SUBMITTAL SUMMARY REPORT
PrelimPlat-000567-2026

PLAN NAME:	Weybourne Phase 4/ImprovePln-000532-2026	**LOCATION:**	
APPLICATION DATE:	03/30/2026	**PARCEL:**	35300-000-17
DESCRIPTION:	Preliminary Plat for a residential subdivision consisting of 215 lots		

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Gene Losito	Kimley-Horn and Associates, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	08/03/2026	08/10/2026	08/13/2026	Approved
OCE: Plan Review (DR) v.2	07/10/2026	07/17/2026	07/17/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	04/01/2026	04/16/2026	04/28/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	08/10/2026	08/05/2026	Approved

Corrections 2.12.22 - All lots identified (**Resolved**) - **Corrective Action:** Sheet C001 – Parcel number listed under General Notes should read Part of 35300-000-17, Sheet C005 – Lots 37, 38 and 39 are mislabeled as 264,261, and 257, Sheet C006 - Lot 26 needs to be labeled, Lots 31-39 are mislabeled as 258, 254, 250, 247, 244, 267, 264, 261, and 257. Please correct on futures submittals. - 2.12.22 - All lots identified: Show all proposed lot, tract and/or parcel lines with dimensions and area in square feet.

Corrections 2.12.28 - Road identification (**Resolved**) - **Corrective Action:** New road names have been labeled on Sheet C002. Sheet C005 – Please add a label for SW 63rd Street Rd. Please be sure to label roads accordingly on all applicable sheets of all future submittals. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.

Corrections 2.12.22 - All lots identified (**Resolved**) - **Corrective Action:** Sheet C005 - Tract G is incorrectly labeled as 230. - 2.12.22 - All lots identified: Show all proposed lot, tract and/or parcel lines with dimensions and area in square feet.

Corrections Additional 911 Comments (**Resolved**) - **Corrective Action:** Sheet C001 – Range should be 20 not 21. Please correct on all future submittals. - Additional Comments:

Environmental Health (Plans) (Environmental Health)	Evan Searcy	08/10/2026	08/10/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	08/10/2026	08/03/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	08/10/2026	08/04/2026	Approved

Corrections 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (**Resolved**) - **Corrective Action:** Show max and min density and proposed density. - 3.2.3/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.

Corrections 2.12 - Land Use Designation-adjacent properties (**Resolved**) - **Corrective Action:** Land use designation of adjacent parcel is missing. Please correct. - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.

Corrections 2.12.24 - Landscape requirements/6.8.6 - Buffering (**Resolved**) - **Corrective Action:** Proposed buffers are missing. Please provide all required descriptions and illustrations for each proposed buffers. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)

Corrections 2.12.5/1.8.2.F - Concurrency Deferral Statement (**Resolved**) - **Corrective Action:** Provide the concurrency statement on the cover sheet. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) 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, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."

Corrections 2.12.9 - Existing, proposed & adjacent ROWs (**Resolved**) - **Corrective Action:** Existing, proposed, and/or adjacent ROW information is missing. Please provide correct information for all existing, proposed, and adjacent ROW serving the project on the plan. - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.

Corrections 2.12/4.2 - Building height (**Resolved**) - **Corrective Action:** Building heights are missing. Please provide correct information in the site data table. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.

SUBMITTAL SUMMARY REPORT (PrelimPlat-000567-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	08/10/2026	08/04/2026	Approved

Corrections 2.12 - Site coverage (**Resolved**) - **Corrective Action:** Site coverage information is not compliant to LDC requirement. Provide list of site coverage in square footage, acreage, and percentage. Please provide correct information on the list. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.

Corrections 2.12/2.12.21 - Open space and natural areas (**Resolved**) - **Corrective Action:** Open space and natural area information is missing. Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Please provide correct information on the list and on the plan. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.

Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/10/2026	08/04/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	08/10/2026	08/06/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		08/10/2026	08/11/2026	Informational

Comments 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]."
-DR 8/11/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	08/10/2026	08/05/2026	Approved

Recommendations Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans

OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/10/2026	08/06/2026	Approved

Corrections Additional Survey Comments (**Resolved**) - Please submit Boundary and Topographic survey for the area depicted on the submitted preliminary plat for Weybourne Landing Phase 4 located in Sections 1 & 12, Township 16 South, Range 21 East

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	08/10/2026	08/04/2026	Approved

Corrections 6.12.2 - Right-of-way (**Resolved**) - **Corrective Action:** The lot details show a 28' right-of-way while the cross section shows at 30' right-of-way. The approved waiver for OTOW requires a 30' right-of-way with 15' easements on each side. Please correct the typical lot details. - 6.12.2 - Right-of-way: Show the right-of-way width.

Corrections 6.12.9 - Subdivision roads (**Resolved**) - **Corrective Action:** Several of the curves do not meet the minimum design speed requirement. Staff supports a waiver subject to providing appropriate curve signage per the MUTCD. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.

SUBMITTAL SUMMARY REPORT (PrelimPlat-000567-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/10/2026	08/03/2026	Approved

Comments Previously approved. Marion County Utilities defers to Bay Laurel CDD as the serving utility for this project.

PRELIMINARY PLAT FOR

WEYBOURNE LANDING PHASE 4

MARION COUNTY, FLORIDA

SECTION 01, TOWNSHIP 16 SOUTH, RANGE 20 EAST
AND
SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

JULY 2026

GENERAL NOTES

LAND USE DEVELOPMENT DATA
PARCEL IDENTIFICATION NUMBER: PART OF 35300-000-17

PRESENT ZONING: PUD - BAY LAUREL PUD (AR: 32318 APPROVED 07/14/2025)

ABUTTING ZONING:
NORTH- PUD
EAST- R/W
SOUTH- PUD
WEST- PUD

LAND USE: ON TOP OF THE WORLD DRI

WEYBOURNE LANDING PHASE 4 AREA: 99.25 ACRES

PROPOSED ROAD LENGTH: 1.68 MILES

PROPOSED LOTS: 215 LOTS

MAX. DENSITY: 5 UNITS/AC

PROPOSED DENSITY: 2.2 UNITS/AC

EXISTING IMPERVIOUS AREA: 0%

PROPOSED IMPERVIOUS AREA: 23.8% (23.62 ACRES)

OPEN SPACE REQUIRED: 864,665 SF (19.85 AC) 20.0%

OPEN SPACES PROPOSED: 1,108,431 SF (25.45 AC) 25.6%

WETLANDS: N/A

LOT WIDTH: 40' MIN.

LOT AREA: 2,625 SF MIN.

LOT SETBACKS
FRONT = 10'
SIDE STREET = 10'
SIDE = 5'
REAR = 20'
BUILDING HEIGHT = 40' MAX.
EXISTING BUILDING HEIGHT: N/A
PROPOSED BUILDING HEIGHT: 45 FT (3 STORY)
REQUIRED PARKING: N/A
PROPOSED PARKING: N/A

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.

ALL IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRA'S ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.

MARION COUNTY SPRINGS PROTECTION ZONE:
SECONDARY ZONE

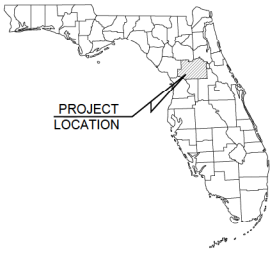
FEMA DESIGNATION:
THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AND AREA WITH REDUCED FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO'S. 12083C0682E, EFFECTIVE APRIL 19, 2017.

LOCAL BENCHMARK:
VERTICAL DATUM BASED ON BENCHMARK STAMPED "WOOLPERT TRAVERSE", NGVD 1929. TO CONVERT FROM NGVD 1929 TO NAVD 1988 SUBTRACT 0.978 FEET.

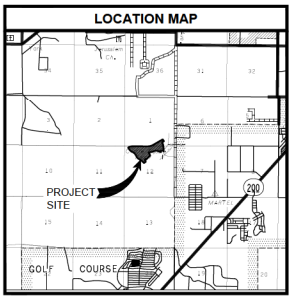
ADDITIONAL NOTES
- STREETS TO BE PRIVATE WITH RESIDENTIAL USE (DESIGN SPEED 15 MPH, POSTED 15 MPH).
- RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM..
- CONTOUR DATA IS BASED ON A TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC.
- TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVED BY THE OFFICE OF THE COUNTY ENGINEER.
- DEVELOPMENT OF THE PROPERTY WITHIN THE OTOW DRI, AS SHOWN ON THIS MASTER PLAN, IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT (ARDO) AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES. REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1390-1428, AND 6903/457-497. ALL PROPERTY WITHIN THIS PUD MASTER PLAN SHALL BE ELIGIBLE TO USE ARDO CONCURRENCY CREDITS PROVIDED THE ENTITLEMENTS ARE DRAWN DOWN FROM THE VESTED OTOW DRI ENTITLEMENTS.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) 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 XXX.

WAIVERS APPROVED FOR ON TOP OF THE WORLD DRI:

6.13.8.B(5) - MINIMUM DRAINAGE EASEMENT	06/09/2025
DETAIL TS-005 - UTILITY LOCATION	06/09/2025
6.12.9.1 - CORNER RADII AT INTERSECTIONS	06/09/2025
6.12.2 TABLE 6.12-1 - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH	06/09/2025
6.12.9.E - RIGHT OF WAY DEDICATION	06/09/2025
6.11.4.C.(1) - SECTION/QUARTER SECTION LINE ROADS	06/09/2025
DETAIL TS 031-032 - DECORATIVE POSTS/POSTS FOR REGULATORY AND WARNING SIGNS	06/09/2025
6.12.9(K) - CENTERLINE RADII	06/09/2025
6.12.9(G) - CUL DE SACS AND DEAD ENDS	06/09/2025
6.11.8(B)(1) - OFF STREET PARKING	06/09/2025
6.12.5(A) - CROSS SECTIONS	06/09/2025
6.12.9.E - PRIVATE ROAD STATUS	06/09/2025



LOCATION MAP



UTILITY CONTACT LISTING

ELECTRIC:
DUKE ENERGY ELECTRIC
308 SOUTH US HWY 301
SUMTERVILLE, FL 33585
JERRY BOLDUC
(352) 793-3801 EXT. 1304

WATER & SEWER:
MARION COUNTY UTILITIES CCD
8836 SW 84TH COURT, SUITE 400
OCALA, FL 33481
(352) 307-6563, EXT. 1108

PROJECT OWNER AND CONSULTANTS

OWNER / APPLICANT:
COLEN BUILT DEVELOPMENTS, LLC
8445 SW 80TH STREET ROAD
OCALA, FL 33481
(352) 367-7480

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SURVEYOR:
JCH CONSULTING GROUP, INC.
2128 NW BLITCHTON ROAD
OCALA, FLORIDA 34475
(352) 405-1452

GEOTECHNICAL ENGINEER:
GEO TECH, INC.
1014 SE 3RD AVENUE
OCALA, FLORIDA 34471
(352) 694-7711

ENVIRONMENTAL:
BREEDLOVE, DENNIS & ASSOCIATES, INC.
330 W. CANTON AVENUE
WINTER PARK, FL 32789
(407) 677-1882

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

KENNETH D. COLEN
PRESIDENT
COLEN BUILT DEVELOPMENT, LLC

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

GENE BRUNO LOSITO, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 75047
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GENE BRUNO LOSITO, P.E. ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
0	NOT FOR CONSTRUCTION		

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

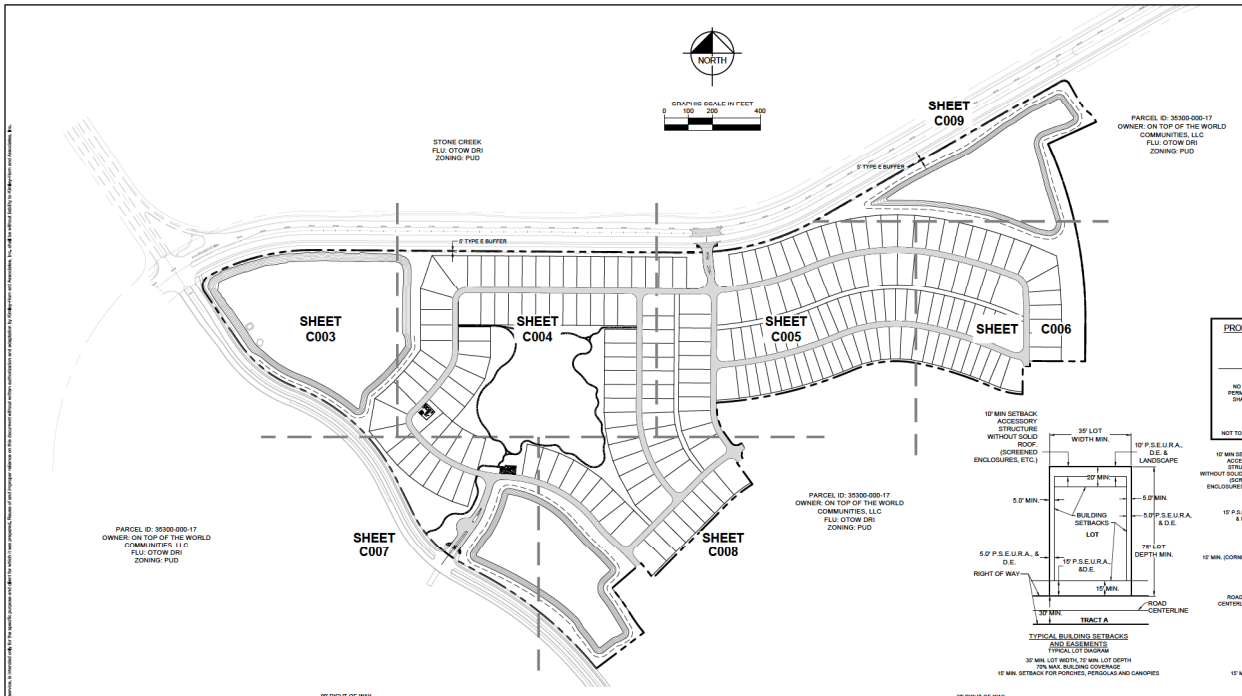
KHA PROJECT 2025080024
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY ---
CHECKED BY ---

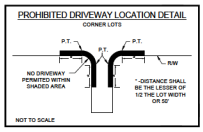
COVER SHEET

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

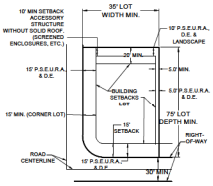
SHEET NUMBER
C001

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written consent by Kimley-Horn and Associates, Inc. is prohibited and any such reuse or reliance will be at the user's sole risk.

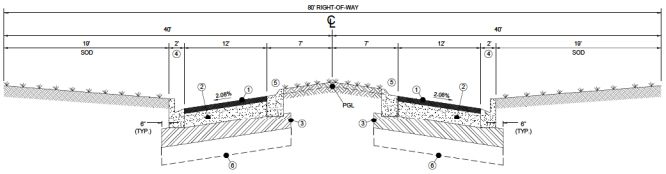




TYPICAL BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM
30' MIN. LOT WIDTH, 75' MIN. LOT DEPTH
75% MAX. BUILDING COVERAGE
15' MIN. SETBACK FOR PORCHES, PERGOLAS AND CANOPIES

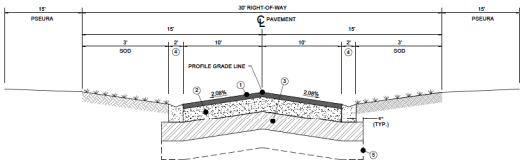


CORNER LOT BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM
30' MIN. LOT WIDTH, 75' MIN. LOT DEPTH
75% MAX. BUILDING COVERAGE
15' MIN. SETBACK FOR PORCHES, PERGOLAS AND CANOPIES



1. 2-1/2' MINIMUM THICK SP-12.5 ASPHALTIC CONCRETE SURFACE
2. 10" MINIMUM THICK LIMEROCK BASEWITH A MINIMUM LBR OF 100, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
3. 12" MINIMUM THICK STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
4. STANDARD TYPE "F" CURB
5. STANDARD TYPE "A" CURB
6. OVER EXCAVATE 2' AND REPLACE UNSUITABLE SOIL WITH CLEAN FILL PER GEOTECHNICAL RECOMMENDATIONS

BOULEVARD CROSS SECTION
(STREET A & STREET B)
MINIMUM DESIGN SPEED = 15 MPH



TYPICAL SECTION

1. 1-1/2" MINIMUM THICK TYPE SP-9.5 ASPHALTIC CONCRETE SURFACE
2. 8" MINIMUM THICK LIMEROCK BASE WITH A MINIMUM LBR OF 100, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
3. 12" MINIMUM THICK STABILIZED SUBGRADE WITH A MINIMUM LBR OF 40, COMPACTED TO 98% OF MAXIMUM DENSITY PER FM 1 T-180
4. 2' DROP CURB
5. OVER EXCAVATE 2' AND REPLACE UNSUITABLE SOIL WITH CLEAN FILL PER GEOTECHNICAL RECOMMENDATIONS.

30' R/W LOCAL RESIDENTIAL STREET
(TYPICAL SUBDIVISION STREET)
MINIMUM DESIGN SPEED = 15 MPH

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-622-1833
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

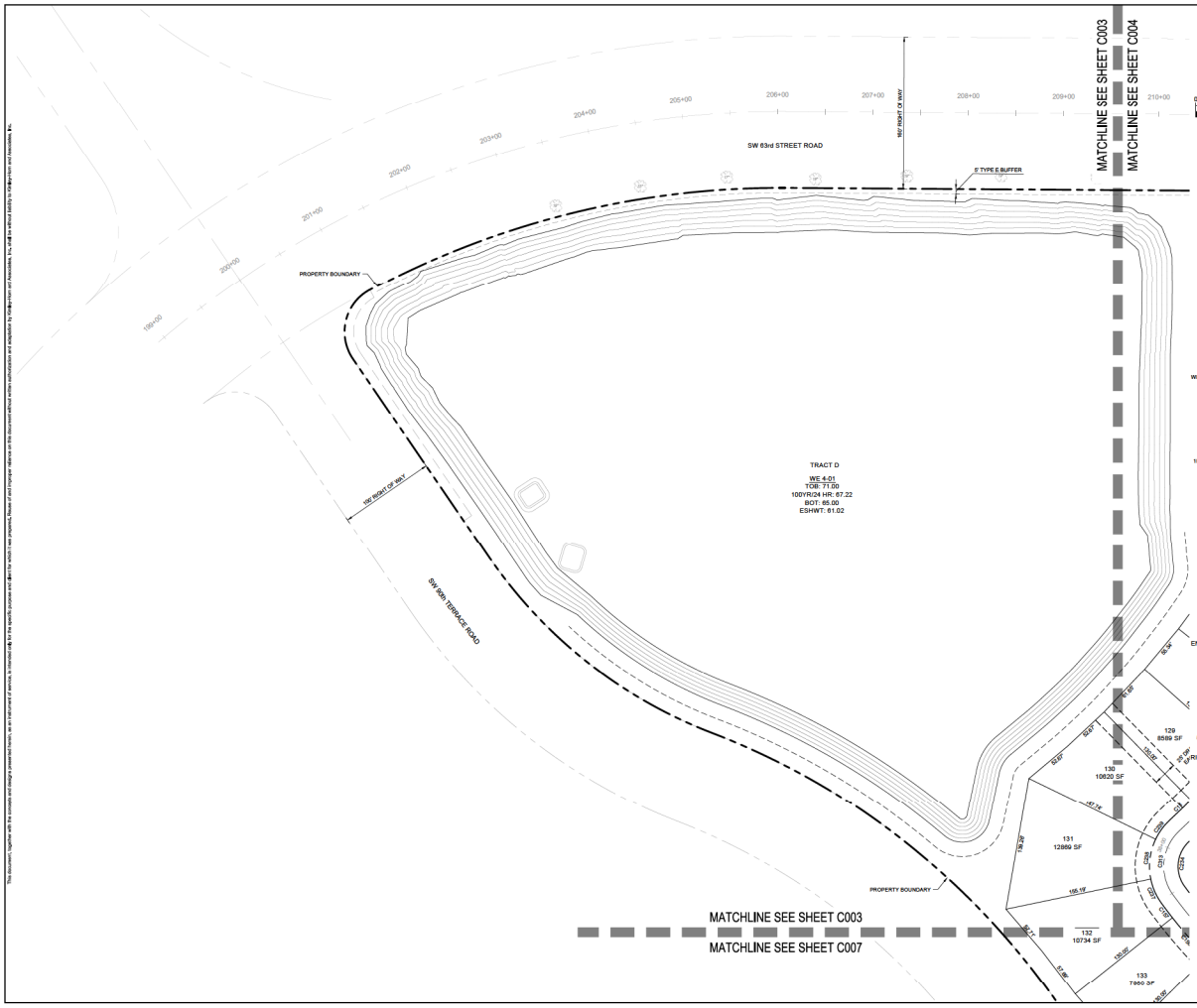
GENE BRUNO LOSITO, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 75547
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GENE BRUNO LOSITO, P.E. ON THE DATE INDICATED HERE.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KHA PROJECT 2025080024
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

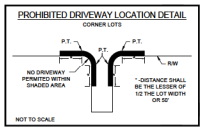
INDEX OF SHEETS

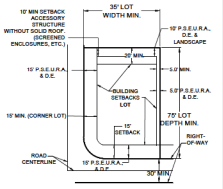
WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C002

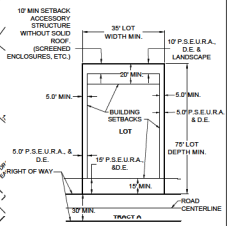


PROHIBITED DRIVEWAY LOCATION DETAIL





CORNER LOT BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM
30' MIN. LOT WIDTH, 75' MIN. LOT DEPTH
70% MAX. BUILDING COVERAGE
15' MIN. SETBACK FOR PORCHES, PERGOLAS AND CANOPIES



TYPICAL BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM
35' MIN. LOT WIDTH, 75' MIN. LOT DEPTH
70% MAX. BUILDING COVERAGE
15' MIN. SETBACK FOR PORCHES, PERGOLAS AND CANOPIES

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PROFESSIONAL ENGINEER
LICENSE NO. 75047
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KHA PROJECT 2025080024
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

PRELIMINARY PLAT

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C003

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DATE JULY 2026
SCALE AS SHOWN
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SHEET NUMBER
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KHA PROJECT 2-070024
DATE JULY 2026
SCALE AS SHOWN
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PRELIMINARY PLAT

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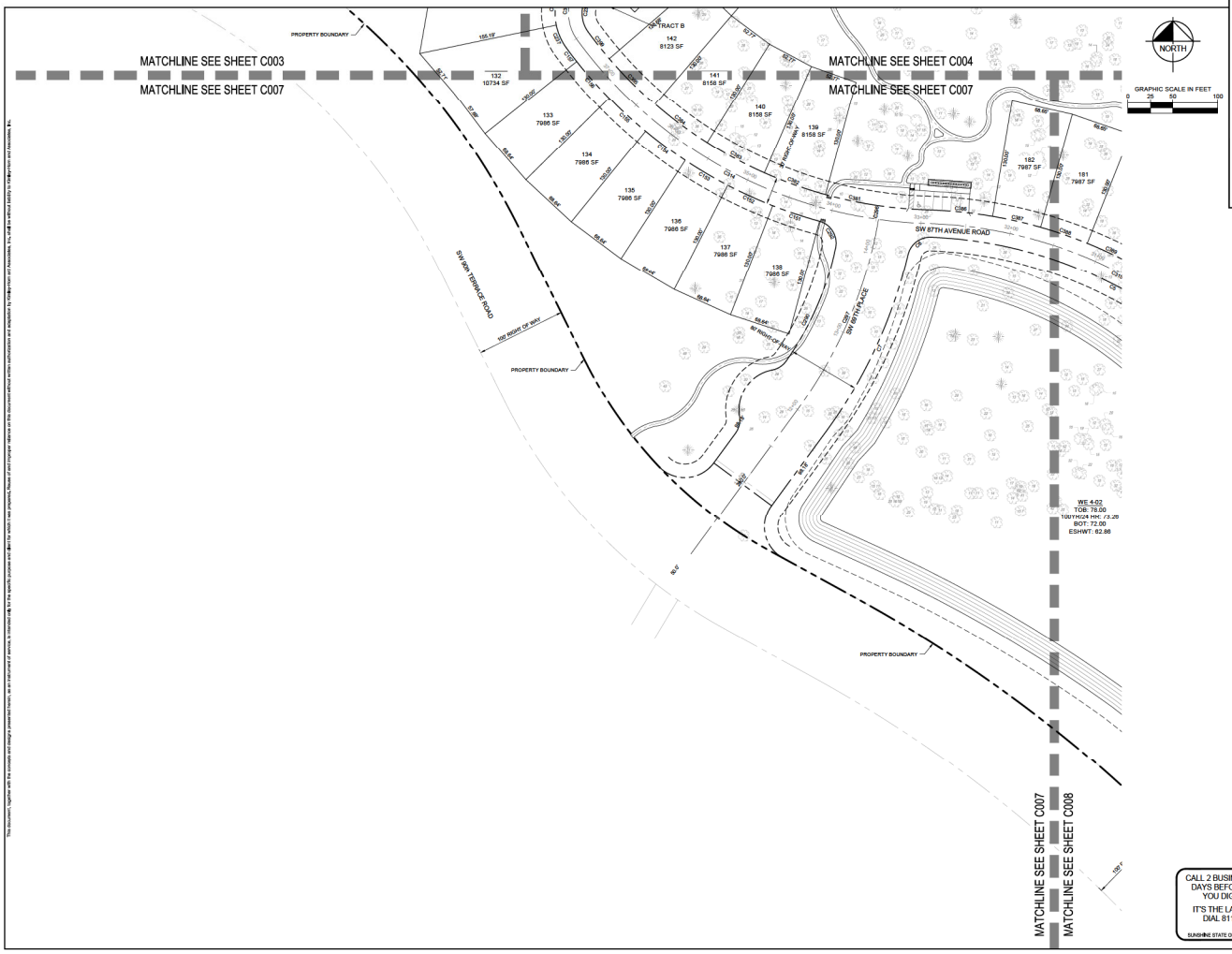
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C006



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KHA PROJECT 2025080024
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KHA
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PRELIMINARY PLAT

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C007

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KHA PROJECT 2025080024
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
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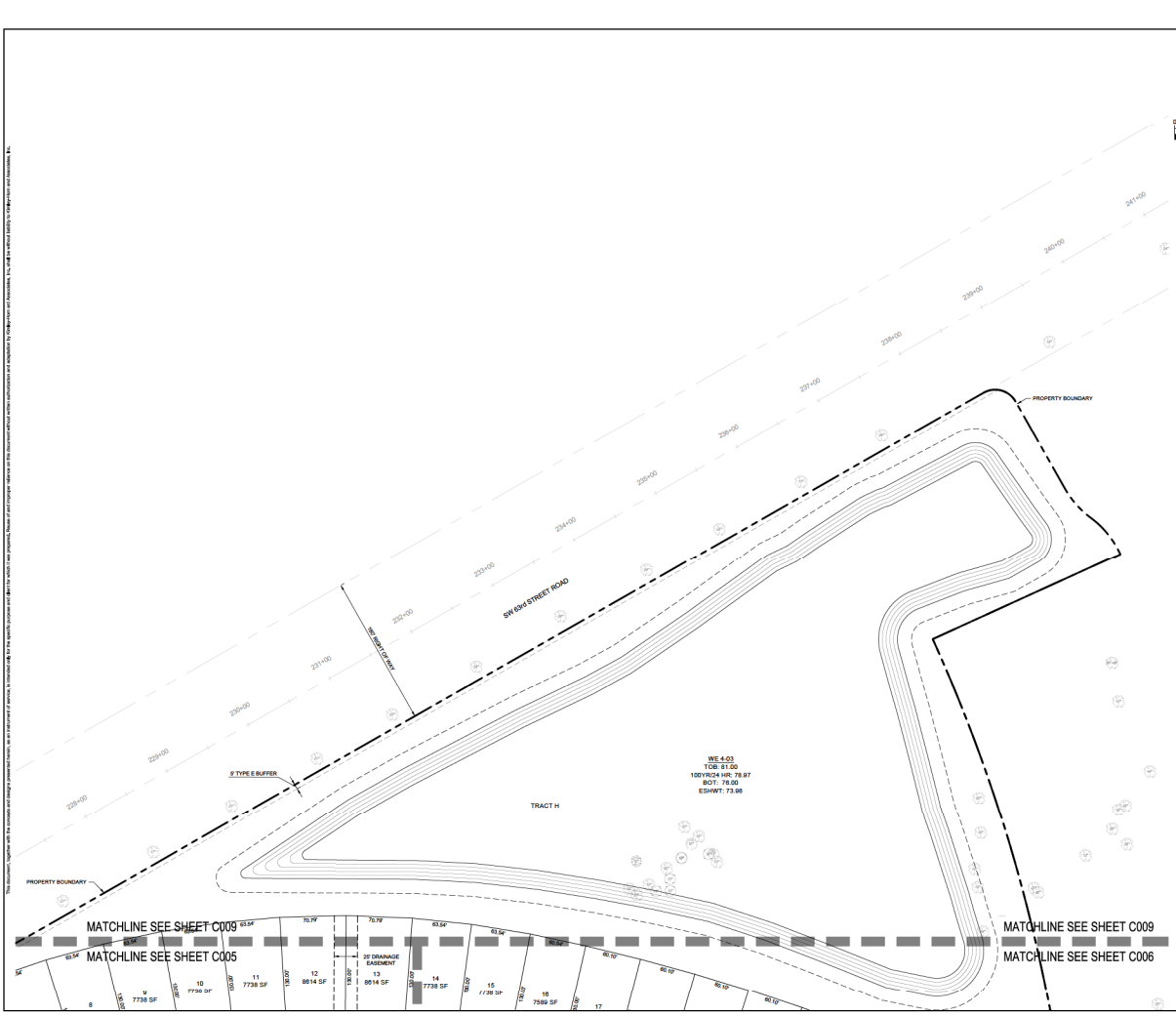
PRELIMINARY PLAT

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C008



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PROFESSIONAL ENGINEER
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KHA PROJECT	243008024
DATE	JULY 2026
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	
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PRELIMINARY PLAT

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C009

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C???*	90.00'	4.03'	N44°43'26"W	4.03'	4°18'14"	2.01'
C3	930.00'	143.73'	N45°00'56"W	143.59'	8°51'18"	72.01'
C4	515.00'	108.69'	S43°35'21"E	108.50'	11°52'13"	54.54'
C5	485.00'	425.69'	N62°47'57"W	412.16'	50°17'21"	227.55'
C6	25.00'	34.38'	S52°36'18"W	31.74'	78°48'09"	20.54'
C7	540.00'	217.85'	N24°46'39"E	216.37'	23°06'52"	110.43'
C8	1073.33'	62.98'	N36°37'23"E	62.97'	3°21'53"	31.50'
C9	1073.33'	62.98'	N39°59'06"E	62.97'	3°21'53"	31.50'
C10	1073.33'	70.16'	N43°20'19"E	70.15'	3°44'43"	35.09'
C11	1073.33'	31.76'	N46°15'32"E	31.76'	1°41'44"	15.88'
C12	25.00'	37.75'	S40°47'03"W	34.26'	86°30'39"	23.52'
C13	515.00'	25.66'	N1°02'38"W	25.66'	2°51'19"	12.84'
C15	1260.00'	28.79'	N67°28'11"E	28.79'	1°18'34"	14.40'
C16	1260.00'	58.07'	N69°28'41"E	58.07'	2°38'26"	29.04'
C17	1260.00'	58.07'	N72°06'58"E	58.07'	2°38'26"	29.04'
C18	1260.00'	58.07'	N74°43'34"E	58.07'	2°38'26"	29.04'
C19	1260.00'	58.07'	N77°20'51"E	58.07'	2°38'26"	29.04'
C20	1260.00'	58.07'	N80°00'27"E	58.07'	2°38'26"	29.04'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C21	1260.00'	69.43'	N82°11'01"E	69.43'	3°12'43"	34.72'
C29	25.00'	41.63'	S47°19'05"E	36.98'	95°24'13"	27.48'
C30	1540.00'	36.74'	N6°25'05"E	36.74'	1°22'01"	18.37'
C31	1540.00'	45.21'	N6°01'23"E	45.21'	1°40'55"	22.61'
C32	1540.00'	45.21'	N7°42'18"E	45.21'	1°40'55"	22.61'
C33	1540.00'	45.21'	N13°23'14"E	45.21'	1°40'55"	22.61'
C34	1540.00'	45.21'	N14°04'09"E	45.21'	1°40'55"	22.61'
C35	1540.00'	45.21'	N15°45'04"E	45.21'	1°40'55"	22.61'
C36	1540.00'	45.21'	N17°26'00"E	45.21'	1°40'55"	22.61'
C37	1540.00'	45.21'	N19°06'55"E	45.21'	1°40'55"	22.61'
C38	1540.00'	45.21'	N80°47'50"E	45.21'	1°40'55"	22.61'
C39	1540.00'	45.21'	N82°28'46"E	45.21'	1°40'55"	22.61'
C40	1540.00'	44.61'	N84°09'01"E	44.61'	1°39'36"	22.31'
C52	25.00'	37.03'	S42°49'05"W	33.74'	84°52'06"	22.86'
C53	1570.00'	36.00'	N6°28'22"E	36.00'	1°18'59"	18.00'
C54	1570.00'	41.47'	N6°53'15"E	41.47'	1°30'48"	20.74'
C55	1570.00'	41.47'	N70°23'03"E	41.47'	1°30'48"	20.74'
C56	1570.00'	41.47'	N71°54'51"E	41.47'	1°30'48"	20.74'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C57	1570.00'	41.47'	N73°24'40"E	41.47'	1°30'48"	20.74'
C58	1570.00'	41.47'	N74°56'28"E	41.47'	1°30'48"	20.74'
C59	1570.00'	41.47'	N76°27'16"E	41.47'	1°30'48"	20.74'
C60	1570.00'	41.47'	N77°58'05"E	41.47'	1°30'48"	20.74'
C61	1570.00'	41.47'	N79°28'53"E	41.47'	1°30'48"	20.74'
C62	1570.00'	41.47'	N80°59'41"E	41.47'	1°30'48"	20.74'
C63	1570.00'	41.47'	N82°30'30"E	41.47'	1°30'48"	20.74'
C64	1570.00'	54.45'	N84°16'31"E	54.45'	1°59'14"	27.23'
C77	25.00'	39.89'	S89°30'29"E	35.79'	91°34'05"	25.63'
C78	25.00'	39.92'	N9°42'57"E	35.81'	91°29'17"	25.66'
C79	765.00'	24.71'	S40°42'28"W	24.71'	1°51'03"	12.36'
C80	765.00'	102.77'	S51°36'41"W	102.69'	7°41'49"	51.46'
C81	595.00'	5.68'	S67°50'19"W	5.68'	0°32'50"	2.84'
C82	595.00'	51.46'	S69°52'23"W	51.44'	4°57'18"	25.74'
C83	595.00'	51.46'	S74°47'41"W	51.44'	4°57'18"	25.74'
C84	595.00'	51.46'	S79°43'00"W	51.44'	4°57'18"	25.74'
C85	595.00'	51.46'	S84°42'18"W	51.44'	4°57'18"	25.74'
C86	595.00'	51.46'	S89°39'36"W	51.44'	4°57'18"	25.74'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C87	696.00'	69.42'	N88°06'06"W	69.40'	5°43'18"	34.74'
C88	595.00'	37.27'	N85°20'45"W	37.26'	3°35'20"	18.64'
C107	625.00'	8.53'	S67°37'41"W	8.53'	0°23'34"	4.42'
C108	625.00'	40.69'	S69°18'23"W	40.68'	3°43'48"	20.35'
C109	625.00'	40.69'	S73°02'11"W	40.68'	3°43'48"	20.35'
C110	625.00'	40.69'	S76°46'00"W	40.68'	3°43'48"	20.35'
C111	625.00'	40.69'	S80°29'48"W	40.68'	3°43'48"	20.35'
C112	625.00'	40.69'	S84°13'37"W	40.68'	3°43'48"	20.35'
C113	625.00'	40.69'	S87°57'25"W	40.68'	3°43'48"	20.35'
C114	625.00'	40.69'	N89°18'46"W	40.68'	3°43'48"	20.35'
C115	625.00'	46.99'	N84°17'39"W	46.98'	4°18'23"	23.50'
C116	625.00'	39.15'	N80°20'45"W	39.14'	3°35'20"	19.58'
C117	905.00'	33.49'	S67°52'31"W	33.49'	2°07'14"	16.75'
C118	905.00'	66.48'	S71°02'25"W	66.47'	4°12'33"	33.26'
C119	905.00'	66.48'	S75°14'58"W	66.47'	4°12'33"	33.26'
C120	905.00'	66.48'	S79°27'31"W	66.47'	4°12'33"	33.26'
C121	905.00'	66.48'	S83°40'04"W	66.47'	4°12'33"	33.26'
C122	905.00'	72.68'	S88°04'23"W	72.66'	4°36'06"	36.36'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C123	905.00'	71.94'	N85°31'16"W	71.92'	4°33'49"	35.97'
C124	905.00'	64.23'	N80°33'46"W	64.22'	4°03'59"	32.13'
C125	905.00'	39.14'	N70°47'25"W	39.14'	2°28'41"	19.57'
C135	935.00'	43.32'	S68°08'33"W	43.32'	2°39'16"	21.66'
C136	935.00'	55.79'	S71°10'45"W	55.79'	3°25'09"	27.91'
C137	935.00'	55.79'	S74°35'54"W	55.79'	3°25'09"	27.91'
C138	935.00'	55.79'	S78°01'02"W	55.79'	3°25'09"	27.91'
C139	935.00'	55.79'	S81°26'11"W	55.79'	3°25'09"	27.91'
C140	935.00'	55.79'	S84°51'19"W	55.79'	3°25'09"	27.91'
C141	935.00'	62.16'	S88°28'10"W	62.15'	3°48'32"	31.09'
C142	935.00'	62.16'	N87°43'18"W	62.15'	3°48'32"	31.09'
C143	935.00'	55.79'	N84°08'28"W	55.79'	3°25'09"	27.91'
C144	935.00'	55.79'	N80°41'19"W	55.79'	3°25'09"	27.91'
C145	935.00'	6.98'	N76°45'35"W	6.98'	0°25'40"	3.49'
C146	35.00'	39.00'	N85°13'31"W	34.84'	88°35'39"	24.29'
C147	735.00'	66.17'	S47°21'49"W	66.15'	5°09'30"	33.11'
C148	735.00'	72.92'	S52°47'07"W	72.89'	5°41'05"	36.49'
C151	515.00'	54.83'	S71°53'25"E	54.81'	6°06'02"	27.44'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C152	515.00'	54.83'	S65°47'23"E	54.81'	6°06'02"	27.44'
C153	515.00'	54.83'	S59°41'21"E	54.81'	6°06'02"	27.44'
C154	515.00'	54.83'	S53°35'20"E	54.81'	6°06'02"	27.44'
C155	515.00'	54.83'	S47°29'18"E	54.81'	6°06'02"	27.44'
C156	515.00'	54.83'	S41°23'16"E	54.81'	6°06'02"	27.44'
C157	515.00'	19.00'	S37°16'51"E	19.00'	2°06'46"	9.50'
C158	1515.00'	13.97'	N4°20'50"W	13.97'	0°31'42"	6.99'
C159	1515.00'	56.25'	N2°50'09"W	56.25'	2°07'39"	28.13'
C160	1515.00'	56.25'	N0°42'30"W	56.25'	2°07'39"	28.13'
C161	55.00'	52.32'	N32°41'41"W	50.40'	54°29'07"	28.07'
C163	1485.00'	112.77'	N2°18'59"W	112.74'	4°21'03"	56.41'
C164	1485.00'	11.21'	N0°08'21"E	11.21'	0°25'53"	5.61'
C166	1657.13'	19.36'	N78°13'06"W	19.36'	0°40'10"	9.68'
C167	1657.13'	44.97'	N77°06'17"W	44.97'	1°33'17"	22.48'
C168	1657.13'	44.97'	N75°32'56"W	44.97'	1°33'17"	22.48'
C169	1657.13'	44.97'	N73°59'43"W	44.97'	1°33'17"	22.48'
C170	1657.13'	44.97'	N72°26'32"W	44.97'	1°33'17"	22.48'
C171	1657.13'	44.97'	N70°53'08"W	44.97'	1°33'17"	22.48'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C172	1657.13'	44.97'	N69°19'51"W	44.97'	1°33'17"	22.48'
C173	1657.13'	44.97'	N67°46'34"W	44.97'	1°33'17"	22.48'
C174	1657.13'	21.73'	N66°37'23"W	21.73'	0°45'05"	10.87'
C184	185.00'	30.04'	S70°53'57"E	30.01'	9°18'14"	15.05'
C185	25.00'	45.42'	N52°24'05"E	39.43'	104°05'37"	32.00'
C195	1687.13'	7.99'	N79°24'36"W	7.99'	0°16'17"	4.00'
C196	1687.13'	41.51'	N77°34'30"W	41.51'	1°24'35"	20.75'
C197	1687.13'	41.51'	N75°09'59"W	41.51'	1°24'35"	20.75'
C198	1687.13'	41.51'	N74°45'21"W	41.51'	1°24'35"	20.75'
C199	55.00'	52.32'	N32°41'41"W	50.40'	54°29'07"	28.07'
C200	1687.13'	41.51'	N71°56'12"W	41.51'	1°24'35"	20.75'
C201	1687.13'	41.51'	N70°31'38"W	41.51'	1°24'35"	20.75'
C202	1687.13'	41.51'	N69°07'03"W	41.51'	1°24'35"	20.75'
C203	1687.13'	53.76'	N67°19'46"W	53.76'	2°08'55"	31.88'
C206	25.00'	35.19'	N39°58'24"W	32.36'	80°39'27"	21.22'
C207	215.00'	32.89'	S73°55'11"E	32.86'	8°45'52"	16.48'
C208	215.00'	19.50'	S66°53'37"E	19.54'	5°11'72"	9.76'
C209	1967.13'	23.48'	N78°12'34"W	23.48'	0°41'02"	11.74'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C210	1967.13'	60.11'	N76°59'31"W	60.11'	1°45'03"	30.06'
C211	1967.13'	60.11'	N75°14'28"W	60.11'	1°45'03"	30.06'
C212	1967.13'	60.11'	N73°29'25"W	60.11'	1°45'03"	30.06'
C213	1967.13'	60.11'	N71°44'22"W	60.11'	1°45'03"	30.06'
C214	1967.13'	62.40'	N69°57'18"W	62.40'	1°49'03"	31.20'
C222	60.00'	52.50'	N46°35'07"W	49.66'	50°09'52"	28.12'
C223	60.00'	33.71'	N16°29'56"W	33.46'	24°08'31"	17.11'
C224	1997.13'	49.37'	N77°56'35"W	49.37'	1°24'59"	24.69'
C225	1997.13'	56.43'	N76°19'31"W	56.43'	1°37'08"	28.22'
C226	1997.13'	56.43'	N74°42'27"W	56.43'	1°37'08"	28.22'
C227	1997.13'	56.43'	N73°05'19"W	56.43'	1°37'08"	28.22'
C228	1997.13'	56.43'	N71°28'06"W	56.43'	1°37'08"	28.22'
C229	1997.13'	56.21'	N69°51'09"W	56.21'	1°36'45"	28.11'
C230	1103.33'	22.86'	N35°32'09"E	22.86'	1°11'14"	11.43'
C231	1103.33'	55.98'	N33°34'59"E	55.97'	2°54'25"	27.99'
C232	1103.33'	69.14'	N40°49'54"E	69.13'	3°35'26"	34.59'
C233	1103.33'	50.00'	N44°57'50"E	50.00'	2°35'46"	25.01'
C234	35.00'	50.90'	S2°26'25"W	46.53'	83°19'51"	31.15'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C235	25.00'	39.27'	N44°36'55"W	35.36'	90°00'00"	25.00'
C236	130.00'	79.28'	N17°28'16"E	78.00'	34°56'32"	40.92'
C237	65.00'	27.53'	S23°37'30"E	27.52'	24°31'53"	14.13'
C238	65.00'	42.52'	S7°02'47"W	41.76'	37°28'43"	22.05'
C239	65.00'	24.19'	S36°26'46"W	24.05'	21°19'15"	12.24'
C240	160.00'	17.37'	N2°56'32"E	17.36'	6°13'10"	8.69'
C241	160.00'	50.35'	N15°14'24"E	50.17'	18°02'27"	25.40'
C242	160.00'	29.83'	N29°36'05"E	29.79'	10°40'54"	14.96'
C243	65.00'	18.03'	S7°56'53"W	17.98'	15°53'46"	9.06'
C244	65.00'	49.56'	S34°25'06"W	48.34'	43°41'38"	26.00'
C245	65.00'	42.25'	S71°45'42"W	41.51'	37°14'38"	21.90'
C275	25.00'	37.00'	S36°46'45"W	34.30'	86°37'40"	23.37'
C276	460.00'	78.60'	S8°28'47"E	78.52'	9°47'24"	39.40'
C277	540.00'	24.07'	N12°02'51"W	24.07'	2°33'16"	12.04'
C278	25.00'	37.67'	S53°56'11"E	34.21'	86°19'59"	23.49'
C279	1230.00'	12.96'	N67°07'01"E	12.96'	0°36'13"	6.48'
C280	1230.00'	62.15'	N69°51'56"E	62.14'	2°53'42"	31.08'
C281	1230.00'	62.15'	N71°45'40"E	62.14'	2°53'42"	31.08'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C282	1230.00'	62.15'	N74°39'22"E	62.14'	2°53'42"	31.08'
C283	1230.00'	62.15'	N77°33'04"E	62.14'	2°53'42"	31.08'
C284	1230.00'	62.15'	N80°26'46"E	62.14'	2°53'42"	31.08'
C285	1230.00'	21.56'	N82°23'44"E	21.56'	1°00'15"	10.78'
C286	485.00'	21.56'	N0°53'44"W	21.56'	2°33'31"	10.83'
C287	25.00'	39.36'	N47°16'59"W	35.42'	90°12'28"	25.09'
C288	1260.00'	61.02'	N88°59'41"E	61.02'	2°46'30"	30.52'
C289	25.00'	39.27'	S45°33'02"W	35.36'	90°00'00"	25.00'
C290	460.00'	173.22'	N25°34'50"E	172.19'	21°35'56"	87.74'
C293	50.00'	38.10'	N33°05'06"W	37.17'	43°40'01"	19.98'
C305	1230.00'	26.72'	N88°45'41"E	26.72'	1°14'42"	13.36'
C306	25.00'	44.49'	N38°09'46"E	38.84'	101°57'09"	30.80'
C307	460.00'	4.10'	N13°04'59"W	4.10'	0°30'41"	2.05'
C308	540.00'	92.27'	S8°25'47"E	92.16'	9°47'24"	46.20'
C309	25.00'	37.80'	N46°00'56"W	34.30'	86°37'40"	23.57'
C325	960.00'	33.21'	N48°32'02"W	33.21'	1°58'55"	16.61'
C326	25.00'	39.20'	N89°37'10"E	34.63'	87°40'21"	24.09'
C327	485.00'	28.32'	S47°51'07"E	28.32'	3°20'44"	14.16'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C328	485.00'	72.16'	S41°55'01"E	72.09'	8°31'29"	36.15'
C332	960.00'	69.39'	N38°35'51"W	69.36'	4°08'30"	34.71'
C335	25.00'	42.82'	S13°02'28"W	37.78'	98°06'30"	28.83'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C337	25.00'	36.08'	S77°22'24"E	33.03'	82°41'24"	22.00'
C338	175.00'	111.21'	S17°49'22"E	109.30'	36°24'44"	57.50'
C339	188.70'	111.21'	S17°49'22"E	109.30'	36°24'44"	62.00'
C341	455.00'	275.03'	S54°05'58"W	270.87'	34°38'01"	141.59'
C348	25.00'	38.25'	S0°56'53"W	34.63'	87°40'21"	24.00'
C349	960.00'	108.56'	N39°42'56"W	108.51'	6°31'36"	53.34'
C351	960.00'	79.52'	N38°17'49"W	79.50'	4°44'45"	39.78'
C352	25.00'	38.74'	N0°23'14"E	34.96'	88°47'40"	24.48'
C360	485.00'	67.30'	S39°49'30"E	67.25'	7°57'02"	33.70'
C361	485.00'	72.16'	S31°35'15"E	72.09'	8°31'29"	36.15'
C362	485.00'	72.16'	S23°13'46"E	72.09'	8°31'29"	36.15'
C363	485.00'	72.16'	S14°52'18"E	72.09'	8°31'29"	36.15'
C364	485.00'	72.16'	S6°30'49"E	72.09'	8°31'29"	36.15'
C366	303.60'	18.02'	S0°41'02"E	18.02'	2°08'03"	5.66'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C367	205.00'	20.95'	S33°05'51"E	20.94'	5°51'23"	10.49'
C368	205.00'	51.74'	S22°58'27"E	51.61'	14°27'44"	26.01'
C369	205.00'	51.74'	S8°28'44"E	51.61'	14°27'44"	26.01'
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C372	515.00'	56.28'	S46°52'45"E	56.25'	6°15'42"	28.17'
C373	515.00'	54.63'	S34°41'53"E	54.61'	6°06'02"	27.44'
C374	515.00'	54.63'	S28°35'51"E	54.61'	6°06'02"	27.44'
C375	515.00'	54.63'	S22°29'50"E	54.61'	6°06'02"	27.44'
C376	515.00'	54.63'	S16°23'48"E	54.61'	6°06'02"	27.44'
C377	515.00'	54.63'	S10°17'46"E	54.61'	6°06'02"	27.44'
C378	515.00'	54.63'	S4°11'45"E	54.61'	6°06'02"	27.44'
C380	425.90'	13.75'	S0°22'51"E	13.75'	1°31'46"	5.68'
C381	485.00'	115.34'	S81°36'53"E	115.07'	13°37'33"	57.94'
C382	485.00'	72.16'	S70°32'22"E	72.09'	8°31'29"	36.15'
C383	485.00'	72.16'	S62°00'53"E	72.09'	8°31'29"	36.15'
C384	485.00'	72.16'	S53°29'25"E	72.09'	8°31'29"	36.15'
C385	485.00'	72.16'	S44°57'56"E	72.09'	8°31'29"	36.15'
C386	515.00'	72.50'	N84°23'41"W	72.44'	8°03'57"	36.31'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C387	515.00'	54.64'	N77°18'41"W	54.61'	6°06'04"	27.45'
C388	515.00'	54.64'	N71°12'37"W	54.61'	6°06'04"	27.45'
C389	515.00'	54.64'	N65°06'33"W	54.61'	6°06'04"	27.45'
C390	515.00'	54.64'	N59°00'29"W	54.61'	6°06'04"	27.45'
C391	515.00'	54.64'	N52°54'26"W	54.61'	6°06'04"	27.45'
C392	515.00'	54.64'	N46°48'22"W	54.61'	6°06'04"	27.45'
C393	515.00'	54.64'	N40°42'19"W	54.61'	6°06'04"	27.45'
C394	35.00'	55.21'	S45°11'31"W	49.66'	90°23'52"	35.24'
C398	1103.33'	20.00'	N43°58'47"E	20.00'	1°02'19"	10.00'
C399	485.00'	37.92'	S38°37'49"E	37.91'	4°28'45"	18.97'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C290	200.00'	82.71'	S78°05'41"E	82.12'	23°41'42"	41.96'
C291	1672.13'	359.08'	S72°23'58"E	358.39'	12°18'15"	180.23'
C292	610.00'	365.73'	N85°57'55"E	363.14'	34°38'51"	190.19'
C293	1000.00'	536.91'	N76°42'54"W	534.39'	30°46'49"	275.16'
C294	1665.00'	71.42'	N75°23'52"E	71.42'	2°11'39"	35.72'
C295	750.00'	428.18'	N61°08'33"E	422.39'	32°42'37"	220.10'
C296	500.00'	15.00'	N8°55'19"E	15.00'	1°43'09"	7.50'
C297	500.00'	232.01'	N33°54'38"E	229.93'	26°35'11"	118.13'
C298	500.00'	397.92'	S32°24'57"E	387.51'	45°35'58"	210.18'
C299	1400.00'	139.79'	S33°16'06"E	139.74'	5°43'16"	69.96'
C300	190.00'	120.70'	S17°49'20"E	118.73'	36°24'44"	62.49'
C301	500.00'	119.53'	S6°28'14"E	119.20'	13°42'31"	60.10'
C302	500.00'	86.43'	S9°28'47"E	85.33'	9°47'24"	43.32'
C303	945.00'	153.87'	N26°00'18"W	153.70'	9°19'46"	77.11'
C304	470.00'	73.53'	N35°50'27"W	73.76'	9°00'02"	36.79'
C305	1500.00'	125.23'	S2°02'11"E	125.19'	4°47'00"	62.65'
C306	65.00'	73.31'	S36°44'14"E	69.48'	64°37'06"	41.11'
C307	1952.13'	328.52'	S73°47'56"E	328.45'	9°38'10"	164.79'

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GENE BRUNO LOSITO, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 75847

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KHA PROJECT 2020-0024
DATE JULY 2026
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

CURVE TABLES

WEYBOURNE LANDING PHASE 4
PREPARED FOR
COLEN BUILT DEVELOPMENT, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C010

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

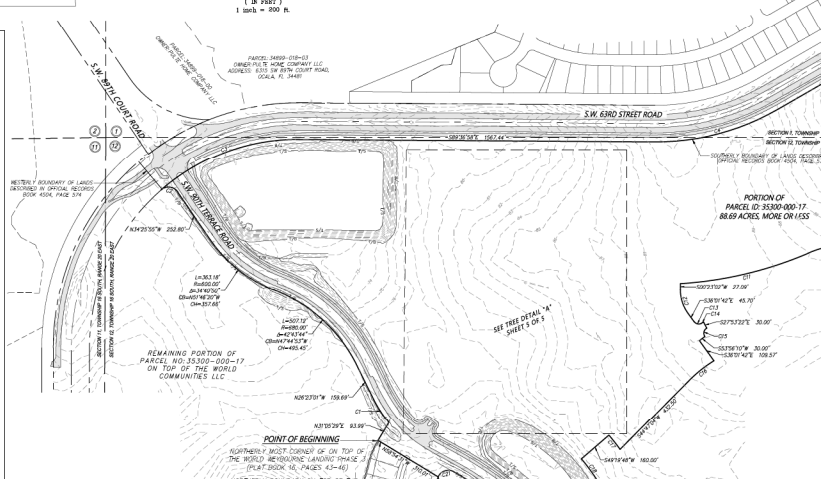
WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

SHEET INDEX	
SHEET/S	CONTENTS
1	OVERALL BOUNDARY, LEGAL DESCRIPTION, NOTES, LEGEND
2	S.W. 63RD STREET ROAD DETAIL
3	S.W. 63RD STREET ROAD DETAIL AND TREE DETAIL "B"
4	S.W. 90TH TERRACE ROAD DETAIL
5	TREE DETAIL "A"

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



LEGEND AND ABBREVIATIONS:

- # MORE OF LESS
- EL ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- I.D. IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- ℄ CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (C) CALCULATED MEASURE
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- POC POINT ON CURVE
- POL POINT ON LINE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- FOUND 4"x4" CONCRETE MONUMENT (LB 8071)
- CONTROL/BENCHMARK AS DESCRIBED
- CURB INLET GRATE
- CATCH BASIN
- STORM MANHOLE
- MITERED END SECTION
- YARD DRAINAGE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER BOX
- CABLE TELEVISION RISER BOX
- TELEPHONE RISER BOX
- UTILITY RISER
- WELL
- WATER SPIGOT
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTER
- AIR CONDITIONER PAD
- GAS VALVE
- GAS METER
- GAS LINE MARKER
- CONCRETE UTILITY POLE
- METAL UTILITY POLE
- WOOD UTILITY POLE
- UTILITY POLE GUY ANCHOR
- LIGHT POLE
- SPOT/GROUND LIGHT
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- WETLAND FLAG
- SIGN
- BOLLARD
- FLAG POLE
- MAILBOX
- LINE BREAK
- FENCE LINE AS NOTED
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOE OF SLOPE
- EXISTING CONTOUR
- UNDERGROUND FIBER OPTIC
- UNDERGROUND SANITARY SEWER
- UNDERGROUND FORCE MAIN
- UNDERGROUND WATER LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TV CABLE LINE
- STROM DRAINAGE LINE

LEGAL DESCRIPTION:

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, ALSO A PORTION OF CIRCLE SQUARE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 3, PER PLAT THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 16, PAGES 43 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.31°55'28"E., 93.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 12°37'37", AND A CHORD BEARING AND DISTANCE OF N.32°41'44"W., 129.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.00 FEET TO THE END OF SAID CURVE; THENCE N.26°23'19"W., 158.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 42°43'44", AND A CHORD BEARING AND DISTANCE OF N.47°54'53"W., 495.45 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 507.13 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 34°40'50", AND A CHORD BEARING AND DISTANCE OF N.51°46'29"W., 357.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 363.18 FEET TO THE END OF SAID CURVE; THENCE N.34°25'35"W., 252.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 96°38'54", AND A CHORD BEARING AND DISTANCE OF N.82°43'22"W., 74.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 84.34 FEET TO THE PROJECTION OF THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4504, PAGE 574 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY AND THE PROJECTION THEREOF THE FOLLOWING FOUR (4) COURSES: (1) A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 41°37'51", AND A CHORD BEARING AND DISTANCE OF N.69°39'16"E., 651.16 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 665.79 FEET TO A POINT OF TANGENCY; THENCE S.89°38'36"E., 1,567.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,085.00 FEET, A CENTRAL ANGLE OF 30°00'00", AND A CHORD BEARING AND DISTANCE OF N.75°33'53"E., 559.05 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 565.49 FEET TO A POINT OF TANGENCY; THENCE N.60°33'53"E., 1,157.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°39'47", AND A CHORD BEARING AND DISTANCE OF S.74°37'56"E., 35.35 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.29°37'12"E., 108.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 23°59'15", AND A CHORD BEARING AND DISTANCE OF S.41°36'49"E., 41.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 29°21'16", AND A CHORD BEARING AND DISTANCE OF S.39°20'18"E., 50.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.87 FEET TO A POINT OF TANGENCY; THENCE S.63°33'51"W., 220.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,745.00 FEET, A CENTRAL ANGLE OF 24°63'28", AND A CHORD BEARING AND DISTANCE OF S.12°31'25"E., 748.17 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 754.07 FEET TO THE END OF SAID CURVE; THENCE S.00°21'19"W., 173.50 FEET; THENCE N.89°38'41"W., 230.00 FEET; THENCE S.00°21'19"W., 20.03 FEET; THENCE N.89°38'41"W., 30.00 FEET; THENCE S.00°21'19"W., 117.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 21°08'53", AND A CHORD BEARING AND DISTANCE OF N.76°40'59"W., 130.26 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 131.00 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,517.00 FEET, A CENTRAL ANGLE OF 12°08'16", AND A CHORD BEARING AND DISTANCE OF N.72°23'56"W., 325.17 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 325.80 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 34°39'00", AND A CHORD BEARING AND DISTANCE OF S.84°07'57"W., 270.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 275.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,170.00 FEET, A CENTRAL ANGLE OF 19°37'23", AND A CHORD BEARING AND DISTANCE OF S.78°37'36"W., 392.79 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 385.63 FEET TO THE END OF SAID CURVE; THENCE S.00°23'53"W., 27.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 36°24'44", AND A CHORD BEARING AND DISTANCE OF S.17°49'20"E., 109.35 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 111.21 FEET TO THE END OF SAID CURVE; THENCE S.35°51'42"E., 45.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82°41'24", AND A CHORD BEARING AND DISTANCE OF S.77°22'24"E., 33.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 765.00 FEET, A CENTRAL ANGLE OF 10°46'44", AND A CHORD BEARING AND DISTANCE OF N.61°41'46"E., 11.57 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 11.57 FEET TO THE END OF SAID CURVE; THENCE S.27°53'22"E., 30.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 98°08'30", AND A CHORD BEARING AND DISTANCE OF S.11°03'28"W., 37.78 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.82 FEET TO THE END OF SAID CURVE; THENCE S.53°56'10"W., 30.00 FEET; THENCE S.38°51'42"E., 109.37 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 13°34'26", AND A CHORD BEARING AND DISTANCE OF S.31°34'18"W., 140.64 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.97 FEET TO THE END OF SAID CURVE; THENCE S.44°47'54"W., 432.50 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 04°44'05", AND A CHORD BEARING AND DISTANCE OF N.38°17'49"W., 79.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.52 FEET TO THE END OF SAID CURVE; THENCE S.49°19'48"W., 160.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 09°19'46", AND A CHORD BEARING AND DISTANCE OF S.38°07'18"E., 130.12 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 09°00'02", AND A CHORD BEARING AND DISTANCE OF S.33°30'23"E., 96.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.61 FEET TO THE END OF SAID CURVE; THENCE S.37°57'36"E., 357.90 FEET TO THE EASTERLY BOUNDARY OF ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 2, PER PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 98 THROUGH 102, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,195.00 FEET, A CENTRAL ANGLE OF 21°07'47", AND A CHORD BEARING AND DISTANCE OF N.48°19'28"W., 438.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°44'26", AND A CHORD BEARING AND DISTANCE OF S.73°59'24"W., 71.17 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.19 FEET TO A POINT OF TANGENCY; (3) THENCE S.28°37'17"W., 2.75 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID ON TOP OF THE WORLD WEYBOURNE LANDING PHASE 3, N.58°34'31"W., 310.01 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 88.69 ACRES, MORE OR LESS.

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	130.00	590.00	012°37'22"	129.73	N32°41'44"W
C2	84.34	50.00	096°38'54"	74.69	N82°43'22"W
C3	665.79	920.00	041°27'51"	651.36	N69°39'06"E
C4	565.49	1085.00	030°00'00"	559.05	N75°33'53"E
C5	39.27	25.00	089°59'47"	35.35	S74°37'05"E
C6	41.87	100.00	023°59'15"	41.56	S41°36'49"E
C7	50.87	100.00	029°21'16"	50.42	S39°20'18"E
C8	131.00	355.00	021°08'53"	130.26	N76°40'59"W
C9	325.80	1517.00	012°18'16"	325.17	N72°23'56"W
C10	275.03	455.00	034°39'00"	270.86	S84°07'57"W
C11	385.63	1170.00	019°37'23"	382.79	S78°37'36"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C12	111.21	175.00	036°24'44"	108.35	S17°49'20"E
C13	36.08	25.00	082°41'24"	33.03	S77°22'24"E
C14	11.07	765.00	000°46'44"	11.07	N61°41'46"E
C15	42.82	25.00	098°08'30"	37.78	S11°03'28"W
C16	140.97	595.00	013°34'26"	140.64	S31°34'18"W
C17	79.52	960.00	004°44'45"	79.50	N38°17'49"W
C18	130.26	800.00	009°19'46"	130.12	S38°07'18"E
C19	96.61	615.00	009°00'02"	96.51	S33°30'23"E
C20	535.54	1450.00	021°59'42"	532.50	N50°53'32"W
C21	79.19	50.00	090°44'26"	71.17	S73°59'24"W

HORIZONTAL CONTROL:

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 "WITHOUT" AND "RORBY", PURSUANT TO SECTION 177.051, 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 T 2 T1 12.
NORTHING: 1740427.4509 FEET
EASTING: 576381.5670 FEET
LATITUDE: 29°37'16.0270" N
LONGITUDE: 82°16'37.3366" W
CONVERGENCE: -00°07'50.7"
SCALE: 0.99995961

FOUND STAINLESS STEEL ROD STAMPED VORB 1990
NORTHING: 1743775.8082 FEET
EASTING: 543917.8867 FEET
LATITUDE: 29°38'08.2974" N
LONGITUDE: 82°21'06.8138" W
CONVERGENCE: -00°07'16.8"
SCALE: 0.99995584

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050--.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOMSON — DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 200'

JCH CONSULTING GROUP INC.
LAND DEVELOPMENT CONSULTANTS & SURVEYORS
PLANNING • ENVIRONMENTAL • GIS
9532 SE 36TH AVENUE • OCALA, FL 34480
PHONE: (352) 687-1483 • FAX: (352) 687-1484
REGISTERED BUSINESS NUMBER LB 8071

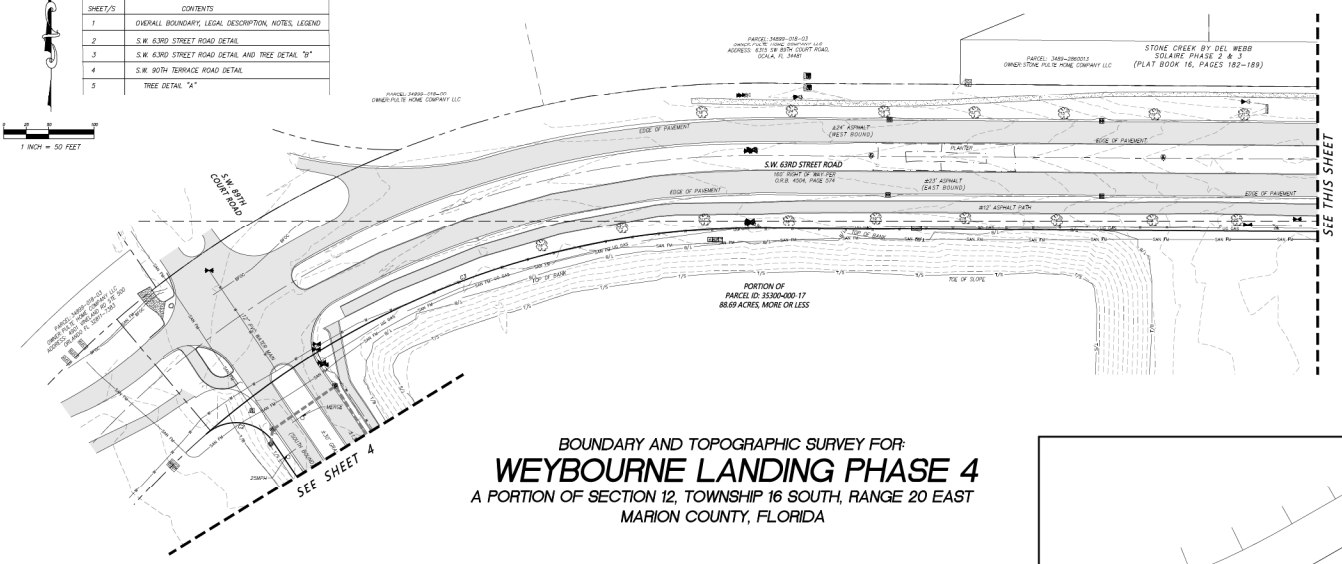
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
ON TOP OF THE WORLD COMMUNITIES, INC.

FIELD BOOK/PAGE: 22-40/90H-1080
FILE: WEYBOURNE LANDING

J.O.# 101142
DWG.#181488NO-TOPO
SHT 1 OF 5

SHEET INDEX	
SHEET/S	CONTENTS
1	OVERALL BOUNDARY, LEGAL DESCRIPTION, NOTES, LEGEND
2	S.W. 63RD STREET ROAD DETAIL
3	S.W. 63RD STREET ROAD DETAIL AND TREE DETAIL "B"
4	S.W. 90TH TERRACE ROAD DETAIL
5	TREE DETAIL "A"

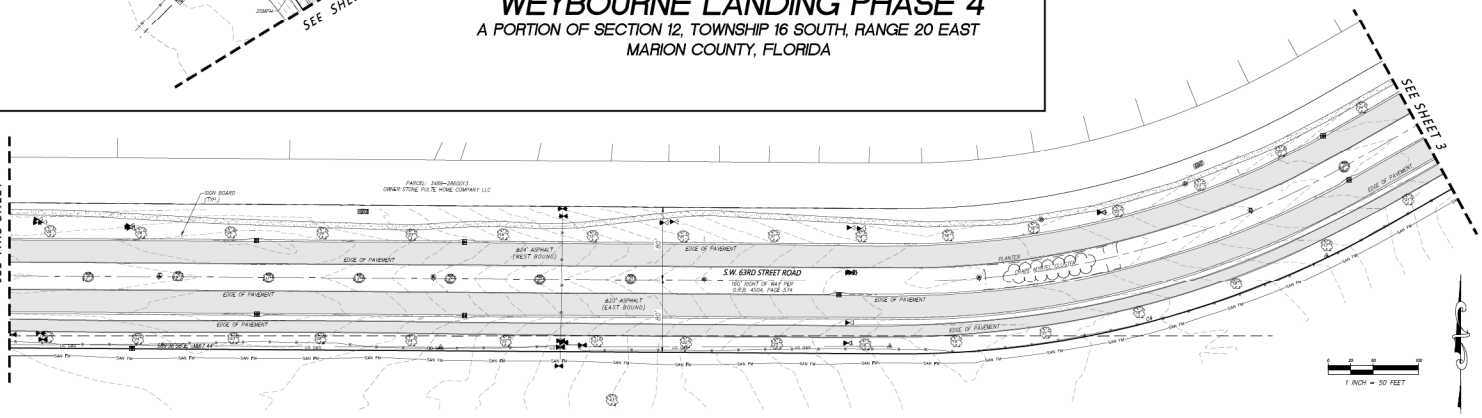
1 INCH = 50 FEET



BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • GIS
438 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 FAX (888) 272-8355 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

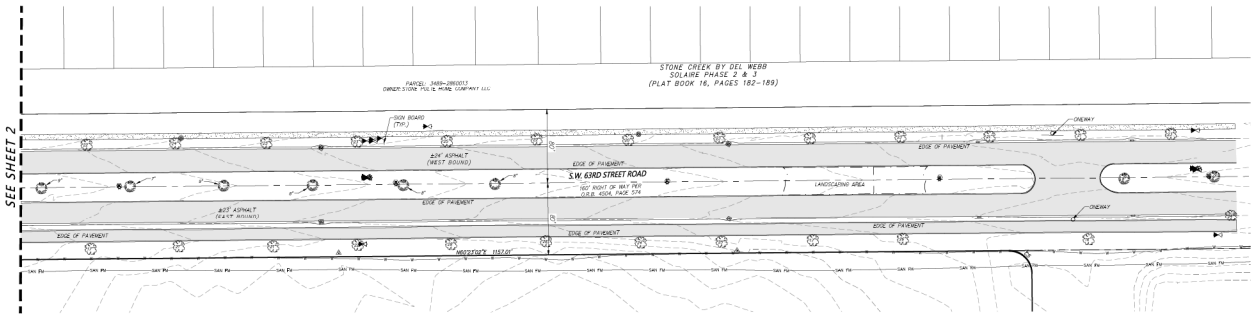
LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

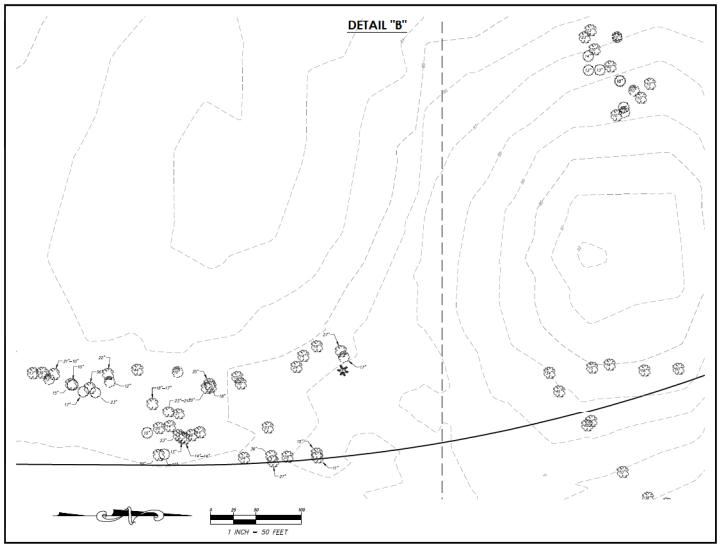
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
—FOR—
WEYBOURNE LANDING PHASE 4

FB/PG	FIELD DATE	JOB NO.
23-6 / 100A-100B	03/30/2026	18148BND-TOPO
DRAWING DATE	BY / APPROVED	SCALE
04/09/2026	M.A. / C.H	1" = 50'

Drawing name: J:\Projects\18148 WBL Ale Trip Laurel PUD, Spike Rd (Phs 15398) 19.24 & Tuff ale trans 3\DWG\Boundary & Topography\Phase 4\18148WBL_BND (Phase 4).dwg SHEET: 2 Apr 13, 2026 1:17pm by: mark





BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

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2	S.W. 63RD STREET ROAD DETAIL
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5	TREE DETAIL "A"

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD

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CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
—FOR—
WEYBOURNE LANDING PHASE 4

FB/PG	FIELD DATE	JOB NO.
23-6 / 100A-100B	03/30/2026	18148BND-TOPO
DRAWING DATE	BY / APPROVED	SCALE
04/09/2026	M.A. / C.H	1" = 50'

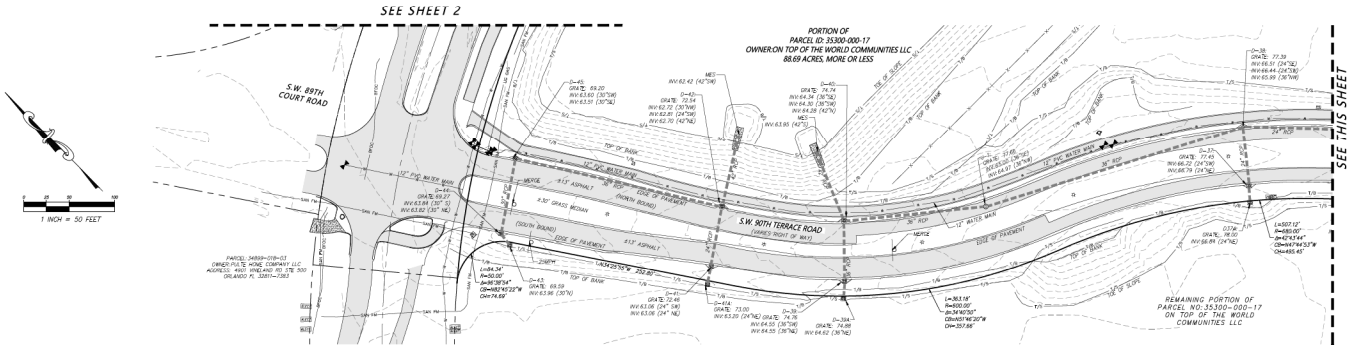
Drawing name: J:\Projects\18148 BND, aka Pine Lake# 1120, Spike Rd (Phase 1)\18148BND_2025 (Phase 1).dwg SHEET 3 Apr 13, 2026 2:12pm by: mark

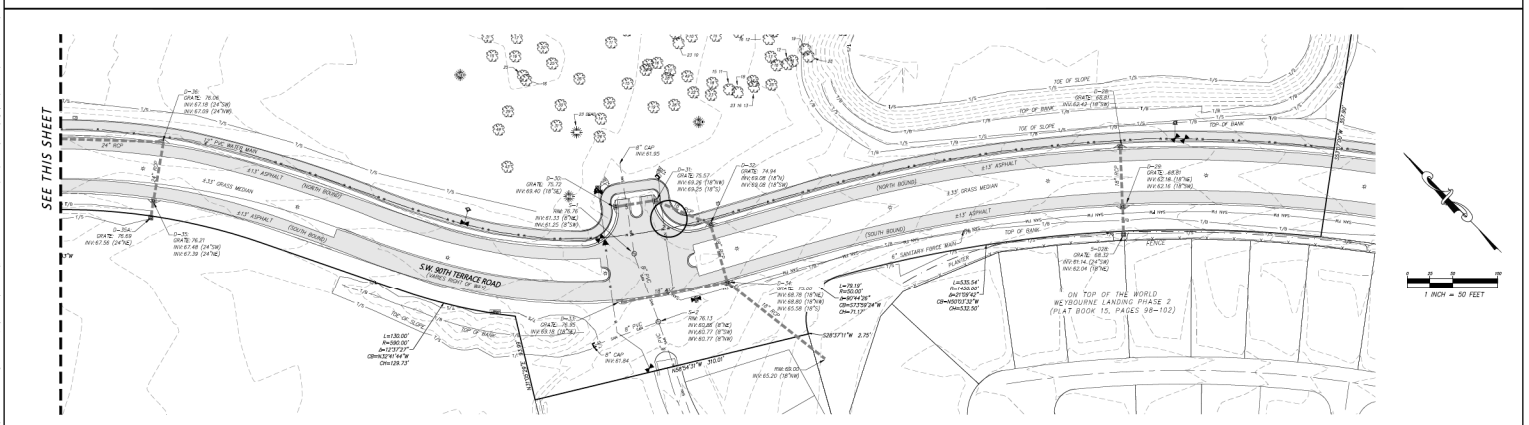
SHEET INDEX	
SHEET/S	CONTENTS
1	LEGAL DESCRIPTION, NOTES
2	OVERALL BOUNDARY
4	S.W. 90TH STREET ROAD DETAIL
5	TREE DETAIL "A"

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA





REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

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438 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH. RANGE 20 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
–FOR–
WEYBOURNE LANDING PHASE 4

FB/PG	FIELD DATE	JOB NO.
23-6 / 100A-100B	03/30/2026	18148BND-TOPO
DRAWING DATE	BY / APPROVED	SCALE
04/09/2026	M.A. / C.JH	1" = 50'

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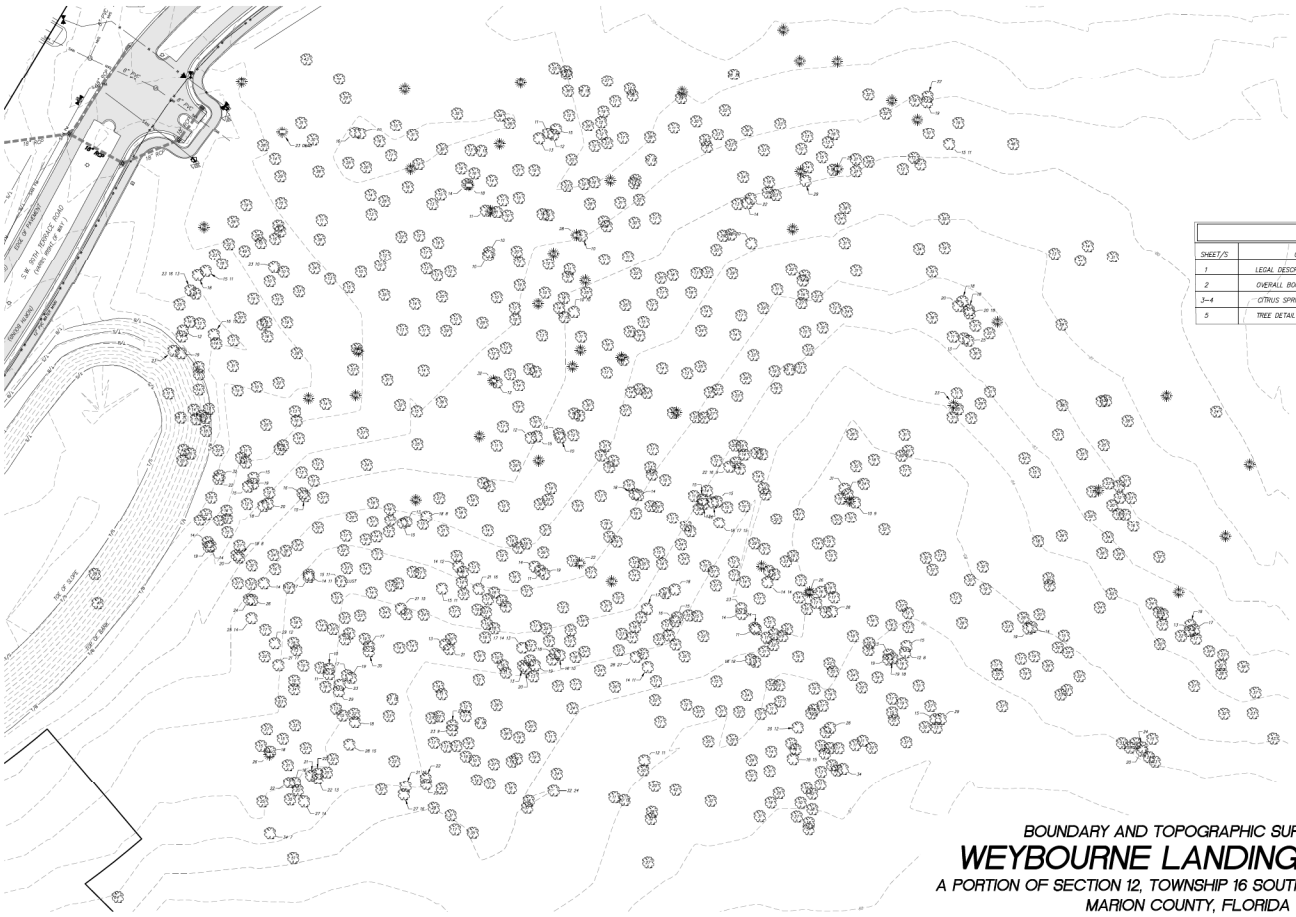

SHEET INDEX	
SHEET/S	CONTENTS
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2	OVERALL BOUNDARY
3–4	CITRUS SPRINGS BOULEVARD
5	TREE DETAIL "A"

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

WEYBOURNE LANDING PHASE 4

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

JCH
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438 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 FAX (800) 272-8335 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
–FOR–
WEYBOURNE LANDING PHASE 4

FB/PG	FIELD DATE	JOB NO.	5
23–6 / 100A–100B	03/30/2026	18148BND–TOPO	OF
DRAWING DATE / BY	APPROVED	SCALE	5
04/09/2026 M.A.	C.H	1" = 50'	