June 5, 2025 PROJECT NAME: DIAMOND "A" SHOPPING CENTER PRE PLAT PROJECT NUMBER: 2024080096 APPLICATION: PRELIMINARY PLAT #31953

- DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing STATUS OF REVIEW: INFO REMARKS: Phasing implications to be reviewed with the improvement/site plan.
- 2 DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 2.12.32 - Stormwater Analysis Map STATUS OF REVIEW: INFO REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
- 3 DEPARTMENT: ENGDRN STORMWATER REVIEW REVIEW ITEM: 6.13 - Stormwater Management STATUS OF REVIEW: INFO REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
- DEPARTMENT: ENGDRN STORMWATER REVIEW
  REVIEW ITEM: 6.10 Karst Topography and High Recharge Areas
  STATUS OF REVIEW: INFO
  REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.
- 5 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.
- 6 DEPARTMENT: DOH ENVIRONMENTAL HEALTH REVIEW ITEM: Additional Health comments STATUS OF REVIEW: INFO REMARKS: Central Sewer/Central Water
- DEPARTMENT: ENGIN DEVELOPMENT REVIEW
  REVIEW ITEM: 2.12.4.K List of approved waivers, conditions, date of approval
  STATUS OF REVIEW: INFO
  REMARKS: 10/15/24-add waivers if requested in future
- 8 DEPARTMENT: ENGIN DEVELOPMENT REVIEW
  REVIEW ITEM: Additional Development Review Comments
  STATUS OF REVIEW: INFO
  REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU
  Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

- 9 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW
  REVIEW ITEM: 2.12.16/6.5 [EALS or EALS-ER provided?]
  STATUS OF REVIEW: INFO
  REMARKS: This area has been historically used as farmland. No EALS is required.
- 10 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? STATUS OF REVIEW: INFO REMARKS: This area has been historically used as farmland. No EALS is required.
- 11 DEPARTMENT: LUCURR LAND USE CURRENT REVIEW REVIEW ITEM: Additional Planning Items: STATUS OF REVIEW: INFO REMARKS: [03/21/2025] Waiver for the order of plan approval was granted by the DRC to allow Pre-Plat approval before PUD Master. Waiver approval for this request is provided on the cover sheet. [02/2025] PUD Master Plan is not approved yet. This item will remain as No until the Master Plan is approved by DRC. Or submit a waiver for approval.
- 12 DEPARTMENT: UTIL MARION COUNTY UTILITIES REVIEW ITEM: Additional Utilities comments STATUS OF REVIEW: INFO REMARKS: Any waiver request to the ROW width shall require Engineer to identify water and sewer mains within the Typical Section, and confirmation of access to mains is within the required easements or ROW

within the Typical Section, and confirmation of access to mains is within the required easements or ROW identified in LDC Secs 6.15.4 (water) & 6.16.4 (wastewater). Waiver approvals shall be conditional to showing the cross section with the utility mains' placement in the cross section, centered within the easement or ROW. Final review of mains and services placement remains deferred until the Improvement Plan or Site Plan stage through Development Review, as applicable.

13 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering STATUS OF REVIEW: INFO

REMARKS: 12/24/2024 - Plan shows no buffering along the North and West sides of the property. You are requesting a 5' sidewalk instead of the required 8' sidewalk (LDC Sec.5.8.5 (B) 3. You'll need to apply for a waiver for the above.

02/25/25 - Sidewalk issue has been acknowledged by applicant. According to McGinley - Commerce Park North PUD, internal buffers must comply with LDC at time of development; however, internal buffer modifications and/or exemptions may be considered consistent with the LDC Waiver process. 03/19/25 - All internal buffers will need to comply with the conditions as approved in PUD approval 191107Z, or subsequent PUD amendments at the time of development.

14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

**REVIEW ITEM:** Preliminary Plat

STATUS OF REVIEW: INFO

REMARKS: As of 4/30/25, we still do not have the ingress/egress documents for review. HR

As of3/18/25, we still do not have the ingress/egress documents for review. HR

As of 2/28/25, we still do not have the ingress/egress documents for review. HR

Please provide public ingress / egress and for recording the easement which must be executed prior to final plan approval. 12/17/24 HR

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H - Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation,

ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec. 6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."



# 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

# **DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 3-10-25

## A. PROJECT INFORMATION:

| Project Name: Diamond A Shopping C   | enter         |                           |  |  |
|--|---------------|---------------------------|--|--|
| Parcel Number(s): 41200-056-04; 41200-056-12 and portion of 41200-056-00             |               |                           |  |  |
| Section 9 Township 17 Rang   | ge21 Land Use | Zoning Classification PUD |  |  |
| Commercial Residential Industrial Institutional Mixed Use Other                      |               |                           |  |  |
| Type of Plan: PRELIMINARY PLA  | Г             |                           |  |  |
| Property Acreage 30.50   |               | Miles of Roads            |  |  |
| Location of Property with Crossroads At the corner of SW HWY 484 and SW 49th Ct. Rd. |               |                           |  |  |
| Additional information regarding this submittal:                                     |               |                           |  |  |
| 6 6  |               |                           |  |  |

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

| <b>Engineer:</b>   |                    |                     |                         |  |  |
|--|--------------------|---------------------|-------------------------|--|--|
| Firm Name: Tillman & Associates Engineering, L   |                    |                     |                         |  |  |
| Mailing Address: 1720 SE 16th Ave, Bldg 100  | City: Ocala        | State: FL           | Zip Code: <u>34471</u>  |  |  |
| Phone # <u>352-387-4540</u>  | _Alternate Phone # |                     |                         |  |  |
| Email(s) for contact via ePlans: permits@tillma  | neng.com           |                     |                         |  |  |
| <b>Surveyor:</b><br>Firm Name: Rogers Engineering, LLC   | Contact 1          | Name: Rodney Rogers |                         |  |  |
| Mailing Address: <u>1105 S.E. 3rd Ave.</u>   |                    |                     |                         |  |  |
| Phone # <u>352-622-9214</u>  |                    |                     |                         |  |  |
| Email(s) for contact via ePlans: <u>rkrogers@roge</u>  |                    |                     |                         |  |  |
| Property Owner:<br>Owner: AAW, LLC. & John Alvarez Investment Group LLC Contact Name: John Alvarez |                    |                     |                         |  |  |
| Mailing Address: PO BOX 772169   | City: Ocala        | State: FL           | _Zip Code: <u>34477</u> |  |  |
| Phone #  | _Alternate Phone # |                     |                         |  |  |
| Email address: mattpfabian@gmail.com   |                    |                     |                         |  |  |
| <b>Developer:</b><br>Developer: same as above  | Contact 1          | Name:               |                         |  |  |
| Developer: same as above<br>Mailing Address:   | City:              | State:              | Zip Code:               |  |  |
| Phone #  | Alternate Phone #  |                     | _ 1                     |  |  |
| Email address:   |                    |                     |                         |  |  |
| Revised 6/2021   | CLEAR FORM         |                     |                         |  |  |
| Empowering Marion for Success  |                    |                     |                         |  |  |
| marionfl.org   |                    |                     |                         |  |  |

#### PERMITS

MARION COUNTY PUD - FILE #20191107Z (APPROVED 05-11-2021) S.W.F.W.M.D

MARION COUNTY

MARION COUNTY

MARION COUNTY -S.W.F.W.M.D. -FDEP - POTABLE WATER FDEP - SANITRY SEWER -FDEP - NPDES (By Others)

#### WAIVERS:

<u>4124-PLAN AND PROFILE</u> APPLICANT REQUEST WAIVER PER MARION COUNTY LDC, SEC 4124, PLAN AND PROFILES ARE REQUIRED FOR ADOMANTS. THE PROPOSED, ACCESS POINTS IN QUESTION ARE DRIVBWAINS WHICH DO NOT REQUIRE PLAN AND PROFILES AS DEMONSTRATED ON OUR GRADNE PLANS. WE HAVE PROVIDED SUFFICIENT INFORMATION FOR CONSTRUCTION PRINCIPSIS AND HAVE CONFIRMED THREAR REN OUTILITY CONFLICTS ED

2.18.4.C. - COMMENCE CONSTRUCTION PRIOR TO IMPROVEMENT PLAN APPROVAL WAIVER REQUESTED TO COMMENCE WORK PRIOR TO IMPROVEMENT PLAN APPROVAL AT THE DEVELOPER'S RISK. WE WOULD LIKE TO START SITE GRADING AND THE UTILITY ONCE PDEP PERMITS ARE ORTAINED.

LDC 21.3 - ORDER OF PLAN APPROVAL APPLICANT REQUESTS WAIVER FOR THE APPROVAL OF PUBLIX DIAMOND "A" SHOPPING CENTER PRELIMINARY PLAT AND IMPROVEMENT PLAN APPROVAL PRIOR TO THE MASTER PLAN APPROVAL

4125A - CROSS SECTIONS APPLICANT REQUEST ELIMINATION OF THE REQUIREMENT FOR PROVIDING CROSS SECTIONS. AS DEMONSTRATED ON OUR GRADING PLANS, WE HAVE PROVIDED SUFFICIENT INFORMATION FOR CONSTRUCTION PURPOSE AND HAVE CONFIRMED THERE ARE NO UTILITY CONFLICTS, ETC. APPLICANT REQUEST THE APPROVAL OF A DEVIATION LETTER.

EL2 REGIT OF WAY APPRICANT IS BROD ESTING PUBLIC RIGHT OF WAY EASEMENT INSTEAD OF PUBLIC RIGHT OF WAY DEDICATION OF RH IS SIDEWAK ADJACENT TO THE PROPOSED TURK LANES. A & RIGHT OF WAY DEDICATION OF RH IS SIDEWAK ADJACENT TO THE PROPOSED TURK LANES. A WIGHT OF WAY DEDICATION OF RHIS SIDEWAK ADJACENT TO REP ALL ROADWAY MIFROVENESTS WITHIN THE RIGHT OF WAY AND THE SIDEWAK WILL RIN ADJACENT TO THE 20 WID 47A RUFTER EASEMENT THAT HAS PROVISIONS TO ALLOW THAT REQUIRED WALKWAY WITHIN THE 45A BUFFER EASEMENT

#### STATE PLANE COORDINATES:

ERARNGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83, WITH 201 ADDESTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

#### VERTICAL DATUM:

VERTICAL DATAS ASSESSED ON BRUTNIK & TOPOGRAPHICS UNVEY COMPLETED BY A VERTICAL DATAS ASSESSED NO. 8622 DATAS ASSESSED ON THE OFFICE CALA ESGINEERING DEPARTMENT CONTROL POINT OUR RELEVATION 85 TO NAVD 85 THERE IS A DIFFERENCE OF 64 WHEN COMPARED BETWEEN CITY OF CALA ENGINEERING CONTROL POINT 002 AND BENCHMARK "D' AS REFERENCED ON SURVEY PREFAMED BY ALL BARRINEL ASSOCIATES

BENCHMARKS:

TEMPORARY BENCHMARK (#108) FOUND 4" x 4" CONCRETE MONUMENT LB (1918) ELEVATION = 86.48' (NAVD 1988) NORTHING = 1763393.3250 EASTING = 642938.9750

TEMPORARY BENCHMARK (#122) NAIL & DISC (LB 5091) ELEVATION = 102.92" (NAVD 1988) NORTHING = 1762511.5040 EASTING = 642790.7050

#### NOTES:

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1288/07150, EFFECTIVE DATE OF AUGUST 224, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES' V'A NAEA OF MINIMLE FLOOD HAZARD.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- 4. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100"
- 5. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH MARION COUNTY REQUIREMENTS.
- 6. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES, PUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINISTICAN ADD FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTIANED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW 5TAGES, SUCH AS, BUT NOT INITED TO, BUTING PERTIFICATION FREVEW.
- 8. THERE ARE NO SUBDIVISION SIGNS PROPOSED FOR THIS DEVELOPMENT AT THIS TIME. ANY FUTURE SIGNS WILL REQUIRE SEPARATE PERMIT.
- 9. DRIVEWAY MEETS FDOT SIGHT DISTANCE REQUIREMENTS.

ROAD RUNNER RESOURCES LLC CONTACT: JOHN ALVAREZ PO BOX 772169 OCALA, FLORIDA 34477 PHONE: 352-804-4006

SURVEYOR ROGERS ENGINEERING, LLC. RODNEY K. ROGERS, P.S.M. 1105 S.E. 3RD AVENUE OCALA, FLORIDA 34471 PHONE (352) 622-9214

OWNER/DEVELOPER: CIVIL ENGINEER: AAW, LLC & JOHN ALVAREZ INVESTMENT GROUP LLC & TILLMAN AND ASSOCIATES ENGINEERING, L.L.C. JEFFREY MCPHERSON, P.E. 1720 SE 16TH AVE. BLDG. 100 OCALA, FLORIDA 34471 PHONE (352) 387-4540

GEO-TECH, INC.

1016 S.E. 3RD AVENUE

PHONE (352) 694-7711

OCALA, FLORIDA 34471

REARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK GEOTECHNICAL CONSULTANT: Utility Companies CONTACT: IONNY HEATH

#### ELECTRIC CABLE/PHONE/INTERNET CHARTER COMM. CENTURYLINK COMCAST COMMUNICATIONS

MARION COUNTY UTILITIES CUSTOMER SERVICE SUMTER ELECTRIC COOPERATIVE HILLARY B 352-307-6000 352-351-6620 800-778-9140 877-366-8344x: 800-778-9140 HILLARY BREWER DISPATCH DISPATCH DISPATCH

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### INDEX OF SHEETS

- COVER SHEET AERIAL PHOTOGRAPH 01.01 02.01 03.01 PRELIMINARY PLAT
- 01.01 PLAT OF TOPOGRAPHIC SURVEY (PREPARED BY ROGERS ENGINEERING,LLC.)



I CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

JOHN ALVAREZ AAW, LLC

#### ENGINEER CERTIFICATION

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

IEFFREY McPHERSON, P.E. Registered Engineer No. 69905 STATE OF FLORIDA

#### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LOC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS DOCUMENT IS BEING ELECTRONICALLY SIGNED AND SEALED AND A MANIFEST PROVIDED

RODNEY K. ROGERS, P.S.M. ROGERS ENGINEERING, LLC. Registered Land Surveyor No. 6553 STATE OF FLORIDA

sht. 01.01

B

R

SHEET

COVER

PPING CEN FLORIDA

PRELIMINARY PLAI DIAMOND "A" SHOF MARION COUNTY, F

DATE 04-07-2

DRAWN BY JA

CHKD. BY <u>IMM</u> JOB NO. <u>24-9040</u>

\/TAE-DC\LandProjects\Marion County\McGinley Alvarez Publix\CIVIL\PRELIMINARY PLAT\01.01-Cover.dwg, 01, 4/7/2025 11:11:41 AN



DIAMOND "A"

SHOPPING CENTER

SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

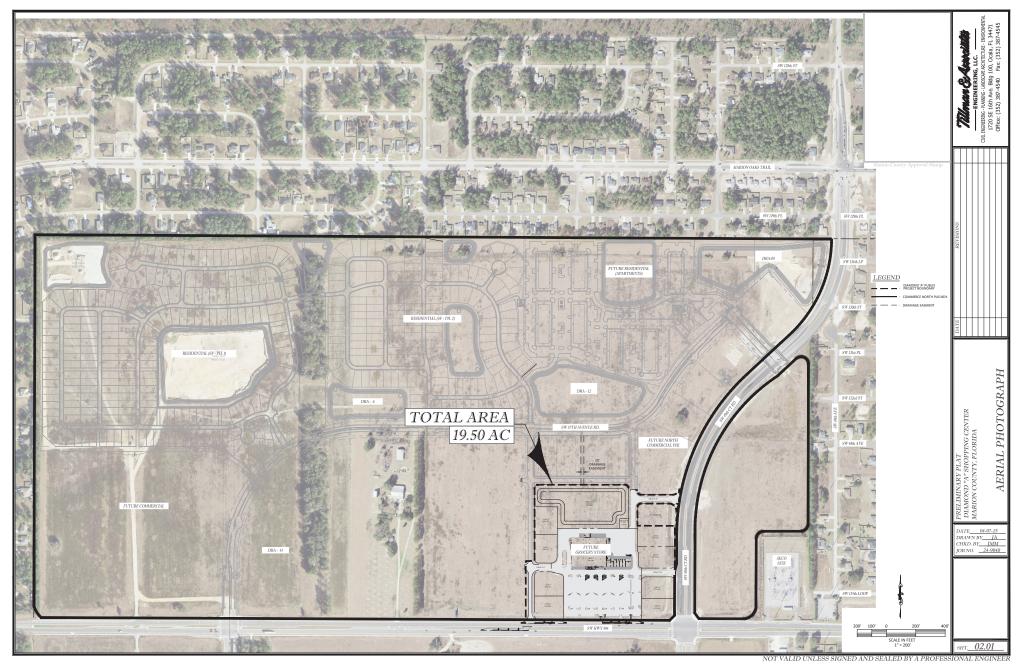
THIS SITE CONTAINS: TOTAL AREA = 1950 ACMARION COUNTY PARCEL # 41200-056-04, 41200-056-12, AND A PORTION OF 41200-056-00 LAND USE: EMPLOYMENT CENTER ZONING: PUD

PRELIMINARY PLAT

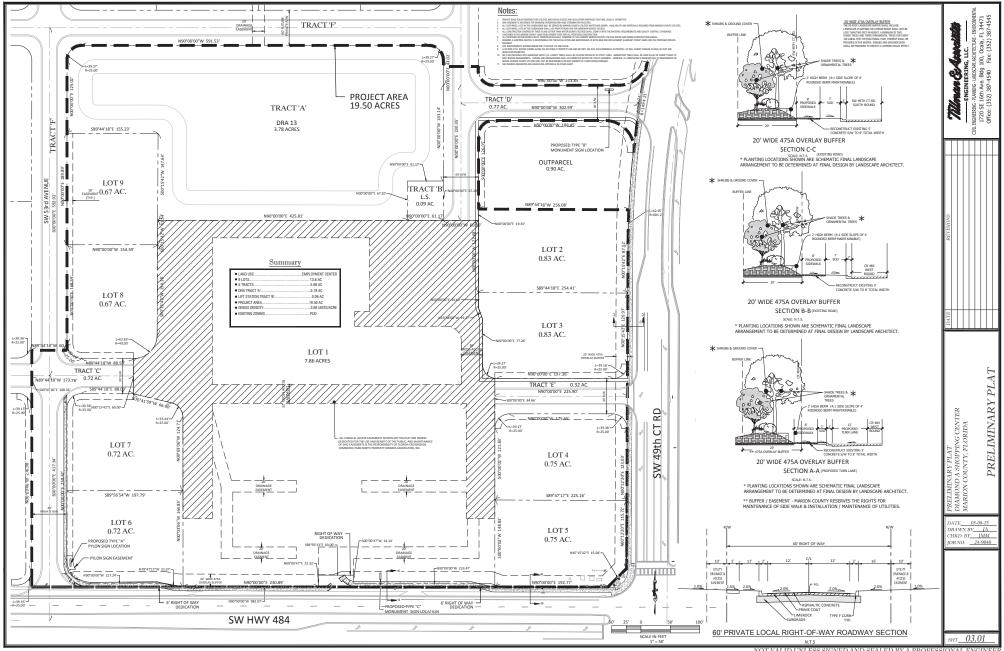
SCALE: 1'' = 500'

BASIS OF BEARINGS:

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINE

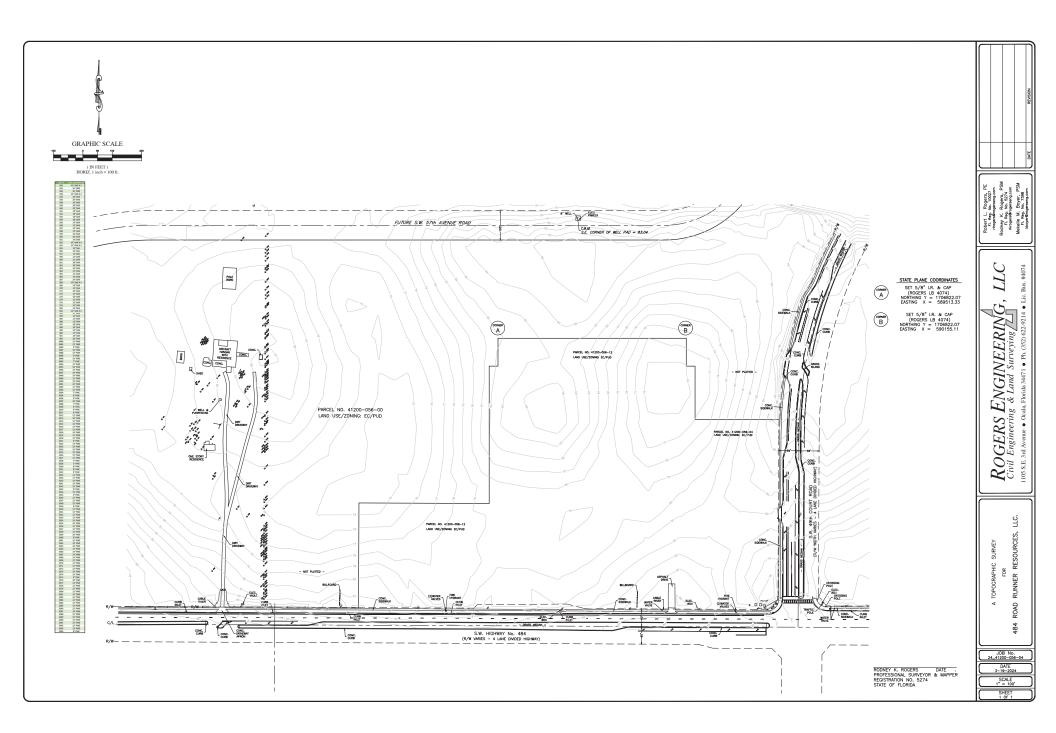


\\TAE-DC\LandProjects\Marion County\McGinley Alvarez Publix\CIVIL\PRELIMINARY\_PLAT\02.01-Aerial.dwg, 02.01, 4/7/2025 11:13:28 AM



S:\Marion County\McGinley Alvarez Publix\CIVIL\PRELIMINARY\_PLAT\03.01 Preliminary Plat.dwg, 03.01, 5/8/2025 1:32:38 PM

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





## A BOUNDARY & TOPOGRAPHIC SURVEY

FOR

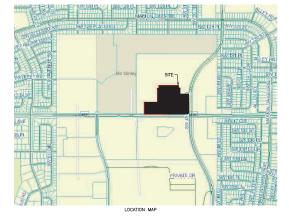
## JOHN ALVAREZ INVESTMENT GROUP, LLC.

#### LEGAL DESCRIPTION FOR PARCEL NO. 41200-056-04:

A PORTION OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LYING WEST OF S.W. 49th COURT ROAD RIGHT-OF-WAY (WIDTH VARIES) AND NORTH OF S.W. HIGHWAY NO. 484 RIGHT-OF-WAY (WIDTH VARIES); ALL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE N.E. 1/4 OF SAID SECTION 9: THENCE





SHEET INDEX. SHEET 1 - COVER SHEET SHEET 2 - BOUNDARY SURVEY SHEET 3 - TOPOGRAPHIC SURVEY

#### SURVEY REPORT:

FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERVED FROM THE L-NET NETWORK.

VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "CR-484-19", PUBLISHED ELEVATION = 81.105, NAVD-88.

3. FIELD SURVEY DATE: 3-18-2024.

4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.

5. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR FROM THE DEEDS OF RECORD AND INSTRUCTIONS FROM THE CLIENT.

ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.

7. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.

THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAR (FIRM) COMMUNITY NUMBER 120160, PANEL 0715, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.

9. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER SJ-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY FOR DIRANCE DRY MEASUREMENT AND ACCULUATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/INDE HISK LAND USE.

10. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

#### LEGAL DESCRIPTION FOR PARCEL NO. 41200-056-12:

A PORTION OF THE N.E. 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LYING NORTH OF S.W. HIGHWAY NO. 484 RIGHT-OF-WAY LINE (WIDTH VARIES): BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PSM Rogers, P No. 10027 gerseng.com Rogers, P No. 5274 ogerseng.com Boyer, P: No. 7388

LLC

. . 92.14

ENGINEERING, & Land Surveying

ROGERS EN Civil Engineering &

Rodney K. R Fl. Reg. N rkrogensBrog Mekelle M. E Fl. Reg. N kboyerBroge bbert L. Fl. Reg. trogers@ro

> #4074 Bus.

Lic.

(352)

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Ocala, Florida

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105 S.E. 3rd Av

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INVESTMENT **FOPOG** 

ALVAREZ NDARY

JOB No.

DATE 3-19-2024 SCALE

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RVEY GROUP,

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LINE (WDTH VARES): BLING WORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHMEST CONRER OF THE N.S. 1/A 07 SAUD SECTION 0; CHEMICAE WORT 1257E JUNG THE WORT OF THE N.S. 1/A 07 SAUD SECTION 0; CHEMICAE WORT 1257E JUNG THE WORT WORT WORT VARIAGE OF 80.00 EVENT TO THE INTERSECTION WITH WEIL WORTH MONITO-T-WAY LINE, PROCEED ALONG SAUD MORTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.371 FEET TO THE POINT OF BECONNING; THENCE DEPARTING SAUD WEST LINE, PROCEED ALONG SAUD MORTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.371 FEET TO THE POINT OF BECONNING; THENCE DEPARTING SAUD WEST LINE, PROCEED ALONG SAUD DISTANCE DEPARTING SAUD NORTH RIGHT-OF-WAY LINE, PROCEED FEET; THENCE SOUTH, 95.00 FEET; THENCE SOUTS 32.00 FORTH RIGHT-OF-WAY LINE, FEET; THENCE SOUTH, 95.00 FEET; THENCE SOUTS 32.00 NORTH RIGHT-OF-WAY LINE, PEET; THENCE SOUTH, 95.00 FEET; THENCE SOUTS 32.00 NORTH RIGHT-OF-WAY LINE, NERWAY NG 45.41, THENCE TO SAUD RIGHT RIGHT-OF-WAY LINE OF ATOREMENTIONED S.W. HIGHWAY TH AS 41, THENCE TO SAUD SAUD RIGHT RIGHT-OF-WAY LINE, A DISTANCE OF SECTION WITH THE NORTH FORT-OF-WAY LINE OF ATOREMENTIONED S.W. HIGHWAY THENCE NORTH RIGHT-OF-WAY LINE OF ATOREMENTIONED S.W. HIGHWAY THENCE NORTH SAUD SAUD NORTH RIGHT-OF-WAY LINE, A DISTANCE OF SECTION WITH THE NORTH FORT-OF-WAY LINE OF ATOREMENTIONED S.W. HIGHWAY TH AS 41, THENCE TOTAL TO THE ADAM SAUD NORTH FORTH-OF-WAY LINE, A DISTANCE OF SECTION WITH THE NORTH FORTH-OF-WAY LINE OF ATOREMENTIONED S.W. HIGHWAY TH AS 41, THENCE TOTAL SAUD SAUD NORTH RIGHT-OF-WAY LINE, A DISTANCE OF SECTION WITH THE NORTH FORTH-OF ADAM SAUD NORTH FORTH-OF-WAY LINE, A DISTANCE OF SECTION WITH THE NORTH FORTH-OF ADAM SAUD NORTH FORTH-OF-WAY LINE, A DISTANCE OF SECTION WITH THE NORTH FORTH-OF ADAM SAUD NORTH FORTH-OF-WAY LINE, A DISTANCE OF SECTION WITH THE NORTH FORTH-OF ADAM SAUD NORTH FORTH-OF-WAY LINE, A DISTANCE OF SECTION WITH THE NORTH FORTH-OF ADAM SAUD NORTH FORTH-OF-WAY LINE, A FEET TO THE POINT OF BEGINNING.

SURVEYORS CERTIFICATION.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LD.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1. SECTION 472.027, FLORIDA STATUES.

NUDNEY K. ROGERS DATE . PROFESSIONAL SURVEYOR & MAPPER REGISTRATION NO. 5274 STATE OF FLORIDA

