

April 24, 2025

PROJECT NAME: MELODY PRESERVE

PROJECT NUMBER: 2024100025

APPLICATION: PRELIMINARY PLAT #32350

1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: (1) 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) The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Existing Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: INFO

REMARKS: Phasing implications to be reviewed with the improvement/site plan.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way

STATUS OF REVIEW: INFO

REMARKS: Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.

- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 8 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
STATUS OF REVIEW: INFO
REMARKS: Please update when assigned by 911.
- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for septic systems. Must be on central sewer/central water.
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Lots are too small for septic systems. Must be on central sewer/central water.
- 11 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: INFO
REMARKS: 2/6/25 - All comments are subject to change due to PUD under review.
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/24/25-add waivers if requested in future
- 13 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.
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.

- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE.
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Please provide Traffic Study. Defer to OCE.
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: OTOW DRI with an expansion including an MR land use parcel. Will confirm concurrency when PUD is approved.
- 18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: 2.7.25 - No fee for this review stage.
- 19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Project is located within other private or municipal utility service area.
STATUS OF REVIEW: INFO
REMARKS: 2.7.25 - During improvement plan stage, acceptance letter will be required from Bay Laurel utilities.
- 20 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc...
STATUS OF REVIEW: INFO
REMARKS: Per Section 2.11.1, a future Improvement Plan or Final Plat associated with this project will require the Applicant to indicate which areas will satisfy Marion Friendly Landscape Areas specifications as required by Sec. 2.12.21 and Sec. 6.8.5. However, this is not a requirement for a Preliminary Plat.
- 21 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.
STATUS OF REVIEW: INFO
REMARKS: According to the Environmental Assessment, potential burrows are located on site and there is moderate potential for other listed species. Staff has forwarded the Environmental Assessment for state and federal review. Comply with the recommendations of your environmental consultants and the applicable government agencies.
- 22 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: NO
REMARKS: Sheet C001 – Under General Notes – Parcel 35300-000-15 is incorrectly labeled as 353000-000-15. Please correct on future submittals.

- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: LDC requires that the survey have been performed in the last 12 months.
- 24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: NO
REMARKS: Pre- and post-development drainage maps do not appear to accurately reflect offsite drainage coming to this site.
- 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: NO
REMARKS: Geotech recommended performing a SPT boring at the closed depression as indicated on the USDA Soil Resource Report. The closed depression appears to be in the area of a proposed DRA. Please clarify if the the developer intends to follow Geotech's recommendation.
- 26 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 2/6/25 - Traffic methodology was approved - traffic study to include this proposed development based upon approved methodology is required.
- 27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 2/6/25 - 1) Sheet C002 Typical Section: Private local subdivision roads require 50' + 5' ROW easement each side. Waiver must be obtained, or evidence of an existing, applicable waiver must be sufficiently provided for 30' right-of-way proposed. 2) Right-of-way dedication of 50' along SW 80th St. is required or as specified by PUD under review. 3) INFO: SW 80th St at SW 77th Court is expected to realign to match existing roadway east of SW 77th Court or as otherwise specified by PUD under review. Adjust drawing as needed.
- 28 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 2/6/25 - Several dead-end roads not terminating in a cul-de-sac are shown on plans. Dead end roads (of any length) are required by Code to have a cul-de-sac at the terminal end. Waiver must be obtained, or evidence of an existing, applicable waiver must be sufficiently provided.
- 29 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 2/6/25 - 1) Sidewalks are required along one side of internal streets unless otherwise stated by PUD. 2) Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court unless otherwise stated by approved PUD.

- 30 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: NO
REMARKS: Please correct Land Use information on the cover sheet. Current land use is OTOW DRI and MR. PUD rezoning for this project is under review and has not been approved by BCC yet. See 'Additional Land Use Comments'
- 31 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?
STATUS OF REVIEW: NO
REMARKS: Please list PUD rezoning case number and approval information on the cover sheet. PUD rezoning is under review and has not been approved by BCC yet.
- 32 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
STATUS OF REVIEW: NO
REMARKS: Remain as NO until PUD approval to confirm DRI compliance note.
- 33 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: NO
REMARKS: Remain as NO until PUD approval to confirm.
- 34 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Please provide Environmental Assessment or submit Exemption.
- 35 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: NO
REMARKS: Please provide relocation plan/mitigation plan if listed species are observed on site according to EALS.
- 36 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
STATUS OF REVIEW: NO
REMARKS: Remain as NO until PUD approval to confirm.
- 37 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: NO
REMARKS: PUD rezoning for this project is under review and has not been approved by the BCC yet. BCC hearing is scheduled on March 18th. This item will remain as NO until the PUD Master Plan is approved by the Board of County Commissioners.
- 38 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan
STATUS OF REVIEW: NO
REMARKS: The rezoning request (AR: 32319, 250304ZP) is currently under review and is projected to be complete by the end of March, 2025.

- 39 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: NO
REMARKS: Title Sheet lists a portion of the subject property is zoned A-1 which is inconsistent the proposed plat setbacks and dimensions. Staff is aware of the concurrent zoning change application related to this preliminary plat application. Show the appropriate future land use and zoning classifications of the subject property and adjoining properties prior to approval.
- 40 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2
STATUS OF REVIEW: NO
REMARKS: Provide applicable zoning requirements on data block per Sec. 2.12.4.L.
- 41 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(6) - Acreage of tract
STATUS OF REVIEW: NO
REMARKS: Provide acreage and dimensions for all tracts (e.g., Tract A - Right-of-Way; Tract D - Park/Open Space, Tract K - Lift Station, and any other tracts missing area calculations).
- 42 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications
STATUS OF REVIEW: NO
REMARKS: Provide dimensions for all ROW/easements. For example, Street I(upper case i) and the Access Easement shown adjacent to Tract C are missing dimensions.
- 43 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: NO
REMARKS: The plan does not show any subdivision signs, monument signs, etc. Please note the locations and the setbacks of proposed signs. Please be advised such signs will require separate additional permitting at a later date.
- 44 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: NO
REMARKS: [1] 2.12.4.L.(1) - PID 353000-000-15 is not valid. Provide the correct PID.
[2] 2.12.4.L.(12) - Verify the proposed road length within the Melody Preserve site. It is currently listed as 23.46 miles.
[3] Ensure all data block items listed in Sec. 2.12.4.L are listed in order on the Title Sheet. If an item does not apply, clearly indicate that it is not applicable.
- 45 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Location map does not show this development along SW 80th Ave 2. Show buffer types and sizes for all boundaries.

46 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

STATUS OF REVIEW: NO

REMARKS: Title sheet has incorrect project site as well as incorrect parcel number. Signature box should be "Owner's Certification". Also, parcel 35300-000-15 is part of the SW NW 80th/70th Ave project. FB 1/31/25

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

AR #32350

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 04/23/2025 Parcel Number(s): 35300-000-15, 35474-000-00 Permit Number: 32435

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Melody Preserve Preliminary Plat Commercial ☐ Residential ☒
Subdivision Name (if applicable): Melody Preserve
Unit _____ Block _____ Lot 233 Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): On Top of the World Communities, L.L.C.
Signature: _____
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone # 352-387-7480
Email address: ld_permits@colenbuilt.net

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): On Top of the World Communities, L.L.C. Contact Name: Lisa Lazaro
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone # 352-387-7480
Email address: ld_permits@colenbuilt.net

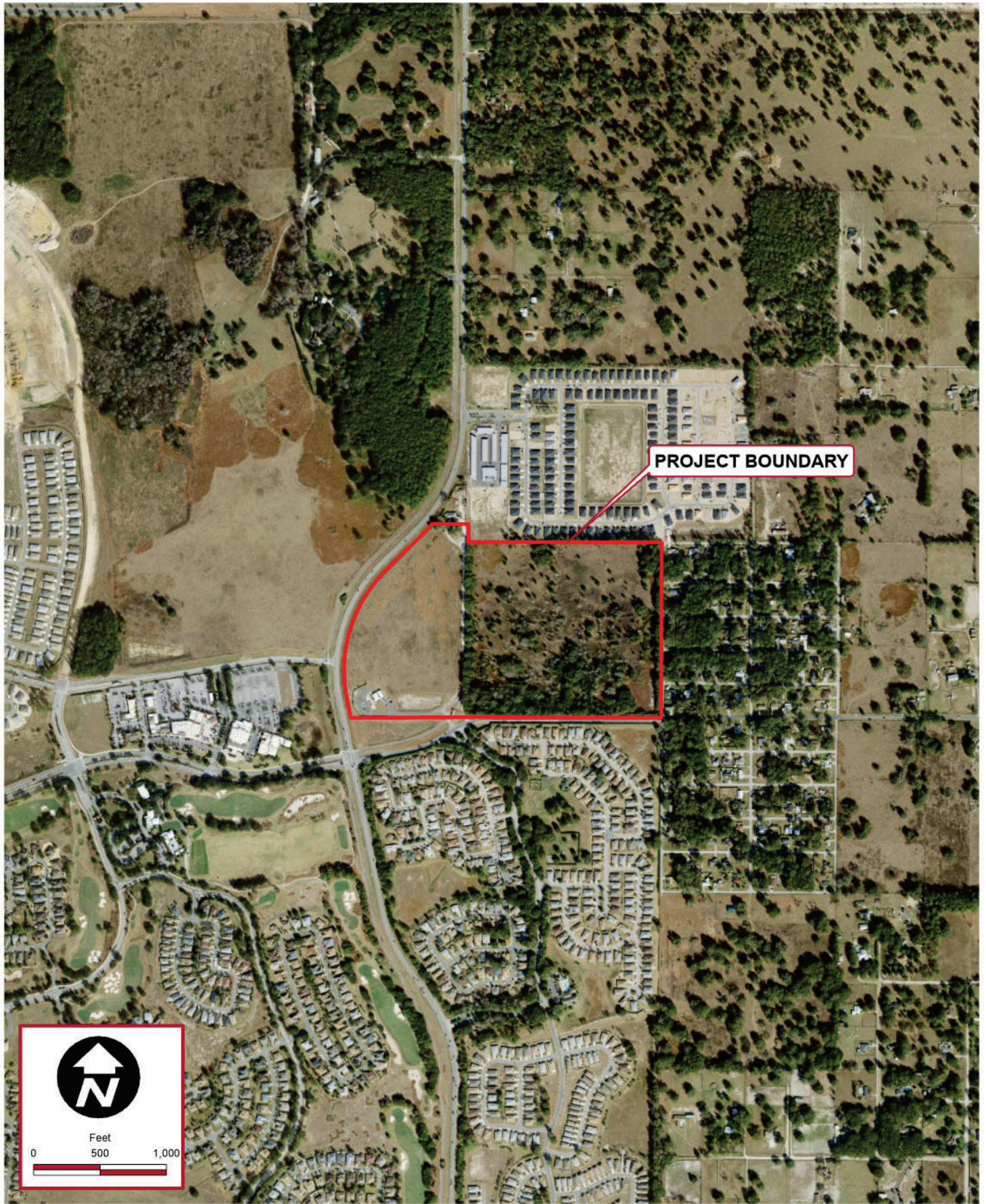
D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): Request to waive the requirement for sidewalks along one side of internal streets consistent with other age-restricted communities within On Top of the World. Multi-modal path is being provided to connecting this neighborhood to the extensive multi-modal trail system within On Top of the World.

DEVELOPMENT REVIEW USE:

Received By: Email 4/23/25 Date Processed: 4/24/25 CF Project # 2024100025 AR # 32350

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____



Kimley»Horn

© 2024 Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

AERIAL MAP

MELODY PRESERVE
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242248010

January 2025

Figure 2

GENERAL NOTES

LAND USE DEVELOPMENT DATA
PARCEL IDENTIFICATION NUMBER: 353000000-15, 35474-000-00

PRESENT ZONING: PUD / A-1

ABUTTING ZONING: NORTH- PUD
EAST- R-1

SOUTH- PUD
WEST- PUD

LAND USE: DR (RESIDENTIAL) / HR

MELODY PRESERVE AREA: 70.06 ACRES

PROPOSED ROAD LENGTH: 23.48 MILES

PROPOSED LOTS: 233 LOTS

WATER

POTABLE WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

SEWER

WASTEWATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.

GARBAGE

SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.

ROADWAYS

ALL ROADWAYS ARE PROPOSED TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

COMMON AREAS

ALL COMMON AREAS WILL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

EASEMENTS

ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATIONS

TREE LOCATIONS ARE NOT SHOWN HEREON. TREES SHALL BE LOCATED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND SHOWN ON THE IMPROVEMENT PLANS.

FEMA DESIGNATION

THIS SITE LIES WITHIN FLOOD ZONE "A1" & "X1" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION - FLOOD INSURANCE RATE MAP - COMMUNITY PANELS 120830060E AND 120830701E, EFFECTIVE DATE APRIL 19, 2017.

MARION COUNTY SPILLING PROTECTION ZONE:

SECONDARY ZONE

DRAINAGE

THE DRAINAGE SYSTEM WILL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LOCAL BENCHMARK

VERTICAL DATUM: NAD 83 HORIZONTAL DATA: BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLAIN COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

ADDITIONAL NOTES

- STREETS TO BE PRIVATE WITH RESIDENTIAL USE (DESIGN SPEED 15 MPH, POSTED 15 MPH).
- RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM.
- CONTOUR DATA IS BASED ON A TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC.
- TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVED BY THE OFFICE OF THE COUNTY ENGINEER.
- DEVELOPMENT OF THE PROPERTY WITHIN THE OTOW DRI, AS SHOWN ON THIS MASTER PLAN, IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT (ARDO) AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES. REFERENCE MARION COUNTY OFFICIAL RECORD BOOKPAGES 6445739-430, AND 6556451-497. ALL PROPERTY WITHIN THIS PUD MASTER PLAN SHALL BE ELIGIBLE TO USE ARDO CONCURRENCY CREDITS PROVIDED THE ENTITLEMENTS ARE DRAWN DOWN FROM THE VESTED OTOW DRI ENTITLEMENTS.

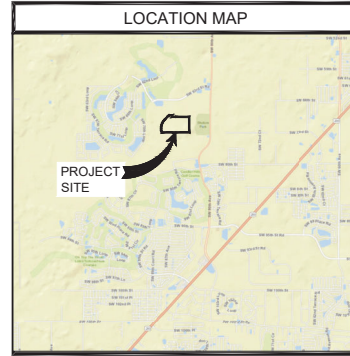
PRELIMINARY PLAT FOR MELODY PRESERVE MARION COUNTY, FLORIDA SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST AND SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST



PROJECT
LOCATION

JANUARY 2025

LOCATION MAP



PROJECT
SITE

WAIVERS APPROVED FOR ON TOP OF THE WORLD DRI:

8.2.15.b.3 & DETAIL 29 - DECORATIVE POSTS/POSTS FOR REGULATORY AND WARNING SIGN	12/21/2009
8.2.9.(d)(7) - MINIMUM DRAINAGE EASEMENT	12/21/2009
8.2.5.a(2)(a) - UTILITY LOCATION	12/21/2009
8.2.10 - BUFFERS/LANDSCAPE BUFFERS	12/21/2009
8.2.5.a(5) - CORNER RADII AT INTERSECTIONS	12/21/2009
8.2.5.a(1)(a)(iv) - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH	12/21/2009
8.2.5.a(2)(b) - RIGHT OF WAY DEDICATION	12/21/2009
8.2.5.a(1)(2)(a)(iv) - SECTION/QUARTER SECTION LINE ROADS	12/21/2009
8.2.5.a.13 - CENTERLINE RADII	12/21/2009
8.2.8.a(3)(a) - CUL DE SACS AND DEAD ENDS	01/04/2010
8.2.5.a(6) - OFF STREET PARKING	12/21/2009
8.2.4 - CROSS SECTIONS	12/21/2009
8.2.5.a(1)(a) - PRIVATE ROAD STATUS	12/21/2009
8.2.9.d.(8) - RETENTION BASIN SIGNAGE	12/10/2012
2.16.4.D - IMPROVEMENT AGREEMENT	09/04/2016
6.13.4 - STORMWATER QUANTITY CRITERIA	05/12/2020
6.12.12.a & 6.12.12.b - SIDEWALKS AND SIDEWALK FEE	09/24/2016

WAIVERS APPROVED BAY LAUREL PUD MASTER PLAN:

2.4.2 (PAGES 4 & 14) DEVELOPER REQUESTS WAIVER FOR ALLOWING USE OF GRASS OVERFLOW PARKING.	11/01/2004
TABLE 8-5 GOLF CART PARKING	11/01/2004
TABLE 8-5 WAREHOUSE	11/01/2004
TABLE 8-5 SHOPPING CENTERS PARKING	11/01/2004
WAIVER REQUESTED FOR DELETION OF REQUIRED DEDICATIONS	
ALONG SECTION AND QUARTER SECTION LINES THAT EXTEND ACROSS THE SITE.	11/01/2004
8.2.6.a(7) LOADING AREA 20' WIDE ONE WAY	11/01/2004
8.2.5.a(2)(a) SECTION/QUARTER SECTION LINE ROADS	11/01/2004
8.2.6.(c1) PARKING AREA	11/01/2004
8.2.3.a(1)(a) MASTER PLAN	11/01/2004
8.2.10K LANDSCAPE PLAN	11/08/2004
APPENDIX B DETAIL 29	11/01/2004

UTILITY CONTACT LISTING

ELECTRIC
SUNTECH ELECTRIC
330 SOUTH US HWY 301
SUITE 100
SUITEVILLE, FL 32085
(904) 387-7485

WATER & SEWER
BAY LAUREL CENTER CDD
9605 SW 84TH COURT, SUITE 400
OCALA, FL 33471
(352) 414-5454, EXT. 4105

PROJECT OWNER AND CONSULTANTS

OWNER (APPLICANT)
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
8445 SW 80TH STREET ROAD
OCALA, FL 33471
(352) 387-7485

SURVEYOR
JCH CONSULTING GROUP, INC.
3108 NW BULTON ROAD
OCALA, FLORIDA 34475
(352) 405-1482

GEOTECHNICAL ENGINEER
GEO-TECH, INC.
5016 SE 3RD AVENUE
OCALA, FLORIDA 34471
(352) 684-7711

ENVIRONMENTAL
BRIERLEY, CORNELL & ASSOCIATES, INC.
300 W. CANTON AVENUE
WINTER PARK, FL 32789
(407) 677-1882

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

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

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

LICENSER PROFESSIONAL

STATE OF FLORIDA

DATE

7/5/24

7/5/24

7/5/24

7/5/24

7/5/24

7/5/24

7/5/24

7/5/24

7/5/24

DRAWING INDEX

- C001 - TITLE SHEET
- C002 - INDEX OF SHEETS
- C003 - PRELIMINARY PLAT
- C004 - PRELIMINARY PLAT
- 1 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
- 2 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
- 3 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
- 4 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
- 5 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)
- 6 OF 6 - BOUNDARY AND TOPOGRAPHIC SURVEY (JCH CONSULTING GROUP, INC.)

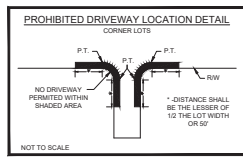
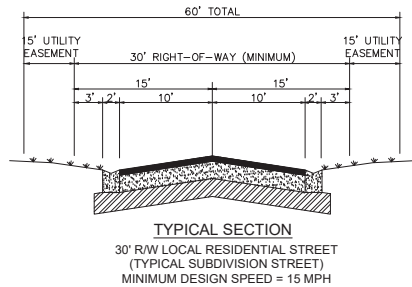
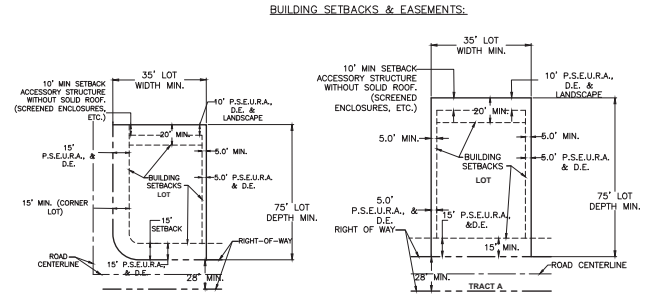
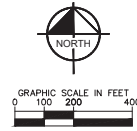
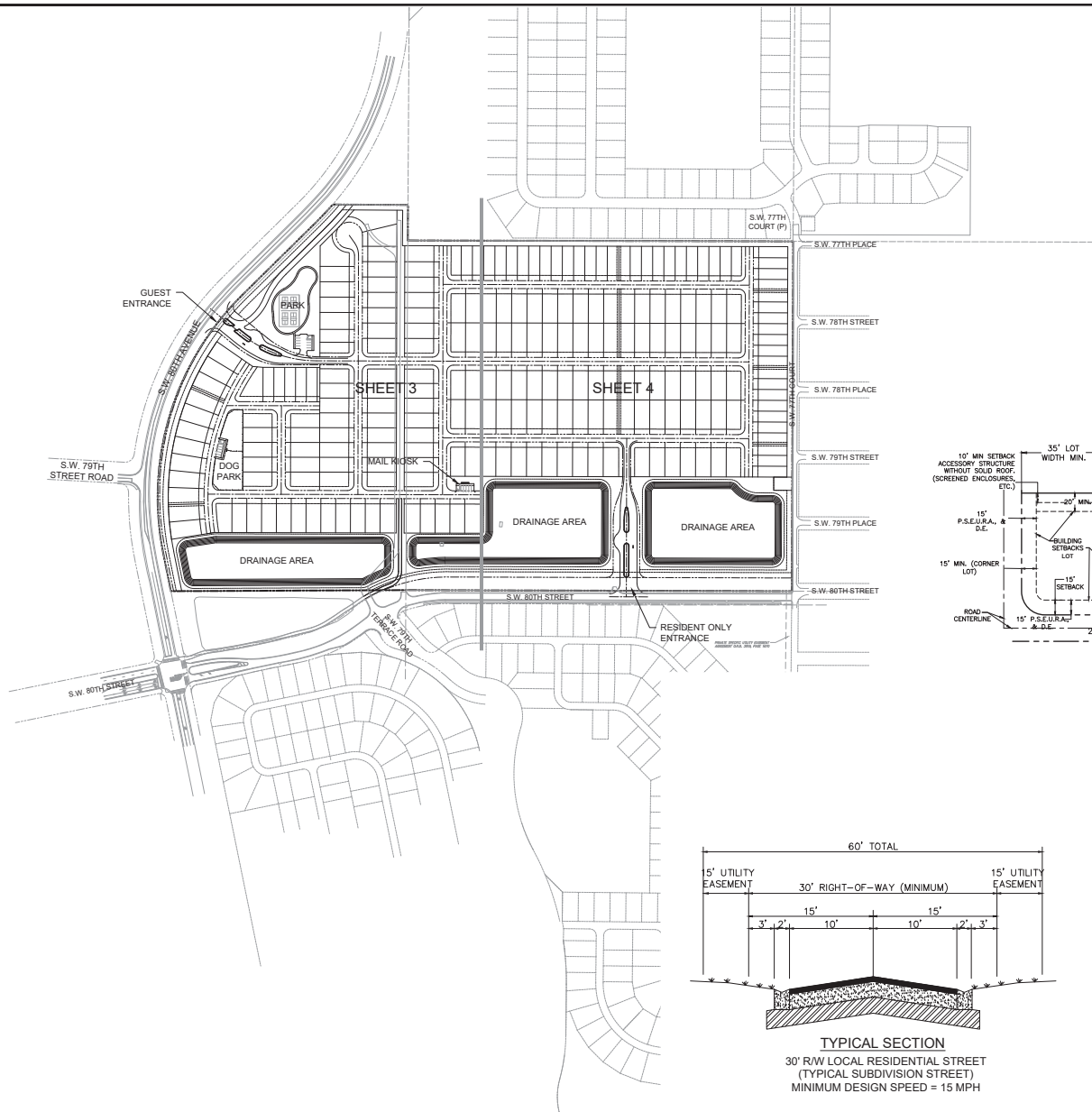
TITLE SHEET

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD
COMMUNITIES, L.L.C.
MARION COUNTY
FLORIDA

MELODY PRESERVE - PRELIMINARY PLAT

SHEET NUMBER
C001

Project: S:\Projects\2024\240000\240000_Preliminary\240000_Preliminary.dwg, Sheet: C002, Index of Sheets: Melody Preserve.dwg



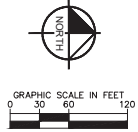
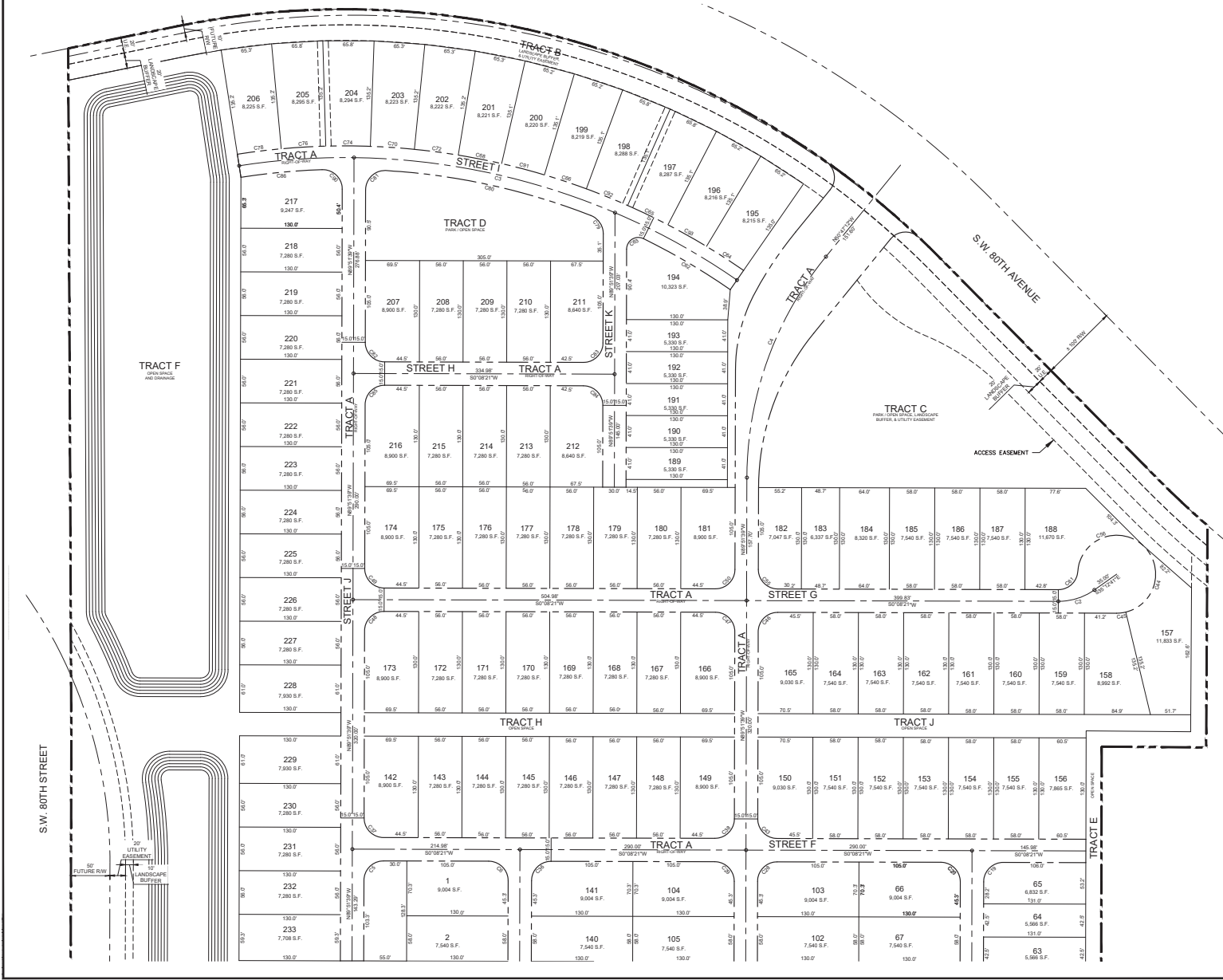
Kimley-Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, FORT LAUDERDALE, FL 33316
WWW.KIMLEY-HORN.COM TELEPHONE 954.469.3000

FLORIDA PROJECT NO. 241245010
JANUARY 2025
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: SLS
CHECKED BY: GBL
DATE: 01/15/25

INDEX OF SHEETS

MELODY PRESERVE
PREPARED FOR
ON TOP OF THE WORLD
COMMUNITIES, L.L.C.
MARION COUNTY
FLORIDA
MELODY PRESERVE - PRELIMINARY PLAN
SHEET NUMBER
C002

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



MELODY PRESERVE PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C. MARION COUNTY FLORIDA	PRELIMINARY PLAT	KMA PROJECT 24245010 JANUARY 2025 SCALE AS SHOWN DESIGNED BY KMA DRAWN BY CMA CHECKED BY CMA	LICENSED PROFESSIONAL GEOGRAPHIC LOGO F.E. FLORIDA LICENSE NUMBER 75547		REVISIONS	DATE	
SHEET NUMBER C003							

PARCEL ID: 35474-000-00
ADDRESS: 7875 S.W. 80TH STREET, OCALA, FL
OWNER: WEC OCALA LLC

HORIZONTAL CONTROL:

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 "AP1852" AND "V086", PURSUANT TO SECTION 177.151:

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH
RANGE 28 EAST, DEWON COUNTY, FLORIDA - FOUND 8" x 4"
CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
NORTHING: 1740427.4009 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.02210" N
LONGITUDE: 82°16'07.23060" W
CONVERGENCE: -00°07'50.7"
SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED VOBS 1990
NORTHING: 1745775.8082 FEET
EASTING: 543817.8667 FEET
LATITUDE: 29°08'08.27974" N
LONGITUDE: 82°21'06.91361" W
CONVERGENCE: -0°01'016.8"
SCALE: 0.99999564

NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY;
TITLE COMMITMENT FILE NUMBER: 110070008, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023.
THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

[illegible]

SURVEY NOTES

1. DATE OF FIELD SURVEY, SEPTEMBER 13, 2023.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLATE
3. COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH
4. 2011 ADJUSTMENT AS AUTHORIZED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION
5. UTILITY REFERENCE SYSTEM, STATE NETWORK.
6. BASED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE
7. MAP (FIRM), COMMUNITY PANEL NO. 12083C0802E, AND PANEL NO. 12083C0701E
8. EFFECTIVE DATE OF ADOPTION, JANUARY 1, 2007. DESCRIBED HEREON LIES WITHIN
9. FLOOD ZONES "X" AN AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA
10. WITHIN THE 100 YEAR FLOOD HAZARD AREA.
11. ALL UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS
12. SURVEY.
13. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS
14. ARE BASED ON CADASTRAL RECORDS.
15. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR
16. EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN)
17. FOOT IN 7,500 FEET.
18. ANY ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR
19. PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
20. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT
21. AS IT MAY BE DESCRIBED IN DEEDS OR RECORDS.
22. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES/
23. NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPLIED UPON BY ANY OTHER
24. PARTY OR BY CIVIL OR CRIMINAL ACTION.
25. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
26. PUBLIC RECORDS NOT SEARCHED BY JAC CONSULTING GROUP, INC.
27. THE MATERIAL FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO
28. RECONSTRUCT BOUNDARY LINES.

SURVEYOR'S CERTIFICATE

TO FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, STEARNS WEAVER MILLER
WESSLER ALHADEFF & SITTERSON, P.A., ON TOP OF THE WORLD COMMUNITIES, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED: SEPTEMBER 13, 2023
DATE OF LAST REVISION:

CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR

SIGNATURE DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED SURVEYOR AND MAPPER.

FB/PG		FIELD DATE		JOB NO. 15020TOPO	1 OF 6
---		09/13/2023			
ISSUING DATE	BY	APPROVED		SCALE	
09/29/2024	MA	CJH		1" = 100'	

LEGEND AND ABBREVIATIONS

- L MORE OR LESS
 L² SQUARED
 L LICENSED
 L² NUMBER
 L² LAND SURVEYOR
 LD IDENTIFICATION
 L² LAND RECORDS BOOK
 G² CENTERLINE
 R RADIUS
 R ARC LENGTH
 Δ DELTA (CENTRAL ANGLE)
 (P) PITCH
 (D) DEGREE
 (C) CALCULATED MEASURE
 C.D. CHORD LENGTH
 C.B. CHORD BEARING
 P.C. POINT ON CURVE
 P.O.L. POINT ON LINE
 P.C. POINT OF COMPOUND CURVATURE
 P.R.C. POINT OF REVERSE CURVATURE
 P.C.T. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 P.I. POINT OF INTERSECTION
 P.C.M. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
 DUTY DUTY
 P.V. POLYVINYL CHLORIDE
 C.P. CORRUGATED METAL PIPE
 R.C. REINFORCED CONCRETE PIPE
 HOPE HIGH DENSITY POLYETHYLENE
 HAVI HAZARDOUS MATERIAL VERTICAL DATUM
 NGVD NATIONAL GEODETIC VERTICAL DATUM
 P.B. PLANK BOOK
 O.R. ORIGINAL RECORDS
 P.G. PAGE(S)
 W.Y. WAY
 EASEMENT
 SEC SECTION
 FND FOUND
 REC RECOVERED
 C.R. CERTIFIED CARRIER RECORD
 L² REGISTERED LAND SURVEYOR
 C.M. CONCRETE MONUMENT
 I.R. IRON ROD AND CAP
 I.R. IRON ROD
 R.P. ROP PIPE
 C.L.F. CHAIN LINK FENCE
 C.I. CURB INLET GRATE
 C.B. CATCH BASIN
 S.M. STORM MANHOLE
 M.E.D. MITERED END SECTION
 Y.D. YARD DRAINAGE
 S.M. SANITARY MANHOLE
 S.C. SANITARY CLEANOOUT
 E.M. ELECTRIC MANHOLE
 E.M. ELECTRIC METER
 R.S.B. CABLE TELEVISION RISER BOX
 T.R.S.B. TELEPHONE RISER BOX
 U.R. UTILITY RISER
 W.W. WELL
 W.S. WATER SPOUT
 I.C.V. IRRIGATION CONTROL VALVE
 W.M. WATER METER
 W.V. WATER VALVE
 F.H. FIRE HYDRANT
 B.F.P. BACK FLOW PREVENTER
 A.C. AIR CONDITIONER PAD
 G.V. GAS VALVE
 G.M. GAS METER
 G.L.M. GAS LINE MARKER
 C.U. CONCRETE UTILITY POLE
 M.U. METAL UTILITY POLE
 M.U. MOOD UTILITY POLE
 U.P. UTILITY POLE QUT ANCHOR
 L.P. LIGHT POLE
 G.P. GROUND LIGHT POLE
 E.T. ELECTRIC TRANSFORMER
 E.V. ELECTRIC VAULT
 F.F. FOUNDATION FLAG
 S SIGN
 H HOLLAND
 F.F. FLAG POLE
 M.M. MAILBOX
 — LINE BREAK
 ~~~~~ WIRE FENCE  
 ————— OVERHEAD UTILITY  
 ——— UNDERGROUND FIBER OPTIC  
 ——— STORM DRAINAGE LINE  
 ● FOUND 5/8" IRON ROD & CAP (AS NOTED)  
 ● FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)  
 ● FOUND NAIL & DISC (AS NOTED)

## REVISIONS

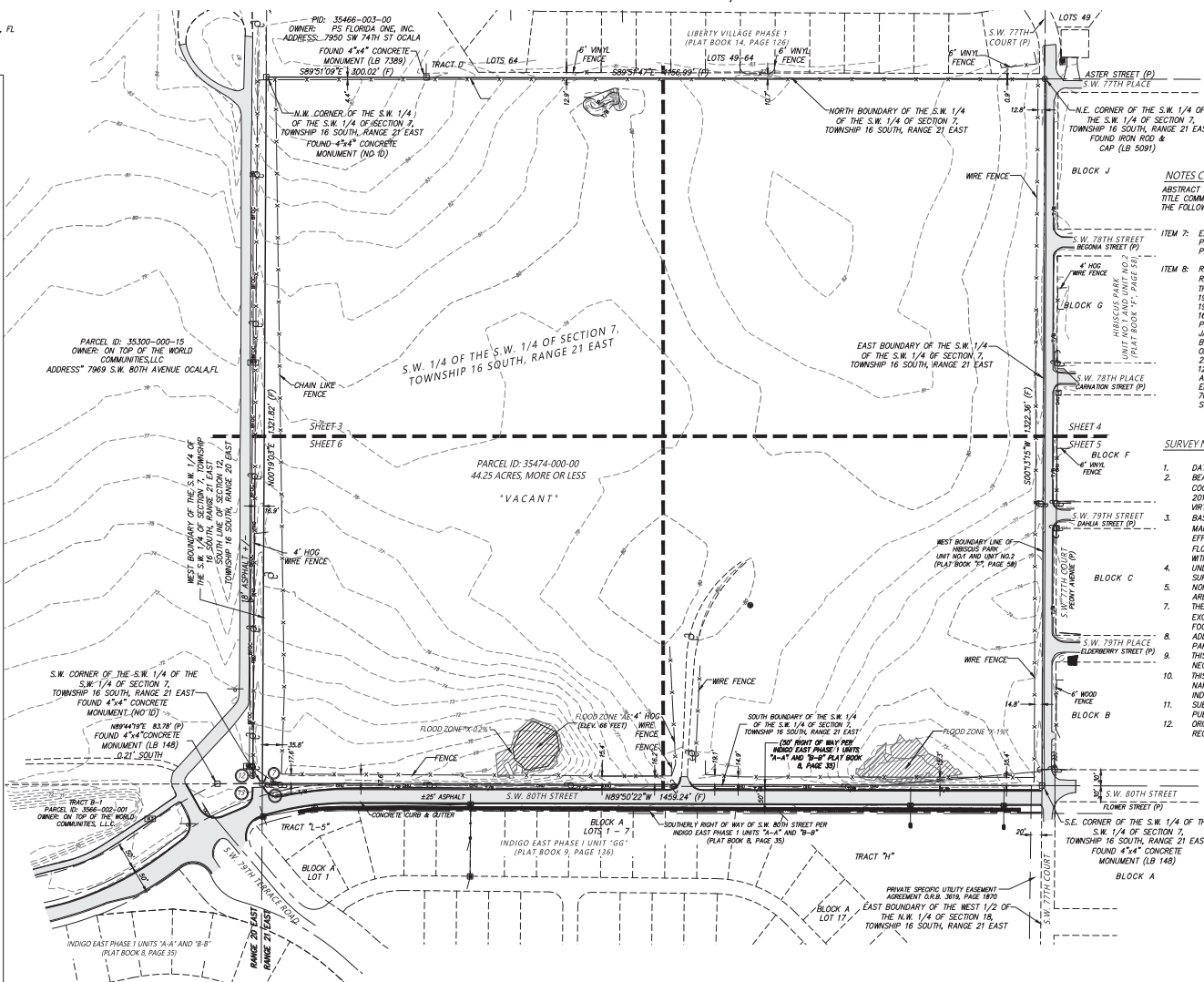
| FB/PG | DATE     | DRAWN | REVISION                    | OKD |
|-------|----------|-------|-----------------------------|-----|
|       | 08/20/24 | M.A.  | TOPOGRAPHIC AND TREE SURVEY | C.H |
|       |          |       |                             |     |
|       |          |       |                             |     |
|       |          |       |                             |     |



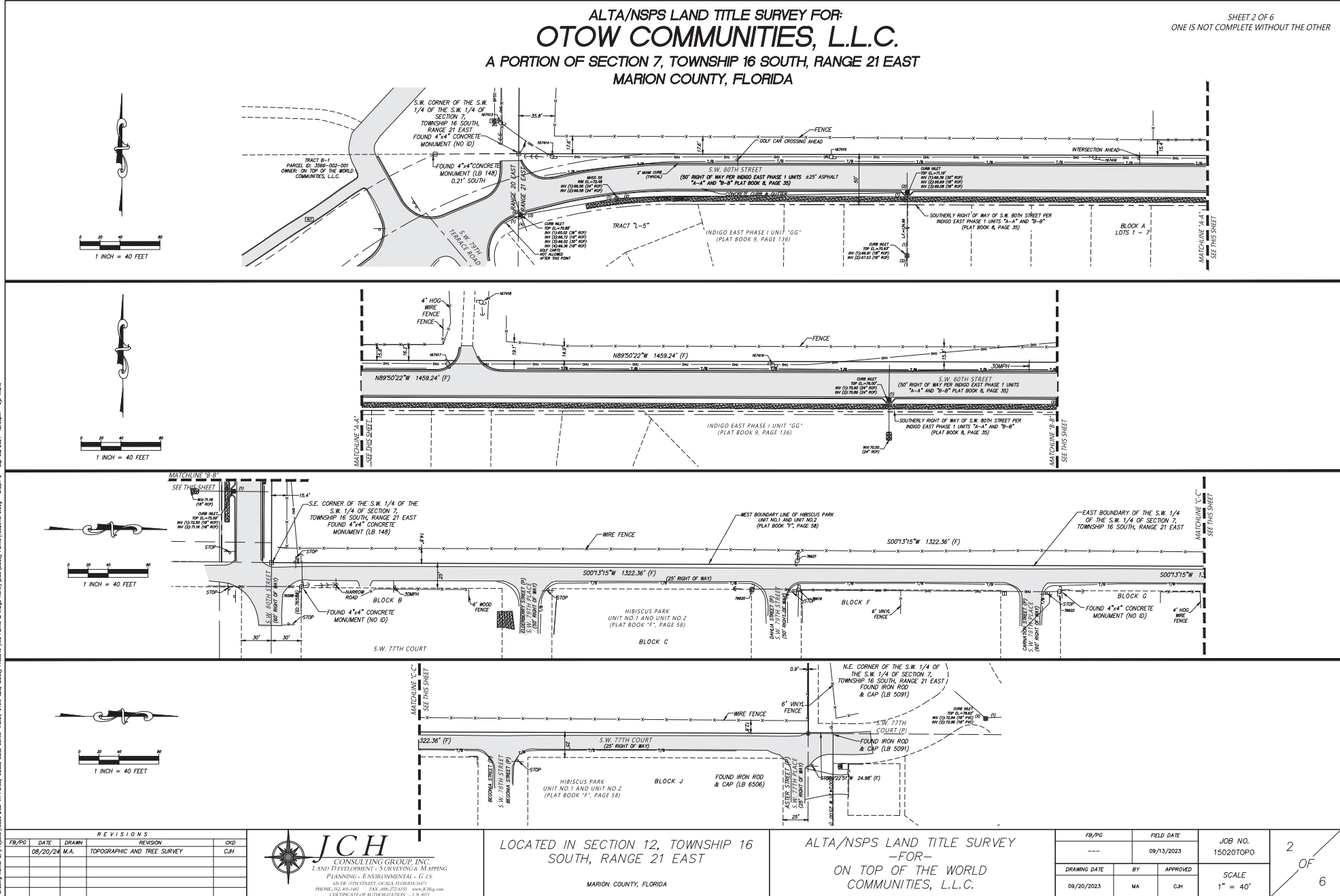
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
406 SW 15TH STREET, OCALA, FLORIDA 34717  
PHONE (352) 405-1482 FAX (888) 272-8335 [www.JCHgroup.com](http://www.JCHgroup.com)  
ELECTRONIC MAIL: [OFFICE@JCHGROUP.COM](mailto:OFFICE@JCHGROUP.COM) E-MAIL: [JCH@JCHGROUP.COM](mailto:JCH@JCHGROUP.COM)

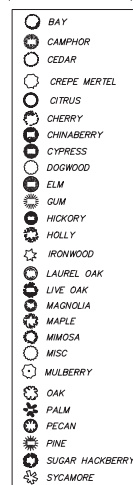
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY  
-FOR-  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.



Drawn by: 2/1/2024/15020/204 at Parcel: Column Sales Center Triller, 010W M22, Midway Property (Blue Frame & Bridge North) LUMP Mainly Form 15020TOP/Lump, SHEET 2, Sep 02, 2024 12:28pm by: mauld





|              |    |            |                   |                      |              |
|--------------|----|------------|-------------------|----------------------|--------------|
| FB/PG        |    | FIELD DATE |                   | JOB NO.<br>15020TOPO | 3<br>OF<br>6 |
| ---          |    | 09/13/2023 |                   |                      |              |
| DRAWING DATE | BY | APPROVED   | SCALE<br>1" = 40' |                      |              |
| 09/20/2023   | MA | CJH        |                   |                      |              |
|              |    |            |                   |                      |              |

SHEET 4 OF 6  
ONE IS NOT COMPLETE WITHOUT THE OTHER

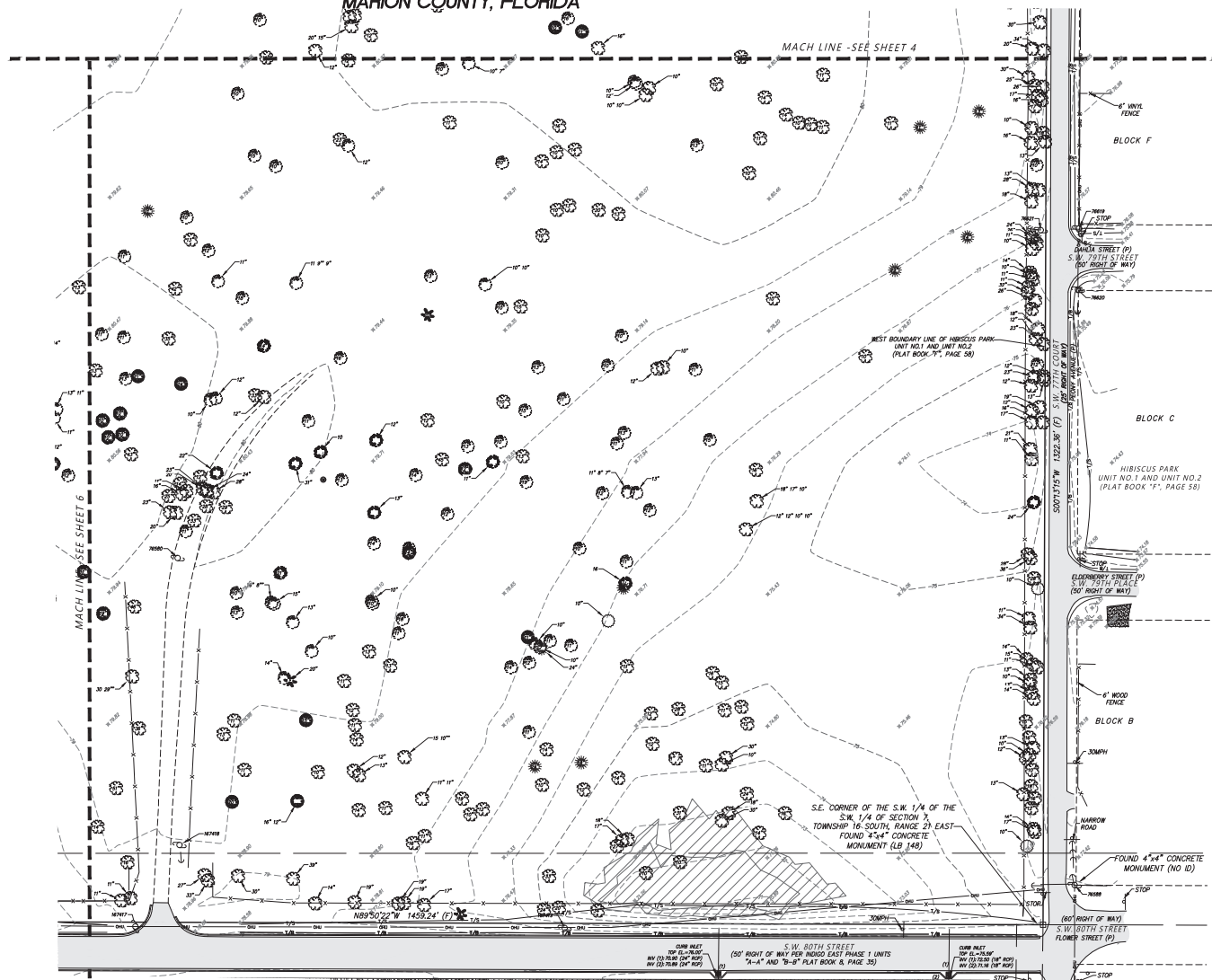
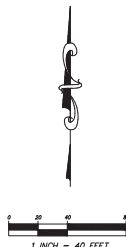
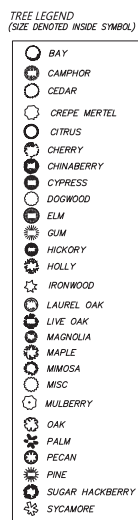


**JCH**  
CONSULTING GROUP, INC.  
LAND AND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
406 SW 15TH STREET, OCALA, FLORIDA, 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 [www.JCHgroup.com](http://www.JCHgroup.com)  
[info@jchgroup.com](mailto:info@jchgroup.com)

MARION COUNTY, FLORIDA

|              |    |            |  |                      |                                                           |
|--------------|----|------------|--|----------------------|-----------------------------------------------------------|
| FB/PG        |    | FIELD DATE |  | JOB NO.<br>15020TOPO | <div style="text-align: center;"> 4<br/> OF<br/> 6 </div> |
| ---          |    | 09/13/2023 |  |                      |                                                           |
| DRAWING DATE | BY | APPROVED   |  | SCALE<br>1" = 40'    |                                                           |
| 09/20/2023   | MA | C.H        |  |                      |                                                           |



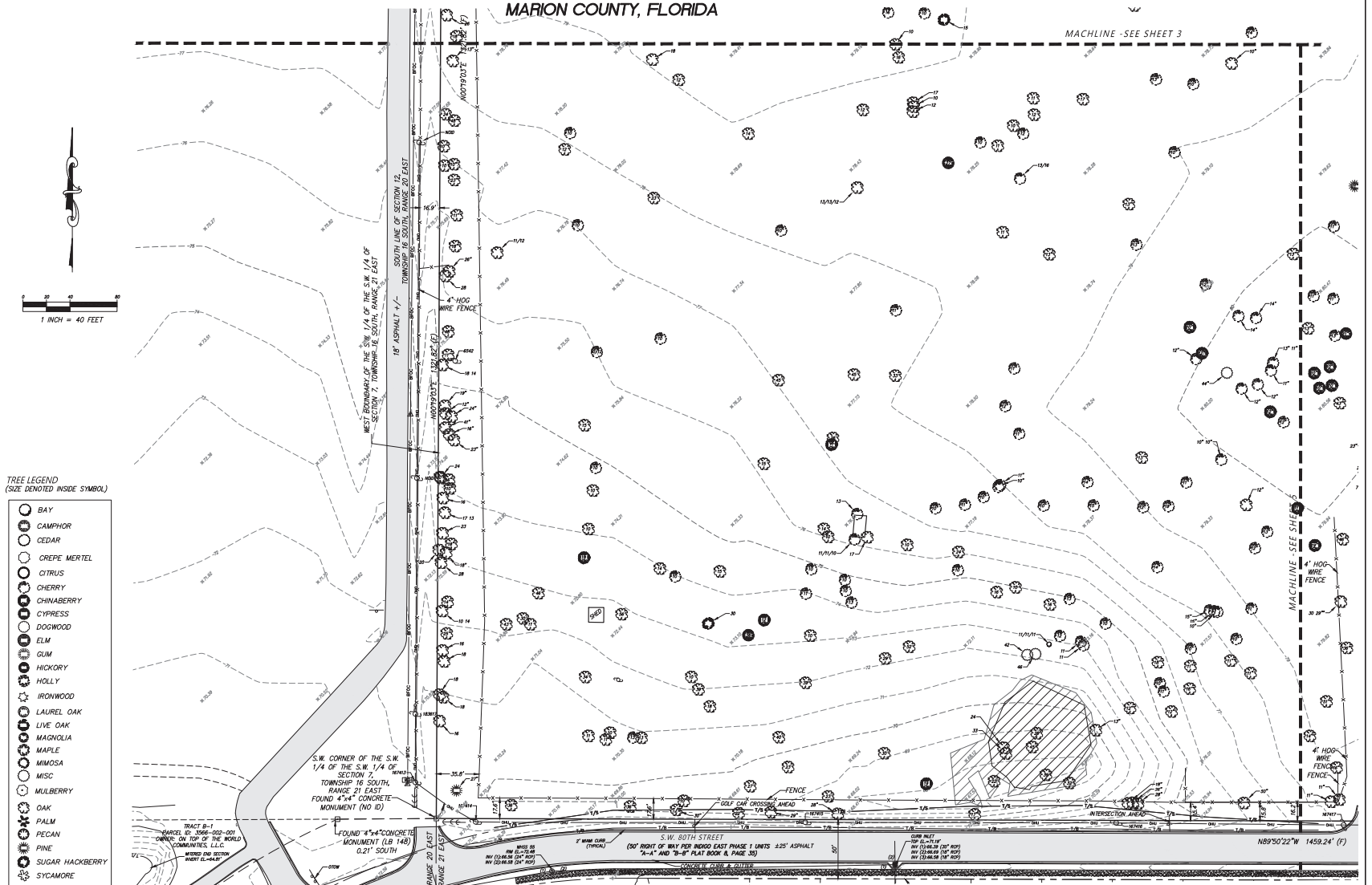


**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1882 FAX (888) 272-8335 [www.JCHgroup.com](http://www.JCHgroup.com)  
CERTIFICATE OF AUTHORIZATION - L.B.8071

MARION COUNTY, FLORIDA

|              |    |            |                   |                      |  |
|--------------|----|------------|-------------------|----------------------|--|
| FB/PG        |    | FIELD DATE |                   | JOB NO.<br>15020TOPO |  |
| ---          |    | 09/13/2023 |                   |                      |  |
| DRAWING DATE | BY | APPROVED   | SCALE<br>1" = 40' |                      |  |
| 09/20/2023   | MA | CJH        |                   |                      |  |

SHEET 6 OF 6  
ONE IS NOT COMPLETE WITHOUT THE OTHER



| REVISIONS |          |       |                             |     |
|-----------|----------|-------|-----------------------------|-----|
| FB/PG     | DATE     | DRAWN | REVISION                    | OKD |
|           | 08/20/24 | M.A.  | TOPOGRAPHIC AND TREE SURVEY | CJH |
|           |          |       |                             |     |
|           |          |       |                             |     |
|           |          |       |                             |     |
|           |          |       |                             |     |



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 [www.JCHg.com](http://www.JCHg.com)  
CERTIFICATE OF AUTHORIZATION - C.A. 8071

MARION COUNTY, FLORIDA

|              |    |            |                   |                      |  |
|--------------|----|------------|-------------------|----------------------|--|
| FB/PG        |    | FIELD DATE |                   | JOB NO.<br>15020TOPO |  |
| ---          |    | 09/13/2023 |                   |                      |  |
| DRAWING DATE | BY | APPROVED   | SCALE<br>1" = 40' |                      |  |
| 09/20/2023   | MA | C.H        |                   |                      |  |



HORIZONTAL CONTROL:

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 "AR1852" 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 & DISK STAMPED 1 2 11 12.

NORTHING: 1740427.4009 FEET  
EASTING: 570381.3670 FEET  
LATITUDE: 29°07'16.02210" N  
LONGITUDE: 82°16'07.23060" W  
CONVERGENCE: -00°07'50.7" S  
SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED V086 1990

NORTHING: 1745775.8082 FEET  
EASTING: 543817.8807 FEET  
LATITUDE: 29°08'08.27974" N  
LONGITUDE: 82°21'06.91361" W  
CONVERGENCE: -00°07'16.8" S  
SCALE: 0.99995564

LEGEND AND ABBREVIATIONS:

|        |                                        |
|--------|----------------------------------------|
| #      | MORE OR LESS                           |
| EL     | ELEVATION                              |
| LB     | LICENSED BUSINESS                      |
| NO.    | NUMBER                                 |
| LS     | LAND SURVEYOR                          |
| ID.    | IDENTIFICATION                         |
| ORB    | OFFICIAL RECORDS BOOK                  |
| C      | CENTERLINE                             |
| R      | RADIUS                                 |
| L      | ARC LENGTH                             |
| Δ      | DELTA (CENTRAL ANGLE)                  |
| C.D.   | CHORD LENGTH                           |
| C.B.   | CHORD BEARING                          |
| P.C.   | POINT ON CURVE                         |
| P.O.L. | POINT ON LINE                          |
| P.C.C. | POINT OF COMPOUND CURVATURE            |
| P.R.C. | POINT OF REVERSE CURVATURE             |
| P.T.   | POINT OF TANGENCY                      |
| P.I.   | POINT OF INTERSECTION                  |
| P.O.C. | POINT OF COMMENCEMENT                  |
| P.O.B. | POINT OF BEGINNING                     |
| FEMA   | FEDERAL EMERGENCY MANAGEMENT AGENCY    |
| DIP    | DUCTILE IRON PIPE                      |
| POLY   | POLYETHYLENE GLYCOL                    |
| CMP    | CORRUGATED METAL PIPE                  |
| RMW    | REINFORCED CONCRETE PIPE               |
| NAD    | NORTH AMERICAN DATUM                   |
| NGVD   | NATIONAL GEODETIC VERTICAL DATUM       |
| PL     | PLAT BOOK                              |
| (F)    | FIELD MEASURE                          |
| ORB    | OFFICIAL RECORDS BOOK                  |
| PG(S)  | PAGE(S)                                |
| R/W    | RIGHT OF WAY                           |
| ESMT   | EASEMENT                               |
| FND    | FOUND                                  |
| REC    | RECOVERED                              |
| COR    | CERTIFIED CORNER RECORD                |
| RLS    | REGISTERED LAND SURVEYOR               |
| CM     | CONCRETE MONUMENT                      |
| IRC    | IRON ROD AND CAP                       |
| IP     | IRON PIPE                              |
| CLF    | CHAIN LINK FENCE                       |
| ■      | SET 4"x4" CONCRETE MONUMENT (LB 8071)  |
| ●      | FOUND 4"x4" CONCRETE MONUMENT (LB 148) |
| ●      | FOUND 1/2" IRON ROD & CAP (D MOORHEAD) |
| ○      | CONTROL/BENCHMARK AS DESCRIBED         |
| ■      | CURB INLET GRATE                       |
| ■      | CATCH BASIN                            |
| ○      | STORM MANHOLE                          |
| ○      | SANITARY MANHOLE                       |
| ○      | SANITARY CLEANOUT                      |
| ○      | ELECTRIC MANHOLE                       |
| ○      | ELECTRIC METER                         |
| ○      | ELECTRIC RISER BOX                     |
| ○      | CABLE TELEVISION RISER BOX             |
| ○      | TELEPHONE RISER BOX                    |
| ○      | UTILITY RISER                          |
| ○      | WELL                                   |
| ○      | WATER SPOUT                            |
| ○      | IRRIGATION CONTROL VALVE               |
| ○      | WATER METER                            |
| ○      | WATER VALVE                            |
| ○      | FIRE HYDRANT                           |
| ○      | AIR CONDITIONER PAD                    |
| ○      | GAZ VALVE                              |
| ○      | GAZ METER                              |
| ○      | GAZ LINE MARKER                        |
| ○      | CONCRETE UTILITY POLE                  |
| ○      | METAL UTILITY POLE                     |
| ○      | UTILITY POLE GUY ANCHOR                |
| ○      | LIGHT POLE                             |
| ○      | SPOT/GROUND LIGHT                      |
| ○      | ELECTRIC TRANSFORMER                   |
| ○      | VAULT                                  |
| ○      | WETLAND FLAG                           |
| ○      | BOLLARD                                |
| ○      | FLAG POLE                              |
| ○      | MAILBOX                                |
| ---    | LINE BREAK                             |
| -x-    | FENCE LINE AS NOTED                    |
| ---    | OVERHEAD UTILITY LINE                  |
| ---    | UNDERGROUND FIBER OPTIC LINE           |
| ---    | UNDERGROUND WATER LINE                 |
| ---    | APPROXIMATE TOP OF BANK                |
| ---    | APPROXIMATE TOE OF SLOPE               |
| ---    | EXISTING CONTOUR                       |

SECTION 13 - TOWNSHIP 16 SOUTH - RANGE 20 EAST

SECTION 18 - TOWNSHIP 16 SOUTH - RANGE 21 EAST

TREE LEGEND  
(SIZE DENOTED INSIDE SYMBOL)

|   |                 |
|---|-----------------|
| ○ | CAMPHOR         |
| ○ | CEDAR           |
| ○ | CHERRY          |
| ○ | CHINA BERRY     |
| ○ | CYPRESS         |
| ○ | DOGWOOD         |
| ○ | ELM             |
| ○ | GUM             |
| ○ | HICKORY         |
| ○ | HOLLY           |
| ○ | LAUREL OAK      |
| ○ | LIVE OAK        |
| ○ | MAGNOLIA        |
| ○ | MAPLE           |
| ○ | MISSISSIPPI     |
| ○ | MISC            |
| ○ | DOGWOOD         |
| ○ | PALM            |
| ○ | PECAN           |
| ○ | PINE TREE       |
| ○ | SUGAR HACKBERRY |
| ○ | SYCAMORE        |

POINT OF BEGINNING  
SOUTHEAST CORNER OF SECTION 12,  
TOWNSHIP 16 SOUTH, RANGE 20 EAST  
FOUND 4"x4" CONCRETE  
MONUMENT (NO ID)

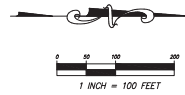
LEGAL DESCRIPTION:

A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, ALSO BEING A PORTION OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS  
BEGINNING IN THE SOUTHEAST CORNER OF SAID OF SECTION 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 12, S.89°44'25"W, 877.72 FEET TO A POINT ON THE ADDITIONAL PROPOSED EASTERLY RIGHT OF WAY BOUNDARY OF S.W. 80TH AVENUE (HAVING A PROPOSED RIGHT OF WAY OF 120 FEET); THENCE ALONG SAID ADDITIONAL PROPOSED EASTERLY BOUNDARY THE FOLLOWS FOUR (4) COURSES: 1) THENCE N.112°29'52"W, 146.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,063.00 FEET, A CENTRAL ANGLE OF 96°53'49", AND A CHORD BEARING AND DISTANCE OF N.16°57'02"E, 1,012.16 FEET; 2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,055.60 FEET TO A POINT OF TANGENCY; 3) THENCE N.45°23'56"E, 395.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,183.00 FEET, A CENTRAL ANGLE OF 04°45'20", AND A CHORD BEARING AND DISTANCE OF N.47°07'16"E, 98.16 FEET; 4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.19 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID ADDITIONAL PROPOSED EASTERLY BOUNDARY, S.89°39'52"E, 271.47 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 12, S.00°19'44"W, 1,455.81 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 25.42 ACRES, MORE OR LESS.

VERTICAL CONTROL:

CONTROL BENCHMARK #1  
FOUND IRON ROD AND CAP STAMPED "WOOLPERT TRAVERSE" (TBM53 - MARION COUNTY GPS CONTROL NETWORK) AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW 99TH STREET ROAD AND SW 80TH STREET. ELEVATION = 66.65' (DATUM NGVD 1929)

CONTROL BENCHMARK #2  
FOUND IRON ROD AND CAP STAMPED "WOOLPERT TRAVERSE" (TBM 54 - MARION COUNTY GPS CONTROL NETWORK) AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR ON TOP OF THE WORLD. ELEVATION = 69.27' (DATUM NGVD 1929)



| CURVE TABLE |         |         |            |                     |
|-------------|---------|---------|------------|---------------------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | CHORD BEARING       |
| C1          | 1055.60 | 1063.00 | 056°53'49" | 1012.76 N16°57'02"E |
| C2          | 98.19   | 1183.00 | 004°45'20" | 98.16 N43°01'16"E   |

| LINE TABLE |              |        |
|------------|--------------|--------|
| LINE       | BEARING      | LENGTH |
| L1         | N112°29'52"W | 146.15 |
| L3         | N46°11'54"W  | 9.86   |

BENCHMARK "A"  
SET 5/8" IRON ROD &  
CAP (LB 8071)  
ELEVATION = 87.61  
N 170865.30  
E 573536.62

PARCEL ID NO. 35300-000-15  
25.42 ACRES MORE OR LESS

PARCEL ID NO. 35474-000-00  
OWNER: MEC Ocala, LLC  
ADDRESS: 7395 S.W. 80TH STREET  
OCALA, FL

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY LINE OF INDIGO EAST 1 UNITS "A-A" AND "B-B", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGES 35 THROUGH 42, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, HAVING A BEARING OF S89°44'19"W.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBERS 12083C0682D, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2006, THE PROPERTY DESCRIBED HEREON LIES IN FLOODS ZONE "X" AND FLOOD ZONE "AE" AND DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN, BASED ON PRELIMINARY FLOOD INSURANCE RATE MAP 12083C0682E, APRIL 19, 2017 THE SUBJECT PARCEL DESCRIBED HEREON LIES IN FLOOD ZONE "X".
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AND ARE BASED ON GIS DATA.
- WETLAND AREAS WERE NOT ADDRESSED AS PART OF THIS SURVEY.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (COMMERCIAL/HIGH RISK); 1 FOOT IN 10,000 FEET.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

SHEET 1 OF 3  
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 2 AND 3 FOR DETAIL OF TOPOGRAPHIC  
AND TREE INFORMATION

CERTIFIED TO:  
ON TOP OF THE WORLD COMMUNITIES, LLC

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 RULE SJ17-050--052, FLORIDA ADMINISTRATIVE CODE.

CHRISTOPHER J. HONSON  
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 6553

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

| FB/PG               | DATE     | FIELD DATE | JOB NO.   |
|---------------------|----------|------------|-----------|
| 16-2/76, 77, 78, 79 | 03/02/17 |            | 15020R2   |
| DRAWING DATE        | BY       | APPROVED   | SCALE     |
| 03/15/17            | MA       | CJH        | 1" = 100' |

1  
OF  
3

LOCATED IN SECTION 12, TOWNSHIP 16  
SOUTH, RANGE 20 EAST

PLAT OF BOUNDARY AND  
TOPOGRAPHIC SURVEY























-FOR-

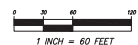
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

MARION COUNTY, FLORIDA

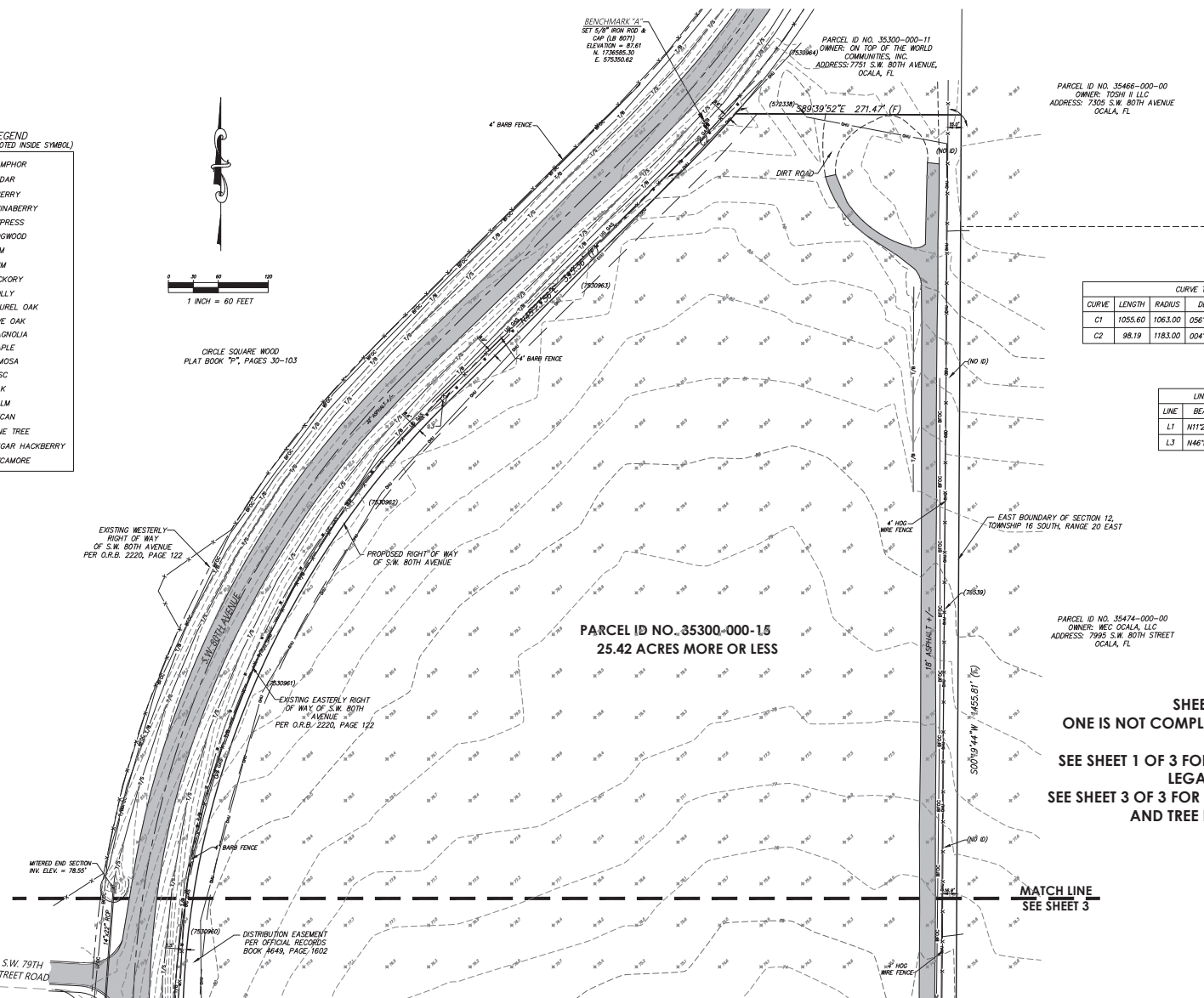
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.E.S.  
26 SW 15TH STREET, OCALA, FLORIDA 34701  
PHONE: 352.461.1802 FAX: 352.775.8331 www.jchgroup.com  
E-MAIL: JCH@JCHGROUP.COM

± MORE OR LESS  
 EL ELEVATION  
 LB LOADED BRICK  
 NO. NUMBER  
 LS LAND SURVEYOR  
 ID IDENTIFICATION  
 CRITICAL RECORDS BOOK CENTERLINE  
 R RADIUS  
 L ARC LENGTH  
 Δ DELTA (CENTRAL ANGLE)  
 C/CB CHORD BEARING  
 C/L CHORD LENGTH  
 C/R CHORD RADIUS  
 POL POINT ON LINE  
 PC POINT ON CURVE  
 PCC POINT OF COMPOUND CURVATURE  
 PRC POINT OF REVERSE CURVATURE  
 PVI POINT OF VERTICAL INTERSECTION  
 PT POINT OF TANGENCY  
 PI POINT OF INTERSECTION  
 P.O.B. POINT OF BEGINNING  
 P.G.B. POINT OF BEGINNING  
 P.M. PROJECT MANAGEMENT AGENCY  
 DMP DUCTILE IRON PIPE  
 FEM FIBERGLASS REINFORCED METAL PIPE  
 CWP CORRUGATED METAL PIPE  
 PWR POLYETHYLENE REINFORCED CONCRETE PIPE  
 NAMD NORTH AMERICAN VERTICAL DATUM  
 NGVD NORTH AMERICAN GEODETIC VERTICAL DATUM  
 (F) FIELD MEASUREMENT  
 OPT OPTICAL RECORDS BOOK  
 PAGES PAGE(S)  
 ORB ORIENTED RECORD BOOK  
 ESE EASEMENT  
 SPT SURFACE POINT  
 FNO FOUND  
 REC RECOVERED  
 C/R CORRODED CORNER RECORD  
 RLS REGISTERED LAND SURVEYOR  
 CM CONCRETE MONUMENT  
 IRON IRON ROD AND CAP  
 COM CORN  
 IRP IRON PIPE  
 C/L CHAIN LINE  
 SET SET ± 1/4" CONCRETE MONUMENT (LB 8071)  
 FOUND FOUND ± 1/4" CONCRETE MONUMENT (LB 1408)  
 FOUND 1/2" IRON ROD & CAP MONUMENT (LB 1408)  
 CONTROL/BENCHMARK AS DESCRIBED  
 CURB CURB  
 CATB CATCH BASIN  
 SM STORM MANHOLE  
 SM SANITARY MANHOLE  
 SC SANITARY CLEANOUT  
 EM ELECTRIC MANHOLE  
 EM ELECTRIC METER  
 ER ELECTRIC RISER BOX  
 TVR TELEVISION RISER BOX  
 TR TELEPHONE RISER BOX  
 U UTILITY RISER  
 W WELL  
 WS WATER SPOUT  
 WSC WASTEWATER CONTROL VALVE  
 WM WATER METER  
 WV WATER VALVE  
 FH FIRE HYDRANT  
 AC AIR CONDITIONER PAD  
 GV GAS VALVE  
 GM GAS METER  
 UG UTILITY GAS LINE MARKER  
 CC CONCRETE UTILITY POLE  
 LU LOCAL UTILITY POLE  
 WU WOOD UTILITY POLE  
 U UTILITY POLE JOY ANCHOR  
 L LIGHT POLE  
 SPOT/AROUND LIGHT  
 ET ELECTRIC TRANSFORMER  
 VALV VALVE  
 WF WETLAND FLAG  
 ROLL ROLL  
 ROLL ROLL  
 P FLAG  
 MB MALBOK  
 LINE BREAK  
 FENCE LINE AS NOTED  
 UNDERGROUND UTILITY  
 UNDERGROUND FIBER OPTIC LINE  
 UNDERGROUND WATER LINE  
 APPROXIMATE TOP OF BANK  
 APPROXIMATE TOE OF SLOPE  
 FARTHEST CONTOUR

-  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



CIRCLE SQUARE WOOD  
PLAT BOOK "P", PAGES 30-103



| CURVE TABLE |         |         |            |         |            |
|-------------|---------|---------|------------|---------|------------|
| CURVE       | LENGTH  | RADIUS  | DELTA      | CHORD   | BEARING    |
| C1          | 1055.60 | 1063.00 | 056°53'49" | 1012.76 | N16°57'02" |
| C2          | 98.19   | 1183.00 | 004°45'20" | 98.16   | N43°01'16" |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N11°29'52"W | 146.1  |
| L3         | N46°11'54"W | 9.86   |

SHEET 2 OF 3  
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 3 FOR DETAIL OF BOUNDARY,  
LEGAL, NOTES

SEE SHEET 3 OF 3 FOR DETAIL OF TOPOGRAPHIC  
AND TREE INFORMATION

| REVISIONS |          |       |               |      |
|-----------|----------|-------|---------------|------|
| FB/PG     | DATE     | DRAWN | REVISION      | OK'D |
|           | 01/31/24 | CJH   | ADD EASEMENTS | CJH  |
|           |          |       |               |      |
|           |          |       |               |      |
|           |          |       |               |      |
|           |          |       |               |      |



LOCATED IN SECTION 12, TOWNSHIP 16  
SOUTH, RANGE 20 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND  
TOPOGRAPHIC SURVEY  
-FOR-  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

|                     |    |            |                    |              |
|---------------------|----|------------|--------------------|--------------|
| FB/PG               |    | FIELD DATE | JOB NO.<br>15020R2 | 2<br>OF<br>3 |
| 16-2/76, 77, 78, 79 |    | 03/02/17   |                    |              |
| DRAWING DATE        | BY | APPROVED   | SCALE<br>1" = 60'  |              |
| 03/15/17            | MA | C.H        |                    |              |

2 OF 3

