

February 21, 2025

PROJECT NAME: MCGINLEY LANDING PHASE 1

PROJECT NUMBER: 2024110026

APPLICATION: FINAL PLAT #32205

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PRM's are set.
- 2 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PRM's are set.
- 3 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PCP's are set.
- 4 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.F(3) - PCPs shall be set  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PCP's are set.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink  
STATUS OF REVIEW: INFO  
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.
- 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: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Lot Size  
STATUS OF REVIEW: INFO  
REMARKS: Lot size is too small for septic systems. Must be on central water/central sewer

- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Lot size is too small for septic systems. Must be on central water/central sewer
- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Additional Planning Items:  
STATUS OF REVIEW: INFO  
REMARKS: [02/18/2025] Waiver approved on Feb 10th 2025.  
[01/30/2025] The Master Plan is not approved yet. Master Plan needs to be approved, unless there is a waiver to proceed at applicant/developer's own risk.
- [Original Comments] The Prelim Plat and Master Plan show the development as a whole for 221 lots, however, the Final Plat shows it in phases (this final plat includes 142 lots). Please submit a phasing plan for approval through DRC or request a waiver. This item will remain as NO unless the phasing plan is approved or the waiver is granted.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat  
STATUS OF REVIEW: INFO  
REMARKS: Final showing 142 lots with prelim showing 221.
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS  
STATUS OF REVIEW: INFO  
REMARKS:
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida  
STATUS OF REVIEW: INFO  
REMARKS:
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities  
STATUS OF REVIEW: INFO  
REMARKS:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner  
STATUS OF REVIEW: INFO  
REMARKS:
- 16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged  
STATUS OF REVIEW: INFO  
REMARKS:
- 17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication  
STATUS OF REVIEW: INFO  
REMARKS:

- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney  
STATUS OF REVIEW: INFO  
REMARKS:
- 19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing  
STATUS OF REVIEW: INFO  
REMARKS:
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS  
STATUS OF REVIEW: INFO  
REMARKS:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing  
STATUS OF REVIEW: INFO  
REMARKS:
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:  
STATUS OF REVIEW: INFO  
REMARKS:
- 23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Additional Right-of-Way comments  
STATUS OF REVIEW: INFO  
REMARKS:

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**From:** Archer, Suzie  
**Sent:** Friday, February 21, 2025 11:33 AM  
**To:** Development Review  
**Subject:** FW: AR 32205 / McGinley Landing Phase 1 Plat  
**Attachments:** 240984Plat Sheet 1 (Highlighted).pdf; 240984Plat Sheet 4 (Highlighted).pdf

**Suzie Archer**

*Transportation Admin Manager*

Office of the County Engineer

Main: 352-671-8686

[\*Empowering Marion for Success!\*](#)

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**From:** Natasha Rampersad <admin@jchcg.com>  
**Sent:** Wednesday, February 19, 2025 3:32 PM  
**To:** Archer, Suzie <Suzie.Archer@marionfl.org>  
**Cc:** Chris Howson <Chris@jchcg.com>; Jim Tingler <jim@jchcg.com>  
**Subject:** AR 32205 / McGinley Landing Phase 1 Plat

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Good afternoon, Suzie,

I apologize but you're going to kill me... we need another favor. We were conducting another review for AR 32205 and had to make some changes to McGinley Landing Phase 1 Plat. All the reviewers just completed their review and I'm unable to re-upload the revisions. Below are the items being changed and attached are markups. I'd appreciate your guidance on the best course of action to ensure this does not delay the final plat recording of 3/18/25.

**General:**

- Removed duplicate word "section" in title bar on every sheet.

**Sheet 1:**

- Clarified street name, S.W. 49<sup>th</sup> CT RD, in Location Map.
- Revised Survey Notes 25-28 for clarity on the mortgage of record and separate instrument for joinder and consent.
- Added middle initial for Richard W. McGinley.
- Removed period after "LLC."

**Sheet 4:**

- Expanded viewport on the right, requiring additional curve table information (no data changed).

Please let me know if you have any questions.

Thanks,

## **Natasha Rampersad**

JCH Consulting Group, Inc.

426 SW 15<sup>th</sup> Street

Ocala, Florida 34471

P 352-405-1482

[admin@JCHcg.com](mailto:admin@JCHcg.com) | [www.JCHcg.com](http://www.JCHcg.com)

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**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 32205**

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 11/14/24

**A. PROJECT INFORMATION:**

Project Name: McGinley Landing Phase 1  
Parcel Number(s): Portion of 41200-056-13  
Section 9 Township 17 Range 21 Land Use MR Zoning Classification PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: FINAL PLAT  
Property Acreage 53.94 Number of Lots 142 Miles of Roads 1.14  
Location of Property with Crossroads SW HWY 484 and SW 57TH AVE RD  
Additional information regarding this submittal: \_\_\_\_\_

**B. CONTACT INFORMATION** *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

**Engineer:**  
Firm Name: Tillman & Associates Contact Name: Jeff 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: JMcPherson@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 # 352-572-1254  
Email(s) for contact via ePlans: Chris@JCHcg.com

**Property Owner:**  
Owner: MGL DEVELOPMENT LLC Contact Name: Matthew P. Fabian  
Mailing Address: 4349 SE 20th Street City: Ocala State: FL Zip Code: 34471  
Phone # 352-239-0683 Alternate Phone # \_\_\_\_\_  
Email address: mattpfabian@gmail.com

**Developer:**  
Developer: MGL DEVELOPMENT LLC Contact Name: Matthew P. Fabian  
Mailing Address: 4349 SE 20th Street City: Ocala State: FL Zip Code: 34471  
Phone # 352-239-0683 Alternate Phone # \_\_\_\_\_  
Email address: mattpfabian@gmail.com

Revised 6/2021

**CLEAR FORM**

*Empowering Marion for Success*

marionfl.org

# MCGINLEY LANDING PHASE 1

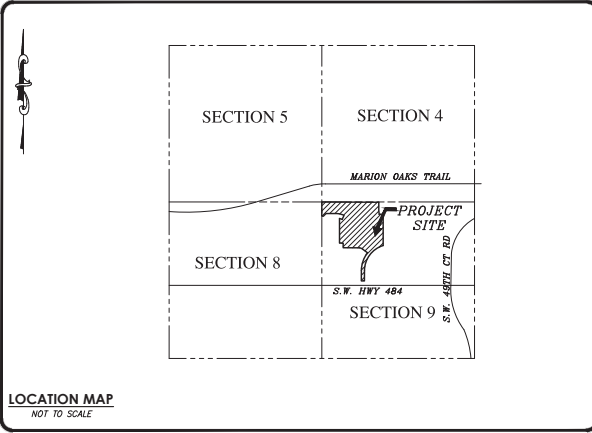
(A PLANNED UNIT DEVELOPMENT)  
A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



**DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:**  
KNOW ALL MEN BY THESE PRESENTS, THAT MGL DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND 484 ROAD RUNNER RESOURCES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEEL SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "MCGINLEY NORTH PHASE 1" BEING IN MARION COUNTY, FLORIDA, HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DO HEREBY DEDICATE AS FOLLOWS:

**SURVEYOR'S NOTES:**

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(10), FLORIDA STATUTES.
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(10).
3. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
4. CITY AND COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
5. THIS PLAT IS 6 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR INDICATIONS AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3, 4, 5 AND 6.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS ("DECLARATION") THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION WILL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY AS PART OF THIS PLAT AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL: (1) COMMENCE WITHOUT NOTIFICATION TO THE DEVELOPER AND COORDINATION OF THE LOCATION AND TIMING OF INSTALLATION OR (2) INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF AN ELECTRIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. BEARINGS ARE ASSUMED BASED ON THE NORTH BOUNDARY OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, AS BEING S 89° 25' 29" E.
9. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.
10. ALL DISTANCES SHOWN HEREON ARE GROUND.
11. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
12. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS MEDIUM RESIDENTIAL.
13. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
14. ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C071E DATED APRIL 19, 2017, 12083C071E DATED APRIL 19, 2017 & 12083C071D DATED AUGUST 08, 2008, MARION COUNTY, FLORIDA (COMMUNITY NUMBER 12010), THE PROPERTY DESCRIBED HEREIN IS IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREON AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
15. THIS PLAT CONTAINS ONE HUNDRED FORTY-TWO (142) LOTS, THIRTEEN (13) TRACTS AND 114 MILES OF ROAD.
16. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND OR GRANTED AND OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
18. THE SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
19. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 30' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.I.T., WHICHEVER IS LESS. (SEE DETAIL ON SHEET 2).
20. EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 15 FOOT DRAINAGE, UTILITY, AND EGRESS EASEMENT ALONG THE FRONT LOT LINE, AND STREET SIDE LOT LINE, 5 FOOT DRAINAGE EASEMENT ALONG SIDE AND TO DRAINAGE EASEMENT ALONG REAR LOT LINES AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS", AND EACH OF TRACTS "C" THROUGH "M" INCLUSIVE SHALL BE SUBJECT TO A UTILITY EASEMENT ACROSS THE PORTION OR PORTIONS OF SUCH TRACT LING WITHIN 15 FEET OF TRACT "B". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
21. PORTION OF TRACTS "C", "E", "F", "G", "H", "I", "J", "K", "L" AND "M" ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
22. ADVISORY NOTICE - THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PUBLIC AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREIN THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
23. 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.
24. THE DEVELOPER AND THE ASSOCIATION RETAIN THE RIGHT, WITH THE CONSENT OF MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BUT WITHOUT THE REQUIREMENT OF ANY CONSENT OF ANY LOT OWNER OR MORTGAGEE, TO DEDICATE AND CONVEY TRACT "A" TO MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.
25. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK IN OR BOOK 7348, PAGE 1266, AS CORRECTED BY CORRECTIVE PURCHASE MONEY MORTGAGE DEED RECORDED IN OR BOOK 7367, PAGE 1895, AS MODIFIED BY A MORTGAGE MODIFICATION AGREEMENT RECORDED IN OR BOOK 7916, PAGE 659 AND PURCHASE MONEY MORTGAGE DEED RECORDED BY 484 ROAD RUNNER AND RECORDED IN OR BOOK 7916, PAGE 686.
26. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK IN OR BOOK 7916, PAGE 785.
27. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK PAGE \_\_\_\_\_.
28. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK PAGE \_\_\_\_\_.
29. ALL CURVILINEAR LOTS LINES ARE RADIAL UNLESS NOTED OTHERWISE.



STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

**APPROVAL OF COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:**

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

**CLERK OF THE COURTS CERTIFICATE FOR ACCEPTANCE AND RECORDING:**

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "MCGINLEY NORTH PHASE 1" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ A.M./P.M. AND RECORDED ON PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:**

THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: KATHY BRYANT, CHAIR  
BOARD OF COUNTY COMMISSIONERS

BY: GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT

TRACT "A" IS SHOWN ON THE PLAT AS S.W. 57TH AVENUE ROAD AND IS HEREBY RESERVED AS A PRIVATE ROAD FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. THE DEVELOPER AND MASTER ASSOCIATION, INC. HEREBY GRANT AND RESERVE A PERPETUAL, NON-EXCLUSIVE PRIVATE EASEMENT OVER AND ACROSS TRACT "A" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INTEEES; (B) ALL PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INTEEES; (C) EACH NOT-FOR-PROFIT ASSOCIATION FROM TIME TO TIME GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. THE MASTER ASSOCIATION IS THE OPERATIONAL AND MAINTENANCE ENTITY FOR TRACT "A". THE DEVELOPER AND THE ASSOCIATION RESERVE THE RIGHT TO DEDICATE AND CONVEY TRACT "A" TO MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS PROVIDED IN NOTE 24.

TRACT "B" SHOWN ON THE PLAT SHALL BE PRIVATE PROPERTY AND IS HEREBY RESERVED AS A PRIVATE ROAD FOR VEHICULAR, GOLF CART, AND PEDESTRIAN INGRESS AND EGRESS. TRACT "B" MAY ALSO BE USED FOR UTILITIES (SUBJECT TO NOTE 20 HEREIN). PRIVACY IMPROVEMENTS SUCH AS PRIVACY GATES, AND STORAGE. TRACT "B" AND ANY IMPROVEMENTS THEREON SHALL NOT BE PART OF THE MARION COUNTY, FLORIDA PUBLIC TRANSPORTATION SYSTEM. TRACT "B" IS HEREBY DEDICATED TO THE "MCGINLEY LANDING HOMEOWNERS' ASSOCIATION, INC." ESTABLISHED FOR THIS SUBDIVISION AND THE "MCGINLEY LANDINGS HOMEOWNERS' ASSOCIATION, INC." SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACT "B" AND ALL IMPROVEMENTS CONTAINED THEREIN. THE DEVELOPER RESERVES OWNERSHIP OF TRACT "B" AS PROVIDED IN NOTE 7.

ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS OVER, UPON AND ACROSS TRACT "A" AND TRACT "B". 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 IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACTS "D", "E", "F", "G", "H", "I", "J", "K", "L" AND "M" ARE RESERVED AS DRAINAGE RETENTION, STORM DRAINAGE, UTILITIES, INGRESS AND EGRESS, OPEN SPACE, ACCESS AND LANDSCAPING TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. SPILLAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED AS PRIVATE TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACT "C" IS HEREBY DEDICATED PUBLICLY AS A LIFT STATION SITE TO BE CONVEYED IN FEE SIMPLE TITLE TO AND TO BE MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

NEITHER THE EASEMENTS GRANTED NOR THE LIMITATION HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR MARION COUNTY AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE DRAINAGE FACILITIES OR EASEMENTS.

WITNESSES:  
DEVELOPER AND OWNER:  
MGL DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

BY: MATTHEW P. FABIAN, AS MANAGER  
DEVELOPER'S ADDRESS:  
4349 SE 20TH STREET  
OCALA, FL 34471

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

**NOTARY ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF MARION

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY MATTHEW P. FABIAN, AS MANAGER OF MGL DEVELOPMENT, LLC ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
NOTARY SEAL: \_\_\_\_\_

WITNESSES:  
DEVELOPER AND OWNER:  
484 ROAD RUNNER RESOURCES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

BY: RICHARD W. MCGINLEY, AS MANAGER  
DEVELOPER'S ADDRESS:  
5700 SW HIGHWAY 484  
OCALA, FL 34473

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

**NOTARY ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF MARION

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY RICHARD W. MCGINLEY, AS MANAGER OF 484 ROAD RUNNER RESOURCES, LLC ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
NOTARY SEAL: \_\_\_\_\_

BY: CHRISTOPHER J. HOWSON, P.S.M.  
FLORIDA REGISTERED SURVEYOR NO. LS 6553  
JCH CONSULTING GROUP, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB 8071  
426 SW 15TH STREET, OCALA, FLORIDA 34471



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
CERTIFICATE OF ACTIVATION NO. 08-0171  
CHRISTOPHER J. HOWSON, P.S.M., C.E.M., A.S.5853  
405 SW 15TH STREET, OCALA, FLORIDA 34701  
PHONE: 352.468.1882 www.JCH.com

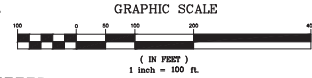
# MCGINLEY LANDING PHASE 1

(A PLANNED UNIT DEVELOPMENT)

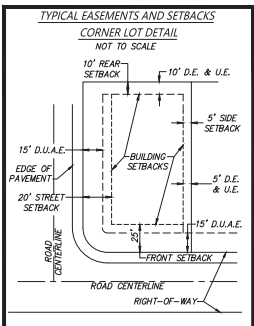
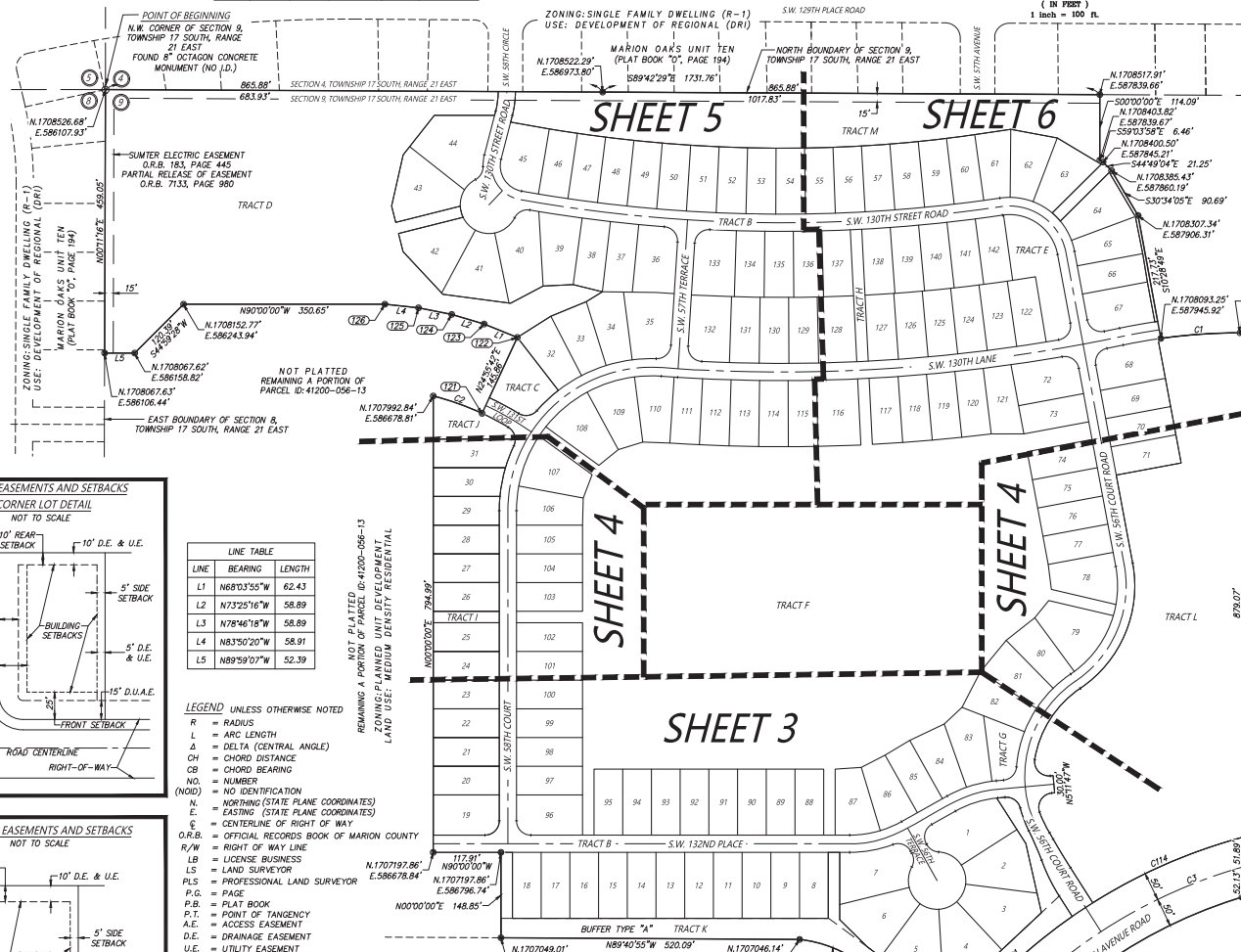
A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

PLAT BOOK     , PAGE       
SHEET 2 OF 6

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	138.35	985.00	008°02'50"	138.23	N85°58'35"E
C2	90.34	485.00	010°40'20"	90.21	S70°24'28"E
C3	270.90	900.00	017°44'47"	269.88	S65°25'28"W
C4	888.12	900.00	056°32'22"	852.52	S28°31'53"W
C114	284.60	950.00	017°09'53"	283.54	N66°19'32"E
C181	290.08	950.00	017°29'43"	288.96	N46°24'06"E

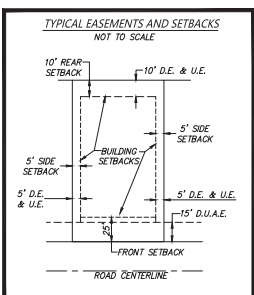


**DESCRIPTION:**  
A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 9, S.89°42'29"E, 1,731.76 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°00'00"E, 114.09 FEET; THENCE S.59°02'58"E, 6.46 FEET; THENCE S.44°49'04"E, 21.25 FEET; THENCE S.30°34'02"E, 90.69 FEET; THENCE S.10°28'49"E, 217.73 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 08°02'50" AND A CHORD BEARING AND DISTANCE OF N.85°58'35"E, 138.23 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.35 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"E, 3.43 FEET; THENCE S.00°00'24"W, 983.09 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 72°49'11" AND A CHORD BEARING AND DISTANCE OF S.38°40'18"W, 1,009.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,080.30 FEET TO THE END OF SAID CURVE; THENCE S.00°15'42"W, 332.40 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7785, PAGE 557, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID NORTH BOUNDARY, N.89°44'18"W, 100.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°54'E, 332.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 37°23'32" AND A CHORD BEARING AND DISTANCE OF N.18°57'28"E, 609.04 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 619.99 FEET TO THE END OF SAID CURVE; THENCE N.53°33'44"W, 193.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 217.08 FEET, A CENTRAL ANGLE OF 31°40'20" AND A CHORD BEARING AND DISTANCE OF S.70°24'28"E, 90.21 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.34 FEET TO THE END OF SAID CURVE; THENCE N.24°55'42"E, 145.86 FEET; THENCE N.83°50'20"W, 58.91 FEET; THENCE N.80°00'00"W, 350.65 FEET; THENCE S.44°59'28"W, 120.39 FEET; THENCE N.89°59'07"W, 52.39 FEET TO THE EAST BOUNDARY OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY, N.00°11'16"E, 459.05 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 53.28 ACRES, MORE OR LESS.

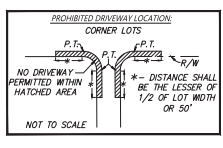


LINE	BEARING	LENGTH
L1	N68°03'55"W	62.43
L2	N73°25'16"W	58.89
L3	N78°46'18"W	58.89
L4	N83°50'20"W	58.91
L5	N89°59'07"W	52.39

- LEGEND** UNLESS OTHERWISE NOTED
- R = RADIUS
  - ARC = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - (NOD) = NO IDENTIFICATION
  - N = NORTHING (STATE PLANE COORDINATES)
  - E = EASTING (STATE PLANE COORDINATES)
  - C = CENTERLINE OF RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
  - R.W. = RIGHT OF WAY LINE
  - LB = LICENSE BUSINESS
  - LS = LAND SURVEYOR
  - PLS = PROFESSIONAL LAND SURVEYOR
  - P.G. = PAGE
  - P.B. = PLAT BOOK
  - P.T. = POINT OF TANGENCY
  - A.E. = ACCESS EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
  - AC. = ACRES
  - S.F. = SQUARE FEET
  - (NR) = NOT RADIAL
  - (8,000) = SQUARE FOOTAGE AREA
  - = PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
  - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071



POINT #	NORTHING	EASTING
121	1707962.60	586763.80
122	1708094.87	586825.27
123	1708118.19	586767.36
124	1708134.99	586710.92
125	1708146.46	586653.16
126	1708152.78	586594.59



**NOTE:** THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DETAIL NOTES AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, AND 6.





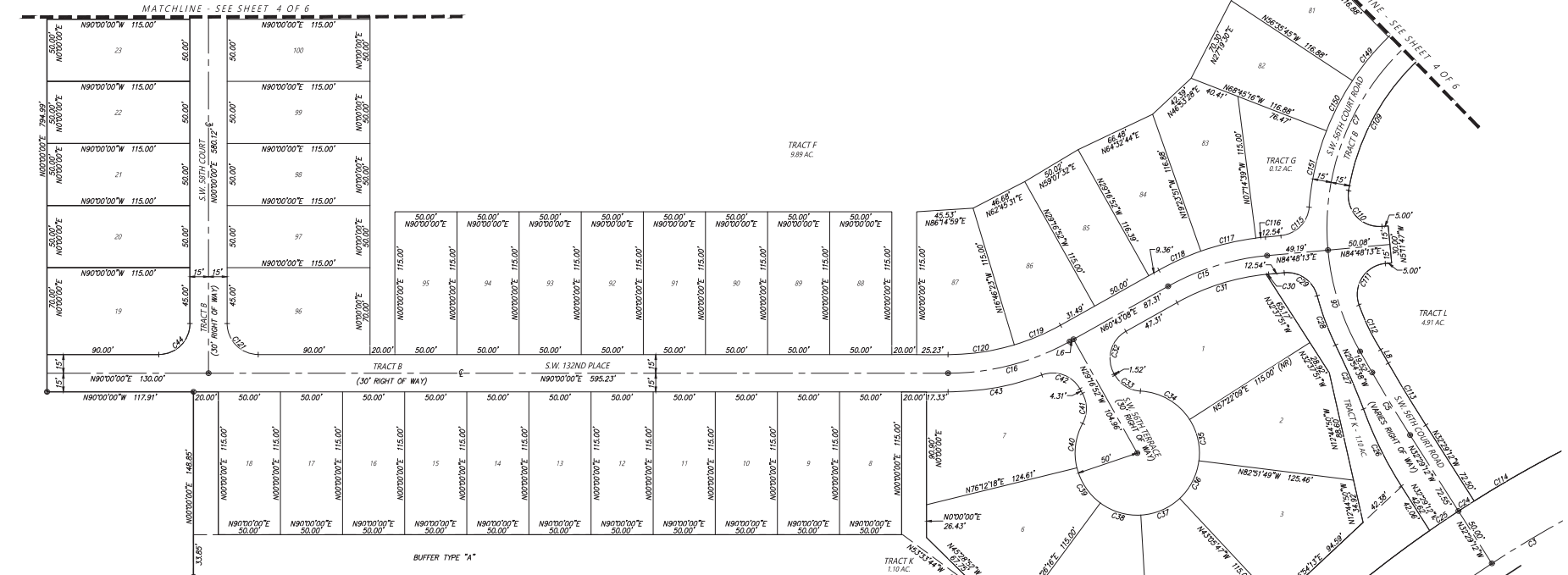
# JCH

CONSULTING GROUP, INC.  
 LAND DEVELOPMENT SURVEYING & MAPPING  
 PLANNING, ENVIRONMENTAL, GIS &  
 CERTIFICATE OF AUTHORIZATION NO. LB801  
 CHRISTOPHER J. JOHNSON, P.S.M., C.F.M., L.S.653  
 69-98 15TH STREET, COVINGTON, FLORIDA 32009  
 PHONE (352) 493-1482 www.jch3g.com

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## MCGINLEY LANDING PHASE 1 (A PLANNED UNIT DEVELOPMENT) A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 SHEET 3 OF 6

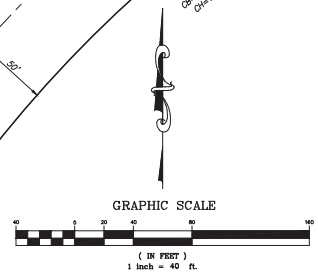


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  - AC. = ACRES
  - S.F. = SQUARE FEET
  - (NR) = NOT RADIAL
  - (S.O.) = SQUARE FOOTAGE AREA
  - = PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
  - = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH
C3	270.90	900.00	0177447"	269.88	S652528"W	C38	34.70
C4	888.12	900.00	0563222"	852.52	S283153"W	C39	34.70
C5	58.95	1311.00	0023434"	58.94	N317156"W	C40	36.90
C6	86.27	200.00	0244250"	85.60	N173313"W	C41	25.21
C7	213.79	200.00	0617451"	203.76	N252538"E	C42	35.46
C15	84.07	200.00	0240505"	83.45	N724540"E	C43	77.09
C16	102.21	200.00	0297652"	101.10	N7572134"E	C44	39.27
C24	15.00	950.00	0005471"	15.00	N577127"E	C109	151.01
C25	28.01	950.00	0014122"	28.01	N555938"E	C110	45.59
C26	69.13	313.32	0123831"	68.99	N260453"W	C111	45.59
C27	56.09	646.00	0045828"	56.07	N233759"W	C112	40.06
C28	42.51	215.00	0119747"	42.45	N202719"W	C113	58.27
C29	35.08	25.00	0802471"	32.27	N545917"W	C114	284.60
C30	2.07	185.00	0003832"	2.07	N842857"E	C115	35.08
C31	75.69	185.00	0232634"	75.17	N722624"E	C116	7.68
C32	39.27	25.00	0895959"	35.36	N154308"E	C117	45.60
C33	25.21	25.00	0574608"	24.15	N580979"W	C118	37.09
C34	47.49	50.00	0542510"	45.72	N593026"W	C119	40.39
C35	34.70	50.00	0394602"	34.01	N124450"W	C120	54.16
C36	34.70	50.00	0394602"	34.01	N270112"E	C121	39.27
C37	34.70	50.00	0394602"	34.01	N664714"E	C149	45.62
C38	34.70	50.00	0394602"	34.01	N732645"W	C150	45.62
C39	34.70	50.00	0394602"	34.01	N334043"W	C151	63.22
C40	36.90	50.00	0421658"	36.07	N072047"E	C181	290.08
C41	25.21	25.00	0574609"	24.15	N002348"W		
C42	35.46	25.00	0817544"	32.56	N695444"W		
C43	77.09	215.00	0203237"	76.68	N794342"E		
C44	39.27	25.00	0900000"	35.36	N450000"W		
C109	151.01	185.00	0464616"	146.86	N323957"E		
C110	45.59	25.00	1042836"	39.53	N425729"W		
C111	45.59	25.00	1042839"	39.53	N323333"E		
C112	40.06	185.00	0122419"	39.98	N255236"W		
C113	58.27	1296.00	0023434"	58.27	N311155"W		
C114	284.60	950.00	0170953"	281.54	N661932"E		
C115	35.08	25.00	0802421"	32.27	N443602"E		
C116	7.68	215.00	0020252"	7.68	N834647"E		
C117	45.60	215.00	0120912"	45.52	N764045"E		
C118	37.09	215.00	0095302"	37.04	N653939"E		
C119	40.39	185.00	0123030"	40.31	N665822"E		
C120	54.16	185.00	0164623"	53.96	N813649"W		
C121	39.27	25.00	0900000"	35.36	N450000"W		
C149	45.62	215.00	0120931"	45.54	N392901"E		
C150	45.62	215.00	0120931"	45.54	N277930"E		
C151	63.22	215.00	0165053"	62.99	N124918"E		
C181	290.08	950.00	0172943"	288.96	N462406"E		

LINE TABLE	
LINE	BEARING LENGTH
L1	N680355"W 62.43
L2	N732516"W 58.89
L3	N784618"W 58.89
L4	N835020"W 58.91
L5	N895907"W 52.39
L6	N604308"E 3.54
L7	N564224"W 19.15
L8	N297814"W 12.52

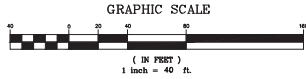
CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C150	45.62	215.00	0120931"	45.54
C151	63.22	215.00	0165053"	62.99
C181	290.08	950.00	0172943"	288.96



PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, COVINGTON, FLORIDA 32027



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CHRISTOPHER I. HOWSON, P.S.M., C.F.M., L.S. 4553  
425 SW 15TH STREET, Ocala, Florida 34471  
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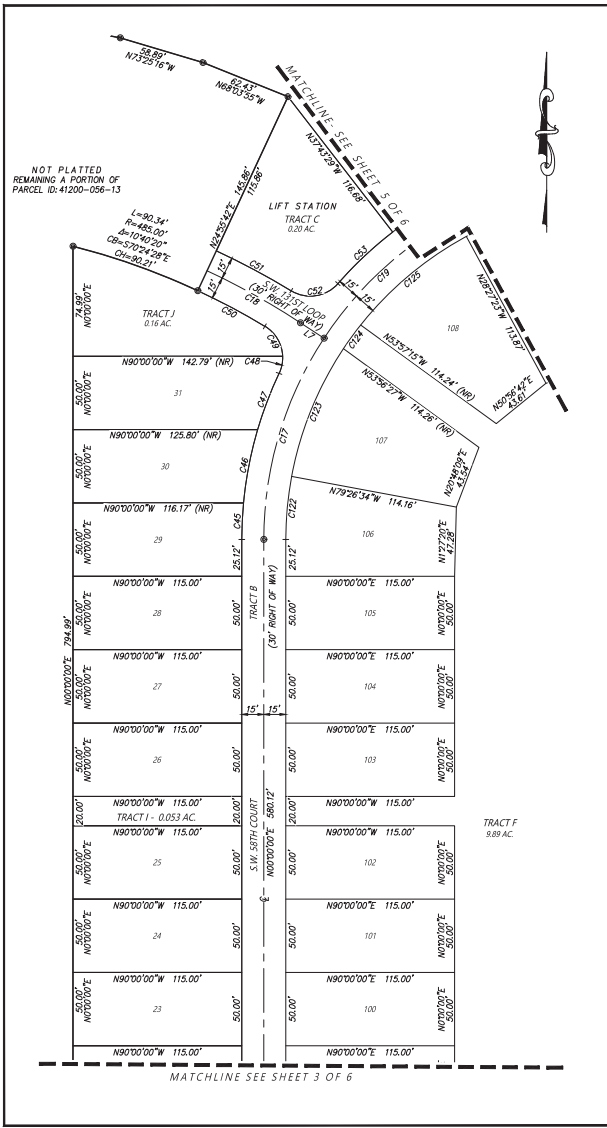
# MCGINLEY LANDING PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

NOTE:  
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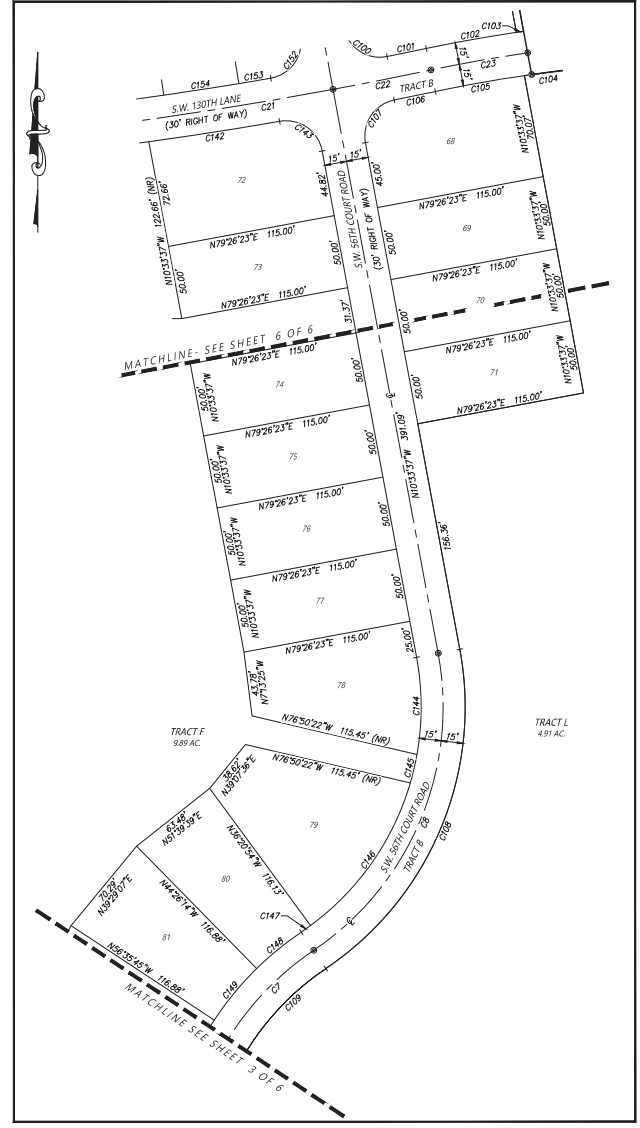
PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 4 OF 6



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	213.79	200.00	061°4'31"	203.76	N25°25'38"E
C8	232.52	200.00	066°36'41"	219.64	N22°44'44"E
C17	145.27	250.00	033°7'36"	143.23	N16°38'48"E
C18	73.00	500.00	008°21'34"	72.93	N6°53'21"W
C19	265.74	250.00	060°54'11"	253.40	N63°44'41"E
C21	708.41	2860.00	014°11'31"	706.60	N86°32'09"E
C22	68.00	2860.00	001°21'44"	68.00	N78°45'31"E
C23	67.00	1000.00	003°50'19"	66.99	N79°59'49"E
C45	24.92	265.00	005°23'14"	24.91	N02°41'37"E
C46	51.00	265.00	011°01'34"	50.92	N10°54'02"E
C47	41.08	265.00	008°52'32"	41.03	N20°51'15"E
C48	12.01	25.00	02°31'19"	11.89	N11°32'01"E
C49	24.75	25.00	056°43'34"	23.75	N30°35'25"W
C50	51.79	485.00	006°07'06"	51.77	N62°00'45"W
C51	57.90	515.00	006°26'30"	57.87	N61°51'03"W
C52	35.00	25.00	080°12'33"	32.21	N81°15'55"E
C53	51.41	265.00	011°06'53"	51.33	N46°43'05"E
C100	39.62	25.00	090°48'46"	35.61	N55°58'00"W
C101	27.29	2845.00	000°32'59"	27.29	N78°21'08"E
C102	62.37	1015.00	003°31'15"	62.36	N79°50'16"E
C103	5.00	1015.00	000°16'57"	5.00	N81°44'22"E
C104	143.31	985.00	008°20'09"	143.18	N85°49'55"E
C105	61.66	985.00	003°35'12"	61.65	N79°52'15"E
C106	28.70	2875.00	000°34'19"	28.70	N78°21'49"E
C107	38.93	25.00	089°12'35"	35.11	N34°02'41"E
C108	249.96	215.00	066°36'41"	236.12	N22°44'44"E
C109	151.01	185.00	046°46'16"	146.88	N32°39'57"E
C122	43.30	235.00	010°33'26"	43.24	N05°16'43"E
C123	94.57	235.00	023°03'23"	93.93	N22°05'07"E
C124	19.98	235.00	004°52'17"	19.97	N36°02'57"E
C125	94.58	235.00	023°03'32"	93.94	N50°00'51"E
C142	90.17	2875.00	001°47'49"	90.17	N81°07'59"E
C143	39.32	25.00	090°06'33"	35.39	N55°12'24"W
C144	66.59	185.00	020°37'20"	66.23	N00°14'57"W
C145	20.01	185.00	006°11'50"	20.00	N13°09'38"E
C146	120.74	185.00	037°23'33"	118.60	N34°57'19"E
C147	7.75	185.00	002°23'58"	7.75	N54°51'05"E
C148	39.36	215.00	010°29'18"	39.30	N50°48'25"E
C149	45.62	215.00	012°09'31"	45.54	N39°29'01"E
C152	39.62	25.00	090°48'46"	35.61	N34°50'46"E
C153	22.09	2845.00	000°26'42"	22.09	N80°28'30"E
C154	51.82	2845.00	001°02'37"	51.82	N81°13'09"E

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  - P.B. = PLAT BOOK
  - P.T. = POINT OF TANGENCY
  - A.E. = ACCESS EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
  - AC = ACRES
  - S.F. = SQUARE FEET
  - (NR) = NOT RADIAL
  - (6,000) = SQUARE FOOTAGE AREA
  - = PERMANENT REFERENCE MONUMENT
  - = FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
  - = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

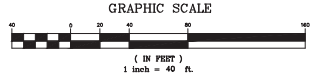
LINE TABLE		
LINE	BEARING	LENGTH
L1	N68°03'55"W	62.43
L2	N73°25'16"W	58.89
L3	N78°46'18"W	58.89
L4	N83°50'20"W	58.91
L5	N89°59'07"W	52.39
L6	N60°43'08"E	3.54
L7	N56°42'24"W	19.15
L8	N29°18'14"W	12.52



PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, Ocala, Florida 34471



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT & SURVEYING  
PLANNING, ENVIRONMENTAL, GIS  
CERTIFICATE OF REGISTRATION NO. 18801  
CHRISTOPHER J. HOWSON, P.S.M., C.E.M., L.S. 6553  
40 S.W. 15TH STREET, OCALA, FLORIDA 34747  
PHONE: 352.406.1882 www.JCH.com



# MCGINLEY LANDING PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

NOTE:  
THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS, FOR DEDICATION, NOTES AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, AND 6.

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 5 OF 6

- LEGEND** UNLESS OTHERWISE NOTED
- R = RADIUS
  - L = ARC LENGTH
  - A = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - DB = CHORD BEARING
  - NO. = NUMBER
  - (NOID) = NO IDENTIFICATION
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING (STATE PLANE COORDINATES)
  - C = CENTERLINE OF RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
  - R/W = RIGHT OF WAY LINE
  - LB = LICENSE BUSINESS
  - LS = LAND SURVEYOR
  - PLS = PROFESSIONAL LAND SURVEYOR
  - P.G. = PAGE
  - P.B. = PLAT BOOK
  - P.T. = POINT OF TANGENCY
  - A.E. = ACCESS EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - D.U.A.C. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
  - AC. = ACRES
  - S.F. = SQUARE FEET
  - (NR) = NOT RADIAL
  - (SQU) = SQUARE FOOTAGE AREA
  - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
  - = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N88°15'55"W	62.43
L2	N73°25'16"W	58.89
L3	N78°46'18"W	58.89
L4	N83°50'20"W	58.91
L5	N89°59'07"W	52.39
L6	N60°3'08"E	3.54
L7	N56°42'24"W	19.15
L8	N29°18'14"W	12.52

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C10	547.69	2600.00	012°04'10"	546.68	N87°35'49"E
C11	294.02	2600.00	006°28'45"	293.86	N83°07'43"W
C12	34.89	60.00	033°19'02"	34.40	N63°13'48"W
C13	63.91	60.00	061°02'02"	60.94	N16°03'16"W
C14	38.05	150.75	014°27'45"	37.95	N07°13'53"E
C17	145.27	250.00	033°17'36"	143.23	N16°38'48"E
C18	73.00	500.00	008°21'54"	72.93	N60°53'21"W
C19	265.74	250.00	060°54'11"	253.40	N63°44'41"E
C20	28.18	2860.00	000°33'53"	28.18	N86°05'09"W
C21	708.41	2860.00	014°11'31"	706.60	N86°32'09"E
C48	12.01	25.00	027°31'19"	11.89	N11°32'01"E
C49	24.75	25.00	056°43'34"	23.75	N30°35'25"W
C50	51.79	485.00	006°07'06"	51.77	N62°00'45"W
C51	57.90	515.00	006°26'30"	57.87	N61°51'03"W
C52	35.00	25.00	080°2'33"	32.21	N81°55'59"E
C53	51.41	265.00	011°06'53"	51.33	N46°43'06"E
C54	48.00	265.00	010°22'44"	47.94	N57°23'53"E
C55	46.41	265.00	010°02'02"	46.35	N67°40'17"E
C56	46.41	265.00	010°02'02"	46.35	N77°42'19"E
C57	41.91	265.00	009°03'40"	41.86	N87°15'10"E
C58	38.46	25.00	088°09'06"	34.78	N47°42'27"E
C59	38.89	25.00	089°07'55"	35.09	N40°56'03"W
C60	44.66	2615.00	000°58'43"	44.66	N85°00'39"W
C61	49.62	2615.00	001°05'14"	49.62	N83°58'41"W
C62	49.62	2615.00	001°05'14"	49.62	N82°53'27"W
C63	76.37	2615.00	001°40'24"	76.37	N81°30'36"W
C64	15.75	2615.00	000°20'43"	15.75	N80°30'05"W
C65	31.85	25.00	072°59'37"	29.74	N63°10'28"E
C66	45.21	50.00	051°48'06"	43.68	N52°34'42"E
C67	34.70	50.00	039°45'34"	34.00	N81°38'28"W
C68	31.52	50.00	036°07'12"	31.00	N43°42'05"W
C69	20.14	50.00	023°04'26"	20.00	N14°06'16"W
C70	29.76	50.00	034°06'19"	29.32	N14°29'07"E
C71	26.46	50.00	030°19'34"	26.16	N46°42'03"E
C72	27.52	25.00	063°04'39"	26.15	N30°19'31"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C73	20.52	75.00	015°40'33"	20.46	N06°37'29"E
C74	34.33	135.75	014°29'28"	34.24	N07°13'02"E
C75	41.75	165.75	014°25'59"	41.64	N07°14'46"E
C76	74.10	45.00	094°21'04"	66.01	N32°42'07"W
C77	29.85	2585.00	000°39'42"	29.85	N80°13'11"W
C78	51.91	2585.00	001°09'02"	51.91	N81°07'33"W
C79	51.91	2585.00	001°09'02"	51.91	N82°16'39"W
C80	51.91	2585.00	001°09'02"	51.91	N83°25'37"W
C81	51.91	2585.00	001°09'02"	51.91	N84°34'39"W
C82	51.91	2585.00	001°09'02"	51.91	N85°43'41"W
C83	51.91	2585.00	001°09'02"	51.91	N86°52'43"W
C84	51.91	2585.00	001°09'02"	51.91	N88°01'45"W
C85	51.91	2585.00	001°09'02"	51.91	N89°10'46"W
C86	51.91	2585.00	001°09'02"	51.91	N89°40'12"E
C124	19.88	235.00	004°52'17"	19.97	N36°02'57"E
C125	94.58	235.00	023°03'30"	93.94	N50°00'51"E
C126	87.12	235.00	021°14'27"	86.62	N72°09'50"E
C127	46.81	235.00	011°24'43"	46.73	N86°29'25"E
C128	22.39	2875.00	000°26'46"	22.39	N86°01'36"W
C129	5.94	2875.00	000°07'06"	5.94	N86°18'32"E
C130	43.71	2875.00	000°52'16"	43.71	N86°48'14"W
C131	49.65	2875.00	000°59'22"	49.65	N87°44'03"W
C132	49.65	2875.00	000°59'22"	49.65	N88°43'25"W
C133	49.65	2875.00	000°59'22"	49.65	N89°42'48"W
C134	49.65	2875.00	000°59'22"	49.65	N89°17'50"E
C162	51.82	2845.00	001°02'37"	51.82	N89°14'21"E
C163	51.82	2845.00	001°02'37"	51.82	N89°43'02"W
C164	51.82	2845.00	001°02'37"	51.82	N88°40'24"W
C165	48.20	2845.00	000°58'14"	48.20	N87°39'59"W
C166	39.62	2845.00	000°48'46"	35.61	N41°46'29"W
C167	38.89	25.00	089°07'55"	35.09	N48°11'52"E
C168	46.43	2615.00	001°05'14"	46.43	N87°44'42"W
C169	49.62	2615.00	001°05'14"	49.62	N88°47'09"W
C170	49.62	2615.00	001°05'14"	49.62	N89°53'04"W
C171	49.62	2615.00	001°05'14"	49.62	N89°11'42"E

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NOT PLATTED  
REMAINING A PORTION OF  
PARCEL ID: 41200-056-13

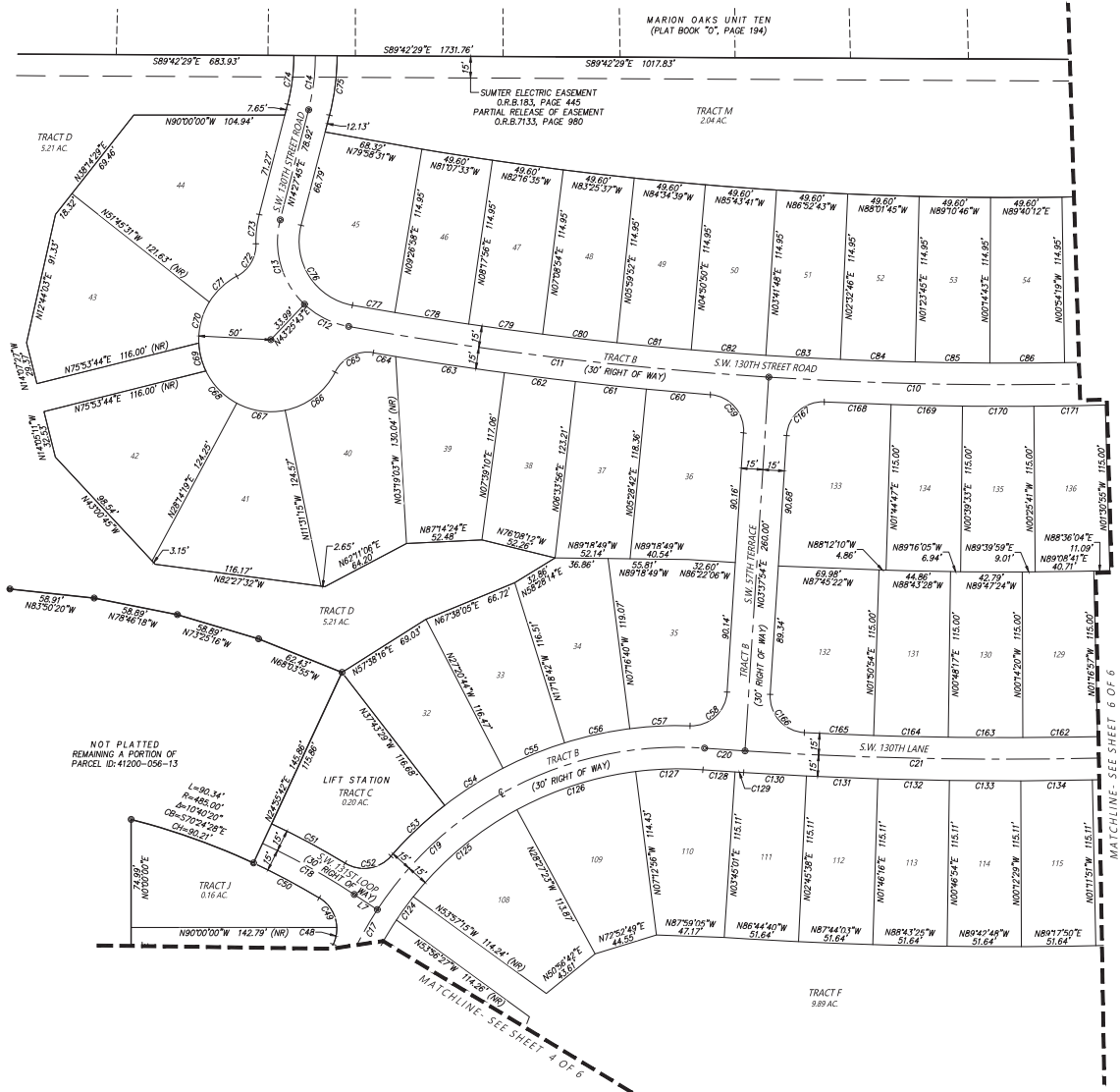
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TRACT J  
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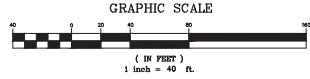
MATCHLINE - SEE SHEET 6 OF 6

MATCHLINE - SEE SHEET 4 OF 6





**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT & SURVEYING, MAPPING,  
 PLANNING, ENVIRONMENTAL, G.I.S.  
 CERTIFICATE OF AUTHORIZATION NO. EB0019  
 CHRISTOPHER J. HOWSON, P.E., C.E.M., L.S. 6583  
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 PHONE: 352.406.1882 www.JCH.com

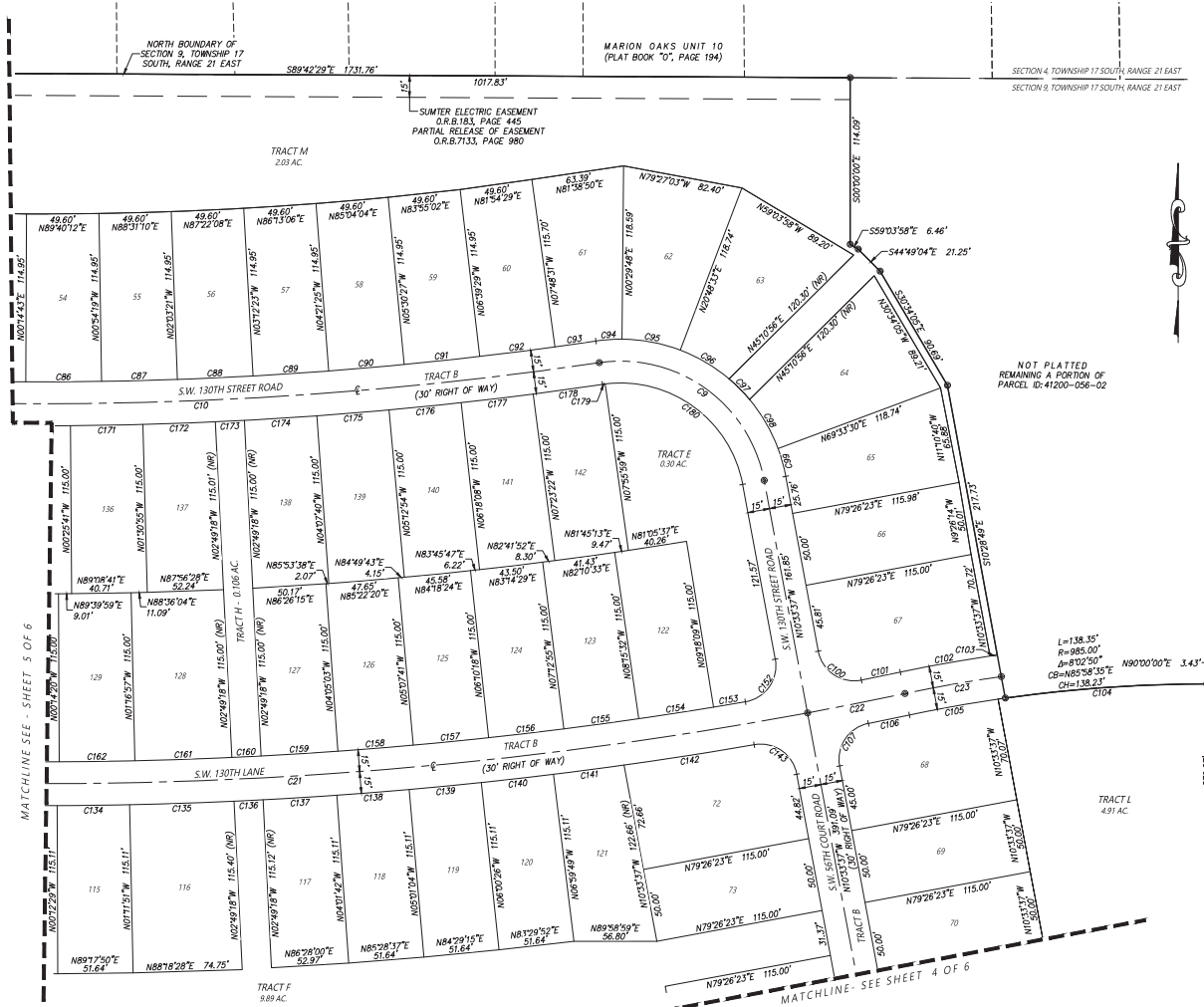


# MCGINLEY LANDING PHASE 1

(A PLANNED UNIT DEVELOPMENT)  
 A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

NOTE:  
 THIS PLAT IS 6 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, AND 6.

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



**LEGEND** UNLESS OTHERWISE NOTED

- R = RADIUS
- L = ARC LENGTH
- A = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- (NOID) = NO IDENTIFICATION
- N. = NORTHING (STATE PLANE COORDINATES)
- E. = EASTING (STATE PLANE COORDINATES)
- LS = LAND SURVEYOR
- O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
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LINE	BEARING	LENGTH
L1	N68°03'55"W	62.43
L2	N73°25'16"W	58.89
L3	N78°46'18"W	58.89
L4	N83°50'20"W	58.91
L5	N89°59'07"W	52.39
L6	N60°43'08"E	3.54
L7	N56°42'24"W	19.15
L8	N29°18'14"W	12.52

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	153.38	100.00	087°52'39"	138.78	N54°29'56"W
C10	547.69	2600.00	012°04'10"	546.68	N87°35'49"E
C21	708.41	2860.00	01411'31"	706.60	N86°32'09"E
C22	68.00	2860.00	00121'44"	68.00	N78°45'31"E
C23	67.00	1000.00	00350'19"	66.99	N79°59'49"E
C86	51.91	2585.00	00199'02"	51.91	N89°40'12"E
C87	51.91	2585.00	00199'02"	51.91	N88°31'10"E
C88	51.91	2585.00	00199'02"	51.91	N87°22'08"E
C89	51.91	2585.00	00199'02"	51.91	N86°13'06"E
C90	51.91	2585.00	00199'02"	51.91	N85°04'04"E
C91	51.91	2585.00	00199'02"	51.91	N83°55'02"E
C92	51.91	2585.00	00199'02"	51.91	N82°46'00"E
C93	28.38	2585.00	00037'45"	28.38	N81°37'07"E
C94	17.93	115.00	00856'04"	17.91	N80°28'05"E
C95	40.77	115.00	02018'44"	40.56	N79°20'50"E
C96	38.91	115.00	01923'05"	38.72	N59°23'55"W
C97	20.03	115.00	00958'37"	20.00	N44°49'04"W
C98	38.91	115.00	01923'15"	38.73	N30°08'08"W
C99	19.83	115.00	00952'54"	19.81	N15°03'03"W
C100	39.62	25.00	090°48'46"	35.61	N55°58'00"W
C101	27.29	2845.00	00032'59"	27.29	N78°21'08"E
C102	62.37	1015.00	00331'15"	62.36	N79°59'16"E
C103	5.00	1015.00	00016'57"	5.00	N81°44'22"E
C104	143.31	985.00	00820'09"	143.18	N85°49'55"E
C105	61.66	985.00	00335'12"	61.65	N79°52'15"E
C106	28.70	2875.00	00034'19"	28.70	N78°21'49"E
C107	38.93	25.00	089°12'35"	35.11	N34°02'41"E
C134	49.65	2875.00	00059'22"	49.65	N89°17'50"E
C135	71.49	2875.00	00125'29"	71.49	N88°05'24"E
C136	20.00	2875.00	00023'55"	20.00	N87°10'42"E
C137	50.55	2875.00	00100'27"	50.55	N86°28'32"E
C138	49.65	2875.00	00059'22"	49.65	N85°28'37"E
C139	49.65	2875.00	00059'22"	49.65	N84°29'15"E
C140	49.65	2875.00	00059'22"	49.65	N83°29'52"E
C141	48.76	2875.00	00058'18"	48.75	N82°31'02"E
C142	90.17	2875.00	00147'49"	90.17	N81°07'59"E
C143	39.32	25.00	090°06'33"	35.39	N55°12'24"W
C152	39.62	25.00	090°48'46"	35.61	N34°50'46"E
C153	22.09	2845.00	00026'42"	22.09	N80°28'30"E
C154	51.82	2845.00	00102'37"	51.82	N81°13'09"E
C155	51.82	2845.00	00102'37"	51.82	N81°10'47"E
C156	51.82	2845.00	00102'37"	51.82	N83°18'24"E
C157	51.82	2845.00	00102'37"	51.82	N84°21'01"E
C158	51.82	2845.00	00102'37"	51.82	N85°23'38"E
C159	52.70	2845.00	00103'41"	52.70	N86°26'47"E
C160	20.00	2845.00	00024'10"	20.00	N87°10'42"E
C161	66.42	2845.00	00120'15"	66.42	N88°02'55"E
C162	51.82	2845.00	00102'37"	51.82	N89°14'21"E
C171	49.62	2615.00	00125'14"	49.62	N89°01'42"E
C172	49.62	2615.00	00125'14"	49.62	N87°56'28"E
C173	20.00	2615.00	00026'18"	20.00	N87°10'42"E
C174	49.62	2615.00	00125'14"	49.62	N86°24'54"E
C175	49.62	2615.00	00125'14"	49.62	N85°19'43"E
C176	49.62	2615.00	00125'14"	49.62	N84°14'29"E
C177	49.62	2615.00	00125'14"	49.62	N83°09'15"E
C178	47.84	2615.00	00125'54"	47.84	N82°05'11"E
C179	1.97	85.00	00119'34"	1.97	N82°13'32"E
C180	128.40	85.00	086°33'04"	116.54	N53°50'09"W

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MATCHLINE SEE SHEET 5 OF 6

MATCHLINE SEE SHEET 4 OF 6