

September 27, 2024

PROJECT NAME: OTOW CALESA PUD (MIXED USE PROJECT)

PROJECT NUMBER: 2018010024

APPLICATION: REZONING TO PUD WITH MASTER PLAN #28323

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.D - Fire Department Connections  
STATUS OF REVIEW: INFO  
REMARKS: With the building equipped with a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined a minimum of 1 and ½ times the height of the highest portion of the building. Also, the fire department connection must be within 100 feet of a fire hydrant.
- 2 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants  
STATUS OF REVIEW: INFO  
REMARKS: Please add the following note under the General Note for Fire Department. Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Rezoning to PUD with master plan  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED - Bay Laurel Utilities service area; defer to that private utility for comments & utility connection requirements.
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: INFO  
REMARKS: this is 1 acre of land being added to the overall Calesa PUD with no other changes to the PUD.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - Add waivers if requested in the future
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.14.1 - Master Plans shall be submitted for multi-phase development projects unless specified otherwise herein  
STATUS OF REVIEW: INFO  
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and

construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - Intersection operational analyses will need to be provided for the connections to SW 80th Avenue and SW 38th Street. These analyses will need to take into account
  
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.4 - Access management  
STATUS OF REVIEW: INFO  
REMARKS: 9/27/24 - CONDITIONAL APPROVAL - The two right-in/right-out driveways onto SW 38th Street are subject to driveway spacing requirements and final direction by the Marion County Board of County Commissioners on SW 38th Street design. Neither of these two driveways may be permitted pending the direction pending the direction of the Board of County Commissioners.  
  
4/27/22 - Remove one of the right-in/right-out connections to SW 38th Street accessing the commercial area at the northwest corner of the PUD.
  
- 10 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.9.A - Traffic signals  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - A traffic signal will likely be needed in the future on SW 38th Street at SW 62nd Avenue Road. This intersection will require periodic evaluation to determine when the signal is warranted.
  
- 11 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.2 - Right-of-way  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - The County is developing plans to widen SW 80th Avenue and additional right-of-way will likely be needed for the widening. Additionally, the County is planning on widening SW 38th Street in the future and right-of-way will be required along SW 38th Street at that time as well.
  
- 12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.11 - Turn lanes  
STATUS OF REVIEW: INFO  
REMARKS: 4/27/22 - The need for turn lanes at the project entrances will be determined by the intersection analyses.



**Marion County  
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

[www.marioncountyfl.org](http://www.marioncountyfl.org)

| OFFICE USE ONLY:          |            |
|---------------------------|------------|
| Project Number:           | 2018010024 |
| App Request No.:          | 28323      |
| Case Number:              |            |
| Received Date:            |            |
| Received By:              |            |
| Submission Complete Date: |            |

**PARCEL ACCOUNT NUMBERS:** Addition of parcel 35478-002-00, and all parcels within approved Calesa Master Plan as approved in 200607Z

**APPLICATION FOR PUD REZONING or PUD AMENDMENT**

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:  
Amending previously approved Master Plan 200607Z to include parcel 35478-002-00 (A-1).

**Legal description:** Attach a copy of the deed(s) with property legal description and demonstrating ownership.

**Required documents:** Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

**Total PUD Acreage:** 1865.87 +/- **Maximum Proposed Residential Units:** \_\_\_\_\_

**Maximum Non-Residential (Commercial or Industrial) Acreage:** addition of 1 acre +/-

**Directions to property (from MC Growth Services):** Take SR 200 SW to SW 80<sup>th</sup> Avenue. turn R to subject on R.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

OTOW Communities, L.L.C. & LS Enterprises Florida, LLC

Tillman & Associates Engineering, LLC

**Property owner name (please print)**

8445 SW 80<sup>th</sup> Street & 20483 Parke LN

**MAILING ADDRESS**

Ocala, FL 34481 & Grosse Ile, MI 48138

**City, state, zip code**

352-854-0805

**Phone number (include area code)**

otowinfo@otowfl.net

**e-Mail Address (include complete address)**

Signature

**Applicant/agent name (please print)**

1720 SE 16<sup>th</sup> Avenue, Bldg 100

**MAILING ADDRESS**

Ocala, FL

**City, state, zip code**

352-387-4540

**Phone number (include area code)**

Permits@tillmaneng.com

**e-Mail Address (include complete address)**

Signature

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

A) Application Fee:

| NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval   | PUD Amendment that does NOT require Board of County Commissioners Approval  |
|---|---|
| <b>BASE FEE: \$1,000.00 AND</b><br><b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b><br><b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b> | <b>BASE FEE: \$150.00 AND</b><br><b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b><br><b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b> |
| <b>Fee Calculation Method Example:</b><br><b>(Base Fee - \$1,000 or \$150.00) + (\$5.00 X Max DUs = \$ _____) + (\$5.00 X Max Non-Res AC = \$ _____) = \$ _____ Total Fee</b>   |   |

B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
20. Architectural renderings or color photos detailing the design features, color palettes, buffering details.
21. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*















|                         |                         |                         |                         |                         |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
|                         |                         |                         |                         |                         |
| <p>7.3.2<br/>UT 108</p> | <p>7.3.2<br/>UT 109</p> | <p>7.3.2<br/>UT 110</p> | <p>7.3.2<br/>UT 104</p> | <p>7.3.2<br/>UT 112</p> |
|                         |                         |                         |                         |                         |
| <p>7.3.2<br/>UT 302</p> | <p>7.3.2<br/>UT 303</p> | <p>7.3.2<br/>UT 305</p> | <p>7.3.2<br/>UT 300</p> | <p>7.3.2<br/>UT 102</p> |
|                         |                         |                         |                         |                         |
| <p>7.3.2<br/>UT 206</p> | <p>7.3.2<br/>UT 309</p> | <p>7.3.2<br/>UT 312</p> | <p>7.3.2<br/>UT 306</p> | <p>7.3.2<br/>UT 103</p> |

Marion County Approval Stamp

**Tilman & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave., 800 100, Ocala, FL 34471  
Phone: (352) 367-4650  
Fax: (352) 367-4655  
www.tilmanandassociates.com

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| REVISIONS |  |
| DATE      |  |

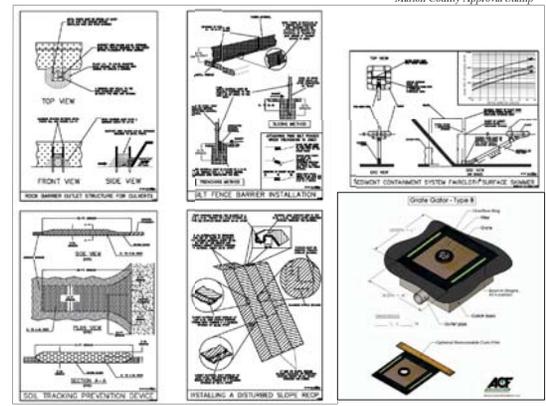
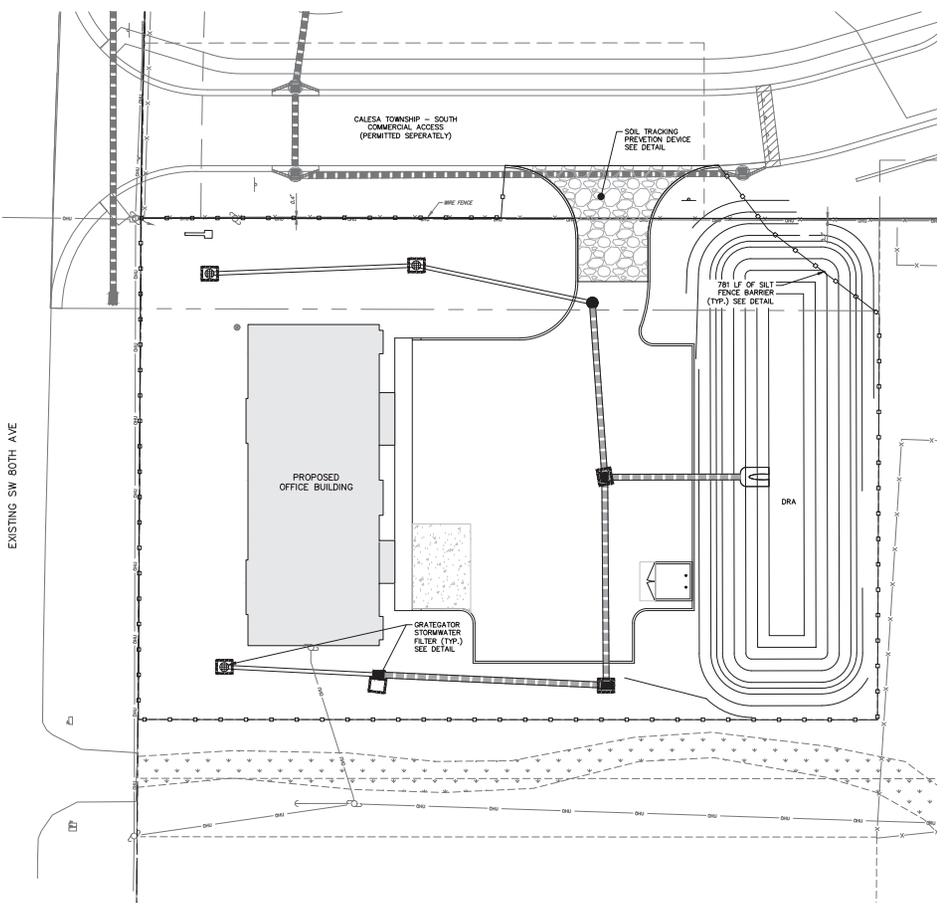
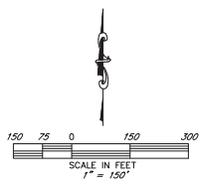
MAJOR SITE PLANS  
L&S ENTERPRISES  
MARION COUNTY, FLORIDA  
**SANITARY SEWER DETAILS**

DATE: 03-31-22  
DRAWN BY: SAS  
CHKD BY: DMJ  
JOB NO: 21-7112

SHT. 08.01







- NOTES:
1. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
  2. ALL DISTURBED AREAS TO BE SODED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.

1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOIL OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTIGUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.).
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN P.2.0.1.1. EROSION & SEDIMENT CONTROL MANUAL, LATEST EDITION.











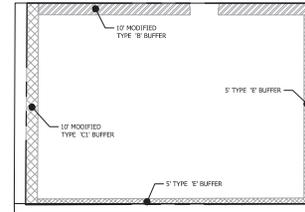
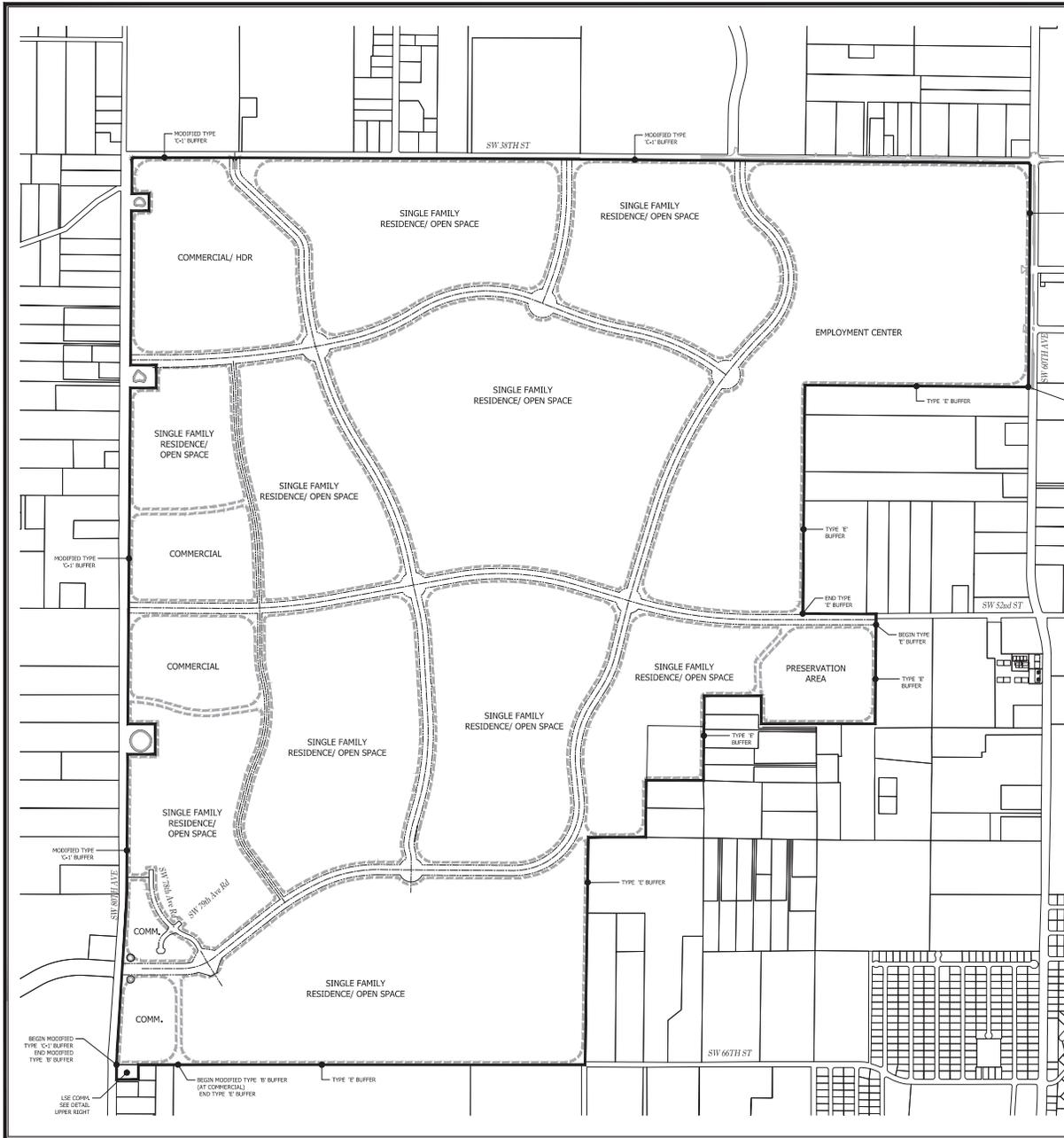




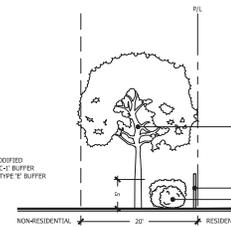




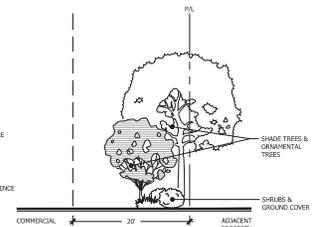




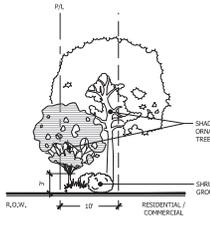
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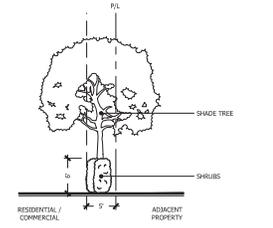
MODIFIED TYPE 'A' BUFFER DETAIL  
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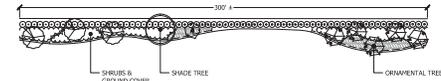
MODIFIED TYPE 'B' BUFFER DETAIL  
SCALE: N.T.S.



MODIFIED TYPE 'C-1' BUFFER DETAIL  
SCALE: N.T.S.



TYPE 'E' BUFFER DETAIL  
SCALE: N.T.S.



MODIFIED TYPE 'C-1' BUFFER ILLUSTRATIVE PLAN  
SCALE: N.T.S.

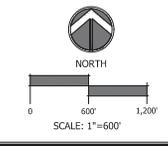
**BUFFERS:**  
**MODIFIED TYPE 'A' BUFFER:**  
 20' WIDE, 5' TREES OR 10' DOUBLE STAGGERED HEDGE ROWS 60" TALL W/ 1/2" IN 2 YRS. PROVIDING CONTINUOUS VISUAL SCREENING AFTER 2 YRS. GROWTH W/ 1/2" IN 2 YRS.  
**MODIFIED TYPE 'B' BUFFER:**  
 MINIMUM 20' WIDE, NO WALL, TWO SHADE TREES AND THREE ORNAMENTAL TREES PER 100 LF, WITH SHRUBS AND GROUND COVER A MINIMUM OF 50%  
**MODIFIED TYPE 'C-1' BUFFER:**  
 BUFFER SHALL CONSIST OF A 10'-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN SHADE AND ORNAMENTAL TREES IN A MANNER COMPARABLE WITH SIMILAR EXISTING OR TOP OF THE WORLD DEVELOPMENT OF RESIDENTIAL IMPACT BUFFERS. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAWNED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.  
**TYPE 'E' BUFFER:**  
 A FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

- NOTES:**
1. PROVIDE MODIFIED TYPE 'A' BUFFER WHERE NON-RESIDENTIAL, DIRECTLY ADJUTS SINGLE FAMILY RESIDENTIAL. BUFFER SHALL NOT APPLY IF A ROAD DIVIDES LOTS.
  2. BUFFERS ARE NOT REQUIRED ALONG ANY DESIGNATED PRESERVATION AREA THAT HAS A 50' WOODED AREA ALONG ITS BOUNDARY.
  3. SHADE TREES THAT ARE REQUIRED FOR ALL BUFFERS, SHADE TREE, AND TREE REPLACEMENT REQUIREMENTS SHALL BE INSTALLED AT 2" - 2 1/2" CAL.

**MARION FRIENDLY LANDSCAPE AREA (MFLA)**  
 PER SEC. 2.12.25, MARION FRIENDLY LANDSCAPE AREAS (MFLA) LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

**SEC. 2.12.25 MARION FRIENDLY LANDSCAPE AREA (MFLA):**  
 THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPE AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-CROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES ON TURFGRASS IS PROHIBITED).

OUTSIDE PRIMARY SHRUBS PROTECTION ZONE = 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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|     |      |             |

CALESA TOWNSHIP AMENDED MASTER PLAN  
 COLLEN BUILT DEVELOPMENT, L.L.C.  
 MARION COUNTY, FLORIDA

DATE: 3/29/2022  
 DRAWN BY: JBA  
 CHKD. BY: JMM  
 JOB NO.: 21-7013

**BUFFER PLAN**













# "CALESA TOWNSHIP" ON TOP OF THE WORLD COMMUNITIES, LLC.

| CURVE | LENGTH | RADIUS  | DELTA      | CHORD  | BEARING     |
|-------|--------|---------|------------|--------|-------------|
| C1    | 178.98 | 3150.00 | 003°15'20" | 178.98 | N02°03'32"E |
| C2    | 180.12 | 3250.00 | 003°10'31" | 180.09 | N02°02'46"E |
| C3    | 39.24  | 25.00   | 089°55'27" | 35.33  | N45°16'19"E |

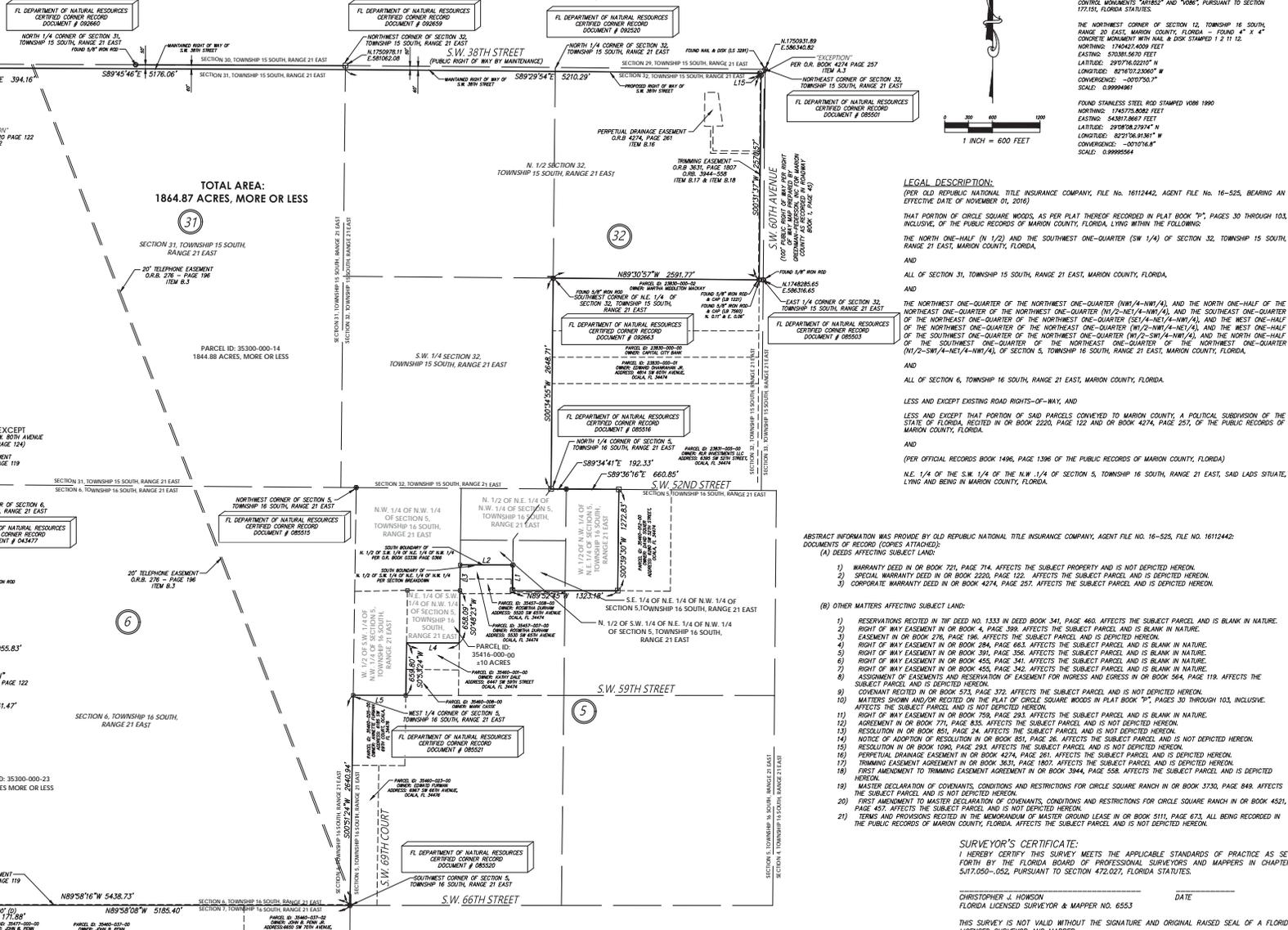
| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | N04°15'3"E  | 319.89 |
| L2   | N89°52'19"W | 681.32 |
| L3   | S0°30'20"W  | 323.46 |
| L4   | N48°49'11"W | 681.78 |
| L5   | N89°57'43"W | 662.19 |
| L6   | N89°33'02"E | 320.00 |
| L7   | N02°57'4"E  | 350.00 |
| L8   | N89°32'21"W | 320.11 |
| L9   | S89°34'31"E | 300.05 |
| L10  | N02°4'34"E  | 265.03 |
| L11  | N89°35'31"W | 300.01 |
| L12  | S89°35'49"E | 200.19 |
| L13  | N02°3'53"E  | 200.06 |
| L14  | N89°36'50"W | 200.00 |
| L15  | S35°09'43"E | 31.78  |

**NOTES:**

- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF 89°58'16"W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1208300496, 1208300518 AND 1208300520, EFFECTIVE DATE OF APRIL 19, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJACENTS OR OTHER INSTRUMENTS OF RECORD.
- IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY.
- DISTANCES SHOWN HEREON ARE BASED ON GRID DISTANCES.
- INTERIOR IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY PER CLIENTS REQUEST.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON ORIGINAL DIRECTION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON, (BUREAU) 1 FOOT IN 5000 FEET.
- ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SURVEYING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYING PARTY OR PARTIES.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELEASD UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- VERTICAL DATUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "WOLPERT TRAVELER" APPROXIMATELY 0.36 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD COMMUNITIES, LLC." ELEVATION = 69.272 (DATUM ROAD 1982).
- RIGHT OF WAY FOR S.W. 60TH AVENUE IS BASED ON RIGHT OF WAY MAP PREPARED BY GREENMAN-PEPPERSON, INC. FOR MARION COUNTY AS RECORDED IN ROADWAY BOOK L PAGE 45. RIGHT OF WAY FOR S.W. 80TH AVENUE IS BASED ON OFFICIAL RECORDS BOOK 2220, PAGE 122. RIGHT OF WAY FOR S.W. 38TH STREET IS BASED ON MAINTENANCE.

- LEGEND AND ABBREVIATIONS:**
- FOUND 6" OCTAGON CONCRETE MONUMENT
  - FOUND 5/8" IRON ROD & CAP (LB 7560)
  - FOUND 1/4" CONCRETE MONUMENT (IND. LD.)
  - FOUND 1/2" IRON ROD & CAP (WOODRUFF ENG.)
  - FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - SET 5/8" IRON ROD & CAP (8071)
  - FOUND NAIL & DISK (LB 7560)

| FB/PG | DATE       | DRAWN  | REVISION                           | CKD    |
|-------|------------|--------|------------------------------------|--------|
| ---   | 12/15/17   | M.A.   | ADD ADDITIONAL PARCELS             | C.J.H. |
| ---   | 03/29/18   | M.A.   | REVISED TITLE DOCUMENT             | C.J.H. |
| ---   | 07/16/19   | C.J.H. | UPDATE SURVEY                      | C.J.H. |
| ---   | 02/25/2020 | M.A.   | ADD ADDITIONAL PARCELS             | C.J.H. |
| ---   | 03/24/2020 | C.J.H. | REVISED BOUNDARY REMOVED LS PARCEL | C.J.H. |



**HORIZONTAL CONTROL:**  
THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (FPOD ADJUSTMENT). FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL FLORISE METHOD AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1852" AND "N08", PURSUANT TO SECTION 1711.01, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA = FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.  
NORTHING: 1746570.00 FEET  
EASTING: 570381.5670 FEET  
LATITUDE: 29°07'40.0200" N  
LONGITUDE: -82°21'32.9000" W  
CONVERGENCE: -00°07'50.7" S  
SCALE: 0.999999496

FOUND STAINLESS STEEL ROD STAMPED W08 1990  
NORTHING: 1746570.00 FEET  
EASTING: 543917.8667 FEET  
LATITUDE: 29°08'00.2700" N  
LONGITUDE: 82°21'56.9181" W  
CONVERGENCE: -00°07'16.8" S  
SCALE: 0.999999594

**LEGAL DESCRIPTION:**  
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 16112442, AGENT FILE NO. 16-525, BEARING AN EFFECTIVE DATE OF NOVEMBER 01, 2016)

THAT PORTION OF ORACLE SQUARE WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING:

THE NORTH ONE-HALF (N 1/2) AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,  
AND  
ALL OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,  
AND  
THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4-NW1/4), AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/2-NW1/4-NW1/4), AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4-NW1/4-NW1/4), AND THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/2-NW1/4-NW1/4), AND THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4-NW1/4-NW1/4), AND THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/2-SW1/4-NW1/4-NW1/4), OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,  
AND  
ALL OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT EXISTING ROAD RIGHTS-OF-WAY, AND  
LESS AND EXCEPT THAT PORTION OF SAID PARCELS CONVEYED TO MARION COUNTY A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECITED IN OR BOOK 2220, PAGE 122 AND OR BOOK 4274, PAGE 257, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA,  
AND  
(PER OFFICIAL RECORDS BOOK 1496, PAGE 1396 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

N.E. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, SAID LANDS SITUATE, LYING IN AND BEING IN MARION COUNTY, FLORIDA.

- ABSTRACT INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT FILE NO. 16-525, FILE NO. 16112442; DOCUMENTS OF RECORD (COPIES ATTACHED):
- (A) DEEDS AFFECTING SUBJECT LAND:
- WARRANTY DEED IN OR BOOK 721, PAGE 714. AFFECTS THE SUBJECT PROPERTY AND IS NOT DEPICTED HEREON.
  - SPECIAL WARRANTY DEED IN OR BOOK 2220, PAGE 122. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - CORPORATE WARRANTY DEED IN OR BOOK 4274, PAGE 257. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- (B) OTHER MATTERS AFFECTING SUBJECT LAND:
- RESERVATIONS RECITED IN THE DEED NO. 1533 IN DEED BOOK 341, PAGE 463. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - RIGHT OF WAY EASEMENT IN OR BOOK 4, PAGE 389. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - EASEMENT IN OR BOOK 276, PAGE 196. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - RIGHT OF WAY EASEMENT IN OR BOOK 284, PAGE 668. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - RIGHT OF WAY EASEMENT IN OR BOOK 391, PAGE 356. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - RIGHT OF WAY EASEMENT IN OR BOOK 455, PAGE 341. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - RIGHT OF WAY EASEMENT IN OR BOOK 455, PAGE 342. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - ASSIGNMENT OF EASEMENTS AND RESERVATION OF EASEMENT FOR INGRESS AND EGRESS IN OR BOOK 564, PAGE 119. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - COVENANT RECITED IN OR BOOK 573, PAGE 372. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - MATTERS SHOWN AND/OR RECITED ON THE PLAT OF ORACLE SQUARE WOODS IN PLAT BOOK "P", PAGES 30 THROUGH 103, INCLUSIVE. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - RIGHT OF WAY EASEMENT IN OR BOOK 758, PAGE 293. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
  - AGREEMENT IN OR BOOK 771, PAGE 633. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - RESOLUTION IN OR BOOK 851, PAGE 24. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - NOTICE OF ADOPTION, RESOLUTION IN OR BOOK 851, PAGE 36. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - RESOLUTION IN OR BOOK 1096, PAGE 293. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - PERPETUAL DRAINAGE EASEMENT IN OR BOOK 4274, PAGE 261. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - TRIMMING EASEMENT AGREEMENT IN OR BOOK 361, PAGE 1807. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - FIRST AMENDMENT TO TRIMMING EASEMENT AGREEMENT IN OR BOOK 394, PAGE 558. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
  - MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ORACLE SQUARE RANCH IN OR BOOK 370, PAGE 843. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ORACLE SQUARE RANCH IN OR BOOK 4521, PAGE 457. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
  - TERMS AND PROVISIONS RECITED IN THE MEMORANDUM OF MASTER GROUND LEASE IN OR BOOK 5111, PAGE 673. ALL BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

**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 547.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOGSON  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
DATE \_\_\_\_\_  
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)

**JCH CONSULTING GROUP, INC.**  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.I.S.  
405 W. 151ST STREET, OCALA, FLORIDA 34767  
PHONE: 352.366.1400 FAX: 352.775.3333 www.jchgroup.com  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

LOCATED IN  
SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY  
-FOR-  
ON TOP OF THE WORLD COMMUNITIES, LLC.

| FB/PG        | FIELD DATE | JOB NO.   |
|--------------|------------|-----------|
| 11-4/32      | 7-11-17    | 16451BDR6 |
| DRAWING DATE | BY         | APPROVED  |
| 11/20/17     | MA         | CJH       |
| SCALE        | 1" = 600'  |           |

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