

June 1, 2023

PROJECT NAME: OTOW LONGLEAF RIDGE PHASE 8

PROJECT #2023030074

APPLICATION: PRELIMINARY PLAT #28325

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Please verify that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Proposed stormwater management system will be reviewed as part of the Improvement Plan/Major Site Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Please note that pre- and post-development drainage maps will be required with the Improvement Plan/Major Site Plan.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/1/23 - ad waivers if requested in the future
- 6 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:
- 7 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:

- 8 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:
- 9 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.
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: 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]."

For questions or issues, contact Angi Rosario at 352-671-8667



**Marion County
Board of County Commissioners**

#28325

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: 3/10/2022

A. PROJECT INFORMATION:

Project Name: OTOW Longleaf Ridge Phase 8
Parcel Number(s): 35300-000-00
Section 27 Township 16S Range 20E Land Use _____ Zoning Classification PUD
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 71.6 Number of Lots 191 Miles of Roads 1.57
Location of Property with Crossroads 0.86 miles Southwest of SW 105th Ave Rd and SW 96th Loop
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 and Associates Engineering, LLC Contact Name: Jeffrey McPherson
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: JCH Consulting Group, Inc Contact Name: Christopher J. Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: Chris@jchcg.com

Property Owner:
Owner: On Top of the World Communities Contact Name: Kenneth D. Colen
Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481
Phone # 352-387-7480 Alternate Phone # _____
Email address: lisa_lazaro@colenbuilt.net

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

Revised 6/2021

CLEAR FORM

PERMITS:

- 1. MARION COUNTY - IMPROVEMENT PLAN -
2. MARION COUNTY - PRELIMINARY PLAT -
3. S.W.F.W.M.D. - E.R.P. -
4. FDEP - POTABLE WATER -
5. FDEP - SANITARY SEWER -
6. FDEP - NPDES (By Others)



PRELIMINARY PLAT FOR ON TOP OF THE WORLD LONGLEAF RIDGE PHASE 8

INDEX OF SHEETS

- 01.01 COVER
02.01 AERIAL PHOTOGRAPH
03.01-03.02 PRELIMINARY PLAT
1-4 PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP)

SECTION 22 & 27, TOWNSHIP 16 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS: RESIDENTIAL LOTS = 74 TOTAL PROJECT ACRES = 30.97 MILES OF ROADWAY = 0.68 PROPOSED IMPERVIOUS AREA = 14.17 AC. (617,425 sq) MARION COUNTY PARCEL # 35300-000-00 LAND USE: OTOW DRY - MEDIUM RESIDENTIAL ZONING: PUD

APPROVED WAIVERS

- 612.12.A - Sidewalks & Sidewalk Fee - MOTION FOR APPROVAL TO WAIVE THE SIDEWALK - APPROVED APRIL 10, 2023
- 612.9.K - Subdivision Roads and Related Infrastructure - APPROVED DESIGN RADII SUBJECT TO PROPER SIGNAGE - APPROVED APRIL 10, 2023.

Table with 3 columns: Description, Date, and Status. Lists various utility and engineering requirements and their approval dates.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°58'16"W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

BENCHMARKS:

- TBM #116 - FOUND 3/4" IRON ROD & CAP (LB 8071), ELEVATION=107.227, NORTHING=1724537.7420, EASTING=-562352.4530
TBM #126 - FOUND 3/4" IRON ROD & CAP (LB 8071), ELEVATION=103.417, NORTHING=1727585.7340, EASTING=-563196.6230
ELEVATIONS BASED ON SOUTHWEST FLORIDA MANAGEMENT BENCHMARK, DESIGNATED "TBM53", WITH AN ELEVATION OF 66.653 (NGVD 1929)

STATE PLANE COORDINATES:

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A18182" AND "V088", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 12 11 12

NORTHING: 1740427.4009 FEET EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.02210" N LONGITUDE: 82°16'07.23660" W
CONVERGENCE: -0.00750.77 SCALE: 0.99999461

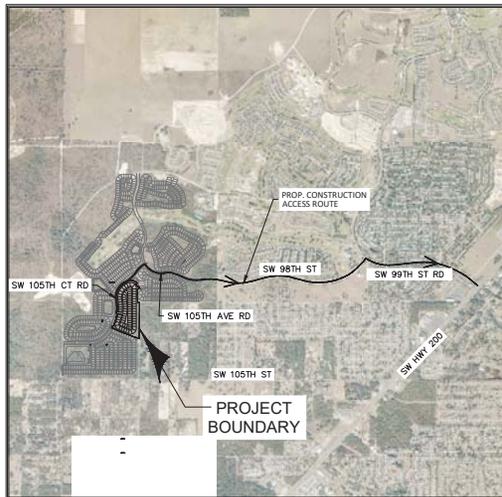
FOUND STAINLESS STEEL ROD STAMPED 1086 1990
NORTHING: 1745775.3082 FEET EASTING: 518167.9667 FEET
LATITUDE: 29°08'08.27974" N LONGITUDE: 82°21'06.91361" W
CONVERGENCE: -0.071016.8" SCALE: 0.99999564

OWNER/DEVELOPER: ON TOP OF THE WORLD COMMUNITIES, L.L.C. CONTACT: KENNETH D. COLEN, PRESIDENT 8445 SW 80th STREET OCALA, FLORIDA 34481-9607 PHONE (352) 854-0805

CIVIL ENGINEER: TILLMAN & ASSOCIATES ENGINEERING, L.L.C. JEFFREY McPHERSON, P.E. 1720 SE 16th AVE. BLDG. 100 OCALA, FLORIDA 34471 PHONE (352) 387-4540

SURVEYOR: JCH CONSULTING GROUP, INC. CHRISTOPHER J. HOWSON, P.S.M., CFM 426 SW 15th STREET OCALA, FLORIDA 34471 PHONE (352) 405-1482

GEOTECHNICAL CONSULTANT: GEO-TECH, INC. CONTACT: JONNY HEATH 1016 S.E. 3RD AVENUE OCALA, FLORIDA 34471 PHONE (352) 694-7711



VICINITY MAP SCALE: 1" = 2000'

Utility Companies

Table listing utility companies and their contact information: Water (BLCDD), Sewer (BLCDD), Electric (Duke Energy), Cable/Phone/Internet (Digital Communication Media), Natural Gas (TECO).

NOTES:

- 1. 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 BLCDD UTILITY MANUAL AS APPLICABLE.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY MAP NO. 128630686E, MARION COUNTY, FLORIDA, DATE APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN A FLOOD HAZARD AREA OF MINIMAL FLOOD HAZARD.
3. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THESE PLANS IS VESTED PURSUANT TO THE ON TOP OF THE WORLD DRI DEVELOPMENT ORDER, AND THE VESTING IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DRI DEVELOPMENT ORDER AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.
4. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
5. ELEVATIONS SHOWN HEREON ARE BASED ON NGVD29 VERTICAL DATUM TO CONVERT TO NAVD 1988, SUBTRACT 0.96 FEET.
6. 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.
7. LOCAL SUBDIVISION DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'. SEE TABLE ON SIGNAGE & STRIPING PLAN FOR CURVES WITH RADII LESS THAN 100'.
8. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.

OWNER'S SIGNATURE

I CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

KENNETH D. COLEN, PRESIDENT ON TOP OF THE WORLD COMMUNITIES, L.L.C.

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.

JEFFREY McPHERSON, P.E. Registered Engineer No. 09905 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON, P.S.M. JCH CONSULTING GROUP, INC. Registered Land Surveyor No. 6553 STATE OF FLORIDA

Tillman & Associates ENGINEERING, L.L.C. CIVIL ENGINEERING, PLANNING, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471 Office: (352) 387-4540 Fax: (352) 387-4645 CERTIFICATE OF AUTHORIZATION #02796

Table with columns for revision numbers and descriptions.

Table with columns for date and description.

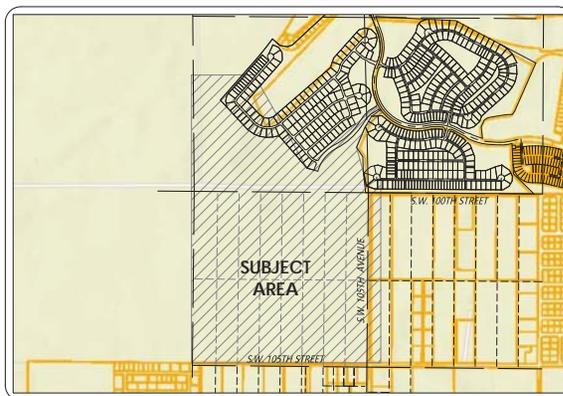
PRELIMINARY PLAT - LONGLEAF RIDGE PHASE 8 ON TOP OF THE WORLD MARION COUNTY, FLORIDA COVER

DATE: 4/18/2023 DRAWN BY: AS CHKD BY: JMM JOB NO.: 22-2095

SHT. 01.01

TOPOGRAPHIC SURVEY FOR:
ON TOP OF THE WORLD COMMUNITIES, LLC.
 A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 16 SOUTH, RANGE 20 EAST
 MARION COUNTY, FLORIDA
"LONGLEAF RIDGE PHASE 5 REMAINDER"

VICINITY MAP:
 NOT TO SCALE



SHEET 1 OF 4
 ONE IS NOT COMPLETE WITHOUT THE OTHER
 SEE SHEET 2, 3 & 4 FOR TOPOGRAPHIC DETAIL

SURVEY NOTES:

- DATE OF FIELD SURVEY: JULY 17, 2021.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 120820683E, EFFECTIVE DATE OF APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X", AND "X-1A", AREAS OF MINIMAL FLOOD HAZARD.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "WOOLPERT TRAVERSE" APPROXIMATELY 0.35 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80th AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80th AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD, COMMUNITIES, LLC.", ELEVATION = 69.272 (DATUM NAD 83).

HORIZONTAL CONTROL:

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1980 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & GORE STAMPED 1, 2, 11 12.

NORTHING: 1746427.4059 FEET
 EASTING: 570581.9679 FEET
 LATITUDE: 29°07'16.0210" N
 LONGITUDE: -82°10'13.2000" W
 CONVERGENCE: -00°07'50.17"
 SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED V086 1990
 NORTHING: 1745770.8065 FEET
 EASTING: 543871.8667 FEET
 LATITUDE: 29°08'08.2794" N
 LONGITUDE: -82°10'49.3511" W
 CONVERGENCE: -00°07'16.8"
 SCALE: 0.9999564

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050--052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON
 FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 (CERTIFICATE OF AUTHORIZATION NO. LB 8071)

LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
- EL. ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- ID. IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- R CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- C.D. CHORD LENGTH
- C.R. CHORD BEARING
- P.O.C. POINT ON CURVE
- P.O.L. POINT ON LINE
- P.C. POINT OF CURVING CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- (F) FIELD MEASURE
- (D) DEED MEASURE
- (P) PLAT MEASURE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- IMP IMPRINT
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- NAD80 NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- P.B. PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- FIG(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- COR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- CI CURB INLET GRATE
- CB CATCH BASIN
- SM STORM MANHOLE
- SM SANITARY MANHOLE
- SC SANITARY CLEANOUT
- EM ELECTRIC METER
- ER ELECTRIC RISER BOX
- CTV CABLE TELEVISION RISER BOX
- TR TELEPHONE RISER BOX
- UR UTILITY RISER
- WELL
- WS WATER SPROUT
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- WM WATER METER
- WH WATER HYDRANT
- AC AIR CONDITIONER PAD
- GV GAS VALVE
- GM GAS METER
- GL GAS LINE MARKER
- GM GAS MANHOLE
- CU CONCRETE UTILITY POLE
- MU METAL UTILITY POLE
- WU WOOD UTILITY POLE
- UFG UTILITY POLE GUY ANCHOR
- LP LIGHT POLE
- SL SPOT/GROUND LIGHT
- ET ELECTRIC TRANSFORMER
- MF METLAND FLAG
- SON SIGN
- BL BOLLARD
- FP FLAG POLE
- MA MARKER
- BO BLOW OFF ASSEMBLY
- OM OPTIC MARKER
- TR TRAFFIC BOX
- HD HEDGE ROW
- LD LINE BREAK
- FL FENCE LINE AS NOTED
- OU OVERHEAD UTILITY LINE
- AT APPROXIMATE TOP OF BANK
- AP APPROXIMATE TOP OF SLOPE
- EX EXISTING CONTOUR

TREE LEGEND
 (SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE

NO.	REVISIONS	BY	DATE
2.	ADDED ADDITIONAL TPOD AREA	CH	02/22/22
1.	ADDED ADDITIONAL RIGHT OF WAY	CH	02/02/22

NO.	REVISIONS	BY	DATE
2.	ADDED ADDITIONAL TPOD AREA	CH	02/22/22
1.	ADDED ADDITIONAL RIGHT OF WAY	CH	02/02/22

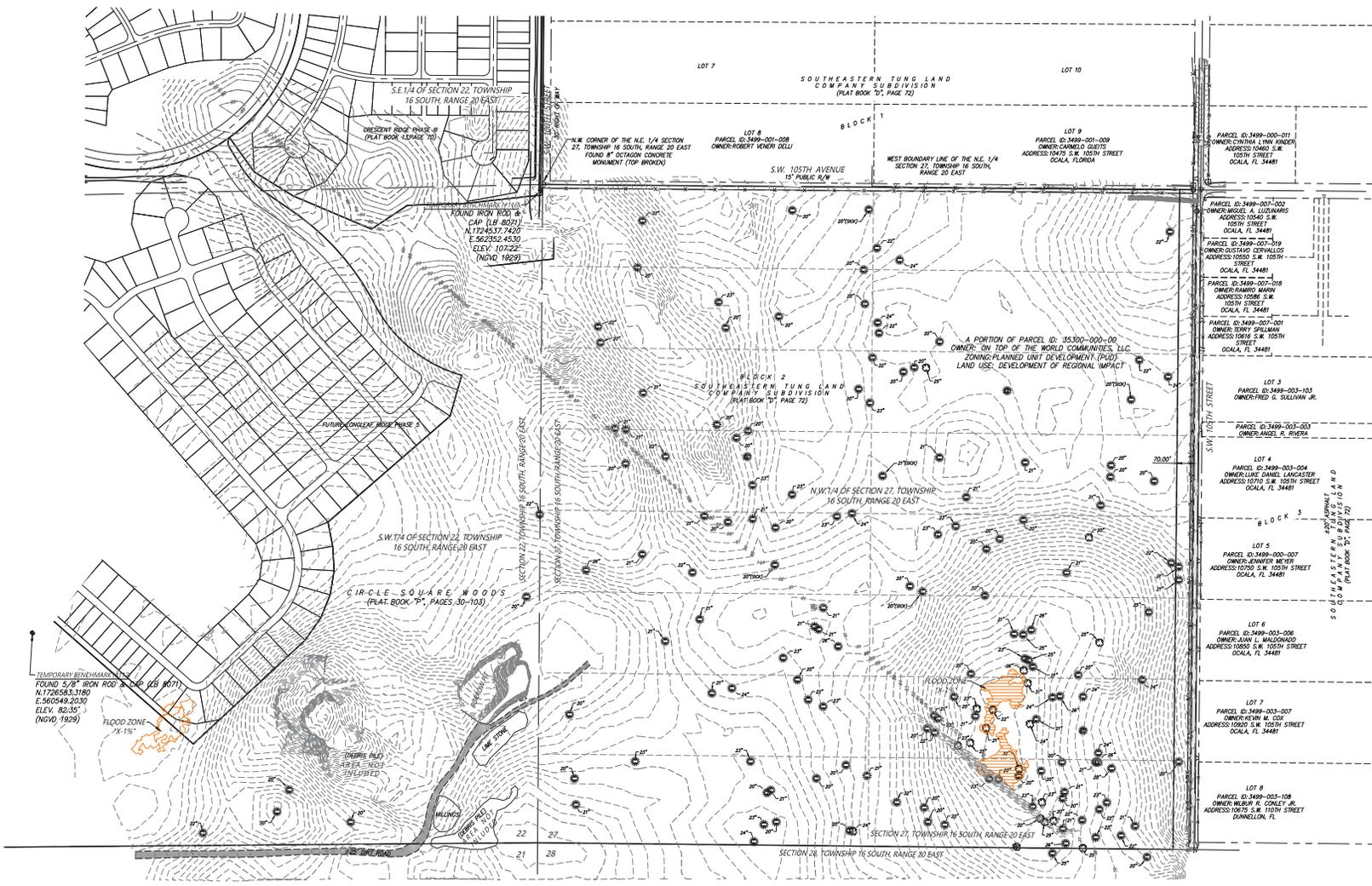
JCH
 CONSULTING GROUP, INC.
 LAND ACQUISITION, SURVEYING & MAPPING
 10000 W. UNIVERSITY AVENUE, SUITE 200
 WILMINGTON, DE 19840

PLAT OF TOPOGRAPHIC SURVEY
 -FOR-
 ON TOP OF THE WORLD
 COMMUNITIES, LLC.

FIELD BOOK/PAGE:
 FILE: LONGLEAF RIDGE

J.C.O.#01094
 DWG.# 181094TOPODRGS

TOPOGRAPHIC SURVEY FOR:
ON TOP OF THE WORLD COMMUNITIES, LLC.
 A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 16 SOUTH, RANGE 20 EAST
 MARION COUNTY, FLORIDA



SHEET 2 OF 4
 ONE IS NOT COMPLETE WITHOUT THE OTHERS
 SEE SHEET 1 OF 4 FOR NOTES, LEGEND, SURVEYOR'S CERTIFICATION, ETC.
 SEE SHEET 2, 3 & 4 FOR TOPOGRAPHIC DETAIL

NO.	REVISIONS	BY	DATE
1.	ADDED ADDITIONAL RIGHT OF WAY	C.J.H.	02/20/22
2.	ADDED ADDITIONAL TPOD AREA	C.J.H.	02/22/22

SCALE: 1" = 200'
APPROVED: C.J.H.
CHECKED: C.J.H.
REVISIONS:
DATE:
BY:
NO.:

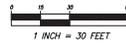
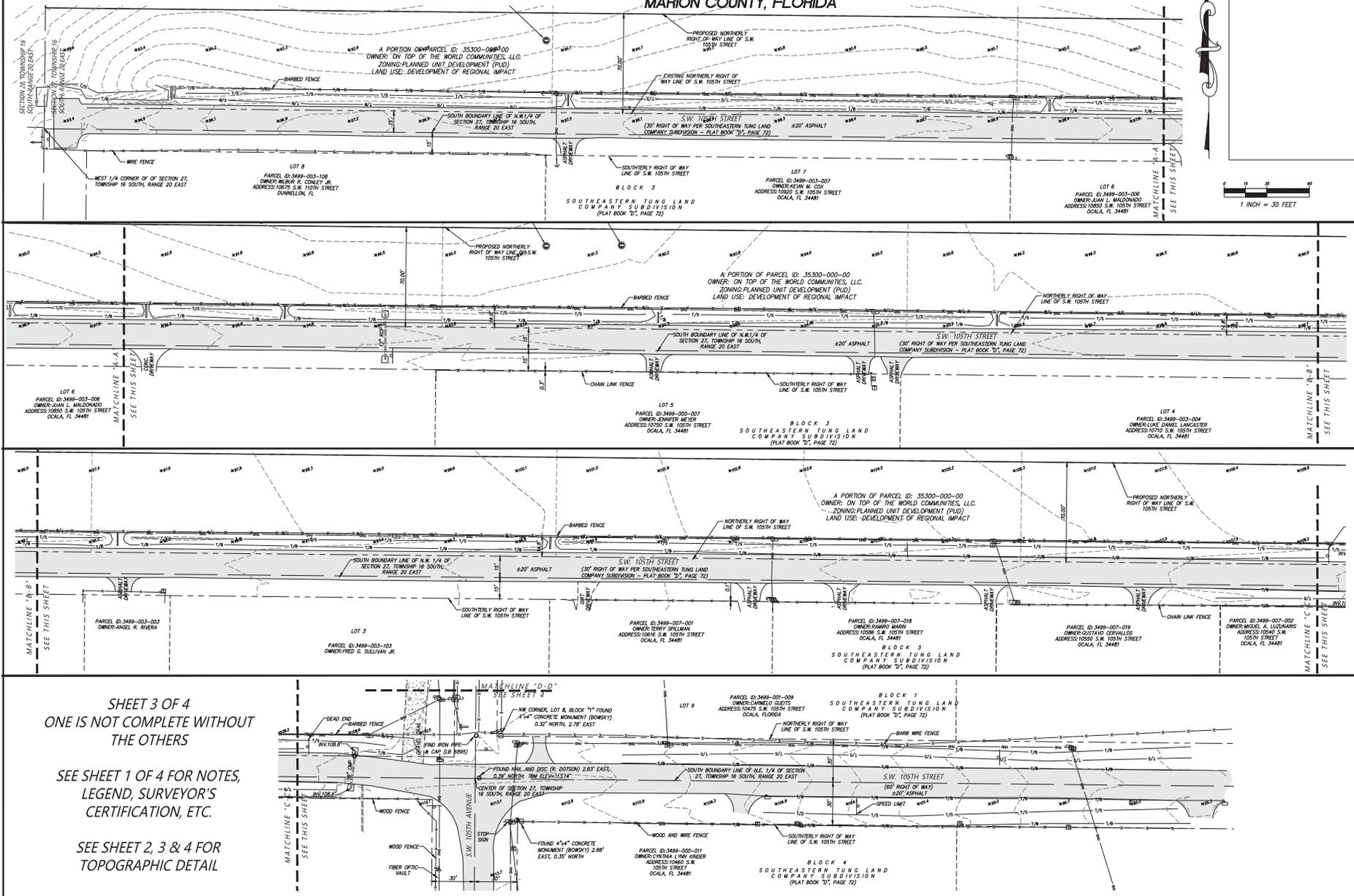
JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT & SURVEYING & ENGINEERING
 10000 W. UNIVERSITY BLVD., SUITE 100
 DUNNELLON, FLORIDA 33483
 (352) 281-1111

PLAT OF TOPOGRAPHIC SURVEY
 -FOR-
 ON TOP OF THE WORLD
 COMMUNITIES, LLC.

FIELD BOOK/PAGE:
FILE: CONVEYANCE PRDGE

J.C.O. #181094
 DWG.# 181094TOPDODRGS
 SH2 2 OF 4

TOPOGRAPHIC SURVEY FOR:
ON TOP OF THE WORLD COMMUNITIES, LLC.
 A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 16 SOUTH, RANGE 20 EAST
 MARION COUNTY, FLORIDA



NO.	REVISIONS	BY	DATE
1.	ADDED ADDITIONAL RIGHT OF WAY	CJH	02/20/22
2.	ADDED ADDITIONAL TOPOG AREA	CJH	02/22/22

DRAWN:	MJA
REVISED:	
CHECKED:	CJH
APPROVED:	CJH
SCALE:	1" = 30'

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT & SURVEYING & PLANNING
 10000 S.W. 105TH STREET, SUITE 100
 Ocala, Florida 34481
 PHONE: 352.237.1111
 FAX: 352.237.1112

PLAT OF TOPOGRAPHIC SURVEY
 -FOR-
ON TOP OF THE WORLD COMMUNITIES, LLC.

FIELD BOOK/PAGE:	
FILE: CONVEYANCE PRDGE	

SHEET 3 OF 4
 ONE IS NOT COMPLETE WITHOUT
 THE OTHERS
 SEE SHEET 1 OF 4 FOR NOTES,
 LEGEND, SURVEYOR'S
 CERTIFICATION, ETC.
 SEE SHEET 2, 3 & 4 FOR
 TOPOGRAPHIC DETAIL

