



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

RECEIVED

FEB 23 2021

Marion County Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 02/23/2021 Parcel Number(s): 3664-007-005 Permit Number: 2021020322

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: PERREAULT SWIMMING POOL PROPERTY EDWARD & LORY Commercial [] or Residential [x]
Subdivision Name (if applicable): SUMMERCREST
Unit N/A Block G Lot 5

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

Property Owner's Name (print): EDWARD & LORY PERREAULT
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: 5036 SE 89TH STREET OCALA FL 34480
City: OCALA State: FL Zip Code: 34480 Phone #: (334) 389-1110

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): YANDLES SPLASH TIME POOLS Contact Name: ASHLEY BROWNING
Mailing Address: 7282 ASPEN AVE City: OCALA State: FL Zip Code: 34480
Phone #: (352) 694-5900 Alternate Phone #:
FAX Number or Email address: SPLASHTIME0614@AOL.COM

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - MAJOR SITE PLAN
Reason/Justification for Waiver Request: SUMMERCREST HAS BUILDABLE IMPERVIOUS AREA OF 3500 SF. THE CURRENT HOME IS OVER THE 3500 SF ALREADY AND WE WOULD NEED TO ADD AN ADDITIONAL 437 SF FOR POOL DECK AREA.

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: SS Date Processed: 2/23/21 Project # 2021 02 0093 AR # 26310

Zoning Use: Parcel of record: Yes [] No [] Eligible to apply for Family Division: Yes [] No []
Zoned: ESOZ: Must Vacate Plat: Yes [] No [] Date: Verified by:
Land Use: Date: Verified by:

"Meeting Needs by Exceeding Expectations"

MRC 03/08/21

March 4, 2021

PROJECT NAME: PERREAULT PROPERTY, EDWARD & LORY - WAIVER REQUEST

PROJECT NUMBER: 2021020093 APPLICATION: #26310

2.21.1.A - MAJOR SITE PLAN

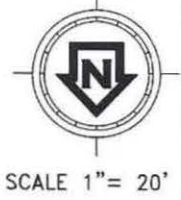
- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: **DISCUSSION**/Defer to OCE-Stormwater. [If additional similar requests are made on more lots in the subdivision, is there a chance there may be a cumulative impact on the subdivision design's compliance with P-SPZ design requirements?]
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: **APPROVED** for site plan as shown (15' rear setback).
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **APPROVED** - Parcel 3664-007-005 lies within City of Belleview Utilities service area and within the Silver Springs primary protection zone. Development on this parcel will require a map and letter of availability and capacity from the provider for public water and sewer connection per Land Development Code 6.14.2. If not already connected, parcel(s) shall connect to any publicly available water and/or sewer within 365 days of notification.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: N/A
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: N/A
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REMARKS: **APPROVED**
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: **APPROVED**. Item can go to Consent Agenda. The HOA (O&M Entity) has provided a letter accepting the additional runoff in excess of 3,500sf (design impervious) into their subdivision's Master Stormwater System. Signed letter was submitted with the waiver request.

Note: The applicant owns a Lot 5 of Block G (PID 3664-007-005) in Summercrest subdivision. There is 5,150 sf existing impervious coverage on the site. The pool project () proposes to add 490 sf +/- impervious coverage for patio area and elite building for a total of 5,640sf. The Summercrest Improvements Plans assumed 3,500 sf impervious coverage per lot. Staff recommends approval with O&M Entity's acknowledgement and acceptance of the additional runoff to their system.

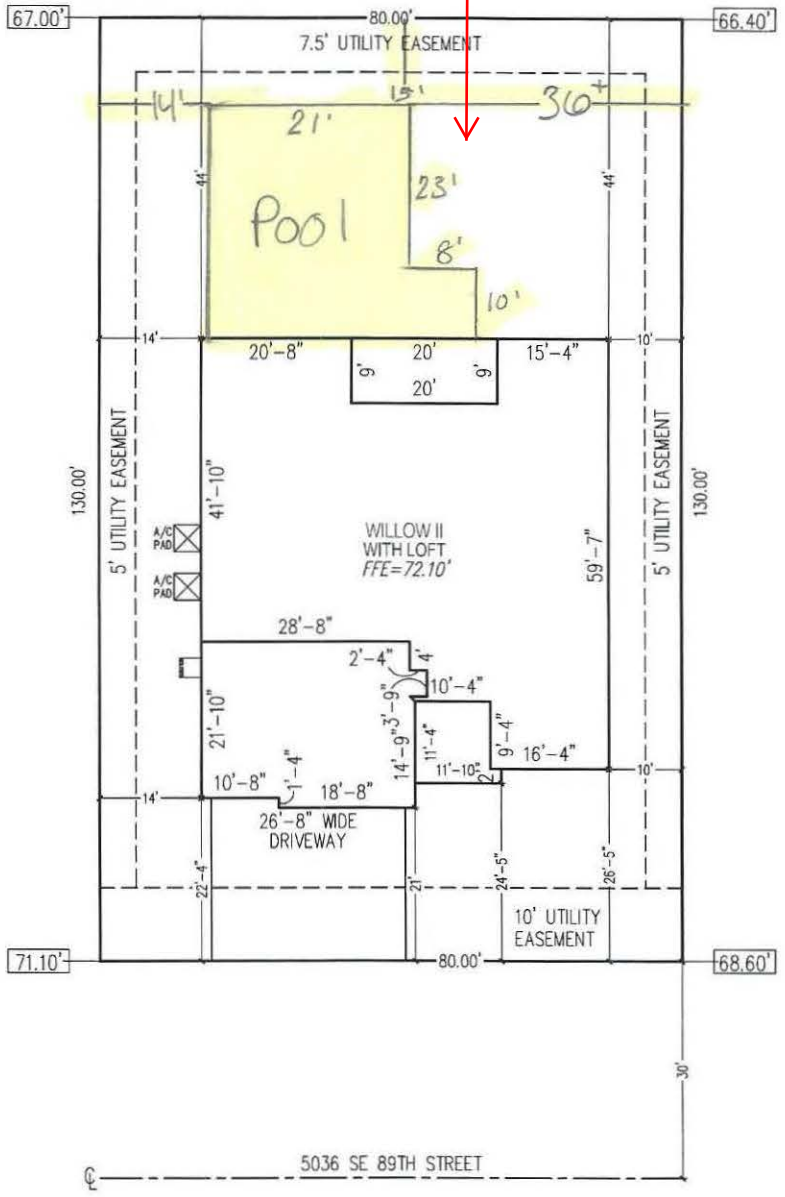
PERREAUPT PROPERTY, EDWARD & LORY - WAIVER REQUEST
SUMMERCREST BLK G LOT 5
5036 SE 89TH ST OCALA
Project #2021020093 #26310 Parcel #3664-007-005 Permit #2021020322
YANDLES SPLASH TIME POOLS



PERREAUPT PROPERTY, EDWARD & LORY - WAIVER REQUEST
SUMMERCREST BLK G LOT 5
5036 SE 89TH ST OCALA
 Project #2021020093 #26310 Parcel #3664-007-005 Permit #2021020322
YANDLES SPLASH TIME POOLS



437 sf pool deck addition



PERREAULT PROPERTY, EDWARD & LORY - WAIVER REQUEST
SUMMERCREST BLK G LOT 5
5036 SE 89TH ST OCALA
Project #2021020093 #26310 Parcel #3664-007-005 Permit #2021020322
YANDLES SPLASH TIME POOLS

R - Return
 V - Vac Line
 + Main Drain
 ■ Skimmer

Customer: PERREAULT
 Address: 5036 SE 89 ST
 City: OCALA
 Phone: 334-389-1110

POOL SPECIFICATIONS
 Type Construction SHOTCRETE
 Model/Shape CUSTOM
 Length 24' Width 14' Depth 4-6'
 TILE: Waterline _____
 Deco _____
 Trim _____

DECK: 3000 psi concrete 437 S.F.
 Cantilever YES Brick coping NO
 Topping ACRYLIC S.F. 637
 Color _____

Border _____

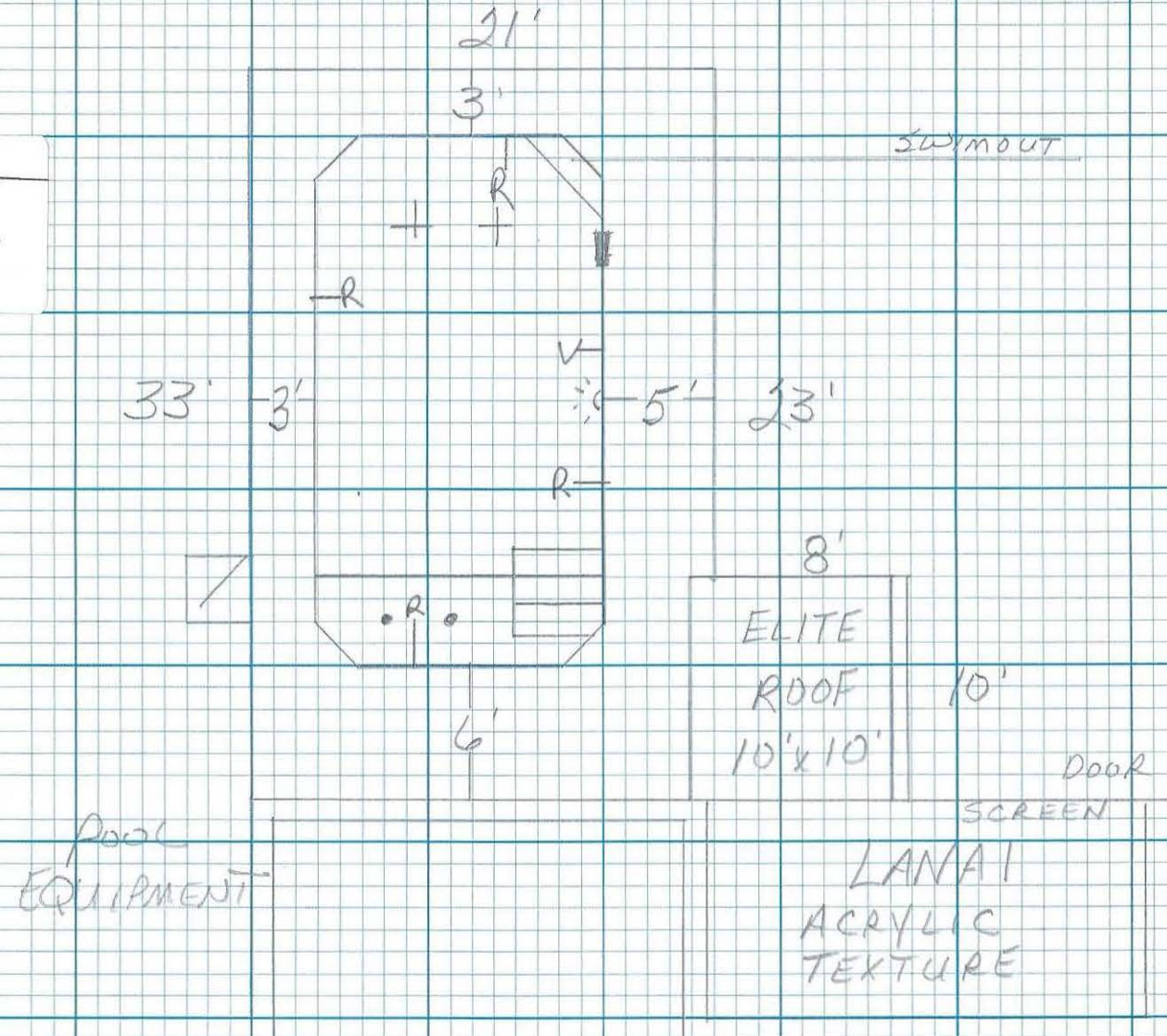
EQUIPMENT:
 Pump STARITE HP VAR
 Filter STARITE CARTRIDGE
 Light PENTAIR GLOBRITE
 Chlorinator INTELLICHLOR
 Automatic Cleaner PENTAIR DRAGO
 Handrail _____ Swimout YES

Spa _____
 Heater _____
 Waterfall _____
 Interior Finish _____

SCREEN ENCLOSURE:
 Roof Line HIP
 Color BRONZE Doors 2
 Wall Height 10'
 Kickplate _____
 Lanal Roof ELITE 10'x10'
 Color _____
 Fan Beams _____

MISC: SUN SHELF
4' x 9'
2 BUBBLERS

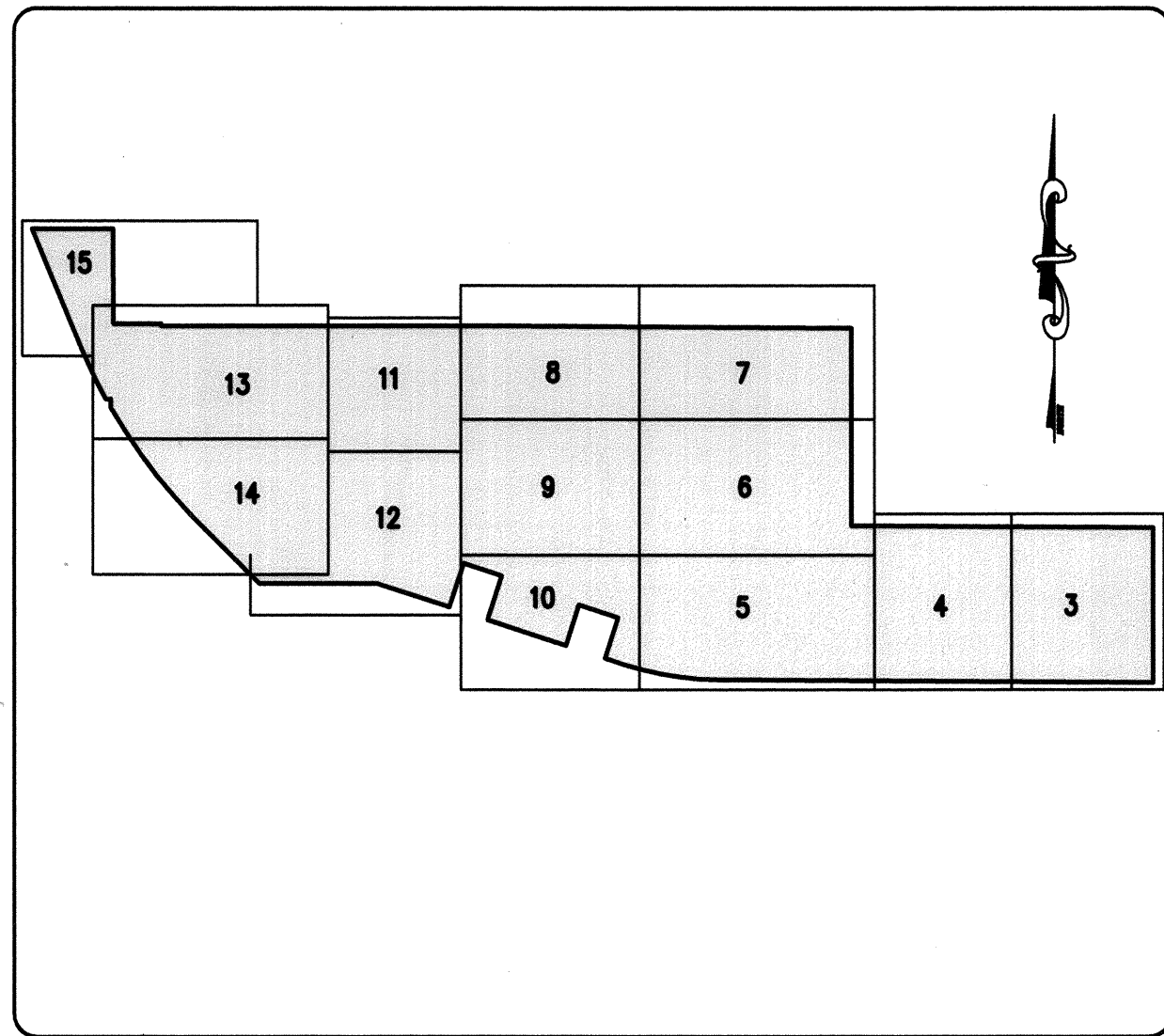
Splash Time
 Approved: [Signature]
 Date: 19 Nov 20



SUMMERCREST

A PLANNED UNIT DEVELOPMENT

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



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

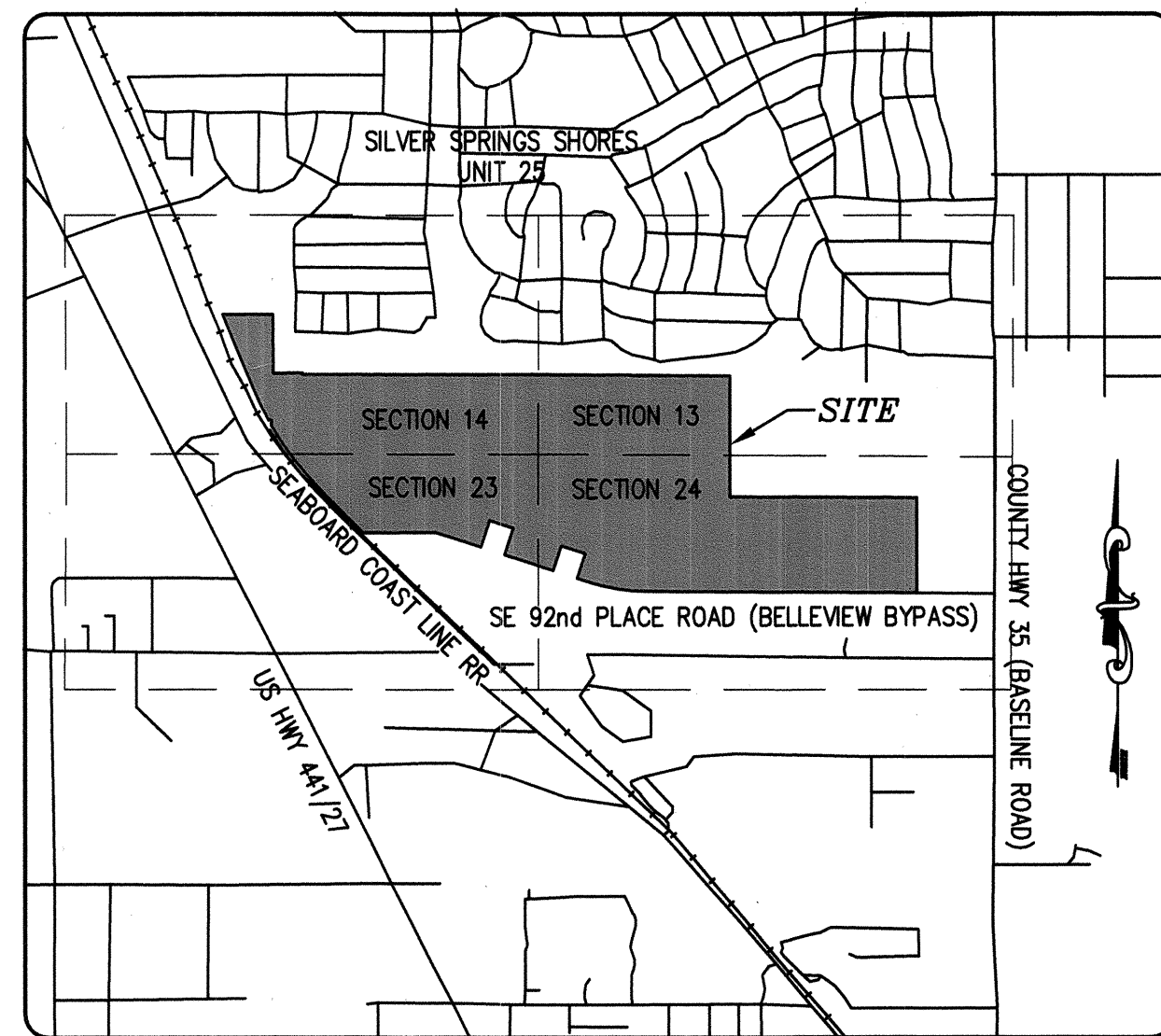
DESCRIPTION:

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

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

SURVEYOR'S NOTES:

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



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

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

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

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

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

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

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

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

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

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

BY: *Nancy Deichman*
NANCY DEICHMAN, MANAGER

WITNESS: *Theodore A Cobb*
SIGNATURE

THEODORE A COBB
PRINTED NAME

WITNESS: *Diane Barrineau*
SIGNATURE

DIANE BARRINEAU
PRINTED NAME

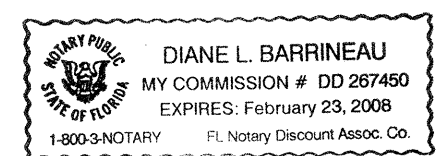
NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

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

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

NOTARY PUBLIC *Diane L. Barrineau*
STATE OF FLORIDA



COMMISSION EXPIRES:

APPROVAL OF OFFICIALS:

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

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

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

CONCURRENCY DEFERRAL ELECTION NOTE:

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

CONSENT OF MORTGAGEE:

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

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

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

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

AMSOUTH BANK TRADE NAME AND DIVISION OF REGIONS BANK

BY: *Jay A. Powell*
GARY A. POWELL, VICE PRESIDENT



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

NOTARY ACKNOWLEDGMENT:

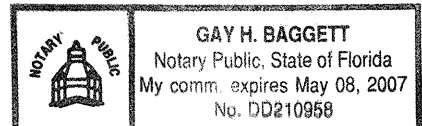
STATE OF FLORIDA
COUNTY OF MARION

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

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

NOTARY PUBLIC *Jay A. Powell*
STATE OF FLORIDA

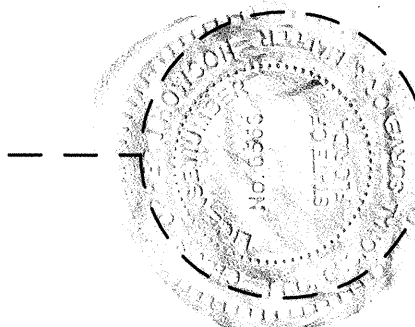
COMMISSION EXPIRES: May 8, 2007



SURVEYOR'S CERTIFICATE:

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

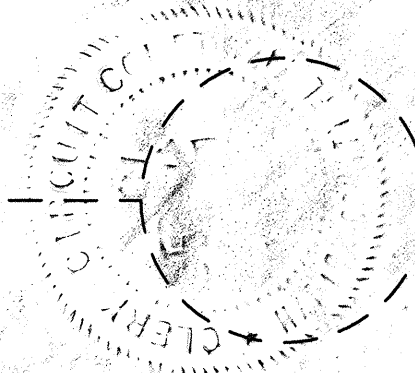
BY: *[Signature]*
CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471



CLERK OF CIRCUIT COURT'S ACKNOWLEDGMENT:

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

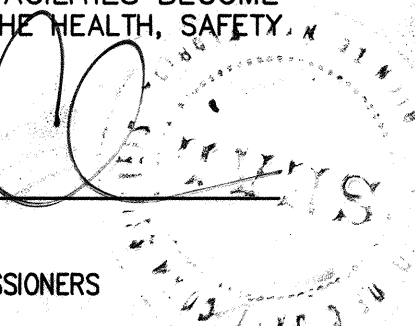
BY: *[Signature]*
DAVID R. ELLSPERMANN
CLERK OF THE CIRCUIT COURT



ASSESSMENT NOTIFICATION:

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

[Signature]
STAN MCCLAIN
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS



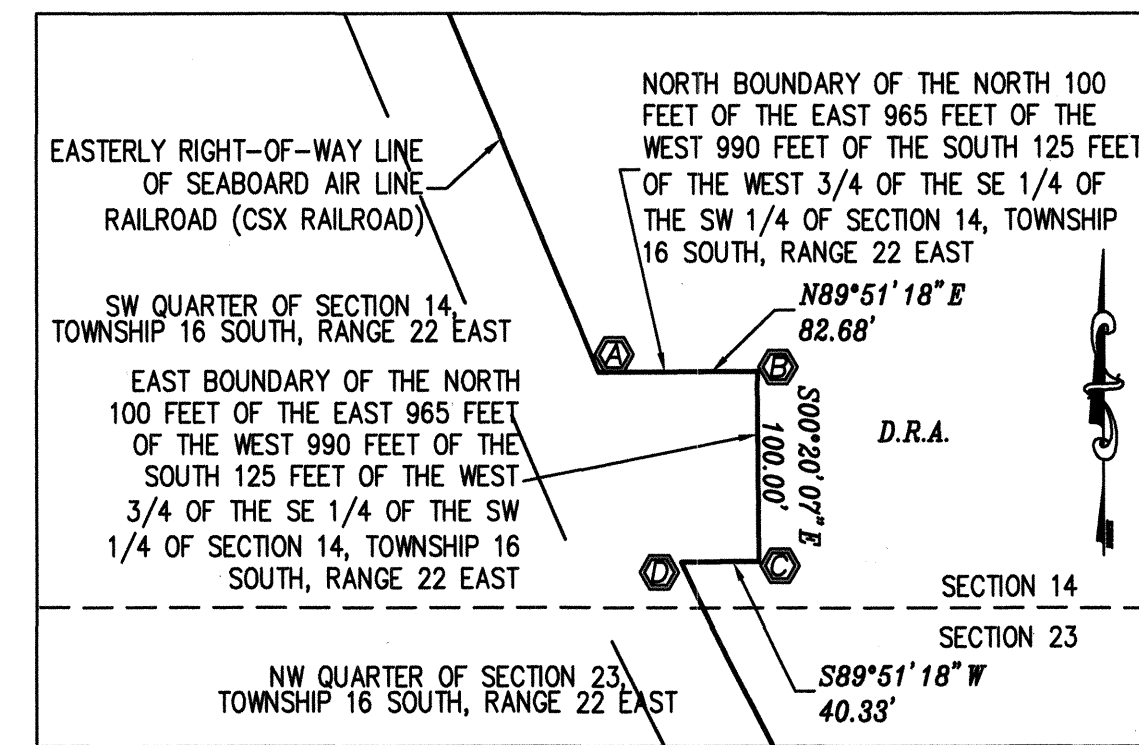
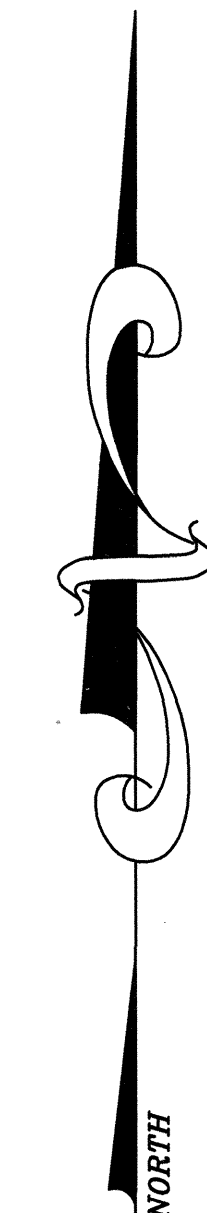
PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC., 1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471

THIS PLAT FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, WAS PREPARED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MARION COUNTY.
[Signature]
JOHN R. KITCHER, JR., P.S.M., 5531

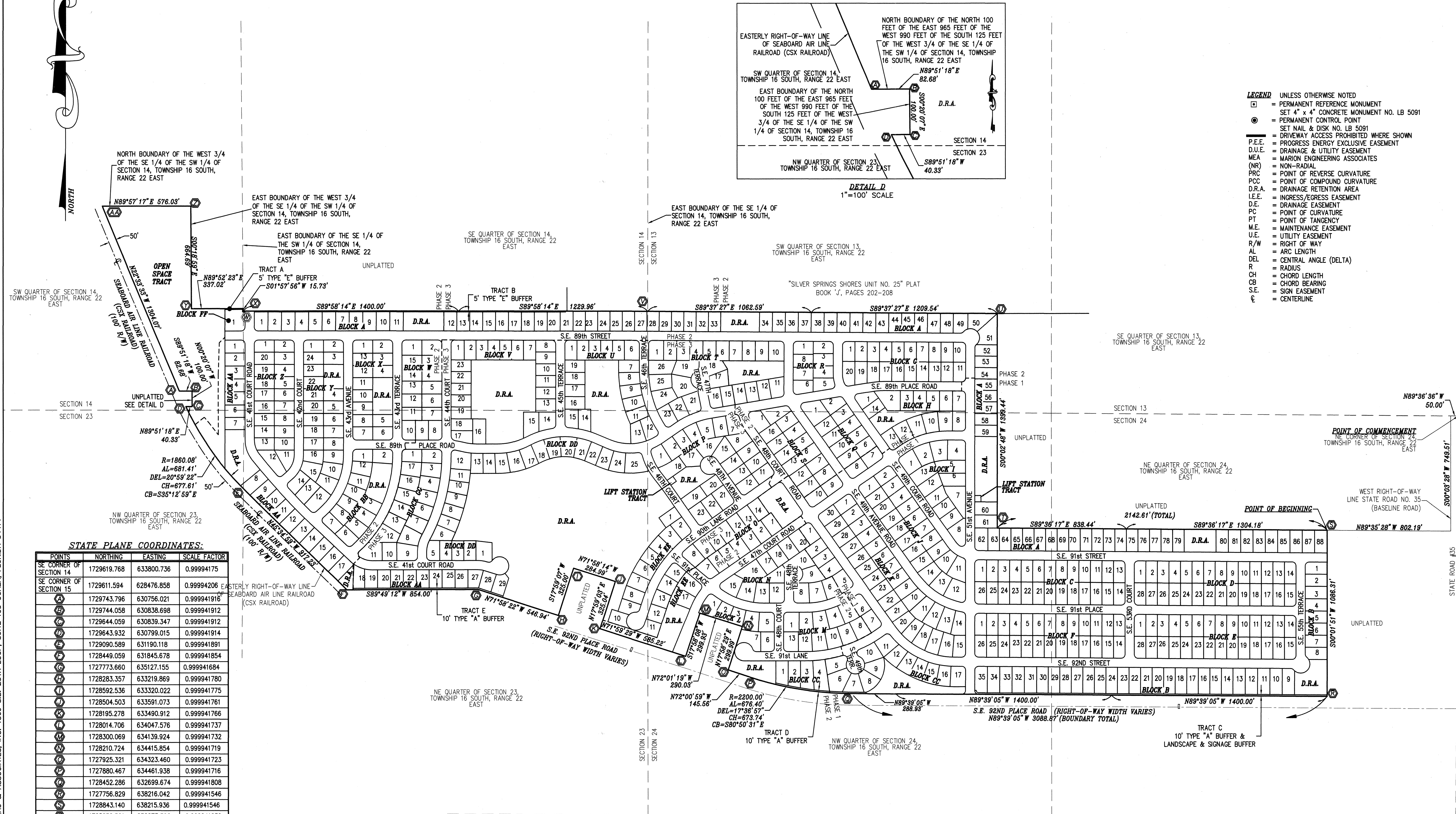
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MELVIN A. BOWEN, P.S.M. - LS 5035 ROBERT L. NESSELS, P.S.M. - LS 4874

SUMMERCREST

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

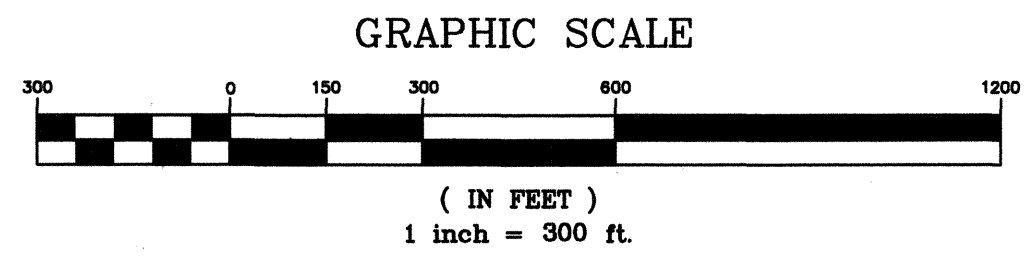


- LEGEND** UNLESS OTHERWISE NOTED
- = PERMANENT REFERENCE MONUMENT
 - = SET 4" x 4" CONCRETE MONUMENT NO. LB 5091
 - = PERMANENT CONTROL POINT
 - = SET NAIL & DISK NO. LB 5091
 - = DRIVEWAY ACCESS PROHIBITED WHERE SHOWN
 - P.E.E. = PROGRESS ENERGY EXCLUSIVE EASEMENT
 - D.U.E. = DRAINAGE & UTILITY EASEMENT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



STATE PLANE COORDINATES:

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



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

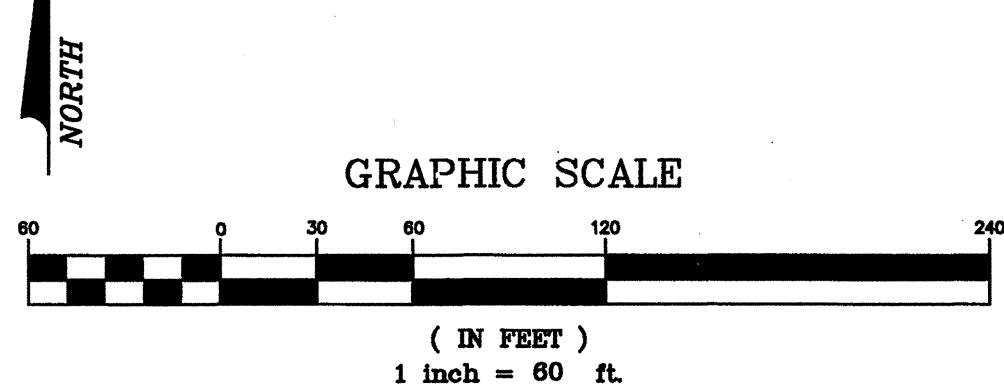
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PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 Ocala, Florida 34471

SUMMERCREST

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

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NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	C.B.
C41	90°20'42"	25.00'	39.42'	25.15'	35.46'	N45°12'12"E
C42	89°39'18"	25.00'	39.12'	24.85'	35.25'	N44°47'48"W
C111	86°45'25"	25.00'	37.85'	23.62'	34.34'	N37°18'19"E
C112	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°37'27"W
C118	64°07'39"	25.00'	27.98'	15.66'	26.54'	N67°15'09"W
C119	115°52'21"	25.00'	50.56'	39.91'	42.37'	S22°44'51"W
C120	65°42'00"	25.00'	28.67'	16.14'	27.12'	N66°27'58"W
C126	89°59'48"	25.00'	39.27'	25.00'	35.36'	N09°48'34"E
C134	115°52'21"	25.00'	50.56'	39.91'	42.37'	S22°44'51"W
C136	96°06'19"	25.00'	41.93'	27.82'	37.19'	S51°15'49"E
C137	98°19'07"	25.00'	42.90'	28.92'	37.83'	N31°31'28"E
C138	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°22'33"W
C139	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°37'27"W
C140	74°13'01"	25.00'	32.38'	18.91'	30.17'	S62°12'28"E
C141	90°00'00"	25.00'	39.27'	25.00'	35.36'	S45°22'33"W
C142	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°22'33"E
C143	90°00'00"	25.00'	39.27'	25.00'	35.36'	N44°37'27"W
C144	49°40'47"	25.00'	21.68'	11.57'	21.00'	S25°12'57"W
C145	49°40'47"	25.00'	21.68'	11.57'	21.00'	N65°32'10"E
C146	189°21'34"	60.00'	198.30'	732.96'	119.60'	N44°37'27"W
C189	12°28'32"	180.00'	39.19'	19.67'	39.12'	S28°57'04"E
C190	23°05'21"	180.00'	72.54'	36.77'	72.05'	S11°10'07"E
C191	9°41'32"	470.00'	79.51'	39.85'	79.41'	S85°31'47"W
C192	9°41'32"	500.00'	84.58'	42.39'	84.48'	S85°31'47"W
C193	9°41'32"	530.00'	89.65'	44.93'	89.55'	S85°31'47"W
C194	25°28'31"	150.00'	66.69'	33.91'	66.15'	S12°21'42"E
C195	18°00'39"	210.00'	66.01'	33.28'	65.74'	S08°37'46"E
C196	35°33'53"	180.00'	111.73'	57.73'	109.94'	S17°24'23"E
C249	1°34'21"	210.00'	5.76'	2.88'	5.76'	S34°24'09"E

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