

August 22, 2024

PROJECT NAME: DEBONAIR ESTATES (FKA: GOLDEN OCALA NORTH RESIDENTIAL)

PROJECT NUMBER: 2020090102

APPLICATION: PRELIMINARY PLAT #29491

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: 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 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas  
STATUS OF REVIEW: INFO  
REMARKS: Karst Analysis resulted in above average sinkhole potential due to regional geology, surrounding incidents, and anomalies observed during ERI geophysical surveying. Proper remediation should be performed prior to future development. Existing sinkholes have been found and identified on the project site.
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 1/17/23 - add waivers if requested in the future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.  
STATUS OF REVIEW: INFO  
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)  
STATUS OF REVIEW: INFO  
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)  
STATUS OF REVIEW: INFO  
REMARKS:

- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?  
STATUS OF REVIEW: INFO  
REMARKS: Staff understands this project represents a part of the Golden Ocala DRI/PUD's authorized dwelling units. Revise the plan's site data information to identify which type and how much of the project's residential development this plan represents.  
In the future, Golden Ocala DRI/PUD Plans must provide a continuing "tracking table" illustrating the overall DRI/PUD's residential dwelling types and their corresponding development numbers for each type including number enabled, existing residential units, units under development (e.g., site construction), units under construction (e.g., building permit), and the remaining undeclared units.
- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown  
STATUS OF REVIEW: INFO  
REMARKS: NEED TO PROVIDE LAND USE AND ZONING FOR ALL ADJACENT PROPERTIES.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 - Provision for subdivision signs  
STATUS OF REVIEW: INFO  
REMARKS: WILL THERE BE ANY SIGNS.
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Preliminary Plat  
STATUS OF REVIEW: INFO  
REMARKS: Verified owner with Sunbiz and project list. 7.1.24 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]."



# 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: 12/1/22

### A. PROJECT INFORMATION:

Project Name: Golden Ocala North Residential  
Parcel Number(s): See Additional Sheet  
Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Land Use MR Zoning Classification PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: PRELIMINARY PLAT  
Property Acreage 110 Number of Lots 137 Miles of Roads 2.27  
Location of Property with Crossroads See Additional Sheet  
Additional information regarding this submittal: \_\_\_\_\_

### 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: Tillman & Associates Engineering, LLC Contact Name: Kevin L. Atchley  
Mailing Address: 1720 SE 16th Ave., Bldg. 100 City: Ocala State: FL Zip Code: 34471  
Phone # (352) 387-4540 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: permits@tillmaneng.com

**Surveyor:**  
Firm Name: Rogers Engineering Contact Name: Rodney K. Rodgers  
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: rkrogers@rogerseng.com

**Property Owner:**  
Owner: Equestrian Operations, LLC c/o Mary Roberts Contact Name: Dustin Owen  
Mailing Address: 7340 N. Hwy 27 City: Ocala State: FL Zip Code: 34482  
Phone # (352) 282-4593 Alternate Phone # \_\_\_\_\_  
Email address: srvip@rlcarriers.com / dustin.owen@rlcarriers.com

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

Revised 6/2021

**Address or Location of Property with Crossroads:**

Approximately 1.2 Miles West of the intersection of N. US Hwy 27 & NW 70th Ave. Rd., on the South side of US Hwy 27.

**Parcel Numbers:**

12673-000010

12674-001-01

12672-000-00

13668-000-02

12674-001-03

12673-000008

12673-000009

**Section/Township/Range:**

S36 T14S R20E

S31 T14S R21E

S1 T15S R20E

S6 T15S R21E

**UTILITY COMPANIES:**

WATER/SEWER	MARION COUNTY	JODY KIRKMAN	352-307-6000
ELECTRIC	FLORIDA POWER & LIGHT	BRYAN BOLIVIC	352-309-4000
GAS	TECO GAS	BRUCE STOUT	352-813-9149
CABLE/PHONE/INTERNET	FLORIDA	CHRIS SANDERS	352-813-5401
	CENTURY LINK	DAVID DETMER	352-875-9149
	SPECTRUM	DWAYNE LEACHMAN	352-775-4444, X.2009

# PRELIMINARY PLAT DEBONAIR ESTATES

S 36, T 14S, R 20E; S 31, T 14S, R 21E; S 1, T 15S, R 20E; S 6, T 15S, R 21E  
MARION COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A PORTION OF LAND LYING IN SECTION 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST AND ALSO SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST AND ALSO SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST AND ALSO SECTION 6, TOWNSHIP 15 SOUTH, RANGE 21 EAST, BEING A PORTION OF TRACTS "A", "B", "C" & "D" ALL BEING IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, ALSO BEING THE NORTHWEST CORNER OF TRACT "A" OF RLR GOLDEN OCALA UNIT NO. THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 110, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE S89°27'48"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31 AND ALSO ALONG THE NORTH BOUNDARY OF TRACT "C" OF UNIT 2 AND ALSO ALONG THE NORTH BOUNDARY OF TRACT "C" OF UNIT 3, A DISTANCE OF 285.19 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE S89°49'10"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, A DISTANCE OF 192.22 FEET TO THE SOUTHWEST CORNER OF TRACT "D" OF SAID RLR GOLDEN OCALA UNIT NO. THREE, THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST 1/4 AND ALONG THE WEST LINE OF SAID TRACT "D", PROCEED S08°22'26"E, 360.00 FEET TO THE NORTHWEST CORNER THEREOF, THENCE DEPARTING SAID WEST LINE, PROCEED S89°45'51"E, ALONG THE NORTH LINE OF SAID TRACT "D", A DISTANCE OF 20.23 FEET, THENCE DEPARTING SAID NORTH LINE, PROCEED S02°27'27"E, 72.53 FEET, THENCE S40°24'10"W, 236.38 FEET, THENCE S09°22'30"W, 48.14 FEET, THENCE S18°42'10"W, 28.61 FEET, THENCE S09°49'10"W, 47.81 FEET, THENCE S50°01'10"W, 404.85 FEET, THENCE S06°54'29"W, 688.22 FEET, THENCE S09°22'30"W, 54.79 FEET, THENCE S09°49'10"W, 41.56 FEET, THENCE S88°57'10"W, 24.41 FEET, THENCE N07°30'00"W, 67.18 FEET, THENCE N07°49'40"W, 43.88 FEET TO A POINT ON THE PLAT OF RLR GOLDEN OCALA UNIT NO. THREE, THENCE NORTHWEST, ALONG SAID EAST BOUNDARY OF TRACT "J", A DISTANCE OF 266.10 FEET, THENCE DEPARTING SAID EAST BOUNDARY OF TRACT "J", PROCEED S09°50'40"W, 254.60 FEET, THENCE S09°49'10"W, 405.11 FEET, THENCE S57°02'30"W, 102.65 FEET, THENCE S10°14'30"W, 46.89 FEET TO A POINT ON THE WEST BOUNDARY OF AFORESAID TRACT "J", THENCE S14°22'30"E, ALONG SAID WEST BOUNDARY OF TRACT "J", AND ALSO ALONG THE WEST BOUNDARY OF TRACT "I" AND ALSO ALONG THE NORTHWEST BOUNDARY OF TRACT "I", BOTH OF AFORESAID RLR GOLDEN OCALA UNIT NO. THREE, A DISTANCE OF 269.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 12°59'58", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG THE WEST BOUNDARY OF SAID TRACT "I", A DISTANCE OF 194.11 FEET (CHORD BEARING AND DISTANCE OF S39°23'27"E, 154.84 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF 29°39'56", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG THE WEST BOUNDARY OF SAID TRACT "I", A DISTANCE OF 423.23 FEET (CHORD BEARING AND DISTANCE OF S39°23'27"E, 668.72 FEET), THENCE S19°22'30"E, ALONG SAID WEST BOUNDARY OF TRACT "I", A DISTANCE OF 599.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 1500.00 FEET AND A CENTRAL ANGLE OF 9°09'51", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE CONTINUING ALONG THE WEST BOUNDARY OF SAID TRACT "I", A DISTANCE OF 192.22 FEET (CHORD BEARING AND DISTANCE OF S09°08'10"E, 208.22 FEET) TO THE NORTHWEST CORNER OF TRACT "A" OF AFORESAID PLAT OF RLR GOLDEN OCALA UNIT NO. THREE, THENCE S89°49'10"E, ALONG THE SOUTH BOUNDARY OF SAID TRACT "I" AND ITS EASTERN EXTENSION THEREOF, ALSO BEING THE NORTH BOUNDARY OF SAID TRACT "A", A DISTANCE OF 367.25 FEET, THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "A", S89°23'30"W, 120.13 FEET, THENCE S85°30'00"E, ALONG SAID NORTHERLY BOUNDARY OF SAID TRACT "A" AND ITS EASTERN EXTENSION THEREOF, A DISTANCE OF 105.04 FEET, THENCE S80°17'40", 192.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF 69°17'40", THENCE EASTERLY ALONG THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF 69°17'40", THENCE EASTERLY ALONG THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF 69°17'40", THENCE EASTERLY ALONG THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 1650.00 FEET AND A CENTRAL ANGLE OF 69°17'40", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 1006 FEET (CHORD BEARING AND DISTANCE OF S40°07'12", 1966.90 FEET), THENCE S89°49'10", 26.16 FEET, THENCE S09°49'10", 47.81 FEET TO A POINT ON THE AFORESAID NORTHERLY BOUNDARY OF TRACT "A", THENCE S89°49'10"W, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 473.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.30 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**

SOUTH LINE OF SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST BEING S89°27'48"E.

**NOTES:**

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
- A PORTION OF THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS "X" AND "AE" BY FEMA, ON FLOOD INSURANCE RATE MAP NUMBERS 1206C088E, 1206C088E & 1206C088E, WITH A DATE OF IDENTIFICATION OF 06/19/01, IN MARION COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE GOLDEN OCALA DEVELOPMENT OF REGIONAL IMPACT (DR) SCALE PROJECT PER MARION COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 10.6.1, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AS MAY BE APPLICABLE. DEVELOPMENT AGREEMENT, OR BOOK/PAGE 090/065/163, IS AMENDMENT - PENDING.
- 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 A LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.
- ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6 OF THE MARION COUNTY LAND DEVELOPMENT CODE CRITERIA.
- VERTICAL DATUMS IS BASED ON CONTROL POINTS "COED 0005 RESET", PUBLISHED ELEV. = 76.16 AND "COED 0007", PUBLISHED ELEV. = 79.12 NAVD-83.
- STATE PLANE COORDINATES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- FOR EXTERNAL SIGNAGE, PLEASE REFER TO MASTER SIGN PLAN SUBMITTED AS PART OF THE MASTER PLAN PUD DEVELOPED FOR THE GOLDEN OCALA ESTATES AND WEC AREA.
- THE FINAL DESIGN SHALL INCLUDE ADEQUATE DRAINAGE EASEMENTS AND/OR RIGHT OF WAY WIDTHS, 20-FT MINIMUM FOR CONVEYANCE OF CURVES & SWALES, AND 30-FT FOR DRA MAINTENANCE ACCESS, PER LDC.
- NO LANDSCAPE BUFFERS ARE REQUIRED FOR THIS DEVELOPMENT.
- THIS PROJECT IS LOCATED IN THE RAINBOW SPRINGS SECONDARY PROTECTION ZONE, OUTSIDE ANY ESQZ.

OWNER/APPLICANT:  
GOLDEN OCALA EQUESTRIAN LAND, LLC  
C/O MARY ROBERTS, VP  
600 GILLAM ROAD  
WILMINGTON, OH 45177  
PHONE (352) 402-4368

SURVEYOR:  
ROGERS ENGINEERING, LLC  
RODNEY K. ROGERS, P.E., P.S.M.  
1105 SE 3rd AVENUE  
OCALA, FLORIDA 34471  
PHONE (352) 622-9214

PROJECT REPRESENTATIVE:  
GOLDEN OCALA GOLF & EQUESTRIAN CLUB  
C/O DUSTIN OWEN  
730 N. US HWY 27  
OCALA, FL 34482  
PHONE (352) 816-0562

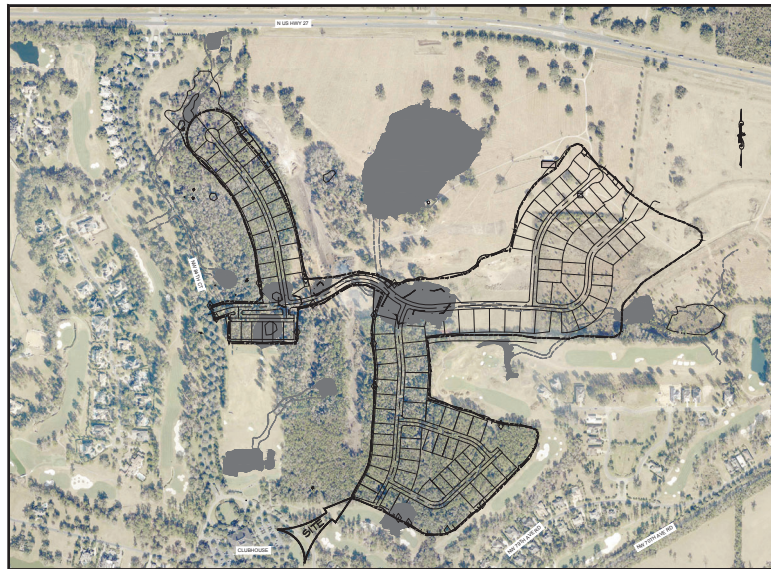
ENVIRONMENTAL:  
MODICA & ASSOCIATES, INC.  
C/O ELAINE IMBRUGLIA, PRESIDENT  
302 MOHAWK ROAD  
CLERMONT, FL 34715  
PHONE (352) 394-2000

PREPARED BY:  
TILLMAN & ASSOCIATES ENGINEERING, LLC  
CONTACT: KEVIN L. ATCHLEY, P.E.  
1720 SE 16TH AVENUE, BLDG. 100  
OCALA, FLORIDA 34471  
PHONE (352) 387-4510 FAX (352) 387-4545

GEOTECHNICAL CONSULTANT:  
ANDREYEV ENGINEERING, INC.  
CONTACT: JEFFERY E. ELLER  
3740 54th AVENUE NORTH  
ST. PETERSBURG, FLORIDA 33714  
PHONE (727) 527-5735

MARY ROBERTS, VP, GOLDEN OCALA EQUESTRIAN LAND, LLC

VICINITY MAP  
1" = 500'



DEVELOPER'S STATEMENT  
P.U.D. CONDITIONS FOR THE WEC PROJECT REQUIRE ENROLLMENT IN BEST MANAGEMENT PRACTICES IDENTIFIED BY A NOTICE OF INTENT, FILED WITH THE DEPARTMENT OF AGRICULTURAL AND CONSUMER SERVICES, AS PERIODICALLY REVISED OR COMPLIANCE WITH A NUTRIENT MANAGEMENT PLAN PREPARED BY A PROFESSIONAL ENGINEER THAT IS AN RKS APPROVED TECHNICAL SERVICE PROVIDER (IF BMP ENROLLMENT IS NOT REQUIRED BY FDACS).

SURVEYOR'S CERTIFICATION  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC) AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

RODNEY K. ROGERS, P.E., P.S.M.  
CERTIFICATE NO. LS 5247  
STATE OF FLORIDA

ENGINEER CERTIFICATION  
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

KEVIN L. ATCHLEY, P.E.  
LICENSED ENGINEER NO. 5319  
STATE OF FLORIDA

MARY ROBERTS, VP

**ENGINEER CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

KEVIN L. ATCHLEY, P.E.  
LICENSED ENGINEER NO. 5319  
STATE OF FLORIDA

THIS SITE CONTAINS:  
TOTAL PROJECT AREA = 109.74 AC +/-  
LOCATED IN A PORTION OF PARCELS 12673-000001, 12673-000010, 12674-001-01, 12672-000-00, 13668-000-02, 12674-001-03, 12673-000008 & 12673-000009  
FUTURE LAND USE: MEDIUM RESIDENTIAL & COMMERCIAL  
ZONING: PUD  
RESIDENTIAL LOTS = 125  
TOTAL MILES OF ROADWAY = 2.26 MILES



Call 48 Hours before you dig  
It's the Law!  
1-800-432-4770  
Sunshine State One Call of Florida, Inc.

Tillman & Associates  
ENGINEERING, LLC  
ONE ENGINEERING - FLORENCE - 10805668 AGRI-CULTURE - UNIVERSITY BLVD.  
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471  
Office: (352) 387-4510 Fax: (352) 387-4545

DATE	REVISIONS

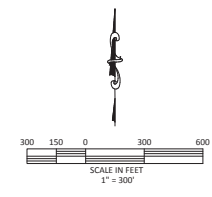
**INDEX OF SHEETS**

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01	MASTER SITE PLAN
04.01 - 04.05	PRELIMINARY PLAT

PRELIMINARY PLAT  
DEBONAIR ESTATES  
MARION COUNTY, FLORIDA  
COVER SHEET

DATE: 05/09/24  
DRAWN BY: JIL  
CHKD BY: KLA  
JOB NO.: 19-5111

SHT. 01.01



**William & Associates**  
**ENGINEERS, LLC**  
 CIVIL ENGINEERING & SURVEYING • ARCHITECTURE • ENVIRONMENTAL  
 1720 SE 14th Ave. 8th Fl. Ocala, FL 34471  
 Office: (352) 367-9490 Fax: (352) 367-9495

DATE	REVISIONS

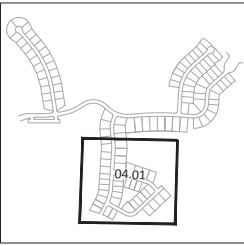
PRELIMINARY PLAT  
 DEBONAIR ESTATES  
 GOLDEN Ocala, MARION COUNTY, FLORIDA  
**AERIAL PHOTOGRAPH**

DATE: 06/17/24  
 DRAWN BY: DJR  
 CHECKED BY: KJA  
 JOB NO.: 19-5111

SHEET 02.01





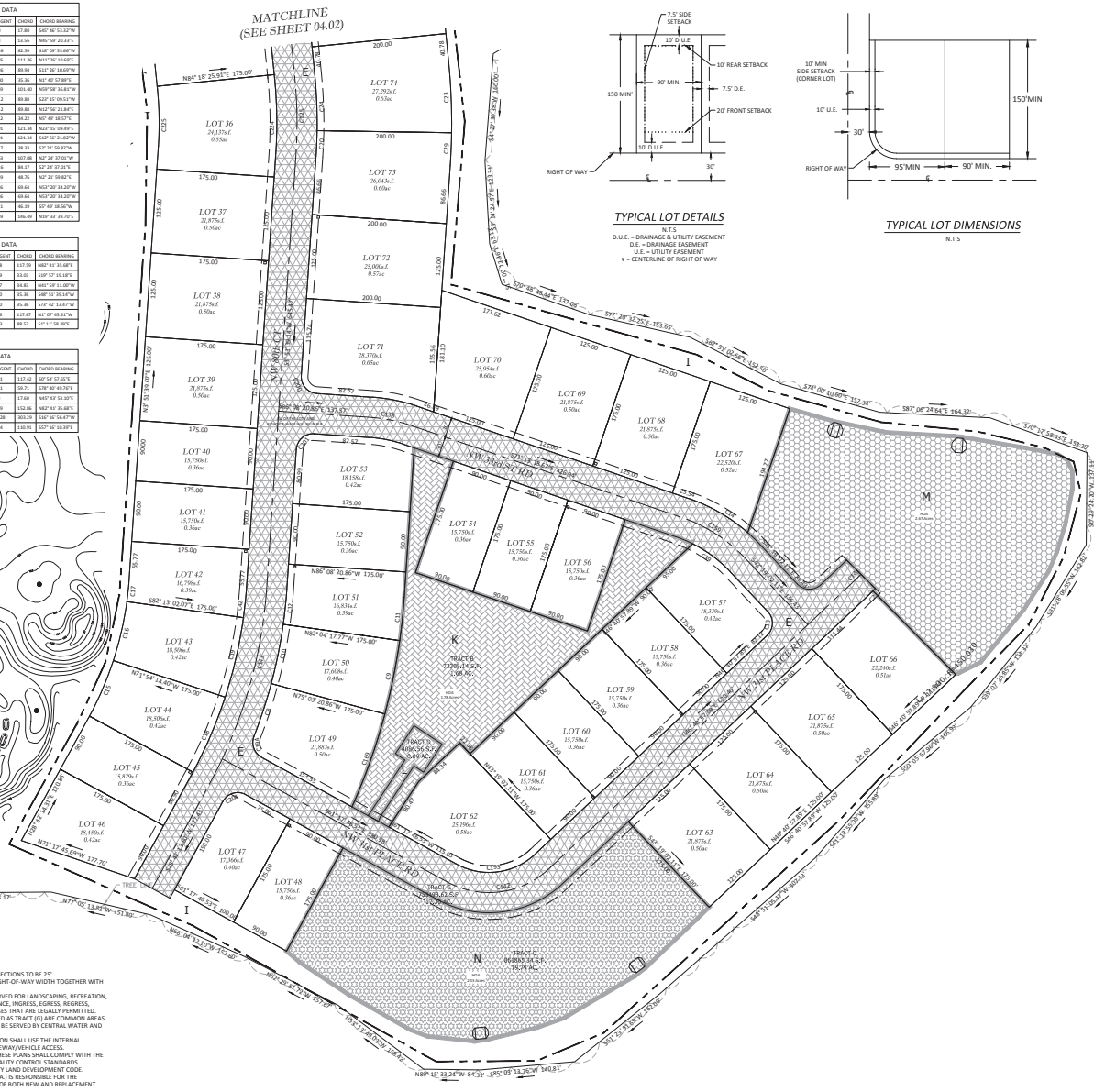
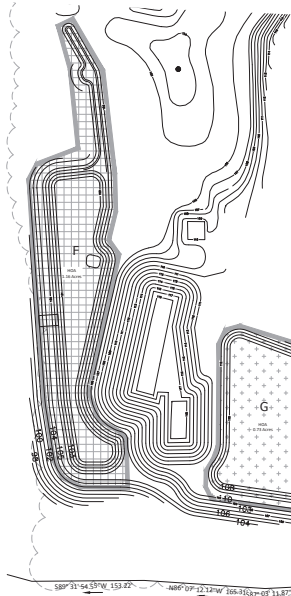


KEY MAP  
1" = 1,000' SCALE

SEGMENT	BEYON	BEHIND	BEYOND	TANGENT	CHORD	CHORD BEARING
C1	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C2	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C3	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C4	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C5	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C6	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C7	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C8	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C9	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C10	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C11	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C12	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C13	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C14	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C15	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C16	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C17	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C18	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C19	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C20	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W

SEGMENT	BEYON	BEHIND	BEYOND	TANGENT	CHORD	CHORD BEARING
C21	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C22	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C23	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C24	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C25	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C26	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C27	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C28	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C29	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C30	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W

SEGMENT	BEYON	BEHIND	BEYOND	TANGENT	CHORD	CHORD BEARING
C31	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C32	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C33	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C34	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C35	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C36	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C37	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C38	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W
C39	4.98	179.00	45.45	43.56	200.00	N07°59'30.00"W
C40	4.98	179.00	45.45	43.56	200.00	S07°59'30.00"W



**William & Associates**  
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1725 SE 16th Ave, Room 100, Ocala, FL 32671  
Office: (352) 367-4540 Fax: (352) 367-4545

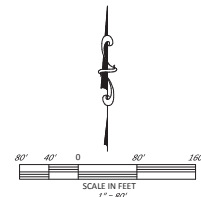
TRACTS

- A - DRA (HOA)  
(2.66 ACRES)
- B - DRA & O.S. (HOA)  
(6.48 ACRES)
- C - O.S. (HOA)  
(0.31 ACRES)
- D - O.S. (HOA)  
(1.06 ACRES)
- E - R/W (RLR)  
(25.00 ACRES)
- F - DRA (HOA)  
(1.16 ACRES)
- G - DRA (HOA)  
(0.73 ACRES)
- H - DRA (HOA)  
(8.10 ACRES)
- I - DRA & O.S. (HOA)  
(10.35 ACRES)
- J - L.S. (M.C.)  
(0.07 ACRES)
- K - O.S. (HOA)  
(1.68 ACRES)
- L - L.S. (M.C.)  
(0.69 ACRES)
- M - DRA (HOA)  
(2.67 ACRES)
- N - DRA (HOA)  
(2.53 ACRES)

DATE	REVISIONS

Summary	
FUTURE LAND USE	MEDIUM RESIDENTIAL
DETACHED	125 LOTS
EXISTING TRACT AREA	146.50 ACRES
PROJECT AREA	120.99 ACRES
TOTAL RESIDENTIAL AREA	146.50 ACRES
RESIDENTIAL R/W	17.39 ACRES (TRACT G)
TOTAL TRACTS	7 TRACTS
GRADE DENSITY	1.13 UNITS / ACRE
DOWNS	PUD
ROAD LENGTH	2.26 MILES
WATER SURVEY	CENTRAL
SEWERAGE DISPOSAL SYSTEM	CENTRAL

- Notes:
- ALL RIGHT OF WAY BOUNDARIES AT INTERSECTIONS TO BE 20'.
  - PRIVATE ROAD STATUS WITH 60' RIGHT OF WAY WIDTH TOGETHER WITH 30' UTILITY EASEMENT.
  - TRACTS A, B, C, O.S. & F ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, RECESS, STORAGE AND OTHER SUCH PURPOSES THAT ARE LEGALLY PERMITTED.
  - STREET RIGHT-OF-WAYS, DILUTATED AS TRACT (G) ARE COMMON AREAS.
  - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
  - ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
  - ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
  - HOME OWNERS ASSOCIATION (H.O.A.) IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
  - WATER SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
  - H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
  - ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL COMPLY TO THE BUILDING STRUCTURES AS SETFORTH.
  - ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.

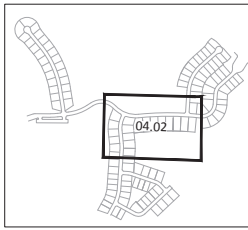


PRELIMINARY PLAT  
DEBONAIR ESTATES  
GOLDEN Ocala, MARION COUNTY, FLORIDA  
**GEOMETRY PLAN**

DATE 05/09/24  
DRAWN BY JLL  
CHECKED BY MJA  
JOB NO. 19-5111

SHR. 04.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



KEY MAP  
1" = 1,000' SCALE

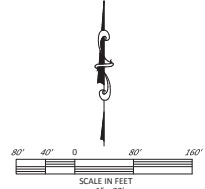
SEGMENT	BEARS	ARC	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	S 88° 14' 49" E	660.00	27.31	15.86	27.70	S 78° 50' 59.97" W
C2	S 88° 14' 49" E	660.00	28.65	16.81	29.02	S 78° 50' 59.97" W
C3	S 88° 14' 49" E	660.00	30.00	17.76	30.33	S 78° 50' 59.97" W
C4	S 88° 14' 49" E	660.00	31.35	18.71	31.64	S 78° 50' 59.97" W
C5	S 88° 14' 49" E	660.00	32.70	19.66	32.95	S 78° 50' 59.97" W
C6	S 88° 14' 49" E	660.00	34.05	20.61	34.26	S 78° 50' 59.97" W
C7	S 88° 14' 49" E	660.00	35.40	21.56	35.57	S 78° 50' 59.97" W
C8	S 88° 14' 49" E	660.00	36.75	22.51	36.88	S 78° 50' 59.97" W
C9	S 88° 14' 49" E	660.00	38.10	23.46	38.19	S 78° 50' 59.97" W
C10	S 88° 14' 49" E	660.00	39.45	24.41	39.50	S 78° 50' 59.97" W
C11	S 88° 14' 49" E	660.00	40.80	25.36	40.81	S 78° 50' 59.97" W
C12	S 88° 14' 49" E	660.00	42.15	26.31	42.12	S 78° 50' 59.97" W
C13	S 88° 14' 49" E	660.00	43.50	27.26	43.43	S 78° 50' 59.97" W
C14	S 88° 14' 49" E	660.00	44.85	28.21	44.74	S 78° 50' 59.97" W
C15	S 88° 14' 49" E	660.00	46.20	29.16	46.05	S 78° 50' 59.97" W
C16	S 88° 14' 49" E	660.00	47.55	30.11	47.36	S 78° 50' 59.97" W
C17	S 88° 14' 49" E	660.00	48.90	31.06	48.67	S 78° 50' 59.97" W
C18	S 88° 14' 49" E	660.00	50.25	32.01	50.02	S 78° 50' 59.97" W
C19	S 88° 14' 49" E	660.00	51.60	32.96	51.37	S 78° 50' 59.97" W
C20	S 88° 14' 49" E	660.00	52.95	33.91	52.72	S 78° 50' 59.97" W
C21	S 88° 14' 49" E	660.00	54.30	34.86	54.07	S 78° 50' 59.97" W
C22	S 88° 14' 49" E	660.00	55.65	35.81	55.42	S 78° 50' 59.97" W
C23	S 88° 14' 49" E	660.00	57.00	36.76	56.77	S 78° 50' 59.97" W
C24	S 88° 14' 49" E	660.00	58.35	37.71	58.12	S 78° 50' 59.97" W
C25	S 88° 14' 49" E	660.00	59.70	38.66	59.47	S 78° 50' 59.97" W
C26	S 88° 14' 49" E	660.00	61.05	39.61	60.82	S 78° 50' 59.97" W
C27	S 88° 14' 49" E	660.00	62.40	40.56	62.17	S 78° 50' 59.97" W
C28	S 88° 14' 49" E	660.00	63.75	41.51	63.52	S 78° 50' 59.97" W
C29	S 88° 14' 49" E	660.00	65.10	42.46	64.87	S 78° 50' 59.97" W
C30	S 88° 14' 49" E	660.00	66.45	43.41	66.22	S 78° 50' 59.97" W
C31	S 88° 14' 49" E	660.00	67.80	44.36	67.57	S 78° 50' 59.97" W
C32	S 88° 14' 49" E	660.00	69.15	45.31	68.92	S 78° 50' 59.97" W
C33	S 88° 14' 49" E	660.00	70.50	46.26	70.27	S 78° 50' 59.97" W
C34	S 88° 14' 49" E	660.00	71.85	47.21	71.62	S 78° 50' 59.97" W
C35	S 88° 14' 49" E	660.00	73.20	48.16	72.97	S 78° 50' 59.97" W
C36	S 88° 14' 49" E	660.00	74.55	49.11	74.32	S 78° 50' 59.97" W
C37	S 88° 14' 49" E	660.00	75.90	50.06	75.67	S 78° 50' 59.97" W
C38	S 88° 14' 49" E	660.00	77.25	51.01	77.02	S 78° 50' 59.97" W
C39	S 88° 14' 49" E	660.00	78.60	51.96	78.37	S 78° 50' 59.97" W
C40	S 88° 14' 49" E	660.00	80.00	52.91	79.72	S 78° 50' 59.97" W

SEGMENT	BEARS	ARC	LENGTH	TANGENT	CHORD	CHORD BEARING
C101	S 88° 14' 49" E	660.00	262.23	159.17	247.38	S 48° 59' 59.97" W
C102	S 88° 14' 49" E	660.00	158.88	97.16	167.00	S 60° 32' 12.67" E
C103	S 88° 14' 49" E	660.00	262.23	159.17	247.38	S 48° 59' 59.97" W



TRACTS

- A - DRA (HOA) (2.66 ACRES)
- B - DRA & O.S. (HOA) (6.48 ACRES)
- C - O.S. (HOA) (0.31 ACRES)
- D - O.S. (HOA) (1.06 ACRES)
- E - R/W (RLR) (25.00 ACRES)
- F - DRA (HOA) (1.16 ACRES)
- C - DRA (HOA) (0.73 ACRES)
- H - DRA (HOA) (8.10 ACRES)
- I - DRA & O.S. (HOA) (10.35 ACRES)
- J - L.M.C. (HOA) (0.07 ACRES)
- K - O.S. (HOA) (1.68 ACRES)
- L - L.M.C. (HOA) (0.09 ACRES)
- M - DRA (HOA) (2.87 ACRES)
- N - DRA (HOA) (2.53 ACRES)



**William & Associates**  
ENGINEERS, INC.  
CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1735 SE 14th Ave, Room 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS	DATE

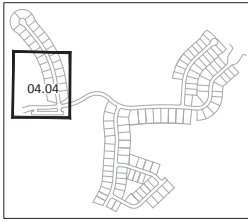
PRELIMINARY PLAT  
DEBONAIR ESTATES  
GOLDEN OCALA, MARION COUNTY, FLORIDA  
**GEOMETRY PLAN**

DATE: 05/09/24  
DRAWN BY: JLU  
CHECKED BY: KJA  
JOB NO.: 19-5111

SHT. 04.02

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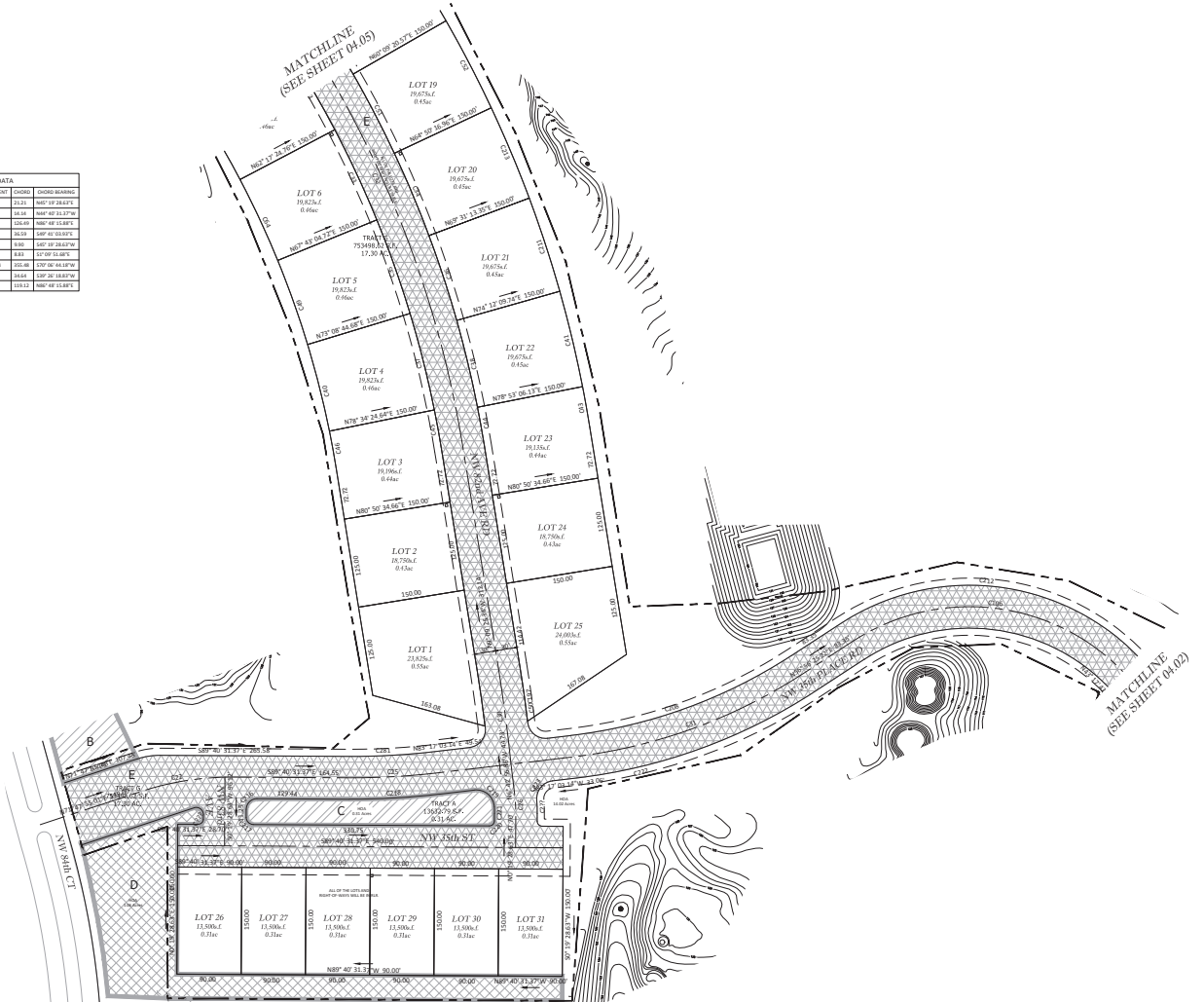


KEY MAP  
1" = 1,000' SCALE

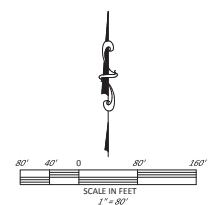
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CURVED	CHORD BEARING
C01	1.61	1578.00	189.24	83.48	139.20	N0P 07 45.82 W
C08	4.68	1030.00	105.19	33.33	193.00	S0P 09 04.84 W
C16	5.41	1075.00	109.25	86.88	138.28	N0P 04 05.32 W
C06	4.84	1038.00	105.03	82.55	135.00	S0P 07 08.67 S
C07	4.73	1075.00	109.24	86.88	138.28	N0P 06 20.24 W
C08	4.84	1038.00	105.03	82.55	135.00	S0P 07 23.26 S
C09	5.41	1075.00	109.25	86.88	138.28	S0P 08 28.75 S
C10	4.68	1030.00	105.19	83.33	193.00	N0P 07 22.80 W
C17	1.61	1578.00	189.24	78.74	171.61	N0P 08 09.62 W
C04	1.36	1538.00	182.38	75.14	167.18	S0P 07 08.67 S
C05	2.27	1050.00	132.39	33.33	193.00	N0P 07 30.25 W
C09	5.41	1075.00	109.25	86.88	138.28	S0P 07 08.67 S
C10	2.27	1050.00	132.39	33.33	193.00	N0P 07 30.25 W
C11	4.84	1038.00	105.03	82.55	135.00	S0P 07 04.25 S
C12	4.84	1038.00	105.03	86.88	137.25	N0P 07 13.27 W
C14	6.31	1038.00	105.03	65.57	125.00	S0P 06 46.25 S
C15	7.24	1038.00	83.81	40.41	83.81	S0P 05 18.71 S
C18	4.84	1038.00	105.03	86.88	137.25	N0P 07 18.47 W
C19	4.84	1038.00	105.03	86.88	137.25	N0P 07 04.84 W

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CURVED	CHORD BEARING
C20	9.00	91.00	23.56	35.00	21.21	N0P 18 28.47 P
C21	9.00	91.00	23.75	35.00	34.49	N0P 07 33.37 S
C22	7.98	800.00	104.52	84.31	164.48	N0P 48 15.87 S
C23	9.68	23.00	68.28	26.81	36.51	S0P 42 03.97 S
C24	9.00	91.00	11.09	7.98	7.98	S0P 07 00.00 W
C25	2.98	170.00	8.86	4.12	8.83	S10P 51.85 S
C27	26.38	780.00	168.81	182.56	335.48	S10P 02 14.10 W
C28	19.18	21.00	28.64	24.84	23.28	S10P 02 48.80 W
C29	7.98	920.00	104.52	84.32	164.51	N0P 48 15.87 S

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CURVED	CHORD BEARING
C02	7.94	1050.00	213.14	32.36	24.35	N0P 18 48.12 W
C03	1.81	2772.00	186.64	48.31	188.43	N0P 38 30.28 W
C09	56.33	1050.00	786.31	487.36	186.45	N0P 07 34.68 W



- TRACTS**
- A - TRA (HOA)  
(2.66 ACRES)
  - B - TRA & O.S. (HOA)  
(6.48 ACRES)
  - C - O.S. (HOA)  
(0.31 ACRES)
  - D - O.S. (HOA)  
(1.06 ACRES)
  - E - RAW (H&L)  
(25.00 ACRES)
  - F - TRA (HOA)  
(1.16 ACRES)
  - G - TRA (HOA)  
(0.73 ACRES)
  - H - TRA (HOA)  
(8.10 ACRES)
  - I - TRA & O.S. (HOA)  
(10.35 ACRES)
  - J - L.S. (M.C.)  
(0.07 ACRES)
  - K - O.S. (HOA)  
(1.68 ACRES)
  - L - L.S. (M.C.)  
(0.09 ACRES)
  - M - TRA (HOA)  
(2.67 ACRES)
  - N - TRA (HOA)  
(2.53 ACRES)



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Office: (352) 387-1540 Fax: (352) 387-4545

REVISIONS

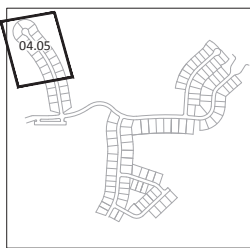
PRELIMINARY PLAN  
DEBONAIR ESTATES  
GOLDEN OCALA, MARION COUNTY, FLORIDA  
**GEOMETRY PLAN**

DATE	05/09/24
DRAWN BY	JL
CHECKED BY	MLA
JOB NO.	19-5111

SHR. **04.04**

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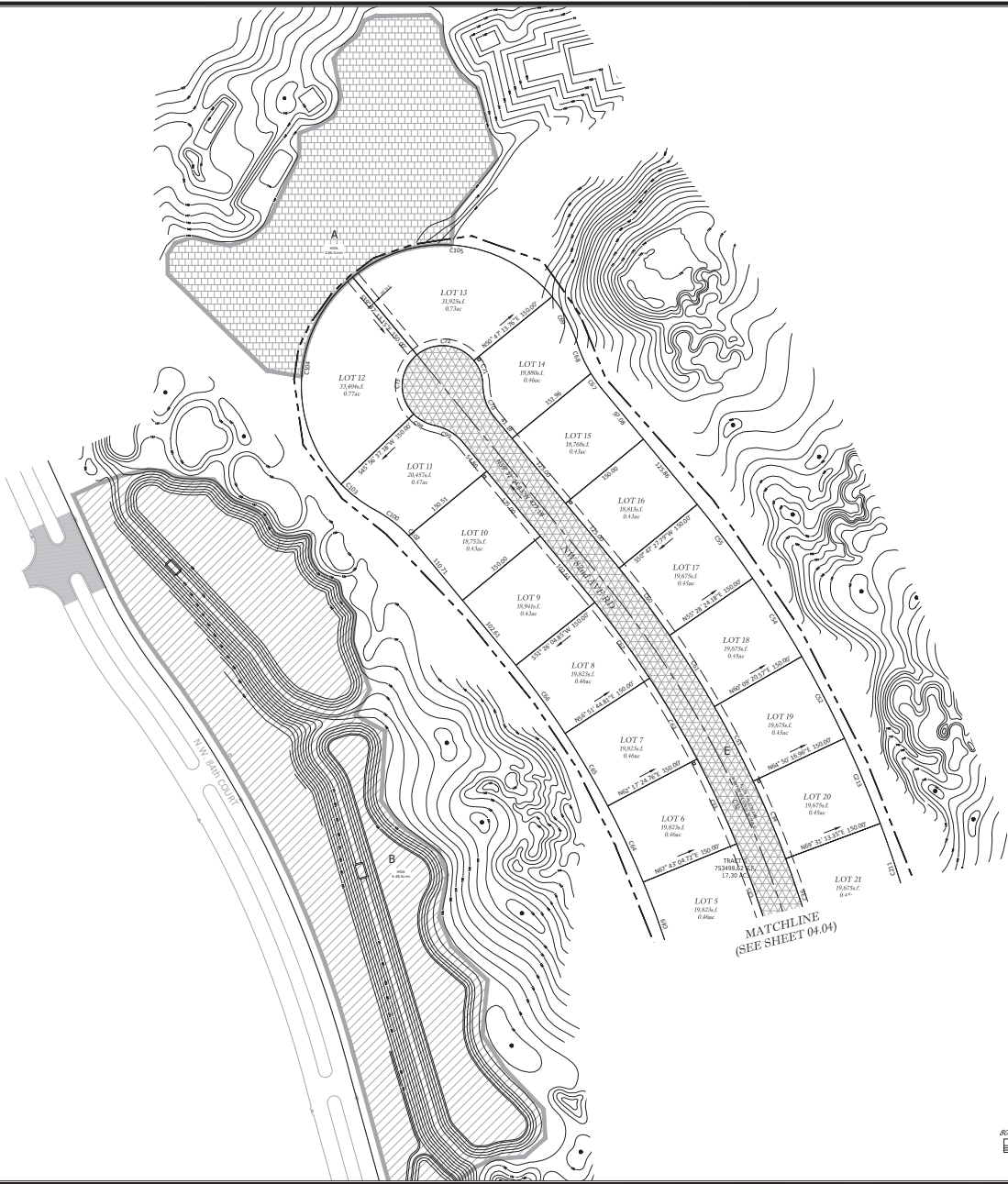
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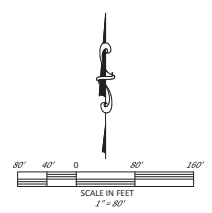
**KEY MAP**  
1" = 1,000' SCALE

SEGMNT	DATA	RADIUS	LENGTH	TANGENT	CURVE	CHORD BEARING
C11	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C12	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C13	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C14	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C15	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C16	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C17	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C18	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C19	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C20	04.05	80.00	21.00	30.86	181° 50' 23.24"	

SEGMNT	DATA	RADIUS	LENGTH	TANGENT	CURVE	CHORD BEARING
C11	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C12	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C13	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C14	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C15	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C16	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C17	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C18	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C19	04.05	80.00	21.00	30.86	181° 50' 23.24"	
C20	04.05	80.00	21.00	30.86	181° 50' 23.24"	



- TRACTS**
- A - DRA (HOA) (2.66 ACRES)
  - B - DRA & O.S. (HOA) (5.48 ACRES)
  - C - O.S. (HOA) (0.31 ACRES)
  - D - O.S. (HOA) (1.06 ACRES)
  - E - R/W (RLR) (25.00 ACRES)
  - F - DRA (HOA) (1.16 ACRES)
  - G - DRA (HOA) (0.73 ACRES)
  - H - DRA (HOA) (8.10 ACRES)
  - I - DRA & O.S. (HOA) (10.35 ACRES)
  - J - L.S. (M.C.) (0.07 ACRES)
  - K - O.S. (HOA) (1.68 ACRES)
  - L - L.S. (M.C.) (0.09 ACRES)
  - M - DRA (HOA) (2.67 ACRES)
  - N - DRA (HOA) (2.53 ACRES)



**Tillman & Associates**  
ENGINEERS, L.L.C.  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
1735 SE 16th Ave., Bldg. 100, Ocala, FL 34471  
Office: (352) 387-1548 Fax: (352) 387-4545

**REVISIONS**

NO.	DATE	DESCRIPTION

**GEOMETRY PLAN**

PRELIMINARY PLAN  
DEBONAIR ESTATES  
GOLDEN OCALA, MARION COUNTY, FLORIDA

DATE: 05/09/24  
DRAWN BY: JL  
CHECKED BY: M.A.  
JOB NO.: 19-5111

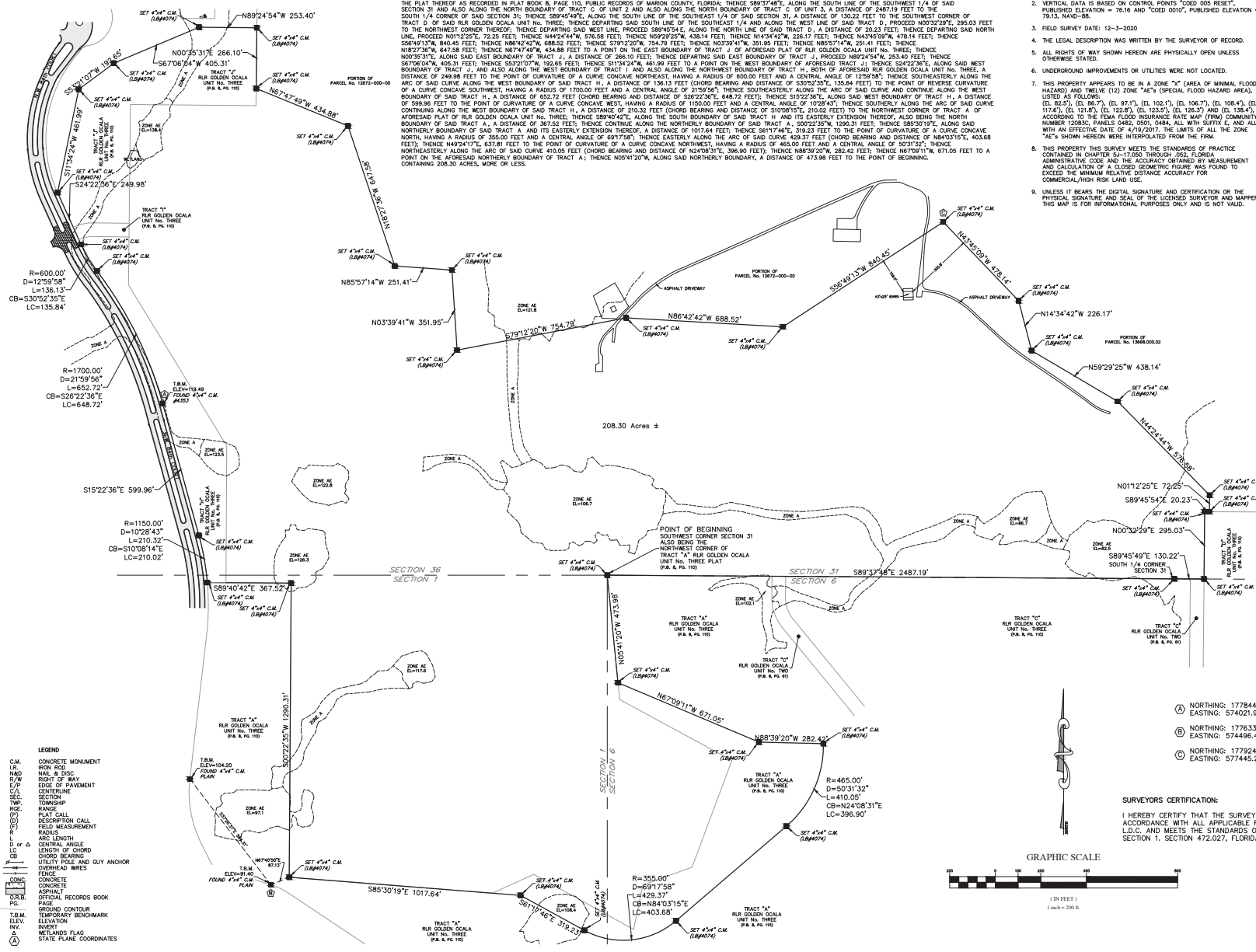
SHR: **04.05**

**DESCRIPTION**

A PORTION OF LAND LYING IN SECTION 36, TOWNSHIP 14 SOUTH, RANGE 20 EAST AND ALSO SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST AND ALSO SECTION 1, TOWNSHIP 15 SOUTH, RANGE 20 EAST AND ALSO SECTION 6, TOWNSHIP 15 SOUTH, RANGE 21 EAST, BEING A PORTION OF TRACTS A, H, I & J ALL BEING IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 31, TOWNSHIP 14 SOUTH, RANGE 21 EAST, ALSO BEING THE NORTHWEST CORNER OF TRACT A OF RLR GOLDEN Ocala UNIT NO. THREE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 PAGE 110, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S89°37'48"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31 AND ALSO ALONG THE NORTH BOUNDARY OF TRACT C OF UNIT 2 AND ALSO ALONG THE NORTH BOUNDARY OF TRACT C OF UNIT 3, A DISTANCE OF 2487.19 FEET TO THE SOUTHWEST CORNER OF TRACT D OF SAID RLR GOLDEN Ocala UNIT NO. THREE; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST 1/4 AND ALONG THE WEST LINE OF SAID TRACT D, PROCEED N00°32'29"E, 295.03 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID WEST LINE, PROCEED S89°45'54"E, ALONG THE NORTH LINE OF SAID TRACT D, A DISTANCE OF 20.23 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED N01°25'27"E, 72.25 FEET; THENCE N42°24'44"W, 376.58 FEET; THENCE N02°20'10"W, 436.14 FEET; THENCE N14°34'42"W, 226.17 FEET; THENCE N45°30'09"W, 476.14 FEET; THENCE S06°49'15"W, 840.45 FEET; THENCE N86°42'42"W, 688.52 FEET; THENCE S79°20'20"W, 754.79 FEET; THENCE N03°39'41"W, 351.95 FEET; THENCE N05°57'14"W, 251.41 FEET; THENCE N07°32'36"E, 599.96 FEET; THENCE N07°32'36"E, 599.96 FEET; THENCE N07°32'36"E, 599.96 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT J OF AFORESAID PLAT OF RLR GOLDEN Ocala UNIT NO. THREE; THENCE S07°00'31"E, 405.31 FEET; THENCE S03°01'07"W, 102.68 FEET; THENCE S15°24'24"W, 461.89 FEET TO A POINT ON THE WEST BOUNDARY OF AFORESAID TRACT J; THENCE S24°22'36"E, ALONG SAID WEST BOUNDARY OF TRACT J, AND ALSO ALONG THE WEST BOUNDARY OF TRACT I AND ALSO ALONG THE NORTHWEST BOUNDARY OF TRACT H, BOTH OF AFORESAID RLR GOLDEN Ocala UNIT NO. THREE, A DISTANCE OF 248.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 6000.00 FEET AND A CENTRAL ANGLE OF 125°00'; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALONG THE WEST BOUNDARY OF TRACT H, A DISTANCE OF 158.13 FEET (CHORD BEARING AND DISTANCE OF S32°02'35"E, 135.84 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 1700.00 FEET AND A CENTRAL ANGLE OF 21°59'56"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG THE WEST BOUNDARY OF SAID TRACT H, A DISTANCE OF 652.72 FEET (CHORD BEARING AND DISTANCE OF S28°22'36"E, 648.72 FEET); THENCE S19°22'36"E, ALONG SAID WEST BOUNDARY OF TRACT H, A DISTANCE OF 598.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 102°43'; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE OF 598.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 102°43'; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE CONTINUING ALONG THE WEST BOUNDARY OF SAID TRACT H, A DISTANCE OF 210.32 FEET (CHORD BEARING AND DISTANCE OF S10°09'15"E, 210.02 FEET) TO THE NORTHWEST CORNER OF TRACT A OF AFORESAID PLAT OF RLR GOLDEN Ocala UNIT NO. THREE; THENCE S89°42'42"E, ALONG THE SOUTH BOUNDARY OF SAID TRACT H AND ITS EASTERLY EXTENSION THEREOF, ALSO BEING THE NORTH BOUNDARY OF SAID TRACT A, A DISTANCE OF 361.55 FEET; THENCE CONTINUE ALONG THE NORTHERLY BOUNDARY OF SAID TRACT A, S00°22'35"W, 1290.31 FEET; THENCE S85°30'19"E, ALONG SAID NORTHERLY BOUNDARY OF SAID TRACT A AND ITS EASTERLY EXTENSION THEREOF, A DISTANCE OF 1017.64 FEET; THENCE S81°17'48"E, 319.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 355.00 FEET AND A CENTRAL ANGLE OF 69°17'50"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 429.37 FEET (CHORD BEARING AND DISTANCE OF N42°08'31"E, 403.68 FEET); THENCE N42°08'31"E, 637.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 50°31'32"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 410.05 FEET (CHORD BEARING AND DISTANCE OF N24°08'31"E, 396.90 FEET); THENCE N05°57'14"W, 251.41 FEET TO A POINT ON THE AFORESAID NORTHERLY BOUNDARY OF TRACT A; THENCE N05°41'20"W, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 473.98 FEET TO THE POINT OF BEGINNING, CONTAINING 208.30 ACRES MORE OR LESS.

- SURVEY REPORT:**
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-HET NETWORK.
  - VERTICAL DATA IS BASED ON CONTROL POINTS "COED 005 RESET", PUBLISHED ELEVATION = 76.16 AND "COED 010", PUBLISHED ELEVATION = 78.13, NAD-83.
  - FIELD SURVEY DATE: 12-3-2020
  - THE LEGAL DESCRIPTION WAS WRITTEN BY THE SURVEYOR OF RECORD.
  - ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
  - UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
  - THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND TWELVE (12) ZONE "AE" (SPECIAL FLOOD HAZARD AREA), LISTED AS FOLLOWS: (EL. 95.7), (EL. 96.7), (EL. 101.1), (EL. 106.7), (EL. 108.4), (EL. 117.6), (EL. 121.8), (EL. 122.8), (EL. 123.5), (EL. 126.3) AND (EL. 138.4), ACCORDING TO THE FEA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 1202C, PANELS 0482, 0501, 0484, ALL WITH SUFFIX E, AND ALL WITH AN EFFECTIVE DATE OF 4/19/2017; THE LIMITS OF ALL THE ZONE "AE" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM.
  - THIS PROPERTY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER S-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 COMMERCIAL/HIGH RISK LAND USE.
  - 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.

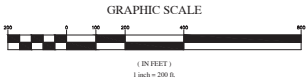


- LEGEND**
- C.M. CONCRETE MONUMENT
  - I.R. IRON ROD
  - N.M. & D.S. MAIL & DISC
  - R/W RIGHT OF WAY
  - C/P CENTERLINE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RANGE RANGE
  - PLAT CALL
  - DESCRIPTION CALL
  - FIELD MEASUREMENT
  - R. RADIUS
  - L. LENGTH
  - C.A. CENTRAL ANGLE
  - CHORD BEARING
  - UTILITY POLE AND GUY ANCHOR
  - D.W. DITCH
  - OVERHEAD WIRES
  - CONC. CONCRETE
  - ASPH. ASPHALT
  - OFFICIAL RECORDS BOOK
  - PAGE
  - GROUND CONTOUR
  - TEMPORARY BENCHMARK
  - INVERT
  - METLANDS FLAG
  - STATE PLANE COORDINATES

- (A) NORTHING: 1778444.5810  
EASTING: 574021.93820
- (B) NORTHING: 1776333.92500  
EASTING: 5744495.62700
- (C) NORTHING: 1776240.92373  
EASTING: 577445.29185

**SURVEYORS CERTIFICATION:**

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



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

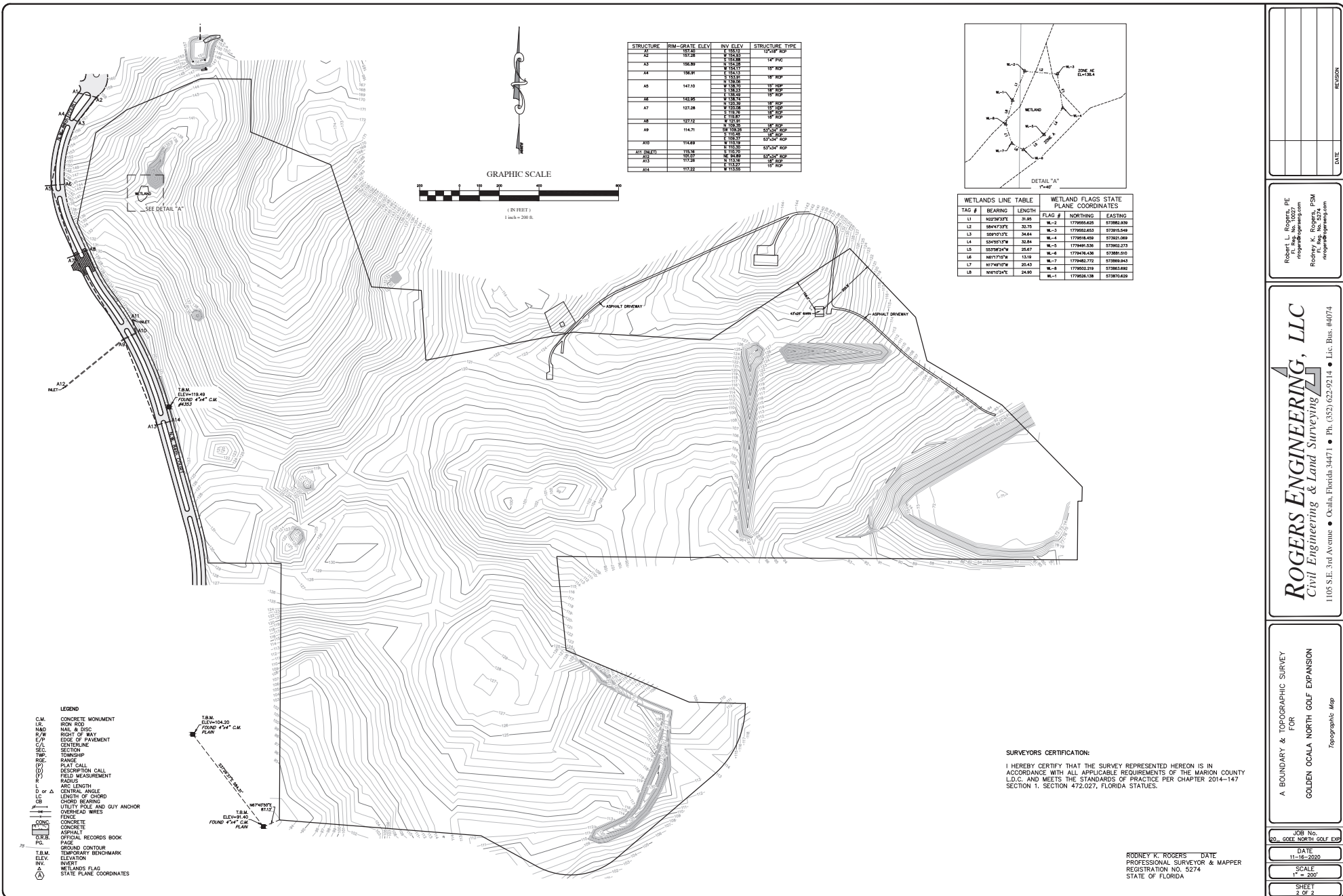
REVISION	DATE

Robert L. Rogers, PE  
rrogers@rogerseng.com  
Rodney K. Rogers, PSM  
rrogers@rogerseng.com

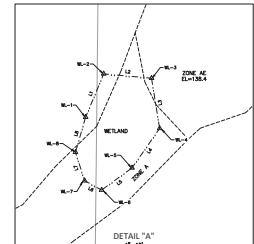
**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY FOR GOLDEN Ocala NORTH GOLF EXPANSION Boundary Map

JOB No. 20-002-001-001	DATE 11-16-2020
SCALE 1" = 200'	SHEET 1 OF 2

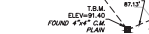
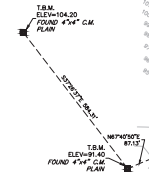


STRUCTURE	RIM-GRADE ELEV.	INV. ELEV.	STRUCTURE TYPE
A1	157.00	156.33	CP-GP ROP
A2	157.28	156.53	"14" PIG
A3	156.89	155.38	"18" ROP
A4	156.31	155.13	"18" ROP
A5	147.10	145.20	"18" ROP
A6	147.50	145.20	"18" ROP
A7	127.28	125.20	"18" ROP
A8	127.32	125.20	"18" ROP
A9	114.71	112.20	"18" ROP
A10	114.89	112.20	"18" ROP
A11	114.89	112.20	"18" ROP
A12	114.89	112.20	"18" ROP
A13	117.28	115.20	52"GM ROP
A14	117.22	115.20	"18" ROP



WETLANDS LINE TABLE			WETLAND FLAGS STATE PLANE COORDINATES		
TAG #	BEARING	LENGTH	FLAG #	NORTHING	EASTING
L1	N25°29'21\"/>	31.09	W-2	1779505.625	573802.890
L2	S89°10'17\"/>	33.75	W-3	1779505.625	573815.920
L3	S59°10'17\"/>	34.64	W-4	1779516.459	573815.920
L4	S24°01'17\"/>	33.84	W-5	1779491.536	573802.373
L5	S55°58'24\"/>	25.67	W-6	1779461.438	573801.500
L6	N61°17'31\"/>	13.19	W-7	1779462.372	573809.843
L7	N74°48'10\"/>	20.43	W-8	1779503.219	573813.692
L8	N89°24'24\"/>	24.90	W-1	1779526.138	573816.433

- LEGEND
- C.M. CONCRETE MONUMENT
  - IR. IRON ROD
  - N&D. NAIL & DISC
  - R/W. RIGHT OF WAY
  - E/P. EDGE OF PAVEMENT
  - SEC. SECTION
  - C/L. CENTERLINE
  - TWP. TOWNSHIP
  - R. RANGE
  - (D). PLAT CALL
  - (D). DESCRIPTION CALL
  - (F). FIELD MEASUREMENT
  - R. RADIAL
  - Δ. ARC LENGTH
  - ∠. CENTRAL ANGLE
  - L. LENGTH OF CHORD
  - CB. CHORD BEARING
  - UT. UTILITY POLE AND GUY ANCHOR
  - . OVERHEAD WIRES
  - . FENCE
  - CONC. CONCRETE
  - CONC. CONCRETE
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  - SR.F. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - B. GROUND CONTOUR
  - T.B.M. TEMPORARY BENCHMARK
  - ELEV. ELEVATION
  - INV. INVERT
  - Δ. WETLANDS FLAG
  - △. STATE PLANE COORDINATES



REVISION

DATE

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 rrogers@rogerseng.com  
 Rodney K. Rogers, FSM  
 rkrogers@rogerseng.com

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A BOUNDARY & TOPOGRAPHIC SURVEY  
 FOR  
 GOLDER OCALA NORTH GOLF EXPANSION

JOB No.  
 SEE NORTH GOLF EXP

DATE  
 11-16-2023

SCALE  
 1" = 200'

SHEET  
 2 OF 2

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