

June 20, 2025

PROJECT NAME: WESTWOOD TRAILS PUD (FKA VILLA VERDE PUD) MASTER PLAN

PROJECT NUMBER: 2023050058

APPLICATION: MASTER PLAN #30991

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Master Plan

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]."

- 2 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: HOA documents showing compliance with Florida Friendly Landscape Principles to be submitted prior to first building CO
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 4 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.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/30/24 - add waivers if requested in the future
- 6 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.
- 7 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.
- 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: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan.

- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Criteria to be reviewed with improvement plan.
- 11 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.
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: The master plan includes a lot typical detail that labels typical drainage easements. Approval of the master plan 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 improvement/site plan and/or final plat submittals.
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: INFO
REMARKS: Survey was within the 12-month date requirement at the time of submittal of the master plan. At the time of the improvement plan submission, a waiver or recertification of the survey may be necessary to meet the requirements of the LDC. If no construction activity occurs, a waiver would be supported by staff.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: NO
REMARKS: Master Plan will require BCC final approval before DRC can approve it. Once all rejections are resolved with the exception of this rejection then the applicant should email or send a letter to Planning to ask to go back to the BCC for Master Plan Approval. This item will be noticed and advertised at the cost of the applicant
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: 5/29/25: All other rejections have been cleared. Once applicant is prepared to go back to BCC for master plan approval, notify Planning to request.

Master Plan will require BCC final approval before DRC can approve it. Once all rejections are resolved with the exception of this rejection then the applicant should email or send a letter to Planning to ask to go back to the BCC for Master Plan Approval. This item will be noticed and advertised at the cost of the applicant. With this letter, please submit documents for amenities and buffers plus any other items discussed for return items with the BCC during the PUD approval.



MASTROSERIO ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS
SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

170 SE 32ND PLACE, Ocala, FL 34471

PH: (352) 433.2185

paolo@mastroserioeng.com

June 11, 2025

Mr. Ken Weyrauch
Deputy Director of Growth Services
Marion County Growth Services
2710 EAST SILVER SPRINGS BLVD.
Ocala, Florida 34470

**RE: WESTWOOD TRAILS (F.K.A. "VILLA VERDE")
RESOLUTION NO. 23-R-478
PUD MASTER PLAN TRANSMITTAL TO BOCC**

Dear Mr. Weyrauch,

I am providing you with the following letter and supporting documents for the purpose of requesting to transmit the PUD Master Plan to the Marion County Board of County Commissioners for final approval of the project referenced above.

The Master Plan has been submitted to the county and all comments have been satisfied. While the project is still in the queue, the only remaining comment was from the traffic department. This comment from traffic was an additional comment regarding the additional right of way needed along SW 80th Street (this was a new comment). The traffic comment has now been satisfied at the time of this letter, therefore, there are no outstanding comments or rejections remaining, other than this required letter of transmittal.

Please see the attached PUD Master Plan, Architectural Styles, and the Amenity Documents to accompany this letter for transmittal to the BOCC.

I respectfully request that you schedule this project for the next possible BOCC meeting for consideration of final approval.

If you should have any questions or comments, please feel free to call me at (352) 433-2185

Sincerely,

Paolo Mastroserio, P.E.

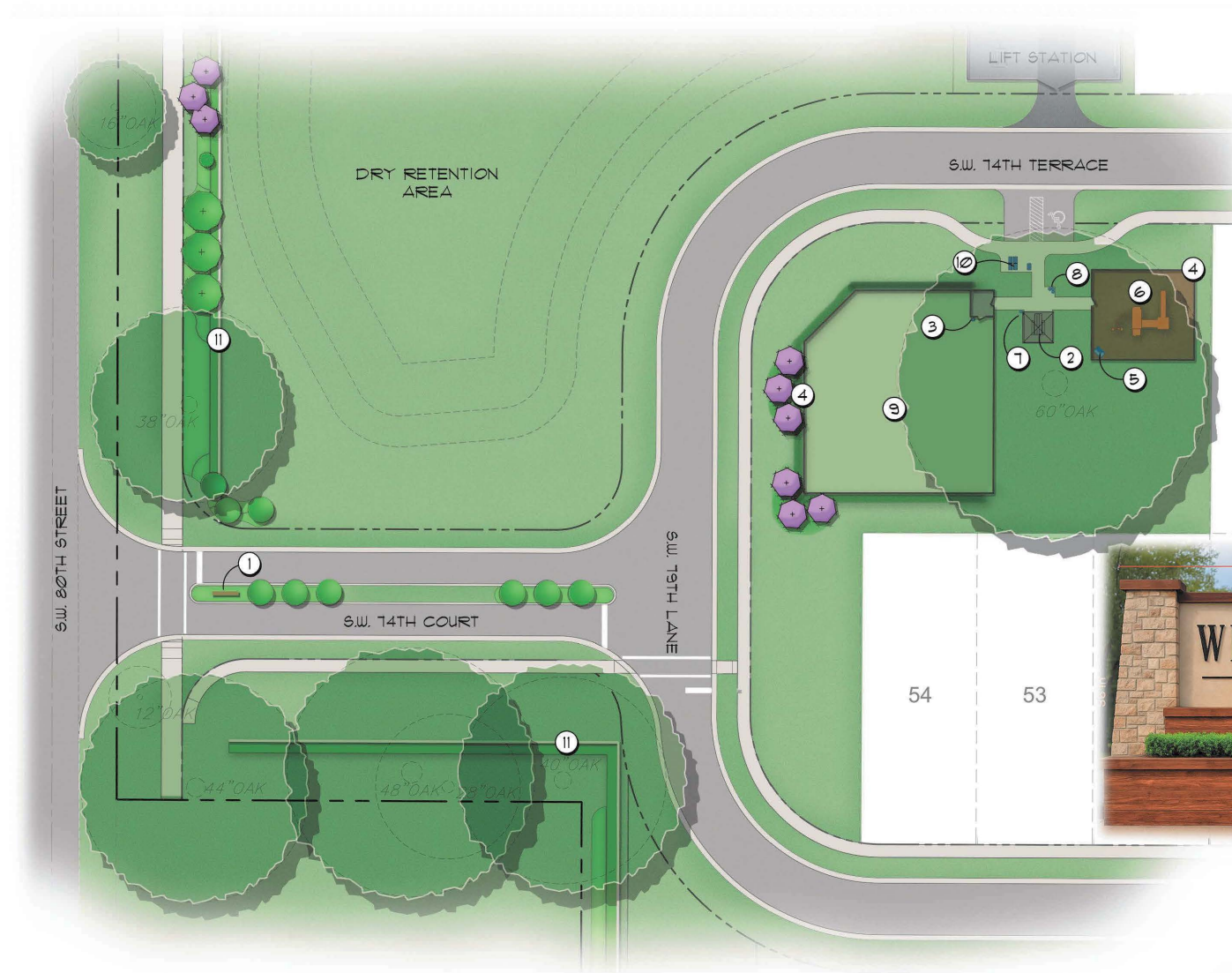
WESTWOOD TRAILS (F.K.A. "VILLA VERDE") PUD
**ARCHITECTURAL STANDARDS &
DESCRIPTION OF AMENITIES**

SINGLE FAMILY PUD:

Architectural elements proposed for the Single-Family Units will be similar to what is provided as part of this packet below.

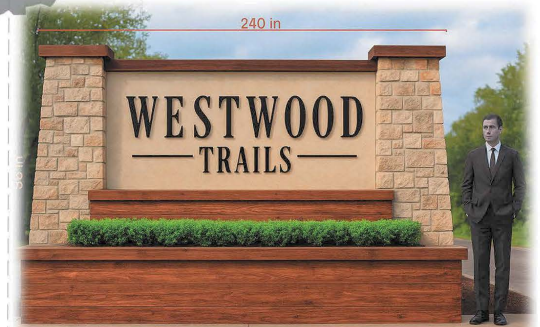
Amenities for this site will include a proposed Playground, Dog Park, a Passive Park, a Pavilion and Picnic area. This proposed development only has 69 single family units; therefore, minimal amenities are proposed. In the park area, amenities will be in the form of park benches and picnic tables with sodded play areas for the residents, the area will also include a water fountain. The park will be used as a recreational area for the residents of the community and will not be open to the public.





PROPOSED HARDSCAPE

1. PROJECT ENTRY SIGN
2. 12'X12' SHADE STRUCTURE W/ PICNIC TABLE
3. DOG WASTE STATION
4. 4' BLACK CHAINLINK FENCE
5. PARK BENCH
6. 35'X40' PLAYGROUND AREA
7. TRASH RECEPTACLE
8. DRINKING FOUNTAIN
9. 80'X74' DOG PARK AREA
10. MAIL KIOSK
11. 6' PRIVACY FENCE



S.01

1" = 20'



MAIN ENTRANCE / COMMUNITY PARK AREA

FUN N GAMES, LLC - WESTWOOD TRAILS
MARION COUNTY, FLORIDA

CONCEPT PLAN RENDERING PROVIDED TO ILLUSTRATE DESIGN INTENT.
FINAL PRODUCTS, MATERIALS, COLORS, AND LAYOUT ARE SUBJECT TO
CHANGE AND ARE TO BE SELECTED BY OWNER.



PLAYGROUND OPTION



PLAYGROUND OPTION



SHADE STRUCTURE W/
PICNIC TABLE



DOG WASTE
STATION



TRASH RECEPTACLE



WATER FOUNTAIN



PARK BENCH



PICNIC TABLE

JOB#: 23-12

SHEET
C1 OF 1

From: [Weyrauch, Kenneth](#)
To: [Paolo Mastroserio](#); [Development Review](#)
Cc: [Jon Kurtz](#); [H. Elton Holland](#)
Subject: RE: WESTWOOD TRAILS (FKA "VILLA VERDE" PUD MASTER PLAN -- TRANSMITTAL TO BOCC
Date: Wednesday, June 18, 2025 9:29:27 AM
Attachments: [image002.png](#)

Thank you

Kenneth Weyrauch, AICP

Deputy Director

Growth Services

Main: 352-438-2600 | Direct: 352-438-2627

[Empowering Marion for Success!](#)

From: Paolo Mastroserio <Paolo@mastroserioeng.com>
Sent: Tuesday, June 17, 2025 4:33 PM
To: Development Review <DevelopmentReview@marionfl.org>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Cc: Jon Kurtz <jonmkurtz@yahoo.com>; H. Elton Holland <h.eltonholland@yahoo.com>
Subject: FW: WESTWOOD TRAILS (FKA "VILLA VERDE" PUD MASTER PLAN -- TRANSMITTAL TO BOCC

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report spicuous emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

FYI see email from Ken below – he is scheduling us for the BOCC meeting

See attached Letter Packet Sent to Planning and zoning

Please get me on DRC ASAP for approval to transmit to the board .

Thanks

Paolo

Paolo Mastroserio, PE



170 SE 32ND PLACE

OCALA, FL 34471

PH: (352) 433-2185

CELL: (352) 572-3051

paolo@mastroserioeng.com

IMPORTANT NOTICE: This e-mail message is intended to be received only by persons entitled to receive the confidential information it may contain. E-mail messages may contain information that is confidential and legally privileged. Please do not read, copy, forward, or store this message unless you are an intended recipient of it. If you have received this message in error, please forward it to the sender and delete it completely from your computer system.

From: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Sent: Wednesday, June 11, 2025 8:37 AM
To: Paolo Mastroserio <Paolo@mastroserioeng.com>; Rison, Christopher <Christopher.Rison@marionfl.org>; Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Odom, Kenneth <Kenneth.Odom@marionfl.org>
Cc: H. Elton Holland <h.eltonholland@yahoo.com>; Jon Kurtz <jonmkurtz@yahoo.com>
Subject: RE: WESTWOOD TRAILS (FKA "VILLA VERDE" PUD MASTER PLAN -- TRANSMITTAL TO BOCC

Thank you Paolo,

We'll get you scheduled. I'll let you know the date as soon as I get it. Should be mid July or August at the latest.



Kenneth Weyrauch, AICP

Deputy Director

Growth Services

Marion County Board of County Commissioners
2710 E. Silver Springs Blvd.
Ocala, FL 34470
Main: 352-438-2600 | Direct: 352-438-2627

[Empowering Marion for Success!](#)

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Paolo Mastroserio <Paolo@mastroserioeng.com>
Sent: Wednesday, June 11, 2025 4:32 AM
To: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>; Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Odom, Kenneth <Kenneth.Odom@marionfl.org>
Cc: H. Elton Holland <h.eltonholland@yahoo.com>; Jon Kurtz <jonmkurtz@yahoo.com>
Subject: WESTWOOD TRAILS (FKA "VILLA VERDE" PUD MASTER PLAN -- TRANSMITTAL TO BOCC

Mr. Weyrauch,

Please see attached packet for the purpose of transmitting this PUD Master Plan to the BOCC for final approval.

All comments have been addressed and satisfied.

Please schedule us for the next available BOCC meeting as we are getting close to getting the preliminary plat and the improvement plan approved.

Call or email me if you need anything else.

Thanks so much

Sincerely,

Paolo

Paolo Mastroserio, PE



170 SE 32ND PLACE

OCALA, FL 34471

PH: (352) 433-2185

CELL: (352) 572-3051

paolo@mastroserioeng.com

IMPORTANT NOTICE: This e-mail message is intended to be received only by persons entitled to receive the confidential information it may contain. E-mail messages may contain information that is confidential and legally privileged. Please do not read, copy, forward, or store this message unless you are an intended recipient of it. If you have received this message in error, please forward it to the sender and delete it completely from your computer system.



**Marion County
Board of County Commissioners**

AR 30991

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: 12/26/2023
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: VILLA VERDE PUD MASTER PLAN
Parcel Number(s): 35461-000-00
Section 07 Township 16 Range 21 Land Use MR Zoning Classification PUD
Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☒ Other _____
Type of Plan: MASTER PLAN
Property Acreage 18.13 Number of Lots 72 Miles of Roads X Miles of roads & driveways
Location of Property with Crossroads Property address is 7875 SW 75th Avenue, NE corner of the intersection of SW 80th Street & SW 75th Avenue.
Additional comments regarding this submittal 72 SINGLE FAMILY DETACHED UNITS

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

Firm Name: MASTROSERIO ENGINEERING INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA State: FL Zip Code: 34471
Phone # 352-433-2185 Alternate Phone # 352-572-3051
Email(s) for contact via ePlans: PAOLO@MASTROSERIOENG.COM

Surveyor:

Firm Name: ROGERS ENGINEERING, LLC Contact Name: RODNEY ROGERS
Mailing Address: 1105 SE 3RD AVE. City: OCALA State: FL Zip Code: 34471
Phone # 352-622-9214 Alternate Phone # _____
Email(s) for contact via ePlans: _____

Owner:

Owner: FUN N GAMES, LLC Contact Name: JON KURTZ, MGR.
Mailing Address: 230 NE 25TH AVE SUITE 100 City: OCALA State: FL Zip Code: 34471
Phone # 352-361-4524 Alternate Phone # _____
Email address: JONMKURTZ@YAHOO.COM

Developer:

Developer: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 7/2017

JOB#: 23-12

SHEET
C1 OF 1



SCALE 5-41-55



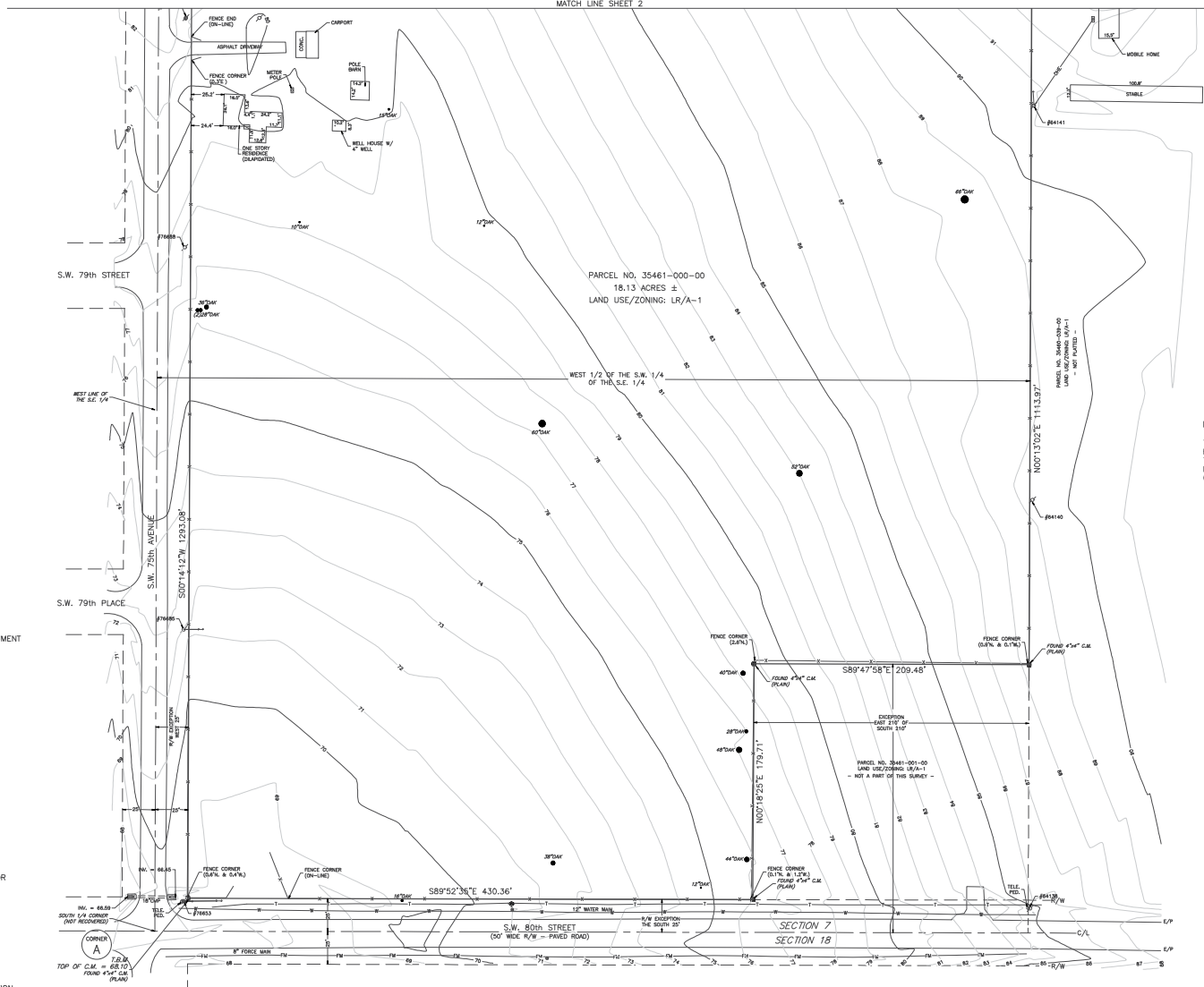
GRAPHIC SCALE

(IN FEET)

HORIZ. 1 inch = 40 ft.

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.S.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. 6274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 SE 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-2714 • Lic. Bus. #4074

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

JOB No.
23-36451-000-00

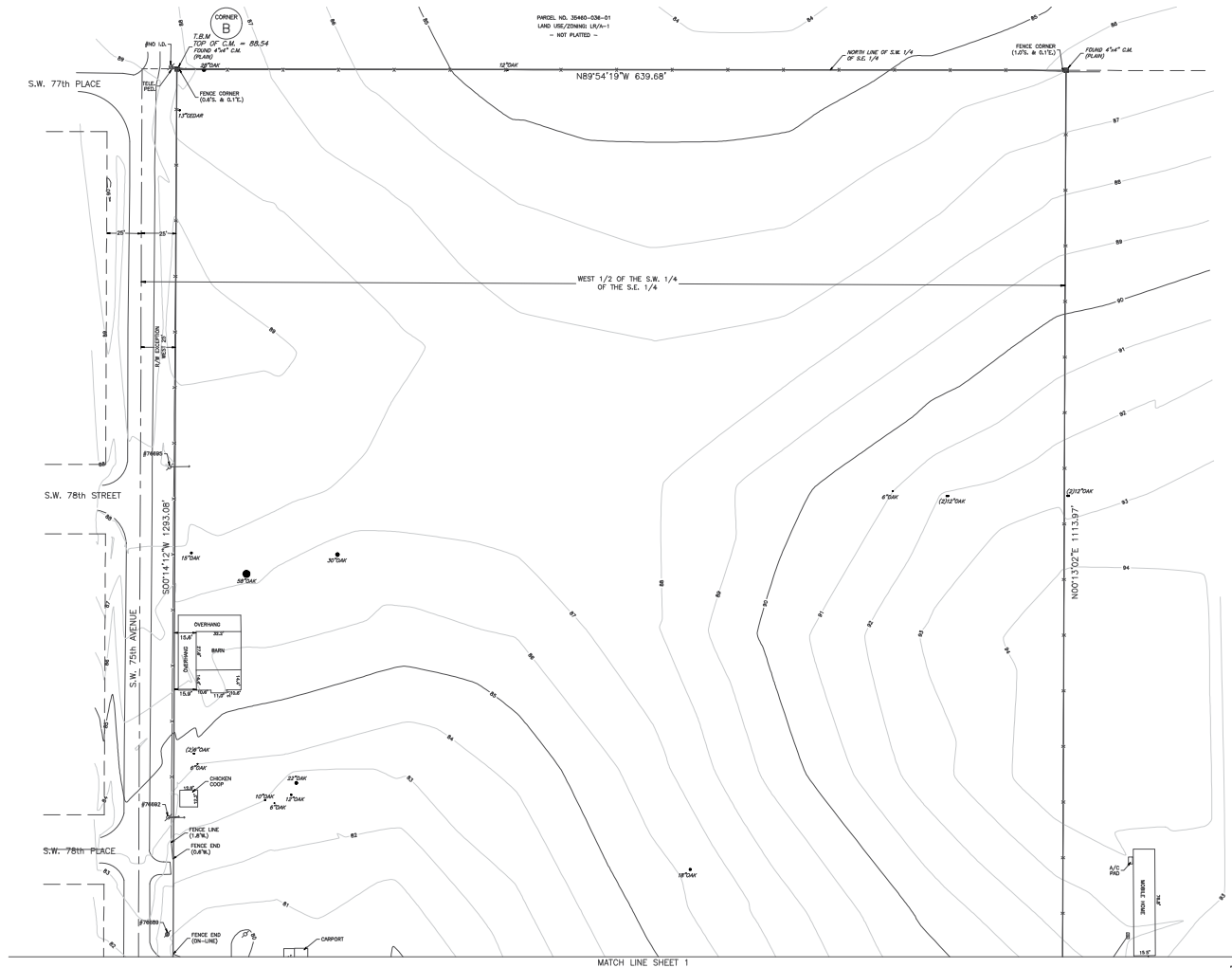
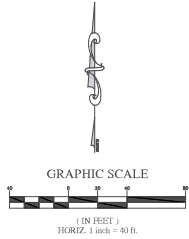
DATE
1-18-2023

SCALE
1" = 40'

SHEET
1 OF 2

DATE

REVISION



SEE SHEET 1 FOR SURVEY NOTES AND LEGAL DESCRIPTION

LEGEND

- P.C.P. PERMANENT CONTROL POINT
- P.S.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- LR. 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
- L. CENTRAL ANGLE
- CB. CHORD BEARING
- LC. LENGTH OF CHORD
- D.R.B. OFFICIAL RECORDS BOOK
- P.C. 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
- LP. LIGHT POLE
- FI. FIRE HYDRANT
- TELEPHONE PEDISTAL
- ELECTRIC METER

DATE	REVISION

RODNEY K. ROGERS, P.E.
Professional Engineer
No. 10022
rogersengineering.com
RODNEY K. ROGERS, P.S.M.
Professional Surveyor
No. 6274
rogerssurveying.com
Mable M. Boyer, P.S.M.
Professional Surveyor
No. 1756
mboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-0714 • Lic. Bus. #4074

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

JOB No. 23-36451-000-06	DATE 1-13-2023
PROFESSIONAL SURVEYOR & MAPPER REGISTRATION NO. 6274 STATE OF FLORIDA	SCALE 1" = 40'
SHEET 2 OF 2	