



## SUBMITTAL SUMMARY REPORT 31189

**PLAN NAME:** CORTA - OCALA WEST - PARCELS 24 AND 25

**LOCATION:**

**APPLICATION DATE:** 02/20/2024

**PARCEL:** 3501-200-025

**DESCRIPTION:**

CONTACTS	NAME	COMPANY
Applicant	Clinton Rickner	CHW, an NV5 Company
Engineer of Record	April Dotson	NV5
Surveyor	Clinton Rickner	CHW, an NV5 Company

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/23/2025	10/30/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	01/27/2026	02/03/2026	02/10/2026	Approved

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/30/2025	11/11/2025	Approved
<i>Comments</i>	N/A 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to <a href="mailto:laura.johnson@marioncountyfl.org">laura.johnson@marioncountyfl.org</a> YES 2.12.28 - Street names match 9-1-1 road names Sheet 2 of 23-0865 RE-PLAT SUR-Plat has SW HWY 200 labeled incorrectly as SW State Road 200 and SW 100th Street labeled incorrectly as Kingsland Country Drive. YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		10/30/2025	11/11/2025	Approved
<i>Comments</i>	N/A Central Sewer N/A Lot Size N/A Total Flow N/A Available Area N/A DEP Water Approval N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments n/a			

# SUBMITTAL SUMMARY REPORT (31189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/30/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
<p>Land Use - Complete 10/2/2025</p> <p>YES 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided?</p> <p>YES 6.3.1.C(4) - All Existing Easements w/OR Bk &amp; Pg (e.g., conservation)?</p> <p>YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements 1) Correct the Cover Sheet zoning notation information to read as follows:            "FUTURE LAND USE DESIGNATION: COMMERCIAL (COM)            ZONING CLASSIFICATION: CONDITIONAL COMMUNITY BUSINESS (B-2), per Marion County Resolutions 1989-R-113 (Zoning Case No. 04-8911-4/19891104Z ) and 91-R-113 (Zoning Case No. 19910511Z) for the Conditional Zoning information."            2) Delete the other zoning classification information listed (minimum lot area, minimum lot width, maximum building height, maximum floor area ratio, and the all of the setback information) as that is not required for the plat and is subject to potential change over time.</p> <p>YES 6.3.1.C(14) - Intent &amp; Purpose of All Tracts Identified The plat references the historic improper divisions of the Kingsland County Estate Tract B as "parcel 24" and "parcel 25" will be combined into a single platted site proposed to be referred to as "Parcel 1". Please revise the proposed title to identify the site as "Lot 1" and revise the Cover Sheet Advisory Notice #4 to reference Lot 1 (rather than Parcel 1), to be consistent with the specific LDC note requirement and limit the potential confusion related using "parcel" as a reference given the historic references shown on the plat.</p> <p>N/A 6.3.1.C(15)( ) - Hamlet Subdivision reference note provided?</p> <p>YES 6.3.1.C(15)( ) - [Springs Protection Note Provided?] Revise the plat to include the following Advisory Note on the Plat Cover Sheet:            "This site is located within Marion County's Secondary Springs Protection Zone."            N/A 6.3.1.C(15)( ) - Wellhead Protection Note Provided?            N/A 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided?            YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided? Revise the plat to include the following Advisory Note on the Plat Cover Sheet:            "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 concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to Site Plan, and/or Building Permit review."            N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement            N/A 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement &amp; Dedication (DA&amp;D)?            N/A 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement &amp; Dedication (DA&amp;D)?            N/A 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?]            N/A 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?]            N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?]            INFO Additional Planning Items: [10/25/2025] Please confirm the plat's font/point size will remain legible upon reduction to an 11" x 17" print size. The proposed plat's original 36" x 24" size is not readily printable for reproduction for subsequent referencing which is a significant concern.            [Initial Comments] 1) Preliminary Plat required unless formal LDC Waiver obtained to "skip" directly to Final Plat.            2) Revise/correct the reference for the lands northeast of the site - they are now part "BW SR 200" Subdivision recorded in Marion County Plat Book 14, Pages 195-196, that is a replat of a portion of tract B of Kingsland County Estates, Plat Book L, Pages 3-6.            3) Please confirm the plat's font/point size will remain legible upon reduction to an 11" x 17" print size. The proposed plat's original 36" x 24" size is not readily printable for reproduction for subsequent referencing which is a significant concern.</p> <p>Zoning - Reject 10/29/2025</p> <p>YES 2.12.4.C -Owner and applicants name 10/29/25 review: Provided.            Initial review: Please provide on cover sheet.</p> <p>YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown 10/29/25 review:            [1] Adjacent lot to the SW is correct PB/PG, but is listed as Lot 1 on property record card for PID 3501-201-001 (not 3501-201-003), is PUD zoning (not B-2) and owned by Corta Ocala LLC (not Exchangeright).            [2] Adjacent lot to the S, under PID 3501-201-004 is PUD zoning (not B-2).            [3] Adjacent lot to the NE, under PID 3501-200-027 is shown owned by BW 200 and 100 LLC, today is owned by TampaHWA Properties LLC.</p> <p>Initial review: Not provided on drawings provided. Should be listed as Commercial FLU and B-2 Zoning for adjacent properties. Land Use on application should be Commercial.</p> <p>YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft            INFO 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications            10/29/25 review: Please label dimensions of cross access easement shown on subject site.            YES 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering 10/29/25 review: Provided. No buffering proposed, will require a type C buffer along SR 200 ROW.            YES 6.4.4.A - Project is consistent with preliminary plat            YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks            YES 6.3.1.C(11) - PUD zoning consistent with Division 4            YES 6.3.1.C(15)(b) - Flood zone determination listed            N/A Additional Zoning comments</p>				
Landscape (Plans) (Parks and Recreation)		10/30/2025	11/11/2025	Requires Re-submit
<i>Comments</i>				
<p>NO 2.12.24 Show location and dimensions of required land use buffering. Show buffer type, width, and location on plan</p> <p>NO 2.12.25 - Marion Friendly Landscape Areas Show MFLA areas and calculations</p>				

# SUBMITTAL SUMMARY REPORT (31189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		10/30/2025	11/11/2025	Approved
<i>Comments</i>	YES 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC 10/29/25-fee due with resubmittal 3/26/24-fee due with resubmittal N/A 2.19.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval INFO 2.18.4.H - Maintenance agreement INFO 2.19.4.A - Improvement agreement with cost estimate INFO 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement N/A 2.19.4.A - All improvements are completed & as built inspection complete INFO 2.18.4.E - Indemnification agreement INFO 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink YES 2.12.7 - Digital version of plan YES 6.2.1.B - Plans legible YES 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.E - Drawing legend YES 6.2.1.F - North arrow, graphic drawing, & written scale YES 6.3.1.C(13) - Legal description contains acreage to one one-hundredth YES 6.3.1.C(15)(f) - This plat contains ___ lots and ___ miles of road YES 6.3.1.C(15)(d) - Legal documents & cross reference book & page YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding YES 6.4.4.M - Location of seals YES 6.3.1.B - Area for Book & Page and number of sheets YES 6.3.1.E(2) - DRC certification & signatures YES 6.3.1.E(3) - Clerk & BCC certifications of approval YES 6.3.1.E(4) - Clerk acceptance for recording certification YES 6.3.1.C(15)(i) - Board assessment notification N/A 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements YES 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. YES 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads N/A Legal Documents INFO Additional Development Review Comments 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.			

OCE Property Management (Plans) (Office of the County Engineer) 10/30/2025 11/11/2025 Requires Re-submit

<i>Comments</i>	YES 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS NO 2.19.2.G - Title Certification or title opinion, no more than 30 days old YES 2.19.2.H - Legal documents YES 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida N/A 6.3.1.C(1) - If the Final Plat exceeds one sheet N/A 6.3.1.C(2) - "Not included" parcels to be labeled "not a part of this plat" N/A 6.3.1.C(4) - Dimensions and locations of all known existing easements N/A 6.3.1.C(5) - Dimensions and locations of all proposed easements N/A 6.3.1.C(6) - Dimensions and locations of all existing or recorded streets N/A 6.3.1.C(8) - All adjacent property identified N/A 6.3.1.C(9) - County and city limit lines within or abutting the tract YES 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities YES 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner NO 6.3.1.C(15)(d) - Covenants, restrictions, or reservations YES 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged YES 6.3.1.D(1)(a) - Developer's acknowledgement and dedication YES 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney N/A 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements N/A 6.3.1.D(1)(c) - Utility easements N/A 6.3.1.D(1)(d) - Stormwater easements and facilities N/A 6.3.1.D(1)(f) - Conservation easement YES 6.3.1.D(2) - Add the appropriate closing YES 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS NO 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods: NO 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party YES 6.3.1.D(3)(a)1 - Provide the appropriate closing YES 6.3.1.F - The following supporting documentation shall also be provided as appropriate: NO 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements NO 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions NO 6.3.1.F(4) - A certificate of title requirements N/A 6.4.4.B - The legal description shall include a metes and bounds description N/A Additional Right-of-Way comments Updated Title Commitment is Required. -EMW 10.27.25			
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# SUBMITTAL SUMMARY REPORT (31189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/30/2025	11/11/2025	Approved
<i>Comments</i>				
N/A 2.12.9/10 - Existing Drainage Right-of-Way/Easements				
YES 2.12.22 - Stormwater Tract				
YES 2.12.38 - Stormwater Maintenance Entity				
YES 6.3.1.C(12) - If any portion of the property in the FEMA FIRM				
YES 6.3.1.C(15) - Off-Site Stormwater Reference				
YES 6.3.1 D(1)(d) - Stormwater Dedication & Acknowledgement				
YES Additional Stormwater comments 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.				

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		10/30/2025	11/11/2025	Approved
<i>Comments</i>				
YES 6.4.4.D - Mathematical closure and shall be in compliance with Ch. 5J-17 FAC. (5J-17.051) (15ii) (5J-17.051)(2)(b1-3) FAC				
YES 6.4.4.B - The legal description shall include a metes and bounds description				
YES 6.4.4.A - Final plat shall comply with Ch. 177 FS and the requirements of this Code				
YES 6.4.4.B & C The point of commencement or point of beginning in the description shall be tied to the nearest Government Corner or Record Corner				
N/A 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor				
YES 6.4.4.E - Showing or establishing the location of the ordinary high water line shall describe the methodology used for said determination.				
YES 6.4.4.F - The point of beginning and the point of commencement shall be clearly labeled in bold when a point of beginning or point of commencement is used in the legal description				
YES 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat				
YES 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS				
YES 6.4.5.A(2) - PRMs shall be graphically shown and fully described on the plat				
YES 6.4.5.A(3) - PRMs shall not exceed a maximum spacing of 1,400' apart				
YES 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated				
N/A 6.4.5.A(5) - When PRMs are set as offset/witness corners, the corners shall be shown				
YES 6.4.5.C - A table or note containing the geodetic control station information				
YES 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such				
N/A 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS				
N/A 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart				
N/A 6.4.5.F(3) - PCPs shall be set				
N/A 6.4.5.F(4) - PCPs shall be graphically shown and fully described on the plat				
N/A 6.4.5.F(5) - When PCPs are set as offset/witness corners, the corners shall be shown on the plat				
N/A 6.4.5.G - Where plat boundary corners are found to coincide with previously set monumentation, monumentation shall be shown on the plat				
YES 6.4.5.H - All lot and tract corner monumentation shall be set in accordance with the requirements of § 177.091 FS				
YES 6.4.5.I - All section lines, government lot lines and grant lines and/or corners found shown with ties to the plat boundary				
YES 6.4.5.J - Platted adjoining lands shall be identified				
YES 6.4.5.K - Unplatted adjoining lands shall be labeled as "unplatted" with deed book or official record book and pages shown				
N/A 6.4.5.M - Line and curve tables must be shown on the sheet to which they apply				
YES 6.4.5.N - Bearings basis shall be noted and referenced to an established, monumented line shown on the plat				
YES 6.2.1.A - Provide the name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet				
YES 6.2.1.E - Provide drawing legend				
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale				
YES 6.3.1.E(1) - The Surveyors and Mappers Certification				
YES 6.4.6.A - Show the lot and block lines of the previous plat, including monumentation				
N/A 6.4.6.B - Any rights-of-way and/or easements to be vacated shown with Official Record Book and Page				
N/A 6.4.6.C - Show any discrepancies between the boundary of a replat and the previous plat.				
N/A Additional Survey comments				

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/30/2025	11/11/2025	Approved
<i>Comments</i>				
N/A Central Sewer				
N/A Lot Size				
N/A Total Flow				
N/A Available Area				
N/A DEP Water Approval				
N/A Operating Permit Required				
N/A 2.12.6 - Location of septic systems & wells				
N/A 2.12.36 - Location of water & septic systems				
INFO Additional Health comments n/a				

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		10/30/2025	11/11/2025	Approved
<i>Comments</i>				
N/A Signed and sealed as-builts have been provided and match the subject Final Plat				
N/A CADD files have been provided and match the subject Final Plat				
N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities				
INFO Additional Utilities comments Parcels are within the Marion County Utilities (MCU) service area and will be served by MCU water and sewer. Water and sewer mains are available within the right-of-way along SW Highway 200.				

**OCE: Plan Review (DR) v.2**

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/03/2026	01/30/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/03/2026	01/29/2026	Approved

# SUBMITTAL SUMMARY REPORT (31189)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	02/03/2026	01/28/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/03/2026	01/27/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/03/2026	02/09/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	02/03/2026	02/04/2026	Informational

**Comments** All previous comments were addressed by new uploaded documents -EMW 02.04.2026

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
 REVIEW ITEM: 2.19.2.G - Title Certification or title opinion, no more than 30 days old  
 STATUS OF REVIEW: YES  
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
 REVIEW ITEM: 2.19.2.H - Legal documents  
 STATUS OF REVIEW: YES  
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
 REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations  
 STATUS OF REVIEW: YES  
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
 REVIEW ITEM: 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:  
 STATUS OF REVIEW: YES  
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
 REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party  
 STATUS OF REVIEW: YES  
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
 REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements  
 STATUS OF REVIEW: YES  
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
 REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions  
 STATUS OF REVIEW: YES  
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
 REVIEW ITEM: 6.3.1.F(4) - A certificate of title requirements  
 STATUS OF REVIEW: YES  
 REMARKS:

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	02/03/2026	01/27/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/03/2026	01/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/03/2026	02/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/03/2026	02/03/2026	Approved

**Comments** The project is located within the Marion County Utilities service area and is proposed to be served by Marion County Utilities water and wastewater.



# 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: 02/02/2024

### A. PROJECT INFORMATION:

Project Name: CORTA - OCALA WEST - PARCELS 24 AND 25  
Parcel Number(s): 3501-200-024 & 3501-200-025  
Section 24 & 25 Township 16S Range 20E Land Use GCSF Zoning Classification B-2  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: FINAL PLAT  
Property Acreage 1.004 Number of Lots 1 Miles of Roads 0  
Location of Property with Crossroads ACCESS ON NORTH BOUNDARY TO SR200  
Additional information regarding this submittal: REPLAT OF A PORTION OF TRACT B, KINGSLAND COUNTRY ESTATES, AKA PARCELS 24 AND 25

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

**Engineer:**  
Firm Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Surveyor:**  
Firm Name: CHW, AN NV5 COMPANY Contact Name: CLINTON N. RICKNER  
Mailing Address: 2100 SE 17TH STREET UNIT 802 City: OCALA State: FL Zip Code: 34471  
Phone # 3522397245 Alternate Phone # 3523593263  
Email(s) for contact via ePlans: permiteng@chw-inc.com

**Property Owner:**  
Owner: CORTA OCALA 200, LLC Contact Name: CORY PRESNICK  
Mailing Address: 1112 1ST STREET City: NEPTUNE BEACH State: FL Zip Code: 32266  
Phone # 404-625-5119 Alternate Phone # \_\_\_\_\_  
Email address: cpresnick@cortadev.com

**Developer:**  
Developer: Same as Owner Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021



**CORTA - OCALA WEST - PARCELS 24 & 25**  
 A REPLAT OF A PORTION OF TRACT "B" OF KINGSLAND COUNTRY ESTATES UNIT I  
 AS RECORDED IN PLAT BOOK "L", PAGE 3 OF THE PUBLIC  
 RECORDS OF MARION COUNTY, FLORIDA  
 SITUATED IN SECTIONS 24 & 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
 MARION COUNTY, FLORIDA

**NIV5**  
 11801 Research Drive  
 Alachua, Florida 32315  
 (904)333-2976  
 www.niv5.com  
 LB-0246

PLAT BOOK \_\_, PAGE \_\_  
 SHEET TWO OF TWO

LINE	DIRECTION	LENGTH
L1	S 88°22'24" E	25.17'
L2	S 88°22'24" E	25.00'
L3	N 81°18'04" E	25.00'
L4	N 88°22'24" W	25.00'
L5	S 88°22'24" W	25.12'
L6	S 88°22'24" W	25.12'
L7	S 88°22'24" W	25.00'

CURVE	LENGTH	BEARING	DELTA	TANGENT	CHORD	CHORD BEARING
C1	25.17'	S 88°22'24" E	25.17'	13.50'	25.16'	S 11°00'00" W
C2	25.00'	S 88°22'24" E	13.50'	13.50'	13.50'	S 88°22'24" W
C3	25.00'	S 88°22'24" E	13.50'	13.50'	13.50'	S 88°22'24" W
C4	25.12'	S 88°22'24" W	13.50'	13.50'	13.50'	N 88°22'24" E
C5	25.12'	S 88°22'24" W	13.50'	13.50'	13.50'	N 88°22'24" E

- LEGEND:**
- 1. DATA PROVIDED BY MARION COUNTY PLANNING AND ZONING DEPARTMENT
  - 2. DATA PROVIDED BY MARION COUNTY PLANNING AND ZONING DEPARTMENT
  - 3. DATA PROVIDED BY MARION COUNTY PLANNING AND ZONING DEPARTMENT
  - 4. DATA PROVIDED BY MARION COUNTY PLANNING AND ZONING DEPARTMENT
  - 5. DATA PROVIDED BY MARION COUNTY PLANNING AND ZONING DEPARTMENT
  - 6. DATA PROVIDED BY MARION COUNTY PLANNING AND ZONING DEPARTMENT
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