

June 2, 2023

PROJECT NAME: CALESA - SORREL GLEN 2

PROJECT #2022100085

APPLICATION: PRELIMINARY PLAT #29260

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: 12/21/2022 Advisory Note: Please verify that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 2/6/23 - add waivers if requested in the future
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.
- 7 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]."

For questions, please contact Angi Rosario @ 352-671-8667



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 3/10/2022

A. PROJECT INFORMATION:

Project Name: Calesa - Sorrel Glen 2

Parcel Number(s): 35300-000-14

Section 6 Township 16 S Range 20E Land Use DRI High Res Zoning Classification PUD

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

Type of Plan: PRELIMINARY PLAT

Property Acreage 88.3 Number of Lots 177 Miles of Roads 1.71

Location of Property with Crossroads 0.50 miles Northeast of SW 63rd St Rd and SW 78th Ave Rd.

Additional information regarding this submittal: _____

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*



Engineer:

Firm Name: Tillman and Associates Engineering, LLC Contact Name: Jeffrey McPherson

Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala State: FL Zip Code: 34471

Phone # 352-387-4540 Alternate Phone # _____

Email(s) for contact via ePlans: Permits@tillmaneng.com



Surveyor:

Firm Name: 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 # _____

Email(s) for contact via ePlans: Chris@jchcgc.com

Property Owner:

Owner: Colen Built Development Contact Name: Kenneth D. Colen

Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481

Phone # 352-387-7480 Alternate Phone # _____

Email address: lisa_lazaro@colenbuilt.net

Developer:

Developer: same as above Contact Name: _____

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

Phone # _____ Alternate Phone # _____

Email address: _____

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

1. MARION COUNTY - IMPROVEMENT PLAN -
2. MARION COUNTY - PRELIMINARY PLAT -
3. S.W.F.W.M.D. - E.R.P. -
4. FDEP - POTABLE WATER -
5. FDEP - SANITARY SEWER -
6. FDEP - NPDES (By Others)



- 6.12.9 - Subdivision Roads and Related Infrastructure - APPROVED DESIGN RADII SUBJECT TO PROPER SIGNAGE - APPROVED MARCH 20, 2023.

[illegible]

BEARINGS SHOWN HERON ARE RELATIVE TO AN ASSUMED BEARING OF N89°58'16"W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

TBM "B" - SET IRON ROD & CAP (LB 8071), ELEVATION=96.11', NORTHING=1740495.14', EASTING=578506.45'

ELEVATIONS BASED ON SOUTHWEST FLORIDA MANAGEMENT BENCHMARK, DESIGNATED "TBM53", WITH AN ELEVATION OF 66.653 (NGVD 1929)

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 TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA -
FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.

NORTHING: 1740427.4009 FEET EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.02210" N LONGITUDE: 82°16'07.23060" W
CONVERGENCE: - 00°07'50.7" SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING: 1745775.8082 FEET EASTING: 543817.8667 FEET
LATITUDE: 29°08'08.27974" N LONGITUDE: 82°21'06.91361" W
CONVERGENCE: -00°10'16.8" SCALE: 0.99995564

OWNER/DEVELOPER:
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
CONTACT: KENNETH D. COLEN, PRESIDENT
845 SW 80th STREET
OCALA, FLORIDA 34481-9607
PHONE (352) 854-0805

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
JEFFREY McPHERSON, P.E.
1720 SE 16th AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE (352) 387-4540

Water	BLCCDD
Sewer	BLCCDD
Electric	SECO
Cable/Phone/Internet	Digital Communication Media
Natural Gas	TECO

Bryan Schmalz, (352) 414-5454 EXT. 4105
Bryan Schmalz, (352) 414-5454 EXT. 4105
Susana Jarc, (352) 569-9899
Jorge Santiago, (352) 873-4817
Bruce Stott, (407) 420-2678

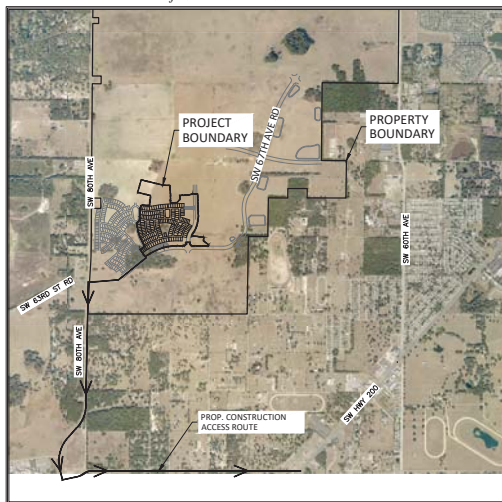
GEOTECHNICAL CONSULTANT:
GEO-TECH, INC.
CONTACT: JONNY HEATH
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

PRELIMINARY PLAT
for
CALESA TOWNSHIP
SORREL GLEN 2

SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
RESIDENTIAL LOTS = 176
TOTAL PROJECT ACRES = 90.06
MILES OF ROADWAY = 1.65
PROPOSED IMPERVIOUS AREA = 29.3 AC. (1,276,308 sq ft)
MARION COUNTY PARCEL # 35300-000-14
LAND USE: CSW VDRI - HIGH RESIDENTIAL
ZONING: PUD
CURRENT PROJECT OCCUPANCY FORM: SINGLE FAM

CURRENT PROJECT OCCUPANCY FORM: SINGLE FAMILY



VICINITY MAP
SCALE: 1"=2000'

01.01	COVER
02.01	AERIAL PHOTOGRAPH
03.01-03.05	PRELIMINARY PLAT
1-4	PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY ICH CONSULTING GROUP)

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE BCCDC UTILITY MANUAL AS APPLICABLE.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY MAP NO. 1280380362, MARION COUNTY, FLORIDA, DATE APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOODS ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
3. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CIRCLE SQUARE WOODS SUBDIVISION VESTED DR PURSUANT TO CHAPTER 380.06, F.S., AND ALL CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES.
4. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29 VERTICAL DATUM. TO CONVERT TO NAVD 1988, SUBTRACT 0.90 FEET.
6. 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.
7. LOCAL SUBDIVISION DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'. SEE TABLE ON SIGNAGE & STRIPING PLAN FOR CURVES WITH RADII LESS THAN 100'.
8. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.

I CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

KENNETH D. COLEN, PRESIDENT
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

JEFFREY McPHERSON, P.E.
Registered Engineer No. 69905
STATE OF FLORIDA

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON, P.S.M.
JCH CONSULTING GROUP, INC.
Registered Land Surveyor No. 6553
STATE OF FLORIDA

Tillman & Associates
—ENGINEERING, LLC.—
ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

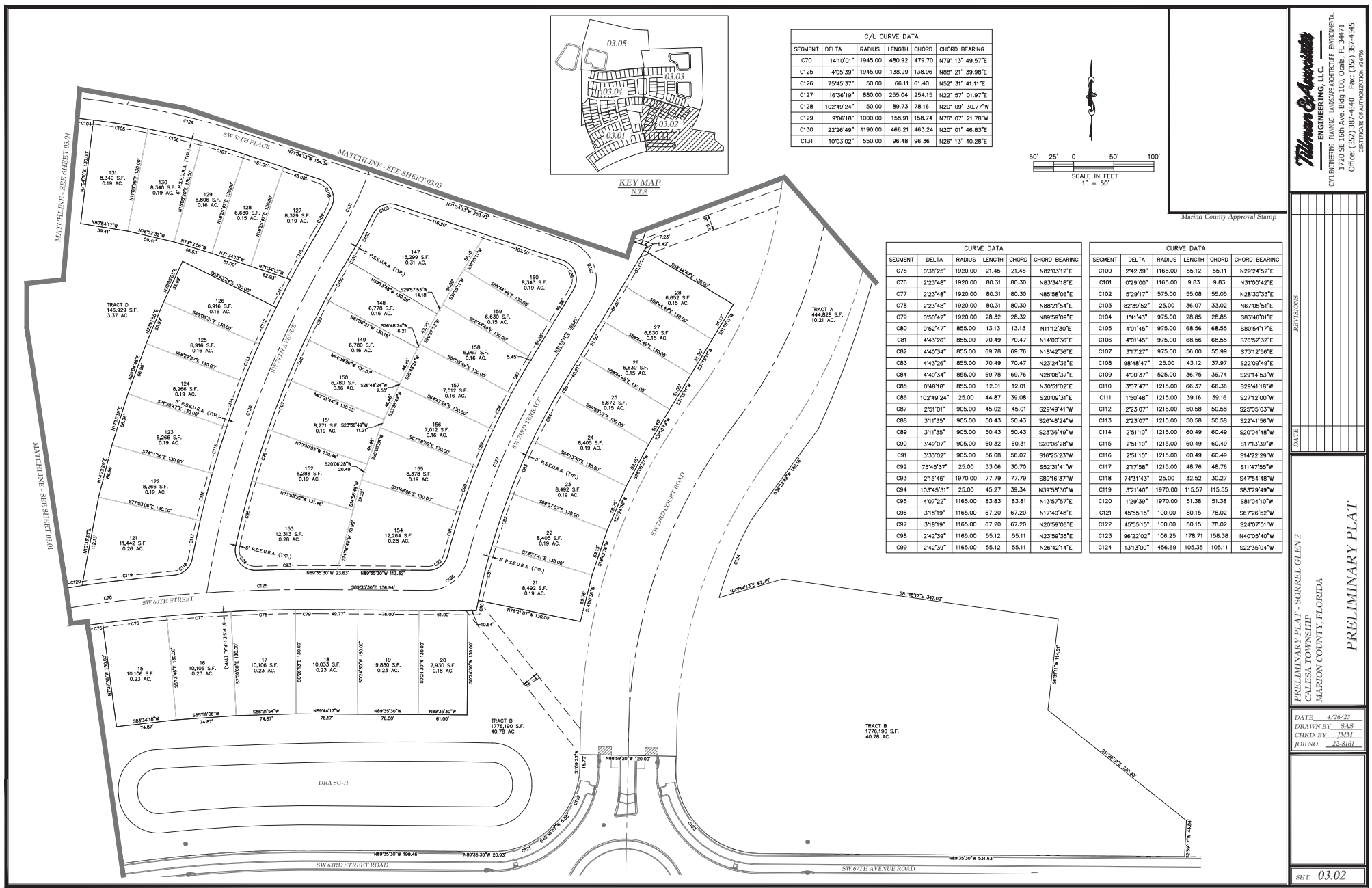
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PRELIMINARY PLAT - SORREL GLEN 2
CALESA TOWNSHIP
MARION COUNTY, FLORIDA

COVER

DATE 4/26/23
DRAWN BY SAS
CHKD. BY JMM
JOB NO. 22-8161

SHT. 01.01



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

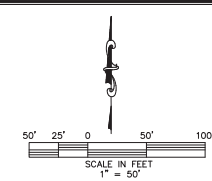
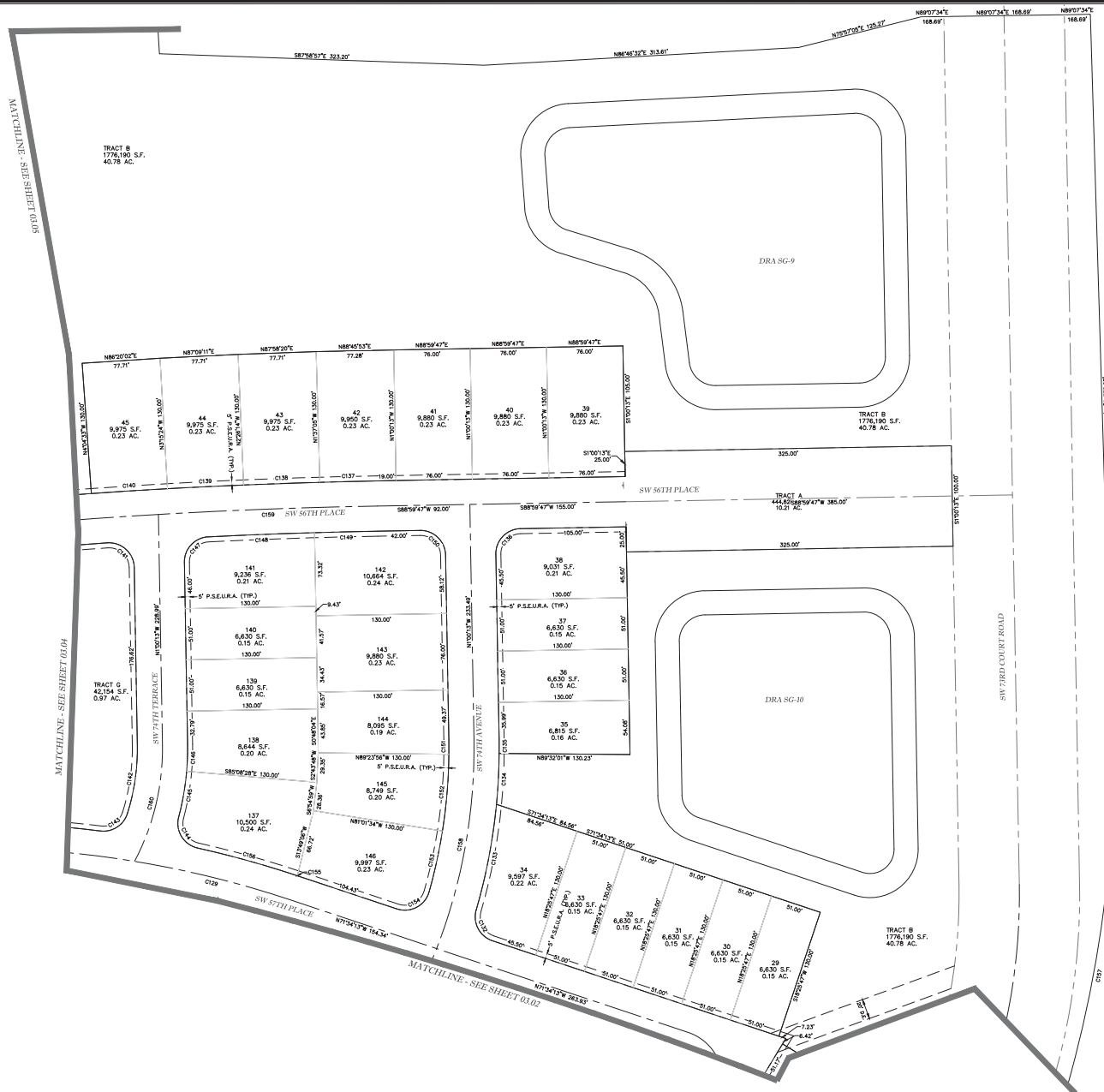
Tillman & Associates
ENGINEERS, P.L.L.C.
CIVIL ENGINEERING, PLANNING, SURVEYING, ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4640 Fax: (352) 387-4645
CERTIFICATE OF AUTHORIZATION #2296

PRELIMINARY PLAT - SORREL GLEN 2
CALESA TOWNSHIP
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

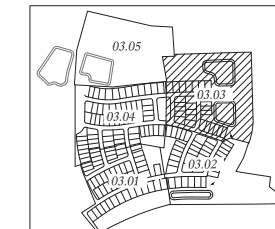
DATE: 4/26/21
DRAWN BY: JAS
CHKD BY: DM
JOB NO. 22-8161

SHT. 03.02



		CURVE DATA			
SECTION	DELTA	RAUS	LENGTH	CHORD	CHORD BEARING
C132	87°45'58"	25.00	38.29	34.66	N274°15'W
C133	104°03'50"	575.00	107.06	106.91	N05°140'E
C134	55°53'39"	575.00	50.79	50.57	N259°44'E
C135	128°21'50"	575.00	15.75	14.78	N075°07'E
C136	90°00'00"	25.00	39.27	35.36	N435°59'W
C141	92°56'34"	25.00	40.55	36.25	N487°26'W
C142	127°28'30"	215.00	89.33	69.03	N81°42'W
C143	79°41'50"	25.00	34.77	32.04	N67°19'E
C144	92°17'54"	25.00	40.23	36.03	N314°43'E
C145	87°59'53"	265.00	46.24	46.18	N05°129'E
C146	55°15'46"	265.00	27.11	27.10	N155°04'W
C147	88°09'33"	25.00	38.47	34.78	N430°34'E
C148	109°14'	525.00	105.83	105.83	N68°33'E
C149	04°01'51"	525.00	63.00	63.00	N88°39'E
C150	90°00'00"	25.00	39.27	35.36	S407°01'E
C151	136°17'	525.00	14.70	14.70	S02°04'W
C152	822°22'55"	525.00	76.72	76.65	S447°15'W
C153	6°46'27"	525.00	62.07	62.04	S127°40'E
C154	92°40'54"	25.00	40.44	36.17	S625°20'W
C155	00°00'04"	1027.01	0.02	0.02	N17°34'W
C156	54°16'41"	1025.00	103.23	103.18	S742°72'W
C157	22°37'10"	124.427	49.21	488.03	S132°39'W

C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C129	9'06"18"	1000.00	158.91	158.74	N76° 07' 21.78"E
C158	22'21"22"	550.00	213.16	211.83	N10° 05' 58.14"E
C159	2'21"59"	5280.00	218.06	218.05	S87° 48' 47.84"E
C160	28'50"07"	240.00	120.78	119.51	N13° 24' 50.62"E



KEY MAP
N.T.S.

Marion County Approval Stamp

Tillman & Associates
— ENGINEERING, LLC. —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Coral, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #67696

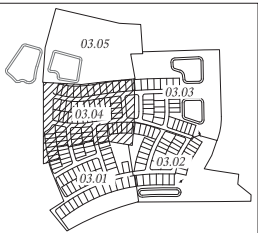
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PRELIMINARY PLAT - SORREL GLEN 2
PALESA TOWNSHIP
MARION COUNTY, FLORIDA

DATE 4/26/23
DRAWN BY SAS
CHKD. BY JMM
JOB NO. 22-8161

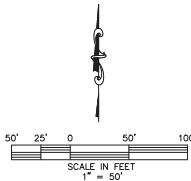
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N.T.S.

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C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C71	18°59'59"	1000.0	328.99	327.51	58° 26' 56.64"E
C252	9°50'31"	1110.0	180.07	190.44	N79° 49' 55.06"E
C253	15°25'44"	1110.0	298.64	297.74	S87° 32' 22.34"W
C254	0°08'55"	4970.0	12.88	12.88	S79° 54' 22.70"W
C255	2°50'27"	4970.0	246.41	246.39	S81° 24' 03.26"W
C256	7°06'20"	1000.0	124.01	123.93	S82° 26' 26.30"W
C257	9°23'53"	1000.0	164.03	163.84	N85° 28' 21.25"W
C258	5°16'39"	900.0	88.14	88.10	N79° 00' 29.45"W
C259	2°35'55"	800.0	334.62	332.18	N88° 11' 07.22"W
C260	4°36'58"	5280.0	409.09	409.87	S87° 03' 23.21"W
C261	2°20'57"	5280.0	216.50	216.48	S85° 27' 19.76"W

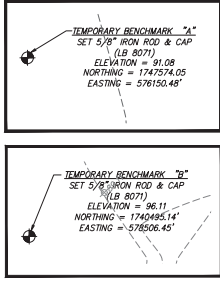
SEGMENT	CURVE DATA				CURVE DATA						
	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING	CMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C161	45°49'07"	25.00	19.99	19.46	N50°09'20"E	C209	53°52'57"	113.00	110.74	110.70	S79°40'10"E
C162	11°53'58"	925.00	20.35	20.35	N80°26'12"E	C210	0°42'11"	1135.00	113.03	113.93	N76°35'12"E
C163	31°75'54"	925.00	53.25	53.24	N76°09'26"E	C211	62°09'51"	25.00	27.12	28.01	S72°41'16"E
C164	01°09'19"	925.00	4.93	4.93	N72°01'19"W	C212	56°27'33"	25.00	24.59	23.61	N47°11'41"E
C165	44°55'52"	775.00	64.45	64.43	N76°35'06"W	C213	22°70'57"	1085.00	46.42	46.42	N77°01'34"W
C166	55°58'50"	775.00	80.89	80.86	N83°57'27"W	C214	2°56'18"	1085.00	55.64	55.64	N79°43'15"E
C167	70°02'44"	775.00	94.77	94.71	S82°32'56"W	C215	2°56'18"	1085.00	55.64	55.64	N82°39'33"E
C168	61°24'49"	775.00	84.05	84.01	S82°56'20"W	C216	2°56'18"	1085.00	55.64	55.64	N85°35'51"E
C169	02°02'00"	5305.00	3.07	3.07	S79°50'50"W	C217	32°09'07"	1085.00	66.01	66.00	N88°35'45"E
C170	04°09'09"	5305.00	75.86	75.86	S80°16'30"W	C218	S73°02'23"	1085.00	66.40	66.39	S87°41'39"W
C171	04°09'09"	5305.00	75.86	75.86	S81°05'39"W	C219	2°55'41"	1085.00	55.45	55.44	S84°28'38"E
C172	04°09'09"	5305.00	75.86	75.86	S81°54'48"W	C220	2°55'41"	1085.00	55.45	55.44	S81°32'57"E
C173	04°09'09"	5305.00	75.86	75.86	S82°43'58"W	C221	01°51'11"	1085.00	4.79	4.79	S79°57'31"E
C174	04°09'09"	5305.00	75.86	75.86	S83°33'07"W	C222	03°41'47"	4995.00	46.18	46.18	S80°05'49"E
C175	04°09'09"	5305.00	75.86	75.86	S84°22'17"W	C223	04°15'44"	4995.00	60.88	60.88	S80°42'39"E
C176	04°09'09"	5305.00	75.86	75.86	S85°11'26"W	C224	04°15'44"	4995.00	60.88	60.88	S81°24'33"E
C177	14°10'07"	5255.00	113.30	113.30	S85°29'36"W	C225	04°26'56"	4995.00	62.38	62.38	S82°06'56"W
C179	90°02'45"	25.00	39.29	35.37	S39°48'03"E	C226	02°05'09"	4995.00	30.28	30.28	S82°38'51"E
C180	82°21'07"	25.00	35.93	32.92	S45°23'53"E	C227	40°73'33"	1025.00	73.81	73.79	S43°03'03"E
C181	44°43'33"	1025.00	84.84	84.82	S85°12'01"E	C228	92°10'08"	25.00	40.22	36.02	S40°51'45"E
C182	40°15'45"	975.00	68.56	68.55	S86°37'46"E	C229	91°02'59"	25.00	39.73	35.68	S50°05'49"E
C183	40°15'45"	975.00	68.56	68.55	N89°20'29"E	C230	10°26'25"	5255.00	104.59	104.58	N83°09'29"E
C184	37°17'27"	975.00	56.00	55.99	N85°40'37"E	C231	04°44'40"	5255.00	68.52	68.52	N82°12'32"E
C185	11°53'33"	975.00	20.67	20.67	N83°25'43"E	C232	04°04'44"	5255.00	62.27	62.27	N81°30'05"E
C186	02°22'46"	4945.00	32.75	32.75	N82°57'54"E	C233	04°04'44"	5255.00	62.27	62.27	N80°49'21"E
C187	03°05'45"	4945.00	51.91	51.91	N83°08'28"E	C234	03°05'45"	5255.00	59.70	59.70	N80°09'22"E
C188	00°26'29"	4945.00	7.90	7.90	N81°47'06"E	C235	03°09'18"	825.00	2.23	2.23	N79°54'30"E
C189	17°51'41"	4945.00	110.30	110.30	N81°06'35"E	C236	41°10'44"	825.00	60.25	60.24	N82°04'40"E
C190	81°58'57"	25.00	51.47	32.80	N39°28'46"E	C2					

Marion County Approval Stamp

[illegible]

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

CALESA TOWNSHIP SORREL GLEN 2 A PORTION OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA



HORIZONTAL CONTROL:

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1980 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRIANGULATION METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "H1832" AND "Y086", PURSUANT TO SECTION 177.05, FLORIDA STATUTES.

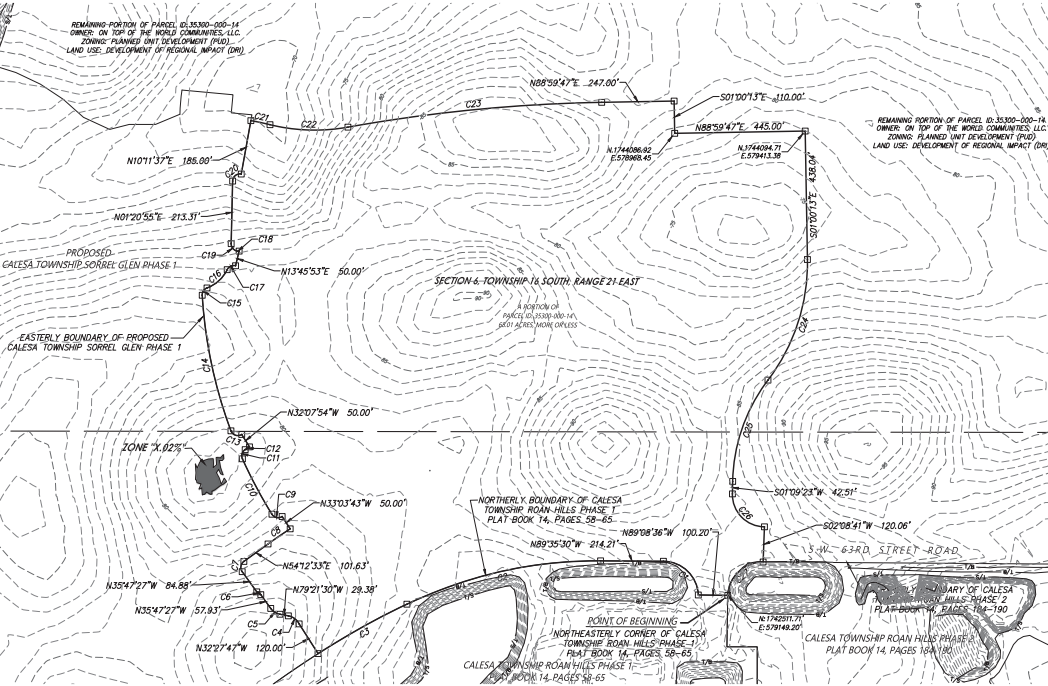
THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH A DISK STAMPED 1 2 11 12.

NORTHING = 1740427.4009 FEET
EASTING = 570381.5670 FEET
LATITUDE = 29°07'06.0201" N
LONGITUDE = 82°10'06.9181" W
CONVERGENCE = -0°07'36.17" SCALE: 0.999994

FOUND STAINLESS STEEL ROD STAMPED 1986 1986
NORTHING = 1745775.8083 FEET
EASTING = 54871.8661 FEET
LATITUDE = 29°07'06.2924" N
LONGITUDE = 82°10'06.9181" W
CONVERGENCE = -0°07'36.17" SCALE: 0.999994

LEGEND AND ABBREVIATIONS:

- # MORE OR LESS
- EL. ELEVATION
- LB. LOCATED BUSINESS
- LS. LAND SURVEY
- NO. NUMBER
- ID. IDENTIFICATION
- OR. OFFICIAL RECORDS BOOK
- CE. CENTERLINE
- R. RADIUS
- DEL. DELTA (CENTRAL ANGLE)
- CH. CHORD LENGTH
- C.B. CHORD BEARING
- PCL. POINT ON CURVE
- POC. POINT OF COMPOUND CURVATURE
- PRC. POINT OF REVERSE CURVATURE
- PC. POINT OF CURVATURE
- PT. POINT OF TANGENCY
- PI. POINT OF INTERSECTION
- POC. POINT OF COMPOUND CURVATURE
- P.B. POINT OF BEGINNING
- FEMA. FEDERAL EMERGENCY MANAGEMENT AGENCY
- DVC. DUCTILE IRON PIPE
- PL. POLYETHYLENE GLASS REINFORCED CONCRETE PIPE
- CMF. CORRUGATED METAL PIPE
- RCF. REINFORCED CONCRETE PIPE
- NAD. NORTH AMERICAN VERTICAL DATUM
- NO. NATIONAL GEODETIC VERTICAL DATUM
- PL. PLAT BOOK
- OR. OFFICIAL RECORDS BOOK
- PT. PAGE(S)
- EL. EASEMENT
- SEC. SECTION
- FO. FOUND
- REC. RECORDED
- CCR. CERTIFIED CORNER RECORD
- RLS. REINFORCED LAND SURVEYOR
- CM. CONCRETE MONUMENT
- IR. IRON ROD
- IP. IRON PIPE
- CLT. CEMENT LIME PUTTY
- FO. FOUND 4" X 4" CONCRETE MONUMENT (LB 8071)



- NOTES:
1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°58'16" W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.
 2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12082C001E, EFFECTIVE DATE OF APRIL 18, 2017. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
 3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
 4. IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY.
 5. DISTANCES SHOWN HEREON ARE BASED ON GRID DISTANCES.
 6. INTERIOR IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY PER CLIENT REQUEST.
 7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
 8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON, (RURAL) 1 FOOT IN 5,000 FEET.
 9. ADDITIONS OR OMISSIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNED PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
 10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPLIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
 11. VERTICAL DATUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "WOODLUT TRAVERSE" APPROXIMATELY 0.35 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD" COMMUNITIES, INC., ELEVATION = 69.272 (DATUM NVD 1929).

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	182.48	120.00	88°10'30"
C2	682.45	1500.00	02°09'13"
C3	346.74	2800.00	00°46'13"
C4	474.32	50.00	92°57'58"
C5	38.02	50.00	04°34'33"
C6	17.01	25.00	03°59'30"
C7	39.27	25.00	09°00'00"
C8	91.45	1800.00	00°23'45"
C9	38.79	25.00	09°11'39"
C10	214.25	1595.00	00°47'44"
C11	35.60	25.00	08°35'45"
C12	17.50	2330.00	00°29'58"
C13	44.36	25.00	10°39'41"
C14	474.02	1595.00	01°01'40"

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C15	31.89	25.00	07°05'24"
C16	95.26	125.00	04°29'59"
C17	33.84	25.00	07°46'59"
C18	43.13	1085.00	00°26'06"
C19	33.66	25.00	07°08'56"
C20	43.13	25.00	08°50'42"
C21	66.67	1060.00	00°38'13"
C22	267.69	640.00	02°35'55"
C23	870.12	5460.00	00°09'52"
C24	440.77	660.00	03°05'50"
C25	374.78	590.00	03°06'14"
C26	174.22	110.00	08°04'24"
C27	183.31	120.00	08°31'33"

LEGAL DESCRIPTION:

A PORTION OF ORIGIN SQUARE WOODS, AS PLAT THEREOF RECORDED IN PLAT BOOK "7", PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAG LANDS LYING IN SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF CALESA TOWNSHIP ROAN HILLS PHASE 1, AS PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 5/7 THROUGH 65, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING (5) COURSES: (1) N89°58'16" W, 100.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 88°10'30", AND A CHORD BEARING AND DISTANCE OF N46°02'05" W, 163.38 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.48 FEET TO THE END OF SAID CURVE; (3) THENCE N89°58'16" W, 214.25 FEET TO A POINT OF TANGENCY OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 02°09'13", AND A CHORD BEARING AND DISTANCE OF S77°22'08" W, 676.58 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 682.45 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,800.00 FEET, A CENTRAL ANGLE OF 00°46'13", AND A CHORD BEARING AND DISTANCE OF S60°58'20" W, 346.53 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 474.32 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID NORTHERLY BOUNDARY, N32°47'27" W, 100.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 04°34'33", AND A CHORD BEARING AND DISTANCE OF N57°34'25" W, 37.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 38.02 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.01 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.45 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 09°00'00", AND A CHORD BEARING AND DISTANCE OF N09°12'31" W, 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N54°23'25" W, 101.63 FEET TO A POINT OF TANGENCY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 07°46'59", AND A CHORD BEARING AND DISTANCE OF N77°28'03" W, 35.72 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 07°47'44" W, 35.60 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,595.00 FEET, A CENTRAL ANGLE OF 00°47'44", AND A CHORD BEARING AND DISTANCE OF N09°11'39" W, 214.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 214.25 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 08°35'45", AND A CHORD BEARING AND DISTANCE OF N57°34'25" W, 37.11 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.50 FEET TO A POINT OF TANGENCY; THENCE N43°07'54" W, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°05'24", AND A CHORD BEARING AND DISTANCE OF N77°08'56" W, 31.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.26 FEET TO A POINT OF TANGENCY; THENCE N43°07'54" W, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°05'24", AND A CHORD BEARING AND DISTANCE OF N77°08'56" W, 31.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.26 FEET TO A POINT OF TANGENCY; THENCE N43°07'54" W, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 07°05'24", AND A CHORD BEARING AND DISTANCE OF N77°08'56" W, 31.88 FEET; 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