

June 12, 2025

PROJECT NAME: CANOPY OAKS PHASE II REPLAT THREE

PROJECT NUMBER: 2025060001

APPLICATION: DRC WAIVER REQUEST #32929

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Planning is okay with the waiver to the pre-plat and improvement plan for the purposes of a replat.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Parcel 3530-1001-18 is situated within the Bay Laurel Utility Service area. Marion County Utilities has no comments regarding the platting of the parcel. Bay Laurel is not part of the development review process and will need the opportunity to request utility easements. MCU will also request an Availability and Capacity to Serve Letter from Bay Laurel Utilities, when this project submits an improvement plan.

Parcel is within the Urban Growth Boundary and the Secondary Springs Protection Zone.
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: n/a
- 5 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Central Water/Central Sewer
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: NO
REMARKS: 6/11/25 - Operational analysis of latest replat proposal is minimally required. The impact of this proposal for the intersection of SW 99th Street Road at SW HWY 200, in particular, requires clarification.



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

AR #32929

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/30/2025 Parcel Number(s): 3530-1001-18 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Canopy Oaks Phase II Replat Three Commercial ☒ or Residential ☐
Subdivision Name (if applicable): Canopy Oaks Phase II Replat Two
Unit _____ Block _____ Lot 8

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Lisa Lazaro On Top of the World Communities, LLC
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: 8435 SW 80th Street
City: Ocala State: FL Zip Code: 34481 Phone #: (352) 387-7480

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): 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 #: (352) 572-1254
FAX Number or Email address: Chris@JCHcg.com; Admin@JCHcg.com

D. WAIVER INFORMATION:

Section & Title of Code: Division 17, Sec 2.17.1 - Preliminary Plat
Reason/Justification for Waiver Request: The request is for a waiver for a preliminary plat for Canopy Oaks Phase II Replat Three

_____ (Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: Email 5/30/25 Date Processed: 6/2/25 CF Project # 2025060001 AR # 32929

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

[illegible]

A number line illustrating the conversion of 720 feet to meters. The top scale is in feet (0 to 720) and the bottom scale is in meters (0 to 200). The conversion factor 1:4,514 is shown above the line. The scales are aligned such that 720 feet corresponds to 200 meters.

[Map Title]

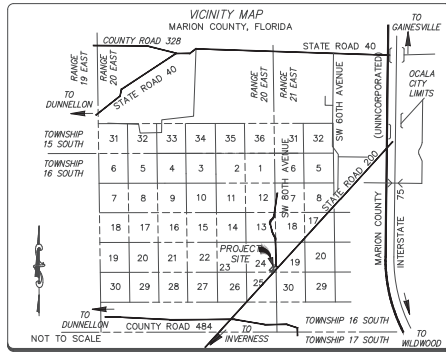
5/30/2025
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

CANOPY OAKS PHASE II REPLAT THREE

A REPLAT OF LOT 8 "CANOPY OAKS PHASE II REPLAT TWO" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

PLAT BOOK PAGE
SHEET 1 OF 2



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.

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

LEGAL DESCRIPTION:

LOT 8 AS SHOWN ON THE PLAT OF CANOPY OAKS PHASE II REPLAT TWO, RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CANOPY OAKS PHASE II REPLAT THREE" LOCATED IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS 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 PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE 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. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES WITHIN THIS SUBDIVISION 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. THE NON-EXCLUSIVE UTILITY EASEMENTS SHOWN AND NOTED ON THE PLAT ARE RESERVED FOR THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF LIFT STATIONS, FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER UTILITY LINES AND EQUIPMENT. HOWEVER, THE DEVELOPER HAS THE EXCLUSIVE RIGHT TO GRANT IN WRITING SPECIFIC EASEMENTS TO ANY UTILITY PROVIDER. THE RESERVATIONS AND EASEMENTS HEREIN GRANTED, AND THE LIMITATIONS HEREIN MADE, SHALL NOT CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY, FLORIDA, AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS-OF-WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS. ALL PLATTED UTILITY EASEMENT AREAS SHALL ALSO BE THE EASEMENT AREA FOR DIGITAL COMMUNICATION MEDIA, INC. ("DCM CABLE") TO CONSTRUCT, INSTALL, MAINTAIN, AND OPERATE TELECOMMUNICATION SERVICES (DEFINED BELOW). SPECIFICALLY, AN EASEMENT IS HEREBY GRANTED TO DCM CABLE, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL RIGHT TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, AND PROVIDE TELECOMMUNICATION SERVICES THROUGHOUT THE PROJECT. TO EACH AND EVERY BUILDING OR STRUCTURE LOCATED WITHIN THE PLATTED LOTS AND TRACTS, TELECOMMUNICATION SERVICES SHALL MEAN INTERNET, HIGH-SPEED INTERNET, WIRELESS INTERNET, VOICE OVER INTERNET PROTOCOL, VIDEO, CABLE, SATELLITE, TELEVISION, TELEPHONE, RADIO, ALARM, SECURITY, AND OTHER SIMILAR TECHNOLOGY SERVICES AS MAY BE DEVELOPED IN THE FUTURE, DELIVERED BY ABOVEGROUND OR UNDERGROUND FIBER OPTIC CABLES, CONDUITS, AND LINES, OR WIRELESS MEANS TO EQUIPMENT INSTALLED ON THE BUILDINGS AND STRUCTURES WITHIN EACH PLATTED LOT AND TRACT.

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

STATE OF FLORIDA }
COUNTY OF MARION } ss:

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF _____ 2024 BY KENNETH D. COLEN, AS PRESIDENT OF ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC _____

PRINT NAME: _____

NOTARY SEAL: _____

NOTES:

- ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120830840, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AND FLOOD ZONE "AE" - AN AREA OF FLOOD HAZARD. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDS. THE DEVELOPER HAS BEEN GRANTED A CERTIFICATION APPROVED BY MARION COUNTY PURSUANT TO A LETTER OF MAP REVISION BASED ON FIRM DETERMINATION DOCUMENT (REMOVAL) DATED DECEMBER 31, 2019, CASE NUMBER 20-04-03424 - 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 AS DETERMINED BY FEMA.
- CURRENT ZONING IS PUD, CURRENT LAND USE IS COMMERCIAL.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.0027°35'E. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST.
- ALL OF THE LAND DESCRIBED ON THIS PLAT IS OR WILL BE MADE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANOPY OAKS II PROPERTY OWNER'S ASSOCIATION, INC.
- NO TRACT 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.
- 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.
- DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, INCLUDING BUT NOT LIMITED TO ANY SEWER, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN, ENTRY FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS.
- "CANOPY OAKS II PROPERTY OWNER'S ASSOCIATION, INC." IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
- WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THE PLAT NOTED IN THIS PLAT THAT RESERVES TO THE DEVELOPER THE RIGHT BEING TRANSFERRED, AND WHICH SAID WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE DEVELOPER RESERVES OWNERSHIP OF ALL LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
- THIS PLAT CONTAINS THREE (3) LOTS, ZERO (0) TRACT, 0 MILES OF ROAD.
- ALL DISTANCES SHOWN HEREON ARE GROUNDS.
- THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPER ACKNOWLEDGEMENTS & DEDICATION SEE SHEET 1, FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 2.
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY, AND REUSE WATER SERVICE MAY BE PROVIDED BY, THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
- FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
- THE PROJECT IS SUBJECT TO THE BINDING LETTER OF INTERPRETATION OF MODIFICATION APPROVED BY MARION COUNTY PURSUANT TO RESOLUTION 2018-0-007 FOR BLM (BLM 2018-0M-05), AS MAY BE AMENDED, INCLUDING ALL PREVIOUS BINDING LETTERS, AS REFERENCED BY BLM 2018-0M-05, INCLUDING FINAL ORDER NO. 08-6L-097 (APPLICATION NO. BLM-05-2014-007), DCA FINAL ORDER NO. 10-6L-119 (APPLICATION NO. BLM-05-2009-003), DCA FINAL ORDER NO. 08-6L-097 (APPLICATION NO. BLM-05-2007-012), DCA FINAL ORDER NO. 01-6L-222 (APPLICATION NO. BLM-000-003), BLM-578-002, BLM-577-018 AND BLM-574-018, INCLUDING THE PROVISION OF VESTED RIGHTS RELATED TO THE CONCOMITANCY OF PUBLIC FACILITIES, TO THE EXTENT CONSISTENT WITH THE APPLICABLE FUTURE LAND USE DESIGNATION AND ZONING DISTRICT, THE PROJECT IS AUTHORIZED FOR ALL ALLOWABLE LAND USES UNDER BLM 2018-0M-05, SUBJECT TO THE EQUIVALENCY MATRIX FOR PROPOSED LAND USE EXCHANGES.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
- DIRECT DRIVEWAY/DRIVEWAY ACCESS FROM LOTS TO S.R. 200 IS PROHIBITED. LOTS SHALL ONLY ACCESS S.R. 200 THROUGH THE USE OF THIS SUBDIVISION'S PRIVATE DRIVEWAYS.

APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY GROWTH SERVICES

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

BY: _____ KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

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

CLERK OF CIRCUIT COURT

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "CANOPY OAKS PHASE II REPLAT TWO" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ AT _____ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____ GREGORY C. HARREL
CLERK OF THE CIRCUIT COURT



SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

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

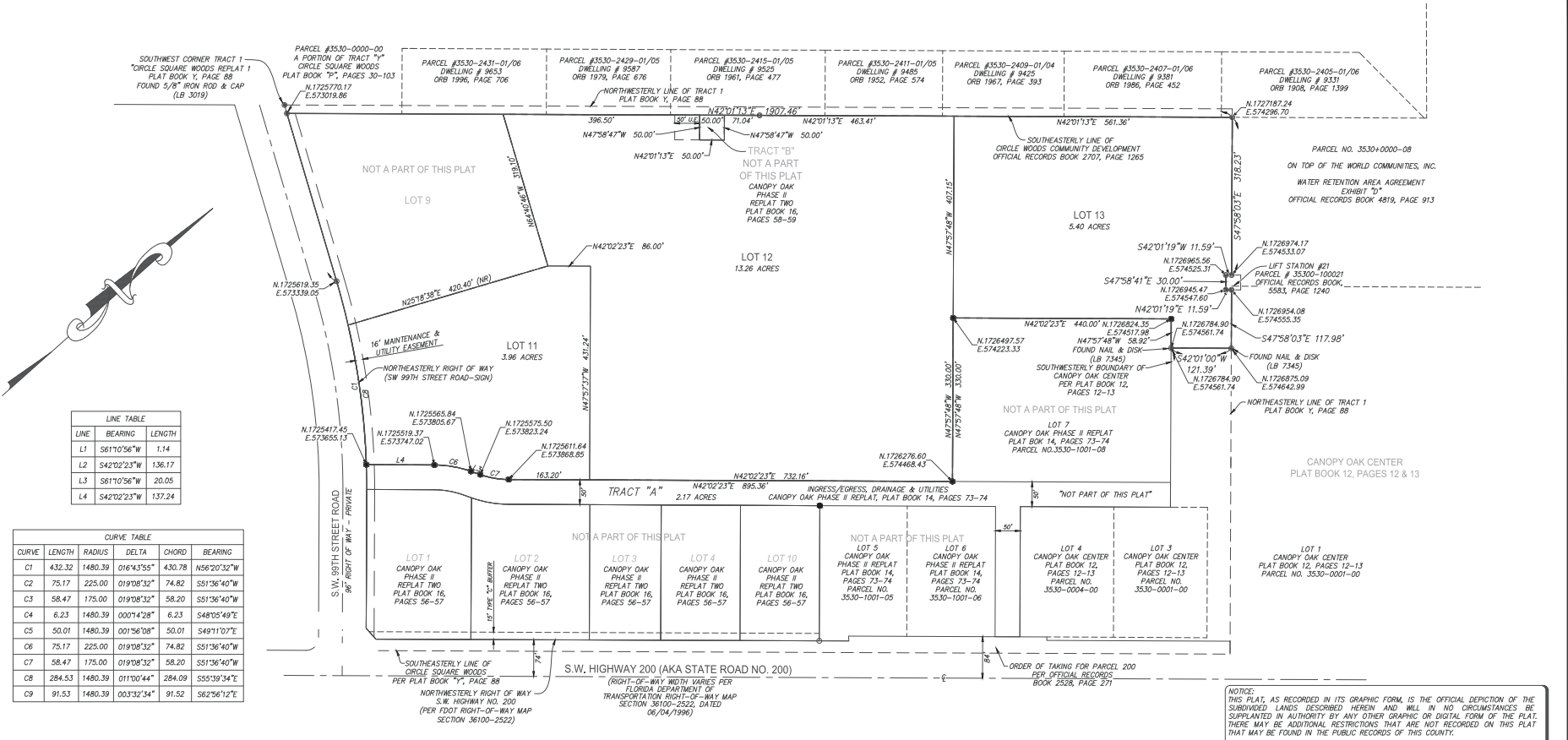
SURVEYOR SEAL:

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

CANOPY OAKS PHASE II REPLAT THREE

A REPLAT OF LOT 8 "CANOPY OAKS PHASE II REPLAT TWO" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

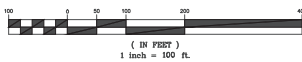
PLAT BOOK ____ PAGE ____
SHEET 2 OF 2



LINE	BEARING	LENGTH
L1	S81°10'56\"W	1.14
L2	S42°02'23\"W	1.36.17
L3	S61°10'56\"W	20.05
L4	S42°02'23\"W	1.37.24

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	4.32.32	1480.39	016°43'55\"	430.78	N56°20'32\"W
C2	75.17	225.00	019°08'32\"	74.82	S51°36'40\"W
C3	58.47	175.00	019°08'32\"	58.20	S51°36'40\"W
C4	6.23	1480.39	000°14'28\"	6.23	S48°05'49\"E
C5	50.01	1480.39	001°56'08\"	50.01	S49°11'07\"E
C6	75.17	225.00	019°08'32\"	74.82	S51°36'40\"W
C7	58.47	175.00	019°08'32\"	58.20	S51°36'40\"W
C8	284.53	1480.39	011°00'44\"	284.09	S55°39'34\"E
C9	91.53	1480.39	003°32'34\"	91.52	S62°56'12\"E

GRAPHIC SCALE



LEGEND AND ABBREVIATIONS

- SET 4\"x4\" CONCRETE MONUMENT (LB 8071 PRM)
- SET NAIL AND DISC (LB 8071 PPS)
- FOUND 4\"x4\" CONCRETE MONUMENT (LB 7143 PRM)
- FOUND NAIL & DISC (LB 7345)
- FOUND 5/8\" ROD & CAP (LB 8071)
- SET 5/8\" ROD & CAP (LB 8071 PRM)
- FOUND 5/8\" ROD & CAP (LB 7345)
- LB LICENSED BUSINESS
- LS LAND SURVEYOR
- C CENTERLINE
- NR NON-RADIAL
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- L1 LINE TAG LABEL-SEE TABLE
- C1 CURVE TAG LABEL-SEE TABLE
- NXXX STATE PLANE INFORMATION
- E:XXX
- LINE BREAK

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRIANGULATION METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1852" AND "T086", PURSUANT TO SECTION 17.17, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4\"x4\" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
NORTHING: 1740427.4009 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.0221\"N
LONGITUDE: 82°16'07.2306\"W
CONVERGENCE: -0°07'00.7\"
SCALE: 0.99994861

FOUND STAINLESS STEEL ROD STAMPED V086 1900
NORTHING: 1745775.8082 FEET
EASTING: 545817.9667 FEET
LATITUDE: 29°08'08.2794\"N
LONGITUDE: 82°17'06.9138\"W
CONVERGENCE: -0°07'16.6\"
SCALE: 0.99995564

SETBACKS

- MINIMUM FRONT SETBACK: 40 FEET (65 FEET WITH GAS PUMP)
- MINIMUM REAR SETBACK: 25 FEET
- MINIMUM SIDE SETBACK: 10 FEET (65 FEET WITH GAS PUMP)
- ACCESSORY STRUCTURES: 8 FEET EXCEPT FOR GAS PUMPS OR ISLANDS REQUIRE 25 FEET SETBACK, GAS PUMP CANOPIES MY PROTRUDE 10 FEET INTO A REQUIRED SETBACK

NOTES

- THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPERS ACKNOWLEDGMENTS AND DEDICATIONS SEE SHEET 1, FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

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

SURVEYOR SEAL:

CHRISTOPHER J. HOWSON (LICENSE NO. LS8553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER