

March 20, 2024

PROJECT NAME: FALLS OF OCALA UNIT 2

PROJECT NUMBER: 2005040074 APPLICATION:

FINAL PLAT #30739

- 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 PCP'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: 2.19.4.A - All improvements are completed & as built inspection complete
STATUS OF REVIEW: INFO
REMARKS:

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.E - Indemnification agreement
STATUS OF REVIEW: INFO
REMARKS:
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.E(2) - DRC certification & signatures
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.C(15)(i) - Board assessment notification
STATUS OF REVIEW: INFO
REMARKS:
- 12 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:
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.
STATUS OF REVIEW: INFO
REMARKS:
- 14 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.
- 15 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.



**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

AR #30739

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10-10-2023

A. PROJECT INFORMATION:

Project Name: FALLS OF OCALA
Parcel Number(s): 23304-001-00
Section 18 Township 15 Range 21 Land Use MR Zoning Classification R-1 PUD
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: FINAL PLAT
Property Acreage 28.20 Number of Lots 86 Miles of Roads 0.76 miles (4.01 ZAF)
Location of Property with Crossroads East of SW 6th Pl. Place and SW 7th Ct. East of Falls of Ocala Unit No. 1
Additional information regarding this submittal: _____

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

Engineer:
Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Surveyor:
Firm Name: Platinum Surveying & Mapping, LLC Contact Name: Kenneth W. Thompson, PLS
Mailing Address: 6700 South Florida Avenue, Suite 1 City: Lakeland State: FL Zip Code: 33813
Phone # 863-904-4699 Alternate Phone # 863-712-2110
Email(s) for contact via ePlans: kthompson@platinumsurveying.com

Property Owner:
Owner: CMH Parks, Inc., a Tennessee Corporation Contact Name: Milton Andrade
Mailing Address: 3020 S. Florida Ave., Suite 101 City: Lakeland State: FL Zip Code: 33803
Phone # 863-619-7103 Alternate Phone # 407-620-5833
Email address: m.andrade@highlandhomes.org

Developer:
Developer: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

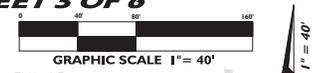
NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK TOP LB-8135 - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- FRS - FOUND RAILROAD SPIKE AS NOTED
- ▲ - FOUND - SEE CURVE DATA
- ① - AND = CENTERLINE
- ② - (RAD) = RADIUS
- ③ - (ANG) = ANGLE
- ④ - (DELTA) = CENTRAL ANGLE (DELTA)
- ⑤ - (M) = MID-ARC
- ⑥ - (N) = NON-RADIAL
- ⑦ - (NO) = NUMBER
- ⑧ - (ID) = IDENTIFICATION
- ⑨ - (L) = LENGTH
- ⑩ - (C) = CHORD BEARING
- ⑪ - (P) = PLATE BOOK
- ⑫ - (P) = PAGES
- ⑬ - (F) = FEDERAL PLANNED UNIT DEVELOPMENT
- ⑭ - (M) = FEDERAL EMERGENCY MANAGEMENT AGENCY
- ⑮ - (I) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- ⑯ - (I) = INFORMATION FROM LEGAL DESCRIPTION
- ⑰ - (I) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

THIS IS A PRIVATE ROAD SUBDIVISION

FALLS OF OCALA UNIT 2

A PORTION OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, STATE OF FLORIDA



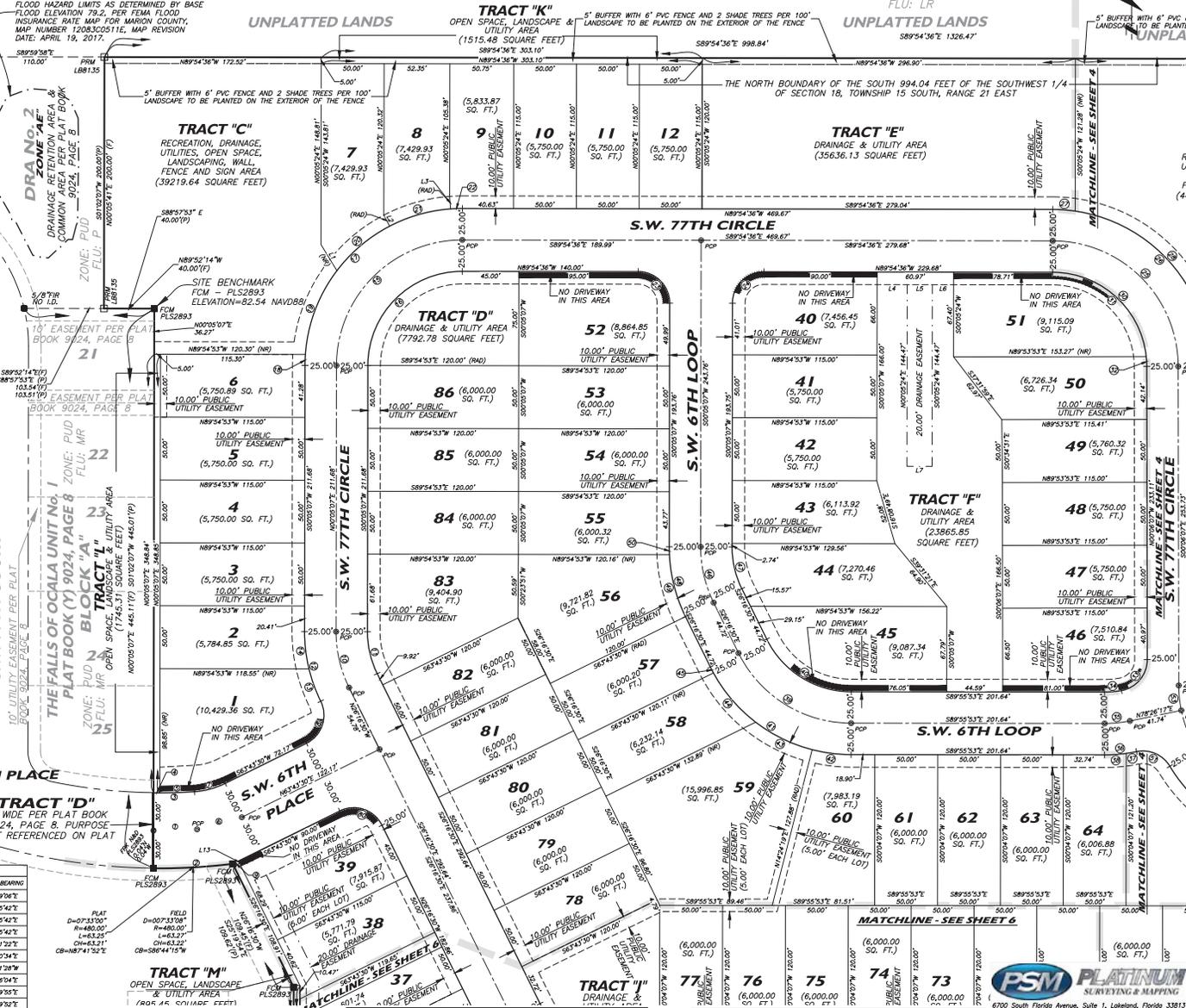
- SURVEYOR'S NOTES:**
- BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SUBJECT PARCEL HAVING A GRID BEARING OF SOUTH 89°53'3" EAST BETWEEN FIELD MONUMENTATION.
 - UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
 - THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
 - F.C.P.'S SET IN AN UNFINISHED SURFACE ARE 1/4" IN-AND DISC "LB-8135" - UNLESS OTHERWISE NOTED.
 - LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SLOPES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS CONSIDER THE RATE OF PRECIPITATION AND DRAINAGE RUNOFF.
 - PROPERTY OWNERS ARE ADVISED THAT SECTION 220 (DRAINAGE) IN THE RETENTION AREAS AND DRAINAGE SMOILES ARE WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNGRAVED.
 - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SYSTEMS IN ACCORDANCE WITH FLORIDA STATUTE 377.01 (C8).
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 1200800011, MARION COUNTY, FLORIDA, DATED 04/19/2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE". ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 1200800011, MARION COUNTY, FLORIDA, DATED 04/19/2017, THE BASE FLOOD ELEVATION FOR ZONE "AE" AT THE CLOSEST NEAR THE SOUTHWEST CORNER OF THE PROPERTY IS 81.8 FEET AND THE BASE FLOOD ELEVATION FOR ZONE "AE" AT THE CLOSEST NEAR THE SOUTHWEST CORNER OF THE PROPERTY IS 81.8 FEET AND THE FLOOD LIMITS HAVE BEEN DETERMINED HEREIN AS ACCORDINGLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. ALL PROPERTIES WITH AN INTEREST IN THE PROPERTY SHALL OBTAIN CURRENT FLOOD INSURANCE POLICIES AS THEY MAY BE AFFECTED FROM TIME TO TIME AS DETERMINED BY FEMA. CURRENTLY THE FLOOD INSURANCE STUDY FOR MARION COUNTY ALL BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAD83).
 - THE COORDINATES, X AND Y BEARINGS DESCRIBED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FEET WITH NORTH ARROW DATUM OF 1988 (NAD83). THE COORDINATES ARE DERIVED BY GPS RINEX METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LONGMANN CORPORATION.
 - ELEMENTS SHOWN, IF ANY, ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DISTRICT 5 SURVEY CONTROL POINT "08981111" BEING A 3/4" IRON ROD AND CAP "LB-8135" MONUMENT SET AT THE INTERSECTION OF THE NORTHWEST CORNER OF STATE ROAD 40 AND S.W. 80TH AVENUE, MARION COUNTY, FLORIDA. POINT NUMBER "08981111" IS EFFECTIVE DATE 07/20/10. NATIONAL GEODETIC SURVEY CONTROL POINT "10334710" IS A 3/4" IRON ROD AND CAP "LB-8135" MONUMENT SET AT THE INTERSECTION OF THE SOUTHWEST CORNER OF THE PROPERTY AND S.W. 77TH AVENUE, MARION COUNTY, FLORIDA. POINT NUMBER "10334710" IS EFFECTIVE DATE 07/20/10. NATIONAL GEODETIC SURVEY CONTROL POINT "10334710" IS A 3/4" IRON ROD AND CAP "LB-8135" MONUMENT SET AT THE INTERSECTION OF THE SOUTHWEST CORNER OF THE PROPERTY AND S.W. 77TH AVENUE, MARION COUNTY, FLORIDA. POINT NUMBER "10334710" IS EFFECTIVE DATE 07/20/10.
 - ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE OR DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO S.W. 8TH STREET OR THE EMERGENCY ACCESS ROADWAY IS PROHIBITED.
 - THE FUTURE LAND USE FOR THE LOTS BEING PLATTED IS MR (MEDIUM RESIDENTIAL) AND THE CURRENT ZONING IS PCP (PLANNED UNIT DEVELOPMENT).
 - DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE ROAD. SEE LIST OF CORNER LOTS.
 - ALL DIMENSIONS SHOWN HEREON ARE MEASURED GROUND DISTANCES.
 - THE LANDS BEING PLATTED ARE ZONED: R-1 (PLD) AND HAVE A LAND USE DESIGNATION OF MR (MEDIUM RESIDENTIAL).
 - ALL INTERNAL LOTS ARE SUBJECT TO A 5.00' UTILITY EASEMENT ON EACH LOT.

NOTICE:
THIS PLAT IS RECORDED IN ITS GRAPHIC FORM IN THE OFFICIAL DEPARTMENT OF THE SURVEYED LANDS AND THE LEGAL DESCRIPTION OF THE SUBJECT PARCELS IS SUPERSEDED BY THE LEGAL DESCRIPTION OF THE SUBJECT PARCELS AS SHOWN ON THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

| CURVE TABLE | | | | |
|-------------|-----------|---------|---------|---------------|
| CURVE # | DELTA | RADIUS | CHORD | CHORD BEARING |
| 7 | 00°34'42" | 450.00' | 34.64' | N89°20'12"E |
| 8 | 00°11'00" | 480.00' | 68.80' | N89°20'12"E |
| 9 | 00°42'30" | 420.00' | 32.57' | N88°21'11"E |
| 4 | 00°42'36" | 430.00' | 33.00' | S89°45'04"E |
| 5 | 00°45'44" | 430.00' | 27.58' | N88°00'43"E |
| 6 | 02°24'21" | 85.00' | 37.15' | S69°15'40"E |
| 7 | 02°24'21" | 85.00' | 25.42' | N74°55'04"E |
| 8 | 08°54'52" | 25.00' | 39.23' | S63°33'E |
| 9 | 00°37'31" | 480.00' | 5.39' | S29°38'46"E |
| 10 | 00°59'17" | 100.00' | 46.01' | S17°52'42"E |
| 11 | 02°21'17" | 75.00' | 34.51' | S17°52'42"E |
| 12 | 02°14'28" | 125.00' | 57.32' | S17°30'17"E |
| 13 | 01°23'48" | 125.00' | 27.45' | S19°53'58"E |
| 14 | 01°34'41" | 125.00' | 29.88' | S06°45'44"E |
| 15 | 06°00'17" | 100.00' | 157.00' | S45°05'15"W |
| 16 | 06°00'17" | 75.00' | 117.82' | S45°05'15"W |
| 17 | 06°00'17" | 125.00' | 196.36' | S45°05'15"W |
| 18 | 04°00'45" | 125.00' | 8.23' | S20°20'59"W |
| 19 | 03°03'58" | 125.00' | 72.13' | S20°38'59"W |
| 20 | 02°52'57" | 125.00' | 55.38' | S48°29'01"W |
| 21 | 02°15'46" | 125.00' | 50.75' | S47°09'39"W |
| 22 | 00°41'52" | 125.00' | 8.38' | S87°56'28"W |
| 23 | 08°59'43" | 25.00' | 39.23' | N44°54'45"W |
| 24 | 06°00'17" | 25.00' | 39.23' | S45°05'15"W |
| 25 | 08°48'29" | 100.00' | 156.74' | N45°02'22"W |
| 26 | 08°48'29" | 125.00' | 158.87' | N45°02'22"W |
| 27 | 00°13'32" | 125.00' | 17.83' | N85°48'05"W |
| 28 | 07°52'58" | 125.00' | 169.91' | N42°42'05"W |
| 29 | 08°48'29" | 75.00' | 117.86' | N04°08'59"W |
| 31 | 08°47'33" | 75.00' | 108.68' | N40°00'50"W |
| 32 | 00°10'56" | 75.00' | 7.87' | N03°06'15"W |
| 33 | 07°53'15" | 25.00' | 34.86' | N39°50'30"E |
| 34 | 01°16'59" | 75.00' | 13.46' | N84°52'37"E |
| 35 | 01°17'59" | 100.00' | 20.30' | N84°51'37"E |
| 36 | 01°14'50" | 125.00' | 29.84' | N84°51'37"E |
| 37 | 00°48'51" | 125.00' | 8.32' | N87°12'59"E |
| 38 | 00°56'12" | 125.00' | 17.32' | N86°08'01"E |
| 39 | 06°39'23" | 100.00' | 111.10' | S58°19'12"E |
| 41 | 06°39'23" | 75.00' | 83.33' | S58°19'12"E |
| 42 | 01°20'12" | 125.00' | 31.28' | S82°49'47"E |
| 43 | 02°30'54" | 125.00' | 50.34' | S89°13'28"E |
| 44 | 02°34'53" | 125.00' | 51.98' | S89°28'28"E |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | DIRECTION | LENGTH |
| L1 | S31°15'28"E | 24.43' |
| L2 | S27°28'15"E | 10.00' |
| L3 | S04°12'28"E | 10.00' |
| L13 | N28°16'30"W | 1.71' |

| CURVE TABLE | | | | |
|-------------|-----------|---------|---------|---------------|
| CURVE # | DELTA | RADIUS | CHORD | CHORD BEARING |
| 45 | 02°25'12" | 125.00' | 5.28' | S27°29'06"E |
| 46 | 02°21'17" | 100.00' | 46.01' | S17°52'42"E |
| 47 | 02°21'17" | 75.00' | 34.51' | S17°52'42"E |
| 48 | 02°21'17" | 125.00' | 57.51' | S17°52'42"E |
| 49 | 02°30'16" | 125.00' | 51.28' | S03°21'52"E |
| 50 | 02°25'12" | 125.00' | 4.27' | S27°29'06"E |
| 51 | 07°52'58" | 25.00' | 30.83' | N86°21'28"W |
| 52 | 08°59'43" | 100.00' | 156.49' | S45°04'45"W |
| 53 | 01°12'36" | 100.00' | 20.00' | S89°49'55"E |
| 54 | 07°81'18" | 100.00' | 136.49' | S50°39'50"E |
| 55 | 08°59'43" | 75.00' | 117.37' | S45°04'45"W |
| 56 | 05°44'02" | 50.00' | 128.14' | S69°24'00"E |
| 80 | 06°00'17" | 25.00' | 39.23' | N71°16'30"W |



CORNER LOT DRIVEWAY RESTRICTIONS:
DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE ROAD. SEE NOTE 10, 45, 46, 51 AND 82.

PRIVATE ROAD & MAINTENANCE NOTE:
THE ROADS AND RIGHTS-OF-WAY AND TRACTS 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, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PSM PLATINUM SURVEYING & MAPPING
6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813
(863) 904-4899 - kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 8135
KEYNOTE: M. THOMPSON
REGISTRATION NO. 4000

FALLS OF OCALA UNIT 2

A PORTION OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, STATE OF FLORIDA



NOTES AND LEGEND

- PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK TOP LB-8135 - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- FRS - FOUND RAILROAD SPIKE AS NOTED
- ① - CURVE - SEE CURVE DATA
- ▲ = AND
- = CENTERLINE
- (RAD) = RADIAL
- (NVA) = NON-RADIAL
- N/A = NUMBER
- U/L = IDENTIFICATION
- O.R. = OFFICIAL RECORDS
- PL = PLAT BOOK
- PC = PAGE
- PK = PAGES
- PK = PARKER KALON NAIL
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) = INFORMATION PER LEGAL DESCRIPTION
- (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- R/W = RIGHT-OF-WAY
- C/A = CONCRETE
- D/A = CENTRAL ANGLE (DELTA)
- L = ARC LENGTH
- T = TARGET LENGTH
- CH = CHORD DISTANCE
- CH = CHORD BEARING
- ± = MORE OR LESS / PLUS OR MINUS
- NA = NAIL AND DISK

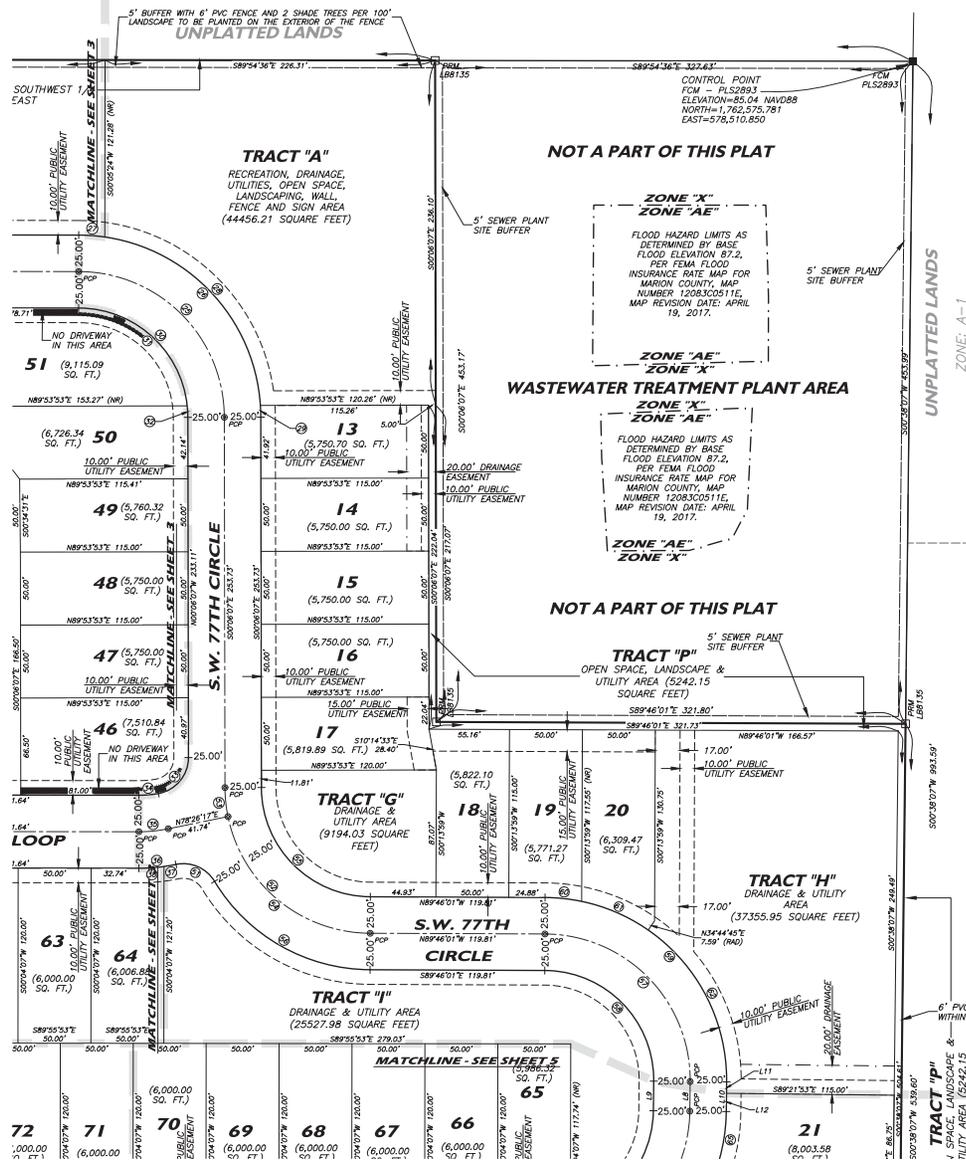
SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SUBJECT PARCEL HAVING A GRID BEARING OF SOUTH 89°55'33" EAST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5' W/4" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM ON TOP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. PLATS SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "LB-8135" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (SHOWING) IN THE DRAINAGE AREAS AND DRAINAGE SWALES WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 372.091 (F.S.).
8. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 1708030011C MARION COUNTY, FLORIDA, DATED 04/19/2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "AE" WITH A FLOOD INSURANCE RATE MAP NUMBER 1708030011E. EFFECTIVE DATE: 04/19/2017. BASE FLOOD ELEVATION FOR ZONE "AE" AT THE WATER PLANT ON THE EAST BOUNDARY IS 81.0 FEET AND THE BASE FLOOD ELEVATION FOR ZONE "AE" AT THE CLUMHOUSE NEAR THE SOUTHWEST CORNER OF THE PROPERTY IS 81.4 FEET AND THE BASE FLOOD ELEVATION FOR THE RETENTION POND NEAR THE NORTHEAST CORNER OF THE PROPERTY IS 79.2 FEET. THE FLOODING LIMITS HAVE BEEN DETERMINED HEREIN AS CORRELATED EXTENDED AT THE ONE (1) INCH OF FLOOD RETENTION. ALL PERSONS WITH AN INTEREST IN THE TRACTS DESCRIBED HEREON SHOULD FULFILL CURRENT FLOODPLAIN LIMITS AS THEY MAY BE ADJUSTED FROM MAP TO TOP-GRADE. ALL BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
9. THE COORDINATES, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), GCS 2011. THE COORDINATES, IF ANY, WERE OBTAINED BY GPS FOR METHUENVILLE USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LEVINSKYMAN SURVEYING.
10. ELEVATIONS SHOWN, IF ANY, ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DISTRICT 10 SURVEY CONTROL POINT SUBSTATION 1 BEING A STANDARD FOOT BRASS SURVEY DISK SET IN A 4x4 CONCRETE MONUMENT IN THE NORTHEAST QUARTER OF STATE ROAD 40 AND S.W. 80TH AVENUE, MARION COUNTY, FLORIDA. PUBLISHED ELEVATION: 213.89 METERS (703.77 FEET). NATIONAL GEOGRAPHIC VERTICAL DATUM 1985 (NGVD83) WILL BE USED FOR ADJUSTMENT TO THE NORTH AMERICAN VERTICAL DATUM BY 0.19 METERS (0.62 FEET). THE ADJUSTED ELEVATION OF THE SURVEY DISK IS 213.89 METERS (703.77 FEET). THE ADJUSTED PUBLISHED ELEVATION FOR THE COORDINATING BENCHMARK IS 77.887 METERS. ALL ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET.
11. ALL LOTS/PLOTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADSWAYS FOR VEHICLE OR CONVEYANCE ACCESS. EXCEPT VEHICULAR CONVEYANCE ACCESS TO S.W. 8TH STREET OR THE EMERGENCY ACCESS ROADWAY IS PROHIBITED.
12. THE FUTURE LAND USE FOR THE LANDS BEING PLATTED IS MR (MEDIUM RESIDENTIAL) AND THE CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT).
13. DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE DRIVEWAY. SEE NOTE NO. 10.
14. ALL DIMENSIONS SHOWN HEREON ARE MEASURED GROUND DISTANCES.
15. THE LANDS BEING PLATTED ARE ZONED: R-1 PUD AND HAVE A LAND USE DESIGNATION OF MR (MEDIUM RESIDENTIAL).
16. ALL INTERNAL LOTS ARE SUBJECT TO A 5.00' UTILITY EASEMENT ON EACH LOT.

THIS IS A PRIVATE ROAD SUBDIVISION

PRIVATE ROAD & MAINTENANCE NOTE:
THE ROADS AND PORTIONS OF WAY AND TRACTS 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, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



CORNER LOT DRIVEWAY RESTRICTIONS:
DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE DRIVEWAY. SEE NOTE NO. 10.

| LINE # | DIRECTION | LENGTH |
|--------|-------------|--------|
| L8 | N00°48'07"E | 20.29' |
| L9 | N00°48'07"E | 20.29' |
| L10 | N00°48'07"E | 20.29' |
| L11 | S00°48'07"W | 7.80' |
| L12 | S00°48'07"W | 12.49' |

| CURVE # | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
|---------|------------|---------|---------|---------|---------------|
| 25 | 88°48'29" | 100.00' | 156.74' | 141.18' | N45°00'22"W |
| 26 | 88°48'29" | 125.00' | 195.33' | 176.48' | N45°00'22"W |
| 27 | 22°52'58" | 125.00' | 17.28' | 17.91' | N45°48'05"W |
| 28 | 22°52'58" | 125.00' | 169.91' | 157.11' | N42°46'05"W |
| 29 | 203°42'38" | 125.00' | 8.09' | 8.09' | N01°57'22"W |
| 30 | 88°48'29" | 75.00' | 117.56' | 105.89' | N45°00'22"W |
| 31 | 88°47'33" | 75.00' | 108.68' | 100.17' | N45°00'50"W |
| 32 | 00°00'58" | 75.00' | 7.87' | 7.87' | N03°06'38"W |
| 33 | 07°53'15" | 25.00' | 34.86' | 30.10' | N39°50'30"E |
| 34 | 01°16'59" | 75.00' | 13.48' | 13.44' | N49°50'37"E |
| 35 | 21°12'50" | 100.00' | 20.30' | 20.26' | N49°45'12"E |
| 36 | 21°14'50" | 125.00' | 25.64' | 25.59' | N41°17'25"E |
| 37 | 203°48'51" | 125.00' | 8.30' | 8 | |

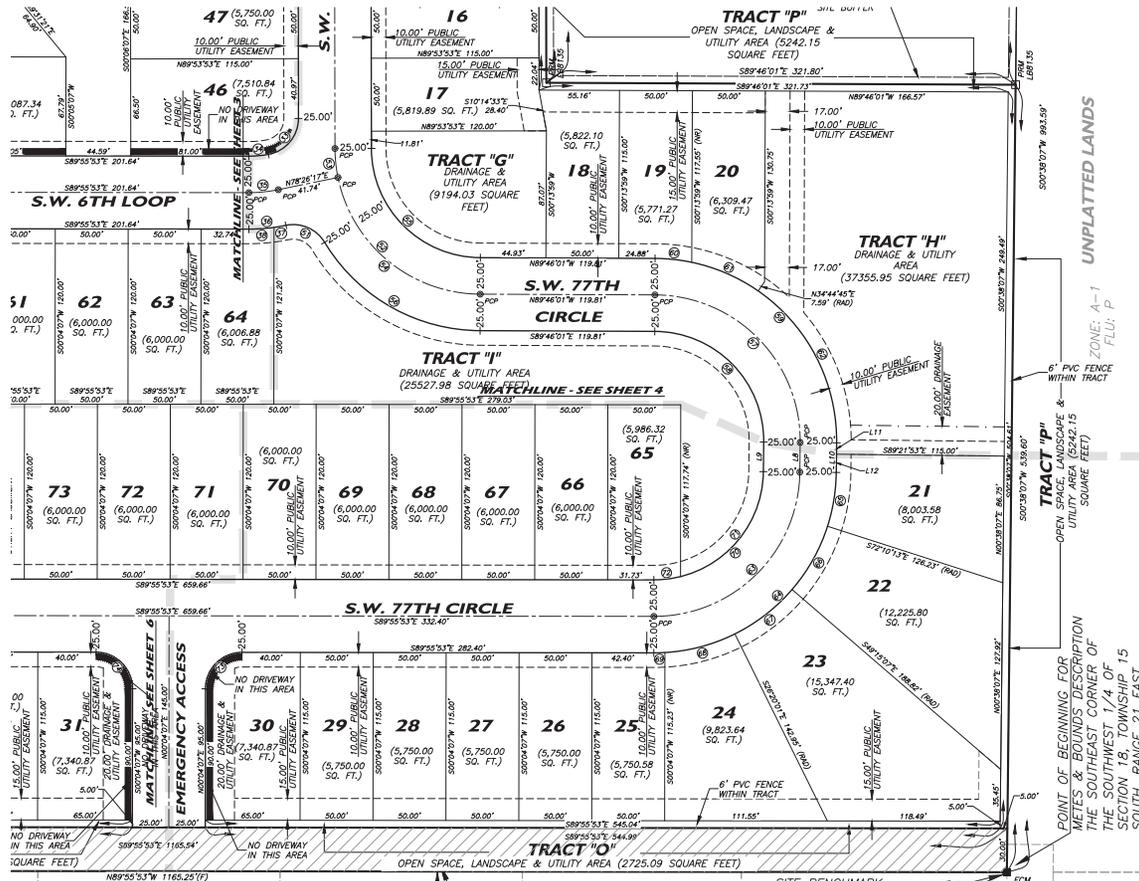
FALLS OF OCALA UNIT 2

A PORTION OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, STATE OF FLORIDA



| LINE # | DIRECTION | LENGTH |
|--------|--------------|--------|
| L0 | N02°38'07" E | 20.25' |
| L1 | N02°38'07" E | 20.25' |
| L10 | N02°38'07" E | 20.25' |
| L11 | S02°38'07" W | 7.80' |
| L12 | S02°38'07" W | 12.49' |

| CURVE # | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
|---------|------------|---------|---------|---------|---------------|
| 33 | 079°53'15" | 25.00' | 34.86' | 32.10' | N89°50'30" E |
| 34 | 010°16'59" | 75.00' | 13.46' | 13.44' | N45°55'37" E |
| 35 | 011°37'50" | 100.00' | 20.30' | 20.26' | N41°17'12" E |
| 36 | 011°45'03" | 125.00' | 25.64' | 25.59' | N41°17'53" E |
| 37 | 003°48'51" | 125.00' | 8.32' | 8.32' | N80°17'29" E |
| 38 | 007°56'12" | 125.00' | 17.25' | 17.30' | N80°06'01" E |
| 51 | 070°39'57" | 25.00' | 30.83' | 28.81' | N89°21'28" W |
| 52 | 089°39'54" | 100.00' | 156.49' | 141.01' | S44°56'04" W |
| 53 | 011°27'58" | 100.00' | 20.50' | 19.97' | S09°49'56" W |
| 54 | 078°12'18" | 100.00' | 136.49' | 126.14' | S05°39'52" W |
| 55 | 089°39'54" | 75.00' | 117.37' | 105.76' | S44°56'04" W |
| 56 | 058°44'52" | 125.00' | 128.14' | 122.60' | S62°24'00" W |
| 57 | 090°24'58" | 100.00' | 176.78' | 141.82' | N44°33'57" W |
| 58 | 090°24'58" | 75.00' | 116.34' | 106.44' | N44°33'57" W |
| 59 | 060°24'58" | 125.00' | 192.23' | 172.40' | N44°33'57" W |
| 60 | 011°28'00" | 125.00' | 25.30' | 25.25' | N85°58'17" W |
| 61 | 022°55'24" | 125.00' | 50.00' | 49.67' | N69°42'48" W |
| 62 | 055°53'24" | 125.00' | 121.93' | 117.15' | N57°18'34" W |
| 63 | 089°28'00" | 100.00' | 156.00' | 140.72' | N45°21'07" E |
| 64 | 089°28'00" | 125.00' | 185.11' | 175.80' | N45°21'07" E |
| 65 | 017°11'40" | 125.00' | 37.51' | 37.37' | N69°13'57" E |
| 66 | 022°55'24" | 125.00' | 50.00' | 49.67' | N69°17'20" E |
| 67 | 022°55'24" | 125.00' | 50.00' | 49.67' | N52°12'26" E |
| 68 | 022°55'24" | 125.00' | 50.00' | 49.67' | N70°07'52" E |
| 69 | 033°29'24" | 125.00' | 2.60' | 2.60' | N89°19'36" E |
| 70 | 089°28'00" | 75.00' | 117.07' | 105.54' | N45°21'07" E |
| 71 | 079°19'55" | 75.00' | 86.61' | 81.66' | N38°15'05" E |
| 72 | 014°06'55" | 75.00' | 18.46' | 18.41' | N43°01'04" E |
| 73 | 090°00'00" | 25.00' | 39.27' | 35.36' | S45°04'07" W |
| 74 | 090°00'00" | 25.00' | 39.27' | 35.36' | N44°55'53" W |



- NOTES AND LEGEND**
- PCP = PERMANENT CONTROL POINT - SET PK NAIL & DISK TOP LB-8135 - UNLESS OTHERWISE NOTED
 - PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
 - FCM = FOUND CONCRETE MONUMENT AS NOTED
 - FR = FOUND IRON ROD AS NOTED
 - FIP = FOUND IRON PIPE AS NOTED
 - FRS = FOUND REBAR SPIKE AS NOTED
 - = CURVE - SEE CURVE DATA
 - 4 = AND
 - CONC. = CENTERLINE
 - (RAD) = RADIAL
 - (RV) = NON-RADIAL
 - M/A = MILES
 - N/C/L = NUMBER
 - U/L = UTILITY
 - Q/L = OFFICIAL RECORDS
 - PL = PLAT BOOK
 - PC = PAGE
 - PCS = PAGES
 - PK = PARKER KALON NAIL
 - PSM = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - (F) = INFORMATION AS MEASURED FIELD MONUMENTATION
 - (I) = INFORMATION PER LEGAL DESCRIPTION
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - R/W = RIGHT-OF-WAY
 - Δ = CENTRAL ANGLE (DELTA)
 - Δ/C = CENTRAL ANGLE (DELTA)
 - L = ARC LENGTH
 - T/L = TANGENT LENGTH
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - ± = MORE OR LESS / PLUS OR MINUS
 - NAIL = NAIL AND DISK

- SURVEYOR'S NOTES:**
- BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SUBJECT PARCEL HAVING A GRID BEARING OF S09°55'33" E 201.64'.
 - UNLESS OTHERWISE NOTED A 3" IRON NAIL AND CAP "LB-8135" MONUMENT SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PIN ON TOP.
 - THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
 - ALLOTT'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISK "LB-8135" - UNLESS OTHERWISE NOTED.
 - LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE EFFICIENCY.
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (PINNACLES) IN THE RETENTION AREAS. PINNACLES SHALL WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
 - ALL RELATED UTILITIES (CABLE TELEVISION) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 372.091 (F.S.).
 - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 170800021T, MARION COUNTY, FLORIDA, DATED 04/19/2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "A-1". THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 170800021T HAS A BASE FLOOD ELEVATION FOR ZONE "A-1" OF 7.80 FEET ABOVE THE MEAN HIGH WATER OF THE NEAREST TIDAL WATERS. THE BASE FLOOD ELEVATION FOR ZONE "A-1" AT THE CLINCHHOUSE NEAR THE SOUTHWEST CORNER OF THE PROPERTY IS 7.80 FEET. THE BASE FLOOD ELEVATION FOR THE RETENTION POND NEAR THE NORTHWEST CORNER OF THE PROPERTY IS 7.52 FEET. THE FLOODING LIMITS HAVE BEEN CORRECTED HEREON AS INTEREST IN THE LANDS DESCRIBED HEREON SHOULD MAINTAIN CURRENT FLOODPLAIN LIMITS AS THEY MAY BE ADJUSTED FROM TIME TO TIME AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ALL BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 - THE COORDINATES, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS OF 2011. THE COORDINATES, IF ANY, WERE OBTAINED BY GPS FOR METHUEN/FLORIDA, THE "L-NET" GPS NETWORK ESTABLISHED AND MAINTAINED BY LEUNGSMAN CORPORATION.
 - ELEVATIONS SHOWN, IF ANY, ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DISTRICT 10 SURVEY CONTROL POINT SUBSTATION 16036 (ELEVATION 80.00 FEET BRASS) SURVEY CORNER SET IN A 4" X 4" CONCRETE MONUMENT IN THE NORTHWEST QUARTER OF STATE ROAD 40 AND S.W. 80TH AVENUE, MARION COUNTY, FLORIDA. PUBSERV. ELEVATION: 23.55 METERS (77.57 FEET). NATIONAL GEODESIC VERTICAL DATUM 1988 (NGVD83) ELEVATION: 23.55 METERS (77.57 FEET). THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 170800021T HAS A BASE FLOOD ELEVATION FOR ZONE "A-1" OF 7.80 FEET ABOVE THE MEAN HIGH WATER OF THE NEAREST TIDAL WATERS. THE BASE FLOOD ELEVATION FOR THE RETENTION POND NEAR THE NORTHWEST CORNER OF THE PROPERTY IS 7.52 FEET. THE FLOODING LIMITS HAVE BEEN CORRECTED HEREON AS INTEREST IN THE LANDS DESCRIBED HEREON SHOULD MAINTAIN CURRENT FLOODPLAIN LIMITS AS THEY MAY BE ADJUSTED FROM TIME TO TIME AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ALL BASE FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
 - ALL LOTS/TRACTS SHALL USE THIS SURVEYOR'S INTERNAL ROADWAYS FOR VEHICLE OR EQUIPMENT ACCESS. ERECTED VEHICLE/EQUIPMENT ACCESS TO S.W. 8TH STREET OR THE EMERGENCY ACCESS ROADWAY IS PROHIBITED.
 - NO FUTURE LAND USE FOR THE LANDS BEING PLATTED IS MR (MEDIUM RESIDENTIAL) AND THE CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT).
 - DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSOR OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE RADIUS SEE NOTE "NO DRIVEWAY THIS AREA" AND GRAPHIC DEPICTION CONTAINED ON LOTS 1, 30, 31, 39, 40, 45, 46, 51 AND 52.
 - ALL DIMENSIONS SHOWN HEREON ARE MEASURED GROUND DISTANCES.
 - THE LANDS BEING PLATTED ARE ZONED R-1 PUD AND HAVE A LAND USE DESIGNATION OF MR (MEDIUM RESIDENTIAL).
 - ALL INTERNAL LOTS ARE SUBJECT TO A 5.00' UTILITY EASEMENT ON EACH LOT.

THIS IS A PRIVATE ROAD SUBDIVISION

PRIVATE ROAD & MAINTENANCE NOTE:
THE ROADS AND RIGHTS-OF-WAY AND TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O" AND "P" WITHIN THIS SUBDIVISION WILL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CORNER LOT DRIVEWAY RESTRICTIONS:
DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSOR OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE RADIUS SEE NOTE "NO DRIVEWAY THIS AREA" AND GRAPHIC DEPICTION CONTAINED ON LOTS 1, 30, 31, 39, 40, 45, 46, 51 AND 52.

OCALA THOROUGHBRID ACRES
PLAT BOOK "M", PAGE 85

SITE BENCHMARK
FCM - PSM2566
ELEVATION=91.27 NAVD88

SUBDIVISION PROPERTY RECORDS: Ocala Falls of Ocala Unit 2 Plat Book "M", Page 85, 11/15/2024, 11:00 AM, Ken Thompson

