

May 29, 2025

PROJECT NAME: DEBONAIR ESTATES (FKA: GOLDEN OCALA NORTH GOLF & RESIDENTIAL)

PROJECT NUMBER: 2020090102

APPLICATION: FINAL PLAT #32856

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 4 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.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for septic systems, must be on central sewer
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for septic systems, must be on central sewer
- 7 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org
STATUS OF REVIEW: INFO
REMARKS: Please forward CAD file to laura.johnson@marionfl.org.
- 8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations
STATUS OF REVIEW: INFO
REMARKS:

9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS:



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

32856

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 05/13/2025

A. PROJECT INFORMATION:

Project Name: Debonair Estates

Parcel Number(s): 13668-000-02, 12673-000010, 12674-001-01, 12673-000008, 12673-000009, 12672-000-00

Section 31 Township 14 Range 21 Land Use MR & COM Zoning Classification R-PUD

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

Type of Plan: FINAL PLAT

Property Acreage 131.81 Number of Lots 79 Miles of Roads 1.53

Location of Property with Crossroads N US HWY 27 and NW 70TH AVE ROAD

Additional information regarding this submittal: Portions of parcels 13668-000-02, 12673-000010, 12674-001-01 and 12672-000-00. All of parcels 12673-000008, 12673-000009

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.)*

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Engineer:

Firm Name: _____ Contact Name: _____

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

Phone # _____ Alternate Phone # _____

Email(s) for contact via ePlans: _____

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Surveyor:

Firm Name: Rogers Engineering, LLC Contact Name: Kelle Boyer

Mailing Address: 1105 SE 3rd Avenue City: Ocala State: FL Zip Code: 34471

Phone # 352-622-9214 Alternate Phone # _____

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

Property Owner:

Owner: RLR Investments, LLC Contact Name: Don Deluca

Mailing Address: 600 Gillam Rd City: Wilmington State: OH Zip Code: 45177

Phone # 239-275-2304 Alternate Phone # _____

Email address: _____

Developer:

Developer: Same as owner Contact Name: _____

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

Phone # _____ Alternate Phone # _____

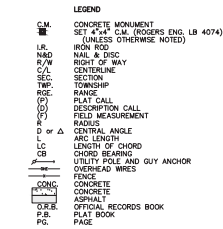
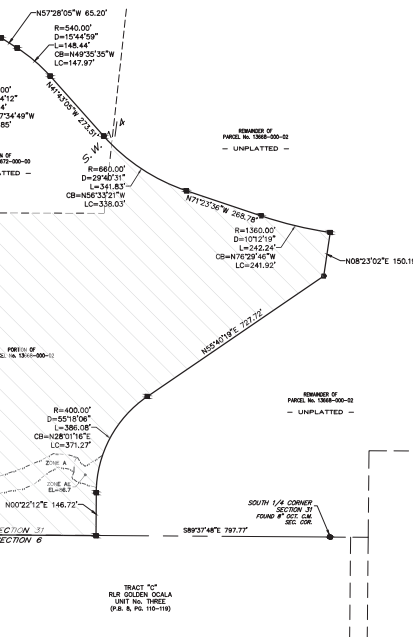
Email address: _____

Revised 6/2021

CLEAR FORM

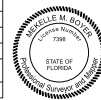
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marionfl.org

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PLAT PROPERTY INFORMATION REPORT				
ATTORNEY'S TITLE FUND SERVICES, INC.				
FILE NO. 164640				
EFFECTIVE DATE MAY 6, 2025				
ENCUMBRANCE #	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1	O.R.B. 838, PG. 1749	YES	NO	NOT A SURVEY MATTER
2	O.R.B. 902, PG. 84	YES	NO	BLANKET TITLE EASEMENT/ BLANKET TITLE EASEMENT
3	O.R.B. 902, PG. 84A	YES	NO	BLANKET TITLE EASEMENT
4	O.R.B. 1001, PG. 1702	YES	NO	DOES NOT AFFECT SUBJECT PROPERTY
5	O.R.B. 1021, PG. 1778	NO	NO	DOES NOT AFFECT SUBJECT PROPERTY
6	O.R.B. 2208, PG. 1987	YES	YES	
	O.R.B. 2356, PG. 1071	YES	NO	NOT A SURVEY MATTER
	O.R.B. 2384, PG. 1010	YES	NO	NOT A SURVEY MATTER
	O.R.B. 3191, PG. 995	YES	NO	NOT A SURVEY MATTER
	O.R.B. 3205, PG. 3108	YES	NO	NOT A SURVEY MATTER
	O.R.B. 3601, PG. 947	YES	NO	NOT A SURVEY MATTER
	O.R.B. 3601, PG. 972	YES	NO	NOT A SURVEY MATTER
	O.R.B. 3662, PG. 915	YES	NO	NOT A SURVEY MATTER
	O.R.B. 3662, PG. 608	YES	NO	NOT A SURVEY MATTER
	O.R.B. 3672, PG. 408	YES	NO	NOT A SURVEY MATTER
	O.R.B. 3672, PG. 1907	YES	NO	NOT A SURVEY MATTER
	O.R.B. 2597, PG. 1804	YES	YES	
9	O.R.B. 3823, PG. 411	YES	NO	NOT A SURVEY MATTER
	O.R.B. 4451, PG. 1164	YES	NO	NOT A SURVEY MATTER
10	P.B. & G. 110-119	YES	YES	
	O.R.B. 3860, PG. 1862	YES	NO	NOT A SURVEY MATTER
11	O.R.B. 3928, PG. 1769	NO	NO	DOES NOT AFFECT SUBJECT PROPERTY
12	O.R.B. 3928, PG. 1770	YES	NO	NOT A SURVEY MATTER
13	O.R.B. 3928, PG. 1771	YES	YES	
14	O.R.B. 7276, PG. 244	YES	NO	NOT A SURVEY MATTER
	O.R.B. 7677, PG. 1278	YES	NO	NOT A SURVEY MATTER
15				RIGHTS OF LESSEES

R.L.R. INVESTMENTS, L.L.C.
ATTORNEYS' TITLE FUND SERVICES, INC.
ASSURED TITLE SERVICES, LLC



MEKELLE M. BOYER DATE _____
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

ROGERS ENGINEERING
& Land Surveying

105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY SURVEY
FOR
R.L.R. INVESTMENTS, L.L.C.

JOB No.
25_DEBONAIR BDY SURVEY

DATE
05/14/2025

SCALE
1" = 200'

SHEET
1 OF 1

DEBONAIR ESTATES PHASES 1 AND 2

A PLANNED UNIT DEVELOPMENT

ADVISORY NOTICE:

- THE CURRENT FUTURE LAND USE DESIGNATION FOR THE PROPERTY DESCRIBED HEREON IS COMMERCIAL AND MEDIUM RESIDENTIAL AND THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS P.U.D. (PLANNED UNIT DEVELOPMENT).
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120160, PANELS 0482 AND 0501, SUFFIS E. MARION COUNTY, FLORIDA, DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" AND FLOOD ZONES "AE (EL. 86.77)", "AE (EL. 102.17)", "AE (EL. 106.77)", "AE (EL. 122.87)", "AE (EL. 123.57)", "AE (EL. 126.37)" AND "AE (EL. 138.47)" AND ZONE "X". THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. THE LIMITS OF ZONE "X" AND ZONE "AE" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.
- STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.
- COVENANTS, RESTRICTIONS AND/OR RESERVATIONS ENTITLED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GOLDEN OCALA[®] AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE BEING FILED IN MARION COUNTY OFFICIAL RECORDS BOOK NO. PAGE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. ACCESS TO THE INTERNAL ROADWAYS IS PROVIDED BY N.W. 84th COURSE, A 100 FEET WIDE ROAD RIGHT-OF-WAY OWNED AND MAINTAINED BY RLR INVESTMENTS, LLC.
- THE PLAT CONTAINS 79 LOTS, 9 TRACTS AND 1.53 MILES OF ROAD RIGHTS-OF-WAY.
- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS DEBONAIR ESTATES PHASES 1 AND 2 PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "GOLDEN OCALA DEVELOPMENT OF REGIONAL IMPACT (DRI) DEVELOPMENT ORDER/SCALE PROJECT PER MARION COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 10.4.1, AS MAY BE AMENDED FROM TIME TO TIME INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AS MAY BE APPLICABLE. DEVELOPMENT AGREEMENT: OFFICIAL RECORDS BOOK 6791, PAGE 105-163, 141 AMENDMENT PENDING.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 A LATER DEVELOPMENT REVIEW STAGE.
- 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 COSTS 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.

GENERAL NOTES:

- THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
- THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM, DATED MAY 2025.
- FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NEAT NETWORK.
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NEAT NETWORK.
- NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS A VIOLATION OF THE CODE OF MARION COUNTY, FLORIDA.
- 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.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES AND/OR NOTED HEREIN. THE DEVELOPER, R.L.R. INVESTMENTS, L.L.C., AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE OTHER UTILITIES (INCLUDING ELECTRIC, TELEPHONE, NATURAL GAS AND INTERNET) IN SAID EASEMENTS.
- DRAINAGE EASEMENTS SHOWN HEREON ARE RESERVED FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF STORMWATER DRAINAGE INFRASTRUCTURE.
- THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER SYSTEMS.
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- PORTIONS OF THE LAND WITHIN THIS PLAT ARE SUBJECT TO BLANKET TYPE EASEMENTS GRANTED TO THE CITY OF Ocala, RECORDED IN OFFICIAL RECORDS BOOK 362, PAGE 6 AND OFFICIAL RECORDS BOOK 618, PAGE 85, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- A PORTION OF THE LAND LOCATED WITHIN THIS PLAT IS SUBJECT TO A BLANKET TYPE ADJACENT RECOVERING DIVERSION OF SURFACE STORM WATER ONTO OR ACROSS SUBJECT PROPERTY, RECORDED IN OFFICIAL RECORDS BOOK 952, PAGE 804, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- PORTIONS OF THE LAND WITHIN THIS PLAT ARE SUBJECT TO BLANKET TYPE TELECOMMUNICATIONS EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK 2208, PAGE 1987, AND OFFICIAL RECORDS BOOK 2597, PAGE 1884, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- A PORTION OF THE LAND WITHIN THIS PLAT IS SUBJECT TO THE DECLARATION OF PRIVATE ROADS, RECORDED IN OFFICIAL RECORDS BOOK 3929, PAGE 1771, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE FOLLOWING DOCUMENTS ARE APPLICABLE TO THE PROPERTY SHOWN HEREON, BUT DO NOT REPRESENT A SURVEY MATTER: OFFICIAL RECORDS BOOK 830A, PAGE 1749; OFFICIAL RECORDS BOOK 2355, PAGE 1071; OFFICIAL RECORDS BOOK 2388, PAGE 1010; OFFICIAL RECORDS BOOK 3191, PAGE 805; OFFICIAL RECORDS BOOK 3209, PAGE 1198; OFFICIAL RECORDS BOOK 3270, PAGE 500; OFFICIAL RECORDS BOOK 3801, PAGE 947; OFFICIAL RECORDS BOOK 3929, PAGE 1772; OFFICIAL RECORDS BOOK 3962, PAGE 515; OFFICIAL RECORDS BOOK 5024, PAGE 608; OFFICIAL RECORDS BOOK 6272, PAGE 408; OFFICIAL RECORDS BOOK 6572, PAGE 1507; OFFICIAL RECORDS BOOK 3823, PAGE 411; OFFICIAL RECORDS BOOK 4451, PAGE 1184; OFFICIAL RECORDS BOOK 3840, PAGE 1862; OFFICIAL RECORDS BOOK 3929, PAGE 1772; OFFICIAL RECORDS BOOK 3796, PAGE 244 AND OFFICIAL RECORDS BOOK 7677, PAGE 1574.
- IN ADDITION TO THE TEN (10) FEET WIDE DRAINAGE AND UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS SHOWN HEREON, THERE SHALL BE A SEVEN AND ONE-HALF (7.5) FEET WIDE UTILITY EASEMENT ADJACENT TO ALL SIDE LOT LINES AND A TEN (10) FEET WIDE DRAINAGE AND UTILITY EASEMENT ADJACENT TO ALL REAR LOT LINES CREATED BY THIS PLAT. ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES WITHIN THESE EASEMENTS.
- NOTICE OF ENVIRONMENTAL RESOURCE PERMIT NO. 43023339.024 HAS BEEN ISSUED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT IN OFFICIAL RECORDS BOOK 7676, PAGE 244 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- NOTICE OF ENVIRONMENTAL RESOURCE PERMIT NO. 43023339.034 HAS BEEN ISSUED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT IN OFFICIAL RECORDS BOOK 7677, PAGE 1574 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
 - (A) EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
 - (B) ASSUMED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND MARION COUNTY BOARD OF COUNTY COMMISSIONERS, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER MARION COUNTY OR SELLER OF SAID LOTS OR TRACTS.
- DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL COMPLY WITH CURRENT MARION COUNTY LAND DEVELOPMENT CODE.
- ALL ROADS AND RELATED INFRASTRUCTURE WITHIN THE PROPOSED SUBDIVISION SHALL BE DESIGNED, CONSTRUCTED, AND PAVED TO COUNTY SPECIFICATIONS.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON _____, 20____, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

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

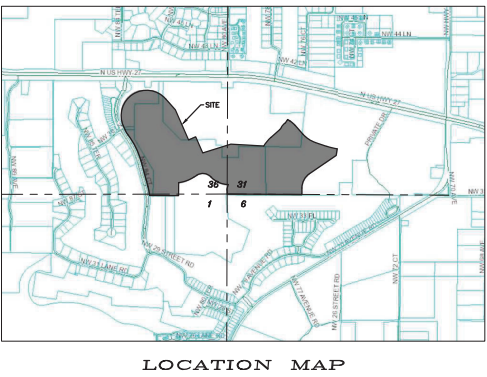
ATTEST: _____ GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF DEBONAIR ESTATES PHASES 1 AND 2 FOR RECORDING. THIS PLAT FILED FOR RECORDING THIS _____ DAY OF _____, 20____, AT _____ A.M./P.M. AND RECORDED ON PAGE(S) _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

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

A REPLAT OF TRACT "H", TRACT "I", AND A PORTION OF TRACT "J"
RLR GOLDEN OCALA UNIT NO. THREE (PLAT BOOK 8, PAGES 110-119) AND
A PORTION OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST AND
A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST AND
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

LEGAL DESCRIPTION:

ALL OF TRACT "H", AND ALL OF TRACT "I", AND A PORTION OF TRACT "J", OF RLR GOLDEN OCALA UNIT NO. THREE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 110 THROUGH 119, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALSO A PORTION OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST, AND ALSO A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, AND ALSO A PORTION OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST, ALL IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31; THENCE S89°37'48" ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1089.47 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N02°22'12"E, 146.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 55°18'06"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 386.08 FEET (CHORD BEARING AND DISTANCE OF N08°01'45", 371.27 FEET); THENCE N52°40'19"E, 227.72 FEET; THENCE N08°23'02"E, 150.19 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1360.00 FEET AND A CENTRAL ANGLE OF 101°21'19"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 242.24 FEET (CHORD BEARING AND DISTANCE OF N7°29'44"N, 241.92 FEET); THENCE N71°23'30"W, 208.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 660.00 FEET AND A CENTRAL ANGLE OF 29°40'31"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 341.83 FEET (CHORD BEARING AND DISTANCE OF N65°32'17", 338.03 FEET); THENCE N41°43'05"W, 273.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 15°44'59"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 148.44 FEET (CHORD BEARING AND DISTANCE OF N49°35'50"W, 147.97 FEET); THENCE N07°28'01"W, 65.20 FEET; THENCE S32°31'50"W, 91.71 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 255.00 FEET AND A CENTRAL ANGLE OF 30°08'50"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 134.17 FEET (CHORD BEARING AND DISTANCE OF S41°57'00"W, 132.43 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET AND A CENTRAL ANGLE OF 21°24'12"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 67.24 FEET (CHORD BEARING AND DISTANCE OF S37°16'15", 66.85 FEET); THENCE S48°16'55"W, 109.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 825.00 FEET AND A CENTRAL ANGLE OF 17°34'19"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 253.01 FEET (CHORD BEARING AND DISTANCE OF S39°29'47"W, 250.02 FEET); THENCE N08°42'42"W, 399.13 FEET; THENCE N07°17'18"W, 175.56 FEET; THENCE N23°42'42"W, 572.37°01"W, 666.00 FEET; THENCE N23°42'42"W, 399.13 FEET; THENCE S06°17'18"W, 175.56 FEET; THENCE N07°19'29"W, 242.24 FEET; THENCE N41°43'05"W, 273.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 16°30'15"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 1636.36 FEET (CHORD BEARING AND DISTANCE OF S57°09'22"W, 1137.45 FEET) TO A POINT ON THE WEST LINE OF AFORESAID SAID TRACT "J"; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, 52°42'36"E, 224.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 12°59'58"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF TRACT "H" 136.13 FEET (CHORD BEARING AND DISTANCE OF S30°52'35"E, 135.84 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF 22°00'00"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF TRACT "H" 652.75 FEET (CHORD BEARING AND DISTANCE OF S29°22'36"E, 648.75 FEET); THENCE CENTRAL ALONG SAID WEST LINE OF TRACT "H" S15°22'36"E, 40.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 26°19'42"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 367.61 FEET (CHORD BEARING AND DISTANCE OF N07°06'16", 364.39 FEET); THENCE N56°56'25"E, 83.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 70°47'00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 348.12 FEET (CHORD BEARING AND DISTANCE OF S87°10'05"E, 320.67 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 45°43'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF TRACT "H" 435.87 FEET (CHORD BEARING AND DISTANCE OF S06°08'00"E, 427.30 FEET); THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S15°49'55"W, 106.68 FEET; THENCE S09°41'35"E, 84.13 FEET; THENCE S09°06'22"W, 28.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 131.81 ACRES, MORE OR LESS.

DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT R.L.R. INVESTMENTS, L.L.C., FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS "DEBONAIR ESTATES PHASES 1 AND 2", BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACTS "A", "B", "I" AND "J" ARE DESIGNATED AS DRAINAGE RETENTION AREAS AND OPEN SPACE AND ARE HEREBY DEDICATED TO GOLDEN OCALA COMMUNITY ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS 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.

TRACTS "C", "D" AND "G" ARE DESIGNATED AS OPEN SPACE AND ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY GOLDEN OCALA COMMUNITY ASSOCIATION, INC..

TRACT "H" IS DESIGNATED AS A LIFT STATION SITE AND IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

TRACT "H" IS DESIGNATED AS GOLF COURSE AND IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY 8300 NW 31st Lane Road, L.L.C. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT, FURTHER IDENTIFIED AS N.W. 35th PLACE ROAD, N.W. 82nd AVENUE ROAD, N.W. 83rd AVENUE AND N.W. 79th AVENUE ROAD, ARE HEREBY DEDICATED PRIVATELY TO GOLDEN OCALA COMMUNITY ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION. 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.

ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED PUBLICLY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.

ALL DRAINAGE EASEMENTS ARE HEREBY GRANTED TO GOLDEN OCALA COMMUNITY ASSOCIATION, INC.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER, R.L.R. INVESTMENTS, L.L.C., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS ON THIS _____ DAY OF _____, 20____.

WITNESS #1: _____ DEVELOPER: R.L.R. INVESTMENTS, L.L.C.
SIGNATURE _____
PRINT NAME _____
DONALD R. DeLUCA, VICE PRESIDENT AND GENERAL COUNSEL

WITNESS #2: _____
SIGNATURE _____
PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MY PHYSICAL PRESENCE AND NOT BY ONLINE NOTARIZATION ON THIS _____ DAY OF _____, 20____, BY DONALD R. DeLUCA, VICE PRESIDENT AND GENERAL COUNSEL FOR R.L.R. INVESTMENTS, L.L.C.

NOTARY PUBLIC, STATE OF FLORIDA NAME: _____ (PLEASE PRINT)
COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____
____ PERSONALLY KNOWN
____ OR
____ PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

APPROVAL OF OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING 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, 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.

SHEET 2 CONTAINS THE OVERALL PLAT
AND THE SHEET KEY MAP
SHEETS 3-8 CONTAIN THE ENLARGED PLAT MAPS

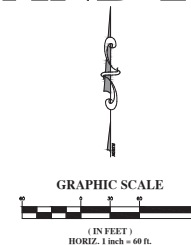
PREPARED BY:

ROGERS ENGINEERING & Land Surveying

DEBONAIR ESTATES PHASES 1 AND 2

A PLANNED UNIT DEVELOPMENT

A REPLAT OF TRACT "H", TRACT "I", AND A PORTION OF TRACT "J"
RLR GOLDEN OCALA UNIT No. THREE (PLAT BOOK 8, PAGES 110-119) AND
A PORTION OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST AND
A PORTION OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST AND
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

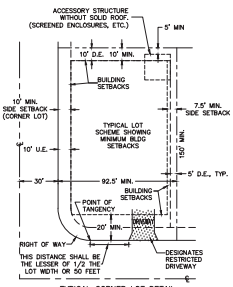
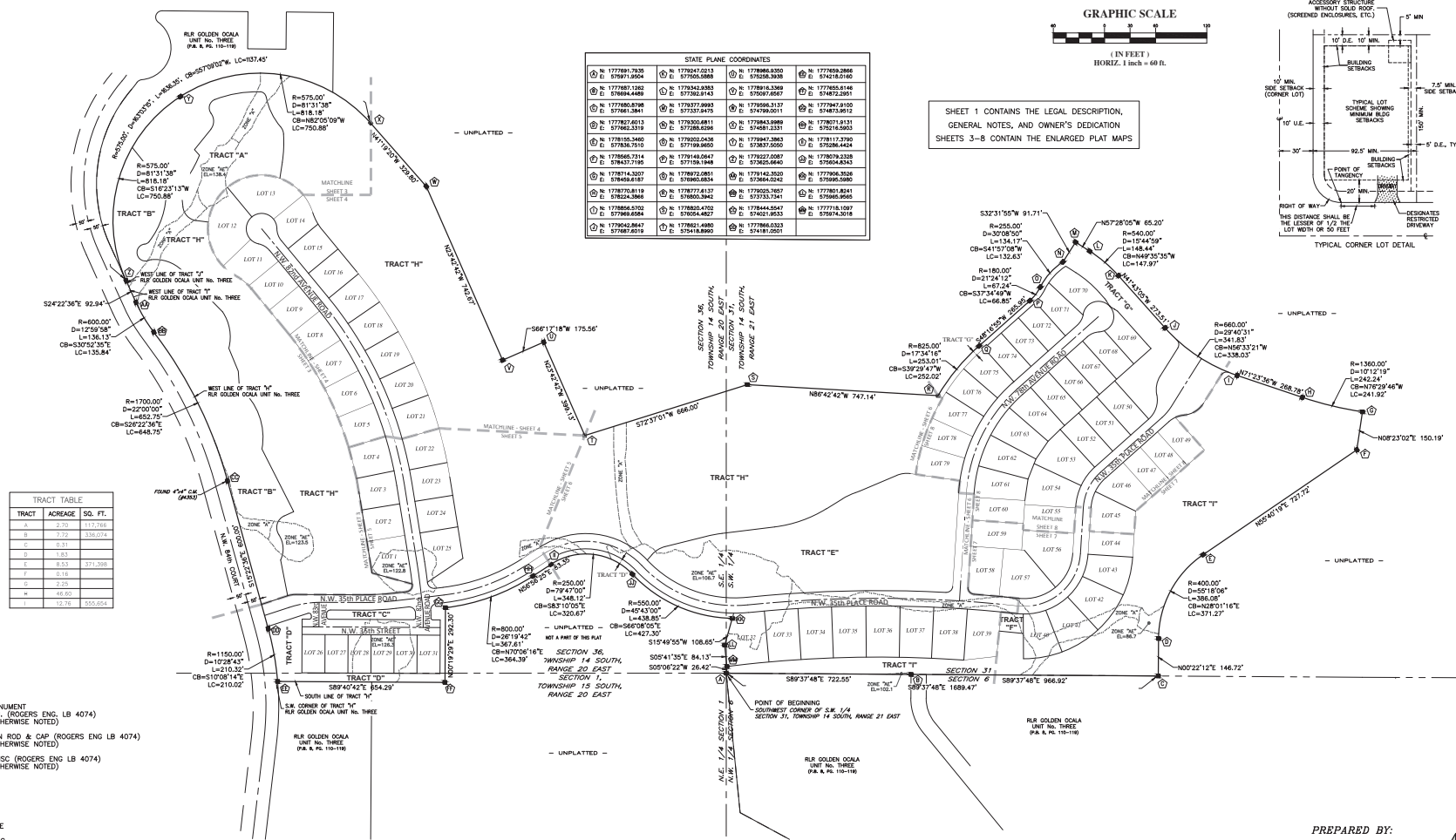


STATE PLANE COORDINATES			
① 1777891.3335 E 575971.8504	② 1778247.0233 E 577505.5888	③ 1778868.6330 E 575256.3938	④ 1777659.2866 E 574218.0160
⑤ 1777881.1282 E 576894.4489	⑥ 1778424.5883 E 573362.8143	⑦ 1778613.3369 E 575097.0567	⑧ 1777850.5146 E 574872.2901
⑨ 1777880.8798 E 577681.3841	⑩ 1778237.8693 E 573337.8470	⑪ 1778568.3137 E 574789.0011	⑫ 1777847.6100 E 574873.8912
⑬ 1777827.6013 E 577623.5719	⑭ 1778305.6811 E 573389.6596	⑮ 1778643.5989 E 574567.2331	⑯ 1777871.9131 E 575216.5903
⑰ 1778105.5460 E 577836.7510	⑱ 1778202.0436 E 577199.8600	⑲ 1778947.3863 E 573837.0000	⑳ 1778117.3790 E 575286.4424
㉑ 1778666.3514 E 578437.7195	㉒ 1778460.0847 E 577136.1948	㉓ 1778237.5087 E 573825.6840	㉔ 1778729.3208 E 575004.8343
㉕ 1778714.2027 E 578458.4187	㉖ 1778727.0851 E 578603.0834	㉗ 1778442.3020 E 573864.0242	㉘ 1777906.3038 E 575086.5080
㉙ 1778770.8119 E 57824.3960	㉚ 1778777.6137 E 57824.3960	㉛ 1778025.7637 E 573533.5441	㉜ 1777861.8241 E 575065.8903
㉝ 1778686.5702 E 577687.6019	㉞ 1778602.4702 E 57824.4827	㉟ 1778444.5547 E 574021.9533	㊱ 1777718.1587 E 575074.3018
㊲ 1778612.8947 E 577687.6019	㊳ 1778611.4880 E 578418.8980	㊴ 1777868.0323 E 574181.0201	

SHEET 1 CONTAINS THE LEGAL DESCRIPTION,
GENERAL NOTES, AND OWNER'S DEDICATION
SHEETS 3-8 CONTAIN THE ENLARGED PLAT MAPS

TRACT TABLE		
TRACT	ACREAGE	SQ. FT.
A	2.25	157,788
B	7.72	536,074
C	0.91	
D	1.85	
E	8.53	571,398
F	9.16	
G	2.25	
H	48.60	330,894
I	32.76	220,894

- LEGEND
- C.M. CONCRETE MONUMENT
 - SET 4"x4" C.M. (ROGERS ENG. LB 4074)
(UNLESS OTHERWISE NOTED)
 - IRON ROD SET 5/8" IRON ROD & CAP (ROGERS ENG. LB 4074)
(UNLESS OTHERWISE NOTED)
 - N&D SET NAIL & DISC (ROGERS ENG. LB 4074)
(UNLESS OTHERWISE NOTED)
 - R/W RIGHT OF WAY
 - C/L CENTRAL LINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RANGE RANGE
 - R. RADIUS
 - Δ OF Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - D.R. OFFICIAL RECORDS
 - P.C. POINT OF BEGINNING
 - C1 CURVE NUMBER (SEE CURVE TABLE)
 - L1 LINE NUMBER (SEE LINE TABLE)
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - U.E. UTILITY EASEMENT



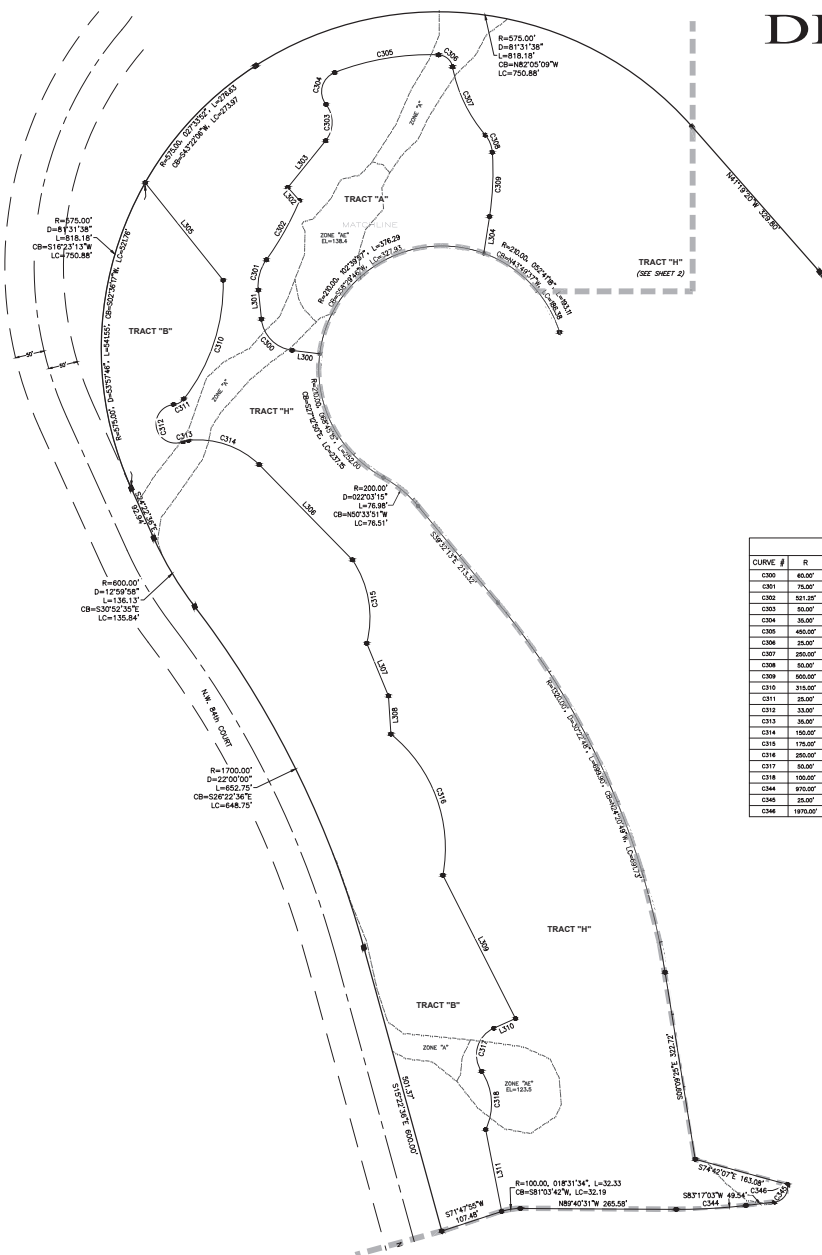
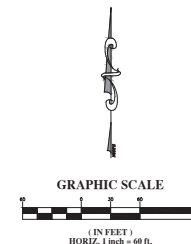
PREPARED BY:

ROGERS ENGINEERING & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #0074

DEBONAIR ESTATES PHASES 1 AND 2 A PLANNED UNIT DEVELOPMENT

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A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA



CURVE #	R	A	L	CB	LC
C300	60.00'	76°51'56"	80.49'	N44°24'15"W	74.59'
C301	75.00'	41°34'28"	54.42'	N14°49'32"E	53.24'
C302	521.38'	17°44'54"	134.00'	N20°17'47"E	135.77'
C303	50.00'	76°52'37"	67.06'	N02°30'47"E	62.14'
C304	35.00'	106°41'51"	65.19'	N10°28'21"E	56.19'
C305	450.00'	23°21'12"	88.50'	N60°19'17"E	179.38'
C306	35.00'	77°27'12"	31.80'	S49°25'54"E	31.28'
C307	250.00'	29°54'31"	130.50'	S20°30'28"E	128.00'
C308	50.00'	34°49'01"	32.17'	S27°12'31"E	21.58'
C309	500.00'	17°34'51"	100.80'	S23°30'7"E	108.37'
C310	315.00'	39°34'02"	217.63'	S18°17'58"W	213.23'
C311	35.00'	46°31'28"	20.30'	S67°20'44"W	19.70'
C312	33.00'	169°37'36"	13.40'	S17°30'27"E	65.28'
C313	35.00'	160°33'50"	6.81'	N70°44'47"E	6.78'
C314	150.00'	50°17'28"	131.67'	S77°04'23"E	127.48'
C315	175.00'	48°42'11"	144.81'	S91°41'37"E	144.38'
C316	250.00'	61°42'34"	269.28'	S20°12'46"E	236.43'
C317	50.00'	89°30'34"	66.84'	S10°34'30"W	76.37'
C318	100.00'	59°34'20"	103.88'	S40°31'37"E	89.30'
C344	870.00'	7°02'35"	133.18'	N88°48'47"E	138.37'
C345	35.00'	80°06'18"	36.30'	N38°17'54"E	36.39'
C346	1970.00'	0°03'51"	2.21'	N95°11'11"W	2.21'

LINE #	BEARING	LENGTH
L300	S82°50'13"W	47.60'
L301	S63°58'17"W	49.72'
L302	N41°46'17"W	39.40'
L303	S39°58'10"W	108.50'
L304	S28°48'00"W	63.40'
L305	S28°57'00"E	272.84'
L306	S44°22'51"E	227.20'
L307	S22°27'43"E	87.60'
L308	S20°21'31"E	45.77'
L309	S20°19'33"E	273.60'
L310	S25°40'08"W	46.40'
L311	S11°03'08"E	140.00'

SHEET 1 CONTAINS THE LEGAL DESCRIPTION,
GENERAL NOTES, AND OWNER'S DEDICATION
SHEET 2 CONTAINS THE OVERALL PLAT AND SHEET KEY MAP
SHEETS 4-8 CONTAIN THE ENLARGED PLAT MAPS

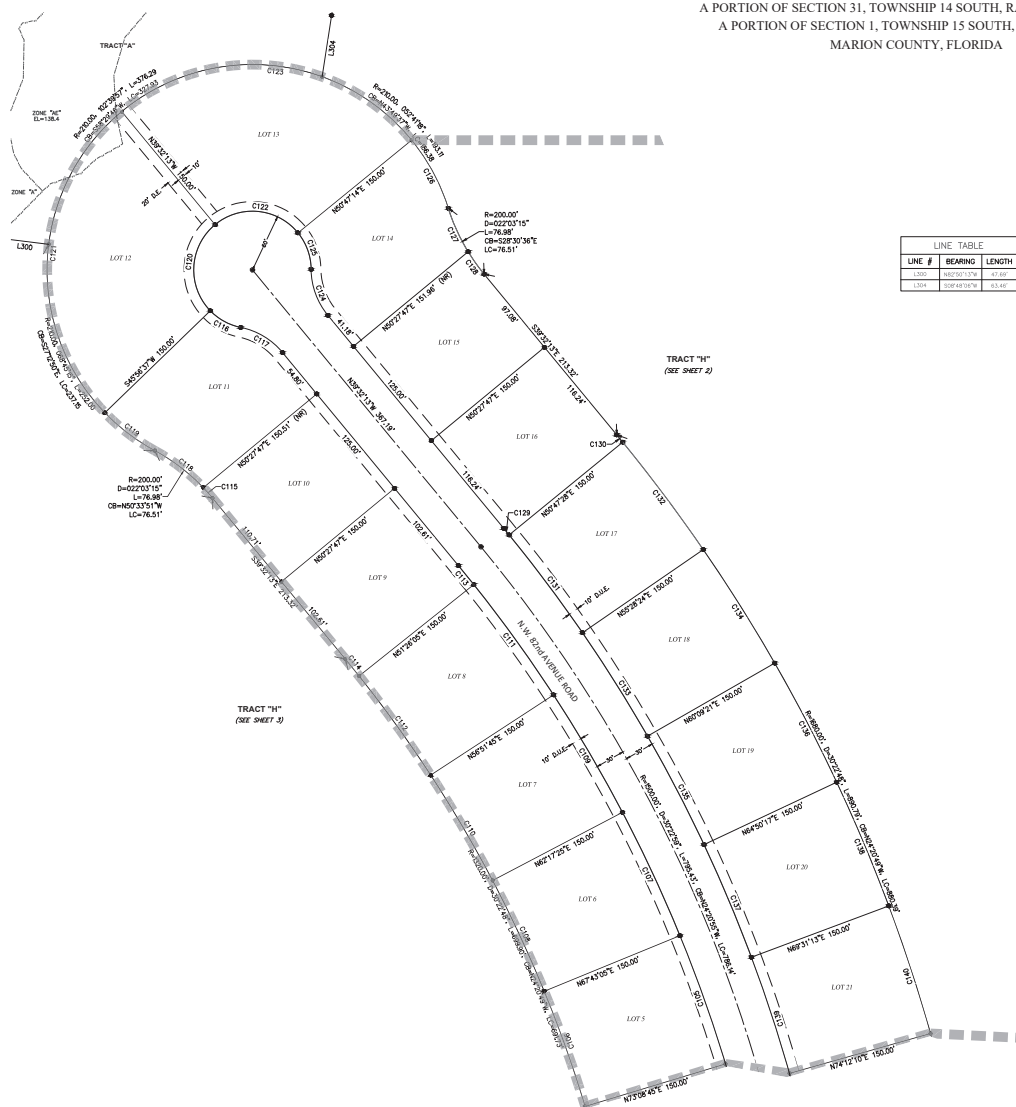
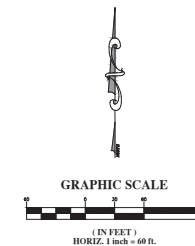
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A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA



LINE TABLE		
LINE #	BEARING	LENGTH
L304	N62°01'17"W	67.66'
L304	S69°48'02"W	63.46'

CURVE TABLE				
CURVE #	R	Δ	L	LC
C105	1470.00'	9°25'40"	136.26'	N19°54'09"W 136.20'
C106	1305.00'	9°25'40"	125.00'	N19°54'09"W 125.00'
C107	1470.00'	9°25'40"	136.26'	N19°54'09"W 136.20'
C108	1305.00'	9°25'40"	125.00'	N19°54'09"W 125.00'
C109	1470.00'	9°25'40"	136.26'	N19°54'09"W 136.20'
C110	1305.00'	9°25'40"	125.00'	N19°54'09"W 125.00'
C111	1470.00'	9°25'40"	136.26'	N19°54'09"W 136.20'
C112	1305.00'	9°25'40"	125.00'	N19°54'09"W 125.00'
C113	1470.00'	9°25'40"	136.26'	N19°54'09"W 136.20'
C114	1305.00'	9°25'40"	125.00'	N19°54'09"W 125.00'
C115	200.00'	4°09'50"	14.30'	N41°35'09"W 14.30'
C116	80.00'	24°23'23"	36.00'	S61°16'04"E 36.00'
C117	70.00'	28°58'23"	30.00'	N69°00'30"W 30.00'
C118	200.00'	1°59'23"	62.68'	N62°50'46"W 62.42'
C119	210.00'	1°52'25"	64.27'	S52°49'24"E 64.02'
C120	80.00'	84°31'10"	80.00'	S71°12'19"E 80.15'
C121	210.00'	84°31'10"	246.43'	S71°12'19"E 206.46'
C122	80.00'	80°19'23"	84.59'	N61°22'30"W 85.00'
C123	210.00'	80°19'23"	331.06'	N61°22'30"W 291.82'
C124	70.00'	38°04'01"	65.00'	S59°03'01"E 65.00'
C125	80.00'	38°27'04"	40.44'	N19°54'13"W 38.68'
C126	210.00'	2°14'48"	76.64'	N68°20'02"W 76.17'
C127	200.00'	1°49'13"	46.88'	S24°29'33"E 46.88'
C128	200.00'	89°12'01"	20.01'	S39°13'05"E 27.89'
C129	1530.00'	0°19'41"	8.76'	N19°22'33"W 8.76'
C130	1880.00'	0°19'41"	9.02'	N19°22'33"W 9.02'
C131	1530.00'	4°40'58"	135.03'	N19°54'09"W 135.00'
C132	1880.00'	4°40'58"	137.29'	N19°54'09"W 137.25'
C133	1530.00'	4°40'58"	135.03'	N19°54'09"W 135.00'
C134	1880.00'	4°40'58"	137.29'	N19°54'09"W 137.25'
C135	1530.00'	4°40'58"	135.03'	N19°54'09"W 135.00'
C136	1880.00'	4°40'58"	137.29'	N19°54'09"W 137.25'
C137	1530.00'	4°40'58"	135.03'	N19°54'09"W 135.00'
C138	1880.00'	4°40'58"	137.29'	N19°54'09"W 137.25'
C139	1530.00'	4°40'58"	135.03'	N19°54'09"W 135.00'
C140	1880.00'	4°40'58"	137.29'	N19°54'09"W 137.25'

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GENERAL NOTES, AND OWNER'S DEDICATION
SHEET 2 CONTAINS THE OVERALL PLAT AND SHEET KEY MAP
SHEETS 3 & 5-8 CONTAIN THE ENLARGED PLAT MAPS

PREPARED BY:
ROGERS ENGINEERING & Land Surveying
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DEBONAIR ESTATES PHASES 1 AND 2

A PLANNED UNIT DEVELOPMENT

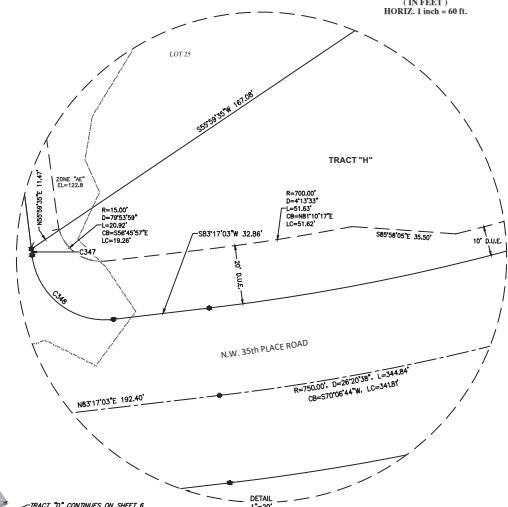
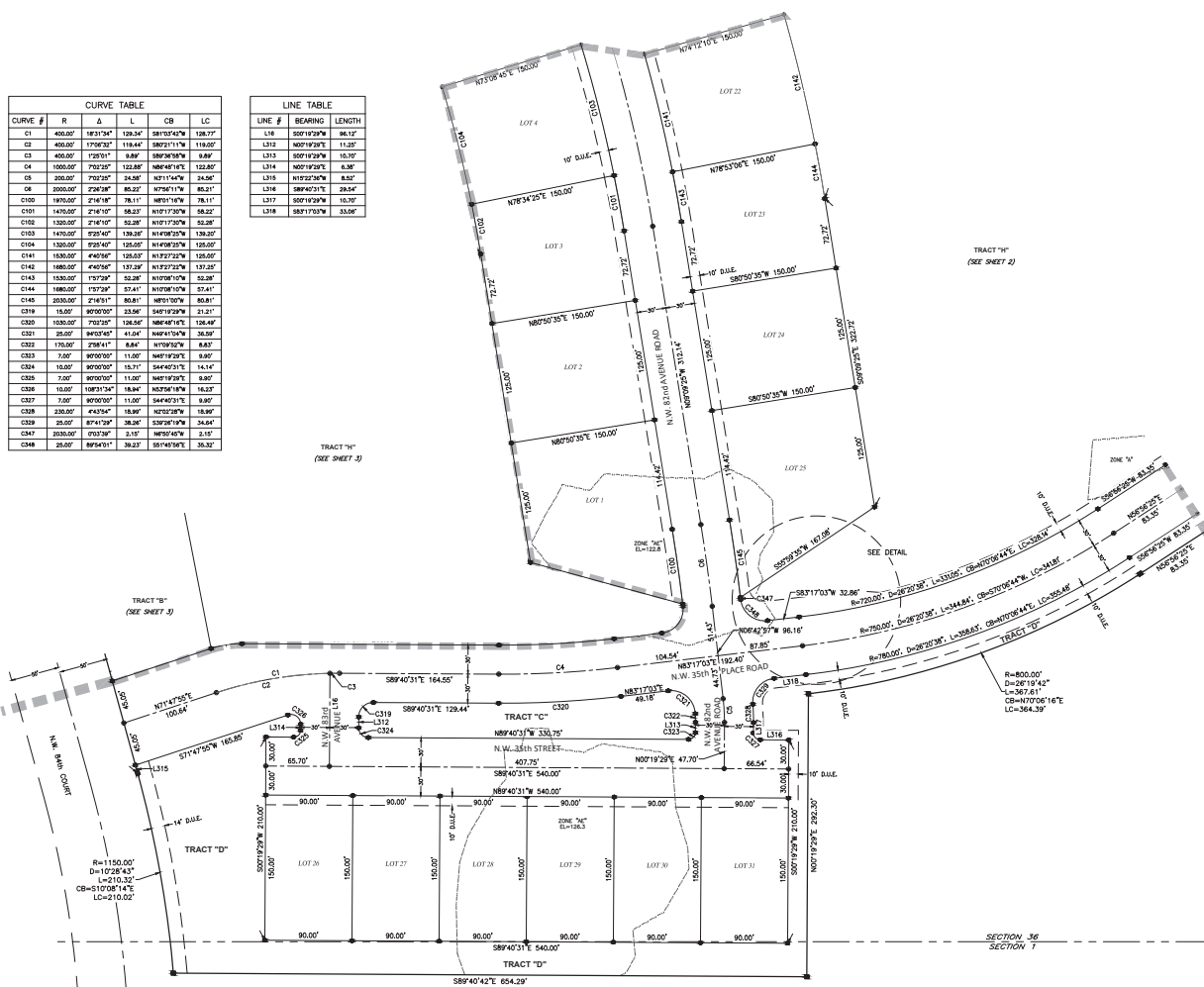
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MARION COUNTY, FLORIDA

GRAPHIC SCALE



CURVE #	R	Δ	L	CB	LC
C1	400.00'	18°31'34"	128.34'	S81°52'42"W	128.77'
C2	400.00'	17°46'30"	119.44'	S82°51'11"W	119.00'
C3	400.00'	12°50'11"	8.89'	S82°38'38"W	8.89'
C4	1000.00'	7°02'25"	122.88'	N08°48'14"E	122.88'
C5	200.00'	7°02'25"	24.58'	N27°11'44"W	24.58'
C6	200.00'	2°50'34"	86.22'	N70°17'17"E	86.22'
C100	1870.00'	2°14'18"	78.11'	N85°18'18"W	78.11'
C101	1470.00'	2°14'18"	58.22'	N107°17'32"W	58.22'
C102	1500.00'	2°14'18"	62.28'	N107°17'32"W	62.28'
C103	1470.00'	2°52'40"	138.28'	N14°58'25"W	138.28'
C104	1300.00'	2°52'40"	125.00'	N14°58'25"W	125.00'
C141	1500.00'	4°40'58"	125.00'	N17°57'32"W	125.00'
C142	1480.00'	4°40'58"	122.28'	N17°57'32"W	122.28'
C143	1530.00'	1°57'39"	53.28'	N10°58'16"W	53.28'
C144	1480.00'	1°57'39"	57.41'	N10°58'16"W	57.41'
C145	2000.00'	2°14'18"	88.81'	N85°18'18"W	88.81'
C319	15.00'	90°00'00"	23.56'	S40°19'39"W	21.21'
C320	1030.00'	7°02'25"	128.34'	N08°48'14"E	128.49'
C321	20.00'	N10°18'42"	41.44'	N10°18'42"E	26.50'
C322	170.00'	2°58'41"	8.89'	N17°58'32"W	8.89'
C323	7.00'	90°00'00"	11.00'	N45°19'23"E	8.89'
C324	10.00'	90°00'00"	15.71'	S44°40'31"E	14.14'
C325	7.00'	90°00'00"	11.00'	N45°19'23"E	8.89'
C326	10.00'	108°31'34"	18.84'	N10°58'16"W	16.37'
C327	7.00'	90°00'00"	11.00'	S44°40'31"E	8.89'
C328	200.00'	4°40'58"	18.89'	N10°58'16"W	8.89'
C329	25.00'	87°41'29"	38.28'	S30°58'19"W	24.84'
C347	2030.00'	2°02'38"	2.15'	N85°18'18"W	2.15'
C348	25.00'	89°34'51"	38.22'	S10°40'38"E	35.32'

LINE #	BEARING	LENGTH
L16	S00°18'29"W	96.12'
L312	N00°19'29"E	11.28'
L313	S00°19'29"W	10.30'
L314	N00°19'29"E	8.38'
L315	N10°52'38"W	8.50'
L316	S89°42'31"E	28.54'
L317	S00°19'29"W	10.30'
L318	S85°17'03"W	33.04'



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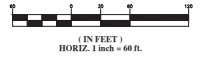
DEBONAIR ESTATES PHASES 1 AND 2

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MARION COUNTY, FLORIDA

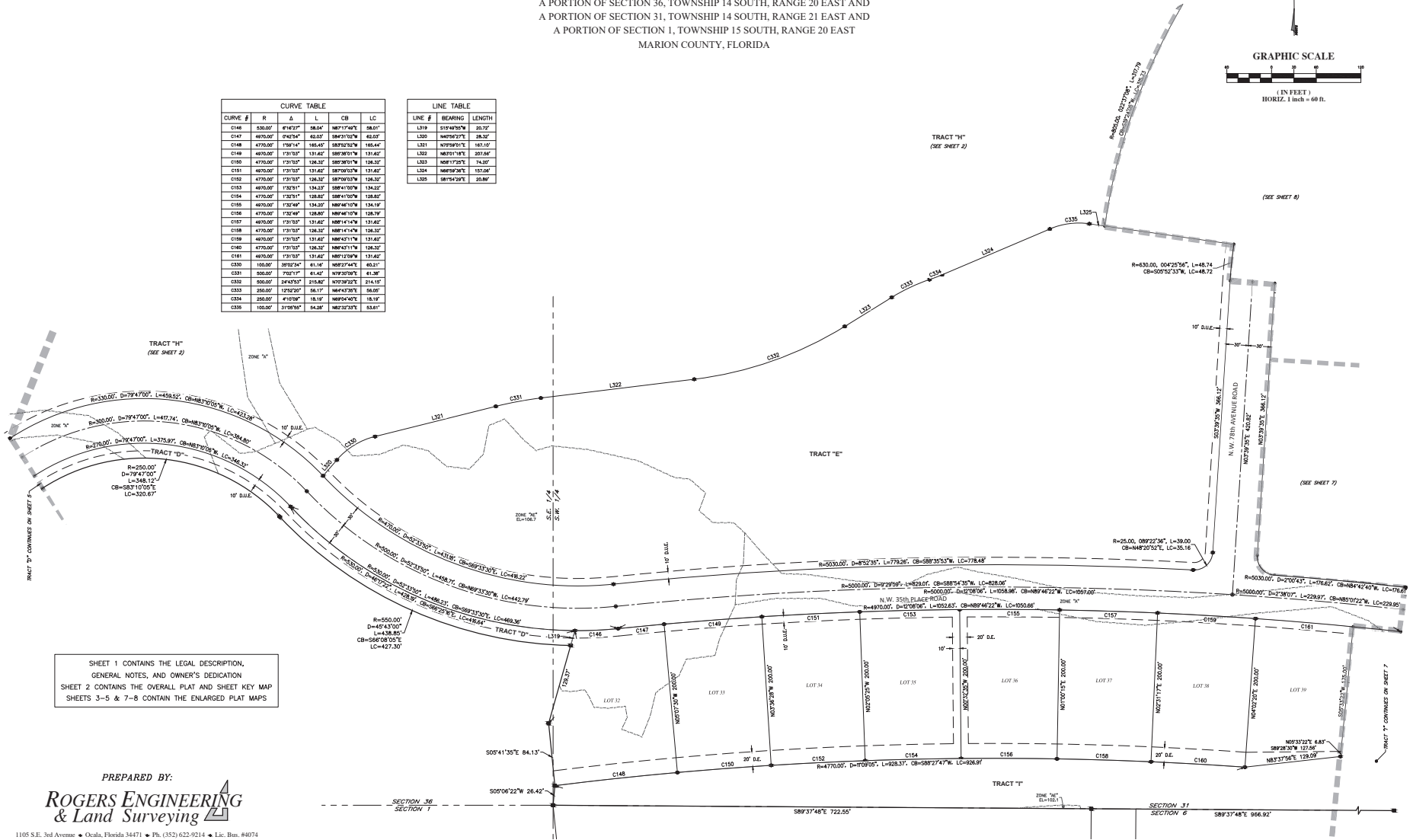


GRAPHIC SCALE



CURVE #	R	Δ	L	CB	LC
C146	530.00'	8°10'17"	86.54'	N87°17'47"E	58.07'
C147	4670.00'	0°42'54"	82.00'	S89°31'02"W	60.00'
C148	4770.00'	1°58'14"	165.45'	S87°52'52"W	165.44'
C149	4970.00'	1°31'03"	131.42'	S87°28'01"W	131.42'
C150	4770.00'	1°31'03"	126.32'	S87°28'01"W	126.32'
C151	4670.00'	1°31'03"	131.42'	S87°28'01"W	131.42'
C152	4770.00'	1°31'03"	126.32'	S87°28'01"W	126.32'
C153	4970.00'	1°32'51"	124.32'	S88°41'02"W	124.32'
C154	4770.00'	1°32'51"	128.82'	S88°41'02"W	128.82'
C155	4970.00'	1°32'48"	134.22'	N88°46'10"W	134.19'
C156	4770.00'	1°32'48"	128.82'	N88°46'10"W	128.79'
C157	4670.00'	1°31'03"	131.42'	N88°14'14"W	131.42'
C158	4770.00'	1°31'03"	126.32'	N88°14'14"W	126.32'
C159	4970.00'	1°31'03"	131.42'	N88°43'11"W	131.42'
C160	4770.00'	1°31'03"	126.32'	N88°43'11"W	126.32'
C161	4670.00'	1°31'03"	131.42'	N88°12'58"W	131.42'
C330	100.00'	39°52'34"	61.14'	N87°27'47"E	60.31'
C331	800.00'	7°02'11"	61.44'	N79°20'02"E	61.38'
C332	800.00'	2°44'53"	215.88'	N77°39'22"E	214.19'
C333	250.00'	1°25'22"	56.17'	N8°43'38"E	56.00'
C334	250.00'	4°10'58"	58.19'	N8°24'47"E	58.19'
C335	100.00'	31°09'38"	54.28'	N82°37'47"E	53.41'

LINE #	BEARING	LENGTH
L319	S79°49'29"W	20.72'
L320	N47°54'27"E	28.72'
L321	N79°58'01"E	167.12'
L322	N87°51'18"E	207.58'
L323	N87°17'23"E	74.30'
L324	N48°38'38"E	157.04'
L325	S87°54'29"E	25.88'



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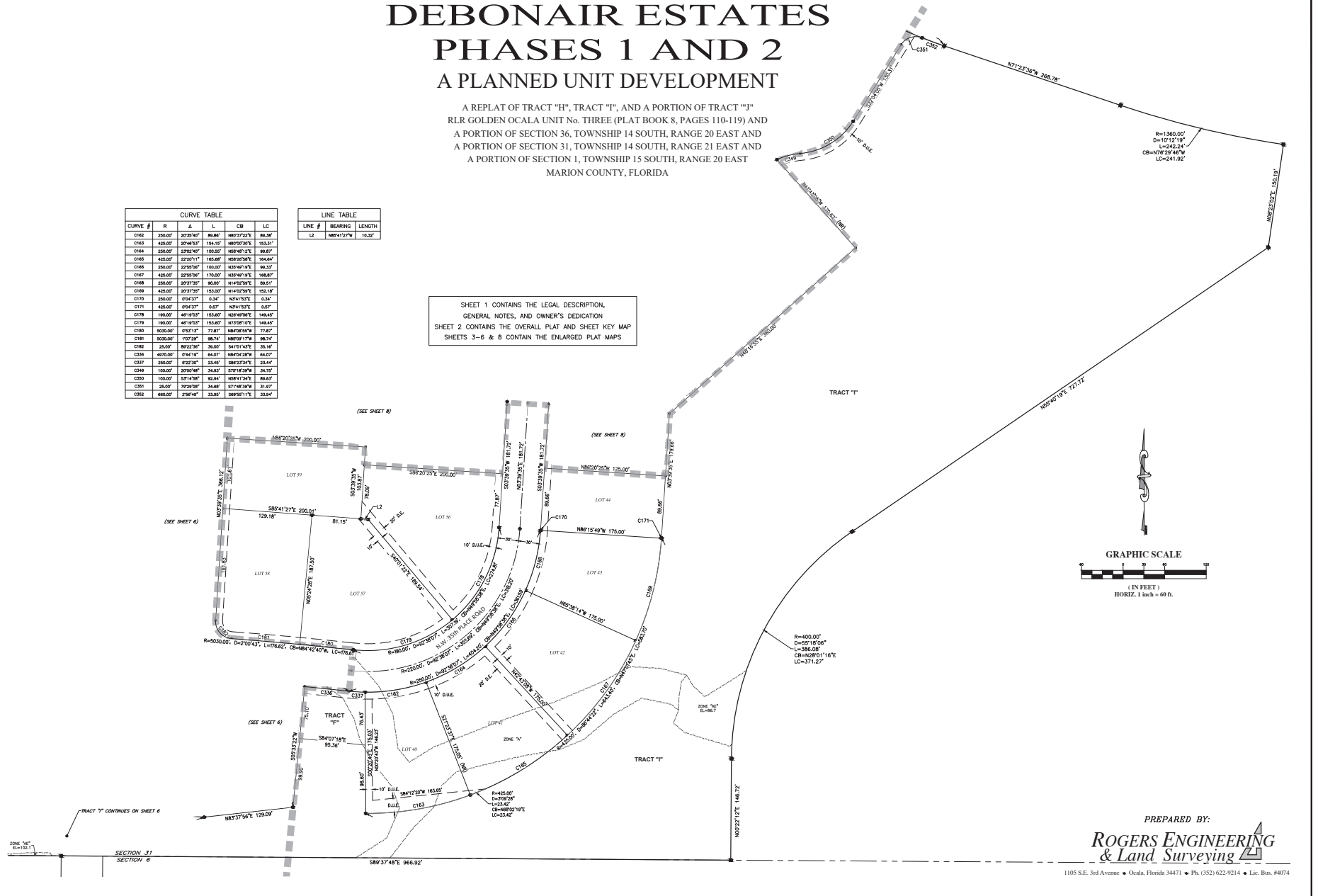
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MARION COUNTY, FLORIDA

CURVE TABLE					
CURVE #	R	A	L	CE	LC
C162	250.00	20°30'40"	89.86	N60°37'32"E	85.33
C163	425.00	22°30'40"	154.13	N51°02'50"E	153.31
C164	250.00	22°30'40"	105.50	N65°41'21"E	105.50
C165	250.00	22°30'40"	105.50	N65°41'21"E	105.50
C166	250.00	22°30'40"	105.50	N34°04'11"E	96.33
C167	425.00	22°30'40"	170.00	N34°04'11"E	166.67
C168	250.00	22°30'40"	105.50	N14°02'05"E	105.50
C169	250.00	22°30'40"	105.50	N14°02'05"E	105.50
C170	250.00	0°00'32"	0.34	N24°15'32"E	0.34
C171	425.00	0°00'32"	0.57	N24°15'32"E	0.57
C178	195.00	48°15'20"	153.60	N24°00'00"E	148.88
C179	425.00	48°15'20"	153.60	N24°00'00"E	148.88
C180	500.00	0°15'13"	77.87	N88°00'00"E	77.87
C181	500.00	0°15'13"	86.74	N88°00'00"E	86.74
C182	25.00	89°22'38"	36.00	S41°01'45"E	35.16
C183	25.00	89°22'38"	36.00	S41°01'45"E	35.16
C337	250.00	93°30'30"	33.45	S87°18'30"E	33.44
C340	100.00	93°30'30"	34.63	S71°18'30"E	34.63
C330	100.00	93°31'31"	92.64	S85°16'11"E	92.64
C331	250.00	2°04'38"	2.64	S89°50'11"E	2.64
C352	600.00	2°04'38"	3.88	S89°50'11"E	3.88

LINE TABLE		
LINE #	BEARING	LENGTH
L2	N85°41'22"W	10.32'

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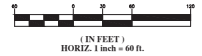
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MARION COUNTY, FLORIDA



GRAPHIC SCALE



CURVE #	R	Δ	L	CB	LC
C7	255.00'	44°37'20"	155.74'	S39°06'16"W	151.85'
C8	255.00'	18°12'50"	66.60'	N40°12'50"E	65.41'
C9	460.00'	10°50'31"	121.12'	S20°40'31"W	120.80'
C10	460.00'	10°50'31"	121.12'	S67°11'31"E	120.80'
C173	175.00'	22°18'40"	66.20'	S14°48'35"W	65.78'
C173	175.00'	22°18'40"	66.20'	S37°07'35"W	65.78'
C174	100.00'	17°01'20"	28.71'	S56°47'28"W	28.60'
C175	235.00'	0°42'22"	2.87'	S47°54'44"W	2.87'
C176	235.00'	22°20'12"	80.50'	S39°18'57"W	80.47'
C177	235.00'	21°27'40"	86.16'	S14°23'28"W	85.80'
C183	575.00'	11°12'20"	111.85'	S9°16'30"W	111.40'
C184	575.00'	13°02'17"	128.87'	S21°24'10"W	128.59'
C185	575.00'	13°02'17"	128.87'	S44°27'23"W	128.59'
C186	575.00'	71°7'00"	226.69'	S44°38'00"W	226.50'
C187	75.00'	39°58'33"	55.88'	S67°40'11"W	55.00'
C188	60.00'	1°58'14"	20.30'	N77°29'51"E	20.20'
C189	60.00'	10°08'16"	114.84'	N1°20'10"E	97.88'
C190	755.00'	1°08'44"	24.10'	S47°33'37"E	24.10'
C191	65.00'	12°06'33"	135.53'	S7°49'39"W	135.28'
C192	75.00'	2°00'00"	3.87'	N10°14'10"E	3.87'
C193	235.00'	22°40'50"	93.03'	S45°41'00"W	92.42'
C194	445.00'	19°40'50"	150.89'	N49°30'28"W	150.57'
C195	75.00'	30°51'31"	41.16'	N20°14'11"E	40.39'
C196	255.00'	17°50'28"	82.57'	N39°50'20"E	82.31'
C197	235.00'	72°7'34"	30.82'	S37°36'40"W	30.80'
C198	255.00'	2°06'17"	12.10'	N46°23'31"E	12.14'
C199	605.00'	7°28'38"	81.81'	S44°32'36"W	81.80'
C200	855.00'	7°28'38"	104.67'	S44°33'28"W	104.59'
C201	635.00'	8°11'06"	90.00'	S36°44'22"W	89.87'
C202	855.00'	8°11'06"	115.00'	S39°44'22"W	114.80'
C203	635.00'	8°11'06"	90.00'	S28°33'17"W	89.82'
C204	855.00'	8°11'06"	115.00'	S28°33'17"W	114.80'
C205	635.00'	8°11'06"	90.00'	S27°52'11"W	89.80'
C206	855.00'	8°11'06"	115.00'	S27°52'11"W	114.80'
C207	635.00'	8°11'06"	90.00'	S12°11'04"W	89.82'
C208	855.00'	8°11'06"	115.00'	S12°11'04"W	114.80'
C209	255.00'	37°34'12"	74.71'	N37°54'45"E	74.38'
C210	235.00'	30°08'50"	123.49'	S41°57'08"W	123.23'
C240	105.00'	8°50'50"	104.83'	N19°20'20"E	89.87'
C241	105.00'	47°40'16"	76.22'	N10°13'37"E	76.30'
C242	25.00'	7°22'58"	34.68'	N7°40'39"W	31.87'
C243	685.00'	8°11'06"	65.85'	S44°34'07"E	65.87'
C244	105.00'	20°50'46"	34.87'	S71°07'30"E	35.70'
C245	105.00'	53°14'38"	92.84'	N08°41'34"E	89.82'
C251	25.00'	7°22'58"	34.68'	S71°48'39"W	31.87'
C262	685.00'	2°06'49"	33.90'	S87°52'11"E	33.84'

LINE #	BEARING	LENGTH
L1	S57°36'33"W	3.84'
L2	N07°39'30"E	12.88'
L4	S48°17'30"W	53.17'
L5	N48°16'55"E	8.00'

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