

May 29, 2025

PROJECT NAME: WESTWOOD TRAILS PUD (FKA VILLA VERDE PUD) PRELIMINARY PLAT

PROJECT NUMBER: 2023050058

APPLICATION: PRELIMINARY PLAT #32332

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS: If not already done please email the CAD to Kristie.Wright@marionfl.org and Laura.Johnson@marionfl.org.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

3 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.

4 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.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

5 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.

- 6 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.
- 7 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. Upon review of the drainage basin delineation included in the County's Watershed Management Plan for this area, there is a sizeable area to the east of this property that drains through this site. Please ensure this is accommodated by the drainage design.
- 8 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.
- 9 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.
- 10 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.
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/6/25-add waivers if requested in future
- 13 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.

- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE.
- 16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: water & sewer by developer; offsite connections immediately available. LS parcel broken out/to be deeded to MCU. All onsite water & sewer to be verified, along with tie-ins during Improvement Plan stage.
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: \$130
- 18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: EoR strongly recommended to discuss the fire flow demand with MCU before Improvement Plan submittal. Coordinate through Carrie.Hyde@MarionFL.org.
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Please specify Type C buffer south of property
- 20 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: INFO
REMARKS: Will there be signs?
5/28/25 - Subdivision sign is indicated and will require separate sign permit.
- 21 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Please note that accessory DWELLING units are prohibited, per PUD 231007Z
- 22 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Please include PUD approval letter and conditions with improvement plan

23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

STATUS OF REVIEW: INFO

REMARKS: Verified Sunbiz and project list. 1/8/25 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]."

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver.

- 25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 1/10/25 - Insufficient right of way dedication shown. A minimum adjustment of 23' is required (50' from roadway centerline).
- 26 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 1/6/25 - Centerline radii for curves C1 and C2 do not meet the design speed requirement of 30 mph for subdivision local roads. Staff supports a DRC waiver of this requirement.
- 27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 1/10/25 - 8' Multimodal path is required and should be positioned within the right-of-way along the newly adjusted right-of-way boundary line.
- 28 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 5/22/25-Missing Owner's phone number
- 29 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?
STATUS OF REVIEW: NO
REMARKS: Please add a note indicating PUD Resolution 23-R-478 on the cover sheet.
- 30 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided?
STATUS OF REVIEW: NO
REMARKS: Please show tract and identifiers on the plan.
- 31 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
STATUS OF REVIEW: NO
REMARKS: The internal access varies from the approved PUD rezoning concept plan. The PUD Master Plan is still under review and waiting for approval from BCC. This will remain as NO until the new access and proposed Master Plan are approved by the BCC.
- 32 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - [Sidewalks Provided?]
STATUS OF REVIEW: NO
REMARKS: Please show sidewalk.
- 33 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: The PUD Master Plan is under review and has not yet been scheduled for the BCC hearing. Internal access and roads vary from the approved PUD concept plan. This item will remain as NO until PUD Master Plan and revised design is approved by BCC.

34 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: Please provide location within subdivision as well as size/capacity.

5/28/25 - Only connection points indicated. Please provide utility plan for entire subdivision.



**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 32332

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/22/2025 Parcel Number(s): 35461-000-00 Permit Number: 2023050058

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: WESTWOOD TRAILS PUD 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): FUN N GAMES, LLC
Signature: [Signature]
Mailing Address: 230 NE 25TH AVE SUITE 100 City: OCALA
State: FLORIDA Zip Code: 34471 Phone # 352-361-4524
Email address: JONMKURTZ@YAHOO.COM

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

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.8 Topographical Contours
Reason/Justification for Request (be specific): A waiver is requested not require an updated topographic survey for the development. No changes have been made to the site.

DEVELOPMENT REVIEW USE:

Received By: Email Date Processed: 5/29/25 BM Project # 2023050058 AR # 32332

5/22/25
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) 6.12.9 - SUBDIVISION ROADS AND RELATED INFRASTRUCTURE

Reason/Justification for Request (be specific): A waiver is requested to allow the roadway centerlines that do not meet the 30 mph design speed to remain as is. The developer will install advanced warning signs at these locations.

Section & Title of Code (be specific) 6.3.1.C(3) 6.11.5.D(4) Driveway restrictions corner lots

Reason/Justification for Request (be specific): Code states "no closer than the lesser of 1/2 the lot width or 50 ft from end of radius. Requesting a waiver to allow for this distance to be reduced due to the minimum corner lot size is 60 feet wide and the driveway spacing will not meet the distance as required by code. This is a private road subdivision with low speed traffic. Detail is shown on first sheet for preliminary plat.

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): _____

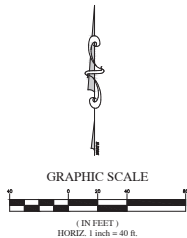
Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

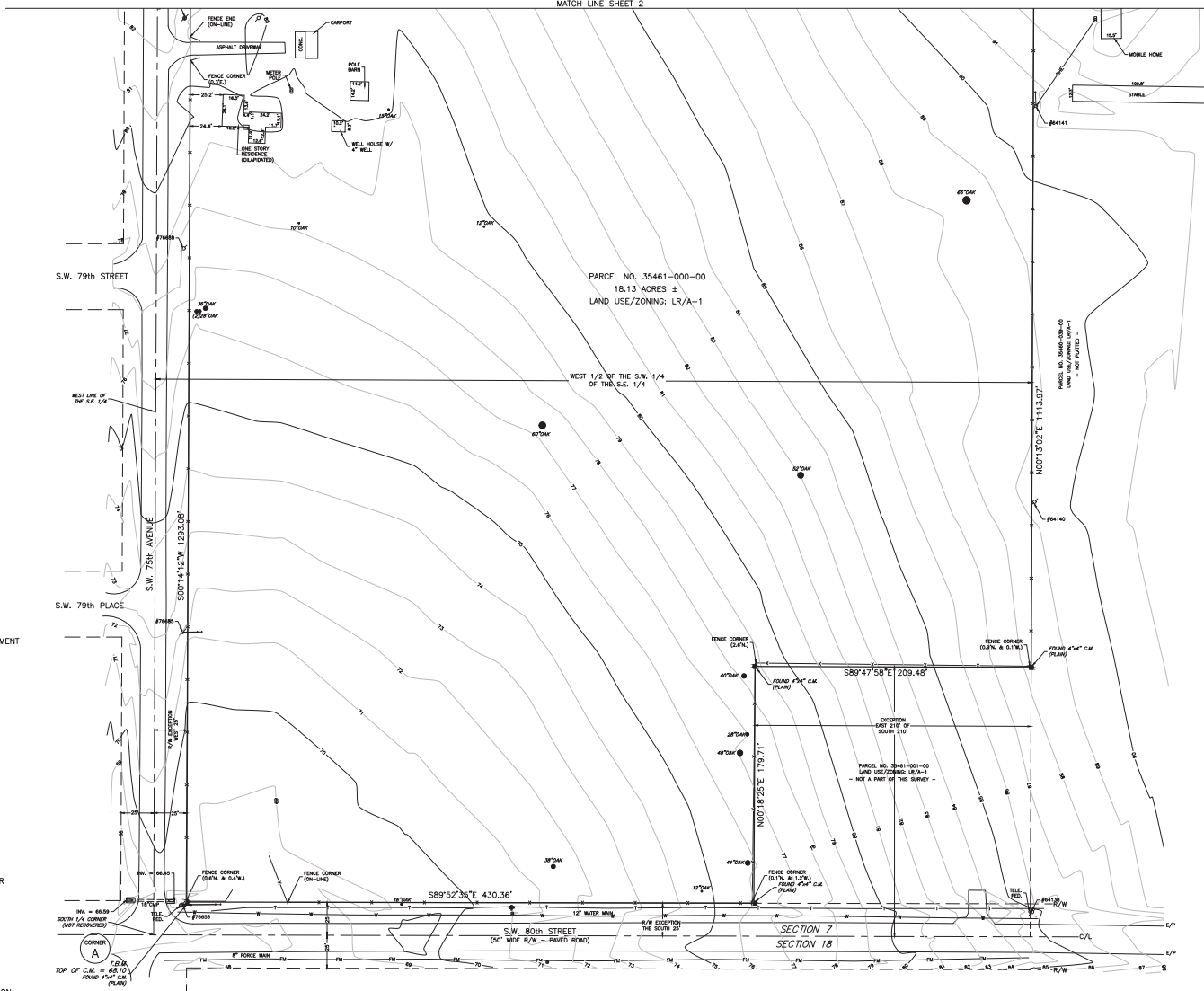
Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

MATCH LINE SHEET 2



- STATE PLANE COORDINATES
- CORNER A
FOUND 4"x4" C.M.
(PLAIN)
NORTHING Y = 1735163.31
EASTING X = 578462.08
- CORNER B
FOUND 4"x4" C.M.
(PLAIN)
NORTHING Y = 1736456.38
EASTING X = 578467.42
- LEGEND
- P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
C.M. CONCRETE MONUMENT
I.R. IRON ROD
N&D NAIL & DISC
R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
(P) PLAT MEASUREMENT
(D) DESCRIPTION MEASUREMENT
(F) FIELD MEASUREMENT
R RADIUS
D or Δ CENTRAL ANGLE
I ARC LENGTH
CB CHORD BEARING
LC LENGTH OF CHORD
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
CONC. CONCRETE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
D.E. DRAINAGE EASEMENT
T.B.M. TEMPORARY BENCHMARK
F.F. FINISH FLOOR
ELEV. ELEVATION
INV. INVERT
— UTILITY POLE AND GUY ANCHOR
— OVERHEAD WIRES
— FENCE
— TREE (SEE TREE SCHEDULE)
— GROUND CONTOUR
— TRAFFIC SIGNAL BOX
— SANITARY MANHOLE
— WATER METER
— WATER VALVE
— TRAFFIC SIGN
— STREET SIGN
— GAS MARKER
— FIBER OPTIC CABLE MARKER
C.M.E.S. CONCRETE MITERED END SECTION
X LIGHT POLE
● FIRE HYDRANT
○ TELEPHONE PEDESTAL
— ELECTRIC METER
— SANITARY FORCE MAIN
— WATER MAIN
— BURIED TELEPHONE CABLE



LEGAL DESCRIPTION:

THE WEST 1/2 OF SW 1/4 OF SE 1/4 EXCEPT WEST 25 FEET FOR ROAD AND EXCEPT EAST 210 FEET OF SOUTH 210 FEET THEREOF, AND EXCEPT SOUTH 25 FEET FOR ROAD RIGHT-OF-WAY, IN SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "MARTEL RM 4", PUBLISHED ELEVATION = 95.55, NAVD-83.
3. FIELD SURVEY DATE: 1-18-2023.
4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
6. THE WATER MAIN, FORCE MAIN AND BURIED TELEPHONE CABLE SHOWN HEREON ARE BASED ON A SURVEY OF THE MARKINGS FOR EACH UTILITY AS LOCATED BY CENTRAL FLORIDA LOCATING SERVICE ON .
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0701, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
8. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR RURAL LAND USE.
9. 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.

SURVEYORS CERTIFICATION:

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

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

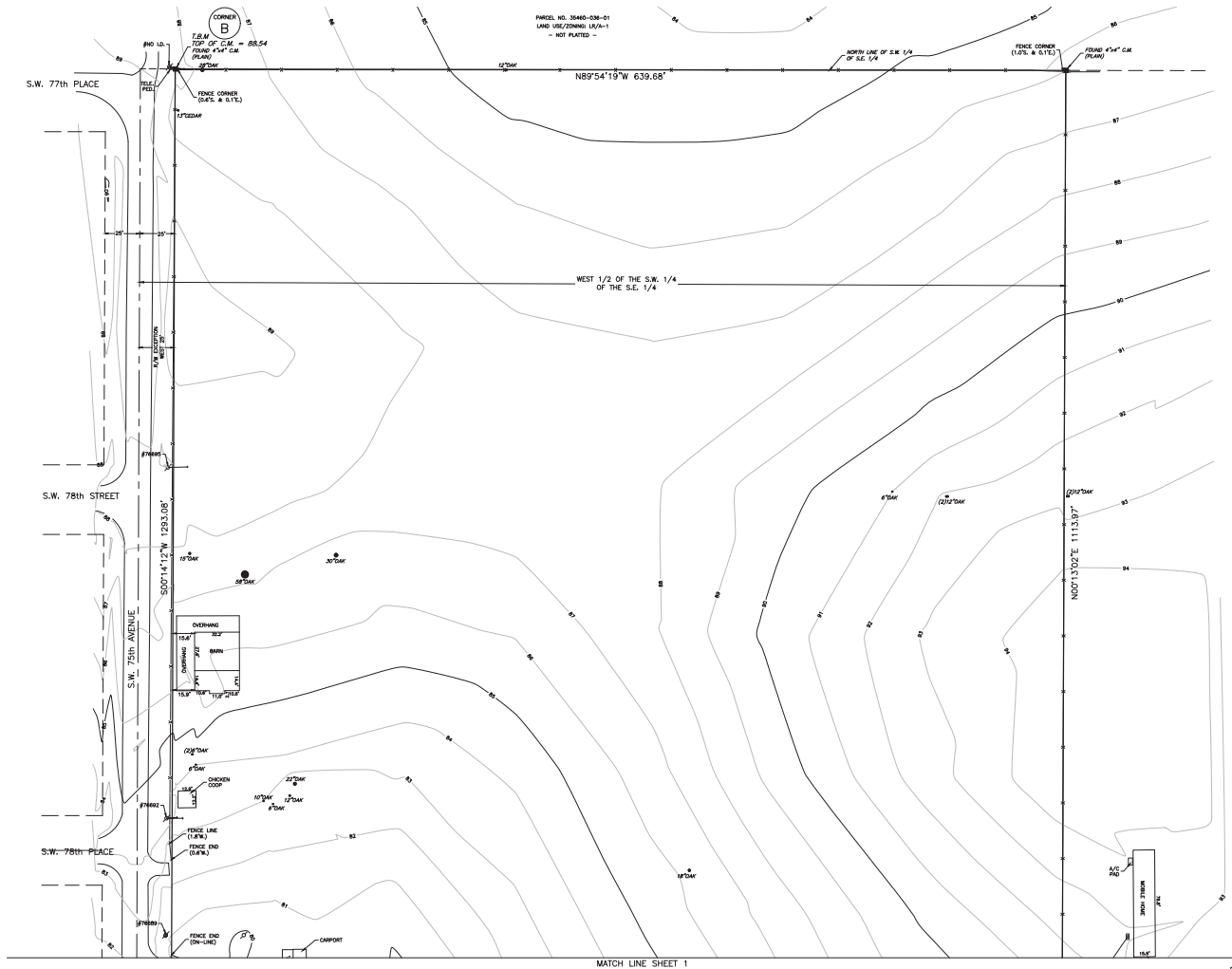
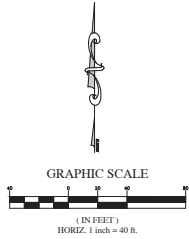
A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
FUN N GAMES, LLC.

JOB No.
23-36451-000-00
DATE
1-18-2023
SCALE
1" = 40'
SHEET
1 OF 2

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bui. #4074

RODNEY K. ROGERS, P.E.
Registration No. 5274
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Registration No. 5274

REVISION
DATE



LEGEND

- P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
C.M. CONCRETE MONUMENT
I.R. IRON ROD
N&D NAIL & DISC
R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
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TWP. TOWNSHIP
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(P) PLAT MEASUREMENT
(D) DESCRIPTION MEASUREMENT
(F) FIELD MEASUREMENT
R RADIUS
O or Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
LC LENGTH OF CHORD
O.R.B. OFFICIAL RECORDS BOOK
PC. CONC. CONCRETE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
D.E. DRAINAGE EASEMENT
T.B.M. TEMPORARY BENCHMARK
F.F. FINISH FLOOR
ELEV. ELEVATION
INV. INVERT
UTILITY POLE AND GUY ANCHOR
OVERHEAD WIRES
FENCE
TREE (SEE TREE SCHEDULE)
GROUND CONTOUR
TRAFFIC SIGNAL BOX
SANITARY MANHOLE
WATER METER
WATER VALVE
TRAFFIC SIGN
STREET SIGN
GAS MARKER
FIBER OPTIC CABLE MARKER
C.M.E.S. CONCRETE MITERED END SECTION
L.P. LIGHT POLE
F.H. FIRE HYDRANT
T.P. TELEPHONE PEDISTAL
E.M. ELECTRIC METER

SEE SHEET 1 FOR SURVEY NOTES AND LEGAL DESCRIPTION

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

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
FUN N GAMES, LLC.

JOB No.
23-36451-000-00

DATE
1-19-2023

SCALE
1" = 40'

SHEET
2 OF 2

RODNEY K. ROGERS, P.E.
REG. NO. 5274
RODNEY K. ROGERS, P.S.M.
REG. NO. 6272
MADISON M. BOYD, P.S.M.
REG. NO. 7256
info@rogerseng.com

REVISION
DATE