December 30, 2024

PROJECT NAME: FREEDOM COMMONS PH 6

PROJECT NUMBER: 2024090071

APPLICATION: PRELIMINARY PLAT #32043

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.14.1.A - Master Plan submitted (for phased subdivisions)

STATUS OF REVIEW: INFO

REMARKS: Please submit an updated Master Plan.

2 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.3.1.A(1) - There is no other subdivision by this name in Marion County

STATUS OF REVIEW: INFO

REMARKS: Will this subdivision also be known as Marion Ranches since the surrounding subdivisions

have this name?

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: INFO

REMARKS: Review of the survey as it relates to the drainage improvements will be performed with the

improvement/site plan review.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: Review of the survey as it relates to existing drainage easements and ROW will be performed

with the improvement/site plan review.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: (1) 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. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Existing Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with

the improvement/site plan.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: INFO

REMARKS: Phasing implications to be reviewed with the improvement/site plan.

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way

STATUS OF REVIEW: INFO

REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final

plat submittal.

10 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: INFO

REMARKS: Pre- and post-development drainage maps will be required and reviewed with the

improvement/site plan.

11 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

12 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: INFO

REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.

13 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact

Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 10/7/24-add waivers if requested in future

16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district

responsible for maintenance and operation of dedicated improvements

STATUS OF REVIEW: INFO REMARKS: MC Code: 6.3.1.F(1)

F.The following supporting documentation shall also be provided as appropriate:(1)A copy of the documents demonstrating either:a. The establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements; orb. The commencement of the process to establish a Municipal Service Benefit Unit (MSBU) responsible for the maintenance and operation of the dedicated improvements as described in Sec. 2.19.4.C. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.

The purpose for the establishment of the MSBU is for the MSBU to act as a mechanism to fund and manage any needed maintenance and/or improvements to roads, drainage and other suitably identified infrastructure within the development in the event that a home owners' association/property owners' association (HOA/POA) is unable or unwilling to do so. Nothing herein shall be construed as a limitation of the authority of the County or any MSBU created.

17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: 10/7/24-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.

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat STATUS OF REVIEW: INFO REMARKS: IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

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."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

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."

Sec. 6.3.1.D.3 - Cross Access Easements

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]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[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." Sec. 6.3.1.C.2 – Utility Easements

"[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."

Sec. 6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

- 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."
- 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."
- 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." Sec.6.3.1.D(f) —

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]."



Marion County Board of County Commissioners

Office of the County Engineer

AR 32043

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

DEVELOPMENT REVIEW PLAN APPLICATION

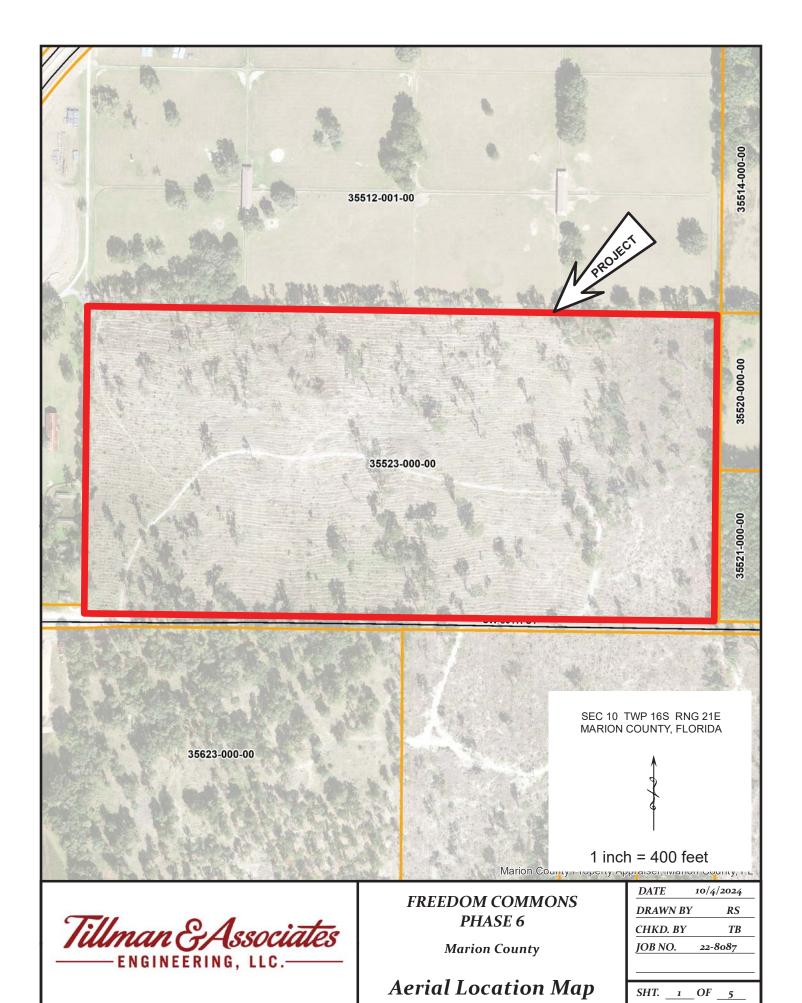
Date: September 24, 2024

A .	PRO	JECT	INFOR	MATION:

Project Name: Freedom Commons Ph 6			
Parcel Number(s): 35523-000-00			
Section 10 Township 16 Range 21E	Land Use Z	oning Classifica	tion PUD
Section 10 Township 16 Range 21E Commercial Residential Industrial	Institutional Mixed Use	e 🔲 Other	
Type of Plan: PRELIMINARY PLAT			
Property Acreage 77.05 Number	r of Lots 273	Miles of Roa	ads 1.98
	. 1		
Additional information regarding this submitt	tal:		
B. CONTACT INFORMATION (Check the	appropriate box indicating th	e point for contact f	or this project. Add <u>all</u> emails
to receive correspondence during this plan review.)			
Engineer:			
Firm Name: Tillman & Associates Engineering, L	IC Contact Non	as Timothy C Bro	oker P.F
Mailing Address: 1720 SE 16th Ave., Bldg 100			
Phone # (352) 387 -4540	Alternate Phone #	State	Zip Codc. <u>5447 1</u>
Email(s) for contact via ePlans: permits@tillma			
Eman(s) for contact via er lans. permis@umne	ingerig.com		
Surveyor:			
Firm Name: JCH Consulting Group, Inc	Contact Nan	ne: Christopher Ho	owson
Mailing Address: 426 SW 15th St	City: Ocala	State: FL	Zin Code: 34471
Phone # (352) 405-1482	Alternate Phone #	State	
Email(s) for contact via ePlans: chris@jchcg.co			
Property Owner:			
Owner: Freedom Commons Development LLC	Contact Nan	ne: Chris Armstron	g
Mailing Address: 1415 SW 17th Street			
	Alternate Phone #		
Email address: Chris@armstronghomes.net			
Developer:			
Developer: same as above	Contact Nan	ne:	
Developer:_same as above Mailing Address:	City:	State:	Zip Code:
Phone #	Alternate Phone #		-
Email address:			
	OLEAD FORM		

Revised 6/2021

CLEAR FORM



UTILITY COMPANIES:

WATER/SEWER MARION COUNTY UTILI'
ELECTRIC SUMTER ELECTRIC
OCALA ELECTRIC UTILI'

SUMTER ELECTRIC
OCALA ELECTRIC UTILITY
CENTURY LINK
COX CABLE-MARION
ZITO MIDWEST

CUSTOMER SERVICE 24/7/36 DIANE KWONG RANDY HAHN BILL MCCLOUD MICHELLE OSBORNE BEN ARDILES

24/7/365 352-307-6000 352-369-9706 (X 9 352-351-6615 352-399-1444 352-314-3577 352-496-0470

PRELIMINARY PLAT
FREEDOM COMMONS PHASE 6



Call 48 Hours before you dig It's the Law!
1–800–432–4770
Swather State One Gal of Padda, Inc.

Marion County Approval Stamp

(....

S129-SUEDIVISION ROADS AND RELATED INFRASTRUCTURE - WAIVER REQUESTED TO REDUCE DESIGN SPEEDS TO A MINIMUM OF ROMPH. PROPOSED CURVES WARRANTING THIS DESIGN SPEED WILL HAVE PROPER SIGNAGE PER MUTCD.

6.12.2.A - REQUEST TO USE 40' ROW WITH 10' UTILITY EASEMENT EACH SIDE FOR A TOTAL OF 60' WITH CONDITIONS OF PROVIDING MINIMUM 20' FRONT BUILDING SETBACK AN 15' MINIMUM SEPARATION FROM WATER MAIN TO BUILDING PAI (APPROVED WITH MASTER PLAN 67:27) 20' WITH CONDITIONS)

TREE LOCATIONS WITHIN SAMPLE AREA AND ALL TREES 10° AND LARGER WILL BE LOCATED WITHIN PROPOSED RESIDENTIAL DEVELOPMENT. (APPROVED 04/26/2021)

NOTES:

PERMITS:

- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. LONGUMONGE, EFFECTIVE DATE OF APRIL 19, 2017. THE PROPERTY DESCRIBED HERSON LIES WITHIN FLOOD ZONES "X", "X-2%" AND ZONE "AF" AN AREA WITHE THE 101 VER FLOOD BIAZAD AREA.
- 2. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
- ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.26A OF THE MARION COUNTY LAND DEVELOPMENT CODE.
- 4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
- 5. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON CITY OF OCALA ENGINEERING CONTROL POINT 0013, ELEVATION 84.75' (NAVD 1988).
- DESIGN SPEED = 30 M.P.H. TO BE POSTED AT 25 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
- 2. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED MAY PHILLE PACILITY CAPACITIES. PITCHE RIGHTS TO BYSILED PACILITY ARE SHIPET TO A DEFERRED CONCURRENCY DETERMINATION, AND PRINCIPAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OUTTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HERE NO PRESENT DEPERMENT OF LATER THE WAY AND/OR APPROVAL HERE.
- 8. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
- 9. 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.
- 10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES

BASIS OF BEARING:

EARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICA ATUM OF 1981 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE

BENCHMARKS:

FOUND 4"X4" CONCRETE MONUMENT (CCM II FOUND 4"X4" CONCRETE MONUMENT (LB 1103 FOUND 4"X4" CONCRETE MONUMENT (NO ID) FOUND 4"X4" CONCRETE MONUMENT (NO ID)

LEGAL DESCRIPTION:

A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

2 ALSA, UN THE PUBLIC RECORDS OF MARBON COUNTY, TORBITA, BEEN MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEINGSNOWN AT THE BUSINESS CORRESPONDED BY THE REVISION OF THE REVISION

SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
PARCEL # 35523-000-00
RESIDENTIAL LOTS = 273
TOTAL MILES OF ROADWAY = 1,98 MILES
PROJECT AREA = 3,356,127 SF (77.05 ± AC)
ZONING - PUD
FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL

FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL DEVELOPER'S AGREEMENTS:

OCALA CROSSINGS NORTH LAND USE AMENDMENT-08-L26
PUD DEVELOPER'S AGREEMENT OR BOOK 614, PAGE 249 (OCALA CROSSINGS NORTH)
PUD DEVELOPER'S AGREEMENT OR BOOK 613, PAGE 681 (AMENDED OCALA CROSSINGS NORTH)

AVERAGE DAILY TRIPS (TTE 210) = 2,593 TRIPS
PM PEAK HOUR TRIPS (TTE 210) = 264 TRIPS
ITE TRIP GENERATION MANUAL 10 TH EDITION
EXISTING IMPERVIOUS = 0.00 AC (0.00 S.F) 0.00%
PROPOSED IMPERVIOUS AREA = 28.16 AC. (1,226,626 S.F.) 36%

VICINITY MAP 1"=1000'

INDEX OF SHEETS

 01.01
 COVER SHEET

 02.01
 AERIAL PHOTOGRAPH

 03.01-03.06
 PRELIMINARY PLAT

 04.01-04.02
 MASTER UTILITY PLAN

 05.01
 OFFSITE UTILITY PLAN

1-8 BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC.)

OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN

FRED C. ARMSTRONG FREEDOM COMMONS DEVELOPMENT, LLC

ENGINEER'S CERTIFICATION

HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL

TIMOTHY BROOKER Jr., P.E. REGISTERED ENGINEER NO.7925/

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC. AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOADD AND ROBERFESSION, IS EXPRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED ADDRESSED AND ADDRESSED A

CHRIS HOWSON JCH CONSULTING GROUP, INC. EGISTERED LAND SURVEYOR NO. 6

OWNER / DEVELOPER: FREEDOM COMMONS DEVELOPMENT, LLC FRED C. ARMSTRONG 1415 S.W. 17th STREET OCALA, FLORIDA. 34471 PHONE: (352) 624-0120 CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
TIMOTHY BROOKER JR., P.E.
1720 S.E. 16th AVENUE, BLDG. 100
OCALA, FLORIDA. 34471
PHONE: (352) 387-4540

SURVEYOR: JCH CONSULTING GROUP, INC. CHRISTOPHER J. HOWSON, P.S.M., CFM 426 S.W. 15th STREET OCALA, FLORIDA. 34471 PHONE: (352) 405-1482 GEOTECHNICAL CONSULTANT: GEO - TECH, INC. CRAIG HAMPY 1016 S.E. 3rd AVENUE OCALA, FLORIDA. 34471 PHONE: (352) 694-7711 DATE 10/31/2024
DRAWN BY AS
CHKD. BY TB
JOB NO. 22-8087

PRELIMINARY PLAT FREEDOM COMMONS PHASE 6 MARION COUNTY, FLORIDA

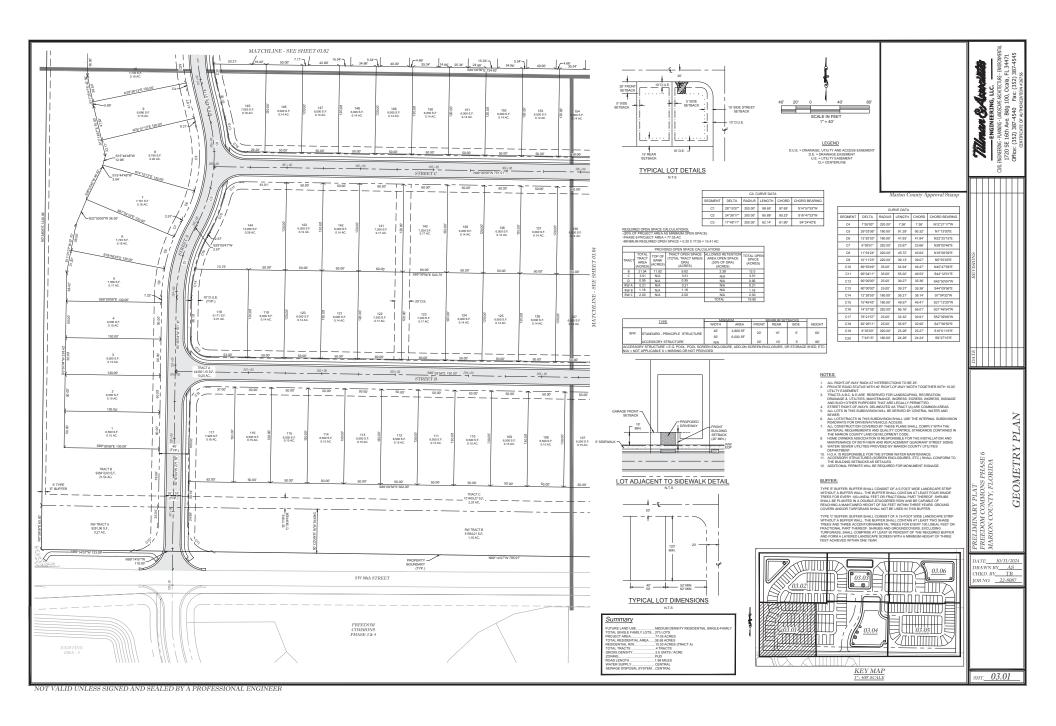
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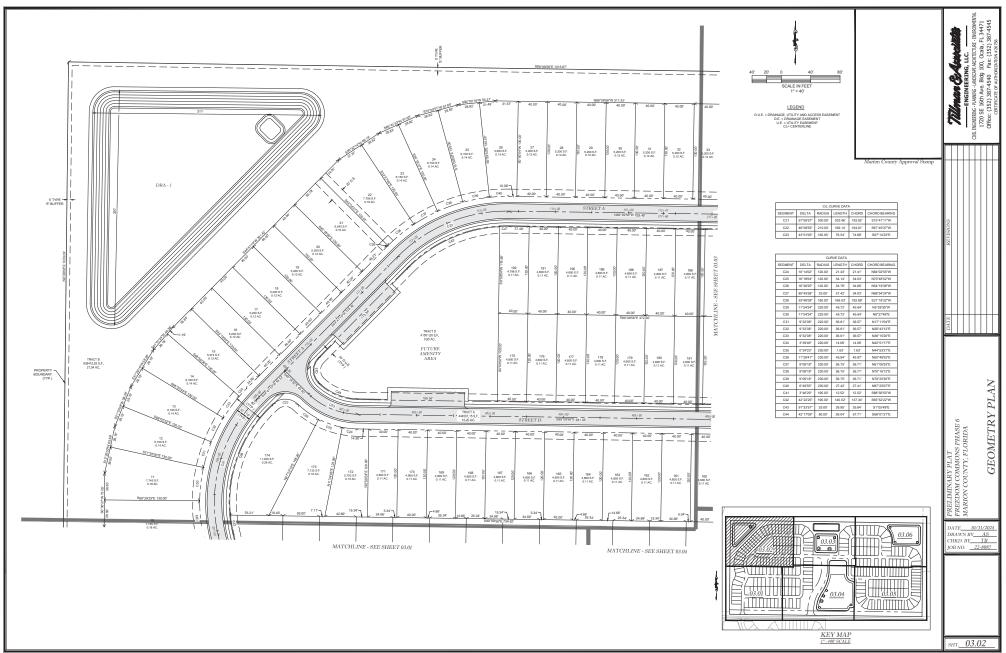
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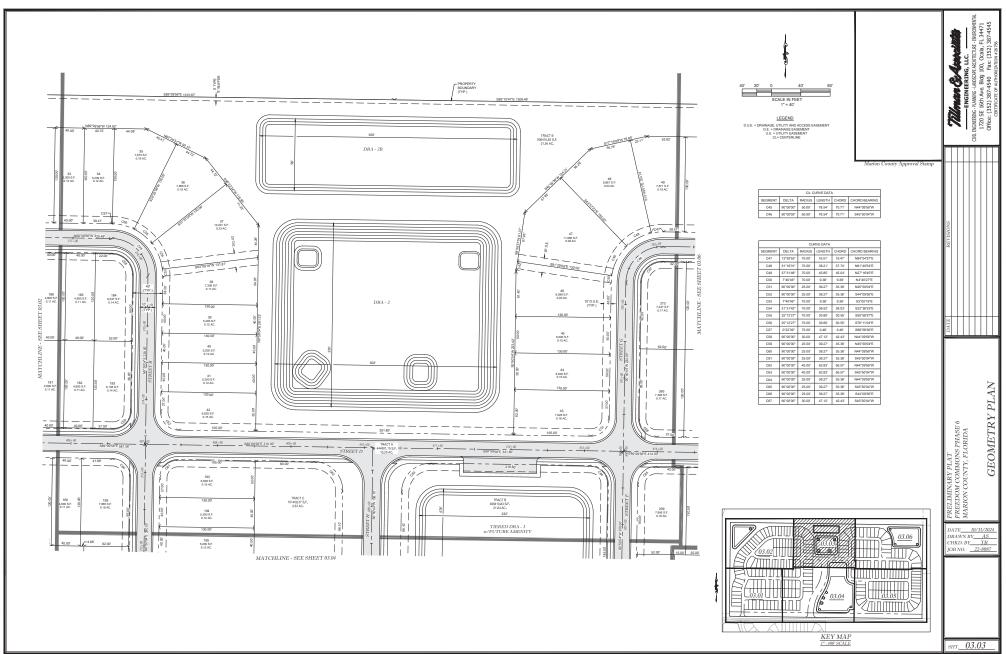
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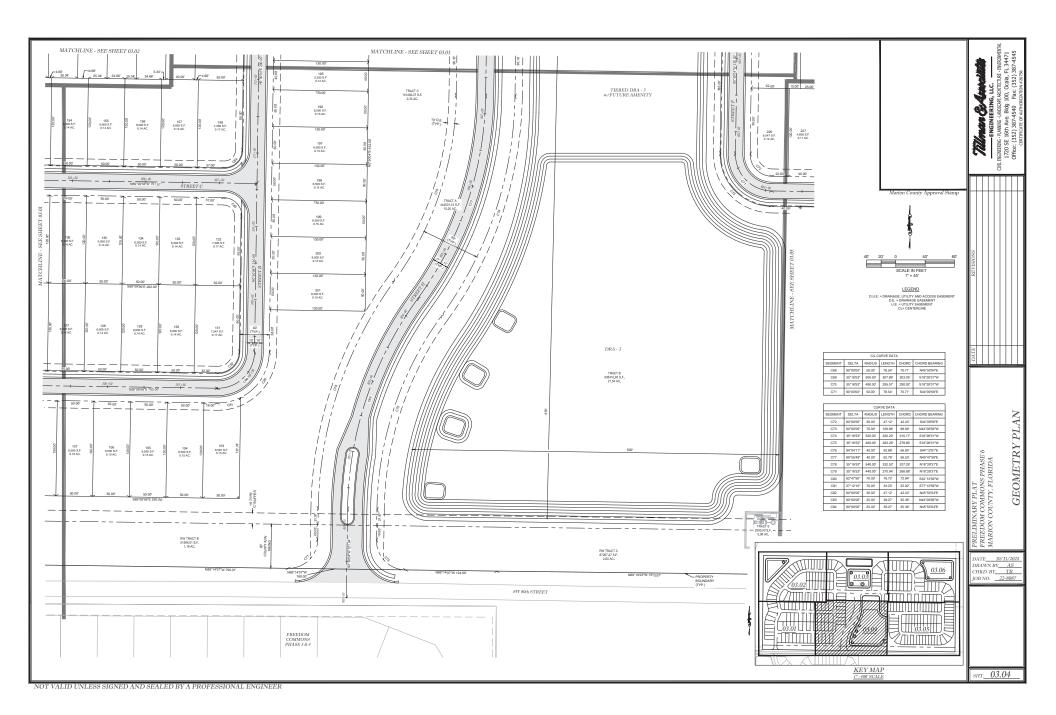
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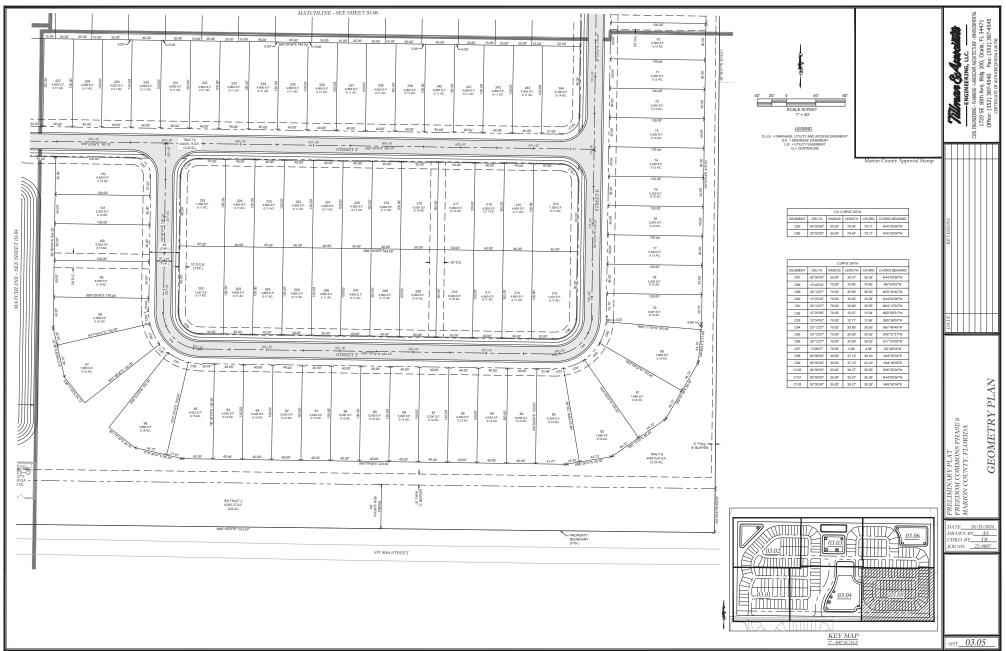


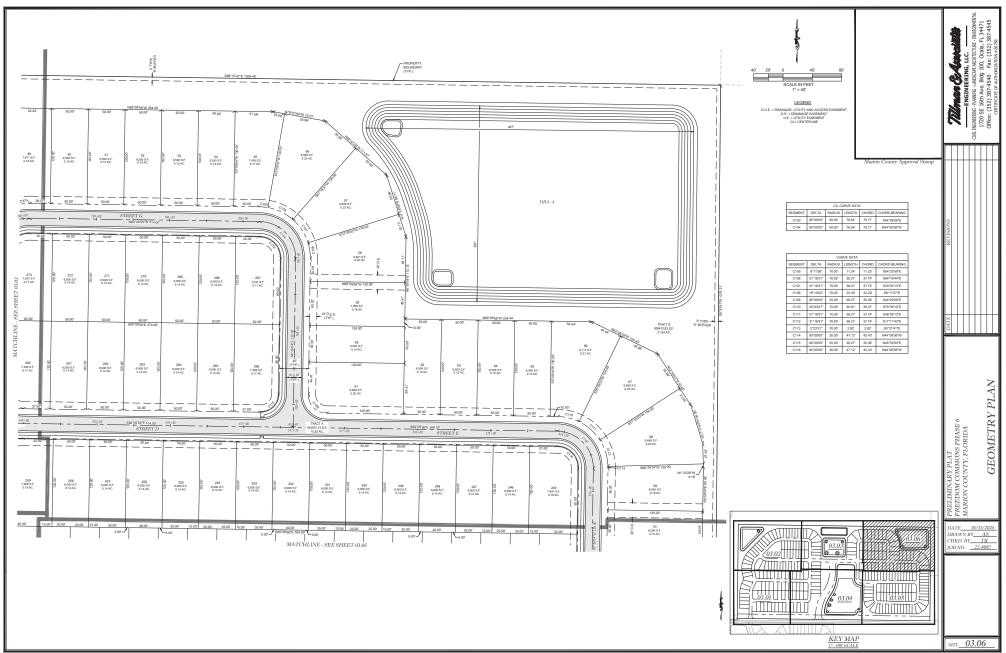


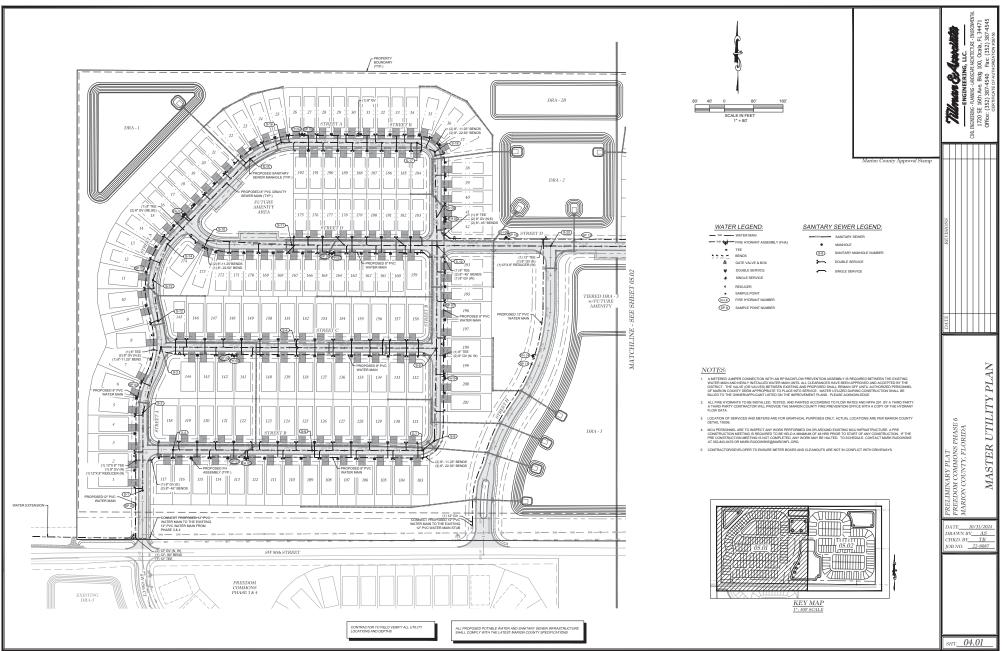


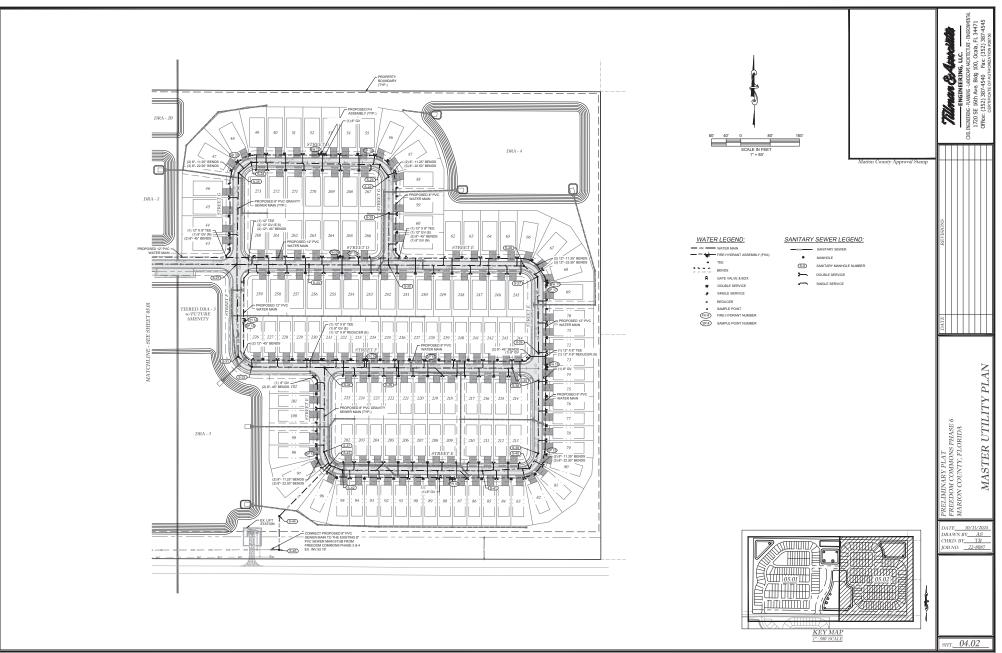


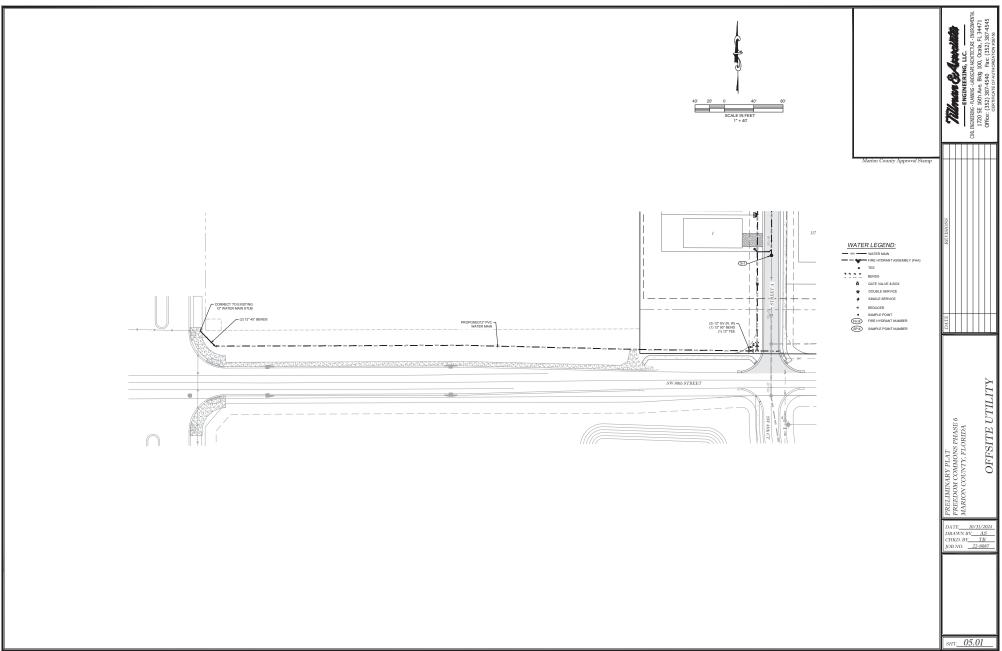


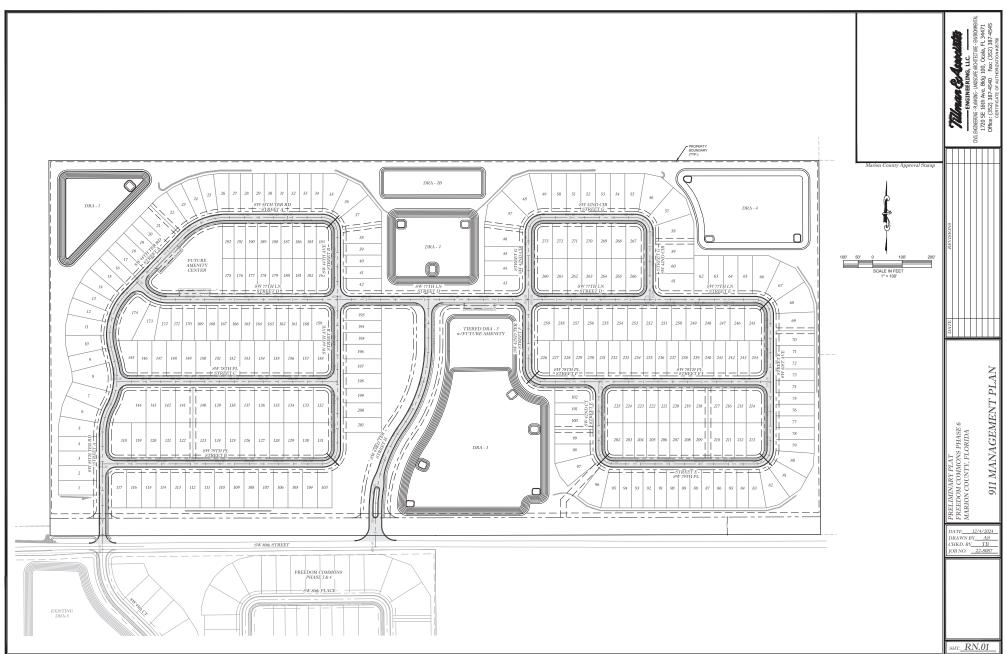












A PORTION OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

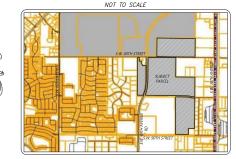
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	SHEET INDEX
SHEET	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, CURVE & LINE TABLES
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (NORTH OF MATCHLINE A,
4	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (SOUTH OF MATCHLINE A)
5	DETAILS OF S.W. BOTH STREET
6	DETAILS OF S.W. 49TH AVENUE RD
7	DETAILS OF S.W. 49TH AVENUE RD

SHEET 1 OF 8 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA "FREEDOM COMMONS" VICINITY MAP:

TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION: (AS FURNISHED)

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT GRAY, ACKERMAN & HAINES, P.A., FILE NO. 2076-5142750, BEARING AN EFFECTIVE DATE OF JANUARY 06, 2021)

PARCEL ID: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF SCRION IS TOMESHOW BY SOUTH, ARMSE 21 EAST, MARKIN COUNTY, CROWN LAWSE PARTICULARLY DESCRIBED, AS COMMERCING AT ITS SOUTHWEST COMES OF SCRION IS, TOMESHOW BOOKING PARTICULARLY SCRIPE, AND SCRION IS, A DESCRIPE COUNTY, CROWN CROWN COUNTY, CRO

LESS AND EXCEPT THOSE LANDS CONVEYED TO BRADFORD EXECUTIVE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGE 1693, AS PRERECORDED IN OFFICIAL RECORDS BOOK 6582, PAGE 1424, 67 THE PUBLIC RECORDS OF MARRION COUNTY, FLORIDA;

ALSO LESS AND EXCEPT THOSE LANDS CONVEYED TO MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY RIGHT-OF- MAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGE 1709, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA:

ALSO LESS AND EXCEPT THOSE LANDS CONVEYED TO MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA BY RIGHT-OF- WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGE 1713, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 985086—A1, ISSUING OFFICE FILE NUMBER: 1006.1.3, ISSUING OFFICE: 814501, BEARING AN EFFECTIVE DATE OF JANUARY 30, 2021)

THE SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION TEN, TOWNSHIP SIXTEEN SOUTH, RANGE THENTY-ONE EAST, AND ALSO THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION TEN, TOWNISHIP SIXTEEN SOUTH, RANGE THENTY-ONE EAST, MARION COUNTY, FLORIDA, CONSISTING OF FIGHTY AGREE, MORE OR LESS

PROPERTY DATA:

- 1. PARCEL ID: 35523-000-00 ADDRESS: VACANT LAND
- 2. PARCEL ID: 35623-000-00 ADDRESS: 4390 S.W. BOTH STREET OCALA. FL

CERTIFIED TO:

FREEDOM COMMONS DEVELOPMENT, LLC FIRST MACRICAN TITLE INSURANCE COMPANY GRAY, ADDERMAN AND HAINES, P.A. FIDELITY LAND, LLC TITLE MASTERS, LLC STEPHEN GREENE AS SUCCESSOR TRUSTEE UNDER

- SUPPLY NOTES:

 AND ET OF SUD COMPANTES AND MERCON ARE BASED ON THE ROBON STATE FLANE COMMUNITY
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- 16. INFORMMENT UNITA SYMMY PERCENT IS BASED ON OTHER CHARLES ALONG CONTINCE POINT OUT, ELEVATION & MATTER (AND 1888).

 17. MOTIBATION FOR STOOM STROCTURES AND UNDERGROUND UTILITIES ALONG S.W. 487H AVENUE RD ARE BASED ON MARION COUNTY SW 497H/407H ALENUE PHASE 2 FINAL DRAWNING FROM SW 95H STREET TO 5W 80TH STREET) FRANCE, PROJECT D 435549-1-54-01 PREPARED BY MAILET-HORN AND ASSOCIATES, MIC. DATED 04/16/2019.

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

TIEM 10. ROUTH OF THE PLANTE SOURCE B-8 TIEMS ARE NOTED REATHER OF PARKET.

TIEM 10. ROUTH-G-MAY EXEMENT IN TAYOR OF SHATIES ELECTRIC COOPERATIO, INC., EECORGED IN OFFICIAL RECORDS GOOD 229, AGE 51, OF THE PARKET RECORDS OF MARION COUNTY, FLORIDA, AFFECTS AND THE PARKET RECORDS OF MARION COUNTY, FLORIDA, AFFECTS AND THE PARKET RECORDS OF MARION COUNTY, FLORIDA, AFFECTS BE SHAKET PROPERTY AND THE PARKET RECORDS OF MARION COUNTY, FLORIDA, AFFECTS BE SHAKET PROPERTY AND THE AFFECTS AND THE PARKET RECORDS OF MARION COUNTY, FLORIDA, AFFECTS BE SHAKET PROPERTY AND THE AFFECTS OF MARION COUNTY, FLORIDA, AFFECTS BE SHAKET PROPERTY AND THE AFFECTS OF MARION COUNTY, FLORIDA, AFFECTS BE SHAKET PROPERTY AND THE PARKET RECORDS OF MARION COUNTY, FLORIDA, AFFECTS BE SHAKET PROPERTY AND THE PARKET RECORDS OF MARION COUNTY, FLORIDA, AFFECTS BE SHAKET PROPERTY AND THE PARKET RECORDS OF MARION COUNTY, FLORIDA, AND MARION SHOW AFFECTS AFFECTS AND THE PARKET RECORDS OF MARION COUNTY, FLORIDA, AND MARION SHOW AFFECTS AFFECTS AND THE AFFECTS AFFECTS AND THE AFFECTS AFFECTS AND THE AFFECTS AFFECTS AND THE AFFECTS AFFECTS AFFECTS AND THE AFFECTS AFFECTS AFFECTS AND THE AFFECTS AFFECTS AFFECTS AFFECTS AFFECTS AND THE AFFECTS AFFECTS AFFECTS AFFECTS AFFECTS AFFECTS AFFECTS AND THE AFFECTS AFF

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LEGEND AND ARRESVIATIONS:

- LAND SURVEYOR OFFICIAL RECORDS BOOK CENTERLINE RADIUS
 RADIUS
 ARC LENGTH
 DELTA (CENTRAL ANGLE)
 CHORD LENGTH
 CHORD BEARING FIELD MEASUREMENT
- DEED MEASUREMENT PLAT MEASUREMENT
- PLATI MEASSIMENT DUCTUE IRON PIPE
 POLYMNYL CHLORIDE
 CORRUGATED METAL PIPE
 REINFORCED CONCRETE PIPE
 ROOTH AMERICAN VERTICAL DATUM
 NATIONAL GEODETIC VERTICAL DATUM
- NAME MARCHAN ERLENDE PARES DE CECETO ESTROLL PORTO E PARE CONCETT MANDE DE CORDE CONCETT MANDE DE CORDE CONCETT MANDE DE CORDE CONCETT MANDE DE CONCETT MANDE DE CONCETT MANDE DE CONCETT MANDE CONCETT MANDE SON ROO CONCETT MANDE SON ROO SO

- WATER METER WATER VALVE FIRE HYDRANT GAS LINE MARKED
- ◆ METAL UTILITY POLE

 SO WOOD UTILITY POLE

 UTILITY POLE GUY ANCHOR

 UGHT POLE

 SIGN
- P FLAG POLE
- P FLAG POLE

 MAILBOX

 Δ FIBER OPTIC MARKER

 IN TRAFFIC BOX

 → TRAFFIC SIGNAL POLE

 PEDESTRIAN CROSSWALK POLE

 ED VAULT COX
- FOUND 5/8" IRON ROD & CAP (LB 696)
 FOUND MAIL & DISC (AS NOTED)
 FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
 FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- SET 5/8" IRON ROD & CAP (LB 8071)

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 5.117.050-.052. PURSUANT TO SECTION 472.027. FLORIDA STATUTES.

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

8	REVISIONS						
8	FB/PG DATE DRAWN REVISION				CKD		
Z: (Projects		07/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH		
		07/27/21	CJH	REVISED PARCEL 1C	CJH		
ugue.	21-03	09/09/21	KLJ	ADD TOPOGRAPHY	CJH		
Drowing		01/18/22	CJH	ADDRESS STAFF COMMENTS	CIH		
å		03/28/24	MRD	UPDATE BOUNDARY	CJH		

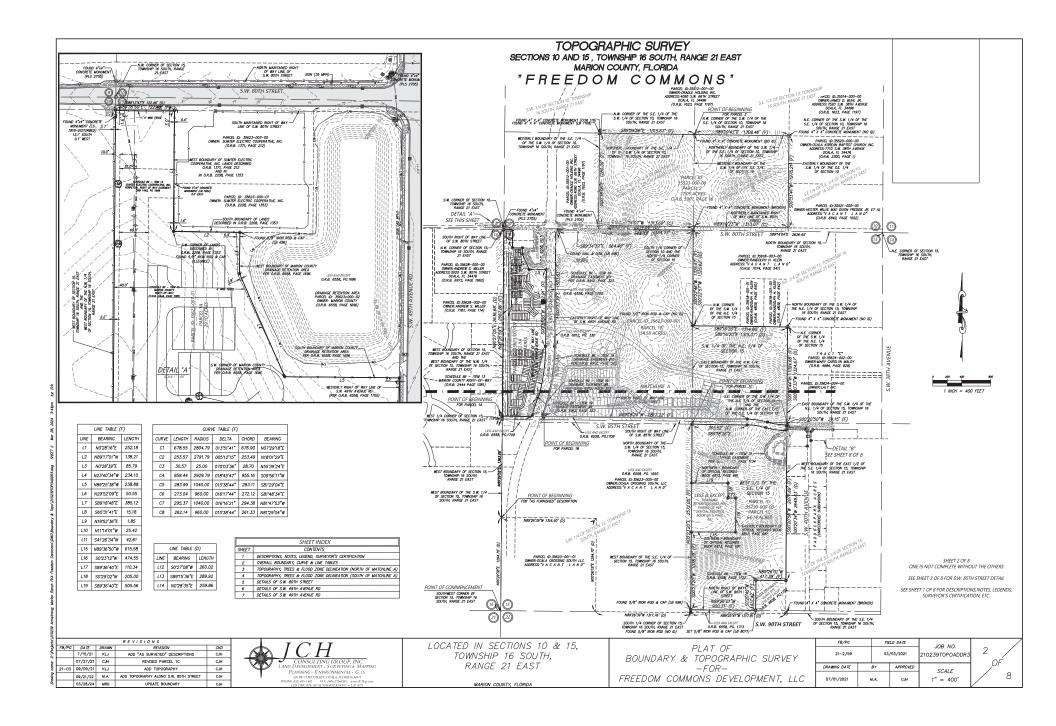
LOCATED IN SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST

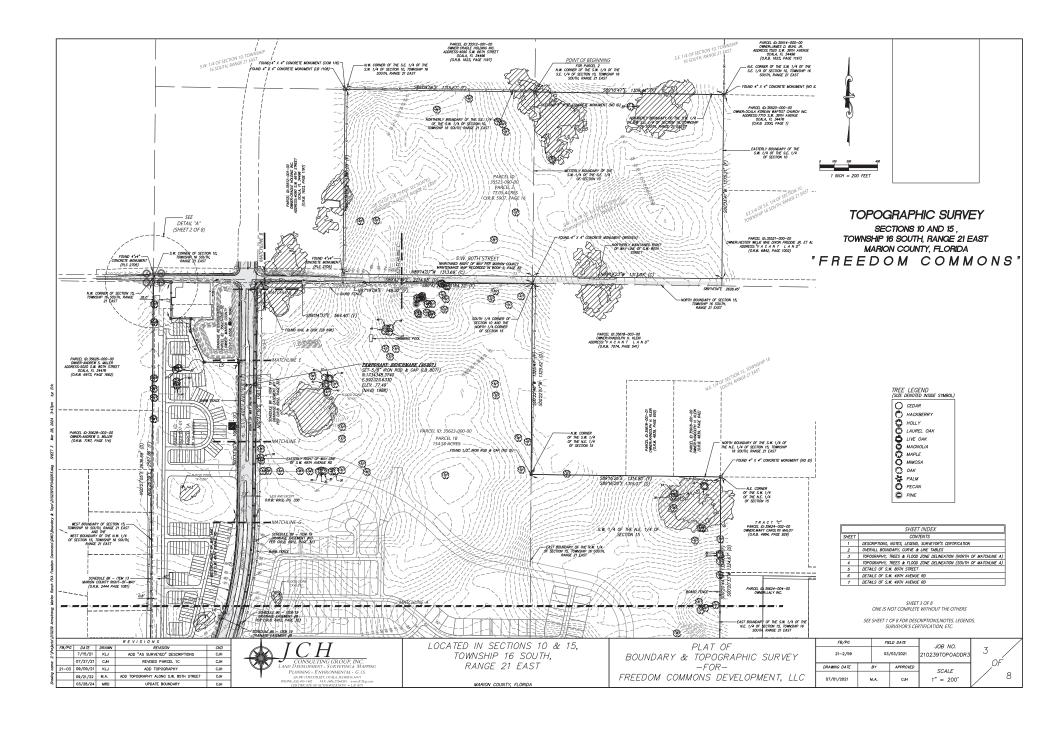
MARION COUNTY, FLORIDA

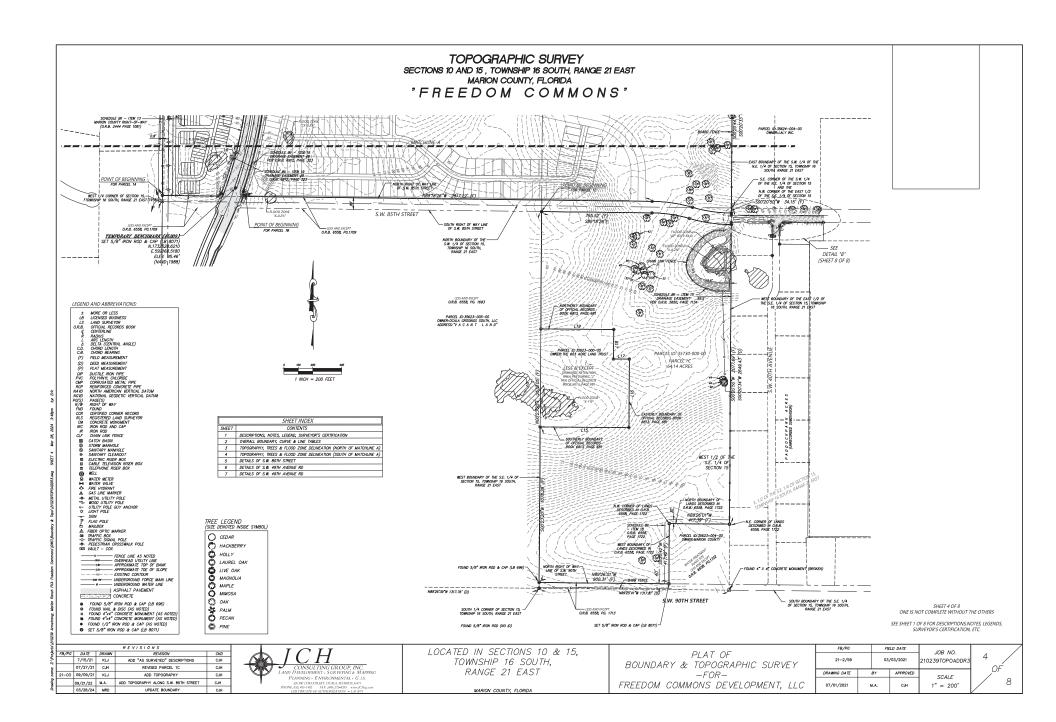
PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY FREEDOM COMMONS DEVELOPMENT, LLC

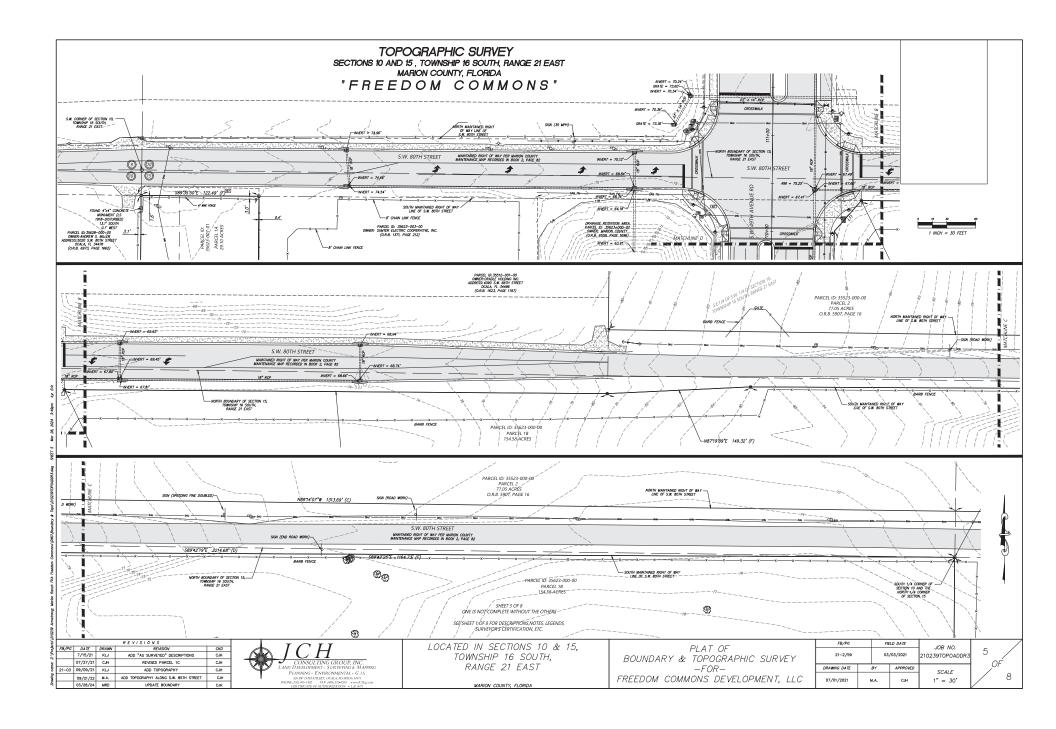
FB/PG	FIELD DATE		JOB NO. 210239TOPORADD3	
21-2/59		03/03/2021		
DRAWING DATE		BY APPROVED		SCALE
07/01/2021	,	d.A.	CJH	1" = 400'

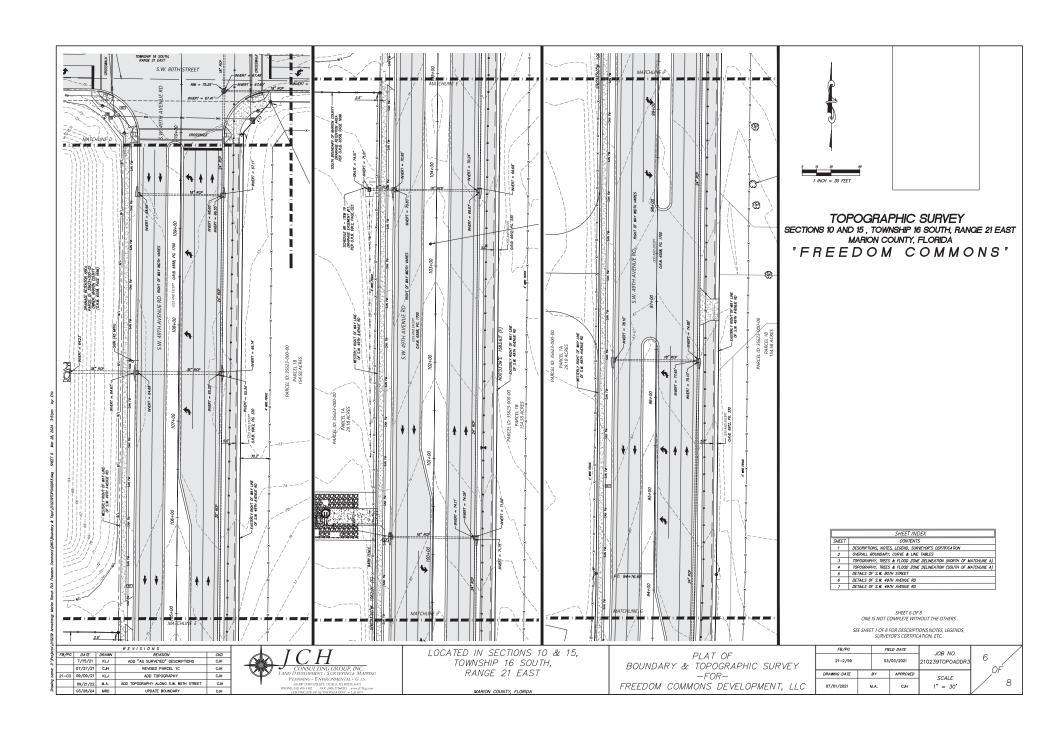


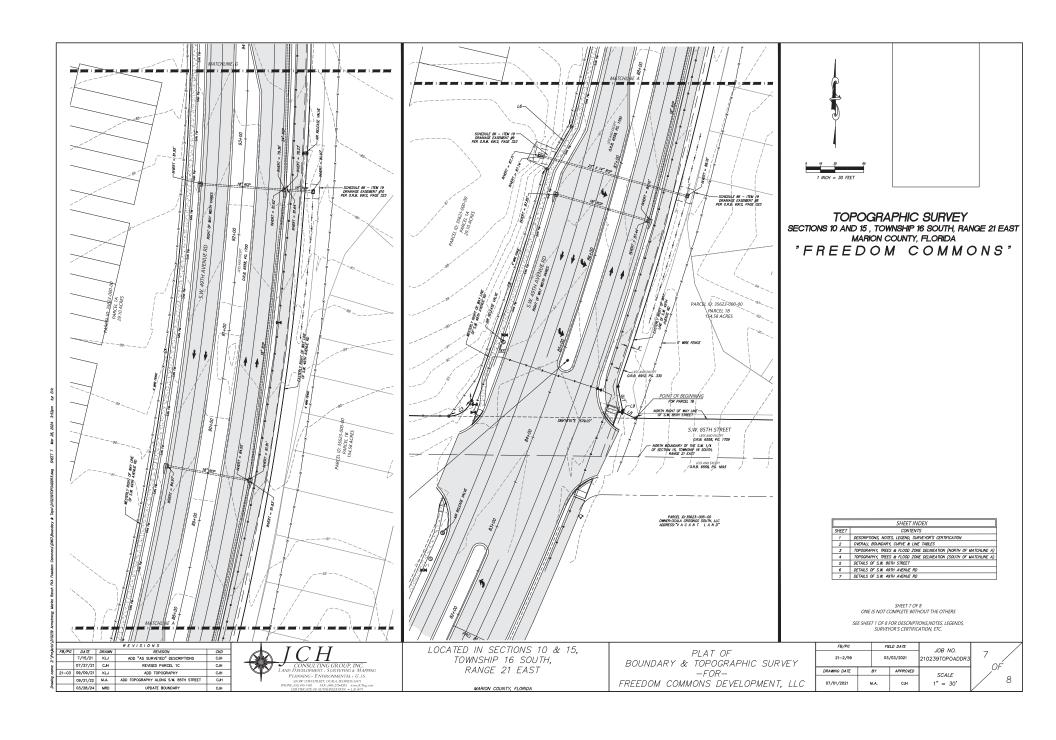




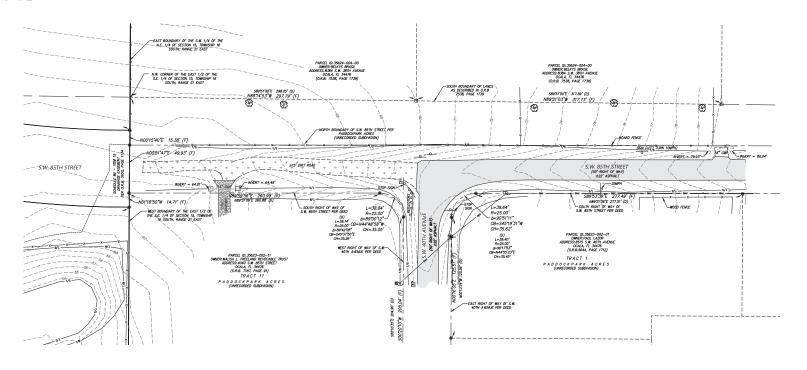








TOPOGRAPHIC SURVEY SECTIONS 10 AND 15 , TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA "FREEDOM COMMONS"



SHEET 8 OF 8 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.

			REVISIONS	
FB/PG	DATE	DRAWN	REVISION	CKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 1C	CJH
21-03	09/09/21	KLJ	ADD TOPOGRAPHY	CJH
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG SW 85 STREET	CJH

	ICH
VIV	CONSULTING GROUP, INC. LAND DEVELOPMENT + SURVEYING & MAPPING
T	PLANNING + E NVIRONMENTAL + G. I.S. 438 SW 15TH STREET, OCALA, FLORIDA 34471
	PHONE (352) 405-1482 FAX (888) 272-8335 www.fCHog.com CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY -FOR-FREEDOM COMMONS DEVELOPMENT, LLC

FB/PG	FIELD DATE		JOB NO. 210239TOPORADD3		
21-2/59		03/03/2021			
DRAWING DATE		BY	APPROVED	SCALF.	
07/01/2021	,	M.A.	CJH	1" = 30'	١,

