

(12) = CURVE - SEE CURVE DATA

- R/W = RIGHT-OF-WAY  
CONC = CONCRETE  
D/L = CENTRAL ANGLE (DELTA)  
RA = RADIIUS  
L = ARC LENGTH  
T = TRAILER LENGTH  
CH = CHORD DISTANCE  
CB = CHORD BEARING  
+ = MORE OR LESS / PLUS OR MINUS  
N&D = NAIL AND DISK
- \* = AND  
C = CENTERLINE  
(RAD) = RADIAL  
(NR) = NON-RADIAL  
NO# = NUMBER  
ID = IDENTIFICATION  
ORL = OFFICIAL RECORDS  
P.B. = PLANT BOOK  
PAGE = PAGE  
PAGES = PAGES  
PKM = FEDERAL KALON MAIL  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
(?) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION  
(L) = INFORMATION PER LEGAL DESCRIPTION  
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

1. BEARINGS BASED ON THE MONUMENTARY BOUNDARY OF THE SUBJECT PARCEL HAVING A GRID BEARING OF SOUTH 89°55'53" EAST BETWEEN FIELD MONUMENTATION.

2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PNM OR POP.

3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

4. P.C.P.'S SET IN AN INDESTRUCTIBLE SURFACE ARE A PK-NAL AND DISC "LB-8135" - UNLESS OTHERWISE NOTED.

- [illegible]

DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE RADIUS. SEE NOTE "NO DRIVEWAY THIS AREA" AND GRAPHIC DEPICTION CONTAINED ON LOTS 1, 30, 31, 39, 40, 45, 46, 51 AND 52.

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

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

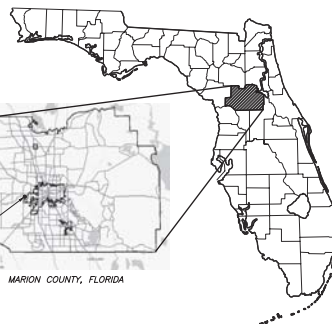
THAT PART OF THE SOUTH 994.04 FEET OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA LYING EAST OF AND CONTIGUOUS TO THE FALLS OF OCALA UNIT NO. 1 AS RECORDED IN PLAT BOOK Y, PAGE 8 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 28.20 ACRES, MORE OR LESS.

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #12083C0511 E, MARION COUNTY, FLORIDA, DATED 04/19/2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "AE" AND "X". THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAN RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA

**THIS IS A PRIVATE  
ROAD SUBDIVISION**



### VICINITY MAP

THIS PLAT CONTAINS 86 RESIDENTIAL LOTS, 16 TRACTS AND 0.76 MILES OF ROADS

THE ROADS AND RIGHTS-OF-WAY AND TRACTS "A," "B," "C," "D," "E," "F," "G," "H," "I," "J," "K," "L," "M," "N," "O" AND "P" WITHIN THIS SUBDIVISION WILL BE THE SOLE RESPONSIBILITY OF THE ALLS OF OCALA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT FOREVER.

ALL STORMWATER AND DRAINAGE EASEMENTS AS SHOWN OR NOTED HEREON ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES.

STORMWATER MANAGEMENT TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I" AND "J" AS SHOWN HEREON ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES

MARION COUNTY, FLORIDA IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I" AND "J" 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

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING THE PRIVATE STREETS.

STATE OF FLORIDA,  
COUNTY OF MARION

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS.

PRINTED NAME: \_\_\_\_\_, PSM # \_\_\_\_\_  
COUNTY SURVEYOR

APPROVED:

BY: \_\_\_\_\_ COUNTY ENGINEERING  
BY: \_\_\_\_\_ COUNTY FIRE SERVICES  
BY: \_\_\_\_\_ COUNTY GROWTH SERVICES  
BY: \_\_\_\_\_ COUNTY SURVEYOR  
BY: \_\_\_\_\_ COUNTY UTILITIES  
BY: \_\_\_\_\_ COUNTY BUILDING SAFETY

STATE OF FLORIDA  
COUNTY OF MARION

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS

BY: MICHELLE STONE, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

BY: GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA  
COUNTY OF MARION

I, GREGORY C. HARRELL, CLERK OF THE CIRCUIT COURT, MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "FALLS OF OCALA UNIT 2" FOR RECORDING. THIS PLAT WAS FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_ A.M./P.M. AND RECORDED IN PLAT BOOK \_\_\_\_, PAGE \_\_\_\_, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA,  
COUNTY OF POLK

[illegible]

WITNESS  
PRINTED NAME: \_\_\_\_\_

CMH PARKS, INC.,  
A TENNESSEE CORPORATION

WITNESS  
PRINTED NAME:

BY: \_\_\_\_\_  
D. JOEL ADAMS, VICE PRESIDENT OF CLAYTON  
PROPERTIES GROUP, INC., A TENNESSEE  
CORPORATION DBA HIGHLAND HOMES

STATE OF FLORIDA  
COUNTY OF POLK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE  
NOTARIZATION, THIS        DAY OF       , 2024, BY D. JOE ADAMS AS VICE PRESIDENT OF CLAYTON  
PROPERTIES GROUP, INC., A TENNESSEE CORPORATION DBA HIGHLAND HOMES, ON BEHALF OF THE COMPANY, WHO        IS  
PERSONALLY KNOWN TO ME OR        HAS PRODUCED        AS IDENTIFICATION.

NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_

**MY COMMISSION EXPIRES:**

STATE OF FLORIDA,  
COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "FALLS OF Ocala UNIT TWO" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT ALL PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND ALL PERMANENT CONTROL POINTS, LOT CORNERS, AND OTHER MONUMENTATION WILL BE SET AS SHOWN OR NOTED.


**KENNETH W. THOMPSON**  
 License Number  
 4080  
 STATE OF  
 FLORIDA  
 Professional Surveyor and Mapper


**PSM**  
 PROFESSIONAL SURVEYING  
 AND MAPPING


**PLANNING**  
 SURVEYING

THE SEAL APPEARING ON THIS DOCUMENT WAS  
AUTHORIZED BY KENNETH W. THOMPSON, P.S.M.  
AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE  
OR A DIGITAL SIGNATURE AFFIXED HERETO.

6700 South Florida Avenue, Suite 1, Lakeland, Florida 33811  
(863) 904-4699 - kthompson@platinumsurveying.com  
STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135  
**KENNETH W. THOMPSON**  
**REGISTRATION NO. 4080**

- ⊗ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135 - UNLESS OTHERWISE NOTED"
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"  
CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED

12) = CURVE - SEE CURVE DATA

⋆ = AND  
C = CENTERLINE  
RAD = RADIAL  
(WD) = RADIAL  
NO. = NUMBER  
LD = IDENTIFICATION  
LVL = LATERAL  
PB = PLAT BOOK  
PC = POINT OF CURVATURE  
POS = PAGES  
PS = PAGES  
P = PARKER KALON NAIL  
FEM = FEDERAL EMERGENCY MANAGEMENT AGENCY  
T = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION  
(1) = INFORMATION PER LEVEL  
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

R/W = RIGHT-OF-WAY  
CONC. = CONCRETE  
D/L = CENTRAL ANGLE  
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L = ARC LENGTH  
T = TANGENT LENGTH  
CB = CHORD DISTANCE  
CBH = CHORD BEARING  
+ = MORE OR LESS  
M&D = NAIL AND DISK

[illegible]

**PRIVATE ROAD & MAINTENANCE NOTE:**  
THE ROADS AND RIGHTS-OF-WAY AND TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I",  
"J", "K", "L", "M", "N", "O" AND "P" WITHIN THIS SUBDIVISION WILL BE THE SOLE  
RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

PERMANENT REFERENCE MONUMENTS POINT TABLE			
Point #	Northing	Easting	Description
100	1761582.25	576489.83	FCM PLS2566
101	1761583.64	577334.58	FCM PLS2893
102	1761838.12	577334.96	FCM PLS2893
103	1761936.26	577286.51	FCM PLS2893
104	1761932.66	577223.39	FCM PLS2893
105	1762377.77	577224.05	FCM PLS2893
106	1762377.86	577184.05	PRM L88135
107	1762577.86	577184.38	PRM L88135
108	1762576.30	578183.22	PRM L88135
109	1762123.13	578184.02	PRM L88135
110	1762121.82	578055.82	PRM L88135

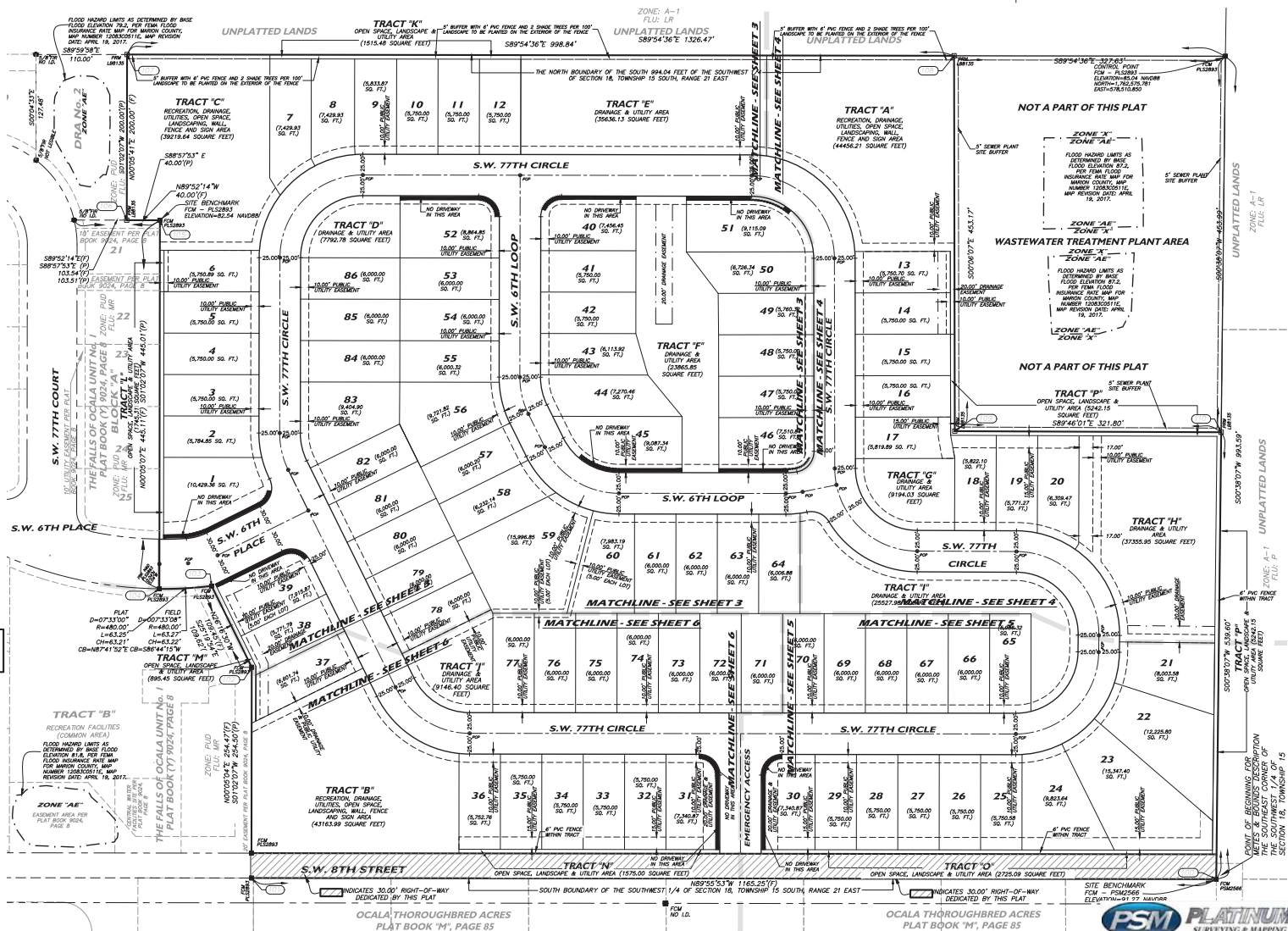
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THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**A PORTION OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 15  
SOUTH, RANGE 21 EAST, MARION COUNTY, STATE OF FLORIDA**

**CORNER LOT DRIVEWAY RESTRICTIONS:**

DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE RADIUS. SEE NOTE "NO DRIVEWAY THIS AREA" AND GRAPHIC DEPICTION CONTAINED ON LOTS 1, 30, 31, 39, 40, 45, 46, 51 AND 52.



**PSM PLATINUM**  
SURVEYING & MAPPING  
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- Ⓢ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
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CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED

\* = AND  
(RAD) = CENTERLINE  
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(T) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATIONS  
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NR = NON-RADIUS  
L= ARC LENGTH  
T= TANGENT LENGTH  
CH= CHORD DISTANCE  
CB= CHORD BEAR  
S= MORE OR LESS  
N&D = N&L AND

1. BEARINGS BED ON THE SOUTH BOUNDARY OF THE SUBJECT BEARING OF SOUTH 89°55'33" EAST BETWEEN FIELD MONUMENTATIONS.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP 78-8135 ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTORSHIP IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE TO AND DRAINAGE RUNOFF.

7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TV.

8. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP (FIRM) COMMUNITY PANEL #12083C0511, MARION CO 04/19/2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE 1. ACCORDING TO FLOOD INSURANCE RATE MAP FOR MARION CO NUMBER 12083C0511 E, EFFECTIVE DATE OF 04/19/2017, BASE FLOOD ELEVATION IS 100.00 FEET.

THE PROPERTY = 81.8 FEET AND THE BASE FLOOD ELEVATION IS 79.2 FEET. NEAR THE NORTHWEST CORNER OF THE PROPERTY = 79.2 FEET. BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DE EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDING

9. THE COORDINATES, IF ANY, AND BEARINGS DEPICTED HEREON A FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH A ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE

10. ELEVATIONS SHOWN, IF ANY, ARE BASED ON FLORIDA DEPARTMENT (FDOT), DISTRICT #5 SURVEY CONTROL POINT "3698A1031", BEING SURVEY DISK SET IN A 4x4 CONCRETE MONUMENT IN THE NORTH ROAD 40 AND S.W. 80TH AVENUE, MARION COUNTY, FLORIDA.

ALL ELEVATIONS WERE ADJUSTED TO THE NORTH AMERICAN  
1988 USING CORPSCON 6.0.1. THE ADJUSTED PUBLISHED  
ORIGINATING BENCHMARK IS 77.887 NAVD88. ALL ELEVATION  
EXPRESSED IN FEET.

12. THE FUTURE LAND USE FOR THE LANDS BEING PLATTED IS MR (THE CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT))

15. THE LANDS BEING PLATTED ARE ZONED: R-1 PUD AND HAVE A LAR (NATIONAL RESIDENTIAL).

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Journal compilation © 2006 Blackwell Publishing Ltd

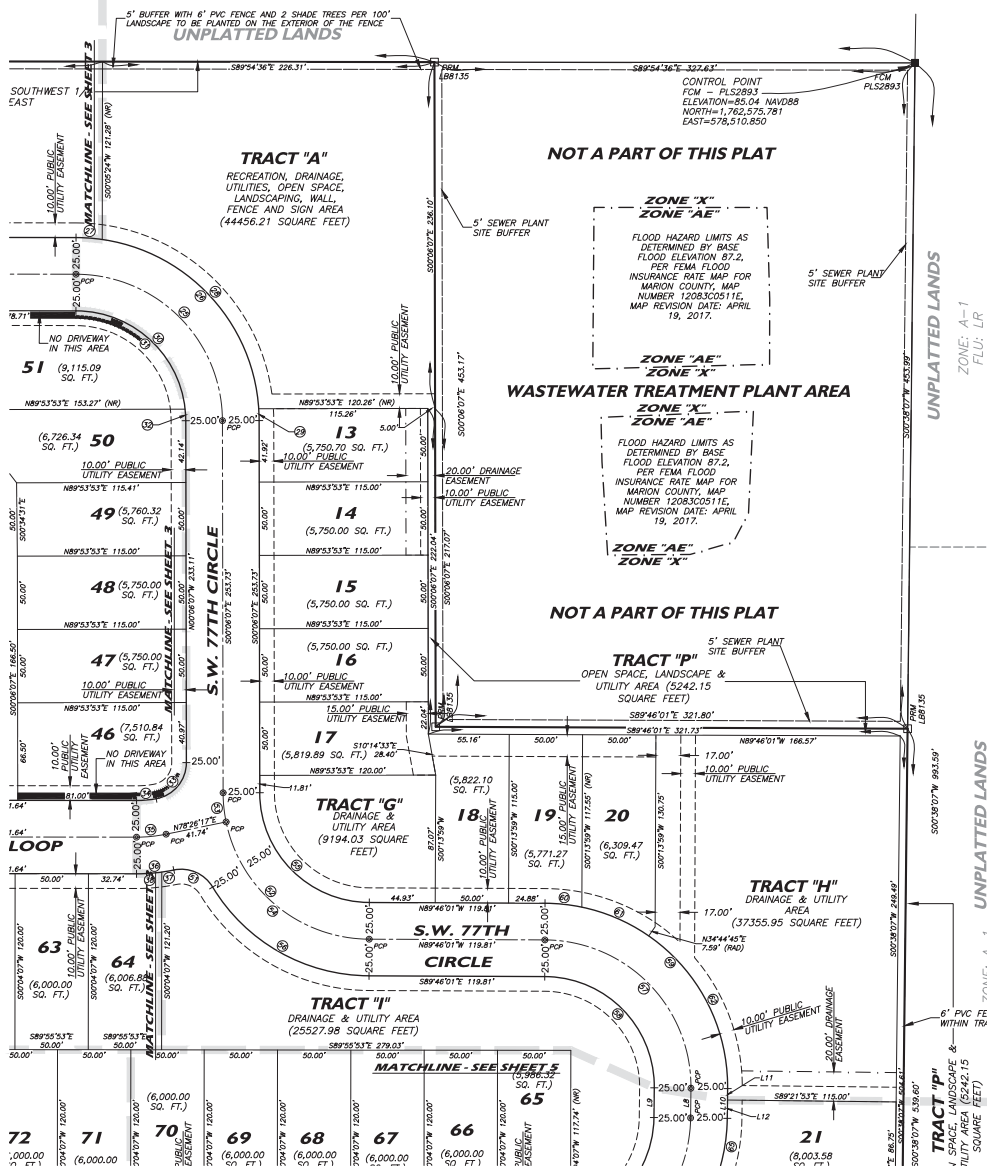
**THIS IS A PRIVATE  
ROAD SUBDIVISION**

THE ROADS AND RIGHTS-OF-WAY AND TRACTS "A", "B", "C", "D", "J", "K", "L", "M", "N", "O" AND "P" WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL  
OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO  
CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER  
OFFICIAL FORM OF THE STATE.

PLAY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTRY

**A PORTION OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 15  
SOUTH, RANGE 21 EAST, MARION COUNTY, STATE OF FLORIDA**



**CORNER LOT DRIVEWAY RESTRICTIONS:**  
DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE RADIUS. SEE NOTE "NO DRIVEWAY THIS AREA" AND GRAPHIC DEPICTION CONTAINED ON LOTS 1, 30, 31, 39, 40, 45, 46, 51 AND 52.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	N00°38'07"E	20.29
L9	N00°38'07"E	20.29
L10	N00°38'07"E	20.29
L11	S00°38'07"W	7.80
L12	S00°38'07"W	10.40

CURVE #	CURVE DATA			
	DELTA	RADIUS	LENGTH	CHORD BEARING
25	08°49'29"	100.00'	156.73'	141°00'22"
26	08°49'29"	100.00'	156.73'	140°00'22"
27	07°03'15"	25.86'	7.27'	N39°56'17"E
28	07°03'15"	25.86'	12.91'	N39°56'17"E
29	00°42'28"	125.00'	8.09'	N01°57'22"E
30	00°42'28"	75.00'	11.56'	N05°02'22"E
31	08°49'31"	100.00'	156.68'	N00°50'30"E
32	00°42'28"	75.00'	7.27'	N01°57'22"E
33	07°03'15"	25.86'	12.91'	N39°56'17"E
34	01°16'59"	125.00'	13.44'	N84°55'07"E
35	01°13'50"	125.00'	20.30'	N84°15'12"E
36	01°16'59"	125.00'	26.26'	N84°11'35"E
37	00°49'51"	125.00'	8.33'	N92°01'27"E
38	00°49'51"	125.00'	12.92'	N92°01'27"E
39	01°16'59"	125.00'	13.44'	N84°55'07"E
40	01°13'50"	125.00'	20.30'	N84°15'12"E
41	07°03'15"	25.86'	12.91'	N39°56'17"E
42	08°49'31"	100.00'	156.49'	S44°00'22"E
43	01°12'36"	125.00'	16.97'	S09°49'55"E
44	07°12'18"	100.00'	126.14'	S50°39'22"E
45	08°49'34"	100.00'	156.37'	S44°00'22"E
46	08°49'34"	100.00'	156.37'	S44°00'22"E
47	09°24'28"	100.00'	152.78'	N44°33'75"E
48	09°24'28"	100.00'	152.78'	N44°33'75"E
49	09°24'28"	125.00'	118.34'	N44°33'75"E
50	09°24'28"	125.00'	177.40'	N44°33'75"E
51	01°13'40"	125.00'	25.30'	N83°58'71"E
52	02°30'50"	125.00'	50.80'	N62°44'26"E
53	01°13'40"	125.00'	25.30'	N83°58'71"E
54	01°11'30"	125.00'	37.51'	N87°13'57"E

**THIS IS A PRIVATE  
ROAD SUBDIVISION**

**PRIVATE ROAD & MAINTENANCE NOTE:**  
THE ROADS AND RIGHTS-OF-WAY AND TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I",  
"J", "K", "L", "M", "N", "O" AND "P" WITHIN THIS SUBDIVISION WILL BE THE SOLE  
RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

**NOTICE:**

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**PSM PLATINUM**  
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STATE OF FLORIDA AUTHORIZATION FOR:  
SURVEYING AND MAPPING BUSINESS - LB 8135

**KENNETH W. THOMPSON**  
REGISTRATION NO. 4080



- ⊗ PCP - PERMANENT CONTROL POINT - SET PK NAIL & DISK  
"PCP LB-8135 - UNLESS OTHERWISE NOTED"
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" x 4"  
CONCRETE MONUMENT AND CAP "PRM LB-8135"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- ▲ RRS - FOUND RAILROAD SPIKE AS NOTED

2. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SUBJECT PROPERTY HAVE A GRID BEARING OF 180° 00' 00" (NAD 83) AND AN ASSUMED MAGNETIC DECLINATION OF 10° 00' 00" WEST.

3. UNLESS OTHERWISE NOTED, A 5/8" IRON ROD AND CAP 10-81187 MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE PLAT SHALL BE 10' LONG.

4. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 173, FLORIDA STATUTES.

5. THERE IS NO IMPROVED SURFACE OF A PAVEMENT AND DISC "R-81187" - (UNLESS OTHERWISE NOTED).

6. LANDS IN THE VICINITY OF THE DRAINAGE/PRECEDENCE AREAS AND SINKHOLE MAY BE SUBJECT TO FLOODING AND DRAINAGE WITH CONDITION THEREOF. THE EFFECT OF LOT AND DRAINAGE RIGIDITY.

7. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (TREES) IN THE PLATTED AREAS. TREES SHALL BE MAINTAINED IN THE PLATTED AREAS AND THE DESIGN IS TO BE LEFT UNCHANGED.

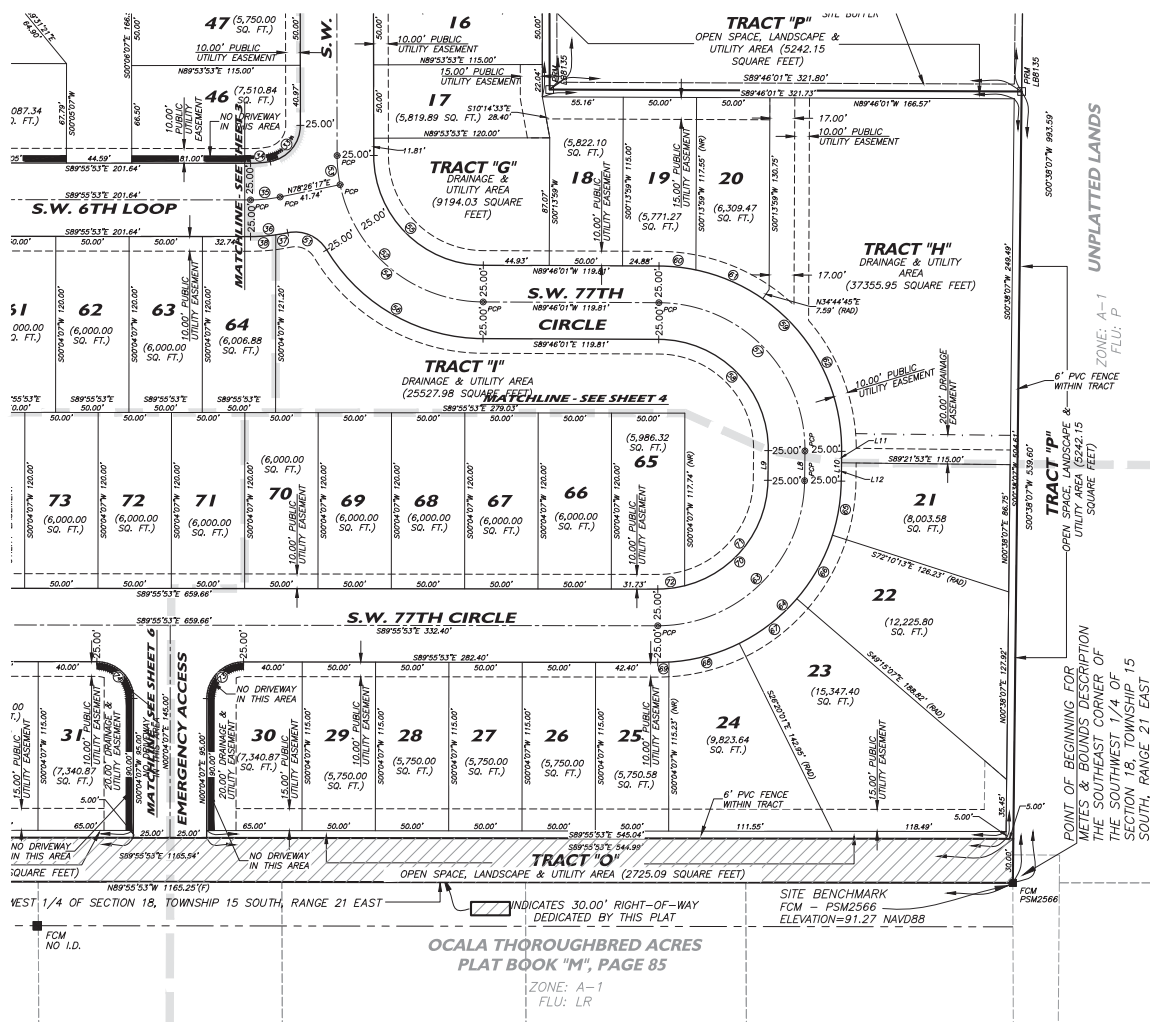
8. THE PLATTED AREAS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE PLATTED AREAS.

9. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #1702830211, MARION COUNTY, FLORIDA, DATED 08/01/2013, THE PLATTED AREAS ARE LOCATED WITHIN FLOOD ZONE X-1 (UNDESIGNED FLOODING) AND FLOOD ZONE X-2 (UNDESIGNED FLOODING) AND FLOOD ZONE X-3 (UNDESIGNED FLOODING) AND FLOOD ZONE X-4 (UNDESIGNED FLOODING) AND FLOOD ZONE X-5 (UNDESIGNED FLOODING) AND FLOOD ZONE X-6 (UNDESIGNED FLOODING) AND FLOOD ZONE X-7 (UNDESIGNED FLOODING) AND FLOOD ZONE X-8 (UNDESIGNED FLOODING) AND FLOOD ZONE X-9 (UNDESIGNED FLOODING) AND FLOOD ZONE X-10 (UNDESIGNED FLOODING) AND FLOOD ZONE X-11 (UNDESIGNED FLOODING) AND FLOOD ZONE X-12 (UNDESIGNED FLOODING) AND FLOOD ZONE X-13 (UNDESIGNED FLOODING) AND FLOOD ZONE X-14 (UNDESIGNED FLOODING) AND FLOOD ZONE X-15 (UNDESIGNED FLOODING) AND FLOOD ZONE X-16 (UNDESIGNED FLOODING) AND FLOOD ZONE X-17 (UNDESIGNED FLOODING) AND FLOOD ZONE X-18 (UNDESIGNED FLOODING) AND FLOOD ZONE X-19 (UNDESIGNED FLOODING) AND FLOOD ZONE 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FLOODING) AND FLOOD ZONE X-208 (UN

**PRIVATE ROAD & MAINTENANCE NOTE:**  
THE ROADS AND RIGHTS-OF-WAY AND TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I",  
"J", "K", "L", "M", "N", "O" AND "P" WITHIN THIS SUBDIVISION WILL BE THE SOLE  
RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**A PORTION OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 15  
SOUTH, RANGE 21 EAST, MARION COUNTY, STATE OF FLORIDA**



DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE RADIUS. SEE NOTE "NO DRIVEWAY THIS AREA" AND GRAPHIC DEPICTION CONTAINED ON LOTS 1, 30, 31, 39, 40, 45, 46, 51 AND 52.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L8	N00°38'07"E	20.29'
L9	N00°38'07"E	20.29'
L10	N00°38'07"E	20.29'
L11	S00°38'07"W	7.80'
L12	S00°38'07"W	12.49'

COURSE #	COURSE TABLE			
	GELB	RADIUS	LENGTH	CHORD BEARING
33	079353°15"	25.00	54.86°	32°10' N4930°50"E
34	016716°59"	75.00	13.44°	N4830°33"E
35	011353°00"	100.00	20.20°	N4816°12"E
36	011453°03"	125.00	23.64°	N4811°35"E
37	027485°11"	125.00	8.33°	N4801°29"E
38	027485°11"	125.00	8.33°	N4801°29"E
39	030738°51"	25.00	30.21°	N4752°10"E
40	030738°51"	25.00	30.21°	N4752°10"E
41	080339°34"	100.00	156.49°	141°01' S4836°04"E
42	011723°06"	100.00	20.90°	S0246°55"E
43	018712°18"	75.00	126.14°	S0239°30"E
44	080339°34"	100.00	117.37°	S4836°04"E
45	054447°03"	125.00	132.44°	S6224°30"E
46	054447°03"	125.00	132.44°	S6224°30"E
47	080224°08"	125.00	116.34°	S4836°04"E
48	090224°08"	125.00	197.23°	N4433°50"E
49	011335°40"	125.00	25.25°	N4835°11"E
50	023536°06"	125.00	50.00°	N6924°46"E
51	055327°12"	125.00	121.83°	N0718°34"E
52	080226°06"	125.00	140.22°	N4836°04"E
53	080226°06"	125.00	140.22°	N4836°04"E
54	011711°00"	125.00	37.51°	N0915°07"E
55	023536°06"	125.00	50.00°	N6917°20"E
56	023536°06"	125.00	50.00°	N6917°20"E
57	023536°06"	125.00	50.00°	N6927°32"E
58	043239°12"	125.00	7.60°	N4819°36"E
59	080226°06"	75.00	107.17°	N4836°04"E
60	043239°12"	75.00	18.46°	N4836°04"E
61	043239°12"	75.00	18.46°	N4836°04"E
62	090300°00"	25.00	39.27°	S4804°00"E
63	090300°00"	25.00	39.27°	S4835°53"E

⑫ = CURVE - SEE CURVE DATA

♀ = AND  
 C = CENTERLINE  
 (RAD) = RADIAL  
 (NO) = NON-RADIAL  
 # = NUMBER  
 LD = IDENTIFICATION  
 OF = OFFICIAL RECORDS  
 PL = PLANT BOOK  
 RD = MORE OR LESS  
 POS = POSITIVE  
 PMS = PARKER KALON NAIL  
 FEM = FEDERAL ENERGY MANAGEMENT AGENCY  
 (F) = INFORMATION AS MEASURED BY FIELD MONUMENTATION  
 (I) = INFORMATION PER LEGAL DESCRIPTION  
 (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS  
 R/W = RIGHT-OF-WAY  
 CONC. = CONCRETE  
 D/L = CENTRAL ANGLE (DELTA)  
 L = ARC LENGTH  
 T = TANGENT  
 CH = CHORD DISTANCE  
 CB = CHORD BEARING  
 + = MORE OR LESS PLUS OR MINUS  
 N&D = NAIL AND DISK

1. BEARINGS BASED ON THE SOUTH BOUNDARY OF THE SUBJECT PARCEL HAVING A GRID BEARING OF SOUTH 89°55'53" EAST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CUP 7.8-8.125" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PROM OR POP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION

4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAL AND DISC "B-8130" - UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE

6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.

7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).

[illegible]

9. THE COORDINATES, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.

10. ELEVATIONS SHOWN, IF ANY, ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION SURVEY POINT 36881031, BEING A STATIONED POINT, BEING A BRASS SURVEY DISK SET IN A 4" DOWEL CONCRETE MONUMENT IN THE NORTHWEST QUADRANT OF STATE ROAD 40 AND S.W. BOTH AVENUE, MARION COUNTY, FLORIDA. PUBLISHED ELEVATION = 219.05 METERS (718.57 FEET). NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29). ALL ELEVATIONS WERE ADJUSTED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 USING CORPSCORN 6.0.1. THE ADJUSTED PUBLISHED ELEVATION FOR THE ORIGINATING BENCHMARK WAS 77.867 NAVD83. ALL ELEVATION SHOWN HEREON ARE DEPRESSURES.

11. ALL LOTS/TRACTS SHALL USE THIS SUBMISSION'S INTERNAL ROADWAYS FOR VEHICLE OR DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO S.W. 8TH STREET OR THE EMERGENCY ACCESS ROADWAY IS PROHIBITED.

12. THE FUTURE LAND USE FOR THE LANDS BEING PLATTED IS MR (MEDIUM RESIDENTIAL) AND

13. DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE RADIUS. SEE LOT DETAIL.

15. THE LANDS BEING PLATTED ARE ZONED: R-1 PUD AND HAVE A LAND USE DESIGNATION OF MR (MEDIUM RESIDENTIAL)

16. ALL INTERNAL LOTS ARE SUBJECT TO A 5.00' UTILITY EASEMENT ON EACH LOT.

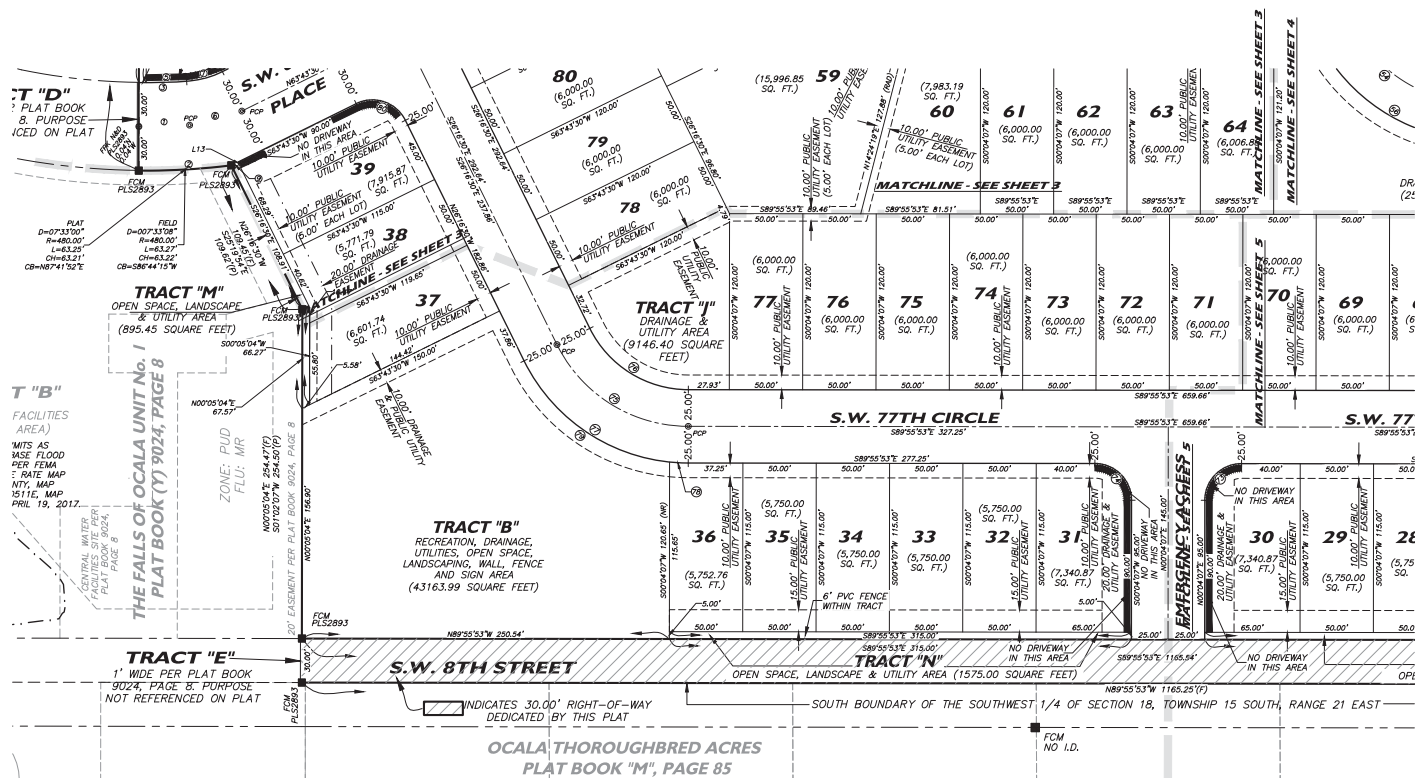
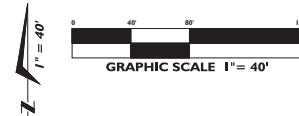
**THIS IS A PRIVATE  
ROAD SUBDIVISION**

**PRIVATE ROAD & MAINTENANCE NOTES:**  
THE ROADS AND RIGHTS-OF-WAY AND TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I",  
"J", "K", "L", "M", "N", "O" AND "P" WITHIN THIS SUBDIVISION WILL BE THE SOLE  
RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
1	00941°42'	450.00	34.65	N88°12'12"E
2	0081°100'	480.00	38.68	N89°23'20"E
3	0042°39"	420.00	32.58	N88°11'11"E
4	0303°44"	420.00	32.58	N88°03'43"E
5	0222°21"	85.00	27.15	N74°55'40"E
6	0222°21"	85.00	27.15	N74°55'40"E
7	0075°17"	480.00	52.9	N83°38'46"E
8	078°17'51"	100.00	136.49	S50°32'50"E
9	0594°02'	125.00	122.36	S80°24'10"E
10	0594°02'	25.00	39.27	S80°09'10"W
11	0607°23'	125.00	122.36	S80°12'12"E
12	0607°23'	125.00	122.36	S80°12'12"E
13	0607°23'	75.00	83.33	N78°47'11"E
14	0607°23'	125.00	122.36	S80°12'12"E
15	0607°23'	125.00	122.36	S80°12'12"E
16	0579°18'	125.00	121.94	S80°07'19"E
17	0579°18'	125.00	121.94	S80°07'19"E
18	0840°00'	25.00	39.27	N77°16'30"W

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**PLAT BOOK**\_\_\_\_ **PAGE**\_\_\_\_  
**SHEET 6 OF 6**

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N26°16'30"W	1.71'

***CORNER LOT DRIVEWAY RESTRICTIONS:***  
DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED NO CLOSER THAN THE LESSER OF HALF OF THE LOT WIDTH OR 50 FEET FROM THE END OF THE RADIUS. SEE NOTE "NO DRIVEWAY THIS AREA" AND GRAPHIC DEPICTION CONTAINED ON LOTS 1, 30, 31, 39, 40, 45, 46, 51 AND 52.