31715

PRELIMINARY PLAT
ESTELA LIVING-SABANA FARMS

SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
A PORTION OF PARCEL #13709-001-00
RESIDENTIAL LOTS = 202
(MAX. IMP. PER LOT - 40' WIDE LOTS (59.3%) 50' WIDE LOTS (62.7%)
TOTAL MILES OF ROADWAY = 1.30 MILES
PROJECT AREA = 2,059,695 (47.28 AC)
ZONING - PUD
FUTURE LAND USE - HR
EXISTING LAND USE - HR
EXISTING IMPERVIOUS AREA = 0.00 AC (0.00 S.F.) 0.00 %
IMPERVIOUS AREA = 18.99 AC (827,348.7 SF) 40.16%
AM PEAK HOUR TRIPS (ITE 210) = 143 TRIPS
PM PEAK HOUR TRIPS (ITE 210) = 195 TRIPS

UTILITY COMPANIES:

ELECTRIC	OCALA ELECTRIC UTILITY	RANDY HAHN	352-351-6615
GAS	TECO PEOPLES GAS	TROY WEAVER	352-598-7962
FIBER / TELEPHONE	CENTURY LINK	THOMAS STRUMER	855-742-6062
WATER / SEWER	MARION COUNTY UTILITIES	CUSTOMER SERVICE 24/7/365	352-307-6000

PERMITS:

1. MARION COUNTY IMPROVEMENT PLAN
2. S.W.F.W.M.D. - E.R.P. - PENDING
3. FDEP - POTABLE WATER - PENDING
4. FDEP - SANITARY SEWER - PENDING
5. FDEP - NPDES (BY OTHERS)

WAIVERS:

LDC 2.18.4.C - CONSTRUCTION, COMPLETION, AND CLOSE OUT
CODE STATES ALL SUBDIVISION IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPROVED PLANS AND SHALL CONFORM TO REGULATIONS AND SPECIFICATIONS IN EFFECT ON THE DATE OF APPROVAL OF THE IMPROVEMENT PLANS. APPLICANT REQUESTS A WAIVER TO COMMENCE CONSTRUCTION PRIOR TO PLAN APPROVAL AND APPROVE EARLY SITE WORK PERMIT (EARTHWORK ONLY) AT THE DEVELOPERS RISK.
(APPROVED AT THE DEVELOPERS OWN RISK - SEPTEMBER 16, 2024)

LDC 6.11.5 - DRIVEWAY ACCESS (DRIVEWAY SPACING)
WAIVER REQUESTED FOR DRIVEWAY SPACING FOR A SECONDARY ENTRANCE REQUIRED BY MARION COUNTY LDC 6.11.4 ACCESS MANAGEMENT. N.W. 44th AVE HAS A POSTED SPEED LIMIT OF 45 MPH, DRIVEWAY SPACING REQUIRED IS 440' DO TO LIMITED ROADWAY FRONTAGE OUR SPACING IS 350' FOR THE SECONDARY ACCESS.

LDC 6.12.2.A - RIGHT-OF-WAY WIDTH
CODE STATES RIGHT-OF-WAY SHALL BE PLATTED OR DEDICATED, MEETING THE MINIMUM RIGHT-OF-WAY WIDTH ESTABLISHED IN TABLE 6.12-1, TO PROVIDE FOR THE NECESSARY ACCESS AND OTHER NEEDED INFRASTRUCTURE IMPROVEMENTS SUPPORTING THE PROPOSED DEVELOPMENT. RIGHT-OF-WAY CAN BE PROVIDED BY EASEMENT IF APPROVED BY DRC IMPROVEMENTS SUPPORTING THE PROPOSED DEVELOPMENT. RIGHT-OF-WAY CAN BE PROVIDED BY EASEMENT IF APPROVED BY DRC. APPLICANT REQUESTS A WAIVER AS ROADWAYS WILL REMAIN PRIVATE & ROW WIDTH WILL BE 40 FEET WIDE WITH A 10 FEET DRAINAGE AND UTILITY EASEMENT FOR A TOTAL WIDTH OF 60 FEET. THE R/W IS CONSISTENT WITH THE APPROVED PUD AND THAT THE REQUIRED 20-FOOT SEPARATIONS FROM BUILDING PADS TO UTILITIES HAS BEEN ADHERED TO.
(APPROVED - SEPTEMBER 16, 2024)

LDC 6.12.9 - SUBDIVISION ROADS AND RELATED INFRASTRUCTURE
CODE STATES CENTERLINE RADII SHALL BE DESIGNED TO ACCOMMODATE THE MINIMUM DESIGN SPEED OF 30 MPH FOR SUBDIVISION LOCAL AND MINOR LOCAL ROADS, 40 MPH FOR MAJOR LOCAL AND COLLECTOR ROADS, AND 45 MPH FOR ARTERIAL ROADS IN ACCORDANCE WITH FDOT AND AASHTO STANDARDS. APPLICANT REQUESTS A WAIVER TO REDUCE DESIGN SPEEDS TO A MINIMUM OF 10MPH. PROPOSED CURVES WARRANTING THIS DESIGN SPEED WILL HAVE PROPER SIGNAGE PER MUTCD.
(APPROVED SUBJECT TO WORKING WITH STAFF AND MEETING ALL MUTCD REQUIREMENTS - SEPTEMBER 11, 2024)

LDC 6.13.1.D(1) - TYPE OF STORMWATER MANAGEMENT FACILITY
CODE STATES RESIDENTIAL SUBDIVISIONS, RETENTION/DETENTION AREAS SHALL HAVE SIDE SLOPES NO STEEPER THAN 4:1 (HORIZONTAL: VERTICAL) WITH A MINIMUM BERM WIDTH OF 12 FEET STABILIZED AT SIX PERCENT GRADE MAXIMUM AROUND THE ENTIRE PERIMETER OF THE FACILITY. SIDE SLOPES STEEPER THAN 4:1 MAY BE ALLOWED WITH ADDITIONAL ACCOMMODATIONS RELATED TO PUBLIC SAFETY, MAINTENANCE, AND ACCESS UPON APPROVAL BY THE COUNTY ENGINEER OR HIS DESIGNEE. APPLICANT REQUESTS A WAIVER TO REDUCE BERM WIDTH FROM 12 FEET TO 5 FEET. THE PONDS WILL BE PRIVATELY OWNED AND MAINTAINED BY A HOA. (APPROVED - SEPTEMBER 11, 2024)

NOTES:

1. THE SURVEYED LANDS DEPICTED HEREIN LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP, MAP NO. 12083C0302E, FOUND IN COMMUNITY PANEL NUMBER 12083C0302E, EFFECTIVE APRIL 19, 2017.
2. THIS PROJECT FALLS WITHIN SECONDARY SPRINGS PROTECTED ZONE.
3. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6A OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
5. VERTICAL DATUM IS BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0009, ELEVATION 70.96' (NAVD-88).
6. TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
7. DESIGN SPEED = 30 M.P.H. TO BE POSTED AT 25 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
8. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY 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 HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
11. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.

BASIS OF BEARING:

BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST GRID NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0009 & 0011 .

BENCHMARKS:

CONTROL POINT SET IRON ROD & CAP (5/8 " LB 5091WIT) , NORTHING = 1778295.2330 , EASTING = 592960.4760
ELEVATION = 77.20'.

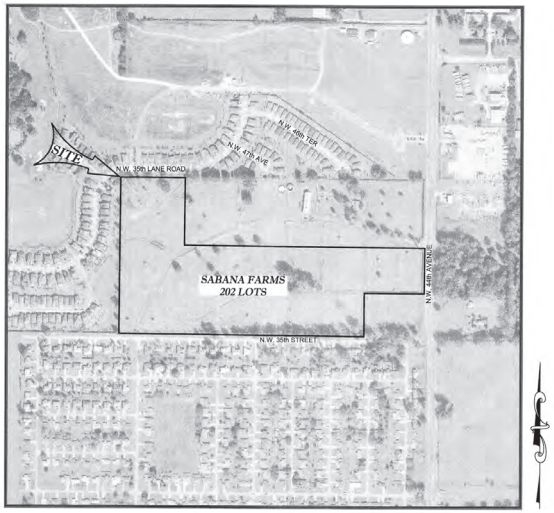
SET NAIL & DISC (LB 5091) , NORTHING = 1778306.7095 , EASTING = 594286.6829, ELEVATION = 79.04 .

CONTROL POINT SET IRON ROD & CAP (5/8 " LB 5091WIT) , NORTHING = 1777902.9400 , EASTING = 592665.7220
ELEVATION = 77.72'.

LEGAL DESCRIPTION:

BEING A PORTION OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING WEST OF N.W. 44TH AVENUE (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF SAID SECTION 34; THENCE ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 34, N.00°30'15"E., A DISTANCE OF 1336.31 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34; THENCE DEPARTING THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 34, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34, S.89°30'17"E., A DISTANCE OF 566.00 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34, S.00°30'15"W., A DISTANCE OF 50.75 FEET; THENCE S.89°27'13"E., A DISTANCE OF 2018.21 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 44TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.00°35'18"W., A DISTANCE OF 383.06 FEET TO THE N.E. CORNER OF LANDS DESCRIBED AS "POND RIGHT OF WAY" IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 6077, PAGE 1525 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID "POND RIGHT OF WAY", N.89°46'10"W., A DISTANCE OF 807.58 FEET TO THE N.W. CORNER OF SAID "POND RIGHT OF WAY"; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID "POND RIGHT OF WAY", S.00°17'10"W., A DISTANCE OF 366.44 FEET TO THE S.W. CORNER OF SAID "POND RIGHT OF WAY", SAID POINT BEING ON THE SOUTH BOUNDARY OF SAID SECTION 34; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID SECTION 34, N.89°27'13"W., A DISTANCE OF 2074.09 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 47.28 ACRES, MORE OR LESS.



VICINITY MAP
1"=500'

INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01 - 03.04	PRELIMINARY PLAT
1-2	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY R.M. BARRINEAU AND ASSOCIATES, INC.)

OWNER'S SIGNATURE

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

MIGDALY SERRA
SABANA FARM, LLC

Rafael Celis
Sabana Owner LLC

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE [illegible] IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

OCT 2 2 2024

JEFFREY M. MCPHERSON, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

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

TRAVIS P. BARRINEAU
R.M. BARRINEAU AND ASSOCIATES, INC.
REGISTERED LAND SURVEYOR NO. 6897
STATE OF FLORIDA.

OWNER / DEVELOPER:
SABANA FARM, LLC
MIGDALY SERRA
3718 NW 44th AVE
OCALA, FLORIDA 34482
PHONE: (352) 433-8382

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

SURVEYOR:
R.M. BARRINEAU AND ASSOCIATES, INC.
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
SOUTHEAST 25TH LOOP,
OCALA, FLORIDA 34471
PHONE: (352) 622-3133

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

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 31715
APPROVAL DATE: 10/7/24
EXPIRATION DATE: 10/7/29

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

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Marion County Approval Stamp

811 Know what's below. Call before you dig.

Call 48 Hours before you dig. It's the Law! 1-800-432-4770
Sunshine State One Call of Florida, Inc.

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 26795

REVISIONS | DATE

RECEIVED
OCT 2 2 2024
Marion County
Office of the County Engineer

PRELIMINARY PLAT
ESTELA LIVING-SABANA FARMS
MARION COUNTY, FLORIDA

COVER

DATE 9/18/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9061

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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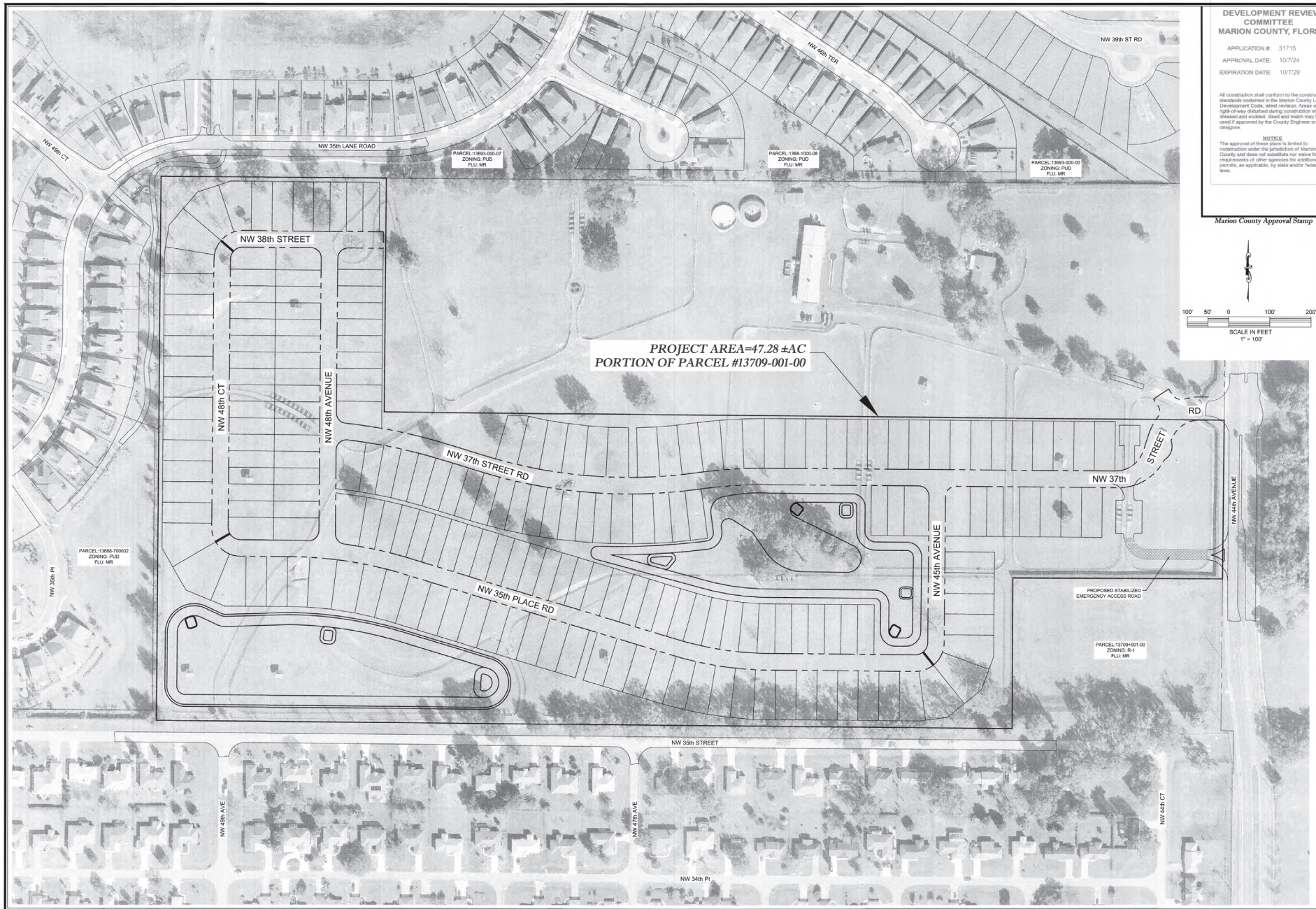

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26755

REVISIONS

DATE	

RECEIVED
OCT 22 2024
Marion County
Engineer

PRELIMINARY PLAT
ESTELA LIVING-SABANA FARMS
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE 9/20/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9061

JEFFREY M McPHERSON
LICENSE No. 69905
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
OCT 2024

SHT. 02.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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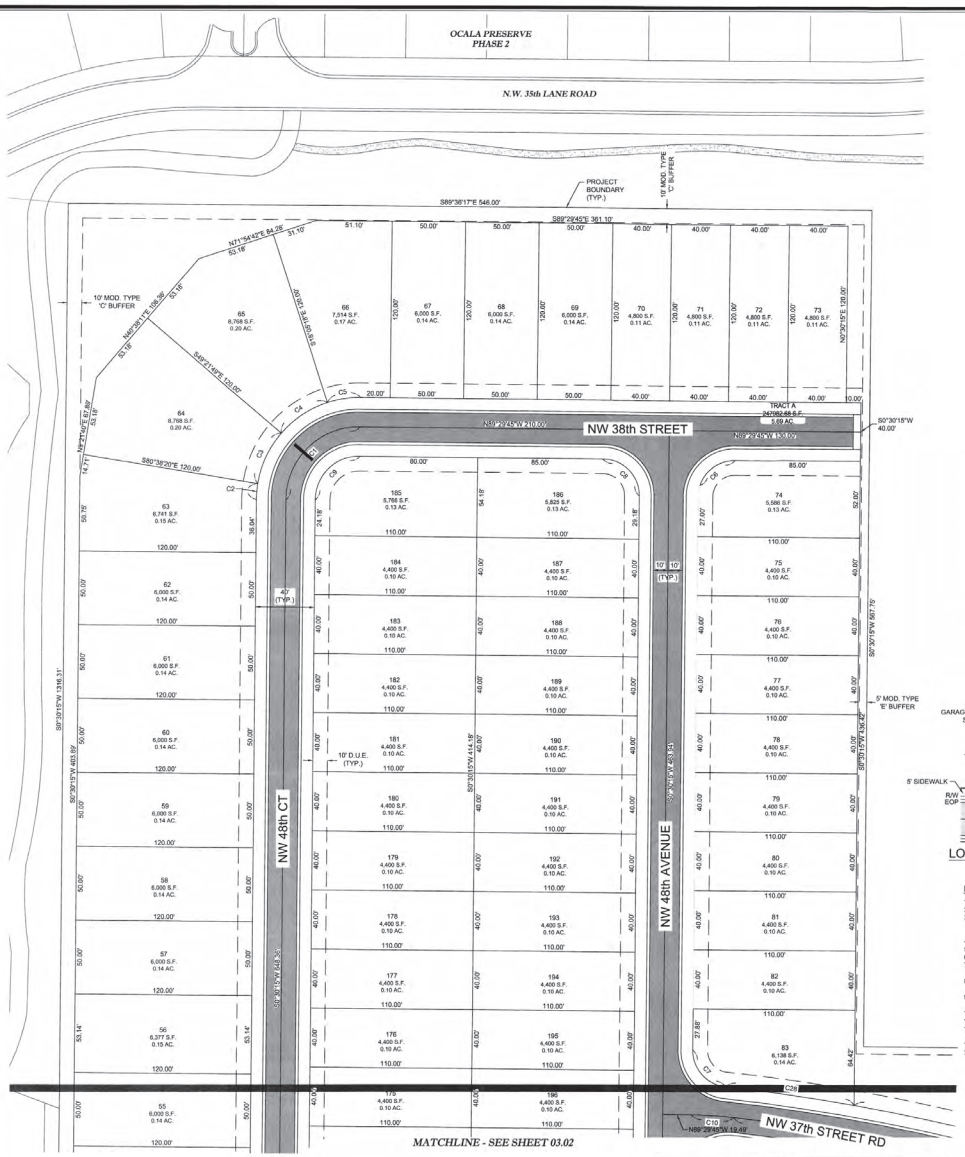
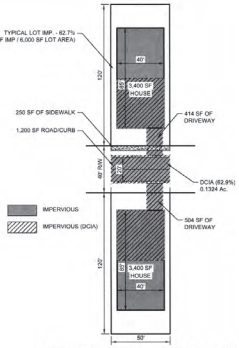
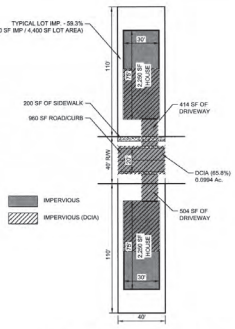




TYPICAL 50' WIDE x 120' DEEP LOT RESIDENTIAL BLOCK IMPERVIOUS CALCULATIONS

N.T.S

TOTAL RESIDENTIAL BLOCK (280' x 50') - 0.3214 ACRES
IMPERVIOUS AREA - 0.2105 ACRES
(65.5%)



TYPICAL 40' WIDE x 110' DEEP LOT RESIDENTIAL BLOCK IMPERVIOUS CALCULATIONS

N.T.S

TOTAL RESIDENTIAL BLOCK (280' x 40') - 0.2388 ACRES
IMPERVIOUS AREA - 0.1510 ACRES
(63.2%)

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 31715
APPROVAL DATE: 10/7/24
EXPIRATION DATE: 10/7/29

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

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Marion County Approval Stamp

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28795

40' 20' 0 40' 80'

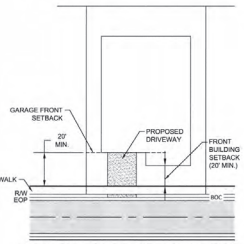
SCALE IN FEET
1" = 40'

LEGEND

D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL= CENTERLINE

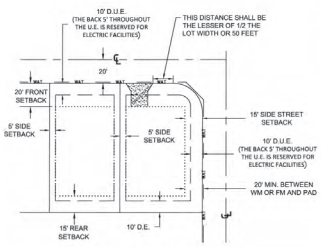
Summary

FUTURE LAND USE	HIGH RESIDENTIAL
TOTAL SINGLE FAMILY LOTS	202 LOTS
PROJECT AREA	47.28 ACRES
TOTAL RESIDENTIAL AREA	25.99 ACRES
RESIDENTIAL R/W	6.00 ACRES (TRACT A & B)
REQUIRED OPEN SPACE	9.50 ACRES
PROVIDED OPEN SPACE	9.74 ACRES
TOTAL TRACTS	6 TRACTS
GROSS DENSITY	4.27 UNITS / ACRE
ZONING	PUD
ROAD LENGTH	1.30 MILES
WATER SUPPLY	CENTRAL
SEWAGE DISPOSAL SYSTEM	CENTRAL



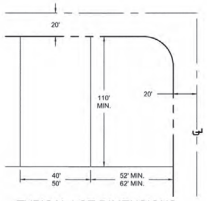
LOT ADJACENT TO SIDEWALK DETAIL

N.T.S



TYPICAL LOT DETAILS

N.T.S



TYPICAL LOT DIMENSIONS

N.T.S

BUFFER:

TYPE 'C' BUFFER
C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

MOD. TYPE 'C' BUFFER:
MOD. C-TYPE BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

MOD. TYPE 'E' BUFFER
MOD. E-TYPE BUFFER SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST ONE SHADE TREE AND TWO ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

SEE SHEET 03.04 FOR BUFFER DETAILS

NOTES:

1. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STATUS WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
3. TRACTS A,B,C,D,E & F ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, INGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
4. STREET RIGHT-OF-WAYS, DELINEATED AS TRACT (A) & (B) ARE COMMON AREAS.
5. LIFT STATION TRACT (C) IS TO BE CONVEYED TO MARION COUNTY.
6. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
7. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
9. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
10. WATER SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
11. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
12. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
13. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
14. THE BACK 5' THROUGHOUT THE D.U.E. (DRAINAGE UTILITY AND ACCESS EASEMENT) IS RESERVED FOR ELECTRIC FACILITIES.

C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90°00'00"	50.00'	78.54'	70.71'	S45°30'15"W

CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	8°51'25"	70.00'	10.82'	10.81'	N4°55'58"E
C3	31°16'31"	70.00'	38.21'	37.74'	N24°59'56"E
C4	31°16'31"	70.00'	38.21'	37.74'	N56°16'27"E
C5	18°35'33"	70.00'	22.72'	22.62'	N81°12'29"E
C6	72°06'55"	25.00'	31.47'	29.43'	S54°26'48"W
C7	84°20'04"	25.00'	36.80'	33.56'	S41°39'47"E
C8	90°00'00"	25.00'	39.27'	35.36'	N44°29'45"W
C9	90°00'00"	30.00'	47.12'	42.43'	S45°30'15"W

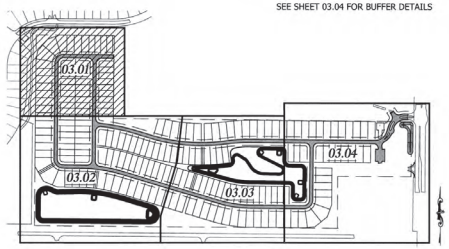
TYPE		MINIMUM WIDTH	MINIMUM AREA	MINIMUM SETBACKS FRONT	REAR	SIDE	HEIGHT
SFR	STANDARD - PRINCIPLE STRUCTURE	40'	4,400 SF	20'	15'	5'	40'
	ACCESSORY STRUCTURE	50'	6,000 SF	20'	15'	5'	40'

ACCESSORY STRUCTURE = E.G. POOL, POOL SCREEN ENCLOSURE, ADD-ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC.
N/A/ = NOT APPLICABLE X = MISSING OR NOT PROVIDED

PROVIDED OPEN SPACE CALCULATIONS

TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (TOTAL TRACT MINUS DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (25% OF DRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
C	0.08	N/A	0.08	N/A (UTILITY TRACT)	0.00
D	1.22	N/A	1.21	N/A	1.21 (12.3% IOS)
E	4.29	3.45	0.84	0.86	1.70
F	9.70	3.61	6.11	0.72	6.83
G	0.06	N/A	0.06	N/A (UTILITY TRACT)	0.00
H	0.06	N/A	0.06	N/A (UTILITY TRACT)	0.00
				TOTAL	9.74

REQUIRED OPEN SPACE CALCULATIONS:
-(20% OF PROJECT AREA AS MINIMUM OPEN SPACE)
-PROJECT AREA = 47.28 AC.
-MINIMUM REQUIRED OPEN SPACE = 0.2 X 47.28 = 9.5 AC.



KEY MAP
1" = 400' SCALE

REVISIONS

DATE	

RECEIVED
OCT 2 2 2024
Marion County
Office of the County Engineer

PRELIMINARY PLAT
ESTELA LIVING-SABANA FARMS
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

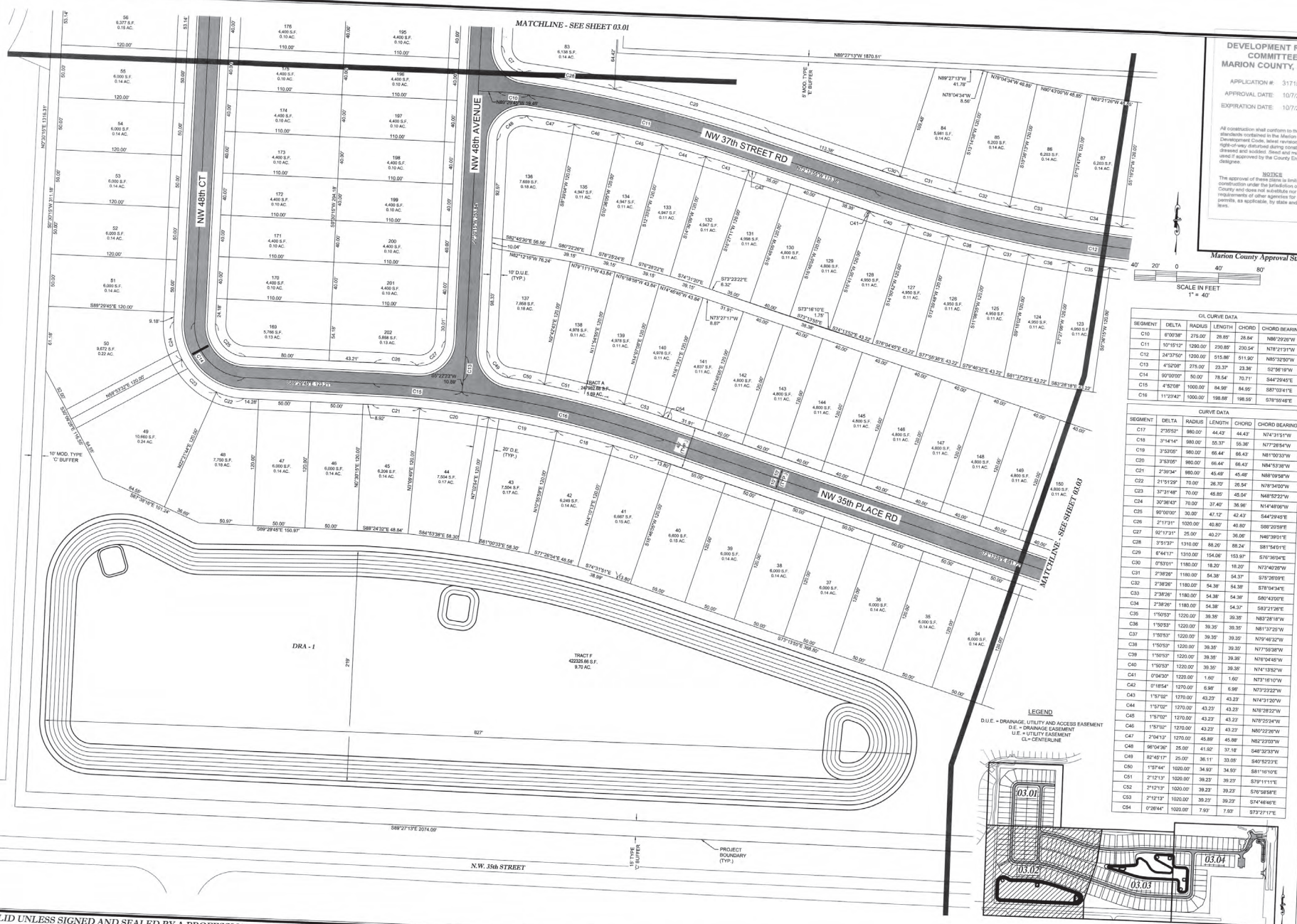
DATE 09-20-24
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9061

JEFFREY M. McPHERSON LICENSE No. 69905 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Sabana Estela\CIVIL\PRELIMINARY_PLAT\03 Preliminary Plat.dwg, 9/20/2024 8:25:46 AM, DWG To PDF.pc3



C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C10	6°00'38"	275.00'	28.85'	28.84'	N86°29'26"W
C11	10°15'12"	1280.00'	230.85'	230.54'	N78°21'31"W
C12	24°37'50"	1200.00'	515.86'	511.90'	N85°32'50"W
C13	4°52'06"	275.00'	23.37'	23.36'	S2°56'19"W
C14	90°00'00"	50.00'	78.54'	70.71'	S44°29'45"E
C15	4°52'06"	1000.00'	84.98'	84.95'	S87°03'41"E
C16	11°23'42"	1000.00'	198.88'	198.55'	S78°55'46"E

CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C17	2°35'52"	980.00'	44.43'	44.43'	N74°31'51"W
C18	3°14'14"	980.00'	55.37'	55.36'	N77°26'54"W
C19	3°53'05"	980.00'	66.44'	66.43'	N81°00'33"W
C20	3°53'05"	980.00'	66.44'	66.43'	N84°53'38"W
C21	2°39'34"	980.00'	45.49'	45.48'	N88°09'58"W
C22	21°51'29"	70.00'	26.70'	26.54'	N78°34'00"W
C23	37°31'48"	70.00'	45.85'	45.04'	N48°57'22"W
C24	30°36'43"	70.00'	37.40'	36.96'	N14°48'06"W
C25	90°00'00"	30.00'	47.12'	42.43'	S44°29'45"E
C26	2°17'31"	1020.00'	40.80'	40.80'	S88°20'59"E
C27	92°17'31"	25.00'	40.27'	36.06'	N46°39'01"E
C28	3°51'37"	1310.00'	88.26'	88.24'	S81°54'01"E
C29	6°44'17"	1310.00'	154.06'	153.97'	S76°36'04"E
C30	0°53'01"	1180.00'	18.20'	18.20'	N73°40'26"W
C31	2°38'26"	1180.00'	54.38'	54.37'	S75°26'09"E
C32	2°38'26"	1180.00'	54.38'	54.38'	S78°04'34"E
C33	2°38'26"	1180.00'	54.38'	54.38'	S80°43'00"E
C34	2°38'26"	1180.00'	54.38'	54.37'	S83°21'26"E
C35	1°50'53"	1220.00'	39.35'	39.35'	N83°28'18"W
C36	1°50'53"	1220.00'	39.35'	39.35'	N81°37'25"W
C37	1°50'53"	1220.00'	39.35'	39.35'	N79°46'32"W
C38	1°50'53"	1220.00'	39.35'	39.35'	N77°55'38"W
C39	1°50'53"	1220.00'	39.35'	39.35'	N76°04'45"W
C40	1°52'53"	1220.00'	39.35'	39.35'	N74°13'52"W
C41	0°04'30"	1220.00'	1.60'	1.60'	N73°16'10"W
C42	0°18'54"	1270.00'	6.98'	6.98'	N73°23'22"W
C43	1°57'02"	1270.00'	43.23'	43.23'	N74°31'20"W
C44	1°57'02"	1270.00'	43.23'	43.23'	N76°28'22"W
C45	1°57'02"	1270.00'	43.23'	43.23'	N78°25'24"W
C46	1°57'02"	1270.00'	43.23'	43.23'	N80°22'26"W
C47	2°04'13"	1270.00'	45.89'	45.88'	N82°23'03"W
C48	96°04'36"	25.00'	41.92'	37.18'	S48°32'33"W
C49	82°45'17"	25.00'	36.11'	33.05'	S40°52'23"E
C50	1°57'44"	1020.00'	34.93'	34.93'	S81°16'10"E
C51	2°12'13"	1020.00'	39.23'	39.23'	S79°11'11"E
C52	2°12'13"	1020.00'	39.23'	39.23'	S76°58'58"E
C53	2°12'13"	1020.00'	39.23'	39.23'	S74°46'46"E
C54	0°26'44"	1020.00'	7.93'	7.93'	S73°27'17"E

LEGEND

D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
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KEY MAP
1" = 400' SCALE

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 31715
APPROVAL DATE: 10/7/24
EXPIRATION DATE: 10/7/29

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

NOTICE

The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Marion County Approval Stamp

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

RECEIVED
OCT 22 2024
Marion County
Office of the County Engineer

PRELIMINARY PLAT
ESTELA LIVING-SABANA FARMS
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 09-20-24
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9061

JEFFREY M. McPHERSON
LICENSE No. 69905
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHT. 03.02

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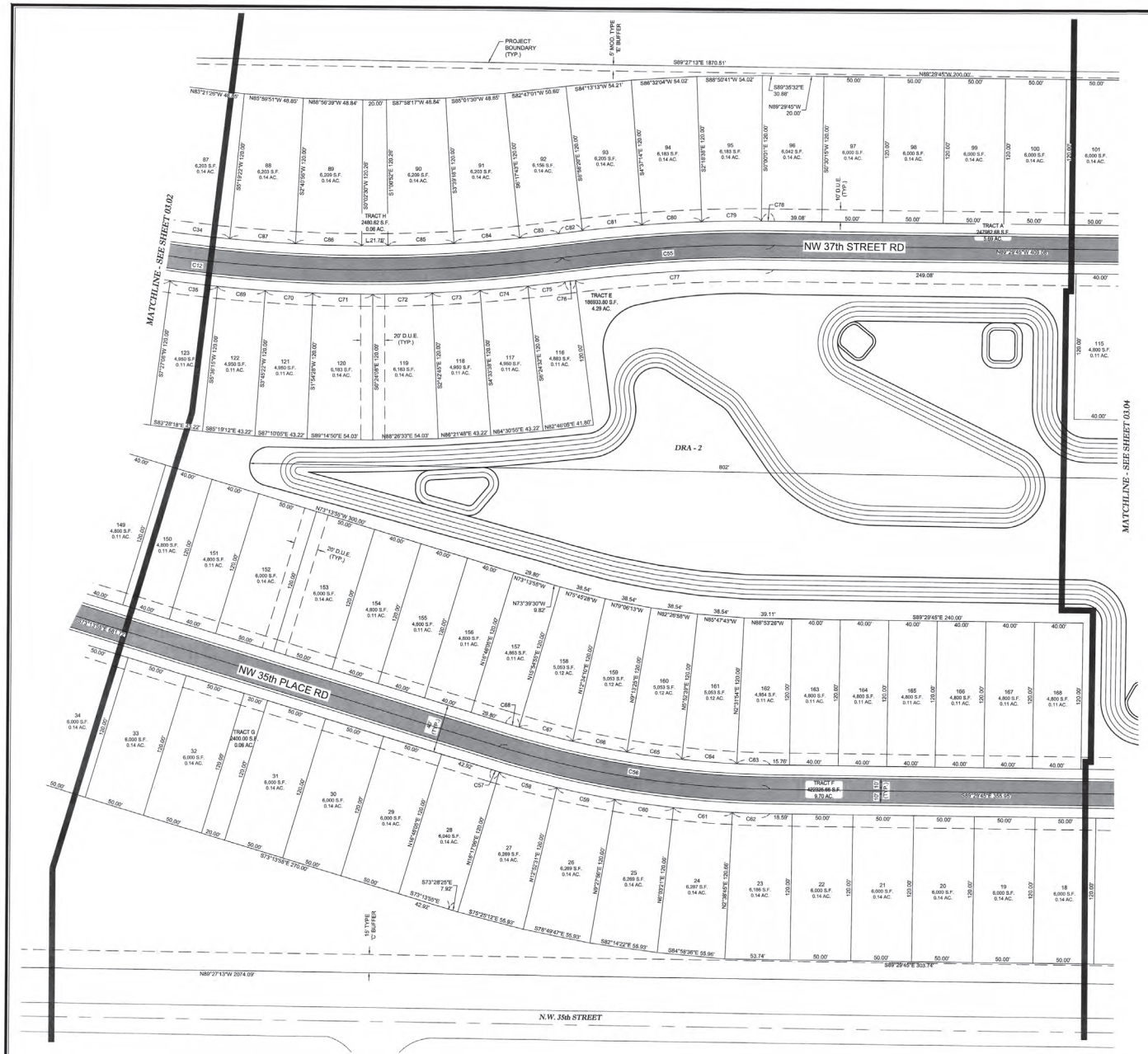

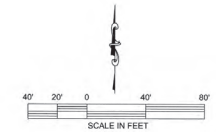

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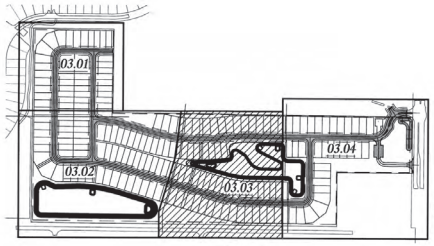
Marion County Approval Stamp

C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C55	8°22'01"	1200.00'	175.24'	175.08'	S86°19'15"W
C56	16°15'50"	800.00'	227.09'	226.32'	S81°21'50"E

CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C57	0°28'59"	820.00'	6.91'	6.91'	N73°28'25"W
C58	3°24'35"	820.00'	48.80'	48.79'	N75°25'12"W
C59	3°24'35"	820.00'	48.80'	48.79'	N78°49'47"W
C60	3°24'35"	820.00'	48.80'	48.79'	N82°14'22"W
C61	3°24'35"	820.00'	48.80'	48.79'	N85°38'57"W
C62	2°08'30"	820.00'	30.65'	30.65'	N88°25'30"W
C63	2°01'39"	780.00'	27.60'	27.60'	S88°28'55"E
C64	3°20'45"	780.00'	45.55'	45.54'	S85°47'43"E
C65	3°20'45"	780.00'	45.55'	45.54'	S82°26'58"E
C66	3°20'45"	780.00'	45.55'	45.54'	S79°06'13"E
C67	3°20'45"	780.00'	45.55'	45.54'	S75°45'28"E
C68	0°51'10"	780.00'	11.61'	11.61'	S73°39'30"E
C69	1°50'53"	1220.00'	39.35'	39.35'	N85°19'12"W
C70	1°50'53"	1220.00'	39.35'	39.35'	N87°10'05"W
C71	2°18'37"	1220.00'	49.19'	49.19'	N89°14'50"W
C72	2°18'37"	1220.00'	49.19'	49.19'	S88°26'33"W
C73	1°50'53"	1220.00'	39.35'	39.35'	S86°21'48"W
C74	1°50'53"	1220.00'	39.35'	39.35'	S84°30'55"W
C75	1°27'14"	1220.00'	30.96'	30.96'	S82°51'51"W
C76	0°25'18"	1180.00'	8.68'	8.68'	S82°20'53"W
C77	7°56'43"	1180.00'	163.63'	163.50'	S86°31'54"W
C78	0°30'16"	1220.00'	10.74'	10.74'	S89°44'53"E
C79	2°18'36"	1220.00'	49.19'	49.19'	N88°50'41"E
C80	2°18'36"	1220.00'	49.19'	49.19'	N86°32'04"E
C81	2°19'06"	1220.00'	49.36'	49.36'	N84°13'13"E
C82	0°55'26"	1220.00'	19.67'	19.67'	N82°35'57"E
C83	1°34'02"	1180.00'	32.28'	32.28'	N82°50'16"E
C84	2°38'26"	1180.00'	54.38'	54.37'	N85°01'30"E
C85	3°10'07"	983.37'	54.38'	54.37'	N87°39'55"E
C86	3°10'07"	983.37'	54.38'	54.37'	S88°38'17"E
C87	2°38'26"	1180.00'	54.38'	54.37'	S85°59'51"E



KEY MAP
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Tillman & Associates
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CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26795

REVISIONS

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Office of the County Engineer

PRELIMINARY PLAT
ESTELA LIVING-SABANA FARMS
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 09-20-24
DRAWN BY AS
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JEFFREY M McPHERSON
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SHT. 03.03

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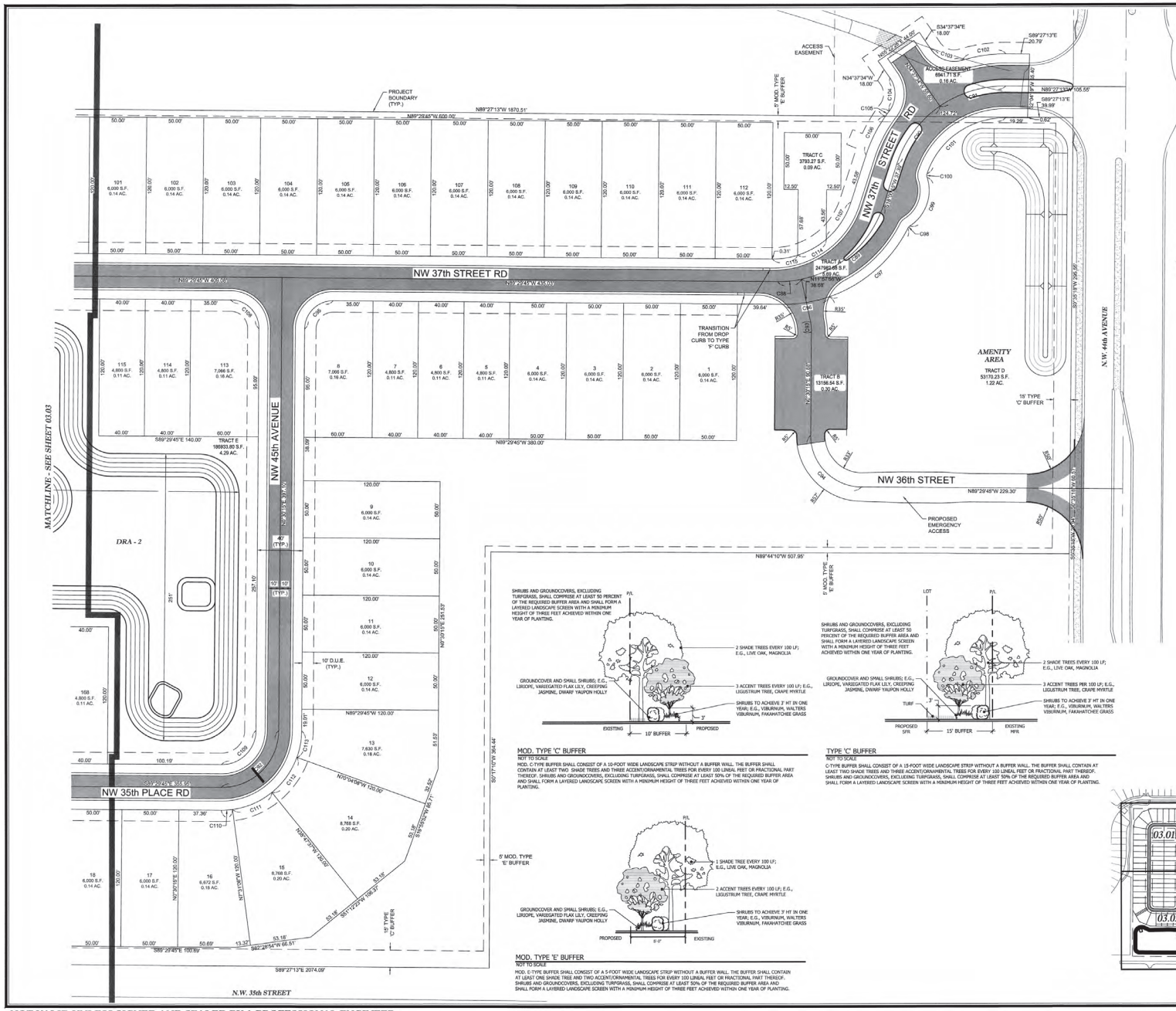

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION #: 31715
APPROVAL DATE: 10/7/24
EXPIRATION DATE: 10/7/29

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Marion County Approval Stamp

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D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL- CENTERLINE

C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C88	12°28'12"	97.00'	21.11'	21.07'	S84°16'09"W
C89	60°01'48"	97.00'	101.63'	97.04'	S48°01'09"W
C90	37°22'11"	100.00'	65.22'	64.07'	S36°41'21"W
C91	35°10'21"	100.00'	61.39'	60.43'	S72°57'37"W
C92	90°00'00"	50.00'	78.54'	70.71'	N45°30'15"E
C93	10°25'17"	47.00'	8.55'	8.54'	N4°42'23"W
C94	90°00'01"	45.00'	70.69'	63.64'	N44°29'45"W

CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C95	90°00'00"	25.00'	39.27'	35.36'	S45°30'15"W
C96	19°29'28"	122.00'	41.50'	41.30'	S80°45'32"W
C97	44°09'50"	122.00'	94.04'	91.73'	S48°55'53"W
C98	30°37'32"	5.00'	2.67'	2.64'	S42°09'44"W
C99	75°34'11"	37.00'	48.80'	45.34'	S19°41'24"W
C100	36°42'32"	5.00'	3.20'	3.15'	S0°16'36"W
C101	71°58'56"	72.00'	90.39'	84.57'	S54°34'49"W
C102	17°16'57"	128.00'	38.61'	38.46'	N81°54'18"E
C103	72°06'36"	25.00'	31.46'	29.43'	S70°40'52"E
C104	72°06'36"	25.00'	31.46'	29.43'	N1°25'44"E
C105	2°22'17"	128.00'	5.30'	5.30'	N36°17'54"E
C106	17°06'30"	128.00'	38.22'	38.08'	N26°33'30"E
C107	31°32'43"	72.00'	39.64'	39.14'	N33°46'37"E
C108	90°00'00"	25.00'	39.27'	35.36'	N44°29'45"W
C109	90°00'00"	30.00'	47.12'	42.43'	N45°30'15"E
C110	8°01'21"	70.00'	9.80'	9.79'	S86°29'35"W
C111	31°16'31"	70.00'	38.21'	37.74'	S66°50'39"W
C112	31°16'31"	70.00'	38.21'	37.74'	S35°34'08"W
C113	19°29'37"	70.00'	23.73'	23.62'	S10°13'04"W

MOD. TYPE 'C' BUFFER

NOT TO SCALE

MOD. C-TYPE BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

TYPE 'C' BUFFER

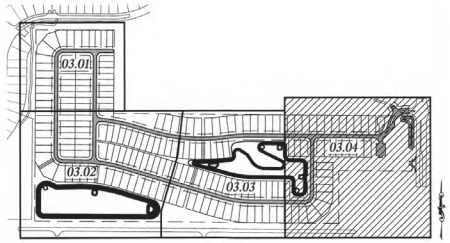
NOT TO SCALE

C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

MOD. TYPE 'E' BUFFER

NOT TO SCALE

MOD. E-TYPE BUFFER SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST ONE SHADE TREE AND TWO ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.



KEY MAP
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #3295

REVISIONS

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PRELIMINARY PLAT
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MARION COUNTY, FLORIDA

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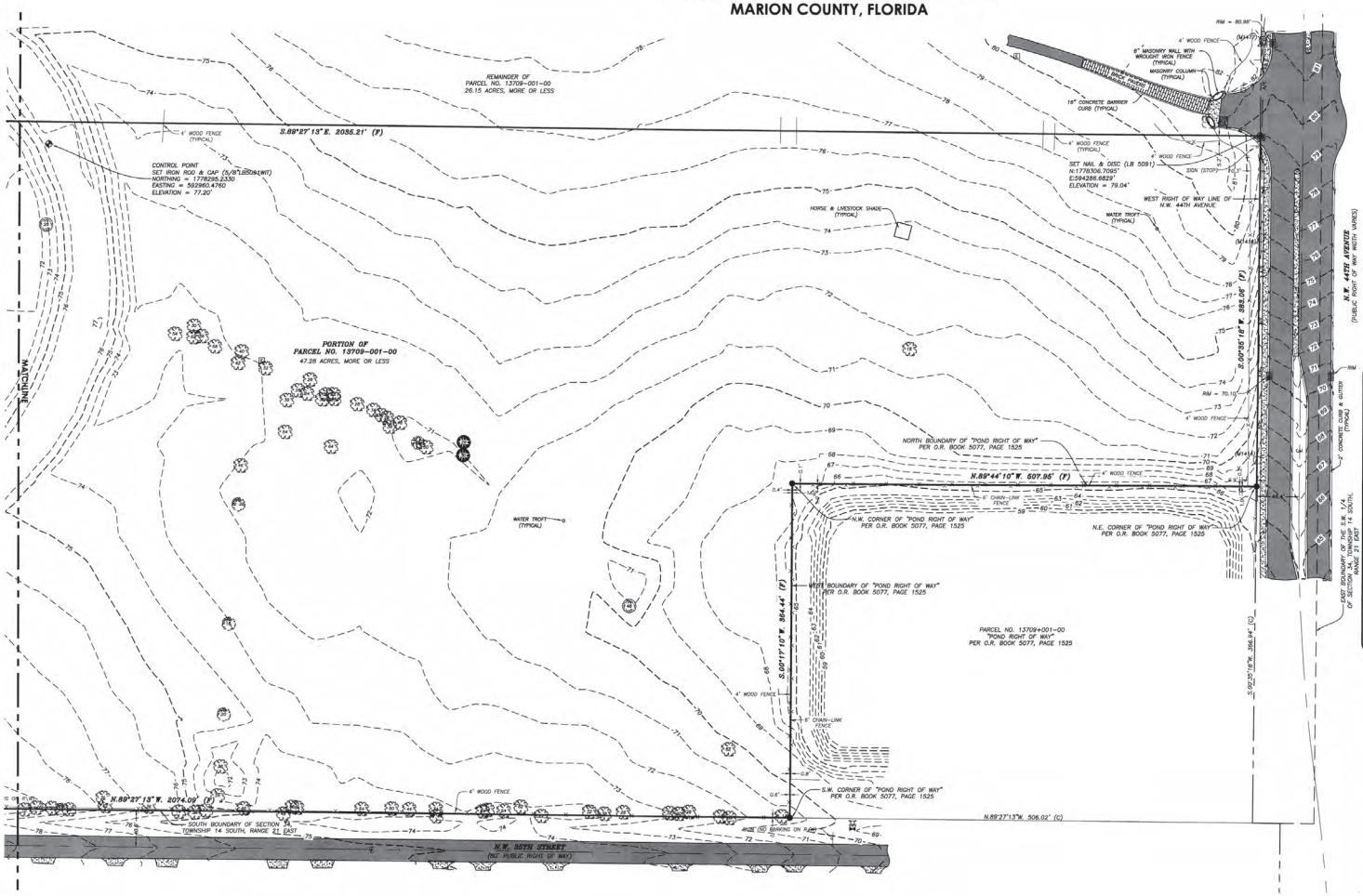
SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 31715
APPROVAL DATE: 10/7/24
EXPIRATION DATE: 10/7/26

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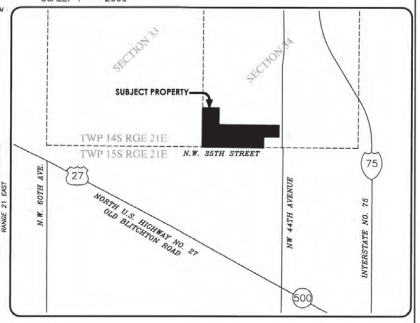
NO.	REVISIONS	BY	DATE

DRAWN: S.W.M.
REVISED:
REVISED:
CHECKED: T.P.B.
APPROVED: T.P.B.
SCALE: 1" = 60'

LOCATION MAP
SCALE: 1" = 2000'



FLOOD CERTIFICATION:
PROPERTY LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP, MAP NO. 12083C0502E, COMMUNITY PANEL NO. 120160 0502 E, EFFECTIVE APRIL 19, 2017

SCHEDULE B-2 ITEMS:
ABSTRACT INFORMATION WAS PROVIDED BY TITLE COMMITMENT NO. 23079114 MH3, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, BEARING A COMMITMENT EFFECTIVE DATE OF JULY 7, 2023. THE FOLLOWING NOTES CORRESPOND TO SCHEDULE B SECTION 2 ITEMS:

ITEM 7: EASEMENT IN FAVOR OF HOUSTON TEXAS GAS AND OIL CORPORATION AS RECORDED IN O.R. BOOK 369, PAGE 76 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT DEPICTED HEREIN.

ITEM 8: RIGHT OF WAY OF N.W. 35TH STREET SHOWN ON THE PLAT OF QUAIL MEADOW, AS RECORDED IN PLAT BOOK Y, PAGE 89 IS NOT LOCATED WITHIN, BUT IS ADJACENT TO SUBJECT PROPERTY, AND IS DEPICTED HEREIN.

ITEM 9: WAIVER AS TO ANY CLAIM FOR ACCESS TO AND FROM THE PROPERTY AS SET FORTH IN WARRANTY DEED RECORDED IN O.R. BOOK 3989, PAGE 1416 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.

ITEM 10: RESOLUTION NO. 07-R-437 RECORDED IN O.R. BOOK 4910, PAGE 891 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT DEPICTED HEREIN.

NOTES:
1. DATE OF FIELD SURVEY: SEPTEMBER 29, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS AND STATE PLANE COORDINATES ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0009 & 0011.
6. VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0009, ELEVATION 70.96' (NAVD-88).
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
11. THERE WAS NO APPARENT WETLAND DELINEATION DONE ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
12. ALL ABOVE GROUND IMPROVEMENTS ARE SHOWN HEREON.
13. THERE IS NO OBSERVED EVIDENCE OF EARTHMOVING ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
14. THERE IS NO OBSERVED EVIDENCE OF SOLID WASTE DUMPING OR LANDFILL ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
15. THERE IS NO OBSERVED EVIDENCE OF CONTEMPLATED ROADWAY CHANGES OR CONSTRUCTION ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
16. THERE IS NO OBSERVED EVIDENCE OF SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
17. FIELD MEASUREMENTS DO NOT EXCEED THE MAXIMUM RELATIVE POSITIONAL PRECISION SET FORTH BY THE CURRENT ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS.

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DESCRIPTION:
PER TITLE COMMITMENT NO. 23079114 MH3, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR SOLOMON, COOPERMAN, RECONDO & WEISS, LLP, ISSUING OFFICE FILE NO. 2023-121-MAS, BEARING A COMMITMENT EFFECTIVE DATE OF JULY 7, 2023.

BEING A PORTION OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING WEST OF N.W. 44TH AVENUE (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF SAID SECTION 34; THENCE ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 34, N.00°30'15"E., A DISTANCE OF 1316.31 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34; THENCE DEPARTING THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 34, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34, S.89°36'17"E., A DISTANCE OF 546.00 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34, S.00°30'15"W., A DISTANCE OF 567.75 FEET; THENCE S.89°27'13"E., A DISTANCE OF 2035.21 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 44TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.00°35'18"W., A DISTANCE OF 383.06 FEET TO THE N.E. CORNER OF LANDS DESCRIBED AS "POND RIGHT OF WAY" IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5077, PAGE 1525 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID "POND RIGHT OF WAY", N.89°44'10"W., A DISTANCE OF 507.95 FEET TO THE N.W. CORNER OF SAID "POND RIGHT OF WAY"; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID "POND RIGHT OF WAY", S.00°17'10"W., A DISTANCE OF 364.44 FEET TO THE S.W. CORNER OF SAID "POND RIGHT OF WAY", SAID POINT BEING ON THE SOUTH BOUNDARY OF SAID SECTION 34; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID SECTION 34, N.89°27'13"W., A DISTANCE OF 2074.09 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 47.28 ACRES, MORE OR LESS.

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SURVEYOR'S CERTIFICATION:
TO MAS LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SOLOMON, COOPERMAN, RECONDO & WEISS, LLP AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 11(a), 13, 14, 16, 17, 19 AND 20, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 2023.

DATE OF PLAT OR MAP: OCTOBER 2, 2023.

10/10/2024
SIGNATURE DATE
TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. – LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
8614 W. HWY 329 • SUITE 102 • SUMMERFIELD, FLORIDA 34491
PHONE: (352) 822-3135 • FAX: (352) 369-3771 • www.rmbarrineaulcs.com
RICHARD M. BARRINEAU, P.S.M. FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 6991
TRAVIS P. BARRINEAU, P.S.M. LS 6897

ALTA/NSPS LAND TITLE SURVEY FOR:
MAS LAND HOLDINGS, LLC

REFERENCES:
F.B. 647, PGS.

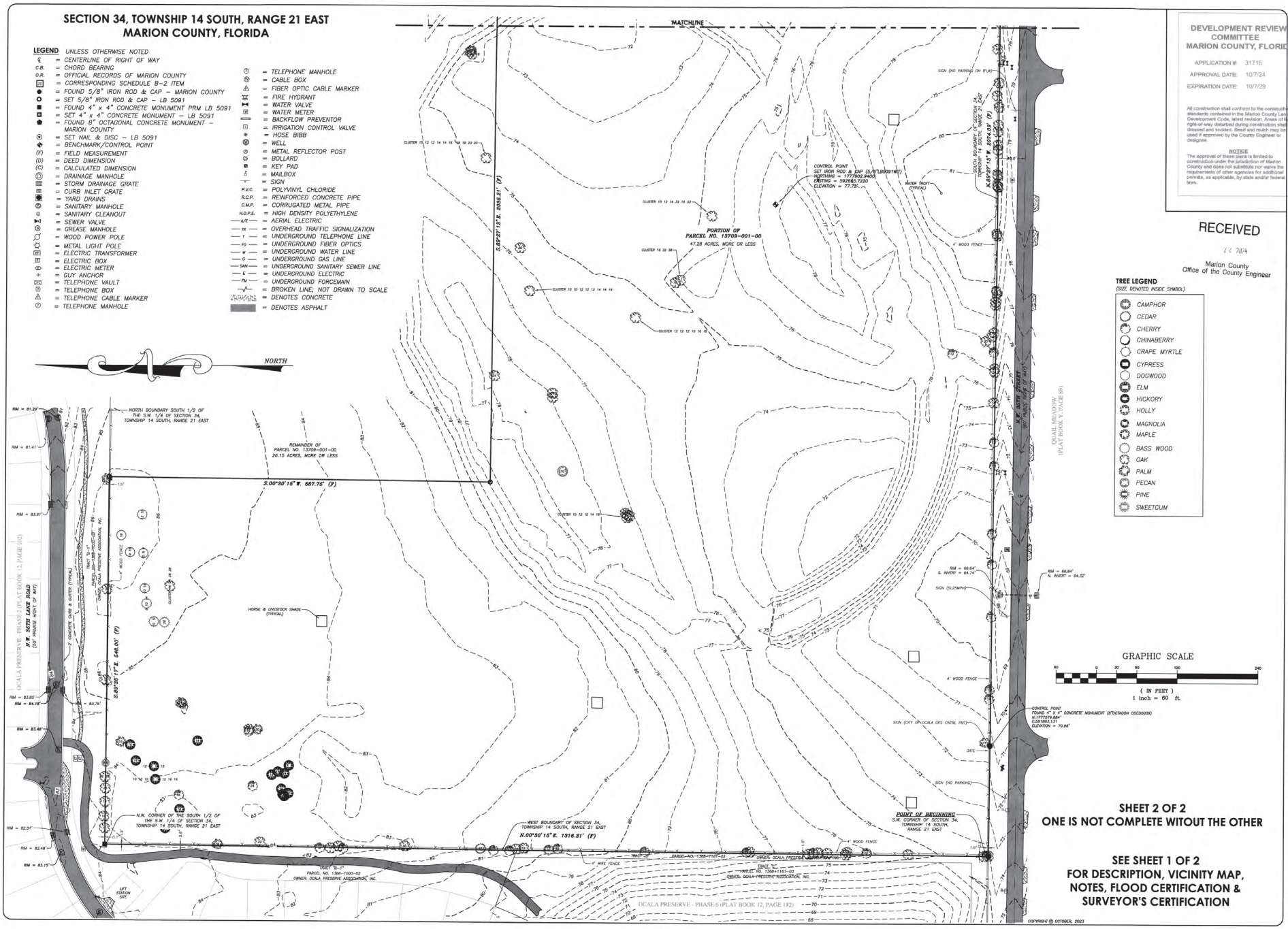
FILE: S34-T14-R21

J.O.# 21281
DWG.# 21281UP
SHT 1 OF 2

SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

LEGEND UNLESS OTHERWISE NOTED

- ℄ = CENTERLINE OF RIGHT OF WAY
- C.B. = CHORD BEARING
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- = CORRESPONDING SCHEDULE B-2 ITEM
- = FOUND 5/8" IRON ROD & CAP – MARION COUNTY
- = SET 5/8" IRON ROD & CAP – LB 5091
- = FOUND 4" x 4" CONCRETE MONUMENT PRM LB 5091
- = SET 4" x 4" CONCRETE MONUMENT – LB 5091
- = FOUND 8" OCTAGONAL CONCRETE MONUMENT – MARION COUNTY
- = SET NAIL & DISC – LB 5091
- = BENCHMARK/CONTROL POINT
- (F) = FIELD MEASUREMENT
- (D) = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- = DRAINAGE MANHOLE
- = STORM DRAINAGE GRATE
- = CURB INLET GRATE
- = YARD DRAINS
- = SANITARY MANHOLE
- = SANITARY CLEANOUT
- = SEWER VALVE
- = GREASE MANHOLE
- = WOOD POWER POLE
- = METAL LIGHT POLE
- = ELECTRIC TRANSFORMER
- = ELECTRIC BOX
- = ELECTRIC METER
- = GUY ANCHOR
- = TELEPHONE VAULT
- = TELEPHONE BOX
- = TELEPHONE CABLE MARKER
- = TELEPHONE MANHOLE
- = TELEPHONE MANHOLE
- = CABLE BOX
- = FIBER OPTIC CABLE MARKER
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = BACKFLOW PREVENTOR
- = IRRIGATION CONTROL VALVE
- = HOSE BIBB
- = WELL
- = METAL REFLECTOR POST
- = BOLLARD
- = KEY PAD
- = MAILBOX
- = SIGN
- P.V.C. = POLYVINYL CHLORIDE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- H.D.P.E. = HIGH DENSITY POLYETHYLENE
- A/E = AERIAL ELECTRIC
- OH = OVERHEAD TRAFFIC SIGNALIZATION
- T = UNDERGROUND TELEPHONE LINE
- FO = UNDERGROUND FIBER OPTICS
- W = UNDERGROUND WATER LINE
- G = UNDERGROUND GAS LINE
- SAN = UNDERGROUND SANITARY SEWER LINE
- E = UNDERGROUND ELECTRIC
- FM = UNDERGROUND FORCEMAIN
- = BROKEN LINE; NOT DRAWN TO SCALE
- = DENOTES CONCRETE
- = DENOTES ASPHALT



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CRAPE MYRTLE
- CYPRESS
- DOGWOOD
- ELM
- HICKORY
- HOLLY
- MAGNOLIA
- MAPLE
- BASS WOOD
- OAK
- PALM
- PECAN
- PINE
- SWEETGUM

SHEET 2 OF 2
ONE IS NOT COMPLETE WITOUT THE OTHER

SEE SHEET 1 OF 2
FOR DESCRIPTION, VICINITY MAP, NOTES, FLOOD CERTIFICATION & SURVEYOR'S CERTIFICATION

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DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 31715
APPROVAL DATE: 10/7/24
EXPIRATION DATE: 10/7/29

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

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
Marion County
Office of the County Engineer

NO.	REVISIONS	BY	DATE

DRAWN: S.W.M.
REVISED:
REVISED:
CHECKED: T.P.B.
APPROVED: T.P.B.
SCALE: 1" = 60'

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Clubhouse Professional Park • 1309 S.E. 25th Loop•Ocala 1304•Ocala, FLORIDA 34471
PHONE: (352) 622-2133 • FAX: (352) 369-3771 • www.rmbarrineau.com
REGISTERED BUSINESS IN FLORIDA • CERTIFICATE OF AUTHORIZATION NO. LB 5091
REGISTERED BUSINESS IN GEORGIA

ALTA/NSPS LAND TITLE SURVEY FOR:
MAS LAND HOLDINGS, LLC

REFERENCES:
F.B. 647, PGS.

FILE: S34-T14-R21

J.O.# 21281
DWG.# 21281UP
SHT 2 OF 2