

July 30, 2025

PROJECT NAME: SABANA RESERVE (FKA ESTELA LIVING-SABANA FARMS)

PROJECT NUMBER: 2024060071

APPLICATION: FINAL PLAT #32367

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.
- 2 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.
- 3 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PCP's are set.
- 4 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(3) - PCPs shall be set
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.H - Maintenance agreement
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate
STATUS OF REVIEW: INFO
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.E - Indemnification agreement
STATUS OF REVIEW: INFO
REMARKS:
- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:

10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.

12 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for septic systems, must be on central sewer

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Signed and sealed as-builts have been provided and match the subject Final Plat
STATUS OF REVIEW: INFO
REMARKS: MCU will review as-builts as part of the close out process of AR# 31716 and Phase 06.02 when submitted.

15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: CADD files have been provided and match the subject Final Plat
STATUS OF REVIEW: INFO
REMARKS: MCU will review as-builts as part of the close out process of AR# 31716 and Phase 06.02 when submitted. CAD file will be required

16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Sheet 1: Note 18 - Please include Marion County Utilities.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: INFO
REMARKS: Medium Residential (MR) is not the correct Future Land Use designation for the property. Please correct. Please indicate respective PUD agreement, including amendments.
6/23 land use has been corrected; however pud agreement and amendments have not been mentioned.

- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications
STATUS OF REVIEW: INFO
REMARKS: Please indicate NW 36th Street on plat sheet 2
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Please indicate Parcel ID on cover sheet
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:
- 25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 27 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:

- 28 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 29 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
STATUS OF REVIEW: INFO
REMARKS:



Marion County Board of County Commissioners

Office of the County Engineer

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

Revised App for Name Change
AR 32367

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 4/18/25

A. PROJECT INFORMATION:

Project Name: SABANA RESERVE

Parcel Number(s): 13709-001-01

Section 34 Township 14 Range 21 Land Use MR Zoning Classification PUD

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

Type of Plan: FINAL PLAT

Property Acreage 47.28 Number of Lots 202 Miles of Roads 1.17

Location of Property with Crossroads NW 35 St and NW 44 Ave

Additional information regarding this submittal: 4 Tracts

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



Engineer:

Firm Name: Tillman & Associates Contact Name: Jeffrey McPherson

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

Phone # 352-387-4540 Alternate Phone #

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



Surveyor:

Firm Name: JCH Consulting Group, Inc. Contact Name: Chris Howson

Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471

Phone # 352-405-1482 Alternate Phone #

Email(s) for contact via ePlans: Chris@JCHcg.com; Admin@JCHcg.com

Property Owner:

Owner: Sabana Owner, LLC Contact Name: Migdaly Serra

Mailing Address: 240 Crandon Blvd, Ste 201 City: Key Biscayne State: FL Zip Code: 33149

Phone # 352-433-8382 Alternate Phone #

Email address: rcelis@estelaliving.com

Developer:

Developer: Sabana Owner, LLC Contact Name: Migdaly Serra

Mailing Address: 3718 NW 44th Ave City: Key Biscayne State: FL Zip Code: 33149

Phone # 352-433-8382 Alternate Phone #

Email address: rcelis@estelaliving.com

Revised 5/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

SABANA RESERVE
(A PLANNED UNIT DEVELOPMENT)
A PORTION OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 5

SURVEYOR'S NOTES:

- A 5/8 inch diameter iron rod with cap no. 188071 will be set at each lot and tract corner as required by Chapter 177, Florida Statutes within the time allotted in subsection 177.09(1), Florida Statutes.
- PERMANENT CORNER POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(1).
- NO LOT SHALL BE DIVIDED OR SUB-DIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR LOTS. A REPEAT IS FILED WITH MARION COUNTY, WHICH REPEAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. LOCATION OF THIS PROVISION MAY BE PURSUABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- THIS PLAT, E.S. SHEETS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 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1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 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1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 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NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT
COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES,
ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1.
FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS
SEE SHEETS 3, 4, AND 5.

SABANA RESERVE
(A PLANNED UNIT DEVELOPMENT)

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

PLAT BOOK ____, PAGE ____
SHEET 2 OF 5

LEGEND UNLESS OTHERWISE NOTED

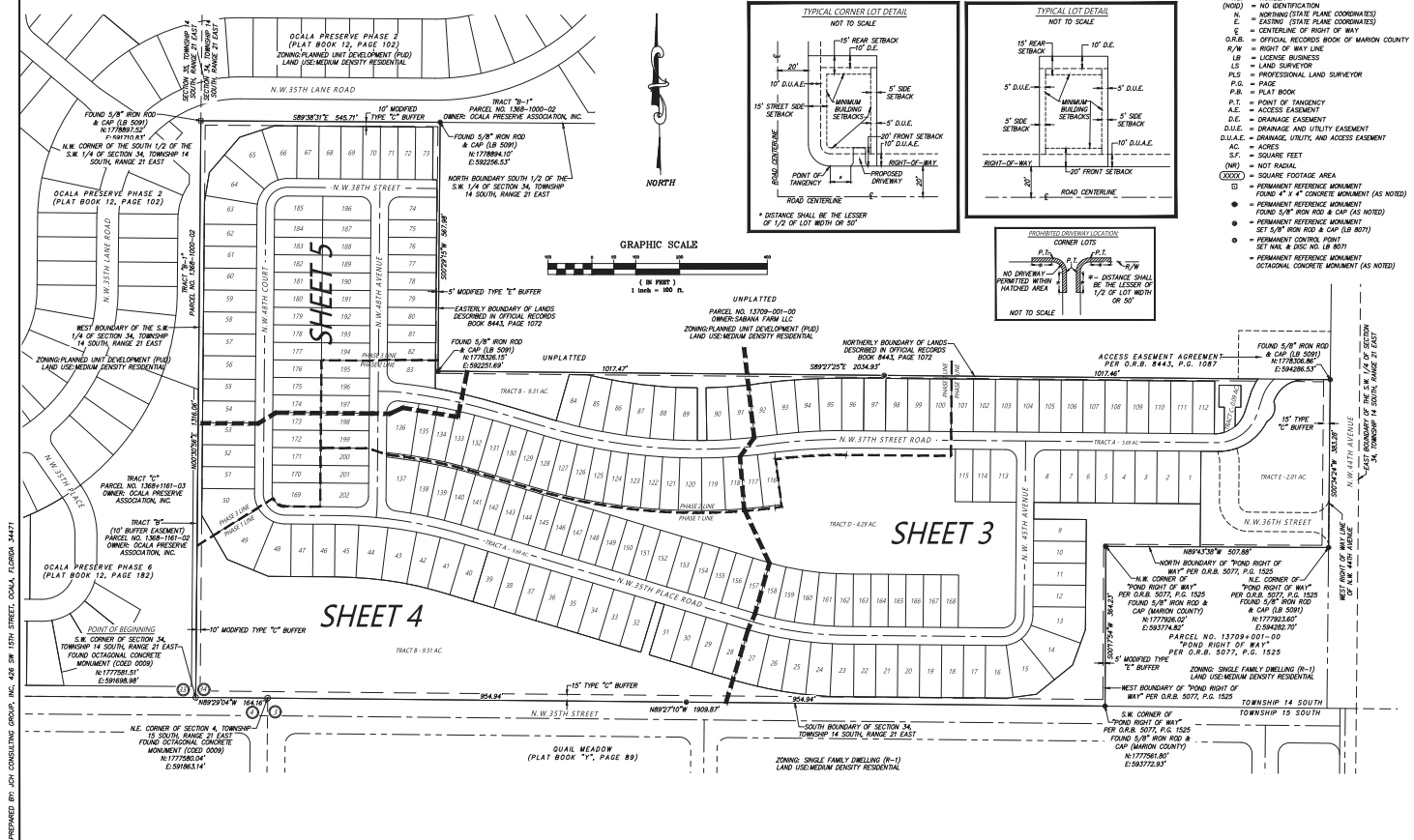
R = RADIUS
L = ARC LENGTH
C = CENTRAL ANGLE
CH = CHORD
CO = CHORD OR DISTANCE
CB = CHORD BEARING
NO. = NUMBER
ID. = IDENTIFICATION
N. = NORTHING (STATE PLANE COORDINATES)
E. = EASTING (STATE PLANE COORDINATES)
C.R.B. = CENTRELINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
P.W. = PLAT BOOK
LB = LICENSE BUSINESS
RD = ROAD SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
P.L.S. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACESSEMENT EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D.U.A.E. = DRAINAGE, UTILITY AND ACESSEMENT EASEMENT
A.C. = ACES
S.F. = SQUARE FEET
(NR) = NOT RADIAL
(SQ) = SQUARE FOOTAGE AREA

(EXC) PERMANENT ERECTION MONUMENT
FOOT 4" x 4" CONCRETE MONUMENT (AS NOTED)
PERMANENT RETROSIC MONUMENT
FOOT 5/8" IRON ROD & CAP (AS NOTED)

PERMANENT RETROSIC MONUMENT
FOOT 5/8" IRON ROD & CAP (LB 857)

PERMANENT CONTROL POINT
FOOT 1" & 1/2" IRON LB ROD

PERMANENT ERECTION MONUMENT
FOOT 4" x 4" CONCRETE MONUMENT (AS NOTED)

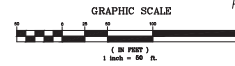




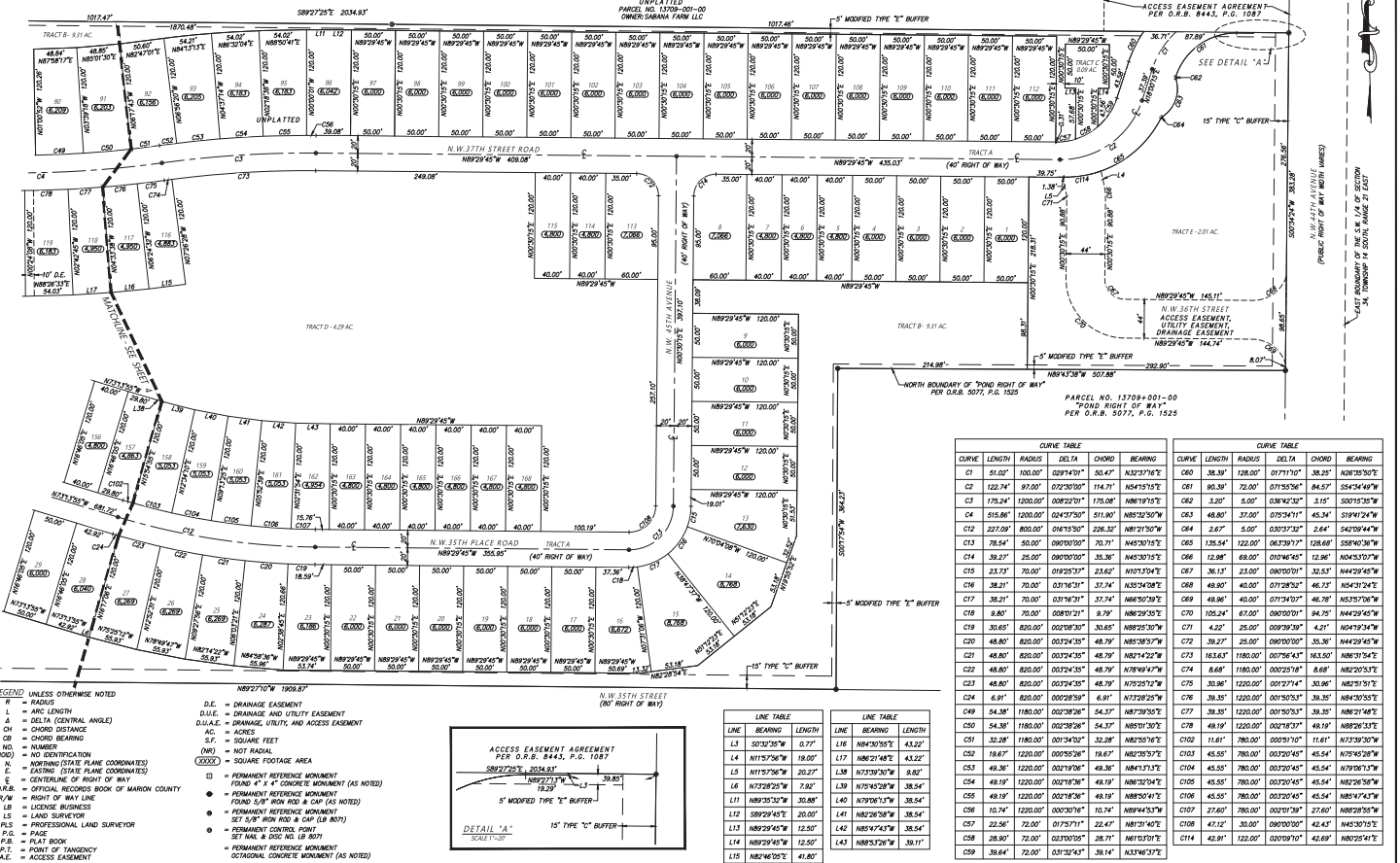
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SABANA RESERVE (A PLANNED UNIT DEVELOPMENT)

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



PLAT BOOK _____, PAGE _____
SHEET 3 OF 5



CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	81.07	100.00	01°09'40"	16.47	N82°27'57"	C63	38.39	138.00	01°17'10"	38.25	N80°19'30"
C2	122.74	97.00	07°22'00"	114.71	N54°15'15"	C64	30.38	72.00	07°55'56"	34.54	S54°34'49"
C3	176.34	1200.00	08°22'20"	175.08	N86°19'15"	C65	3.20	5.00	03°42'30"	3.10	S07°01'28"
C4	515.84	1200.00	02°43'50"	511.90	N85°32'50"	C66	48.80	37.00	07°34'14"	45.34	S19°41'28"
C5	227.09	800.00	01°16'50"	226.32	N81°20'30"	C67	2.67	5.00	03°37'32"	2.64	S47°00'44"
C6	78.54	50.00	09°07'00"	70.71	N45°30'15"	C68	135.54	122.00	06°33'12"	128.68	S59°00'38"
C7	39.27	25.00	03°58'10"	35.36	N45°30'15"	C69	12.98	69.00	01°46'45"	12.96	N04°31'07"
C8	23.73	70.00	01°25'32"	23.67	N101°37'04"	C70	36.13	23.00	08°00'01"	32.57	N44°29'45"
C9	38.21	70.00	03°16'30"	37.74	N35°24'08"	C71	48.90	40.00	07°18'20"	46.73	N54°31'24"
C10	38.21	70.00	03°16'30"	37.74	N69°50'30"	C72	48.90	40.00	07°18'20"	46.73	N54°31'24"
C11	8.80	70.00	08°01'31"	8.79	N89°30'25"	C73	168.24	67.00	08°01'01"	164.70	N44°29'45"
C12	30.65	820.00	00°28'30"	30.65	N89°25'30"	C74	4.22	25.00	00°39'38"	4.21	N07°19'24"
C13	48.80	820.00	00°24'10"	48.79	N89°38'30"	C75	38.27	25.00	08°00'01"	35.36	N44°29'45"
C14	48.80	820.00	00°24'10"	48.79	N89°42'20"	C76	163.63	1180.00	00°56'41"	163.50	N86°19'34"
C15	48.80	820.00	00°24'10"	48.79	N78°48'47"	C77	8.68	1180.00	00°25'18"	8.68	N82°20'53"
C16	48.80	820.00	00°24'10"	48.79	N75°25'12"	C78	35.96	1220.00	00°27'14"	35.96	N82°19'51"
C17	6.91	820.00	00°28'50"	6.91	N75°28'25"	C79	35.96	1220.00	00°27'14"	35.96	N84°30'55"
C18	54.38	1180.00	00°28'26"	54.37	N87°29'25"	C80	35.96	1220.00	00°27'14"	35.96	N82°19'51"
C19	54.38	1180.00	00°28'26"	54.37	N89°19'30"	C81	32.28	1180.00	00°15'40"	32.27	N82°20'16"
C20	16.67	1220.00	00°05'50"	16.67	N82°50'15"	C82	45.55	780.00	00°20'42"	45.54	N79°45'29"
C21	48.36	1220.00	00°16'50"	48.36	N84°17'15"	C83	45.55	780.00	00°20'42"	45.54	N79°45'29"
C22	48.36	1220.00	00°16'50"	48.36	N84°17'15"	C84	45.55	780.00	00°20'42"	45.54	N79°45'29"
C23	48.36	1220.00	00°16'50"	48.36	N84°17'15"	C85	45.55	780.00	00°20'42"	45.54	N79°45'29"
C24	48.36	1220.00	00°16'50"	48.36	N84°17'15"	C86	45.55	780.00	00°20'42"	45.54	N79°45'29"
C25	48.36	1220.00	00°16'50"	48.36	N84°17'15"	C87	45.55	780.00	00°20'42"	45.54	N79°45'29"
C26	48.36	1220.00	00°16'50"	48.36	N84°17'15"	C88	45.55	780.00	00°20'42"	45.54	N79°45'29"
C27	22.56	72.00	01°17'11"	22.47	N81°31'40"	C89	47.12	30.00	08°00'01"	42.43	N45°30'15"
C28	28.80	72.00	03°10'05"	28.71	N61°51'01"	C90	42.91	122.00	00°09'00"	42.89	N82°20'15"
C29	38.64	72.00	03°12'43"	38.14	N33°46'37"						

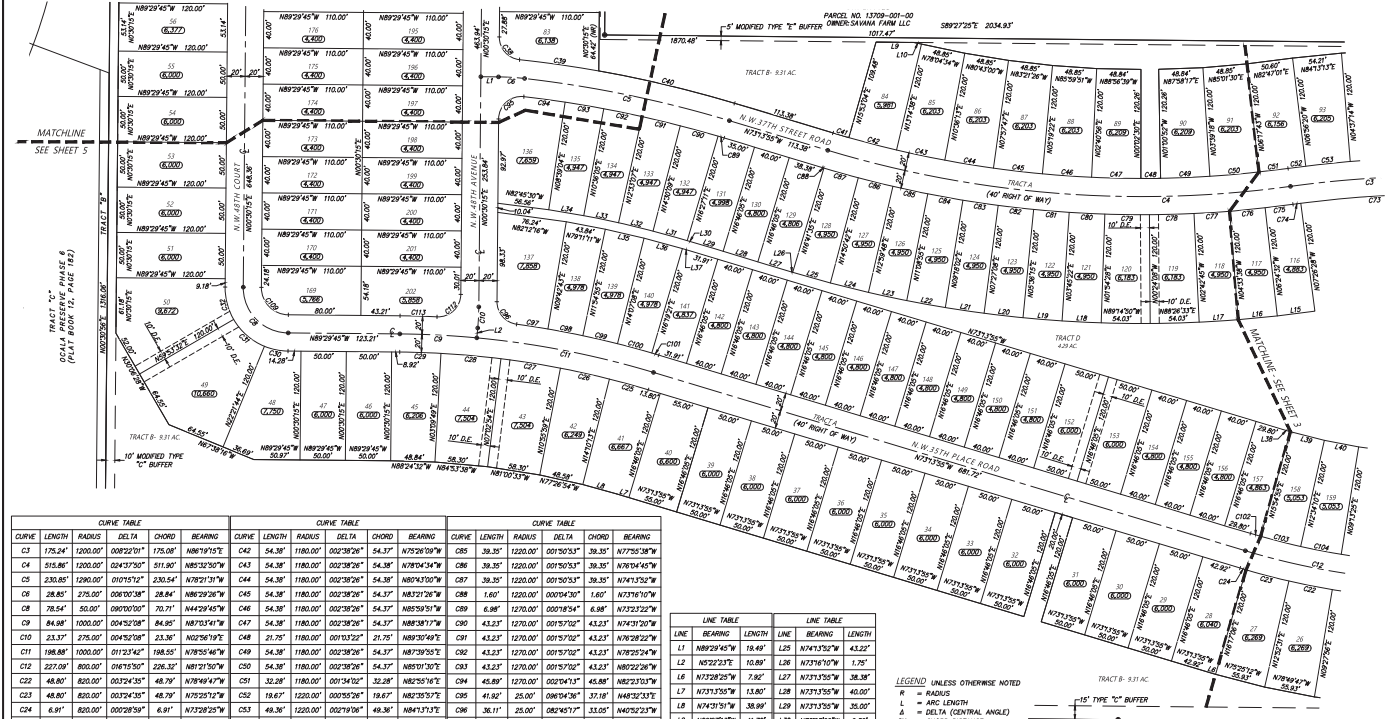
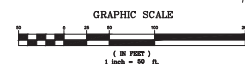


JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT/ENGINEERING/PLANNING
CERTIFICATE OF PROFESSIONAL ENGINEERING NO. 18,807
FLORIDA
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL LAND SURVEYOR

NOTE
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SABANA RESERVE (A PLANNED UNIT DEVELOPMENT) A PORTION OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 5



CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS
C1	175.24'	1200.00'	009°22'01"	175.08'	N88°19'15"E	C42	54.38'	1180.00'	002°38'28"	54.37'	N75°28'09"W	C85	39.35'	1220.00'
C4	515.86'	1200.00'	024°37'00"	511.90'	N85°32'30"W	C43	54.38'	1180.00'	002°38'28"	54.38'	N70°04'34"W	C86	39.35'	1220.00'
C5	230.85'	1200.00'	010°57'52"	230.54'	N78°21'31"W	C44	54.38'	1180.00'	002°38'28"	54.38'	N69°43'00"W	C87	39.35'	1220.00'
C6	28.85'	275.00'	008°10'38"	28.84'	N88°29'28"W	C45	54.38'	1180.00'	002°38'28"	54.37'	N87°12'26"W	C88	1.60'	1220.00'
C8	78.54'	50.00'	090°10'00"	70.71'	N44°29'45"W	C46	54.38'	1180.00'	002°38'28"	54.37'	N85°59'31"W	C89	6.98'	1270.00'
C9	84.88'	1000.00'	004°52'08"	84.85'	N87°53'41"W	C47	54.38'	1180.00'	002°38'28"	54.37'	N88°38'17"W	C90	43.23'	1270.00'
C10	23.37'	275.00'	004°52'08"	23.36'	N02°56'19"E	C48	21.75'	1180.00'	001°53'22"	21.75'	N89°30'49"E	C91	43.23'	1270.00'
C11	198.88'	1000.00'	011°23'42"	198.55'	N70°50'46"W	C49	54.38'	1180.00'	002°38'28"	54.37'	N87°39'50"E	C92	43.23'	1270.00'
C12	227.08'	800.00'	008°19'50"	226.32'	N87°19'50"W	C50	54.38'	1180.00'	002°38'28"	54.37'	N86°10'30"E	C93	43.23'	1270.00'
C22	48.80'	820.00'	003°24'52"	48.79'	N78°50'47"W	C51	32.28'	1180.00'	001°40'02"	32.28'	N82°50'16"E	C94	48.80'	1270.00'
C23	48.80'	820.00'	003°24'52"	48.79'	N78°50'47"W	C52	18.67'	1220.00'	000°50'26"	18.67'	N82°35'57"E	C95	41.92'	25.00'
C24	6.91'	820.00'	000°28'59"	6.91'	N73°28'25"W	C53	49.38'	1220.00'	007°56'43"	49.38'	N84°31'31"E	C96	36.11'	25.00'
C25	44.43'	880.00'	002°35'32"	44.43'	N74°31'21"W	C73	163.63'	1180.00'	007°56'43"	163.50'	N82°50'53"E	C98	39.23'	1020.00'
C26	55.37'	880.00'	003°47'44"	55.36'	N72°58'54"W	C74	8.68'	1180.00'	000°25'18"	8.68'	N82°20'53"E	C99	39.23'	1020.00'
C27	66.44'	880.00'	003°53'05"	66.43'	N81°00'33"W	C75	30.96'	1220.00'	001°27'44"	30.96'	N82°31'31"E	C99	39.23'	1020.00'
C28	66.44'	880.00'	003°53'05"	66.43'	N81°00'33"W	C76	39.35'	1220.00'	001°50'53"	39.35'	N84°30'55"E	C100	39.23'	1020.00'
C29	45.49'	880.00'	002°39'34"	45.48'	N88°59'38"W	C77	39.35'	1220.00'	001°50'53"	39.35'	N86°21'48"E	C101	7.83'	1000.00'
C30	26.70'	70.00'	001°51'29"	26.54'	N79°54'00"W	C78	49.18'	1220.00'	002°16'37"	49.18'	N88°28'30"E	C102	11.61'	780.00'
C31	45.85'	70.00'	037°19'43"	45.84'	N48°22'22"E	C79	49.18'	1220.00'	002°16'37"	49.18'	N88°28'30"E	C103	45.85'	780.00'
C32	37.40'	70.00'	037°19'43"	36.96'	N48°46'06"W	C80	39.35'	1220.00'	001°50'53"	39.35'	N87°50'58"W	C104	45.85'	780.00'
C38	36.80'	25.00'	080°20'47"	33.56'	N81°54'47"W	C81	39.35'	1220.00'	001°50'53"	39.35'	N87°50'58"W	C109	47.12'	30.00'
C39	88.26'	1310.00'	003°17'37"	88.24'	N81°54'01"W	C82	39.35'	1220.00'	001°50'53"	39.35'	N87°50'58"W	C112	40.07'	25.00'
C40	154.06'	1310.00'	006°44'17"	153.87'	N78°50'54"W	C83	39.35'	1220.00'	001°50'53"	39.35'	N87°32'29"W	C113	40.07'	1020.00'
C41	18.20'	1180.00'	000°53'01"	18.20'	N73°40'28"W	C84	39.35'	1220.00'	001°50'53"	39.35'	N79°46'32"W			

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°29'45"W	18.49'	L25	N74°13'15"W	43.23'
L2	N02°23'21"E	10.89'	L26	N73°16'35"W	1.75'
L3	N73°28'25"W	7.82'	L27	N73°16'35"W	38.38'
L4	N73°15'55"W	15.80'	L28	N73°15'55"W	40.00'
L5	N74°31'51"W	38.89'	L29	N73°15'55"W	35.00'
L6	N89°27'13"W	41.78'	L30	N73°23'22"E	6.32'
L7	S78°04'34"E	8.56'	L31	N74°31'20"W	39.15'
L8	N86°40'02"E	41.80'	L32	N78°29'52"W	39.15'
L9	N89°30'58"E	43.23'	L33	N78°29'52"W	39.15'
L10	N87°51'48"E	43.23'	L34	N80°22'26"W	39.15'
L11	N87°50'58"W	43.23'	L35	N78°58'58"W	43.84'
L12	N87°50'58"W	43.23'	L36	N78°58'58"W	43.84'
L13	N87°50'58"W	43.23'	L37	N72°27'17"W	8.87'
L14	N79°46'32"W	43.23'	L38	N73°39'30"W	38.54'
L15	N73°53'38"W	43.23'	L39	N73°45'38"W	38.54'
L16	N79°46'32"W	43.23'	L40	N79°46'32"W	38.54'
L17	N79°46'32"W	43.23'			
L18	N79°46'32"W	43.23'			
L19	N79°46'32"W	43.23'			
L20	N79°46'32"W	43.23'			
L21	N79°46'32"W	43.23'			
L22	N79°46'32"W	43.23'			
L23	N79°46'32"W	43.23'			
L24	N79°46'32"W	43.23'			

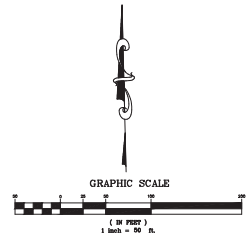
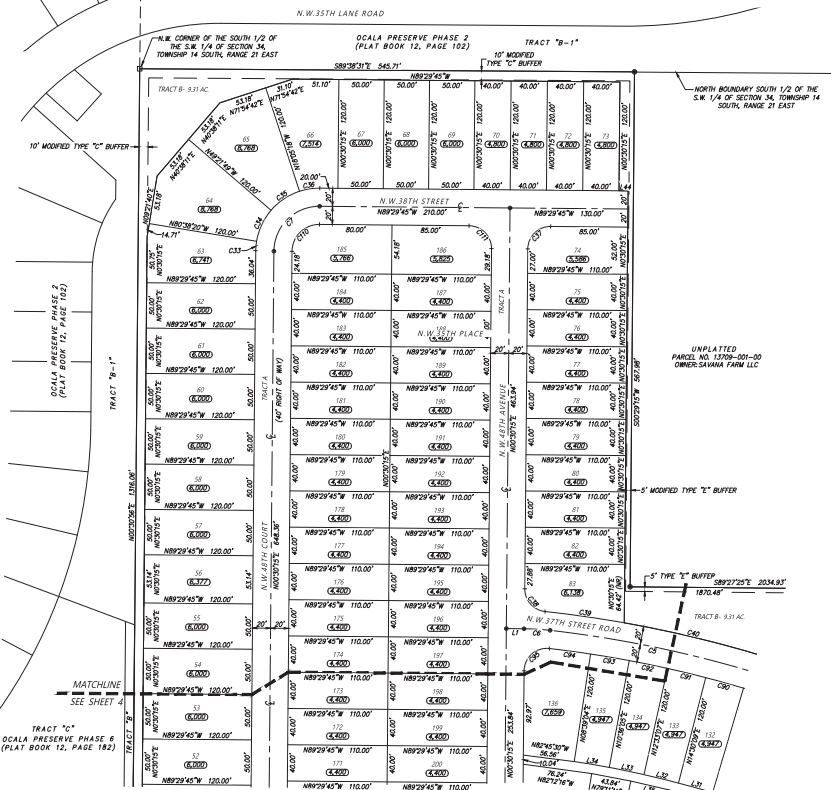
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TRACT B - 8.31 AC
TRACT C - 4.8 AC
TRACT D - 4.8 AC
TRACT E - 4.8 AC
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SABANA RESERVE
(A PLANNED UNIT DEVELOPMENT)
A PORTION OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 5 OF 5

NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT
COMPLETE WITHOUT THE OTHERS FOR LOCATION,
NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION.
SEE SHEET 1 FOR PRELIMINARY DETAIL. SEE SHEET 2
FOR LOT DIMENSIONS. SEE SHEETS 3, 4, AND 5.



LINE	BEARING	LENGTH
L1	N89°29'45"W	18.48'
L12	S89°29'45"E	20.00'
L31	N74°31'20"W	39.15'
L32	N76°38'22"W	39.15'
L33	N76°38'22"W	39.15'
L34	N89°29'45"W	39.15'
L35	N76°38'22"W	43.84'
L44	N89°29'45"W	10.00'

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	230.80'	1290.00'	010°15'12"	230.54'	N78°21'31"W
C7	28.85'	275.00'	008°10'38"	28.84'	N89°29'38"W
C7	78.54'	50.00'	008°10'38"	70.71'	N43°30'15"E
C13	10.62'	70.00'	008°51'20"	10.81'	N04°55'58"E
C14	38.21'	70.00'	031°16'51"	37.74'	N24°59'36"E
C15	38.21'	70.00'	031°16'51"	37.74'	N08°16'27"E
C18	22.72'	70.00'	018°51'31"	22.62'	N87°22'29"E
C17	39.27'	25.00'	080°10'00"	35.36'	N42°30'15"E
C18	36.80'	25.00'	080°10'00"	33.58'	N47°30'47"W
C19	88.26'	1310.00'	003°51'51"	88.24'	N81°54'01"W
C40	154.06'	1310.00'	006°44'17"	153.87'	N78°38'04"W
C40	43.23'	1270.00'	001°57'02"	43.23'	N74°31'20"W
C41	43.23'	1270.00'	001°57'02"	43.23'	N78°22'28"W
C42	43.23'	1270.00'	001°57'02"	43.23'	N78°25'24"W
C43	43.23'	1270.00'	001°57'02"	43.23'	N80°22'28"W
C44	45.89'	1270.00'	002°04'13"	45.88'	N82°23'03"W
C45	41.86'	25.00'	080°10'00"	37.18'	N48°52'31"E
C10	47.15'	30.00'	080°10'00"	42.47'	N42°30'15"E
C11	39.27'	25.00'	080°10'00"	35.36'	N47°30'47"W

LEGEND - UNLESS OTHERWISE NOTED
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
NO. = NUMBER
(NOD) = NO IDENTIFICATION
N. = NORTHING (STATE PLANE COORDINATES)
E. = EASTING (STATE PLANE COORDINATES)
C. = CENTERLINE OF RIGHT OF WAY
O.R.B. = OFFICIAL RECORD BOOK OF MARION COUNTY
R/W = RIGHT OF WAY LINE
L.B. = LICENSE BUSINESS
L.S. = LAND SURVEYOR
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.D. = PLAT BOOK
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
A.C. = ACRES
S.F. = SQUARE FEET
(NR) = NOT RADIAL
(SQ) = SQUARE FOOTAGE AREA
□ = PERMANENT REFERENCE MONUMENT
FOUN. 4" x 4" CONCRETE MONUMENT (AS NOTED)
● = PERMANENT REFERENCE MONUMENT
FOUN. 5/8" IRON ROD & CAP (AS NOTED)
● = PERMANENT REFERENCE MONUMENT
FOUN. 5/8" IRON ROD & CAP (LB 807)
SET NAIL & DISC NO. LB 807
● = PERMANENT REFERENCE MONUMENT
FOUN. 5/8" IRON ROD & CAP (AS NOTED)
● = PERMANENT REFERENCE MONUMENT
FOUN. 5/8" IRON ROD & CAP (AS NOTED)