



**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 COMMITTEE WAIVER REQUEST FORM

Date: 02/23/21 Parcel Number(s): 3664-011-028 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Arias Property, Ariel Commercial or Residential
Subdivision Name (if applicable): 10418 Summercrest
Unit _____ Block K Lot 28

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Ariel Arias
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: AK2 dispatch@gmail.com
City: Ocala State: FL Zip Code: 34480 Phone # (786) 620 7774

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

Firm Name (if applicable): Ariel Arias Contact Name: _____
Mailing Address: AK2 dispatch@gmail.com City: _____ State: _____ Zip Code: _____
Phone # (786) 620 77-74 Alternate Phone # _____
Email address: AK2 dispatch@gmail.com
79127 SE 48th Court Rd. Ocala FL. 34480

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: Adding pergola, tool House and walk way total concrete 1.100ft.

Je paint and floors @ bell south inc - Jose

DEVELOPMENT REVIEW USE:

Received By: [Signature] Date Processed: 2/24/21 Project # 2021020106 AR # 26322

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes No
Land Use: _____ Date: _____ Verified by: _____

Revised 5/2017

RECEIVED

FEB 23 2021

Empowering Marion for Success

www.marioncountyfl.org

DRC 3/8/21

March 4, 2021

PROJECT NAME: ARIAS PROPERTY, ARIEL - WAIVER REQUEST

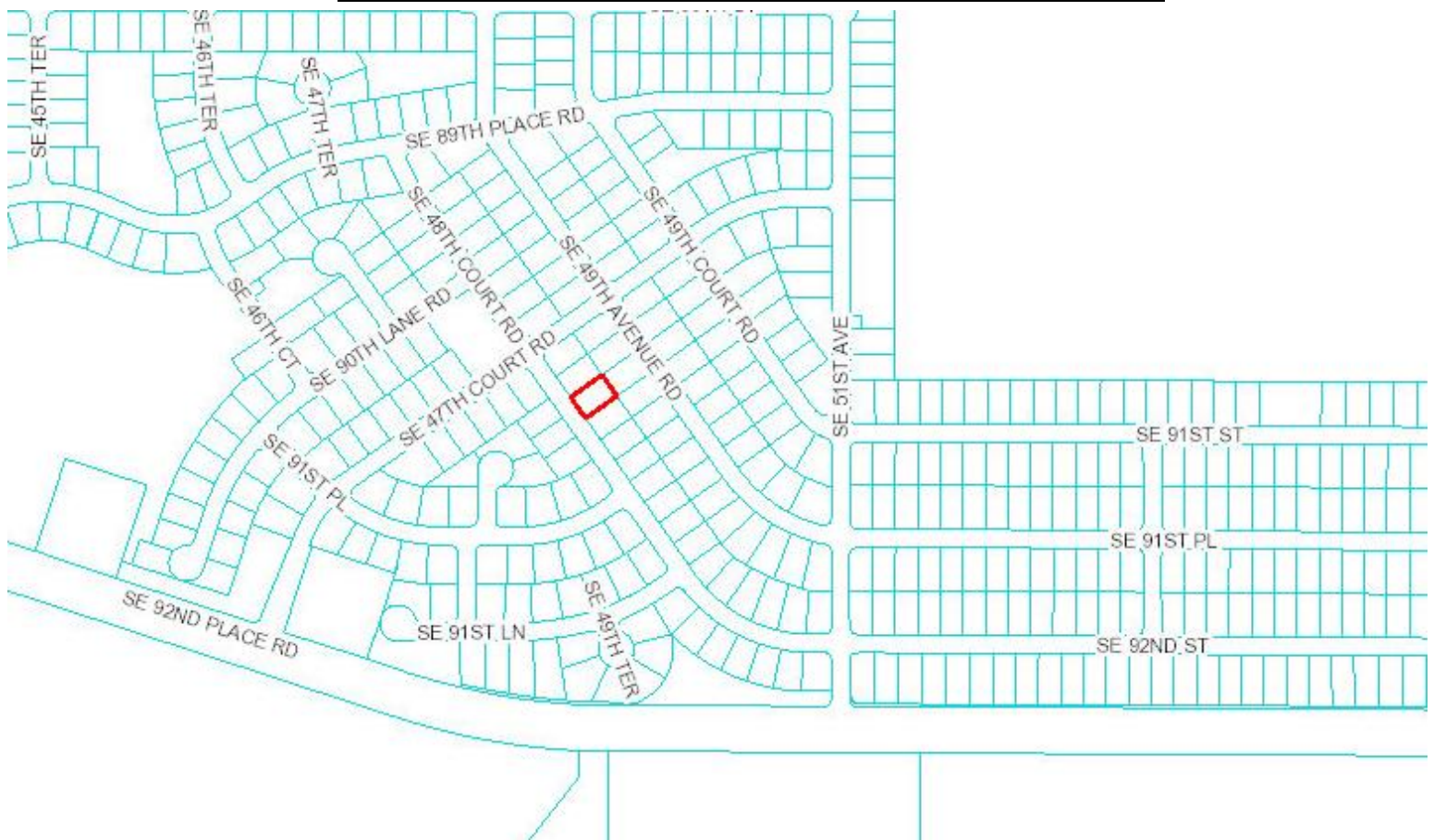
PROJECT NUMBER: 2021020106 APPLICATION: #26322

2.21.1.A - MAJOR SITE PLAN

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: **APPROVED** Defer to OCE
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: **DISCUSSION**/Defer to OCE-Stormwater. [If additional similar requests are made on more lots in the subdivision, is there a chance there may be a cumulative impact on the subdivision design's compliance with P-SPZ design requirements?]
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: **CONDITIONAL APPROVAL**. Site plan did not show setbacks. Zoning has no objection to improvements so long as they meet Summercrest setbacks (15 feet to rear lot line and 5.5 feet to side lot lines).
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **APPROVED** - Parcel 3664-011-028 is within City of Belleview Utilities public service area but for this development with no additional flows, requires no connection to utility provider's closest available water or sewer at this time. When development impacting water flow is presented, connection determination shall be calculated at that time. Parcel lies within the Silver Springs primary springs protection zone.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: N/A
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: **APPROVED**
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: **CONDITIONAL APPROVAL**. Staff recommends approval subject to the following conditions: 1) a. The applicant must provide the Acknowledgement And Acceptance of Additional Stormwater letter from the HOA (O&M Entity) for the 1,174 sf impervious in excess of 3,500 sf on the lot., OR b. The applicant must provide on-site stormwater control for the additional runoff from the impervious areas in excess of 3,500 square feet, and a letter of no-objection from the HOA. 2) A permit/inspection hold will be in effect until a sketch of the stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that all areas disturbed by construction must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

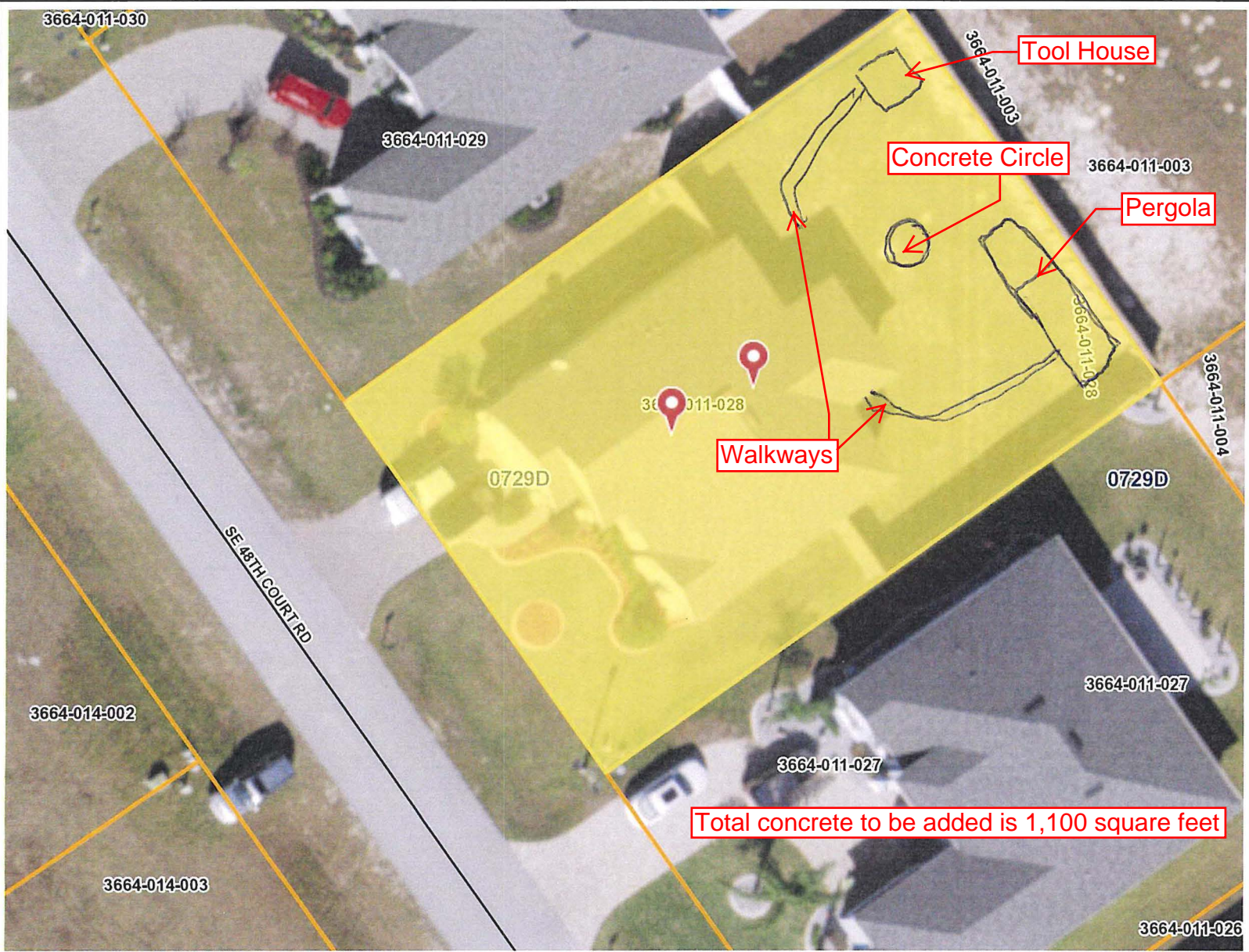
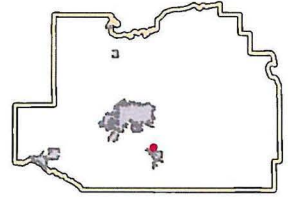
Note: The applicant owns a 0.25-acre parcel (PID 3664-011-028) in Summercrest subdivision (private roads and private drainage). There is 3,574sf existing impervious coverage according to the MCPA website. The applicant proposes to add 1,100 sf impervious coverage for tool house, pergola and concrete areas for a total of 4,674sf. The Summercrest Phase 1 Improvements Plans (AR# 2620) assume 3,500 sf impervious coverage per lot. Staff recommends approval with conditions.

ARIAS PROPERTY, ARIEL - WAIVER REQUEST
SUMMERCREST PHASE 1 BLK K LOT 28
9127 SE 48TH COURT RD OCALA
Project #2021020106 #26322 Parcel #3664-011-028
ARIEL ARIAS



ARIAS PROPERTY, ARIEL - WAIVER REQUEST
SUMMERCREST PHASE 1 BLK K LOT 28
 9127 SE 48TH COURT RD OCALA
 Project #2021020106 #26322 Parcel #3664-011-028
ARIEL ARIAS

Map Title *currently 3574 SF*



- Legend**
- Urban Growth Boundary
 - Address Search Results
 - Streets
 - Special Flood Hazard Areas - Chance Flood**
 - A - No Base Flood Elevation Deterri
 - AE - Base Flood Elevation Determi
 - AH - Area of Ponding 1-3 ft
 - Other Areas**
 - X - 0.2% Annual Chance Flood
 - X - 1% Annual Chance Flood Less
 - X - Areas Outside 0.2% Annual Ch
 - 2008 FIRM Panel
 - Transitional Flood Prone Areas
 - Flood Prone Areas
 - Parcels
 - Communication Towers
 - Environmentally Sensitive Ove

1: 338
 1 in = 0.01 Miles

Notes

*3500 SF
Impervious*

Creation Date: 2/22/2021

0.0 0 0.01 0.0 Miles
 Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet
 Created By:

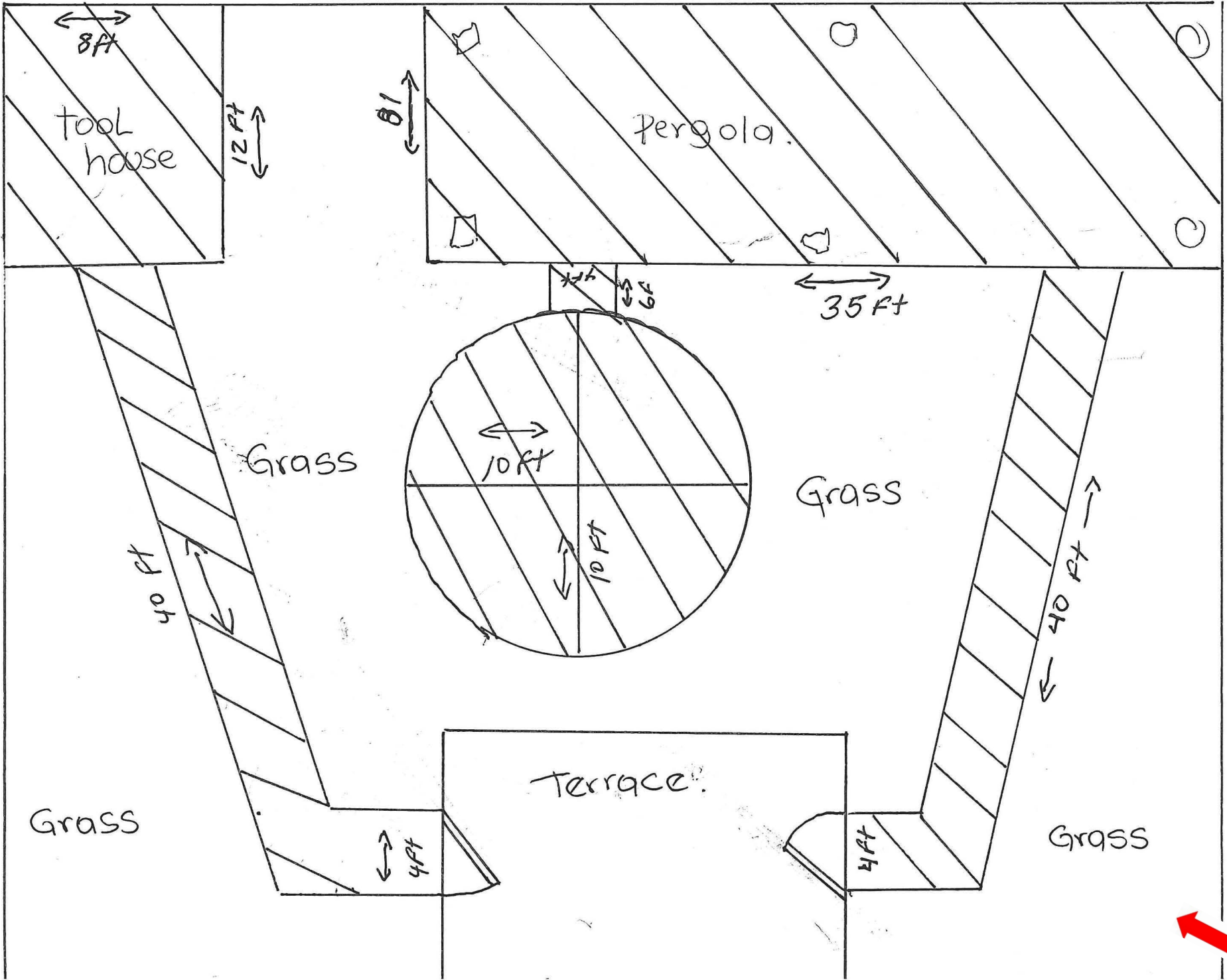
This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

Grass

3ft

Grass

3ft



3ft
Grass

Grass

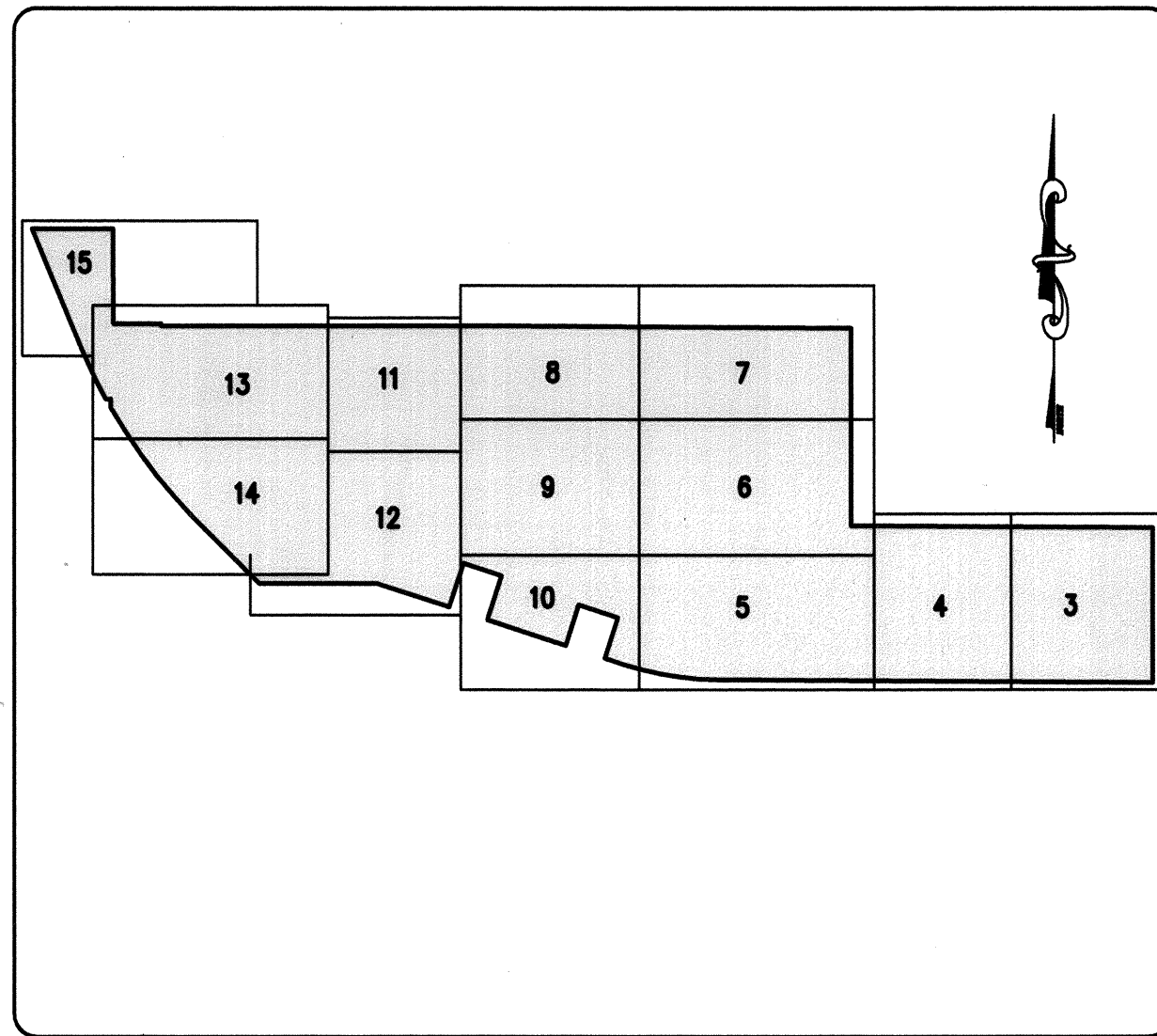
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SUMMERCREST

A PLANNED UNIT DEVELOPMENT
SECTIONS 13, 14, 23 & 24, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA



SHEET LAYOUT
SCALE: N.T.S.
SECTIONS 13, 14, 23 & 24, TOWNSHIP 16 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE PROCEED N89°56'32"W ALONG THE NORTH BOUNDARY OF SAID SECTION 24, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 35 (BASELINE ROAD); THENCE S00°32'28"W ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 749.51 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY PROCEED N89°35'28"W A DISTANCE OF 802.19 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED; THENCE S00°11'51"W A DISTANCE OF 1086.31 FEET TO THE NORTH RIGHT OF WAY LINE OF SE 92nd PLACE ROAD; THENCE N89°39'05"W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 3088.93 FEET TO A POINT ON A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2200.00 FEET AND A CENTRAL ANGLE OF 17°36'57"; THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY A DISTANCE OF 678.40 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N80°50'31"W, 673.74 FEET TO THE END OF SAID CURVE; THENCE N72°00'59"W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 145.56 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY N17°58'29"E A DISTANCE OF 299.99 FEET; THENCE N72°01'19"W A DISTANCE OF 290.03 FEET; THENCE S17°58'08"E A DISTANCE OF 299.93 FEET TO SAID NORTH RIGHT OF WAY; THENCE N71°59'29"W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 585.22 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY N17°58'03"E A DISTANCE OF 325.04 FEET; THENCE N71°58'14"W A DISTANCE OF 284.99 FEET; THENCE S17°59'07"W A DISTANCE OF 325.00 FEET TO SAID NORTH RIGHT OF WAY; THENCE N71°58'22"W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 546.94 FEET; THENCE S89°49'12"W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 854.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SEABOARD AIR LINE RAILROAD (CSX RAILROAD); THENCE DEPARTING SAID NORTH RIGHT OF WAY N45°34'59"W ALONG EASTERLY RIGHT OF WAY LINE OF THE SEABOARD AIR LINE RAILROAD (CSX RAILROAD), A DISTANCE OF 917.23 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1860.08 FEET AND A CENTRAL ANGLE OF 20°59'22"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY A DISTANCE OF 681.41 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N35°12'59"W, 677.61 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY N89°51'18"E A DISTANCE OF 40.33 FEET TO THE EAST BOUNDARY OF THE NORTH 100.00 FEET OF THE EAST 965.00 FEET OF THE WEST 990.00 FEET OF THE SOUTH 125.00 FEET OF THE WEST 3/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE N00°20'07"W ALONG SAID EAST BOUNDARY A DISTANCE OF 100.00 FEET TO THE NORTH BOUNDARY OF SAID NORTH 100.00 FEET OF THE EAST 965.00 FEET OF THE WEST 990.00 FEET OF THE SOUTH 125.00 FEET OF THE WEST 3/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S89°51'18"W ALONG SAID NORTH BOUNDARY A DISTANCE OF 62.68 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF THE SEABOARD AIR LINE RAILROAD (CSX RAILROAD); THENCE N22°33'33"W ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 1304.07 FEET TO THE NORTH BOUNDARY OF THE WEST 3/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY N89°57'17"E ALONG THE NORTH BOUNDARY OF THE WEST 3/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S00°18'59"E ALONG SAID EAST BOUNDARY A DISTANCE OF 664.69 FEET TO THE NORTH BOUNDARY OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 14; THENCE N89°52'23"E ALONG SAID NORTH BOUNDARY A DISTANCE OF 337.02 FEET TO THE EAST BOUNDARY OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 14; THENCE S01°57'56"W ALONG SAID EAST BOUNDARY A DISTANCE OF 15.73 FEET TO A POINT THAT IS N00°26'07"W 649.04 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE S89°58'14"E A DISTANCE OF 2629.96 FEET TO A POINT ON THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 14, SAID POINT BEING N00°06'20"E A DISTANCE OF 649.70 FEET FROM THE SE CORNER OF SAID SECTION 14 AND ON THE SOUTH BOUNDARY OF "SILVER SPRINGS SHORES UNIT NO. 25", AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J" PAGES 202-208 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S89°37'27"E ALONG SAID SOUTH BOUNDARY A DISTANCE OF 2272.13 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY S00°02'48"W A DISTANCE OF 1399.44 FEET; THENCE S89°36'17"E A DISTANCE OF 2142.61 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 301.24 ACRES, MORE OR LESS.

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

R.M. BARRINEAU & ASSOCIATES, INC.

PROFESSIONAL SURVEYORS & MAPPERS
OAKHURST PROFESSIONAL PARK
1309 S.E. 25TH LOOP, SUITE 103 PHONE (352) 622-3133
OCALA, FLORIDA 34471 FAX (352) 369-3771
KEVIN J. FLANAGAN, P.S.M. - LS 3942 CHRISTOPHER J. HOWSON, P.S.M. - LS 6553
MELVIN A. BOWEN, P.S.M. - LS 5035 ROBERT L. NESSELS, P.S.M. - LS 4874

SURVEYOR'S NOTES:

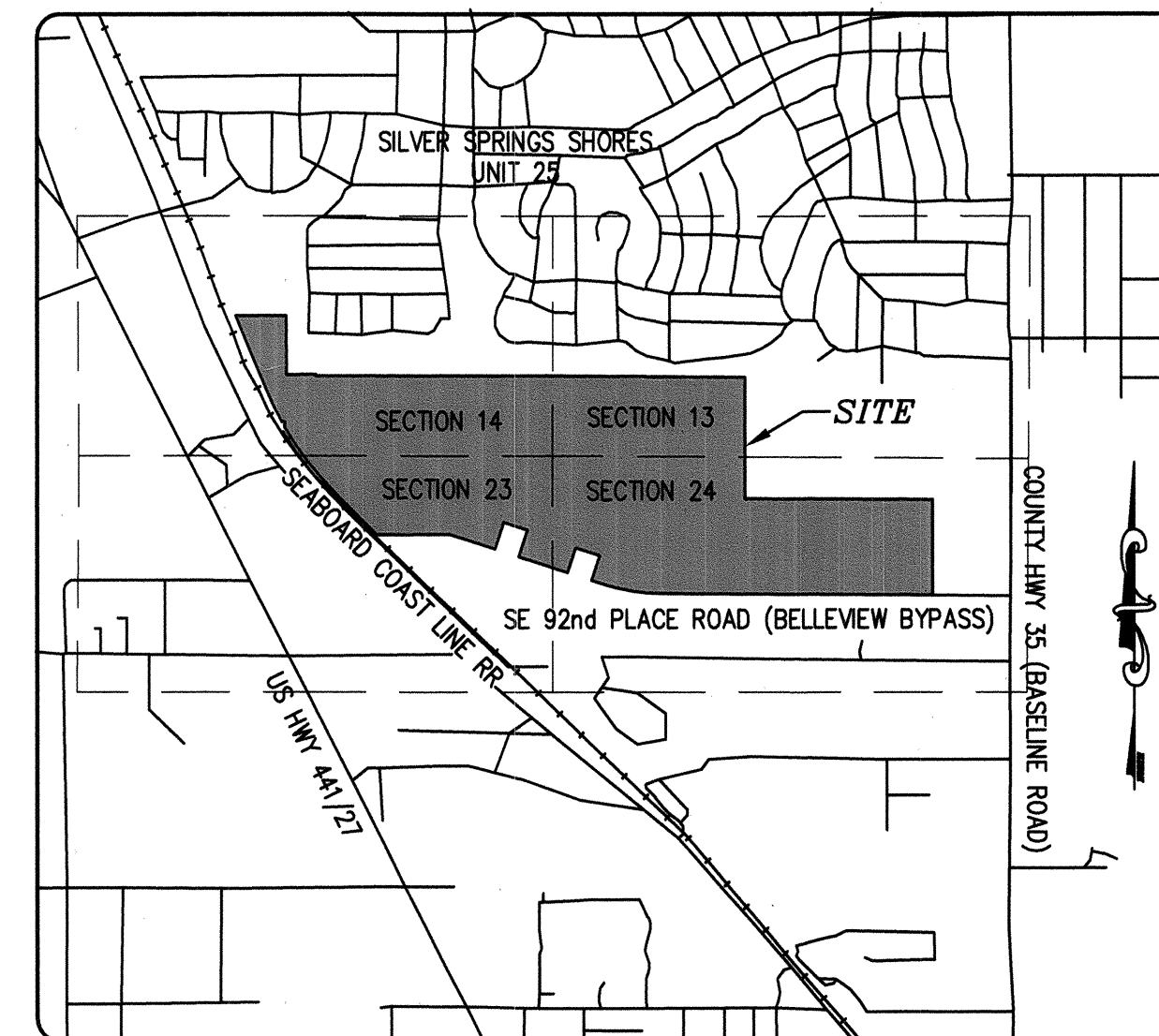
- THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
- NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
- EASEMENTS FOR THIS SUBDIVISION ARE SHOWN BY DASHED LINES ARE NOTED BY CHART, ON THE ATTACHED PLAT.
- A 10 FOOT UTILITY EASEMENT IS RESERVED ALONG AND ADJACENT TO ALL ROADWAYS PUBLIC OR PRIVATE; A 5 FOOT UTILITY EASEMENT IS RESERVED ALONG AND ADJACENT TO EACH SIDE LOT LINE; AND A 7.5 FOOT UTILITY EASEMENT IS RESERVED ALONG AND ADJACENT TO EACH BACK LOT LINE. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN UTILITIES IN THE EASEMENTS.
- ALL UTILITY EASEMENTS SHOWN ON THE ATTACHED PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER FACILITY.
- A UTILITY EASEMENT IS RESERVED IN THE ENTIRETY OF ALL PRIVATE ROADWAYS AND HEREWIT GRANTED TO ALL PUBLIC UTILITY PROVIDERS FOR THE CONSTRUCTION, INSTALLATION, OPERATION AND MAINTENANCE OF THEIR FACILITIES.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY TRANSPORTATION DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- ACCESS TO ALL SUBDIVISION LOTS WILL BE PROVIDED FROM THE INTERNAL SUBDIVISION STREETS.
- ALL LOT DRIVEWAY ACCESS SHALL BE PROVIDED USING THE INTERNAL SUBDIVISION ROADWAYS CREATED WITH THE SUBDIVISION. DIRECT ACCESS TO S.E. 92ND PLACE ROAD IS PROHIBITED.
- BEARINGS ARE ASSUMED BASED ON THE NORTH BOUNDARY OF THE NE 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST AS BEING N.89°57'20"W.
- STATE PLANE COORDINATES ARE BASED ON THE SOUTHEAST CORNER OF SECTION 15 AND THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST.
- PARCEL IS LOCATED IN FLOOD ZONES "A" AND "C" WITH A BASE FLOOD ELEVATION OF 60.00' PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120160 0640 B, EFFECTIVE JANUARY 19, 1983.
- DOMESTIC WATER IS TO BE PROVIDED BY THE CITY OF BELLEVUE.
- SEWER IS TO BE PROVIDED BY THE CITY OF BELLEVUE.
- THIS PLAT CONTAINS 683 LOTS, 8 TRACTS AND 8.27 MILES OF ROAD.
- DEVELOPABLE AREA SETBACKS SHALL BE AS SET FORTH IN THE COUNTY'S LAND DEVELOPMENT REGULATIONS.
- PROPOSED ROADS WILL BE PRIVATELY OWNED AND MAINTAINED BY SUMMERCREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.
- ALL D.R.A. AREAS ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY SUMMERCREST HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.
- FIRE PROTECTION IS TO BE PROVIDED BY CENTRAL DRY LINES AND HYDRANTS. WATER FOR FIRE FLOW SHALL BE PROVIDED BY ON-SITE WET PONDS.
- MINERAL INTEREST GRANTED IN DEED BOOK 256, PAGE 401 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS A BLANKET EASEMENT THAT AFFECTS A PORTION OF THE SUBJECT PARCEL IN SECTION 23, TOWNSHIP 16 SOUTH, RANGE 22 EAST.
- RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 607, PAGE 31 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS A BLANKET EASEMENT THAT AFFECTS A PORTION OF THE SUBJECT PARCEL IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 22 EAST.
- DISTRIBUTION EASEMENT GRANTED IN OFFICIAL RECORD BOOK 1757, PAGE 1325 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS A BLANKET EASEMENT THAT AFFECTS A PORTION OF THE SUBJECT PARCEL IN SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST.
- TEMPORARY CONSTRUCTION EASEMENT GRANTED IN OFFICIAL RECORD BOOK 3036, PAGE 1782 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA DOES AFFECT A PORTION OF THE SUBJECT PARCEL IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 22 EAST
- ADVISORY: AT THE TIME OF PLATTING, LOTS 8 THROUGH 17, BLOCK AA ABUT THE EXISTING AND OPERATIONAL SCL RAILROAD RIGHT-OF-WAY.
- ADVISORY: LOTS 1 THROUGH 8, BLOCK B, AND LOTS 50 THROUGH 88, BLOCK A ABUT THE COMMERCIALY DESIGNATED AND ZONED PROPERTIES WHICH MAY BE DEVELOPED AT ANY TIME IN THE FUTURE.

APPROVAL OF OFFICIALS:

APPROVED: [Signature] COUNTY SURVEYOR
APPROVED: [Signature] COUNTY ZONING DEPARTMENT
APPROVED: [Signature] COUNTY PLANNING DEPARTMENT
APPROVED: [Signature] COUNTY ADMINISTRATION OFFICE
APPROVED: [Signature] COUNTY ENGINEERING DEPARTMENT
APPROVED: [Signature] COUNTY UTILITY DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS.

ATTEST: [Signature] DAVID R. ELLSPERMANN
CLERK OF THE CIRCUIT COURT
BY: [Signature] STAN MCCLAIN
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS



LOCATION MAP
SCALE: N.T.S.
SECTIONS 13, 14, 23 & 24, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

APPROVED WAIVERS:	APPROVAL DATE
1. 8.2.5.a (2) (b) RIGHT-OF-WAY DEDICATION	3/28/05
2. 8.2.10.k (4) (c) LANDSCAPE BUFFERING	3/28/05
3. 8.2.5.a (2) (e) PARALLEL ACCESS	3/28/05
4. 8.2.5.a (1) (d) SIDEWALKS	3/28/05
5. 8.2.5.a (14) ACCESS TO ADJACENT UNPLATTED LAND	3/28/05
6. 8.2.9.d (9) SIGNS IN DRA	10/3/05
7. 8.2.9.d (10) RETENTION AREA CROSS SECTIONS	10/3/05
8. 8.2.9.d (8) DRAINAGE RETENTION AREAS	10/17/05
9. 8.2.9.d (11) NUMBER AND DEPTH OF SOIL TEST BORINGS	10/17/05

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT N.J.H. LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED TO BE MADE THE PLAT OF "SUMMERCREST", THE SAME BEING A SUBDIVISION OF LAND HEREON DESCRIBED AND THAT THE STREETS, AVENUES, ROADS, CIRCLES, LOOPS, AND PLACES AS SHOWN ON THIS PLAT TOGETHER WITH ALL IMPROVEMENTS THEREON SHALL BE PRIVATE PROPERTY AND ARE HEREBY DEDICATED TO AND MAINTAINED BY THE SUMMERCREST HOMEOWNERS ASSOCIATION, INC., SUBJECT HOWEVER TO A PERPETUAL RIGHT OF EASEMENT HEREIN GRANTED FOR INGRESS AND EGRESS BY SANITATION, POSTAL, FIRE, LAW ENFORCEMENT, MEDICAL SERVICE VEHICLES AND THEIR PERSONNEL, AND MARION COUNTY TRANSPORTATION PERSONNEL, PROVIDING SERVICE TO THE SUBDIVISION; THAT DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS DESIGNATED HEREON SHALL BE PRIVATE PROPERTY AND ARE HEREBY DEDICATED TO THE SUMMERCREST HOMEOWNERS ASSOCIATION, INC. PROVIDED HOWEVER, THAT THE SAME SHALL BE USED FOR THE COLLECTION AND DISPOSAL OF STORM WATER DRAINAGE AND NO USE INCONSISTENT THEREWITH; THAT THE UTILITY EASEMENTS SHOWN OR NOTED ARE RESERVED EXCLUSIVELY FOR SUCH USES BY THE UTILITIES (MUNICIPAL, GOVERNMENTAL, AND PRIVATE), TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST, AND THAT NO OTHER OBLIGATION IS IMPOSED UPON MARION COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHT OF WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

TRACTS A & B ARE 5' TYPE "E" BUFFERS AND ARE HEREBY DEDICATED TO THE SUMMERCREST HOMEOWNERS ASSOCIATION, INC., FOR OWNERSHIP AND MAINTENANCE.

TRACT C IS A 10' LANDSCAPE, SIGNAGE AND TYPE "A" BUFFER AND IS HEREBY DEDICATED TO THE SUMMERCREST HOMEOWNERS ASSOCIATION, INC., FOR OWNERSHIP AND MAINTENANCE.

TRACTS D & E ARE 10' TYPE "A" BUFFERS AND ARE HEREBY DEDICATED TO THE SUMMERCREST HOMEOWNERS ASSOCIATION, INC., FOR OWNERSHIP AND MAINTENANCE.

THE OPEN SPACE TRACT IS HEREBY DEDICATED TO THE SUMMERCREST HOMEOWNERS ASSOCIATION, INC. FOR OWNERSHIP AND SHALL BE MAINTAINED IN ITS NATURAL VEGETATIVE STATE.

THE TWO (2) LIFT STATION TRACTS IDENTIFIED HEREON ARE DEDICATED TO THE CITY OF BELLEVUE FOR OWNERSHIP AND MAINTENANCE OF LIFT STATION FACILITIES.

IN WITNESS WHEREOF N.J.H. LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS 8 DAY OF FEB 2007.

BY: [Signature] NANCY DEICHMAN, MANAGER

WITNESS: [Signature] Theodore A Cobb
SIGNATURE
WITNESS: [Signature] Diane Barrineau
SIGNATURE

PRINTED NAME
THEODORE A COBB
DIANE BARRINEAU

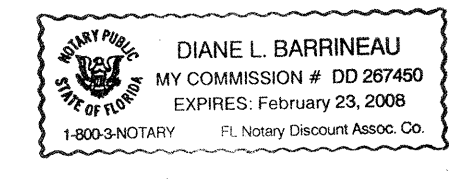
NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED, NANCY DEICHMAN, AS MANAGER OF N.J.H. LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO PRODUCED IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 8 DAY OF FEB 2007.

NOTARY PUBLIC: [Signature] DIANE L. BARRINEAU
STATE OF FLORIDA
COMMISSION EXPIRES: [Signature]



CONCURRENCY DEFERRAL ELECTION NOTE:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

CONSENT OF MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS, THAT AMSOUTH BANK TRADE NAME AND DIVISION OF REGIONS BANK, THE OWNER AND HOLDER OF THE FOLLOWING MORTGAGE AND SECURITY DOCUMENTS:

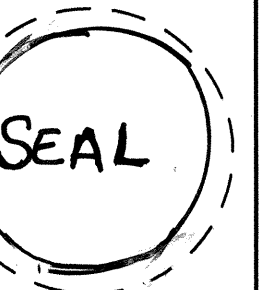
- MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3918, PAGE 810 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 3918, PAGE 832 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- COLLATERAL ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3939, PAGE 129 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- MORTGAGE, COLLATERAL ASSIGNMENT OF LEASES, RENTS AND PROFITS, AND UCC-1 FINANCING STATEMENT MODIFICATION, RENEWAL AND EXTENSION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4388, PAGE 1038 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

ENCUMBERING THE PROPERTY HEREON, DOES CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION.

IN WITNESS WHEREOF SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS VICE PRESIDENT ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION ON THIS 8 DAY OF February 2007.

AMSOUTH BANK TRADE NAME AND DIVISION OF REGIONS BANK

BY: [Signature] Gary A. Powell
GARY A. POWELL, VICE PRESIDENT



ATTEST: [Signature] NAME, POSITION
Raymond G. Andrews, Jr. V.P.

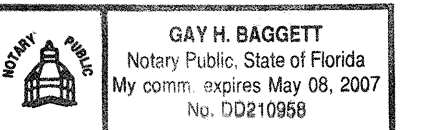
NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING CONSENT OF MORTGAGE WAS ACKNOWLEDGED BEFORE ME BY GARY A. POWELL, AS VICE PRESIDENT ON THIS 8 DAY OF February 2007, WHO IS:

PERSONALLY KNOWN TO ME, OR PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION

NOTARY PUBLIC: [Signature] GAY H. BAGGETT
STATE OF FLORIDA
COMMISSION EXPIRES: May 8, 2007



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "SUMMERCREST" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREIN WERE IN PLACE ON THE 26TH OF OCTOBER, 2006; THAT PERMANENT CONTROL POINTS SHALL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: [Signature] CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471

CLERK OF CIRCUIT COURT'S ACKNOWLEDGMENT:

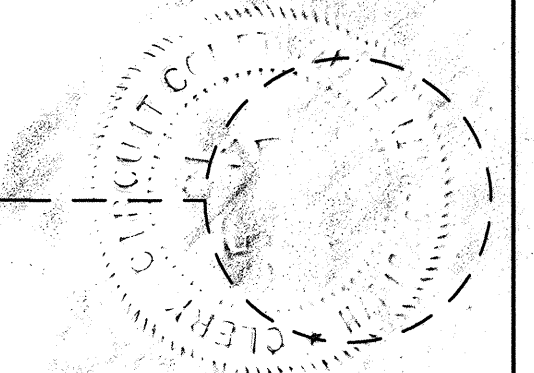
I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, AT PAGES 119-133 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 2:30 PM ON THIS 25 DAY OF FEBRUARY 2007.

BY: [Signature] DAVID R. ELLSPERMANN
CLERK OF THE CIRCUIT COURT

ASSESSMENT NOTIFICATION:

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM AND/OR TRAFFIC SAFETY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO TURN LANES, BY-PASS LANES AND TRAFFIC SIGNALS WHEN, IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION, SUCH FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND THE HEALTH, SAFETY, AND WELFARE OF THE GENERAL PUBLIC.

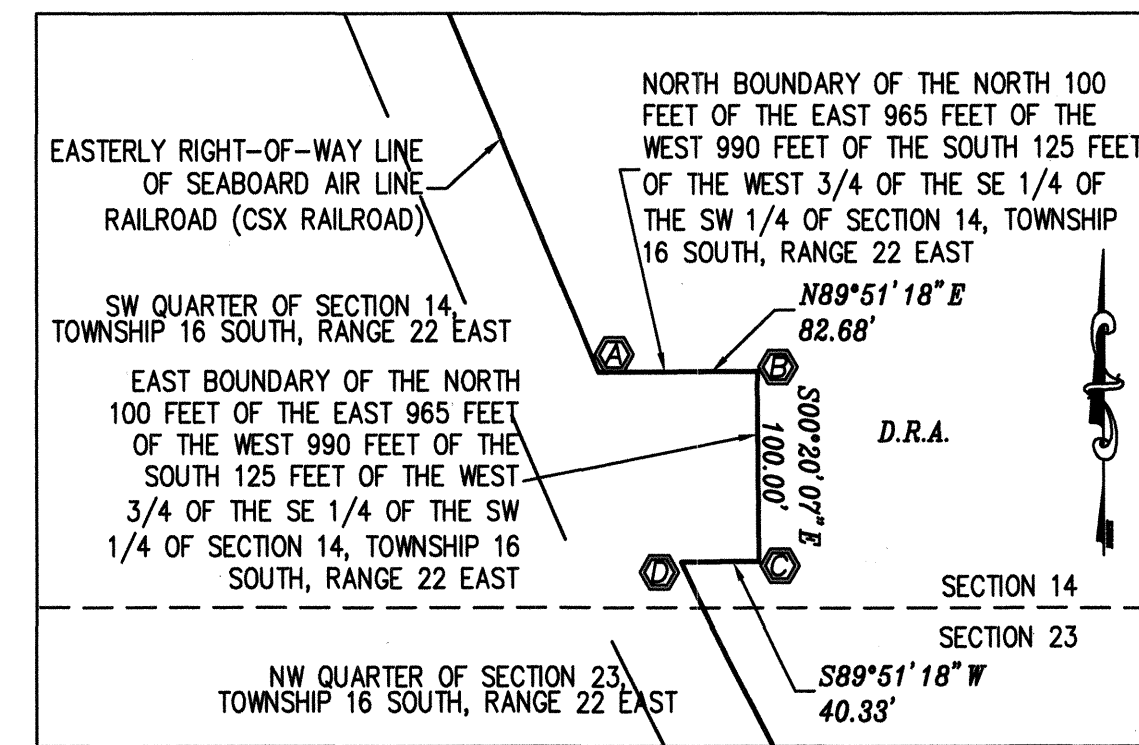
[Signature] STAN MCCLAIN
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS



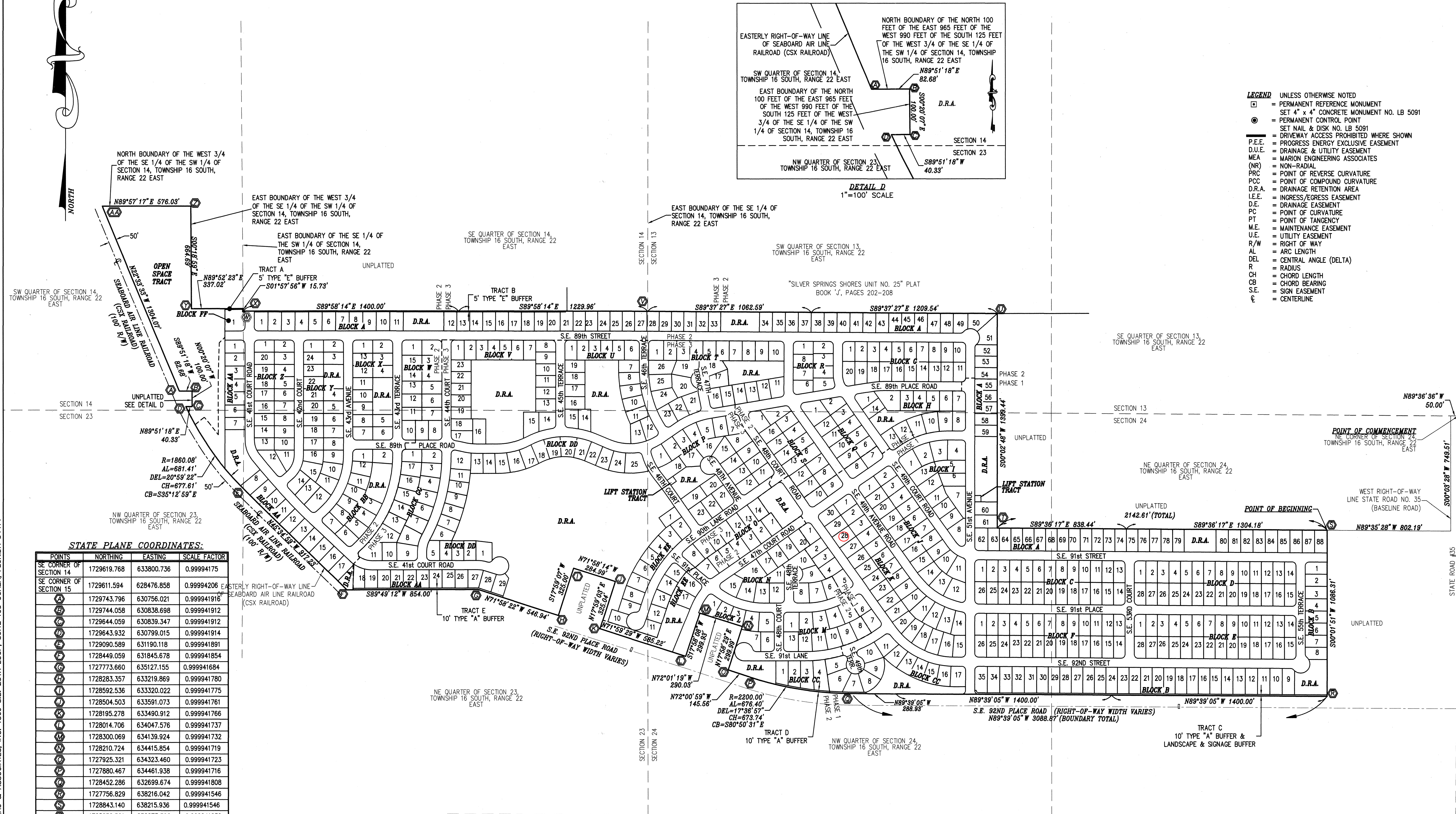
PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471
I HEREBY CERTIFY THAT I AM A MEMBER IN GOOD STANDING WITH THE FLORIDA SURVEYING BOARD AND AM QUALIFIED TO PERFORM THE DUTIES OF A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MARION COUNTY.
JOHN R. KITCHER, JR. P.S.M. 5531

SUMMERCREST

A PLANNED UNIT DEVELOPMENT
SECTIONS 13, 14, 23 & 24, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA

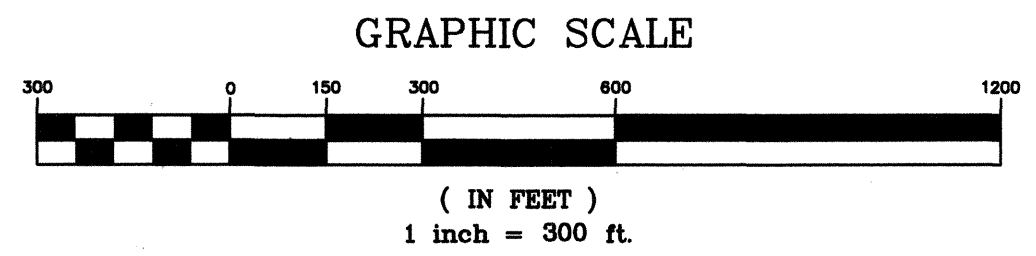


- LEGEND** UNLESS OTHERWISE NOTED
- = PERMANENT REFERENCE MONUMENT
 - = SET 4" x 4" CONCRETE MONUMENT NO. LB 5091
 - = PERMANENT CONTROL POINT
 - = SET NAIL & DISK NO. LB 5091
 - = DRIVEWAY ACCESS PROHIBITED WHERE SHOWN
 - P.E.E. = PROGRESS ENERGY EXCLUSIVE EASEMENT
 - D.U.E. = DRAINAGE & UTILITY EASEMENT
 - MEA = MARION ENGINEERING ASSOCIATES
 - (NR) = NON-RADIAL
 - PRC = POINT OF REVERSE CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - D.R.A. = DRAINAGE RETENTION AREA
 - I.E.E. = INGRESS/EGRESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - M.E. = MAINTENANCE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R/W = RIGHT OF WAY
 - AL = ARC LENGTH
 - DEL = CENTRAL ANGLE (DELTA)
 - R = RADIUS
 - CH = CHORD LENGTH
 - CB = CHORD BEARING
 - SE = SIGN EASEMENT
 - CL = CENTERLINE



STATE PLANE COORDINATES:

POINTS	NORTHING	EASTING	SCALE FACTOR
SE CORNER OF SECTION 14	1729619.768	633800.736	0.99994175
SE CORNER OF SECTION 15	1729611.594	628476.858	0.99994206
(A)	1729743.796	630756.021	0.999941916
(B)	1729744.058	630838.698	0.999941912
(C)	1729644.059	630839.347	0.999941912
(D)	1729643.932	630799.015	0.999941914
(E)	1729090.589	631190.118	0.999941891
(F)	1728449.059	631845.678	0.999941854
(G)	1727773.660	635127.155	0.999941684
(H)	1728283.357	633219.869	0.999941780
(I)	1728592.536	633320.022	0.999941775
(J)	1728504.503	633591.073	0.999941761
(K)	1728195.278	633490.912	0.999941766
(L)	1728014.706	634047.576	0.999941737
(M)	1728300.069	634139.924	0.999941732
(N)	1728210.724	634415.854	0.999941719
(O)	1727925.321	634323.460	0.999941723
(P)	1727880.467	634461.938	0.999941716
(Q)	1728452.286	632699.674	0.999941808
(R)	1727756.829	638216.042	0.999941546
(S)	1728843.140	638215.936	0.999941546
(T)	1728856.561	636073.362	0.999941639
(U)	1730256.005	636073.615	0.999941639
(V)	1730269.467	633801.526	0.999941750
(W)	1730269.144	631171.569	0.999941892
(X)	1730284.870	631172.099	0.999941892
(Y)	1730283.909	630835.084	0.999941912
(Z)	1730948.588	630830.990	0.999941912
(AA)	1730947.767	630254.965	0.999941946



NOTE:
UNLESS OTHERWISE SPECIFIED:
FRONT: 10' UTILITY EASEMENT LOCATED ALONG AND ADJACENT TO ALL RIGHTS-OF-WAY
REAR: 7.5' UTILITY EASEMENT
SIDES: 5' UTILITY EASEMENT

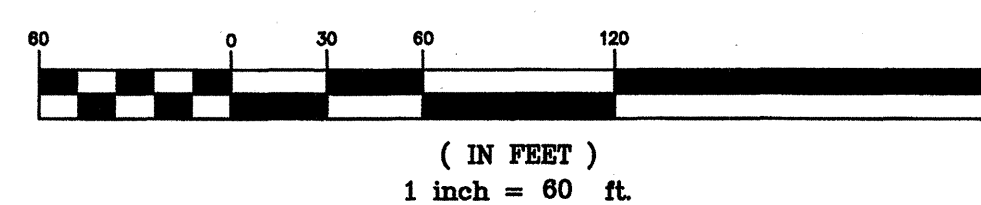
R.M. BARRINEAU & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
OAKHURST PROFESSIONAL PARK
1309 S.E. 25TH LOOP, SUITE 103 Ocala, Florida 34471
PHONE (352) 622-3133 FAX (352) 369-3771
KEVIN J. FLANNAGAN, P.S.M. - LS 3942 CHRISTOPHER J. HANSON, P.S.M. - LS 5091
MELVIN A. BOWEN, P.S.M. - LS 5035 ROBERT L. NELLESS, P.S.M. - LS 4874

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 Ocala, Florida 34471

SUMMERCREST

A PLANNED UNIT DEVELOPMENT
 SECTIONS 13, 14, 23 & 24, TOWNSHIP 16 SOUTH, RANGE 22 EAST,
 MARION COUNTY, FLORIDA

GRAPHIC SCALE



LEGEND UNLESS OTHERWISE NOTED

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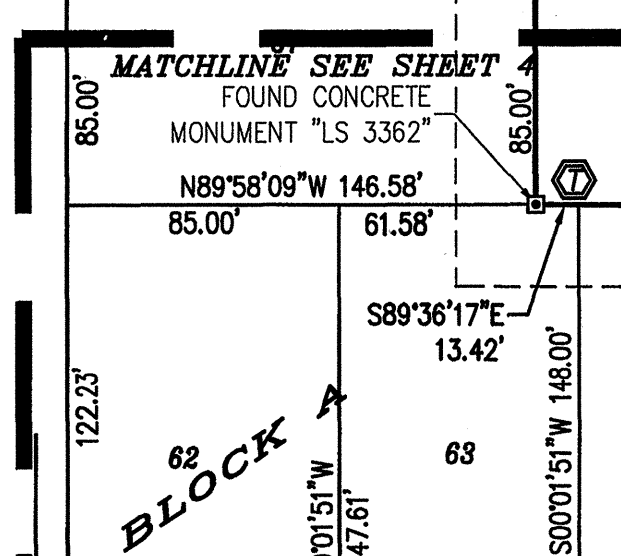
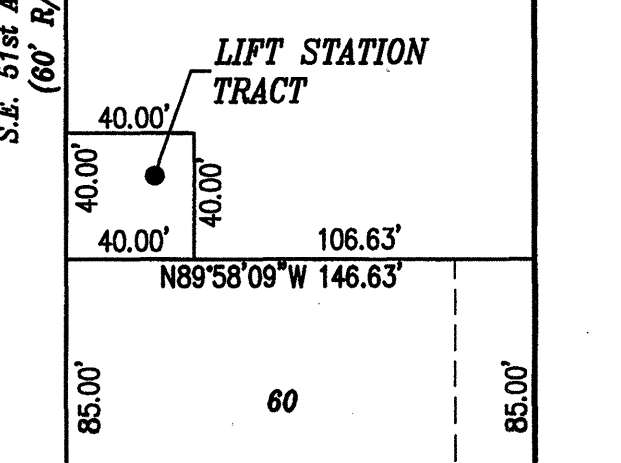
STATE PLANE COORDINATES:

POINTS	NORTHING	EASTING	SCALE FACTOR
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SE CORNER OF SECTION 15	1729611.594	628476.858	0.99994206
①	1728856.561	636073.362	0.999941639

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	C.B.
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	N80°11'20"W
C5	90°00'00"	25.00'	39.27'	25.00'	35.36'	N09°48'40"E
C35	70°18'35"	25.00'	30.68'	17.61'	28.79'	N35°07'28"W
C36	15°28'33"	150.00'	40.52'	20.38'	40.39'	S42°55'36"E
C37	129°18'16"	25.00'	56.42'	52.77'	45.19'	N64°40'59"E
C38	89°38'08"	25.00'	39.11'	24.84'	35.24'	S44°47'13"E
C39	90°21'52"	25.00'	39.43'	25.16'	35.47'	S45°12'47"W
C40	89°39'18"	25.00'	39.12'	24.85'	35.25'	N44°47'48"W
C41	90°20'42"	25.00'	39.42'	25.15'	35.46'	N45°12'12"E
C42	89°39'18"	25.00'	39.12'	24.85'	35.25'	N44°47'48"W
C78	90°00'11"	25.00'	39.27'	25.00'	35.36'	N09°48'46"E
C79	89°59'49"	25.00'	39.27'	25.00'	35.35'	N80°11'14"W
C111	86°45'25"	25.00'	37.85'	23.62'	34.34'	N37°18'19"E
C118	64°07'39"	25.00'	27.98'	15.66'	26.54'	N67°15'09"W
C119	115°52'21"	25.00'	50.56'	39.91'	42.37'	S22°44'51"W
C120	65°42'00"	25.00'	28.67'	16.14'	27.12'	N66°27'58"W
C122	89°59'48"	25.00'	39.27'	25.00'	35.35'	N09°48'34"E
C123	90°00'12"	25.00'	39.27'	25.00'	35.36'	N80°11'26"W
C124	89°59'48"	25.00'	39.27'	25.00'	35.35'	S09°48'34"W
C125	90°00'12"	25.00'	39.27'	25.00'	35.36'	S80°11'26"E
C126	89°59'48"	25.00'	39.27'	25.00'	35.35'	N09°48'34"E
C127	90°00'12"	25.00'	39.27'	25.00'	35.36'	N80°11'26"W
C128	89°59'48"	25.00'	39.27'	25.00'	35.35'	S09°48'34"W
C129	90°00'12"	25.00'	39.27'	25.00'	35.36'	S80°11'26"E
C132	89°59'48"	25.00'	39.27'	25.00'	35.35'	S09°48'34"W
C133	90°00'12"	25.00'	39.27'	25.00'	35.36'	S80°11'26"E
C134	115°52'21"	25.00'	50.56'	39.91'	42.37'	S22°44'51"W
C135	72°1'20"	180.00'	23.11'	11.57'	23.09'	S85°55'37"E
C136	96°06'19"	25.00'	41.93'	27.82'	37.19'	S51°15'49"E
C137	98°19'07"	25.00'	42.90'	28.92'	37.83'	N31°31'28"E
C140	74°13'01"	25.00'	32.38'	18.91'	30.17'	S62°12'28"E
C142	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°22'33"E
C147	47°03'36"	180.00'	147.84'	78.38'	143.72'	S58°43'08"E
C189	12°28'32"	180.00'	39.19'	19.67'	39.12'	S28°57'04"E
C190	23°05'21"	180.00'	72.54'	36.77'	72.05'	S11°10'07"E
C191	9°41'32"	470.00'	79.51'	39.85'	79.41'	S85°31'47"W
C192	9°41'32"	500.00'	84.58'	42.39'	84.48'	S85°31'47"W
C193	9°41'32"	530.00'	86.65'	44.93'	86.55'	S85°31'47"W
C227	14°31'39"	340.00'	86.21'	43.34'	85.98'	S83°06'44"W
C228	14°31'39"	340.00'	86.21'	43.34'	85.98'	S83°06'44"W
C229	21°02'26"	340.00'	124.86'	63.14'	124.16'	S65°19'41"W
C249	1°34'21"	210.00'	5.76'	2.88'	5.76'	S34°24'09"E
C250	6°30'47"	340.00'	38.65'	19.35'	38.63'	S58°03'52"W
C252	35°05'24"	210.00'	128.61'	66.39'	128.61'	S52°44'02"E

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 REGINALD W. BARRINEAU, P.S.M. - FOUNDER
 CERTIFICATE OF AUTHORIZATION NO. LB 5091
 KEVIN J. FLANAGAN, P.S.M. - LS 3842 CHRISTOPHER J. HOWSON, P.S.M. - LS 8553
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