

October 8, 2024

PROJECT NAME: MCGINLEY LANDING (PHASE 2)

PROJECT NUMBER: 2024040044

APPLICATION: PRELIMINARY PLAT #31417

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: INFO
REMARKS: Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement/site plan review.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: The need for drainage easements will be reviewed with the improvement/site plan and/or final plat submittal.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Please provide the areas in square feet.
- 6 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.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.

- 8 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.
- 9 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. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.
- 10 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.
- 11 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
STATUS OF REVIEW: INFO
REMARKS:
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for well and septic systems, must be on central water/central sewer
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
STATUS OF REVIEW: INFO
REMARKS:
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 4/19/24-add waivers if requested in future
- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
STATUS OF REVIEW: INFO
REMARKS:
- 16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
STATUS OF REVIEW: INFO
REMARKS:

- 17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
STATUS OF REVIEW: INFO
REMARKS:
- 18 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 19 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.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: None
- 21 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: INFO
REMARKS: Will there be signs?
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: 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]."

23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?

STATUS OF REVIEW: NO

REMARKS: PUD Master Plan showed Manufacturing in the area proposed with this preliminary plat to be residential. Please explain modification and the change from industrial to residential.

We are waiting for the new PUD master Plan to be approved, assuming it is consistent with the approved PUD.

24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?

STATUS OF REVIEW: NO

REMARKS: Unsure as a change from non-residential to residential is taking place in an area different from what was shown in master plan.

7/22/24

We are waiting for the new PUD master Plan to be approved, assuming it is consistent with the approved PUD.

25 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: NO

REMARKS: This plan appears to propose eliminating manufacturing/industrial which was used within the traffic study provided. A change or elimination of this manufacturing element will require updating the traffic study to give an accurate picture of the developments impacts. Until update is provided, this plan cannot be approved.

7/22/24-We are waiting for the new PUD master Plan to be approved, assuming it is consistent with the approved PUD.

26 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan

STATUS OF REVIEW: NO

REMARKS: **updated PUD master plan submitted and under review - if approval received, upload for

review at which time Zoning can remove rejection**

PUD Master Plan showed Manufacturing in the area proposed with this preliminary plat to be residential.

Please explain modification and the change from industrial to residential.

9/23/2024- notes say Master Plan under review. Please provide the AR for that.

27 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS:

28 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments

STATUS OF REVIEW: NO

REMARKS: ** waivers to be requested in next submittal - per review comments received** Please provide on cover page.

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?)

STATUS OF REVIEW: NO

REMARKS:



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

AR 31417

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/7/24 Parcel Number(s): 41200-056-00 & 41200-056-02 Permit Number: 31417

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: McGinley Landing (Phase 2) Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): 484 Road Runner Resources, LLC / Richard McGinley
Signature: _____
Mailing Address: 5700 SW Hwy 484 City: Ocala
State: FL Zip Code: 34473 Phone #: (352) 875-6519
Email address: _____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ LDC 2.1.3. - Order of plan approval
Reason/Justification for Request (be specific): APPLICANT requests waiver for the approval of the McGinley Residential Phase Preliminary Plat and Improvement Plan prior to Master Plan Approval.
A Developer's agreement addressing offsite roadway improvements is currently under review by Marion County staff.
The Master Plan will be approved upon approval of the Developer's Agreement.

DEVELOPMENT REVIEW USE:

Received By: Email 10/8/24 Date Processed: 10/8/24 BM Project # 2024040044 AR # 31417

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 2.12.5/1.8.2.A - Concurrency/Traffic - Study
Reason/Justification for Request (be specific): Waiver Requested to use the approved Traffic Study to address timing of offsite improvements due to progress made on the developer agreement

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

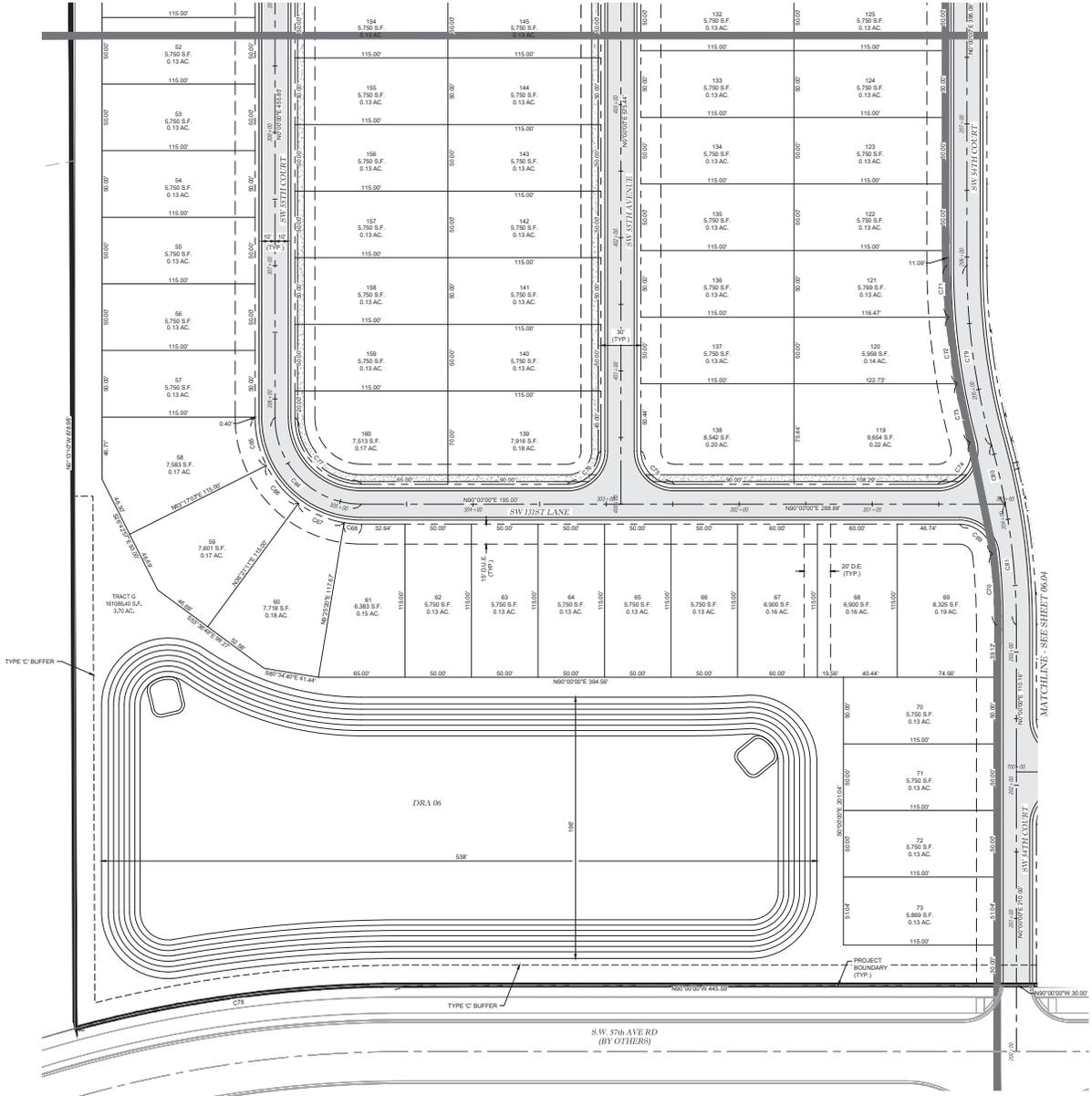
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

MATCHLINE - SEE SHEET 06.01



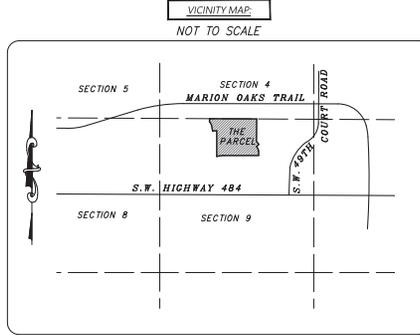
BOUNDARY AND TOPOGRAPHY SURVEY MCGINLEY LANDING PHASE 2 A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
LD	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
CL	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(F)	FIELD MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.B.	CHORD BEARING
C.L.	CHORD LENGTH
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PIV	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
NSP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
IRB	IRON ROD AND CAP
ORB	OFFICIAL RECORDS BOOK
POS(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IR	IRON ROD
IRP	IRON PIPE
IRF	IRON ROD AND CAP
CLF	CHAIN LINK FENCE
■	CURB INLET GRATE
■	CATCH BASIN
⊙	STORM MANHOLE
⊙	MITERED END SECTION
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC METER
■	ELECTRIC RISER BOX
■	CABLE TELEVISION RISER BOX
■	TELEPHONE RISER BOX
■	UTILITY RISER
■	WELL
■	WATER SPOUT
■	IRRIGATION CONTROL VALVE
■	WATER METER
■	WATER VALVE
■	FIRE HYDRANT
⇒	BACK FLOW PREVENTER
■	AIR CONDITIONER PAD
■	GAS VALVE
■	GAS METER
▲	GAS LINE MARKER
—○—	CONCRETE UTILITY POLE
—○—	METAL UTILITY POLE
—○—	WOOD UTILITY POLE
—○—	UTILITY POLE GUY ANCHOR
○	LIGHT POLE
○	SPOT/GROUND LIGHT
■	ELECTRIC TRANSFORMER
■	WETLAND FLAG
■	SIGN
■	BOLLARD
■	FLAG POLE
■	MAILBOX
—	HEDGE ROW
—	LINE BREAK
—	FENCE LINE AS NOTED
—	OVERHEAD UTILITY LINE
—	APPROXIMATE TOP OF BANK
—	APPROXIMATE TOE OF SLOPE
—	EXISTING CONTOUR
■	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
■	CONTROL/BENCHMARK AS DESCRIBED

**TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)**

○	BAY
○	CAMPHOR
○	CEDAR
○	CREPE MYRTLE
○	CITRUS
○	CHERRY
○	CHINABERRY
○	CYPRESS
○	DOGWOOD
○	ELM
○	GUM
○	HICKORY
○	HOLLY
○	IRONWOOD
○	LAUREL OAK
○	LIVE OAK
○	MAGNOLIA
○	MAPLE
○	MISSISSIPPI
○	MISC
○	MULBERRY
○	OAK
○	PALM
○	PECAN
○	PINE
○	SUGAR HACKBERRY
○	SYCAMORE



LEGAL DESCRIPTION: (AS SURVEYED)

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 9 THE FOLLOWING TWO (2) COURSES: (1) S.89°42'29"E., 1,731.76 FEET TO THE POINT OF BEGINNING; (2) THENCE S.89°42'29"E., 1,616.90 FEET; THENCE DEPARTING SAID NORTH BOUNDARY LINE, S.00°27'30"W., 774.30 FEET; THENCE S.41°00'55"E., 126.85 FEET; THENCE S.47°21'37"W., 114.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 254.57 FEET, A CENTRAL ANGLE OF 39°46'08", AND A CHORD BEARING AND DISTANCE OF S.24°34'32"E., 123.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 176.70 FEET TO THE END OF SAID CURVE; THENCE S.02°56'43"E., 148.44 FEET; THENCE N.90°00'00"W., 1,194.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 15°05'31", AND A CHORD BEARING AND DISTANCE OF S.82°27'14"W., 249.51 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 250.23 FEET TO THE END OF SAID CURVE; THENCE N.00°00'24"E., 879.07 FEET; THENCE N.90°00'00"W., 3.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 08°02'50", AND A CHORD BEARING AND DISTANCE OF S.80°58'35"W., 138.23 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.85 FEET TO THE END OF SAID CURVE; THENCE N.10°28'49"W., 217.73 FEET; THENCE N.30°34'05"W., 90.69 FEET; THENCE N.44°49'04"W., 21.25 FEET; THENCE N.59°03'58"W., 6.46 FEET; THENCE N.00°00'00"W., 114.09 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 41.91 ACRES, MORE OR LESS.

SURVEY NOTES:

- DATE OF FIELD SURVEY: AUGUST 22, 2024.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0126, EFFECTIVE DATE OF APRIL 19, 2017 AND PANEL NO.12083C0150, EFFECTIVE DATE AUGUST 8, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (SUBURBAN) 1 FOOT IN 7,500 FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- VERTICAL DATUM IS BASED ON MARION COUNTY VERTICAL CONTROL STATION "BM-081721 RM1", ELEVATION 71.236' (NAVD 1988), AS SHOWN IN TOPOGRAPHIC SURVEY BY ROGERS ENGINEERING, LLC, DATED 12-7-2023.

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

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. HONSON _____ DATE _____
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	OK'D

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
48 381 FIFTH STREET, SUITE 400, FLORIDA 32707
PHONE: (407) 491-1400 FAX: (407) 275-0338 www.JCHgroup.com
1300 TOWN CENTER BLVD., SUITE 100, GAITHERSBURG, MD 20878

LOCATED IN SECTION 9, TOWNSHIP 17
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

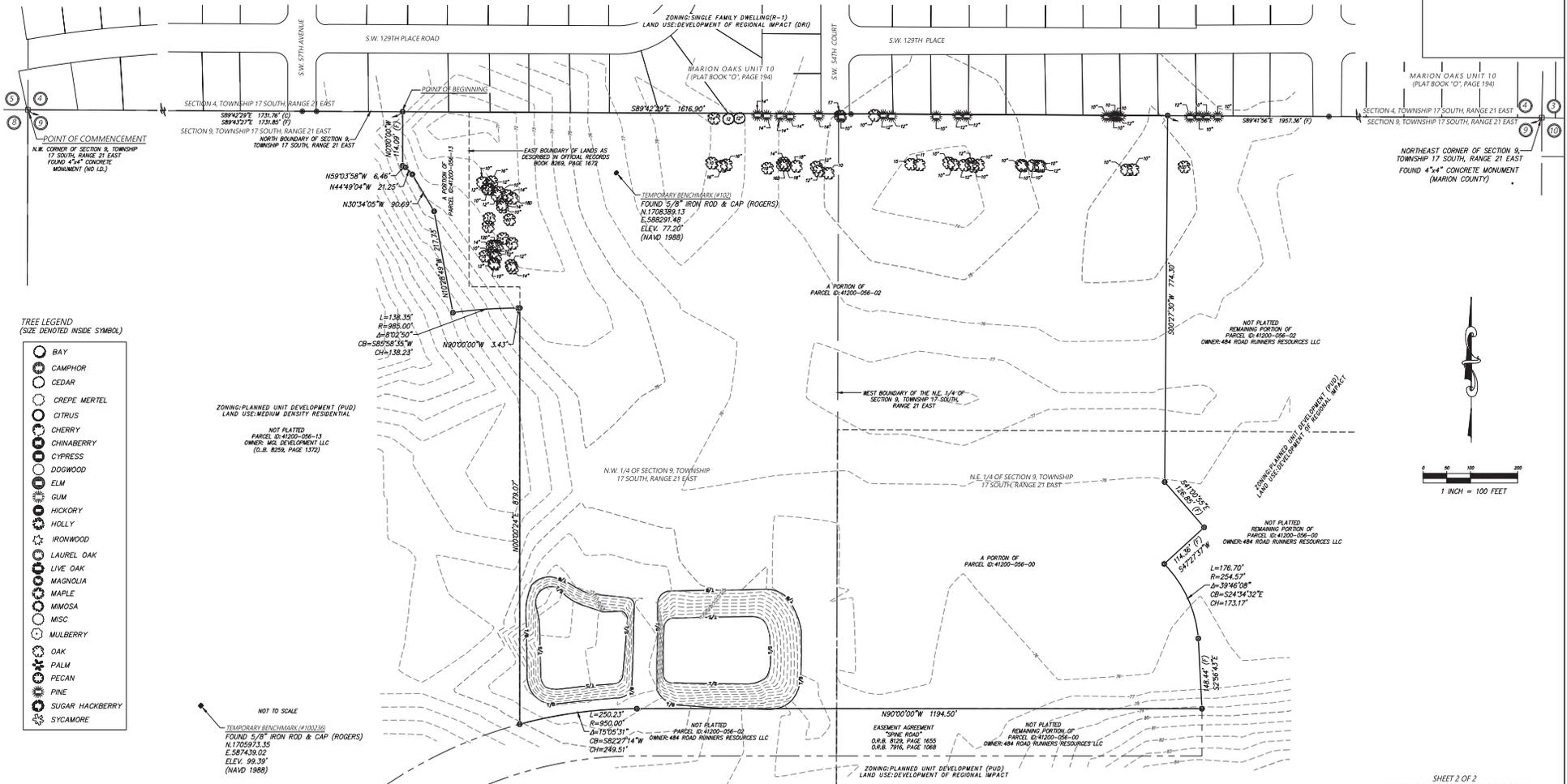
PLAT OF BOUNDARY AND TOPOGRAPHIC
SURVEY
-FOR-
HTM DEVELOPERS LLC

FB/PC 24-745-46	FIELD DATE 08/22/2024	JOB NO. 240984BND&TOPO	1 OF 2
DRAWING DATE 09/09/2024	BY M.A.	APPROVED C.J.H.	
SCALE 1" = 100.			

BOUNDARY AND TOPOGRAPHY SURVEY

MCGINLEY LANDING PHASE 2

A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	BAY
	CAMPBOR
	CEDAR
	CREPE MERTEEL
	CITRUS
	CHERRY
	CHINABERRY
	CYPRESS
	DOGWOOD
	ELM
	GUM
	HICKORY
	HOLLY
	IRONWOOD
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
	MAPLE
	MIMOSA
	MISC
	MULBERRY
	OAK
	PALM
	PECAN
	PINE
	SUGAR HACKBERRY
	SYCAMORE



Drawing name: 2:\Projects\142684_McGinley Landing Phase 2 - 41200-056-02\Drawings\17\Boundary & Topography.dwg SHEET 2 OF 2 Date: 08/15/2024 4:38pm by Administrator

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	OK'D

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MAPPING
 PLANNING, ENVIRONMENTAL, & GIS
 4050 FORTWORTH AVENUE, SUITE 100
 FT. WORTH, TEXAS 76107
 PHONE: (817) 412-1402 FAX: (817) 275-2338 www.jchgroup.com
 41200-056-02-17-BOUNDARY & TOPOGRAPHY SURVEY - L.B. 08/15/2024

LOCATED IN SECTION 9, TOWNSHIP 17
 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC
 SURVEY
 -FOR-
 HTM DEVELOPERS LLC

FB/PC	FIELD DATE	JOB NO.	2 OF 2
24-7/45-46	08/15/2024	240984BND&TOPO	
DRAWING DATE	BY	APPROVED	SCALE
09/09/2024	M.A.	CJH	1" = 100.

SHEET 2 OF 2
 ONE IS NOT COMPLETE WITHOUT THE OTHER