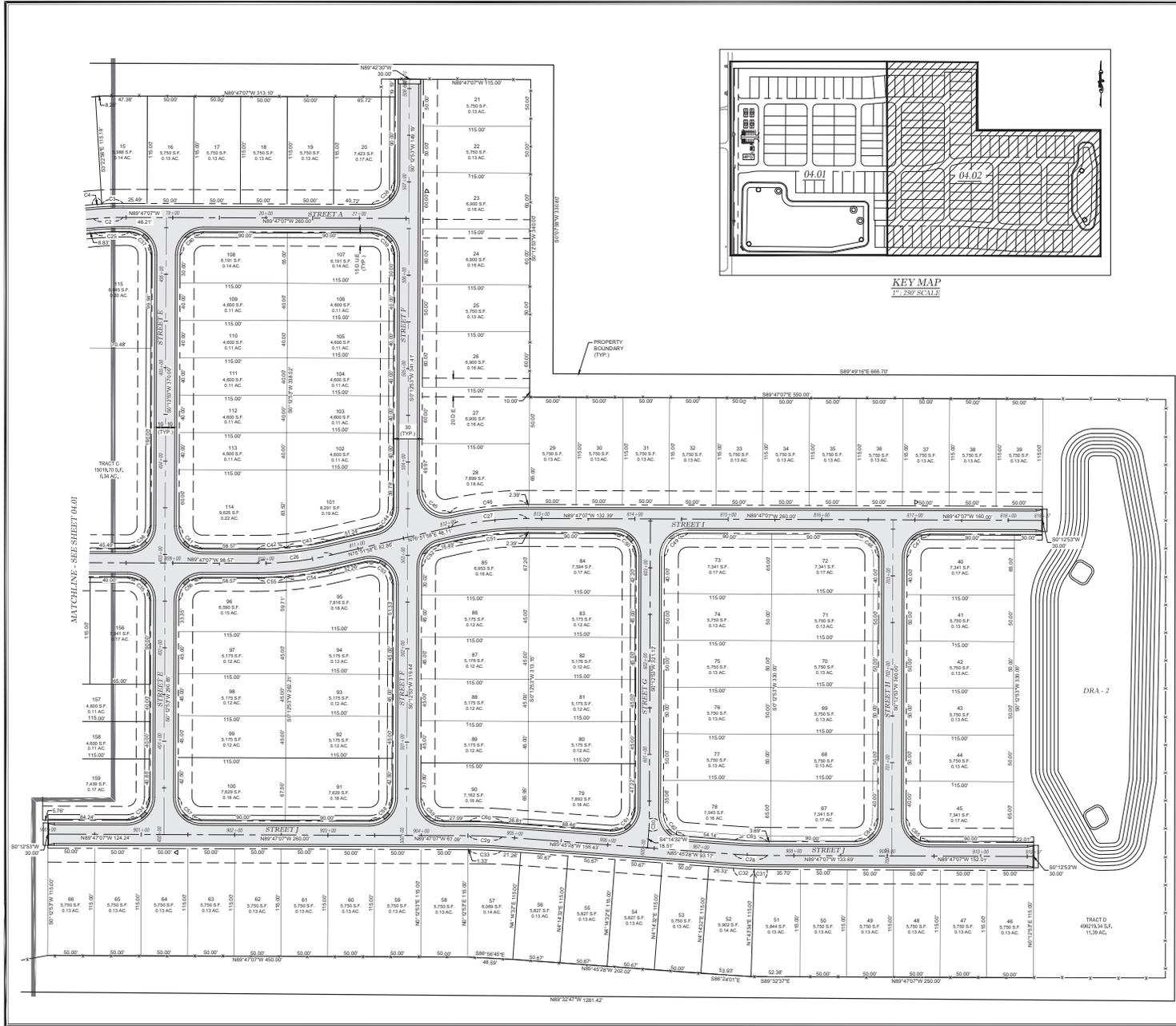
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GEOMETRY PLAN

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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

A9



NOTES:

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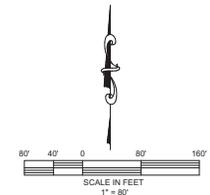
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SANITARY SEWER LEG END:

- SANITARY SEWER
- MANHOLE
- SANITARY MANHOLE NUMBER
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REVISIONS

DATE

PRELIMINARY PLAT
 HERITAGE OAKS
 MARION COUNTY, FLORIDA

DATE: 4/16/2025
 DRAWN BY: JS
 CHECKED BY: TR
 JOB NO.: 22-8128

SH: 04.01

Attachment A

A 10



BOUNDARY AND TOPOGRAPHIC SURVEY FOR: HERITAGE OAKS

A PORTION OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 30723
APPROVAL DATE: 5/19/25
EXPIRATION DATE: 5/19/30

NOTE: The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for any other requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

NO.	DATE	BY	REVISIONS
1.	11/7/2024	MRO	ADDITIONAL ROADWAY
2.	10/16/2024	MRO	ADDITIONAL ROADWAY

DRAWN:	M.A.
REVISIONS:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1"=200'

JCH
CONSULTING GROUP, INC.
LAND SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL & GIS
1000 W. UNIVERSITY AVENUE, SUITE 200
GAINESVILLE, FLORIDA 32609
(352) 333-3333
www.jchconsulting.com

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

FIELD BOOK/REUSE:
22-911-15-17

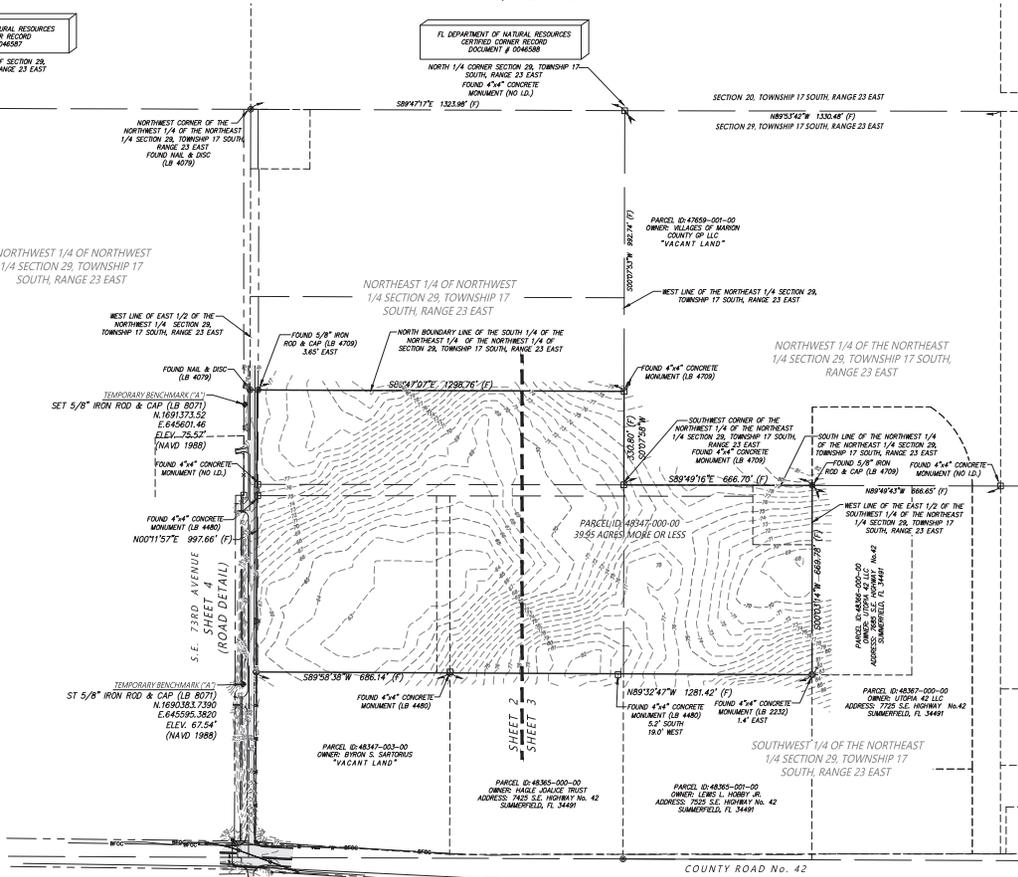
FILE: HERITAGE OAKS

J.O.#21820
DWG.# 221820ADD2

SHT 1 OF 4

- LEGEND AND ABBREVIATIONS:**
- ± MORE OR LESS
 - EL ELEVATION
 - LB LICENSED BUSINESS
 - NO. NUMBER
 - LS LAND SURVEYOR
 - LD IDENTIFICATION
 - ORB OFFICIAL RECORDS BOOK
 - CE CENTERLINE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA (CENTRAL ANGLE)
 - (P) PLAT MEASURE
 - (D) DEED MEASURE
 - (C) CALCULATED MEASURE
 - C.D. CHORD BEARING
 - C.B. CHORD BEARING
 - P.O.C. POINT ON CURVE
 - P.O.L. POINT ON LINE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.I. POINT OF INTERSECTION
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
 - DIP DUCTILE IRON PIPE
 - PVC POLYVINYL CHLORIDE
 - CMP CORRUGATED METAL PIPE
 - ROP REINFORCED CONCRETE PIPE
 - HDPE HIGH DENSITY POLYETHYLENE
 - NAD83 NORTH AMERICAN VERTICAL DATUM
 - NOVD NATIONAL GEODETIC VERTICAL DATUM
 - FLAT BOOK
 - ORB OFFICIAL RECORDS BOOK
 - PG(S) PAGE(S)
 - RF RIGHT OF WAY
 - ESMT EASEMENT
 - SEC SECTION
 - FOUND FOUND
 - REC RECOVERED
 - CRP CERTIFIED CORNER RECORD
 - RLS REGISTERED LAND SURVEYOR
 - CM CONCRETE MONUMENT
 - IR IRON ROD
 - IP IRON PIPE
 - CLF CHAIN LINK FENCE
 - CURB CURB INLET GRATE
 - CB CATCH BASIN
 - SM STORM MANHOLE
 - MI METERED END SECTION
 - YD YARD DRAINAGE
 - SM SANITARY MANHOLE
 - SC SANITARY CLEANOUT
 - EM ELECTRIC MANHOLE
 - EM ELECTRIC METER
 - ERB ELECTRIC RISER BOX
 - CTRB CABLE TELEVISION RISER BOX
 - URB TELEPHONE RISER BOX
 - URB UTILITY RISER
 - WELL
 - WS WATER SHEDD
 - ICV IRRIGATION CONTROL VALVE
 - WM WATER METER
 - WV WATER VALVE
 - PH FIRE HYDRANT
 - BF BACK FLOW PREVENTER
 - ACP AIR CONDITIONER PAD
 - GM GAS VALVE
 - GM GAS METER
 - GLM GAS LINE MARKER
 - CU CONCRETE UTILITY POLE
 - MU METAL UTILITY POLE
 - WU WOOD UTILITY POLE
 - UP UTILITY POLE CUT ANCHOR
 - LP LIGHT POLE
 - SLD SPLIT/ROUND LIGHT
 - ET ELECTRIC TRANSFORMER
 - EV ELECTRIC VAULT
 - WLF WETLAND FLAG
 - SI SIGN
 - FP FLAG POLE
 - MB MAILBOX
 - CMC FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
 - CMC FOUND 1/2" IRON ROD & CAP (AS NOTED)
 - CMC FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - CMC FOUND NAIL & DISC (AS NOTED)
 - CMC SET 5/8" IRON ROD & CAP (LB 807)
 - CMC CONTROL/BENCHMARK AS DESCRIBED
 - LB LINE BREAK
 - FL FENCE LINE AS NOTED
 - AP APPROXIMATE TOP OF BANK
 - AS APPROXIMATE TIE OF SLOPE
 - EX EXISTING CONTOUR
 - SD STORM DRAINAGE LINE

- TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)**
- CAMPHOR
 - CEDAR
 - CHERRY
 - CHINABERRY
 - CYPRESS
 - DOGWOOD
 - ELM
 - GUM
 - HICKORY
 - HOLLY
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - MISC
 - OAK
 - PALM
 - PECAN
 - PINE TREE
 - SUGAR HACKBERRY
 - SYCAMORE



LEGAL DESCRIPTION:
(PER OFFICIAL RECORDS BOOK 4777, PAGE 39)

THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE SE 1/4 OF THE NW 1/4, EXCEPT THE SOUTH 622.52 FEET OF THE WEST 46.75 FEET THEREOF; AND THE NORTH 40.00 FEET OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4, EXCEPT THE WEST 25.00 FEET THEREOF; FOR ROAD RIGHT OF WAY; ALL IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST; AND EXCEPT THE NORTH 210 FEET OF THE EAST 210 FEET OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST.

(PER OFFICIAL RECORDS BOOK 2804, PAGE 1714)

THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 39, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY; EXCEPT THE NORTH 40.00 FEET AND EXCEPT THE WEST 25.00 FEET THEREOF.

AND

THE SOUTH 622.52 FEET OF THE WEST 46.75 FEET OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION (CONTINUE)
(PER OFFICIAL RECORDS BOOK 2268, PAGE 1829)

THE NORTH 210.00 FEET OF THE EAST 210.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; TOGETHER WITH A NON EXCLUSIVE EASEMENT ON AND ACROSS THE NORTH 40.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; EXCEPT THE WEST 25.00 FEET FOR RIGHT OF WAY.

(PER OFFICIAL RECORDS BOOK 2015, PAGE 1336)

THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 25.00 FEET THEREOF FOR ROAD RIGHT OF WAY.

- SURVEY NOTES:**
1. ORIGINAL DATE OF FIELD SURVEY: NOVEMBER 15TH, 2022.
 2. UPDATED DATE OF FIELD SURVEY: JUNE 20, 2024.
 3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
 4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12063C0880, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
 5. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
 6. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTIONS.
 7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
 9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
 10. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
 11. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 12. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TOGETHER WITH NO. 300206133. LOCATIONS OF UNDERGROUND UTILITIES SHOWN WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
 13. TOPOGRAPHIC DATA AND THESE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
 14. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT U 753, ELEVATION 102.52' (NAVD 1988).

PROPERTY DATA:
PARCEL ID: 48347-000-00
OWNER: SOUTHEAST 73RD AVE LLC
ADDRESS: 16205 S.E. 73RD AVENUE
SUMMERFIELD, FL 34491

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 517.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON DATE _____
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

A 12

DEVELOPMENT REVIEW COMMITTEE		MARION COUNTY, FLORIDA	
APPLICATION #:	30723	MRD 11/7/2024	BY
APPROVAL DATE:	5/19/25	MRD 10/16/2024	
EXPIRATION DATE:	5/19/30		
<p>All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Any of the right-of-way delineated during construction shall be dressed and sodded. Trees and mulch require use if approved by the County Engineer's designs.</p>			
<p>NOTICE The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for any other requirements of other agencies for additional permits, as applicable, by state and/or federal laws.</p>			
NO.	REVISIONS	DATE	
1.	ADDITIONAL ROADWAY		

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

JCH
 CONSULTING ENGINEERS, P.L.L.C.
 LAND DEVELOPMENT, SURVEYING, PLANNING, ENVIRONMENTAL, & GIS
 1000 W. UNIVERSITY AVENUE, SUITE 100
 GAITHERSBURG, MD 20878
 (301) 251-1000
 www.jch-engineers.com

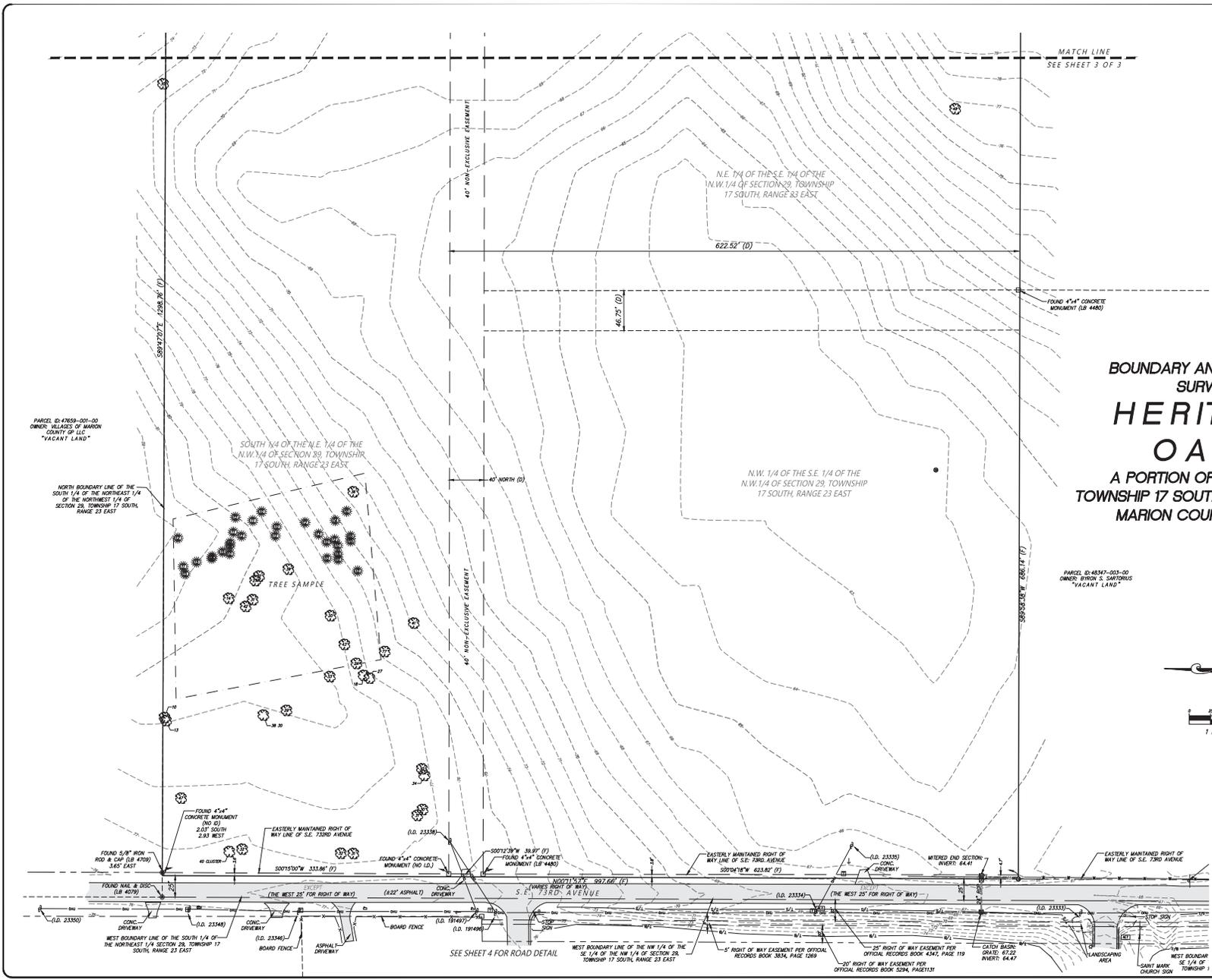
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- SOUTHEAST 73RD AVE LLC

FIELD BOOK/POLARISE: 22-9711-15-17
 FILE: HERITAGE OAKS

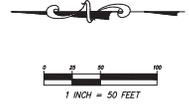
J.O.#221820
 DWS.# 221820ADD02
 SHT 2 OF 4

Attachment A

A 13



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



SEE SHEET 4 FOR ROAD DETAIL

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

DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA

APPLICATION #: 30723
 APPROVAL DATE: 5/19/25
 EXPIRATION DATE: 5/19/30

At construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Any of the right-of-way disturbed during construction shall be dressed and sodded. Trees and mounds shall be used if approved by the County Engineer's designs.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for any other requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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

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

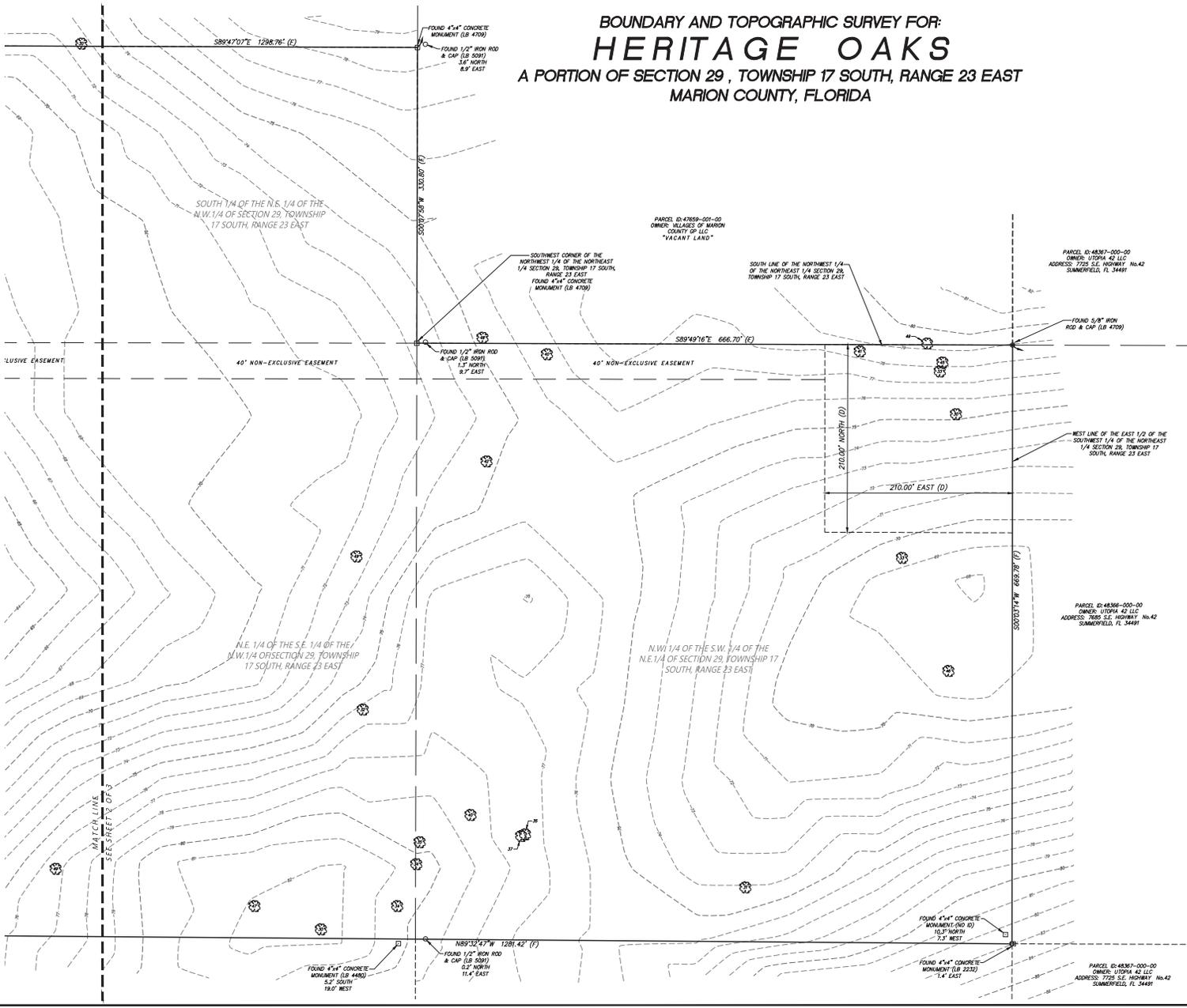
JCH
 CONSULTING ENGINEERS, P.L.L.C.
 LAND SURVEYING, SURVEYING, PLANNING, ENVIRONMENTAL, G.I.S.
 1000 UNIVERSITY BLVD., SUITE 100
 SUMMERFIELD, FL 34989
 PHONE: 888-888-8888
 FAX: 888-888-8888
 WWW.JCHCONSULTING.COM

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

FIELD BOOK/DATE:
 22-9/11 15-17
 FILE: HERITAGE OAKS

J.O. #221820
 DWG. # 221820ADD2
 SHT 3 OF 4

Attachment A



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

DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA

APPLICATION #: 30723
 APPROVAL DATE: 5/19/25
 EXPIRATION DATE: 5/19/30

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Any of the right-of-way disturbed during construction shall be dressed and sodded. Trees and masts must be used if approved by the County Engineer's designs.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for any other requirements of other agencies for additional permits, as applicable, by state and/or local laws.

MRD	11/7/2024	BY	
MRD	10/16/2024	NO.	
ADDITIONAL ROADWAY		REVISIONS	
1.			
2.			

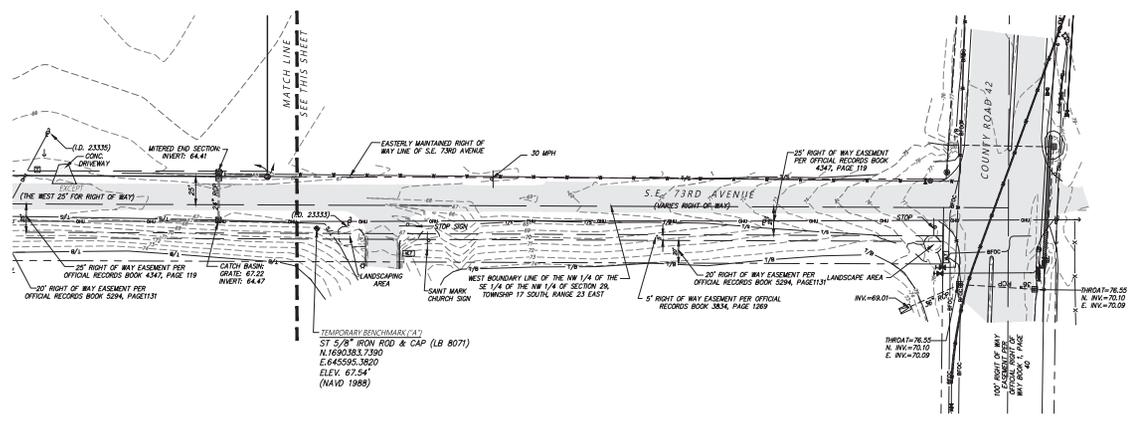
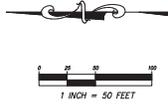
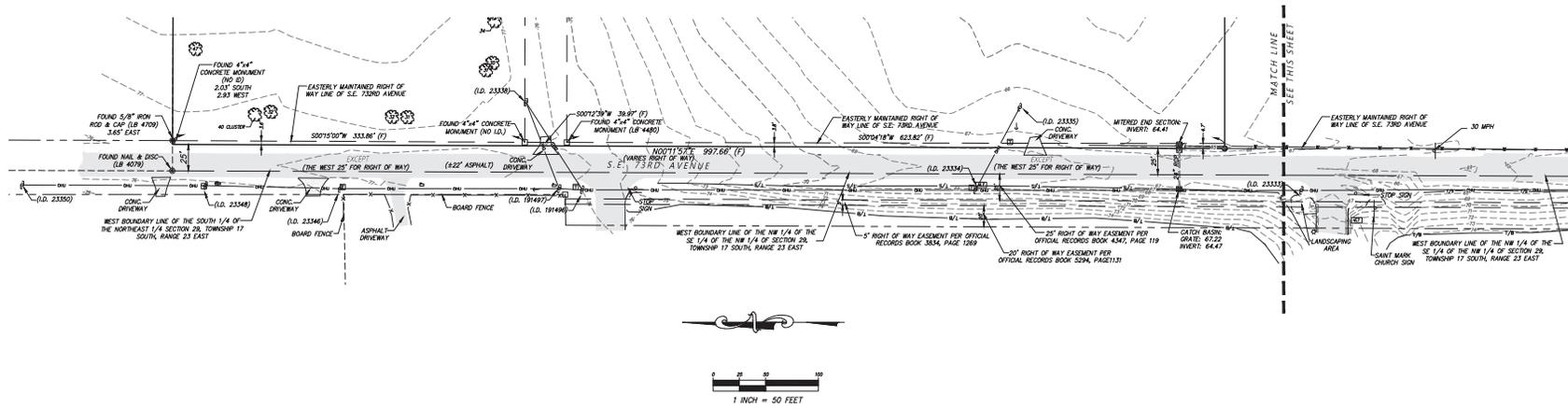
DRAWN:	M.A.
REVISIONS:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 50'

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

FIELD BOOK/PAGE:
 22-9741-15-17
 FILE: HERITAGE_OAKS

J.O.#221820
 DWG.# 221820A002
 SHEET 4 OF 4



A 15

BOUNDARY AND TOPOGRAPHIC SURVEY FOR: HERITAGE OAKS

A PORTION OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

DEVELOPMENT REVIEW COMMITTEE		MARRION COUNTY, FLORIDA	
APPLICATION #:	30723	MRD 11/7/2024	BY
APPROVAL DATE:	5/19/25	MRD 10/16/2024	
EXPIRATION DATE:	5/19/30		

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Any of the right-of-way delineated during construction shall be dressed and sodded. Trees and mature shrubs to be preserved shall be marked and protected in the field as approved by the County Engineer's designs.

NOTICE:
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NO.	REVISIONS	DATE
1.	ADDITIONAL ROADWAY	
2.	ADD A.C. WATER MAIN PER OR 42 ASBUILT'S	

DRAWN:	M.A.
REVISIONS:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1"=200'

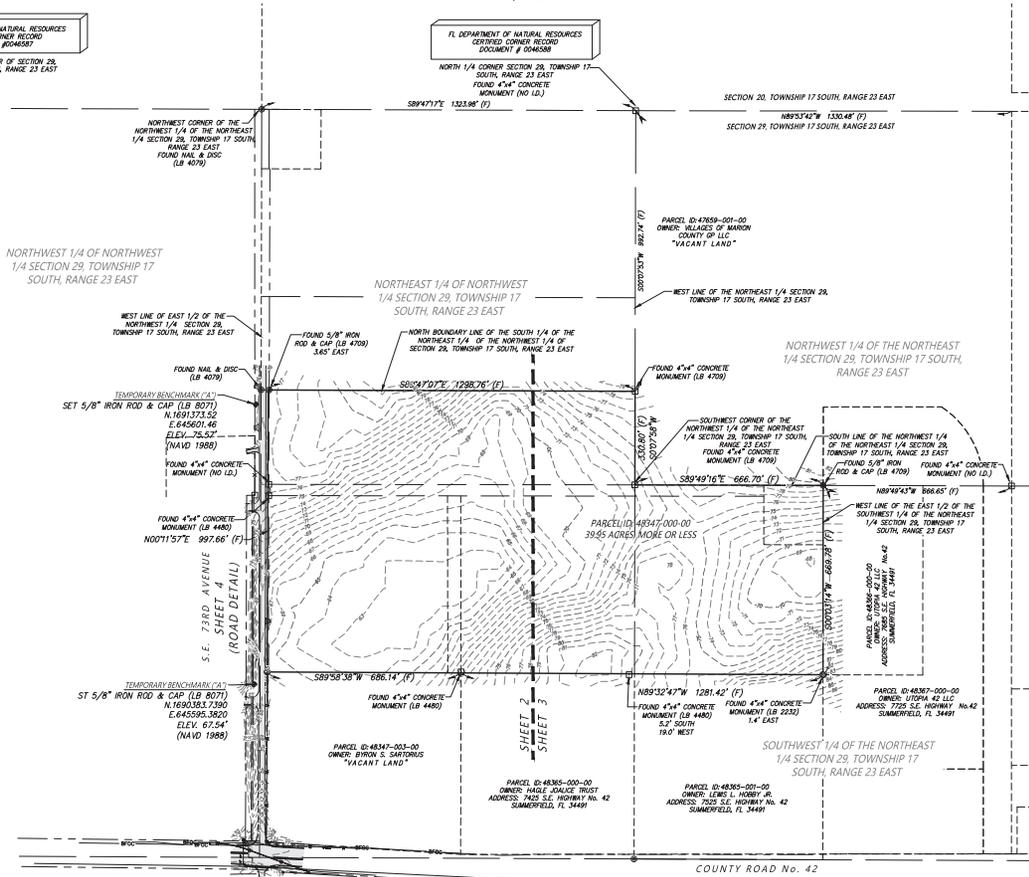
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**PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR-
SOUTHEAST 73RD AVE LLC**

FIELD BOOK/PERMISE	FILE: HERITAGE OAKS
22-9/15-17	
J.O.#21820	
DWS.# 221820A02	
SHT 1 OF 4	

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 - SUGAR HACKBERRY
 - SYCAMORE



LEGAL DESCRIPTION:
(PER OFFICIAL RECORDS BOOK 4777, PAGE 39)

THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4, AND NE 1/4 OF THE SE 1/4 OF THE NW 1/4, EXCEPT THE SOUTH 622.52 FEET OF THE WEST 46.75 FEET THEREOF, AND THE NORTH 40.00 FEET OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4, EXCEPT THE WEST 25.00 FEET THEREOF FOR ROAD RIGHT OF WAY, ALL IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, AND EXCEPT THE NORTH 210 FEET OF THE EAST 210 FEET OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST.

(PER OFFICIAL RECORDS BOOK 2804, PAGE 1714)

THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; EXCEPT THE NORTH 40.00 FEET AND EXCEPT THE WEST 25.00 FEET THEREOF.

AND

THE SOUTH 622.52 FEET OF THE WEST 46.75 FEET OF THE NE 1/4 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION (CONTINUE)
(PER OFFICIAL RECORDS BOOK 2268, PAGE 1829)

THE NORTH 210.00 FEET OF THE EAST 210.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; TOGETHER WITH A NON EXCLUSIVE EASEMENT ON AND ACROSS THE NORTH 40.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; EXCEPT THE WEST 25.00 FEET FOR RIGHT OF WAY.

(PER OFFICIAL RECORDS BOOK 2015, PAGE 1336)

THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 25.00 FEET THEREOF FOR ROAD RIGHT OF WAY.

- SURVEY NOTES:**
- ORIGINAL DATE OF FIELD SURVEY: NOVEMBER 15TH, 2022.
 - UPDATED DATE OF FIELD SURVEY: JUNE 20, 2024.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
 - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12063C0880, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
 - UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
 - NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTIONS.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
 - SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
 - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TOGETHER NO. 300206133. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
 - TOPOGRAPHIC DATA AND THESE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
 - VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT U 753, ELEVATION 102.52' (NAVD 1988).

PROPERTY DATA:
PARCEL ID: 48347-000-00
OWNER: SOUTHEAST 73RD AVE LLC
ADDRESS: 16205 S.E. 73RD AVENUE
SUMMERFIELD, FL 34991

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 517.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON DATE _____
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

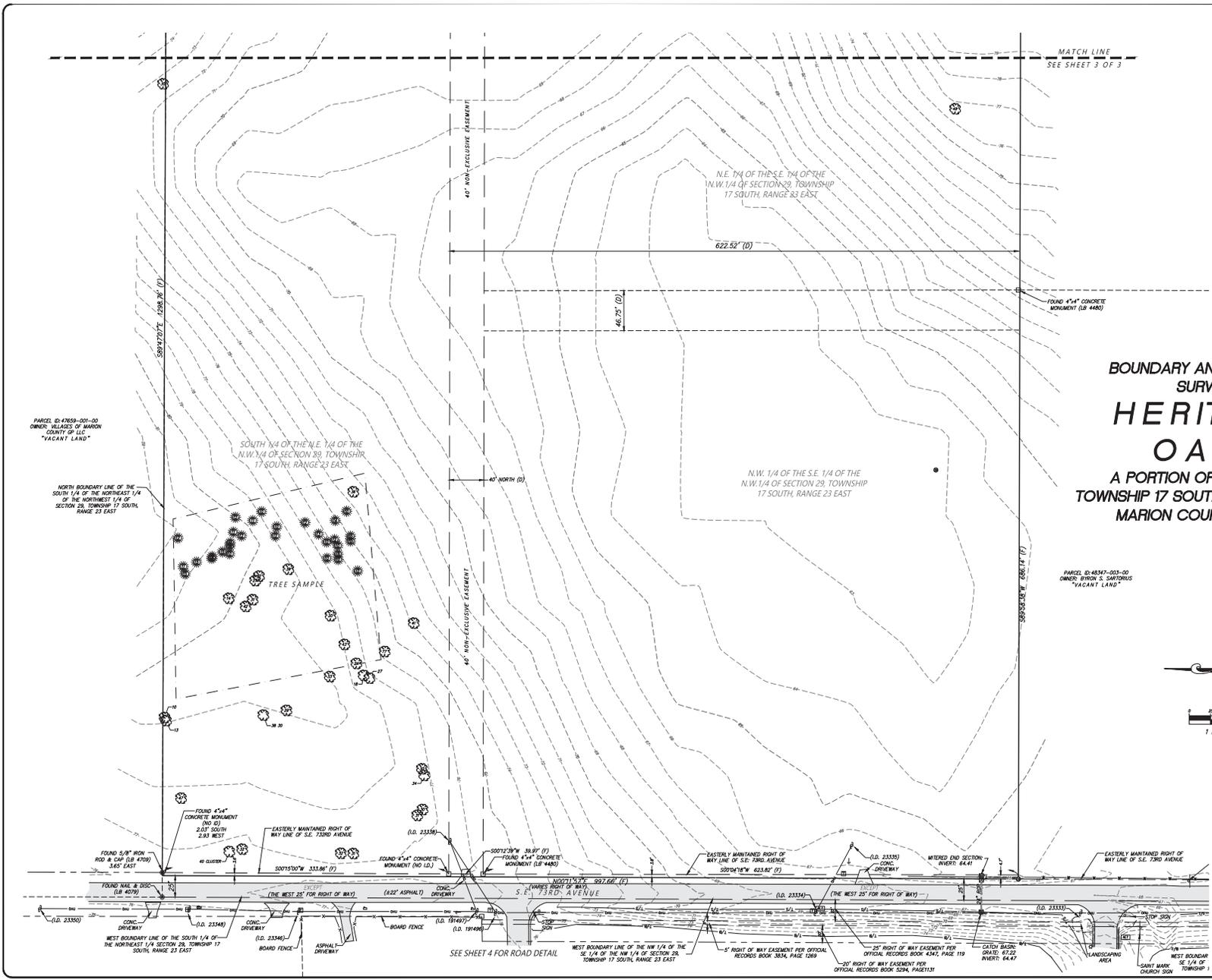
A 17

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

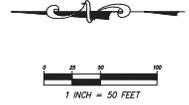
APPLICATION #: 30723
 APPROVAL DATE: 5/19/25
 EXPIRATION DATE: 5/19/30

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for any other requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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



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



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

JCH
 CONSULTING ENGINEERS, P.L.L.C.
 LAND DEVELOPMENT, SURVEYING, PLANNING, ENVIRONMENTAL, & GIS
 10000 W. UNIVERSITY BLVD., SUITE 100
 JACKSONVILLE, FLORIDA 32216
 PHONE: 904.726.1111
 FAX: 904.726.1112
 WWW.JCHCONSULTING.COM

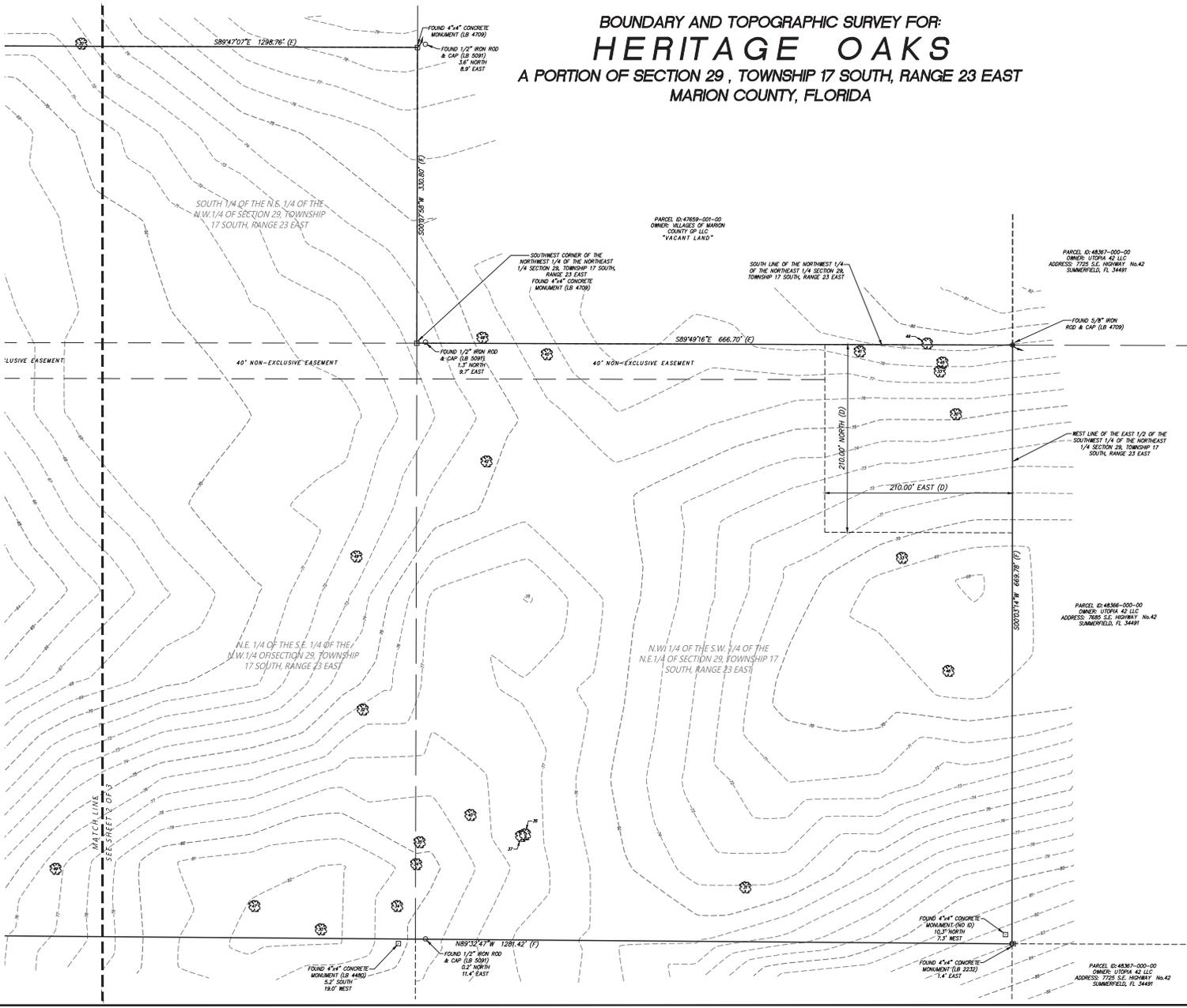
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- SOUTHEAST 73RD AVE LLC

FIELD BOOK/POLARISE: 22-9711-15-17
 FILE: HERITAGE OAKS

J.O.#221820
 DWS.# 221820ADD02
 SHT 2 OF 4

Attachment A

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



DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA

APPLICATION #: 30723
 APPROVAL DATE: 5/19/25
 EXPIRATION DATE: 5/19/30

At construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Any of the right-of-way disturbed during construction shall be dressed and sodded. Trees and mounds shall be used if approved by the County Engineer's designs.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for any other requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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

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

JCH
 CONSULTING ENGINEERS, P.L.L.C.
 LAND SURVEYING, SURVEYING, PLANNING, ENVIRONMENTAL, G.I.S.
 1000 UNIVERSITY BLVD., SUITE 100
 SUMMERFIELD, FL 34989
 PHONE: 888-888-8888
 FAX: 888-888-8888

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

FIELD BOOK/DATE:
 22-9/11 15-17

FILE: HERITAGE OAKS

J.O. #221820
 DWG. # 221820ADD2
 SH1 3 OF 4



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

DEVELOPMENT REVIEW COMMITTEE
 MARION COUNTY, FLORIDA

APPLICATION #: 30723
 APPROVAL DATE: 5/19/25
 EXPIRATION DATE: 5/19/30

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Any of the right-of-way disturbed during construction shall be dressed and sodded. Trees and masts must be used if approved by the County Engineer's designs.

NOTICE
 The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute for any other requirements of other agencies for additional permits, as applicable, by state and/or local laws.

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

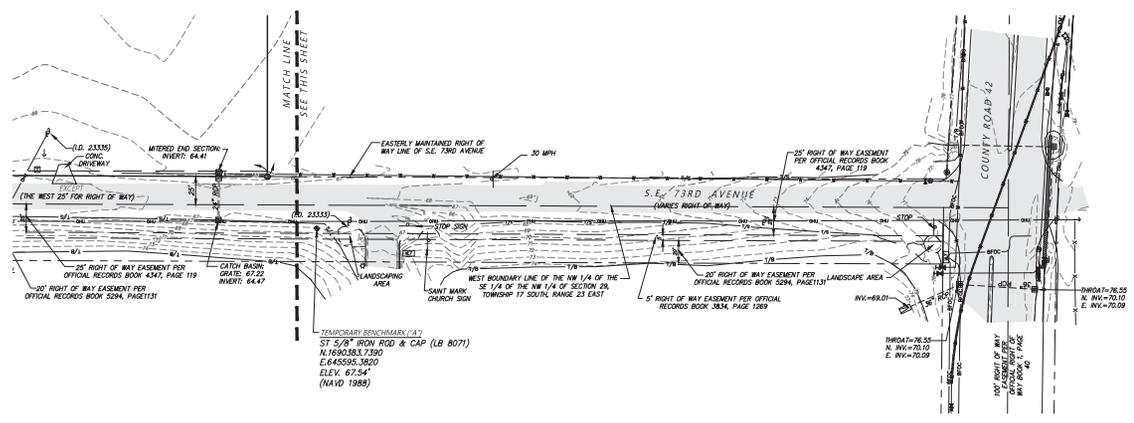
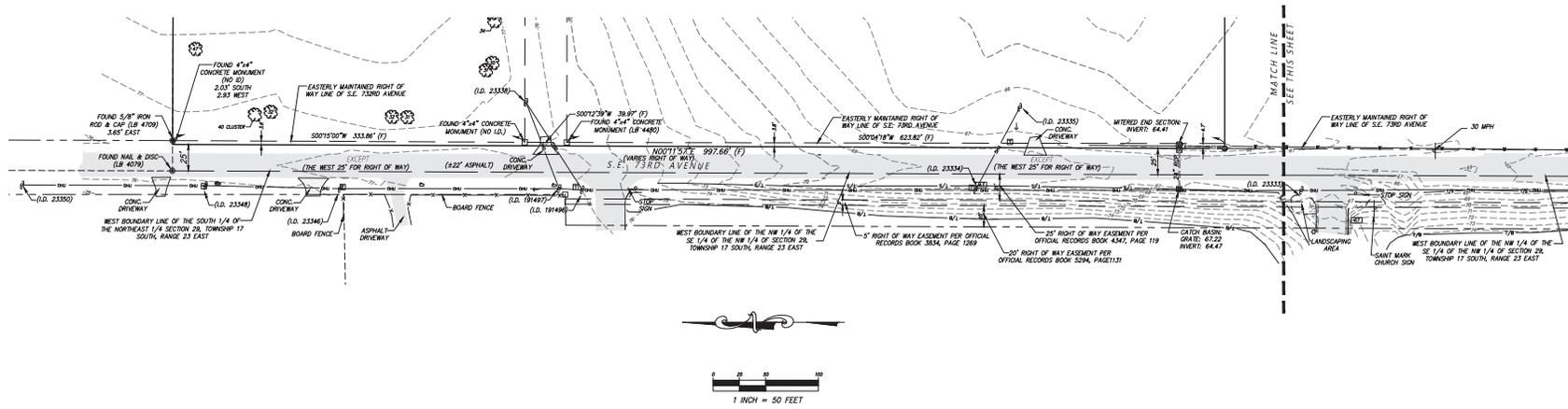
DRAWN:	M.A.
REVISIONS:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 50'

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 GAITHERSBURG, MD 20878
 TEL: 301.279.0000 FAX: 301.279.0001
 WWW.JCHCONSULTING.COM

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

FIELD BOOK/PAGE: 22-9741-15-17
 FILE: HERITAGE_OAKS

J.O.#221820
 DWG.# 221820A002
 SHEET 4 OF 4



A 20

Attachment A