



SUBMITTAL SUMMARY REPORT 32503

PLAN NAME: OAK TRACE VILLAS PHASE 2

LOCATION: 10476 SW 84TH CT
OCALA,

APPLICATION DATE: 02/19/2025

PARCEL: 3501-100-015

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Melinda Clemons	Rogers Engineering & Land Surveying, LLC
Applicant	Rodney Rogers	Rogers Engineering
Engineer of Record	Melinda Clemons	Rogers Engineering & Land Surveying, LLC
Engineer of Record	Rodney Rogers	Rogers Engineering

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/21/2025	10/28/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/04/2025	12/11/2025	01/08/2026	Requires Re-submit
OCE: Plan Review (DR) v.	01/15/2026	01/23/2026	02/24/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/28/2025	11/11/2025	Approved
<i>Comments</i>	INFO 2.14.1.A - Master Plan submitted (for phased subdivisions) A Master Plan needs to be submitted. YES 6.4.3.J - Legal description matches boundary on plan YES 2.12.22 - All lots identified YES 2.18.2.1 - Roads show connectivity YES 2.12.28 - Correct road names supplied The road names were assigned on the Major Site Plan, but they did not label any roads on this prelim. Added labels to Sheet SH 2. YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County YES 6.2.1.F - North arrow and graphic drawing and written scale YES Additional 911 comments Sheets SH1 and SH 2 both need the plat name corrected in the Title Bar from Oak Trace Villas to Oak Trace Villas Phase 2.			

Environmental Health (Plans) (Environmental Health)		10/28/2025	11/11/2025	Approved
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<i>Comments</i>	YES Central Sewer Central Sewer INFO Lot Size Proposed lot sizes are too small for septic systems. Must be on central sewer/central water N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Proposed lot sizes are too small for septic systems. Must be on central sewer/central water			
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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/28/2025	11/11/2025	Requires Re-submit
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<i>Comments</i>	Land Use: Rejected INFO 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? COM/B-4/R-PUD for condominium-style ownership (see Phase 1) not individual platted lots. N/A 2.12.4.L(3) - All applicable Developer's Agreements listed? N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note? YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided? N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct? N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified? N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max? N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent? N/A 3.3.3.A.(2)(b)2 - Hamlet Complies with annual lot count? N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided? N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided? N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered? N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met?			
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N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met?
N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
NO 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided?
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?] Project is under construction at this time.
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
INFO 6.12.2.A - [Local Road right-of-Way Provided?] If an R-PUD/PUD Amendment is obtained to enable this proposed plat, the plat will need to ensure access to all three phases of the project are eligible for use of the access roads/driveways in order to maintain two means of ingress/egress for the overall project.
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
INFO 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?] If an R-PUD/PUD Amendment is obtained to enable this proposed plat, the plat will need to ensure access to all three phases of the project are eligible for use of the access roads/driveways in order to maintain two means of ingress/egress for the overall project.
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Deferral provided on Cover Sheet.
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
NO Additional Planning Items: The Oak Trace R-PUD provided for a residential multiple-family development to be established in a condominium form. The existing initial Phase 1 of the R-PUD reflects this method. Proceeding with such an alternative design would require obtaining an R-PUD Amendment by submitting a PUD Rezoning Application to Amend the existing R-PUD. That process would require proceeding through a minimum of two public hearings that would require due public notice of the request in the form of a newspaper advertise, posting of signs on site, and surrounding property owner notices.

Zoning: Rejected

NO 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 Initial review: The proposed fee simple lots in this preliminary plat do not satisfy the zoning standards under the approved RPUD zoning district for this property. The housing units will need to be built as condos OR the RPUD will need to be amended to allow for fee simple lots.

This item will remain as [NO] until this inconsistency is resolved.

10/30 Project remains inconsistent with RPUD standards, see 1985 RPUD in supplemental. There is a note which lays out standards that are not being met, see setbacks from lotlines/easements specifically.

YES 2.12.4.C -Owner and applicants name

INFO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Initial review: Please provide the existing future land use and zoning information required for final plat certification. The County's LDC on technical standards for final plat certification require that the plat provide the following information:

"The existing future land use designation and zoning classification of the subject property and adjoining properties at the time of approval by the Board. This information may be provided graphically using the location sketch, on the individual sheets best representing the subject and adjoining properties, and/or in a text form as referenced in Section 6.3.1.C(15)(a)."

YES 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 Initial review: (1) 2.12.4.L(4)(c) - Provide the special use exception case number and resolution that allows for zoning designation R-PUD.

(2) 2.12.4.L(4)(d) - List the zoning requirements allowed under the approved R-PUD.

YES 2.12.4.L(6) - Acreage of tract

YES 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Initial review: Provide lot typicals showing dimensions for setbacks, easements, and any proposed improvements.

YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications

YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Initial review: Show the lot area in square feet.

NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Initial review: LDC Sections 2.11.1 and 2.12.24 indicates that preliminary plats must show location and dimensions of require land use buffering. Review LDC Sec. 6.8.6 provide the appropriate buffers based on the existing land uses on adjacent property.

10/30 current LDC requires Type-D buffer where multifamily abuts single-family development.

INFO 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments Initial review: Please verify if the Applicant has any requested and/or approved waivers. If yes, list the information stated in 2.12.4.K on the title sheet. If no, please state in your comment response letter that no waivers are requested/approved at this time.

YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc... Initial review: Staff acknowledges that the proposed use is listed as Townhomes. Please provide additional information listed under Sec 2.12.21: "Listing of land uses giving general purpose of and character of the proposed development, acreage, of open space, Marion Friendly Landscape Areas, parks, recreation areas and natural areas to be retained." For example, is a clubhouse/pool to be provided, usable open space/parks, drainage retention areas?

INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Defer to Marion County Utilities.

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YES 2.12.4.L(5) - Show environmentally sensitive areas and flood plain
 INFO 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 aeriels, LANDSAT map in planning and Natural areas inventory to verify.
 Initial Review: The environmental assessment provided is older than 2 years and therefore is outdated. To move forward, there are two options:

- (1) Provide a new environmental assessment consistent with Sec. 6.5.4; or
- (2) Provide an exemption request consistent with Sec. 6.5.3 and 6.5.4.

Staff will transmit the old and new document to Florida Fish and Wildlife Conservation for their review once Staff receives th
 INFO 4.4.4 - Provision for subdivision signs Initial review: Will there be a subdivision sign?

YES 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation)
 N/A 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks. Initial review: Not applicable - note 2 on title sheet: The permitting and construction of the lot improvements shall be by the owners. no other improvements are proposed for this plat.
 YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
 INFO Additional Zoning comments Initial review: Please state the nature of the proposed tracts A-F listed on title sheet. E.g., circulation, drainage retention area, etc.

Should you wish to discuss these comments you can contact me at erik.kramer@marionfl.org

 Landscape (Plans) (Parks and Recreation) 10/28/2025 11/11/2025 Requires Re-submit

 Comments N/A 2.12.18 - All trees 10" DBH and larger
 N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone
 N/A 6.8.4 - Landscape area requirements for non-residential development
 N/A 6.8.5 - Landscape area requirements for residential and mixed use developments
 NO 6.8.6 - Buffers South Buffer adjacent to SFR shall be Type D - 20' width with a wall
 N/A Additional Landscape comments

 OCE Design (Plans) (Office of the County Engineer) 10/28/2025 11/11/2025 Approved

 Comments YES 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot) 10/23/25-fee due with resubmittal
 N/A Traffic study / methodolgy fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.
 N/A 2.17.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department
 N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC
 N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC
 N/A 2.1.3 - Order of plan approval
 YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
 YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions
 YES 2.12.4.A - Type of application
 YES 2.12.4.B - Project name centered at top of front page
 YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
 YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan
 YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
 INFO 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval
 YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. 10/23/25-Corrected
 YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township
 YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp
 YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering
 INFO 2.12.4.K - List of approved waivers, conditions, date of approval 2/20/25-add waivers if requested in future
 YES 2.12.4.L(1) - Parcel number
 YES 2.12.7 - Digital version of plan
 INFO 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
 INFO 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
 YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
 YES 6.2.1.B - Plans shall be legible and meet typical industry standards
 YES 6.2.1.C - Standardized sheet size shall be 24" x 36"
 YES 6.2.1.F - North arrow, graphic drawing, & written scale
 INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
 INFO Additional Development Review Comments 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. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

 OCE Property Management (Plans) (Office of the County Engineer) 10/28/2025 11/11/2025 Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		10/28/2025	11/11/2025	Approved
<p><i>Comments</i></p> <p>INFO Preliminary Plat Checked Sunbiz and project list. HR 2-20-25 // EMW 10.27.25 IF APPLICABLE: Sec. 2.18.1.1 - 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]."</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/28/2025	11/11/2025	Requires Re-submit
<p><i>Comments</i></p> <p>NO 2.12.8 - Topographical Contours LDC requires that one-foot contours extend 100 feet beyond the project boundary. Per the revised survey, the contours only appear to extend 50' beyond the site boundary. N/A 2.12.9/10 - Existing Drainage Right-of-Way/Easements INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW. YES 2.12.13/14/15 - General Exhibits N/A 2.12.19 - Existing Drainage Improvements INFO 2.12.19 - Proposed Drainage Improvements Stormwater system approved under AR 24826 INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Stormwater improvements must be in place to support each phase of development at time of phase completion. INFO 2.12.22 - Stormwater Tract/Right-of-Way Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW. INFO 2.12.32 - Stormwater Analysis Map Stormwater system approved under AR 24826 YES 2.12.38 - Stormwater Maintenance Entity INFO 6.13 - Stormwater Management Stormwater system approved under AR 24826 YES 6.10 - Karst Topography and High Recharge Areas INFO Additional Stormwater comments 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.</p>				

SUBMITTAL SUMMARY REPORT (32503)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		10/28/2025	11/11/2025	Approved

Comments

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 DETAILSADDITIONAL INFO

- YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
- YES 6.2.1.E - Provide drawing legend
- YES 6.2.1.F - Provide north arrow and graphic drawing and written scale
- YES 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old
- YES 6.4.3.B - Provide lot and tract areas and dimensions
- YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations
- YES 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
- YES 6.4.3.E - Locate and identify all easements
- YES 6.4.3.F - The location of the existing one percent (100-year) flood plain
- YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS
- YES 6.4.3.H - Provide a current topographic survey
- YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply
- YES 6.4.3.J - Metes and bounds description legal description
- YES 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted
- YES 6.4.3.L - Show all apparent means of access on site to adjoining properties
- YES 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities
- N/A Additional Survey comments

OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/28/2025	11/11/2025	Approved
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Comments

YES 2.12.9 - Location and dimensions of streets and right-of-way
 YES 2.12.20 - Phases of development 3/6/25 - Show other phases of development for coordination purposes.
 N/A 2.12.38 - Maintenance of improvements
 YES 2.17.2.I - Road geometrics 3/6/25 - Road geometrics are required and must reflect adherence to roadway design standards.
 YES 6.2.1.E - Drawing legend
 YES 6.11.3 - Traffic Impact Analysis 3/6/25 - No traffic impact information provided.
 YES 6.11.4 - Access management 3/6/25 - 24' wide paved cross-access required parallel to SW 103rd St Rd.
 YES 6.11.5.D - Residential driveway requirements 3/6/25 - Driveway needs to be precisely defined.
 YES 6.12.2 - Right-of-way 3/6/25 - Right-of-way needs to be defined and / or explained.
 YES 6.12.9 - Subdivision roads and related infrastructure 3/6/25 - Roadway(s) not defined or indicated as being designed, paved, and constructed to County specifications. Dead-end roads shall have a cul-de-sac at terminal end.
 YES 6.12.10 - Intersection layout 3/6/25 - Intersections not clearly defined.
 N/A 6.12.11 - Turn lanes
 YES 6.12.12 - Sidewalks 3/6/25 - Sidewalks are required along SW 103rd St Rd and along one side of internal streets.
 N/A Additional Traffic comments

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		10/28/2025	11/11/2025	Requires Re-submit
<i>Comments</i>	<p>INFO 6.14.2 - Connection Requirements 10/28/2025 – The parcel is served by Marion County Utilities (MCU) for both water and sewer. Major Site Plan for Oak Trace Villas, Phase 2 - AR# 24826 was approved in March 2021, and water and wastewater construction was completed in 2022. Phase 2 is served by the MCU water main and exclusively by MCU gravity sewer, which flows to Oak Trace Villa's Phase 1's lift station (OKT-001).</p> <p>NO 6.14.5 - Submittal Requirements 10/28/2025 – Existing MCU infrastructure, including water plants, easements, and tract locations, must be shown on the plans to ensure the preliminary plat aligns with previously installed infrastructure within this phase. Phase 1 installed infrastructure within the plat location of phase 2.</p> <p>NO 6.14.9 - Transfer of Facilities to Marion County Utilities 10/28/2025 Marion County Utilities (MCU) requests the Bill of Sale, as well as PDF and CAD as-builts, for the Major Site Plan Oak Trace Villas, Phase 2 – AR# 24826. The Bill of Sale documents will be uploaded to the supplemental folder for completion. Please return all completed documents and files to Heather.Proctor@marionfl.org</p> <p>N/A 6.15.2 - Decentralized Systems</p> <p>N/A 6.15.9 - Wellfields and Water Supply</p> <p>N/A 6.15.10 - Water Treatment Plants</p> <p>N/A 6.16.2 - Decentralized Systems</p> <p>N/A 6.16.5 - Wastewater Pump Stations</p> <p>N/A 6.17.6 - Non-Residential Irrigation Wells</p> <p>N/A 6.17.7 - On-Site Storage</p> <p>N/A 7.2.14 - Water Wells</p> <p>N/A 7.2.16 - Lift Stations Site feeds to Oak Trace Villas - Phase 1 (OKT-001)</p> <p>N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities 10/29/25 No fee for this review. 2.20.25 - Review fee charged of \$130.00. Utilities Plan Review Fee: Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32503</p> <p>N/A Project is located within other private or municipal utility service area.</p> <p>N/A Additional Utilities comments</p>			

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/11/2025	12/09/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/11/2025	12/23/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	12/11/2025	12/11/2025	Requires Re-submit
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - see landscape comments regarding expired major site plan.			
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Not Resolved) - The plan shows an 18' utility easement from face of building to edge of pavement, not meeting minimum spacing.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/11/2025	12/09/2025	Requires Re-submit
<i>Comments</i>	Buffer waiver approved 9/20 with major site plan - Major site plan is expired 2/22/2023 Please contact Development Review			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/11/2025	01/08/2026	Approved

SUBMITTAL SUMMARY REPORT (32503)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/11/2025	12/10/2025	Informational

Comments

IF APPLICABLE:

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]."

-EMW 12.10.25

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/11/2025	12/08/2025	Approved
<i>Recommendations</i>	2.12.9/10 <input type="checkbox"/> Proposed Drainage Right of Way/Easements - Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.			
<i>Recommendations</i>	2.12.22 - Stormwater Tract/Right-of-Way - Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.			
<i>Recommendations</i>	Additional Stormwater comments - 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/11/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/11/2025	12/05/2025	Approved

SUBMITTAL SUMMARY REPORT (32503)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	12/11/2025	12/22/2025	Approved
<i>Comments</i> Project is served by Marion County Utilities water and wastewater.				
OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	01/23/2026	01/20/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/23/2026	01/15/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	01/23/2026	02/24/2026	Approved
<i>Corrections</i> 2.1.3 - Order of plan approval and consistency (Resolved) - The plan shows an 18' from face of building to edge of pavement, not meeting minimum spacing. A PUD modification would be required.				
<i>Corrections</i> 2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - see landscape comments regarding expired major site plan.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/23/2026	01/16/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	01/23/2026	02/23/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		01/23/2026	01/28/2026	Informational
<i>Comments</i> IF APPLICABLE: 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]."				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	01/23/2026	01/20/2026	Approved
<i>Recommendations</i> 2.12.9/10 <input type="checkbox"/> Proposed Drainage Right of Way/Easements - Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.				
<i>Recommendations</i> 2.12.22 - Stormwater Tract/Right-of-Way - Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.				
<i>Recommendations</i> Additional Stormwater comments - 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.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/23/2026	01/20/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/23/2026	01/15/2026	Approved

SUBMITTAL SUMMARY REPORT (32503)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/23/2026	01/22/2026	Approved
<i>Comments</i>	Project is served by Marion County Utilities water and wastewater. Major Site Plans associated with the Development - 24826 and 29214			

A PRELIMINARY PLAT for OAK TRACE VILLAS PHASE 2 SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA



SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA
LOCATION MAP

SHEET No.	CONTENTS
CO01	TITLE SHEET
CO02	KEY MAP
CO03	DETAIL SHEET
CO04	DETAIL SHEET
CO05	DETAIL SHEET

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, ALSO BEING A PART OF TRACT "A", KINGSLAND COUNTRY ESTATES, UNIT 1, AS RECORDED IN PLAT BOOK "1", PAGES 3 THROUGH 6, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE S89°12'16"W ALONG THE SOUTHERLY LINE OF SAID TRACT "A", A DISTANCE OF 2016.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°12'16"W ALONG SAID SOUTHERLY LINE, 998.32 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, PROCEED N44°14'01"E, 108.09 FEET; THENCE N00°48'24"W, 112.18 FEET; THENCE N89°11'30"E, 104.74 FEET; THENCE N00°48'24"W, 192.14 FEET; THENCE N42°50'42"E, 15.59 FEET; THENCE N89°51'41"E, 800.10 FEET; THENCE N00°09'40"W, 200.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 103th STREET ROAD (aka. HAWKAW BOULEVARD) (500 FEET WIDE), ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1450.00 FEET AND A CENTRAL ANGLE OF 17°15'50"; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 436.80 FEET (CHORD BEARING AND DISTANCE OF S81°27'00"E, 435.16 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S17°11'11"W, 199.76 FEET; THENCE N89°42'29"W, 151.68 FEET; THENCE S00°05'27"E, 14.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 129.20 FEET AND A CENTRAL ANGLE OF 89°34'38"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 202.28 FEET (CHORD BEARING AND DISTANCE OF S44°52'22"W, 182.40 FEET); THENCE S89°51'41"W, 103.58 FEET; THENCE S00°58'18"E, 190.24 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THE FOLLOWING DESCRIBED LAND BEING PART OF TRACT "A", UNIT #1 KINGSLAND COUNTRY ESTATES AS FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLAT BOOK "1", PAGES 3-6, LOCATED IN SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, IN MARION COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "A", UNIT #1 KINGSLAND COUNTRY ESTATES AS FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLAT BOOK "1", PAGES 3-6; THENCE S89°12'16"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF SECTION 25 A DISTANCE OF 2358.31 FEET; THENCE N00°47'44"W A DISTANCE OF 103.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°47'44"W A DISTANCE OF 90.00 FEET; THENCE N89°12'16"E A DISTANCE OF 85.00 FEET; THENCE S00°47'44"E A DISTANCE OF 90.00 FEET; THENCE S89°12'16"W A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

LIST OF UTILITY PROVIDERS:

WATER & SEWER SERVICES: MARION COUNTY UTILITIES
 ELECTRIC: SECO ENERGY
 CABLE SERVICES PROVIDED AT R/W
 TELECOMMUNICATION SERVICES PROVIDED AT R/W

NOTES:

1. THIS PROPOSED SUBDIVISION CONTAINS 66 LOTS, 17 TRACTS, 0.27 MILES OF PRIVATE ROADWAY, AND IS CONTAINED WITHIN 10.42 ACRES.
2. THE PERMITTING AND CONSTRUCTION OF THE LOT IMPROVEMENTS SHALL BE BY THE OWNERS. NO OTHER IMPROVEMENTS ARE PROPOSED FOR THIS PLAT.
3. PERMANENT REFERENCE MONUMENTS SHALL BE SET AND SHOWN ON THE FINAL PLAT, WITH THEIR RESPECTIVE STATE PLANE COORDINATES, IN ACCORDANCE WITH MARION COUNTY L.D.C. AND CHAPTER 177, FLORIDA STATUTES.
4. ALL BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83, AND DERIVED FROM THE L-NET 05 NETWORK.
5. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO THE OAK TRACE VILLAS HOMEOWNER'S ASSOCIATION. 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 WHENEVER THE OCCURRENCE INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.
6. ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED PUBLICLY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.
7. ALL STORMWATER MANAGEMENT TRACTS, IDENTIFIED AS TRACTS "D", "E", AND "F" AS SHOWN HEREON, ARE DEDICATED PRIVATELY TO THE OAK TRACE VILLAS HOMEOWNER'S ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS "D", "E", AND "F" IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHENEVER THE OCCURRENCE INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.
8. FOR MAJOR SITE PLANS ON PHASES 2 AND 3, A WAIVER WAS GRANTED FOR A 25' TYPE "A" BUFFER TO REPLACE THE 50' TYPE "A" BUFFER. THIS WAS RECONFORMED BY THE RECENT APPROVAL TO EXTEND THE EXPIRATION DATE OF THE MAJOR SITE PLAN.

OWNER'S CERTIFICATION:

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

DANIEL J. ECKHARD DATE _____
 MANAGER
 LAND CONSTRUCTION OF GAINESVILLE LLC
 OWNER:
 DANIEL ECKHARD
 10121 SW 71st COURT
 Ocala, FL 34476
 CONTACT PERSON: DANIEL ECKHARD
 TELEPHONE NUMBER: 352-895-3332

ENGINEER CERTIFICATION:

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

MICHAEL W. RODOLFF DATE _____
 FLORIDA REGISTERED ENGINEER No. 31170
 STATE OF FLORIDA

DATA BLOCK:

PARCEL IDENTIFICATION NUMBER: 3501-100-015
 CURRENT LAND USE DESIGNATION: COMMERCIAL
 PROPOSED LAND USE DESIGNATION: COMMERCIAL
 CURRENT ZONING DESIGNATION: B-4
 SPECIAL USE PERMIT ALLOWS FOR ZONING DESIGNATION: R-PUD
 RPUD SETBACKS: 25' FROM PROJECT BOUNDARY

PARCEL AREA: 10.42 Acres ±	ACRES	SQUARE FEET	DESIGNATION
TRACT A:	2.15 Acres ±	93,676 sq. ft.	INGRESS/EGRESS & UTILITY EASEMENT
TRACT B:	0.70 Acres ±	30,312 sq. ft.	LANDSCAPE BUFFER/Common SPACE
TRACT C:	0.45 Acres ±	19,817 sq. ft.	LANDSCAPE BUFFER/Common SPACE
TRACT D:	0.53 Acres ±	23,220 sq. ft.	DRAINAGE RETENTION AREA
TRACT E:	0.29 Acres ±	12,445 sq. ft.	DRAINAGE RETENTION AREA
TRACT F:	0.73 Acres ±	31,949 sq. ft.	DRAINAGE RETENTION AREA
TRACT G:	0.21 Acres ±	9,213 sq. ft.	COMMON SPACE
TRACT H:	0.30 Acres ±	13,087 sq. ft.	COMMON SPACE
TRACT I:	0.36 Acres ±	15,628 sq. ft.	COMMON SPACE
TRACT J:	0.42 Acres ±	18,310 sq. ft.	COMMON SPACE
TRACT K:	0.19 Acres ±	8,110 sq. ft.	COMMON SPACE
TRACT L:	0.24 Acres ±	10,465 sq. ft.	COMMON SPACE
TRACT M:	0.17 Acres ±	7,211 sq. ft.	COMMON SPACE
TRACT N:	0.21 Acres ±	8,968 sq. ft.	COMMON SPACE
TRACT O:	0.36 Acres ±	15,634 sq. ft.	COMMON SPACE
TRACT P:	0.23 Acres ±	10,062 sq. ft.	COMMON SPACE
TRACT Q:	0.28 Acres ±	11,169 sq. ft.	COMMON SPACE

EXISTING USE: VACANT
PROPOSED USE: TOWNHOMES

ALL MAJOR WATER LINES ARE LOCATED WITHIN TRACT "A" OR THE DEFINED UTILITY EASEMENT AREAS.
 FEMA FLOOD ZONE DESIGNATION: ZONE "X", ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0684, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
 PROPERTY IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE

CONCURRENCY DEFERRAL:

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY IS 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/DRAINAGE PLAN REVIEW AND/OR BUILDING PERMIT REVIEW.

APPROVED COUNTY COMMENTS

DATE

10/9/2020

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • P: (352) 622-0244 • Lic. #1041074

ROGERS ENGINEERING & Land Surveying

A PRELIMINARY PLAT FOR OAK TRACE VILLAS PHASE 2 Marion County, FL

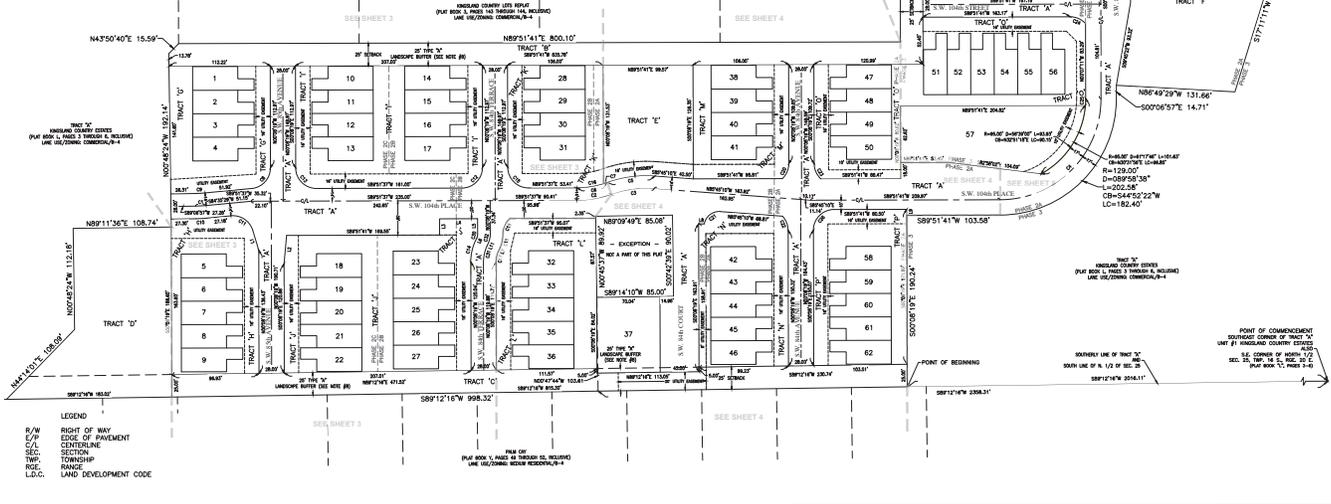
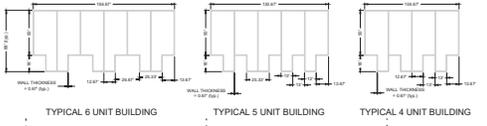
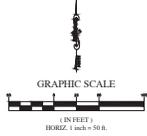
200 No. 18th Street, Ocala, FL 34476
 DATE: 09/23/2020
 SCALE: N.T.S.
 SHEET: 001

A PRELIMINARY PLAT
for
OAK TRACE VILLAS PHASE 2
SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

LINE #	BEARING	LENGTH
L1	N89°51'41"E	800.10'
L2	S89°51'41"W	800.10'
L3	N89°51'41"E	800.10'
L4	S89°51'41"W	800.10'
L5	N89°51'41"E	800.10'
L6	S89°51'41"W	800.10'
L7	N89°51'41"E	800.10'
L8	S89°51'41"W	800.10'
L9	N89°51'41"E	800.10'
L10	S89°51'41"W	800.10'
L11	N89°51'41"E	800.10'
L12	S89°51'41"W	800.10'

CURVE #	R	Δ	L	CB	LC
C1	1000.00'	90.00°	157.08'	500.00'	157.08'
C2	1000.00'	90.00°	157.08'	500.00'	157.08'
C3	1000.00'	90.00°	157.08'	500.00'	157.08'
C4	1000.00'	90.00°	157.08'	500.00'	157.08'
C5	1000.00'	90.00°	157.08'	500.00'	157.08'
C6	1000.00'	90.00°	157.08'	500.00'	157.08'
C7	1000.00'	90.00°	157.08'	500.00'	157.08'
C8	1000.00'	90.00°	157.08'	500.00'	157.08'
C9	1000.00'	90.00°	157.08'	500.00'	157.08'
C10	1000.00'	90.00°	157.08'	500.00'	157.08'
C11	1000.00'	90.00°	157.08'	500.00'	157.08'
C12	1000.00'	90.00°	157.08'	500.00'	157.08'
C13	1000.00'	90.00°	157.08'	500.00'	157.08'
C14	1000.00'	90.00°	157.08'	500.00'	157.08'
C15	1000.00'	90.00°	157.08'	500.00'	157.08'
C16	1000.00'	90.00°	157.08'	500.00'	157.08'
C17	1000.00'	90.00°	157.08'	500.00'	157.08'
C18	1000.00'	90.00°	157.08'	500.00'	157.08'
C19	1000.00'	90.00°	157.08'	500.00'	157.08'
C20	1000.00'	90.00°	157.08'	500.00'	157.08'
C21	1000.00'	90.00°	157.08'	500.00'	157.08'
C22	1000.00'	90.00°	157.08'	500.00'	157.08'
C23	1000.00'	90.00°	157.08'	500.00'	157.08'
C24	1000.00'	90.00°	157.08'	500.00'	157.08'
C25	1000.00'	90.00°	157.08'	500.00'	157.08'
C26	1000.00'	90.00°	157.08'	500.00'	157.08'
C27	1000.00'	90.00°	157.08'	500.00'	157.08'
C28	1000.00'	90.00°	157.08'	500.00'	157.08'
C29	1000.00'	90.00°	157.08'	500.00'	157.08'
C30	1000.00'	90.00°	157.08'	500.00'	157.08'
C31	1000.00'	90.00°	157.08'	500.00'	157.08'
C32	1000.00'	90.00°	157.08'	500.00'	157.08'
C33	1000.00'	90.00°	157.08'	500.00'	157.08'
C34	1000.00'	90.00°	157.08'	500.00'	157.08'
C35	1000.00'	90.00°	157.08'	500.00'	157.08'
C36	1000.00'	90.00°	157.08'	500.00'	157.08'
C37	1000.00'	90.00°	157.08'	500.00'	157.08'
C38	1000.00'	90.00°	157.08'	500.00'	157.08'
C39	1000.00'	90.00°	157.08'	500.00'	157.08'
C40	1000.00'	90.00°	157.08'	500.00'	157.08'
C41	1000.00'	90.00°	157.08'	500.00'	157.08'
C42	1000.00'	90.00°	157.08'	500.00'	157.08'
C43	1000.00'	90.00°	157.08'	500.00'	157.08'
C44	1000.00'	90.00°	157.08'	500.00'	157.08'
C45	1000.00'	90.00°	157.08'	500.00'	157.08'
C46	1000.00'	90.00°	157.08'	500.00'	157.08'
C47	1000.00'	90.00°	157.08'	500.00'	157.08'
C48	1000.00'	90.00°	157.08'	500.00'	157.08'
C49	1000.00'	90.00°	157.08'	500.00'	157.08'
C50	1000.00'	90.00°	157.08'	500.00'	157.08'

CURVE #	R	Δ	L	CB	LC
C1	1000.00'	90.00°	157.08'	500.00'	157.08'
C2	1000.00'	90.00°	157.08'	500.00'	157.08'
C3	1000.00'	90.00°	157.08'	500.00'	157.08'
C4	1000.00'	90.00°	157.08'	500.00'	157.08'
C5	1000.00'	90.00°	157.08'	500.00'	157.08'
C6	1000.00'	90.00°	157.08'	500.00'	157.08'
C7	1000.00'	90.00°	157.08'	500.00'	157.08'
C8	1000.00'	90.00°	157.08'	500.00'	157.08'
C9	1000.00'	90.00°	157.08'	500.00'	157.08'
C10	1000.00'	90.00°	157.08'	500.00'	157.08'
C11	1000.00'	90.00°	157.08'	500.00'	157.08'
C12	1000.00'	90.00°	157.08'	500.00'	157.08'
C13	1000.00'	90.00°	157.08'	500.00'	157.08'
C14	1000.00'	90.00°	157.08'	500.00'	157.08'
C15	1000.00'	90.00°	157.08'	500.00'	157.08'
C16	1000.00'	90.00°	157.08'	500.00'	157.08'
C17	1000.00'	90.00°	157.08'	500.00'	157.08'
C18	1000.00'	90.00°	157.08'	500.00'	157.08'
C19	1000.00'	90.00°	157.08'	500.00'	157.08'
C20	1000.00'	90.00°	157.08'	500.00'	157.08'
C21	1000.00'	90.00°	157.08'	500.00'	157.08'
C22	1000.00'	90.00°	157.08'	500.00'	157.08'
C23	1000.00'	90.00°	157.08'	500.00'	157.08'
C24	1000.00'	90.00°	157.08'	500.00'	157.08'
C25	1000.00'	90.00°	157.08'	500.00'	157.08'
C26	1000.00'	90.00°	157.08'	500.00'	157.08'
C27	1000.00'	90.00°	157.08'	500.00'	157.08'
C28	1000.00'	90.00°	157.08'	500.00'	157.08'
C29	1000.00'	90.00°	157.08'	500.00'	157.08'
C30	1000.00'	90.00°	157.08'	500.00'	157.08'
C31	1000.00'	90.00°	157.08'	500.00'	157.08'
C32	1000.00'	90.00°	157.08'	500.00'	157.08'
C33	1000.00'	90.00°	157.08'	500.00'	157.08'
C34	1000.00'	90.00°	157.08'	500.00'	157.08'
C35	1000.00'	90.00°	157.08'	500.00'	157.08'
C36	1000.00'	90.00°	157.08'	500.00'	157.08'
C37	1000.00'	90.00°	157.08'	500.00'	157.08'
C38	1000.00'	90.00°	157.08'	500.00'	157.08'
C39	1000.00'	90.00°	157.08'	500.00'	157.08'
C40	1000.00'	90.00°	157.08'	500.00'	157.08'
C41	1000.00'	90.00°	157.08'	500.00'	157.08'
C42	1000.00'	90.00°	157.08'	500.00'	157.08'
C43	1000.00'	90.00°	157.08'	500.00'	157.08'
C44	1000.00'	90.00°	157.08'	500.00'	157.08'
C45	1000.00'	90.00°	157.08'	500.00'	157.08'
C46	1000.00'	90.00°	157.08'	500.00'	157.08'
C47	1000.00'	90.00°	157.08'	500.00'	157.08'
C48	1000.00'	90.00°	157.08'	500.00'	157.08'
C49	1000.00'	90.00°	157.08'	500.00'	157.08'
C50	1000.00'	90.00°	157.08'	500.00'	157.08'



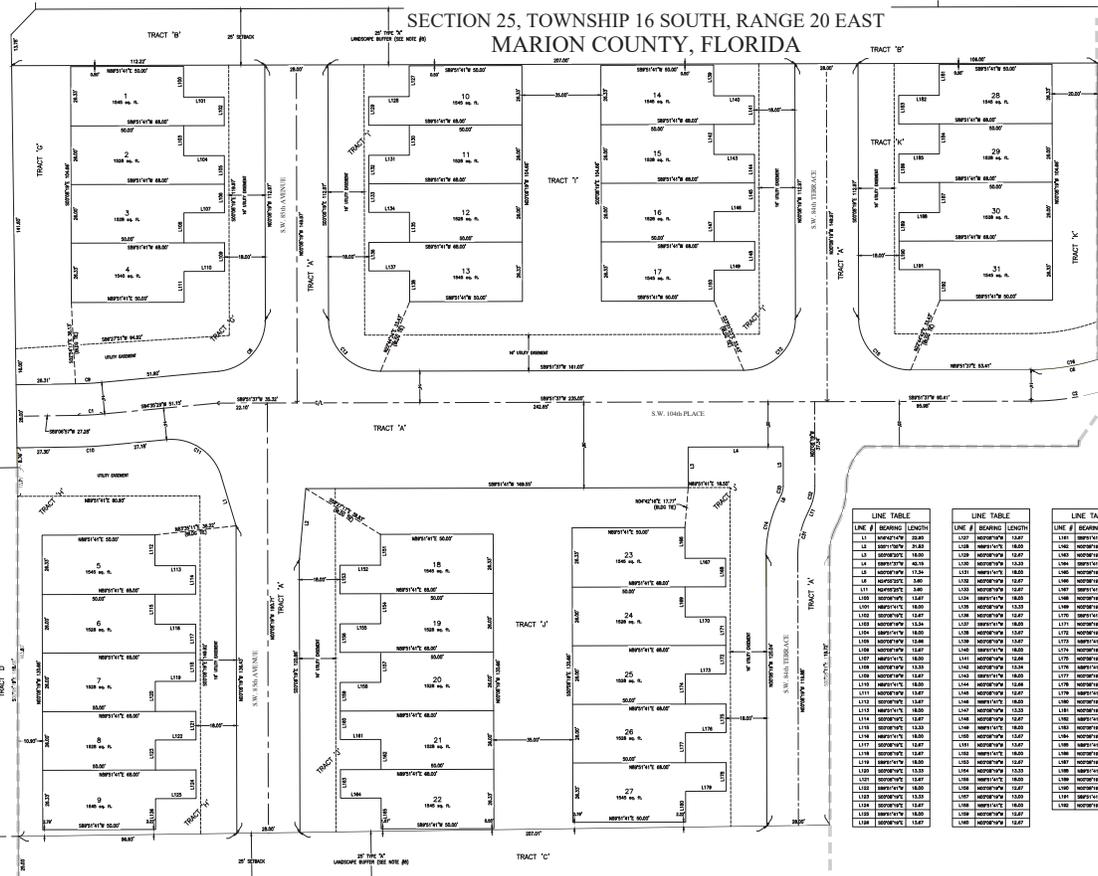
ROGERS ENGINEERING & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34401 • P: (352) 622-0244 • E: Eric.Blinn@rogers.com

A PRELIMINARY PLAT FOR OAK TRACE VILLAS PHASE 2, Marion County, FL. Page 48 of 48

DATE: 02/23/2024
SCALE: 1" = 50'
SHEET: 002

A PRELIMINARY PLAT
for
OAK TRACE VILLAS PHASE 2
SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA



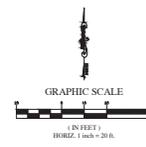
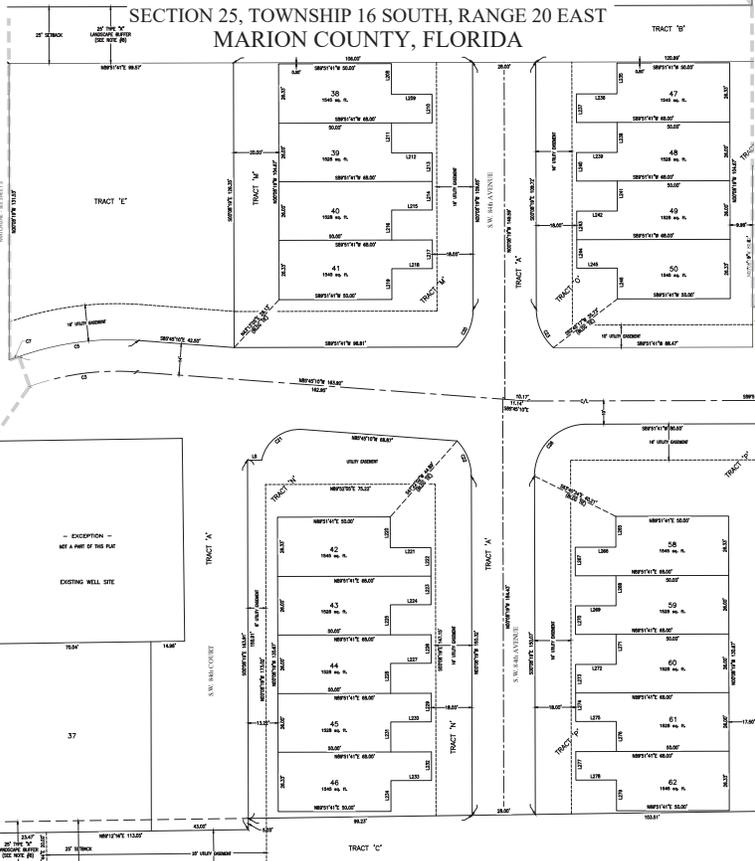
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N00°00'00"W	100.00	L101	N00°00'00"W	100.00	L191	N00°00'00"W	100.00
L2	S00°00'00"E	100.00	L102	S00°00'00"E	100.00	L192	S00°00'00"E	100.00
L3	N00°00'00"W	100.00	L103	N00°00'00"W	100.00	L193	N00°00'00"W	100.00
L4	S00°00'00"E	100.00	L104	S00°00'00"E	100.00	L194	S00°00'00"E	100.00
L5	N00°00'00"W	100.00	L105	N00°00'00"W	100.00	L195	N00°00'00"W	100.00
L6	S00°00'00"E	100.00	L106	S00°00'00"E	100.00	L196	S00°00'00"E	100.00
L7	N00°00'00"W	100.00	L107	N00°00'00"W	100.00	L197	N00°00'00"W	100.00
L8	S00°00'00"E	100.00	L108	S00°00'00"E	100.00	L198	S00°00'00"E	100.00
L9	N00°00'00"W	100.00	L109	N00°00'00"W	100.00	L199	N00°00'00"W	100.00
L10	S00°00'00"E	100.00	L110	S00°00'00"E	100.00	L200	S00°00'00"E	100.00
L11	N00°00'00"W	100.00	L111	N00°00'00"W	100.00	L201	N00°00'00"W	100.00
L12	S00°00'00"E	100.00	L112	S00°00'00"E	100.00	L202	S00°00'00"E	100.00
L13	N00°00'00"W	100.00	L113	N00°00'00"W	100.00	L203	N00°00'00"W	100.00
L14	S00°00'00"E	100.00	L114	S00°00'00"E	100.00	L204	S00°00'00"E	100.00
L15	N00°00'00"W	100.00	L115	N00°00'00"W	100.00	L205	N00°00'00"W	100.00
L16	S00°00'00"E	100.00	L116	S00°00'00"E	100.00	L206	S00°00'00"E	100.00
L17	N00°00'00"W	100.00	L117	N00°00'00"W	100.00	L207	N00°00'00"W	100.00
L18	S00°00'00"E	100.00	L118	S00°00'00"E	100.00	L208	S00°00'00"E	100.00
L19	N00°00'00"W	100.00	L119	N00°00'00"W	100.00	L209	N00°00'00"W	100.00
L20	S00°00'00"E	100.00	L120	S00°00'00"E	100.00	L210	S00°00'00"E	100.00
L21	N00°00'00"W	100.00	L121	N00°00'00"W	100.00	L211	N00°00'00"W	100.00
L22	S00°00'00"E	100.00	L122	S00°00'00"E	100.00	L212	S00°00'00"E	100.00
L23	N00°00'00"W	100.00	L123	N00°00'00"W	100.00	L213	N00°00'00"W	100.00
L24	S00°00'00"E	100.00	L124	S00°00'00"E	100.00	L214	S00°00'00"E	100.00
L25	N00°00'00"W	100.00	L125	N00°00'00"W	100.00	L215	N00°00'00"W	100.00
L26	S00°00'00"E	100.00	L126	S00°00'00"E	100.00	L216	S00°00'00"E	100.00
L27	N00°00'00"W	100.00	L127	N00°00'00"W	100.00	L217	N00°00'00"W	100.00
L28	S00°00'00"E	100.00	L128	S00°00'00"E	100.00	L218	S00°00'00"E	100.00
L29	N00°00'00"W	100.00	L129	N00°00'00"W	100.00	L219	N00°00'00"W	100.00
L30	S00°00'00"E	100.00	L130	S00°00'00"E	100.00	L220	S00°00'00"E	100.00
L31	N00°00'00"W	100.00	L131	N00°00'00"W	100.00	L221	N00°00'00"W	100.00
L32	S00°00'00"E	100.00	L132	S00°00'00"E	100.00	L222	S00°00'00"E	100.00
L33	N00°00'00"W	100.00	L133	N00°00'00"W	100.00	L223	N00°00'00"W	100.00
L34	S00°00'00"E	100.00	L134	S00°00'00"E	100.00	L224	S00°00'00"E	100.00
L35	N00°00'00"W	100.00	L135	N00°00'00"W	100.00	L225	N00°00'00"W	100.00
L36	S00°00'00"E	100.00	L136	S00°00'00"E	100.00	L226	S00°00'00"E	100.00
L37	N00°00'00"W	100.00	L137	N00°00'00"W	100.00	L227	N00°00'00"W	100.00
L38	S00°00'00"E	100.00	L138	S00°00'00"E	100.00	L228	S00°00'00"E	100.00
L39	N00°00'00"W	100.00	L139	N00°00'00"W	100.00	L229	N00°00'00"W	100.00
L40	S00°00'00"E	100.00	L140	S00°00'00"E	100.00	L230	S00°00'00"E	100.00
L41	N00°00'00"W	100.00	L141	N00°00'00"W	100.00	L231	N00°00'00"W	100.00
L42	S00°00'00"E	100.00	L142	S00°00'00"E	100.00	L232	S00°00'00"E	100.00
L43	N00°00'00"W	100.00	L143	N00°00'00"W	100.00	L233	N00°00'00"W	100.00
L44	S00°00'00"E	100.00	L144	S00°00'00"E	100.00	L234	S00°00'00"E	100.00
L45	N00°00'00"W	100.00	L145	N00°00'00"W	100.00	L235	N00°00'00"W	100.00
L46	S00°00'00"E	100.00	L146	S00°00'00"E	100.00	L236	S00°00'00"E	100.00
L47	N00°00'00"W	100.00	L147	N00°00'00"W	100.00	L237	N00°00'00"W	100.00
L48	S00°00'00"E	100.00	L148	S00°00'00"E	100.00	L238	S00°00'00"E	100.00
L49	N00°00'00"W	100.00	L149	N00°00'00"W	100.00	L239	N00°00'00"W	100.00
L50	S00°00'00"E	100.00	L150	S00°00'00"E	100.00	L240	S00°00'00"E	100.00
L51	N00°00'00"W	100.00	L151	N00°00'00"W	100.00	L241	N00°00'00"W	100.00
L52	S00°00'00"E	100.00	L152	S00°00'00"E	100.00	L242	S00°00'00"E	100.00
L53	N00°00'00"W	100.00	L153	N00°00'00"W	100.00	L243	N00°00'00"W	100.00
L54	S00°00'00"E	100.00	L154	S00°00'00"E	100.00	L244	S00°00'00"E	100.00
L55	N00°00'00"W	100.00	L155	N00°00'00"W	100.00	L245	N00°00'00"W	100.00
L56	S00°00'00"E	100.00	L156	S00°00'00"E	100.00	L246	S00°00'00"E	100.00
L57	N00°00'00"W	100.00	L157	N00°00'00"W	100.00	L247	N00°00'00"W	100.00
L58	S00°00'00"E	100.00	L158	S00°00'00"E	100.00	L248	S00°00'00"E	100.00
L59	N00°00'00"W	100.00	L159	N00°00'00"W	100.00	L249	N00°00'00"W	100.00
L60	S00°00'00"E	100.00	L160	S00°00'00"E	100.00	L250	S00°00'00"E	100.00
L61	N00°00'00"W	100.00	L161	N00°00'00"W	100.00	L251	N00°00'00"W	100.00
L62	S00°00'00"E	100.00	L162	S00°00'00"E	100.00	L252	S00°00'00"E	100.00
L63	N00°00'00"W	100.00	L163	N00°00'00"W	100.00	L253	N00°00'00"W	100.00
L64	S00°00'00"E	100.00	L164	S00°00'00"E	100.00	L254	S00°00'00"E	100.00
L65	N00°00'00"W	100.00	L165	N00°00'00"W	100.00	L255	N00°00'00"W	100.00
L66	S00°00'00"E	100.00	L166	S00°00'00"E	100.00	L256	S00°00'00"E	100.00
L67	N00°00'00"W	100.00	L167	N00°00'00"W	100.00	L257	N00°00'00"W	100.00
L68	S00°00'00"E	100.00	L168	S00°00'00"E	100.00	L258	S00°00'00"E	100.00
L69	N00°00'00"W	100.00	L169	N00°00'00"W	100.00	L259	N00°00'00"W	100.00
L70	S00°00'00"E	100.00	L170	S00°00'00"E	100.00	L260	S00°00'00"E	100.00
L71	N00°00'00"W	100.00	L171	N00°00'00"W	100.00	L261	N00°00'00"W	100.00
L72	S00°00'00"E	100.00	L172	S00°00'00"E	100.00	L262	S00°00'00"E	100.00
L73	N00°00'00"W	100.00	L173	N00°00'00"W	100.00	L263	N00°00'00"W	100.00
L74	S00°00'00"E	100.00	L174	S00°00'00"E	100.00	L264	S00°00'00"E	100.00
L75	N00°00'00"W	100.00	L175	N00°00'00"W	100.00	L265	N00°00'00"W	100.00
L76	S00°00'00"E	100.00	L176	S00°00'00"E	100.00	L266	S00°00'00"E	100.00
L77	N00°00'00"W	100.00	L177	N00°00'00"W	100.00	L267	N00°00'00"W	100.00
L78	S00°00'00"E	100.00	L178	S00°00'00"E	100.00	L268	S00°00'00"E	100.00
L79	N00°00'00"W	100.00	L179	N00°00'00"W	100.00	L269	N00°00'00"W	100.00
L80	S00°00'00"E	100.00	L180	S00°00'00"E	100.00	L270	S00°00'00"E	100.00
L81	N00°00'00"W	100.00	L181	N00°00'00"W	100.00	L271	N00°00'00"W	100.00
L82	S00°00'00"E	100.00	L182	S00°00'00"E	100.00	L272	S00°00'00"E	100.00
L83	N00°00'00"W	100.00	L183	N00°00'00"W	100.00	L273	N00°00'00"W	100.00
L84	S00°00'00"E	100.00	L184	S00°00'00"E	100.00	L274	S00°00'00"E	100.00
L85	N00°00'00"W	100.00	L185	N00°00'00"W	100.00	L275	N00°00'00"W	100.00
L86	S00°00'00"E	100.00	L186	S00°00'00"E	100.00	L276	S00°00'00"E	100.00
L87	N00°00'00"W	100.00	L187	N00°00'00"W	100.00	L277	N00°00'00"W	100.00
L88	S00°00'00"E	100.00	L188	S00°00'00"E	100.00	L278	S00°00'00"E	100.00
L89	N00°00'00"W	100.00	L189	N00°00'00"W	100.00	L279	N00°00'00"W	100.00
L90	S00°00'00"E	100.00	L190	S00°00'00"E	100.00	L280	S00°00'00"E	100.00
L91	N00°00'00"W	100.00	L191	N00°00'00"W	100.00	L281	N00°00'00"W	100.00
L92	S00°00'00"E	100.00	L192	S00°00'00"E	100.00	L282	S00°00'00"E	100.00
L93	N00°00'00"W	100.00	L193	N00°00'00"W	100.00	L283	N00°00'00"W	100.00
L94	S00°00'00"E	100.00	L194	S00°00'00"E	100.00	L284	S00°00'00"E	100.00
L95	N00°00'00"W	100.00	L195	N00°00'00"W	100.00	L285	N00°00'00"W	100.00
L96	S00°00'00"E	100.00	L196	S00°00'00"E	100.00	L286	S00°00'00"E	100.00
L97	N00°00'00"W	100.00	L197	N00°00'00"W	100.00	L287	N00°00'00"W	100.00
L98	S00°00'00"E	100.00	L198	S00°00'00"E	100.00	L288	S00°00'00"E	100.00
L99	N00°00'00"W	100.00	L199	N00°00'00"W	100.00	L289	N00°00'00"W	100.00
L100	S00°00'00"E	100.00	L200	S00°00'00"E	100.00	L290	S00°00'00"E	100.00
L101	N00°00'00"W	100.00	L201	N00°00'00"W	100.00	L291	N00°00'00"W	100.00
L102	S00°00'00"E	100.00	L202	S00°00'00"E	100.00	L292	S00°00'00"E	100.00
L103	N00°00'00"W	100.00	L203	N00°00'00"W	100.00	L293	N00°00'00"W	100.00
L104	S00°00'00"E	100.00	L204	S00°00'00"E	100.00	L294	S00°00'00"E	100.00
L105	N00°00'00"W	100.00	L205	N00°00'00"W	100.00	L295	N00°00'00"W	100.00
L106	S00°00'00"E	100.00	L206	S00°00'00"E	100.00	L296	S00°00'00"E	100.00
L107	N00°00'00"W	100.00	L207	N00°00'00"W	100.00	L297	N00°00'00"W	100.00
L108	S00°00'00"E	100.00	L208	S00°00'00"E	100.00	L298	S00°00'00"E	100.00
L109	N00°00'00"W	100.00	L209	N00°00'00"W	100.00	L299	N00°00'00"W	100.00
L110	S00°00'00"E	100.00	L210	S00°00'00"E	100.00	L300	S00°00'00"E	100.00

ROGERS ENGINEERING & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • P: (352) 622-2244 • E: Eric.Blinn@REI.com

A PRELIMINARY PLAT FOR OAK TRACE VILLAS PHASE 2 Marion County, FL
Date: 02/23/2024
Scale: 1" = 20'
SHEET 003

A PRELIMINARY PLAT
for
OAK TRACE VILLAS PHASE 2
SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

LINE TABLE		LINE TABLE	
LINE #	BEARING (LENGTH)	LINE #	BEARING (LENGTH)
L1	S89°51'00"W 1.85	L101	S00°00'00"W 1.50
L2	S89°51'00"W 1.85	L102	S00°00'00"W 1.50
L3	S89°51'00"W 1.85	L103	S00°00'00"W 1.50
L4	S89°51'00"W 1.85	L104	S00°00'00"W 1.50
L5	S89°51'00"W 1.85	L105	S00°00'00"W 1.50
L6	S89°51'00"W 1.85	L106	S00°00'00"W 1.50
L7	S89°51'00"W 1.85	L107	S00°00'00"W 1.50
L8	S89°51'00"W 1.85	L108	S00°00'00"W 1.50
L9	S89°51'00"W 1.85	L109	S00°00'00"W 1.50
L10	S89°51'00"W 1.85	L110	S00°00'00"W 1.50
L11	S89°51'00"W 1.85	L111	S00°00'00"W 1.50
L12	S89°51'00"W 1.85	L112	S00°00'00"W 1.50
L13	S89°51'00"W 1.85	L113	S00°00'00"W 1.50
L14	S89°51'00"W 1.85	L114	S00°00'00"W 1.50
L15	S89°51'00"W 1.85	L115	S00°00'00"W 1.50
L16	S89°51'00"W 1.85	L116	S00°00'00"W 1.50
L17	S89°51'00"W 1.85	L117	S00°00'00"W 1.50
L18	S89°51'00"W 1.85	L118	S00°00'00"W 1.50
L19	S89°51'00"W 1.85	L119	S00°00'00"W 1.50
L20	S89°51'00"W 1.85	L120	S00°00'00"W 1.50
L21	S89°51'00"W 1.85	L121	S00°00'00"W 1.50
L22	S89°51'00"W 1.85	L122	S00°00'00"W 1.50
L23	S89°51'00"W 1.85	L123	S00°00'00"W 1.50
L24	S89°51'00"W 1.85	L124	S00°00'00"W 1.50
L25	S89°51'00"W 1.85	L125	S00°00'00"W 1.50
L26	S89°51'00"W 1.85	L126	S00°00'00"W 1.50
L27	S89°51'00"W 1.85	L127	S00°00'00"W 1.50
L28	S89°51'00"W 1.85	L128	S00°00'00"W 1.50
L29	S89°51'00"W 1.85	L129	S00°00'00"W 1.50
L30	S89°51'00"W 1.85	L130	S00°00'00"W 1.50
L31	S89°51'00"W 1.85	L131	S00°00'00"W 1.50
L32	S89°51'00"W 1.85	L132	S00°00'00"W 1.50
L33	S89°51'00"W 1.85	L133	S00°00'00"W 1.50
L34	S89°51'00"W 1.85	L134	S00°00'00"W 1.50
L35	S89°51'00"W 1.85	L135	S00°00'00"W 1.50
L36	S89°51'00"W 1.85	L136	S00°00'00"W 1.50
L37	S89°51'00"W 1.85	L137	S00°00'00"W 1.50
L38	S89°51'00"W 1.85	L138	S00°00'00"W 1.50
L39	S89°51'00"W 1.85	L139	S00°00'00"W 1.50
L40	S89°51'00"W 1.85	L140	S00°00'00"W 1.50
L41	S89°51'00"W 1.85	L141	S00°00'00"W 1.50
L42	S89°51'00"W 1.85	L142	S00°00'00"W 1.50
L43	S89°51'00"W 1.85	L143	S00°00'00"W 1.50
L44	S89°51'00"W 1.85	L144	S00°00'00"W 1.50
L45	S89°51'00"W 1.85	L145	S00°00'00"W 1.50
L46	S89°51'00"W 1.85	L146	S00°00'00"W 1.50
L47	S89°51'00"W 1.85	L147	S00°00'00"W 1.50
L48	S89°51'00"W 1.85	L148	S00°00'00"W 1.50
L49	S89°51'00"W 1.85	L149	S00°00'00"W 1.50
L50	S89°51'00"W 1.85	L150	S00°00'00"W 1.50
L51	S89°51'00"W 1.85	L151	S00°00'00"W 1.50
L52	S89°51'00"W 1.85	L152	S00°00'00"W 1.50
L53	S89°51'00"W 1.85	L153	S00°00'00"W 1.50
L54	S89°51'00"W 1.85	L154	S00°00'00"W 1.50
L55	S89°51'00"W 1.85	L155	S00°00'00"W 1.50
L56	S89°51'00"W 1.85	L156	S00°00'00"W 1.50
L57	S89°51'00"W 1.85	L157	S00°00'00"W 1.50
L58	S89°51'00"W 1.85	L158	S00°00'00"W 1.50
L59	S89°51'00"W 1.85	L159	S00°00'00"W 1.50
L60	S89°51'00"W 1.85	L160	S00°00'00"W 1.50
L61	S89°51'00"W 1.85	L161	S00°00'00"W 1.50
L62	S89°51'00"W 1.85	L162	S00°00'00"W 1.50
L63	S89°51'00"W 1.85	L163	S00°00'00"W 1.50
L64	S89°51'00"W 1.85	L164	S00°00'00"W 1.50
L65	S89°51'00"W 1.85	L165	S00°00'00"W 1.50
L66	S89°51'00"W 1.85	L166	S00°00'00"W 1.50
L67	S89°51'00"W 1.85	L167	S00°00'00"W 1.50
L68	S89°51'00"W 1.85	L168	S00°00'00"W 1.50
L69	S89°51'00"W 1.85	L169	S00°00'00"W 1.50
L70	S89°51'00"W 1.85	L170	S00°00'00"W 1.50
L71	S89°51'00"W 1.85	L171	S00°00'00"W 1.50
L72	S89°51'00"W 1.85	L172	S00°00'00"W 1.50
L73	S89°51'00"W 1.85	L173	S00°00'00"W 1.50
L74	S89°51'00"W 1.85	L174	S00°00'00"W 1.50
L75	S89°51'00"W 1.85	L175	S00°00'00"W 1.50
L76	S89°51'00"W 1.85	L176	S00°00'00"W 1.50
L77	S89°51'00"W 1.85	L177	S00°00'00"W 1.50
L78	S89°51'00"W 1.85	L178	S00°00'00"W 1.50
L79	S89°51'00"W 1.85	L179	S00°00'00"W 1.50
L80	S89°51'00"W 1.85	L180	S00°00'00"W 1.50
L81	S89°51'00"W 1.85	L181	S00°00'00"W 1.50
L82	S89°51'00"W 1.85	L182	S00°00'00"W 1.50
L83	S89°51'00"W 1.85	L183	S00°00'00"W 1.50
L84	S89°51'00"W 1.85	L184	S00°00'00"W 1.50
L85	S89°51'00"W 1.85	L185	S00°00'00"W 1.50
L86	S89°51'00"W 1.85	L186	S00°00'00"W 1.50
L87	S89°51'00"W 1.85	L187	S00°00'00"W 1.50
L88	S89°51'00"W 1.85	L188	S00°00'00"W 1.50
L89	S89°51'00"W 1.85	L189	S00°00'00"W 1.50
L90	S89°51'00"W 1.85	L190	S00°00'00"W 1.50
L91	S89°51'00"W 1.85	L191	S00°00'00"W 1.50
L92	S89°51'00"W 1.85	L192	S00°00'00"W 1.50
L93	S89°51'00"W 1.85	L193	S00°00'00"W 1.50
L94	S89°51'00"W 1.85	L194	S00°00'00"W 1.50
L95	S89°51'00"W 1.85	L195	S00°00'00"W 1.50
L96	S89°51'00"W 1.85	L196	S00°00'00"W 1.50
L97	S89°51'00"W 1.85	L197	S00°00'00"W 1.50
L98	S89°51'00"W 1.85	L198	S00°00'00"W 1.50
L99	S89°51'00"W 1.85	L199	S00°00'00"W 1.50
L100	S89°51'00"W 1.85	L200	S00°00'00"W 1.50



CURVE #	R	T	CS	LC
C1	115.00	100.00	143.00	100.00
C2	100.00	100.00	143.00	100.00
C3	100.00	100.00	143.00	100.00
C4	100.00	100.00	143.00	100.00
C5	100.00	100.00	143.00	100.00
C6	100.00	100.00	143.00	100.00
C7	100.00	100.00	143.00	100.00
C8	100.00	100.00	143.00	100.00
C9	100.00	100.00	143.00	100.00
C10	100.00	100.00	143.00	100.00
C11	100.00	100.00	143.00	100.00
C12	100.00	100.00	143.00	100.00
C13	100.00	100.00	143.00	100.00
C14	100.00	100.00	143.00	100.00
C15	100.00	100.00	143.00	100.00
C16	100.00	100.00	143.00	100.00
C17	100.00	100.00	143.00	100.00
C18	100.00	100.00	143.00	100.00
C19	100.00	100.00	143.00	100.00
C20	100.00	100.00	143.00	100.00
C21	100.00	100.00	143.00	100.00
C22	100.00	100.00	143.00	100.00
C23	100.00	100.00	143.00	100.00
C24	100.00	100.00	143.00	100.00
C25	100.00	100.00	143.00	100.00
C26	100.00	100.00	143.00	100.00
C27	100.00	100.00	143.00	100.00
C28	100.00	100.00	143.00	100.00
C29	100.00	100.00	143.00	100.00
C30	100.00	100.00	143.00	100.00
C31	100.00	100.00	143.00	100.00
C32	100.00	100.00	143.00	100.00
C33	100.00	100.00	143.00	100.00
C34	100.00	100.00	143.00	100.00
C35	100.00	100.00	143.00	100.00
C36	100.00	100.00	143.00	100.00
C37	100.00	100.00	143.00	100.00
C38	100.00	100.00	143.00	100.00
C39	100.00	100.00	143.00	100.00
C40	100.00	100.00	143.00	100.00
C41	100.00	100.00	143.00	100.00
C42	100.00	100.00	143.00	100.00
C43	100.00	100.00	143.00	100.00
C44	100.00	100.00	143.00	100.00
C45	100.00	100.00	143.00	100.00
C46	100.00	100.00	143.00	100.00
C47	100.00	100.00	143.00	100.00
C48	100.00	100.00	143.00	100.00
C49	100.00	100.00	143.00	100.00
C50	100.00	100.00	143.00	100.00
C51	100.00	100.00	143.00	100.00
C52	100.00	100.00	143.00	100.00
C53	100.00	100.00	143.00	100.00
C54	100.00	100.00	143.00	100.00
C55	100.00	100.00	143.00	100.00
C56	100.00	100.00	143.00	100.00
C57	100.00	100.00	143.00	100.00
C58	100.00	100.00	143.00	100.00
C59	100.00	100.00	143.00	100.00
C60	100.00	100.00	143.00	100.00
C61	100.00	100.00	143.00	100.00
C62	100.00	100.00	143.00	100.00
C63	100.00	100.00	143.00	100.00
C64	100.00	100.00	143.00	100.00
C65	100.00	100.00	143.00	100.00
C66	100.00	100.00	143.00	100.00
C67	100.00	100.00	143.00	100.00
C68	100.00	100.00	143.00	100.00
C69	100.00	100.00	143.00	100.00
C70	100.00	100.00	143.00	100.00
C71	100.00	100.00	143.00	100.00
C72	100.00	100.00	143.00	100.00
C73	100.00	100.00	143.00	100.00
C74	100.00	100.00	143.00	100.00
C75	100.00	100.00	143.00	100.00
C76	100.00	100.00	143.00	100.00
C77	100.00	100.00	143.00	100.00
C78	100.00	100.00	143.00	100.00
C79	100.00	100.00	143.00	100.00
C80	100.00	100.00	143.00	100.00
C81	100.00	100.00	143.00	100.00
C82	100.00	100.00	143.00	100.00
C83	100.00	100.00	143.00	100.00
C84	100.00	100.00	143.00	100.00
C85	100.00	100.00	143.00	100.00
C86	100.00	100.00	143.00	100.00
C87	100.00	100.00	143.00	100.00
C88	100.00	100.00	143.00	100.00
C89	100.00	100.00	143.00	100.00
C90	100.00	100.00	143.00	100.00
C91	100.00	100.00	143.00	100.00
C92	100.00	100.00	143.00	100.00
C93	100.00	100.00	143.00	100.00
C94	100.00	100.00	143.00	100.00
C95	100.00	100.00	143.00	100.00
C96	100.00	100.00	143.00	100.00
C97	100.00	100.00	143.00	100.00
C98	100.00	100.00	143.00	100.00
C99	100.00	100.00	143.00	100.00
C100	100.00	100.00	143.00	100.00

LEGEND
R/W RIGHT OF WAY
E/PV EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
L.D.C. LAND DEVELOPMENT CODE

<p>ROGERS ENGINEERING & Land Surveying, Inc. 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • P: (352) 622-2244 • F: (352) 622-2244</p>	<p>DATE: 10/19/2010 REVISIONS:</p>
<p>PROJECT: OAK TRACE VILLAS PHASE 2 SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA</p>	<p>ADDITIONAL COUNTY COMMENTS:</p>
<p>DESIGNER: JAMES H. ROGERS, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 12771 MARION COUNTY, FLORIDA</p>	<p>DATE: 10/19/2010</p>
<p>PROJECT: OAK TRACE VILLAS PHASE 2 SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA</p>	<p>DATE: 10/19/2010</p>
<p>PROJECT</p>	

