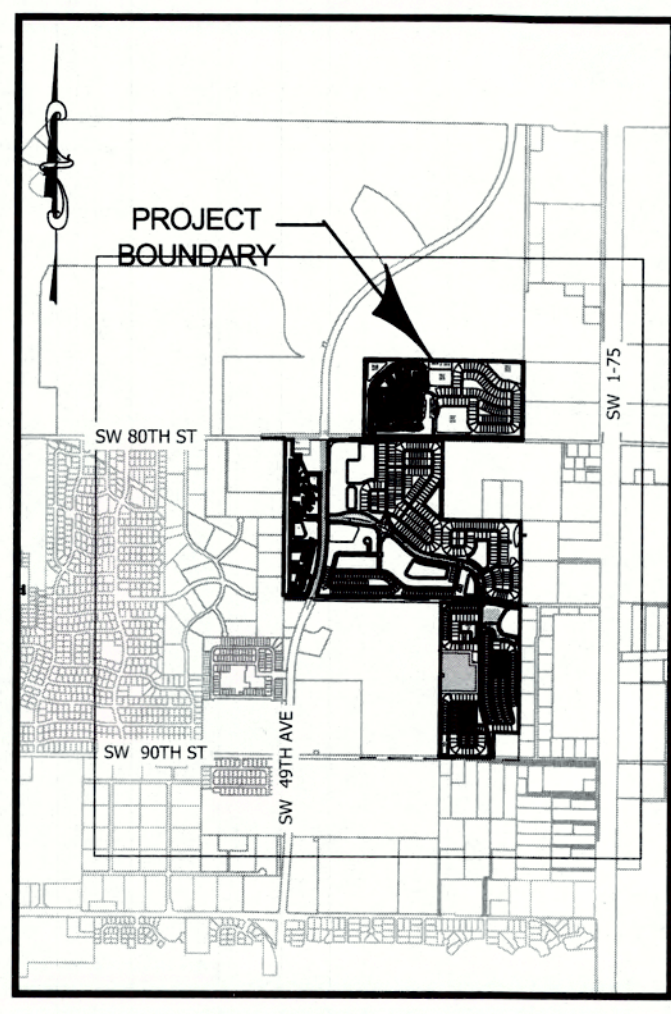
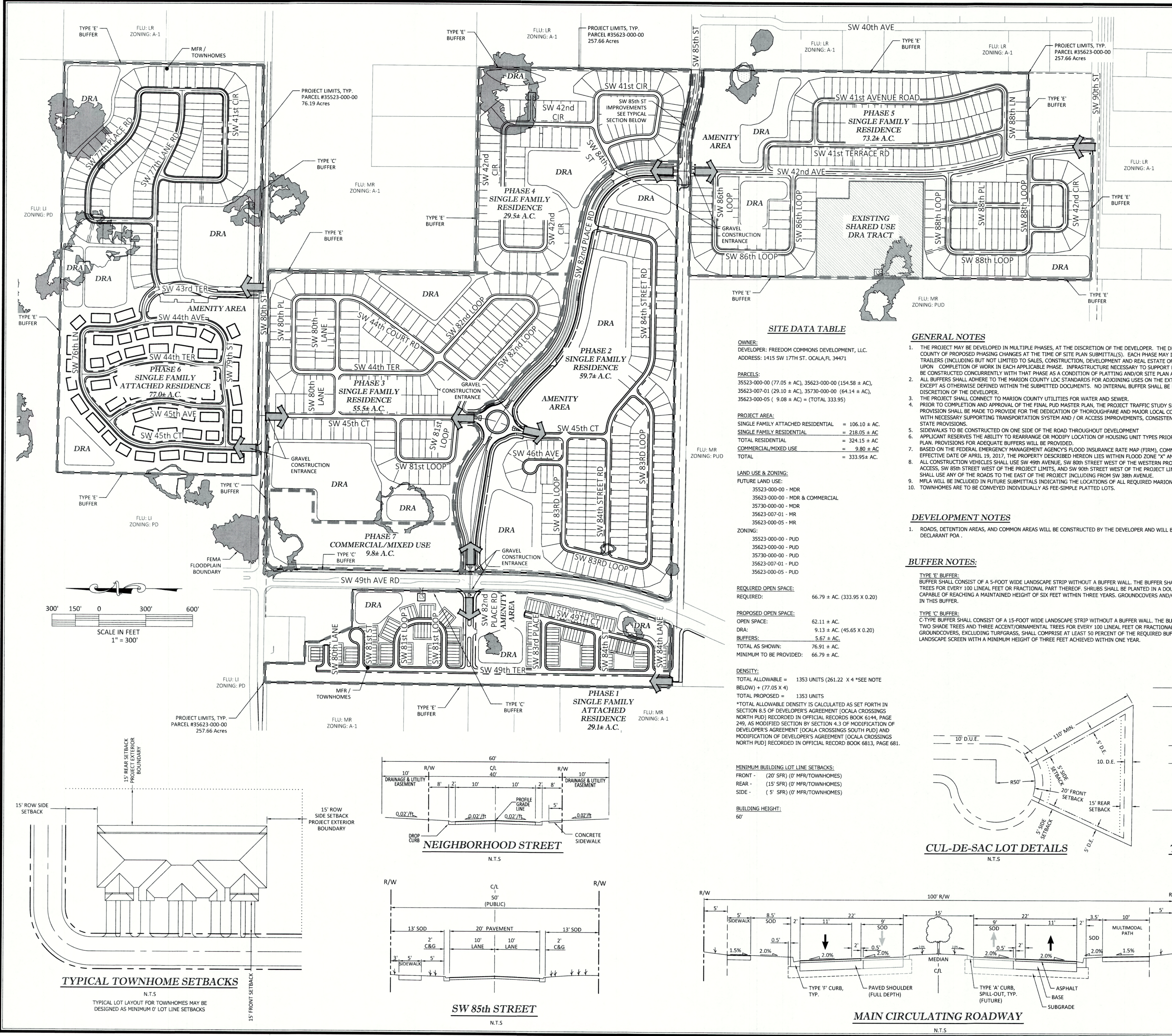




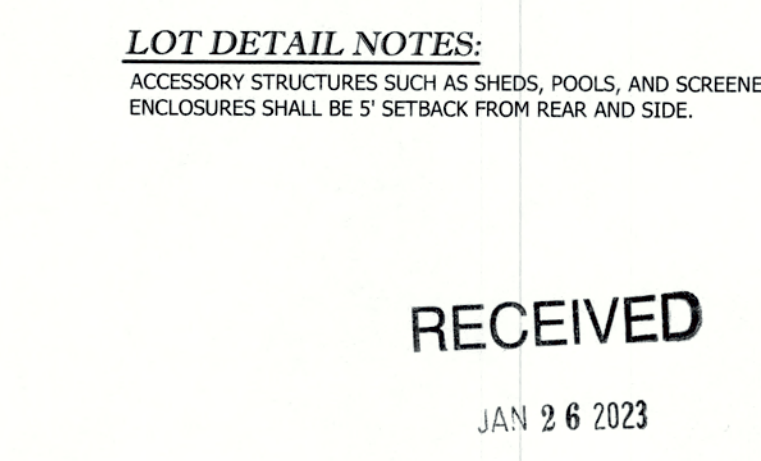
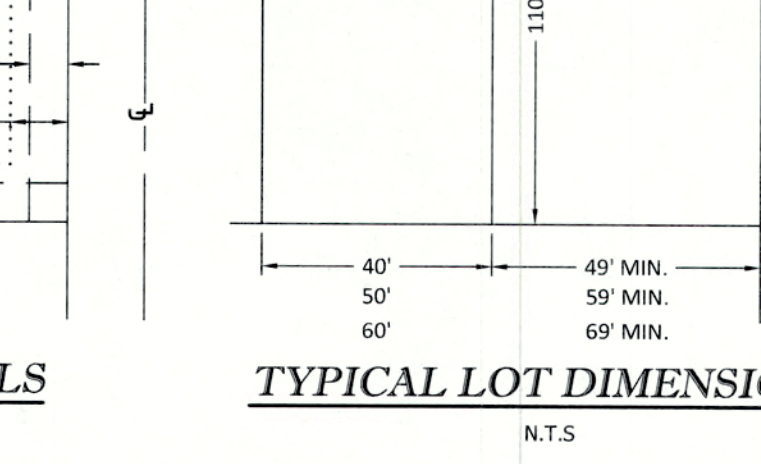
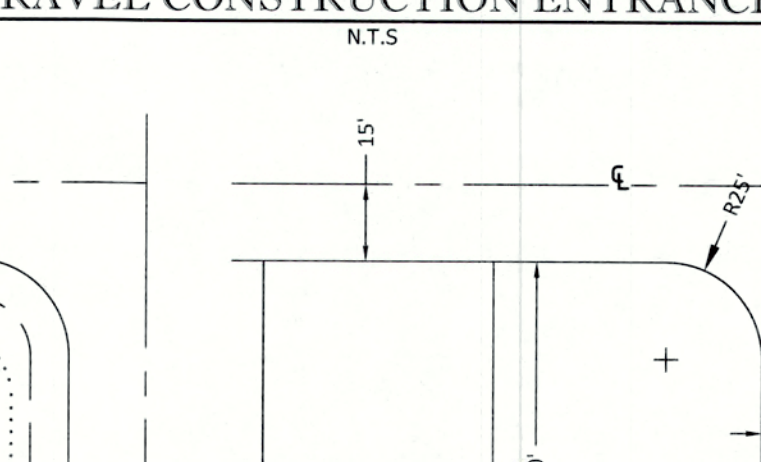
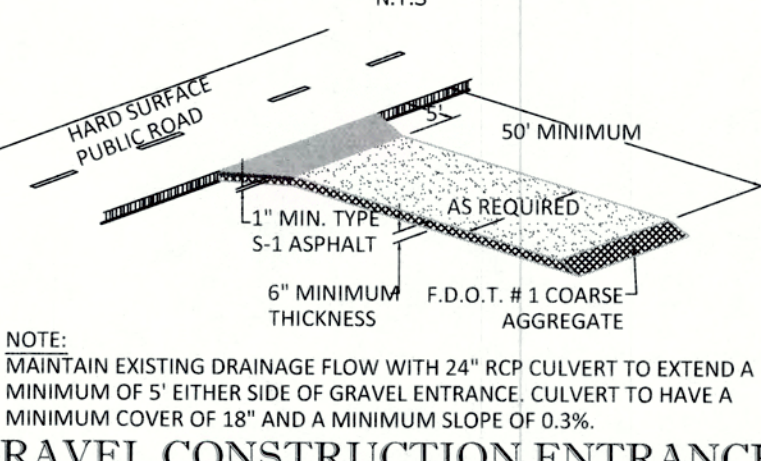
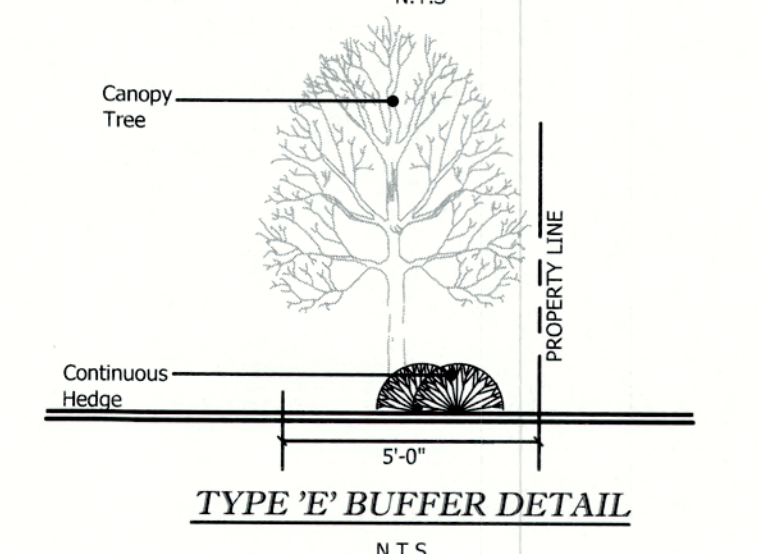
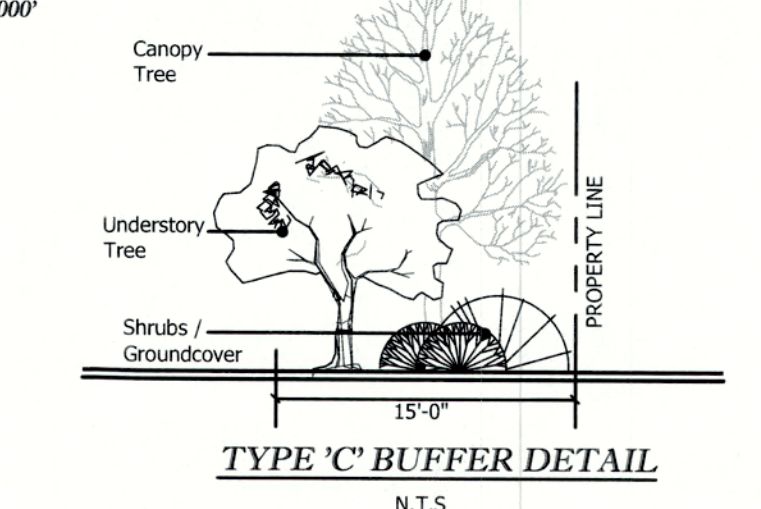
DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 27553
APPROVAL DATE 12/19/22
EXPIRATION DATE 12/19/27

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Where the Code is silent, the right-of-way standards shall apply. The standards shall be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to the construction shown on the plans. The County Engineer or designee does not warrant the accuracy of the information provided or the results of the construction. The County Engineer or designee shall not be responsible for the construction of the project.

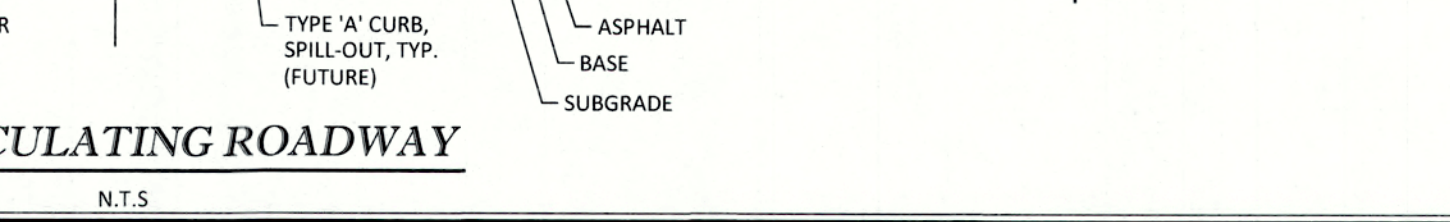
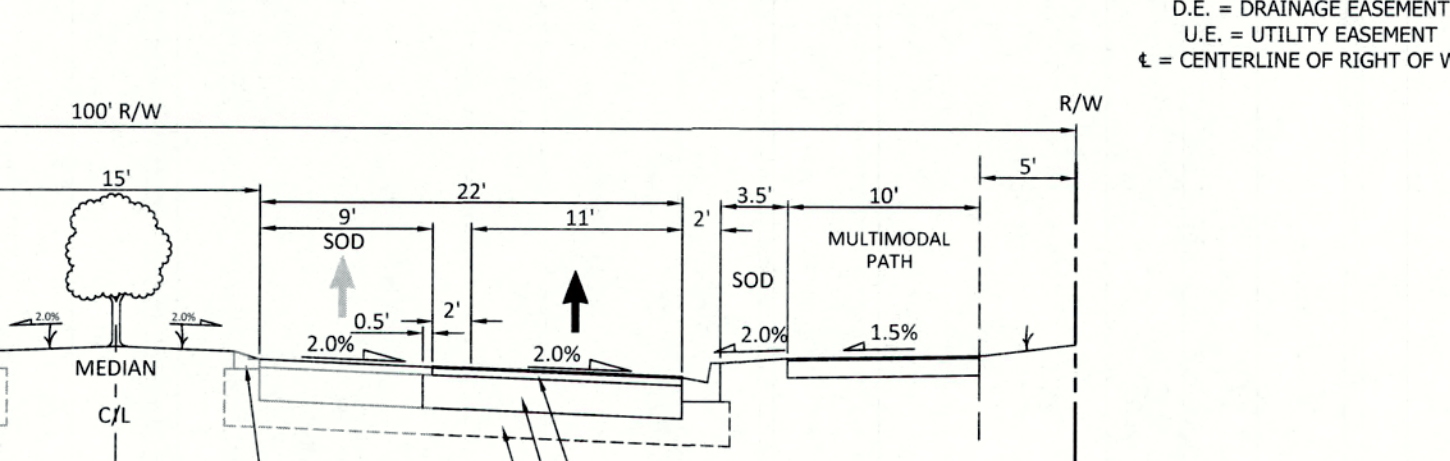
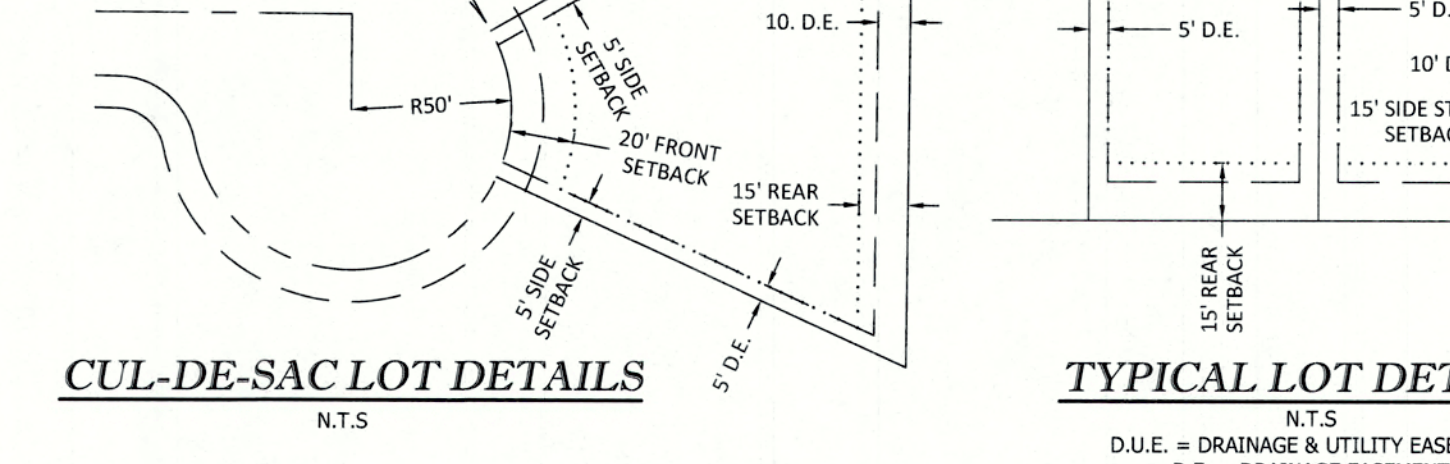
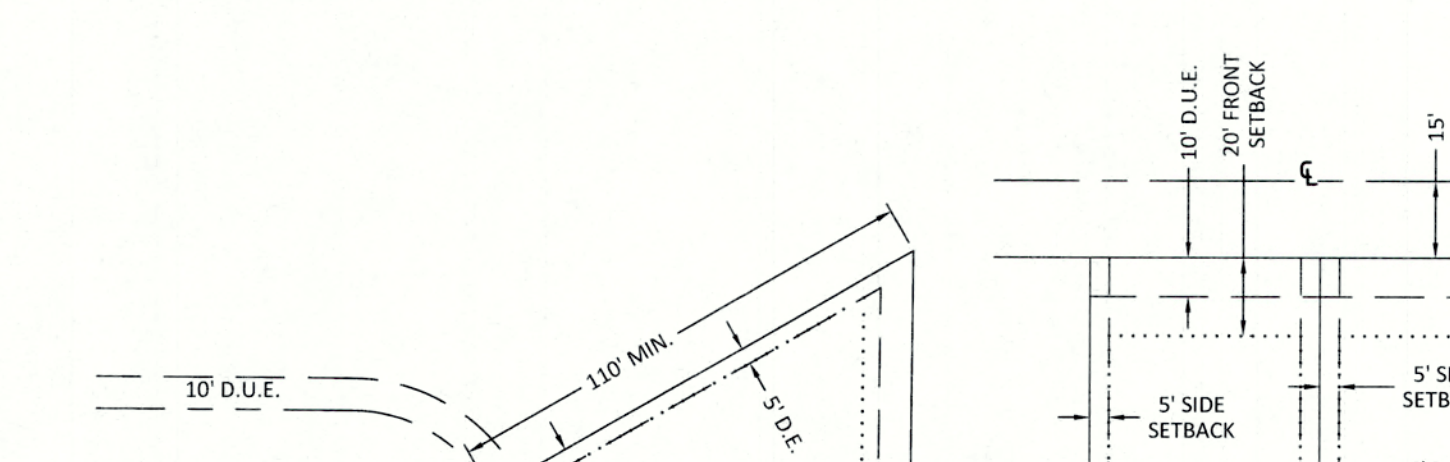
Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545



- GENERAL NOTES**
1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTALS. EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
 2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
 3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
 4. PRIOR TO COMPLETION AND APPROVAL OF THE FINAL P.U.D. MASTER PLAN, THE PROJECT TRAFFIC STUDY SHALL BE COMPLETED AND ADEQUATE PROVISION SHALL BE MADE TO PROVIDE FOR THE DEDICATION OF THROUGHFARE AND MAJOR LOCAL COLLECTOR RIGHT-OF-WAY ALONG WITH NECESSARY SUPPORTING TRANSPORTATION SYSTEM AND/OR ACCESS IMPROVEMENTS, CONSISTENT WITH APPLICABLE COUNTY AND STATE PROVISIONS.
 5. SIDEWALKS TO BE CONSTRUCTED ON ONE SIDE OF THE ROAD THROUGHOUT DEVELOPMENT.
 6. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
 7. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12082C002E, EFFECTIVE DATE OF APRIL 16, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" (AN AREA OF MINIMAL FLOOD HAZARD). ALL CONSTRUCTION VEHICLES SHALL USE SW 88th AVENUE, SW 88th STREET WEST OF THE WESTERN PROJECT LIMITS FOR CONSTRUCTION ACCESS. SW 88th STREET WEST OF THE PROJECT LIMITS, AND SW 88th STREET WEST OF THE PROJECT LIMITS, NO CONSTRUCTION VEHICLES SHALL USE ANY OF THE ROADS TO THE EAST OF THE PROJECT INCLUDING FROM SW 38th AVENUE.
 8. MEPA WILL BE INCLUDED IN FUTURE SUBMITTALS INDICATING THE LOCATION OF ALL REQUIRED MARION FRIENDLY LANDSCAPE AREAS.
 9. TOWNHOMES ARE TO BE CONVEYED INDIVIDUALLY AS FEE-SIMPLE PLATTED LOTS.

- DEVELOPMENT NOTES**
1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA.

- BUFFER NOTES**
- TYPE 'E' BUFFER:**
BUFFERS SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.
- TYPE 'C' BUFFER:**
C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACENTYONARMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, INCLUDING TURFGRASS, SHALL COMPOSE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



SITE DATA TABLE

OWNER:
DEVELOPER: FREEDOM COMMONS DEVELOPMENT, LLC
ADDRESS: 1415 SW 17th ST, Ocala, FL 34471

PARCELS:
35623-000-00 (77.05 ± AC), 35623-000-00 (154.58 ± AC),
35623-007-01 (29.10 ± AC), 35730-000-00 (64.14 ± AC),
35623-000-05 (9.08 ± AC) (TOTAL 333.95)

PROJECT AREA:
SINGLE FAMILY ATTACHED RESIDENTIAL = 306.10 ± AC
SINGLE FAMILY RESIDENTIAL = 218.95 ± AC
TOTAL RESIDENTIAL = 324.15 ± AC
COMMERCIAL/MIXED USE = 9.80 ± AC
TOTAL = 333.95 AC

LAND USE & ZONING:
FUTURE LAND USE:
35623-000-00 - MDR
35623-000-00 - MDR & COMMERCIAL
35730-000-00 - MDR
35623-007-01 - MR
35623-000-05 - MR
ZONING:
35623-000-00 - PUD
35623-000-00 - PUD
35730-000-00 - PUD
35623-007-01 - PUD
35623-000-05 - PUD

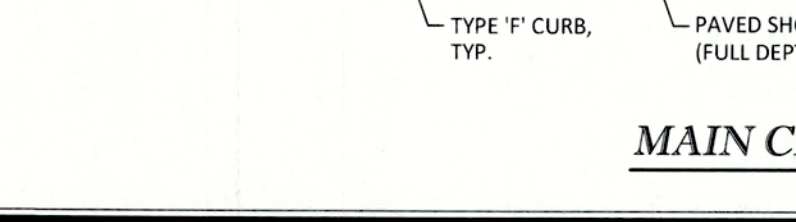
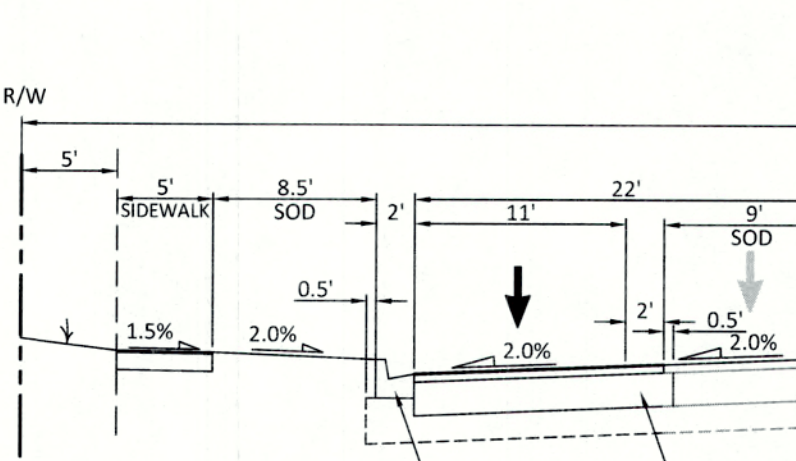
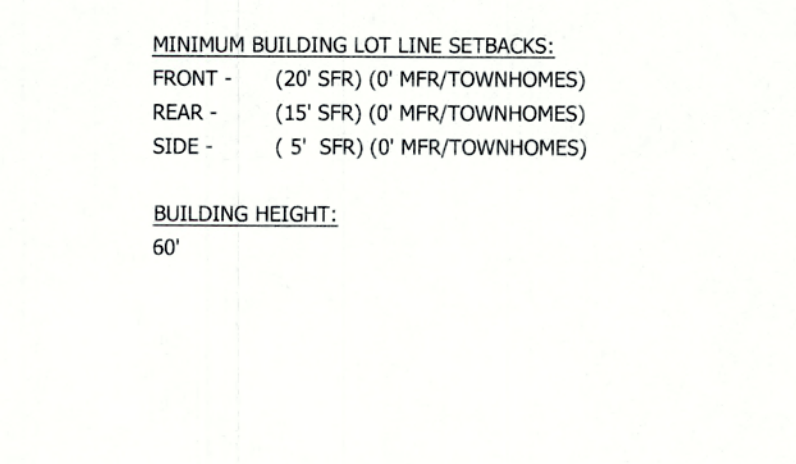
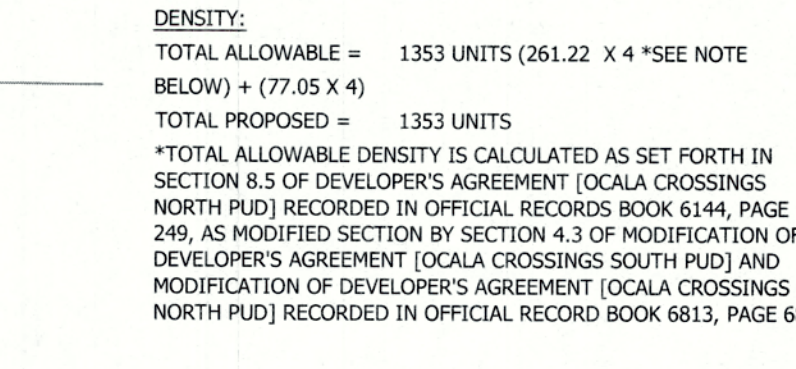
REQUIRED OPEN SPACE:
REQUIRED: 66.79 ± AC (333.95 X 0.20)

PROPOSED OPEN SPACE:
OPEN SPACE: 62.11 ± AC
DRA: 9.13 ± AC (45.65 X 0.20)
BUFFERS: 5.67 ± AC
TOTAL AS SHOWN: 76.91 ± AC
MINIMUM TO BE PROVIDED: 66.79 ± AC

DENSITY:
TOTAL ALLOWABLE = 1353 UNITS (261.22 X 4 "SEE NOTE BELOW") (77.05 X 4)
TOTAL PROPOSED = 1353 UNITS
*TOTAL ALLOWABLE DENSITY IS CALCULATED AS SET FORTH IN SECTION 6.5 OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS NORTH PUD) RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 240, AS MODIFIED SECTION 4.3.1 OF MODIFICATION OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS SOUTH PUD) AND MODIFICATION OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS NORTH PUD) RECORDED IN OFFICIAL RECORD BOOK 6811, PAGE 681.

MINIMUM BUILDING LOT LINE SETBACKS:
FRONT - (20' SPR) (OF MDR/TOWNHOMES)
REAR - (15' SPR) (OF MDR/TOWNHOMES)
SIDE - (5' SPR) (OF MDR/TOWNHOMES)

BUILDING HEIGHT:
60'

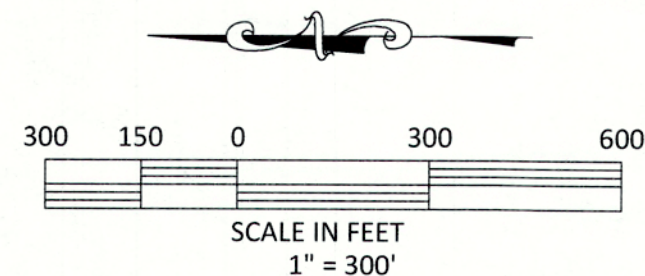


MASTER PLAN
FREEDOM COMMONS
MARION COUNTY, FLORIDA

DATE 9/2/22
DRAWN BY
CHKD BY TB
JOB NO 21-7018

RECEIVED
JAN 26 2023
Marion County
Office of County Engineer

SHT. 03.01



All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

— ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

— SAN — SAN — SANITARY

— WAT — WATER MAIN

 LIFT STATION

— SAN FM — FORCE MAIN

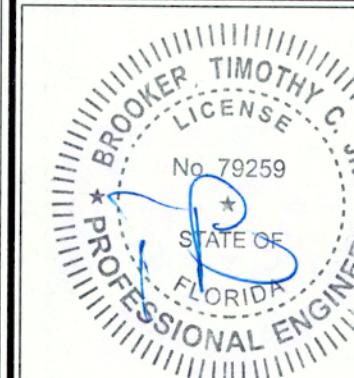
- NOTES:
1. IN ACCORDANCE WITH SECTION 6.18.5, COMMERCIAL BUILDINGS WHICH CONTAIN A FIRE ALARM OR FIRE SPRINKLER SHALL INSTALL A KNOX BOX.
 2. IN ACCORDANCE WITH NFPA 1 CHAPTER 11.10.1, BUILDINGS 20,000 SF OR GREATER SHALL BE TESTED TO THE FOLLOWING MINIMUM STANDARDS: STEEL DECK BUILDING SHALL BE TESTED BY A THIRD PARTY AND ANY MODIFICATIONS SHALL BE MADE TO MEET THE MINIMUM POLICIES.
 3. COMMERCIAL BUILDINGS THAT REQUIRE A SPRINKLER SYSTEM SHALL HAVE THE DEPARTMENT CONNECTION 1.5 TIMES THE HEIGHT OF THE BUILDING AVOID FIRE HYDRANT MUST BE NO GREATER THAN 100 FEET FROM THE FIRE DEPARTMENT CONNECTION.
 4. HYDRANT SHALL BE FLOWED AND PAINTED ACCORDING TO NFPA 291. FLOW TESTS ARE TO BE DONE IN THE WITNESS OF A FIRE INSPECTOR.
 5. SANITARY, WATER MAIN, LIFT STATION AND FORCE MAIN ARE PRELIMINARY LOCATIONS. LOCATION TO BE DETERMINED ON THE REQUIRED MAJOR SITE PLAN OF THIS PROJECT.

REVISIONS

DATE _____

MASTER PLAN
ARMSTRONG FREEDOM COMMONS
MARION COUNTY, FLORIDA

DATE 8/12/22
DRAWN BY ---
CHKD. BY TB
JOB NO. 21-701



JAN 25 2023

SHT. 04.01

26 2023

Marion County
Office of County Engineer

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

LEGAL DESCRIPTION: (AS SURVEYED)

PARCEL 1A

A PORTION OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E, 2,697.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST BOUNDARY, N.00°29'59"E, 2,587.86 FEET; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°35'50"E, 122.49 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT OF WAY LINE (PER MARION COUNTY MAINTENANCE MAP RECORDED IN BOOK 1 PAGE 198 (BOOK 2, PAGE 82)), ALONG THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1371, PAGE 212 AND OFFICIAL RECORDS BOOK 2208, PAGE 1553 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°28'16"W, 252.18 FEET TO THE S.W. CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2208, PAGE 1553; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS MARION COUNTY DRAINAGE RETENTION AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 6558, PAGE 1696 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°28'59"W, 85.79 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.23°04'14"E, 234.10 FEET TO THE S.W. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°25'36"E, 238.88 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE, THE FOLLOWING FOUR (4) COURSES: (1) S.00°33'53"W, 1,063.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,804.79 FEET, A CENTRAL ANGLE OF 1°51'41", AND A CHORD BEARING AND DISTANCE OF S.02°29'19"W, 676.90 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 678.55 FEET TO A POINT OF TANGENCY; (3) THENCE S.23°02'07"W, 50.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,781.79 FEET, A CENTRAL ANGLE OF 05°12'15", AND A CHORD BEARING AND DISTANCE OF S.16°01'29"W, 254.49 FEET; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 253.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 70°51'38", AND A CHORD BEARING AND DISTANCE OF S.55°39'24"W, 28.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, A DISTANCE OF 30.57 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°18'48"W, 385.12 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 29.10 ACRES, MORE OR LESS.

PARCEL 1B

A PORTION OF THE N.W. 1/4 AND A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E, 2,697.61 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°19'51"E, 578.07 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, N.85°17'47"W, 15.18 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERLY RIGHT OF WAY LINE S.W. 49TH AVENUE THE FOLLOWING FIVE (5) COURSES: (1) N.19°52'36"E, 1.85 FEET; (2) THENCE N.17°14'01"W, 25.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,829.79 FEET, A CENTRAL ANGLE OF 1°45'47", AND A CHORD BEARING AND DISTANCE OF N.02°56'11"E, 695.16 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 695.44 FEET TO THE END OF SAID CURVE; (4) THENCE N.00°13'39"E, 1,581.63 FEET; (5) THENCE N.41°26'54"E, 45.91 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 80TH STREET THE FOLLOWING THREE (3) COURSES: (1) S.89°34'37"E, 564.40 FEET; (2) THENCE N.87°19'02"E, 149.32 FEET; (3) THENCE S.89°42'52"E, 1,164.33 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 15; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 15, S.00°22'46"W, 1,325.47 FEET TO THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, S.89°18'59"E, 1,314.80 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, S.00°20'50"W, 34.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 0°16'21", AND A CHORD BEARING AND DISTANCE OF N.81°48'14"W, 272.12 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND AFOREMENTIONED NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, A DISTANCE OF 273.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 15°38'44", AND A CHORD BEARING AND DISTANCE OF N.81°29'04"W, 283.11 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 283.89 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°18'48"W, 2,877.22 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 15.58 ACRES, MORE OR LESS.

PARCEL 1C

A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E, 2,617.84 FEET TO THE SOUTH RIGHT OF WAY OF S.W. 85TH STREET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 80TH STREET, S.89°18'26"E, 2,630.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S.89°18'26"E, 785.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,814.80 FEET, A CENTRAL ANGLE OF 1°58'44", AND A CHORD BEARING AND DISTANCE OF S.81°29'04"E, 261.33 FEET; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 261.33 FEET TO THE POINT OF BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 16°16'21", AND A CHORD BEARING AND DISTANCE OF S.01°29'19"E, 294.38 FEET; (3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 295.37 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE N.E. 1/4 OF SAID SECTION 15, S.00°20'50"W, 2,077.89 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6558, PAGE 1722 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 1/2 OF THE N.E. 1/4 OF SAID SECTION 15, ALONG THE NORTH BOUNDARY OF SAID LANDS, N.89°26'01"W, 472.39 FEET TO THE N.W. CORNER OF SAID LANDS; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°20'42"W, 417.42 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 80TH STREET, N.89°26'01"W, 800.31 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°23'20"E, 1,078.29 FEET TO THE SOUTHERLY BOUNDARY OF A DRAINAGE RETENTION AREA AS DESCRIBED ON EXHIBIT "2" PER OFFICIAL RECORDS BOOK 6813, PAGE 681 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6813, PAGE 681 THE FOLLOWING FIVE (5) COURSES: (1) S.89°36'50"E, 615.58 FEET; (2) THENCE N.00°23'20"E, 474.55 FEET; (3) THENCE N.89°36'50"W, 110.34 FEET; (4) THENCE N.00°29'02"E, 205.00 FEET; (5) THENCE N.89°36'40"W, 505.56 FEET TO THE AFORESAID WESTERLY OF THE S.E. 1/4 OF SECTION 15; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG SAID WESTERLY BOUNDARY, THENCE N.00°23'20"E, 814.18 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 64.14 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTHERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10, S.89°10'47"E, 1,308.46 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10, S.00°15'47"W, 1,276.21 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET (PER MARION COUNTY MAINTENANCE MAP RECORDED IN BOOK 1 PAGE 198 (BOOK 2, PAGE 82)), N.89°19'23"W, 1,313.07 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE CONTINUE ALONG SAID POINT TO A POINT ON THE WESTERLY BOUNDARY OF WAY LINE, N.89°14'53"W, 1,313.69 FEET; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.00°38'08"E, 1,280.09 FEET TO THE N.W. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, S.89°09'56"E, 1,315.67 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 27.02 ACRES, MORE OR LESS.

SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, CURVE & LINE TABLES
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (NORTH OF MATCHLINE A)
4	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (SOUTH OF MATCHLINE A)
5	DETAILS OF S.W. 80TH STREET
6	DETAILS OF S.W. 49TH AVENUE
7	DETAILS OF S.W. 49TH AVENUE

SHEET 1 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS

REVISIONS			
FB/PG	DATE	DRAWN	REVISION
	07/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS
	07/21/21	C.H.	REVISED PARCEL 1C
21-03	09/09/21	KLJ	ADD TOPOGRAPHY



JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
68-180 17TH STREET, OCALA, FLORIDA 34771
PHONE: (352) 493-1462 FAX: (352) 272-8335 www.jchgrp.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
FREEDOM COMMONS DEVELOPMENT, LLC

FB/PG		FIELD DATE		JOB NO. 210239TOPO	1 OF 7
21-2/59		03/03/2021			
DRAWING DATE		BY	APPROVED	SCALE 1" = 400'	
07/01/2021		M.A.	C.J.H.		

1
OF
7

DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION #: 27553
APPROVAL DATE: 12/19/22
EXPIRATION DATE: 12/19/27

A construction shall conform to the construction standards contained in the Marion County Development Code, latest revision. Areas of the project not shown shall be constructed in accordance with the requirements of other agencies for additional permits, as applicable, to state and/or federal laws.

NOTICE
The approval of this plan is limited to construction under the jurisdiction of Marion County and does not constitute an approval of the requirements of other agencies for additional permits, as applicable, to state and/or federal laws.

PROPERTY DATA:

1. PARCEL ID: 35823-000-00
ADDRESS: VACANT LAND
2. PARCEL ID: 35823-000-00
ADDRESS: 4900 S.W. 80TH STREET
OCALA, FL

CERTIFIED TO:

FREEDOM COMMONS DEVELOPMENT, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
GRAY, ACKERMAN AND HAINES, P.A.
FIDELITY LING, LLC
TITLE MASTERS, LLC
STEPHEN GREENE, AS SUCCESSOR TRUSTEE UNDER THE 603 ACRES LAND TRUST 1/17/04 DATED MARCH 4, 2004

SURVEY NOTES:

1. DATE OF FIELD SURVEY: AUGUST 19, 2021.
2. BEARINGS AND 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 VIRTUAL REFERENCE STATION NETWORK.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.12083C02020E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X", "X-25" AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH-SOUTH AND EAST-WEST TEST TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY IS BASED ON PREVIOUS BOUNDARY SURVEY COMPLETED BY LAWRENCE E. BLAND WITH BERRYMAN & HENGAR, JOB NO. 91222.00, DATED 01/22/2002, RIGHT OF WAY DEPICTED HEREON FOR S.W. 80TH STREET IS BASED ON FOUND MONUMENTATION, PREVIOUS SURVEYS AND THE DIRECTION OF ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
10. EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
11. RIGHT OF WAY FOR S.W. 80TH STREET AS DEPICTED ON MARION COUNTY BOARD OF COUNTY COMMISSIONERS OFFICE OF THE COUNTY ENGINEER MAINTAINED RIGHT OF WAY MAP FOR S.W. 80TH STREET AS RECORDED IN MAP BOOK 2, PAGES 82 THROUGH 86 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA DID NOT MATCH PREVIOUS BOUNDARY SURVEY COMPLETED BY LAWRENCE E. BLAND WITH BERRYMAN & HENGAR, JOB NO. 91222.00, DATED 01/22/2002, RIGHT OF WAY DEPICTED HEREON FOR S.W. 80TH STREET IS BASED ON FOUND MONUMENTATION, PREVIOUS SURVEYS AND THE DIRECTION OF ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
12. TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON CITY OF OCALA ENGINEERING CONTROL POINT 0013, ELEVATION 84.75 (HARD 1988).
13. INFORMATION FOR STORE STRUCTURES AND UNDERGROUND UTILITIES ALONG S.W. 49TH AVENUE ARE BASED ON MARION COUNTY SW 49TH/40TH AVENUE PHASE 2 FINAL DRAWINGS (FROM SW 95TH STREET TO SW 80TH STREET) CIVIL/AL PROJECT ID: 435448-1-54-01 PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED 04/16/2018.

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

- ABSTRACT INFORMATION WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5142750, ISSUING AGENT: GRAY, ACKERMAN & HAINES, P.A. ISSUING OFFICE FILE NUMBER: 21-2002; COMMENT DATE: JANUARY 06, 2021 @ 8:00 AM. THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED RELATIVE TO PARCEL 1A:
- ITEM 10: RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 228, PAGE 631, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- ITEM 11: EASEMENT(S) IN FAVOR OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY, AS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 263, PAGE 171, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- ITEM 12: PERPETUAL RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 1445, PAGE 1848, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- ITEM 13: ALL RIGHT, TITLE AND INTEREST OF MARION COUNTY, FLORIDA, A BODY CORPORATE UNDER THE LAWS OF THE STATE OF FLORIDA, IN AND TO AN UNDIVIDED THREE-FOURTHS INTEREST IN ALL THE PHOSPHATE, MINERALS, AND METALS THAT ARE OR MAY BE IN, ON OR UNDER SAID LAND AND WITH THE PRIVILEGE TO MINE AND DEVELOP THE SAME, WHICH INTEREST MAY HAVE BEEN RESERVED UNDER SECTION 270.11, FLORIDA STATUTE, AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- ITEM 14: CABLE TELEVISION AGREEMENT, A MEMORANDUM OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2206, PAGE 1518, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- ITEM 15: DRAINAGE EASEMENT IN FAVOR OF MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGE 1713, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- ITEM 16: RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 6737, PAGE 140, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- ITEM 17: DEVELOPER'S AGREEMENT (OCALA CROSSINGS NORTH RUD) RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 249, AS AFFECTED BY ASSIGNMENT, ACKNOWLEDGMENT OF ASSIGNEE, AND ACKNOWLEDGMENT OF MARION COUNTY RECORDED IN OFFICIAL RECORDS BOOK 6193, PAGE 472, AND BY MODIFICATION OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS SOUTH RUD) AND MODIFICATION OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS NORTH RUD) RECORDED IN OFFICIAL RECORDS BOOK 6815, PAGE 681, ALL OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.
- ITEM 18: TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS SET FORTH IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 558, PAGE 1722, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.
- ITEM 19: DRAINAGE EASEMENT(S) IN FAVOR OF MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 6912, PAGE 330, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED HEREON.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 507.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

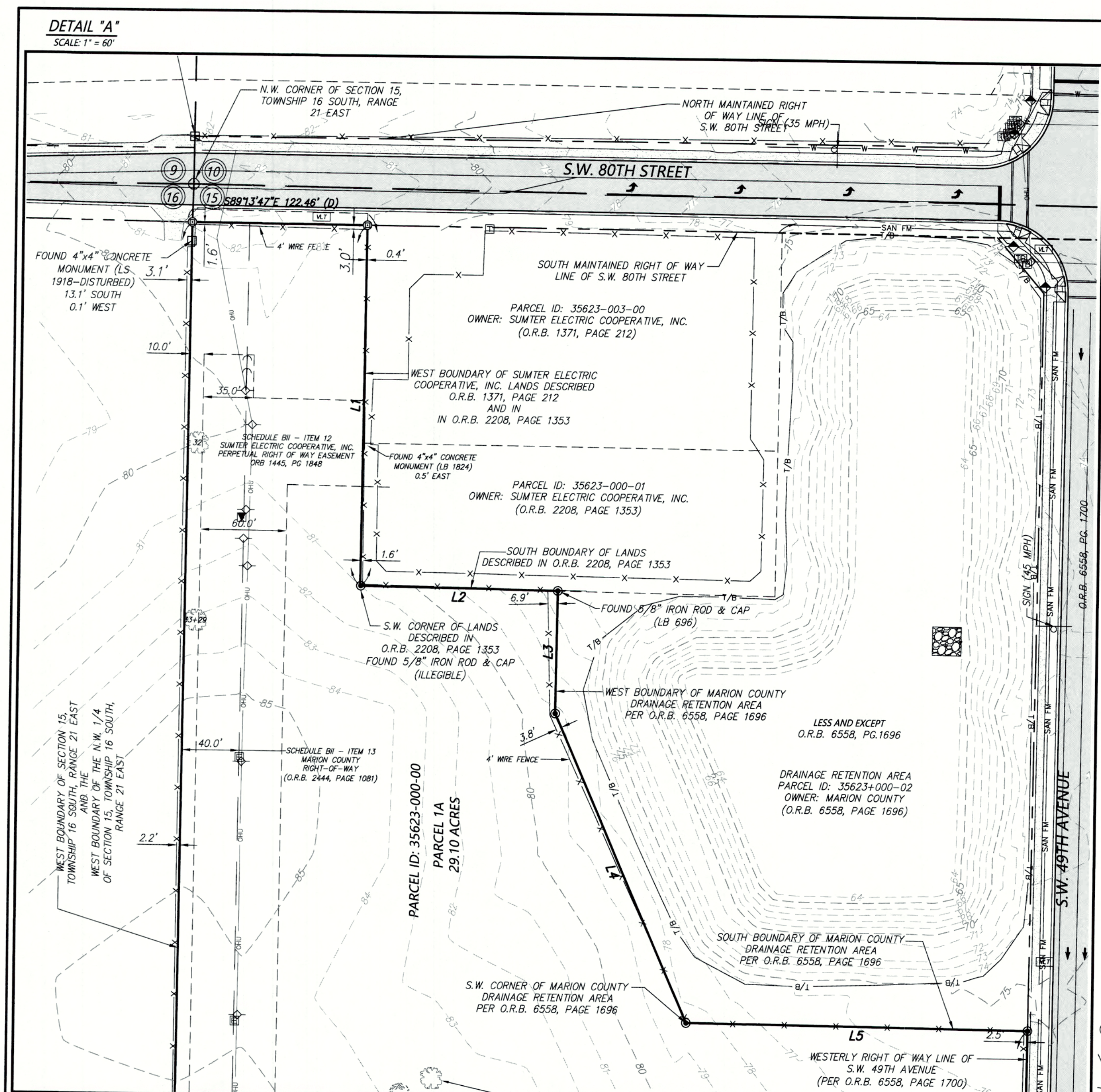
CHRISTOPHER J. HANSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

10/13/22
DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RASD SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (Seal of County Engineer)

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

RECEIVED
JAN 26 2023
Marion County
Seal of County Engineer



LINE TABLE (F)			CURVE TABLE (F)					
LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
L1	N02°36'E	252.18	C1	678.55	2804.79	01°31'41"	676.90	N89°19'18"E
L2	N89°17'01"W	138.21	C2	253.57	2791.79	00°51'21"S	253.49	N18°01'29"E
L3	N02°39'38"E	85.79	C3	30.57	25.25	07°00'33"E	28.70	N50°36'24"E
L4	N23°40'34"W	234.10	C4	958.44	2929.79	01°45'47"	955.16	S09°56'11"E
L5	N89°25'36"E	238.88	C5	283.99	1040.00	01°53'44"	283.11	S81°29'04"E
L6	N29°22'08"E	50.55	C6	273.04	960.00	01°57'44"	272.12	S81°48'34"E
L7	S87°19'48"E	385.12	C7	285.37	1040.00	01°16'21"	284.38	N81°47'53"W
L8	S65°31'41"E	15.18	C8	262.14	960.00	01°53'44"	261.33	N81°29'04"W
L9	N19°52'36"E	1.85						
L10	N11°14'01"W	25.42						
L11	S41°26'34"E	42.61						
L12	N89°36'50"W	615.58						
L13	S02°31'12"W	474.55						
L14	S89°36'10"E	110.34						
L15	S29°02'02"W	205.00						
L16	S89°36'04"E	505.56						

LINE TABLE (D)			SHEET
LINE	BEARING	LENGTH	
L12	S29°02'08"W	260.02	DESCRIPTIONS, IN 2 OVERALL, TRA
L13	S89°15'36"E	289.92	TOPOGRAPHY, TRA
L14	N28°03'35"E	256.86	DETAILS OF S.W.

R E V I S I O N S				
FB/PG	DATE	DRAWN	REVISION	CKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 1C	CJH
21-03	09/09/21	KLJ	ADD TOPOGRAPHY	CJH

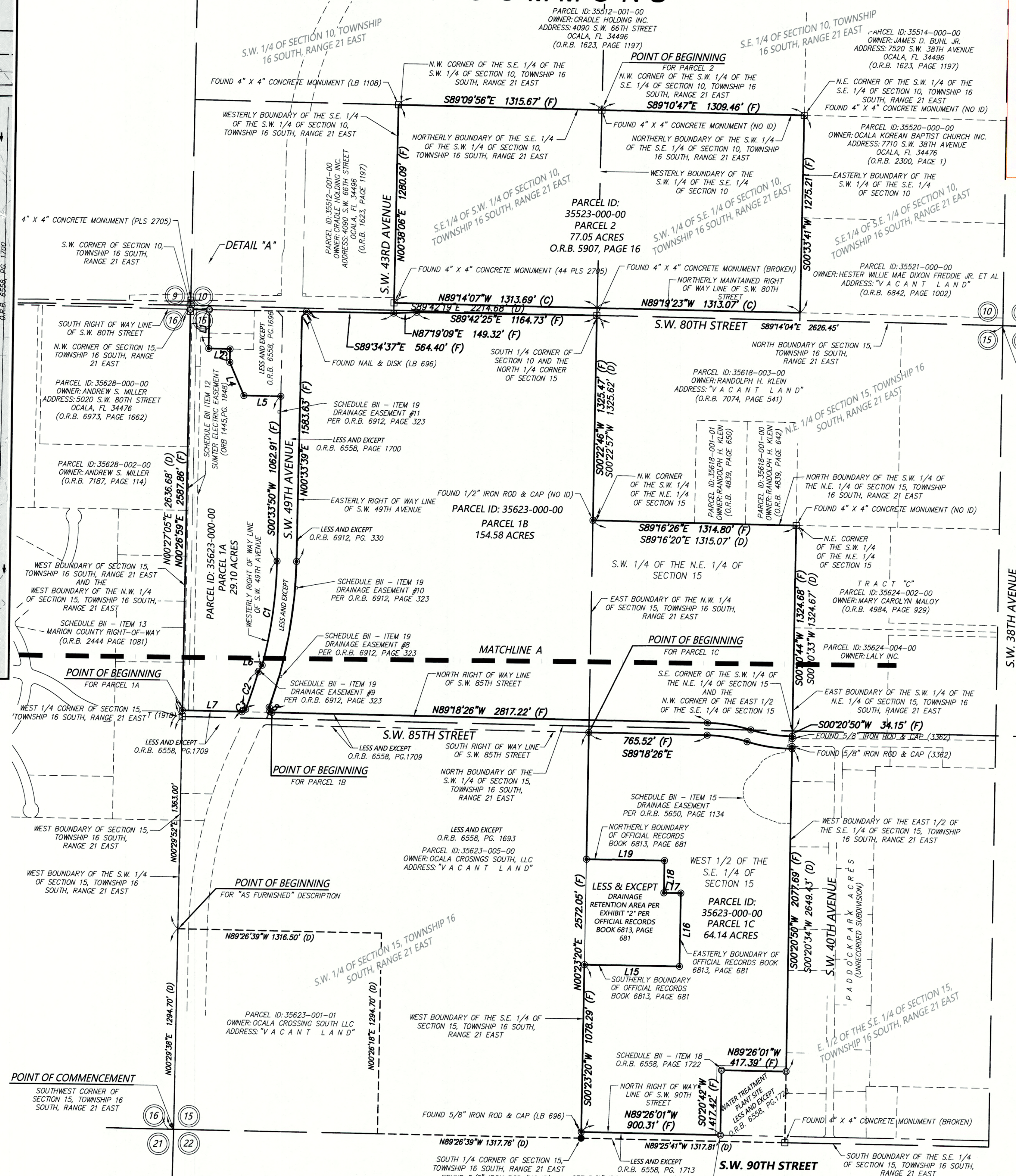


JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34071
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHgc.com
CERTIFICATE OF AUTHORIZATION - L.B. 9071

LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

MARION COUNTY, FLORIDA

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

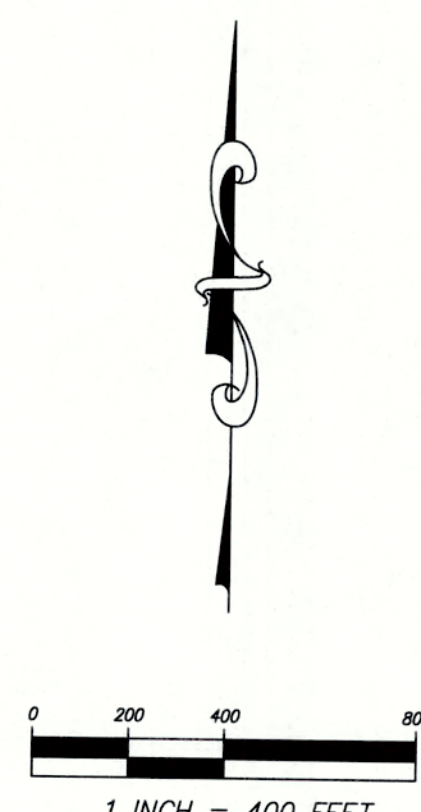


**DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA**

APPLICATION #: 27553
APPROVAL DATE: 12/19/22
EXPIRATION DATE: 12/19/27

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.



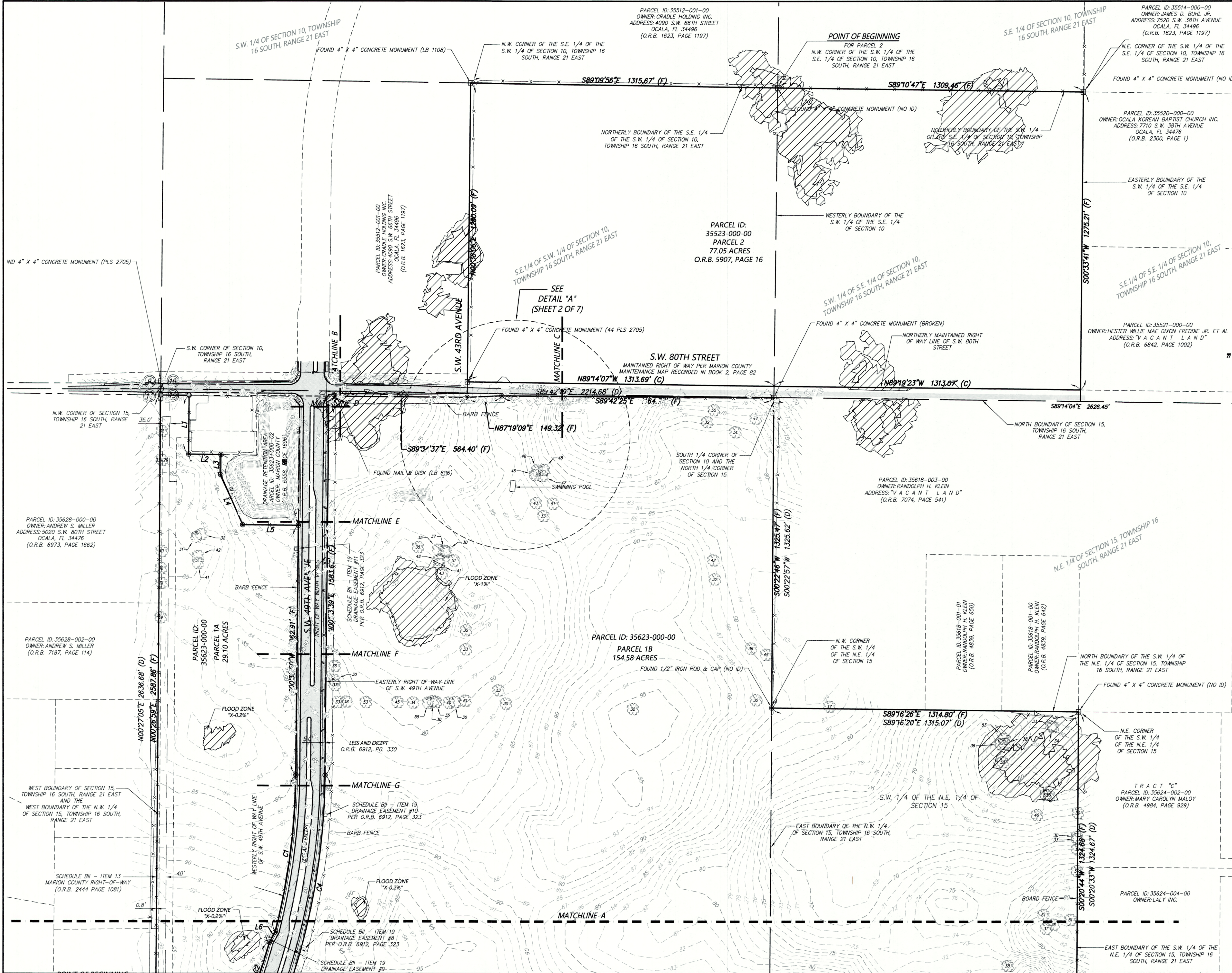
RECEIVED

JAN 26 2023

Marion County
Office of County Engineer

PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
FREEDOM COMMONS DEVELOPMENT, LLC

FB/PG		FIELD DATE		JOB NO. 210293TOP0	2 OF 7
21-2/59		03/03/2021			
DRAWING DATE	BY	APPROVED		SCALE 1" = 400'	
07/01/2021	M.A.	C.JH			

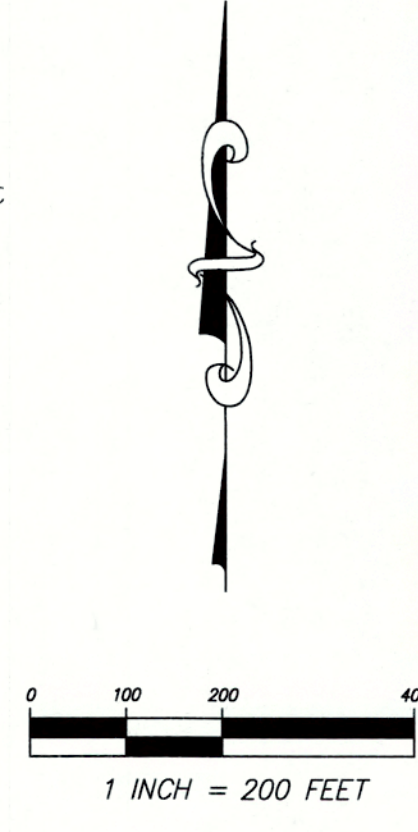


DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 27553
APPROVAL DATE: 12/19/22
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TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15,
TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

- TREE LEGEND**
(SIZE DENOTED INSIDE SYMBOL)
- CEDAR
 - HACKBERRY
 - HOLLY
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - OAK
 - PALM
 - PECAN
 - PINE

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RECEIVED
JAN 26 2023
SHEET 3 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 7 FOR DESCRIPTIONS, NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.

FB/PG	DATE	DRAWN	REVISION	CHKD
21-03	07/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
21-03	07/27/21	CJH	REVISED PARCEL 1C	CJH
21-03	09/09/21	KLJ	ADD TOPOGRAPHY	CJH

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401 SW 10TH STREET, SUITE 200, Ocala, FL 34476
PHONE: (352) 465-1482 FAX: (352) 222-8333 www.jchgroup.com
CERTIFICATE OF AUTHORIZATION - LB 601

LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
FREEDOM COMMONS DEVELOPMENT, LLC

FB/PG	FIELD DATE	JOB NO.	3 OF 7
21-2/59	03/03/2021	210239TOPO	
DRAWING DATE	BY	APPROVED	
07/01/2021	M.A.	CJH	SCALE 1" = 200'

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 27553
APPROVAL DATE 12/19/22
EXPIRATION DATE 12/19/27

A construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way delineated during construction shall be cleared and sodded. Seed and mulch may be used if approved by the County Engineer or designer.

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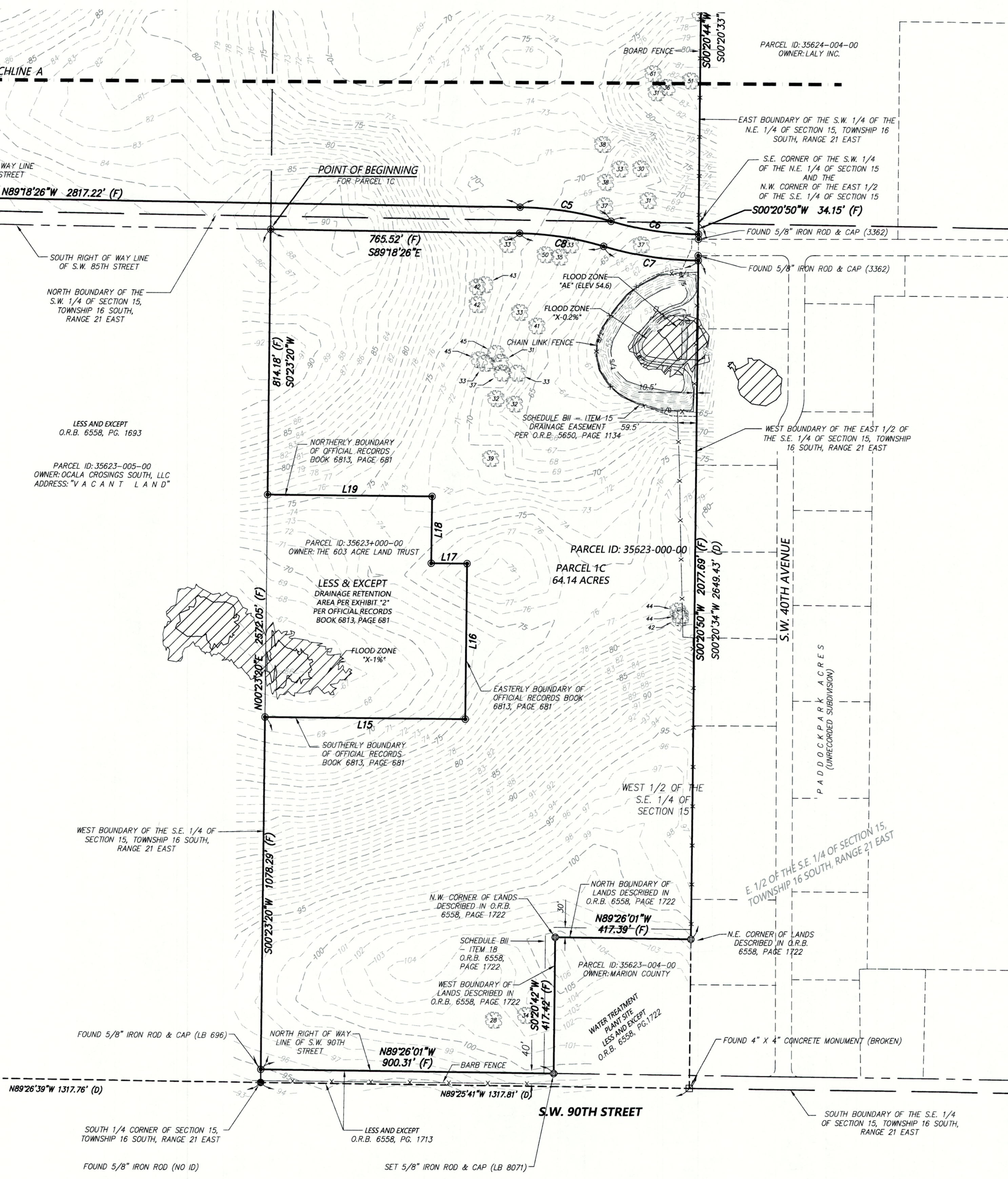
LEGEND AND ABBREVIATIONS:

- LS LAND SURVEYOR
O.R.B. OFFICIAL RECORDS BOOK
C.D. CENTERLINE
R. RADIUS
A. DELTA (CENTRAL ANGLE)
C.D. CHORD LENGTH
C.B. CHORD BEARING
(F) FIELD MEASUREMENT
(D) DEED MEASUREMENT
(P) PLAT MEASUREMENT
DIP. DUCTILE IRON PIPE
PVC. POLYVINYL CHLORIDE
CMP. CORRUGATED METAL PIPE
RCP. REINFORCED CONCRETE PIPE
NAVD. NORTH AMERICAN VERTICAL DATUM
NGVD. NATIONAL GEODETIC VERTICAL DATUM
R/W. RIGHT OF WAY
FND. FOUND
C.C.R. CERTIFIED CORNER RECORD
R.L.S. REGISTERED LAND SURVEYOR
CM. CONCRETE MONUMENT
I.R.C. IRON ROD AND CAP
R.P. IRON ROD
C.L.F. CHAIN LINK FENCE
C.B. CATCH BASIN
S.M. STORM MANHOLE
S.M. SANITARY MANHOLE
S.C. SANITARY CLEANOUT
E.R.B. ELECTRIC RISER BOX
C.T.R.B. CABLE TELEVISION RISER BOX
T.R.B. TELEPHONE RISER BOX
W. WELL
M.W. WATER METER
W.V. WATER VALVE
F.H. FIRE HYDRANT
G.L.M. GAS LINE MARKER
M.U.P. METAL UTILITY POLE
W.U.P. WOOD UTILITY POLE
U.P. UTILITY POLE GUY ANCHOR
L.P. LIGHT POLE
S. SIGN
F. FLAG POLE
M. MAILBOX
F.O.M. FIBER OPTIC MARKER
T.B. TRAFFIC BOX
T.S.P. TRAFFIC SIGNAL POLE
P.C.P. PEDESTRIAN CROSSWALK POLE
V. VAULT - COX
FENCE LINE AS NOTED
OVERHEAD UTILITY LINE
APPROXIMATE TOP OF BANK
APPROXIMATE TOP OF SLOPE
EXISTING CONTOUR
UNDERGROUND FORCE MAIN LINE
UNDERGROUND WATER LINE
ASPHALT PAVEMENT
CONCRETE
FOUND 5/8" IRON ROD & CAP (LB 696)
FOUND NAIL & DISC (AS NOTED)
FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
FOUND 1/2" IRON ROD & CAP (AS NOTED)
SET 5/8" IRON ROD & CAP (LB 807)

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CEDAR
HACKBERRY
HOLLY
LAUREL OAK
LIVE OAK
MAGNOLIA
MAPLE
MIMOSA
OAK
PALM
PECAN
PINE

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RECEIVED

JAN 26 2023

Marion County
Office of County Engineer

SHEET 4 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 7 FOR DESCRIPTIONS, NOTES, LEGENDS,
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REVISIONS

FB/PG	DATE	DRAWN	REVISION	CHKD
7/15/21	KLJ		ADD "AS SURVEYED" DESCRIPTIONS	C.J.H.
07/17/21	C.J.H.		REVISED PARCEL 1C	C.J.H.
21-03	09/09/21	KLJ	ADD TOPOGRAPHY	C.J.H.



JCH
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PLANNING • ENVIRONMENTAL • G.I.S.
430-98 15TH STREET, SUITE 100, FORT LAUDERDALE, FL 33304
PHONE: 352.465.1482 FAX: 352.465.1483 www.jchgroup.com
CERTIFICATE OF AUTHORIZATION - J.B. 907

LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
FREEDOM COMMONS DEVELOPMENT, LLC

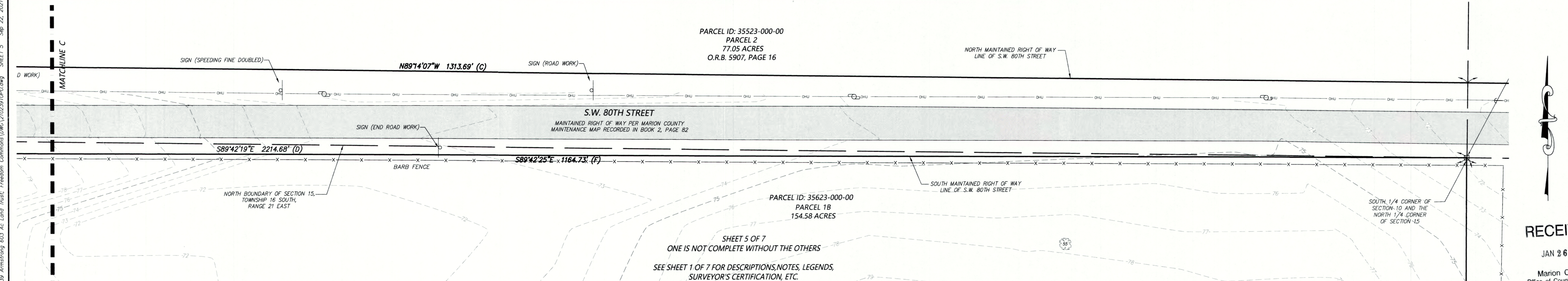
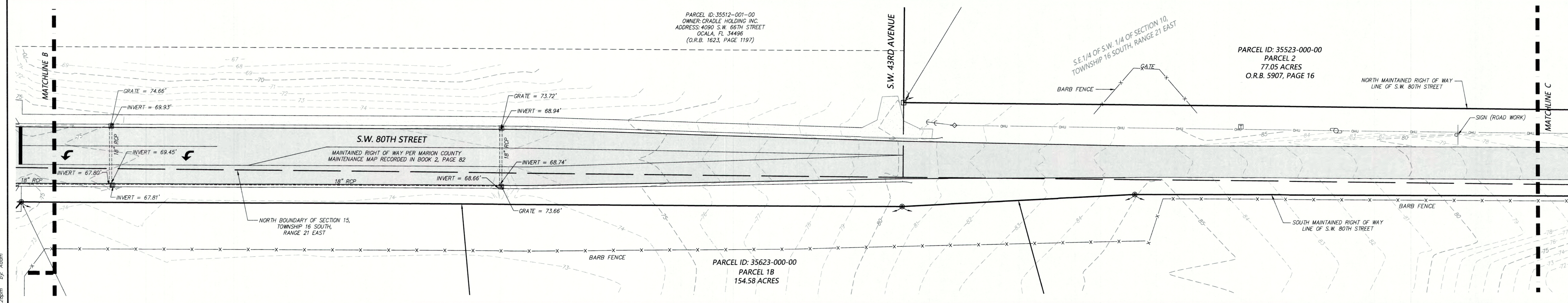
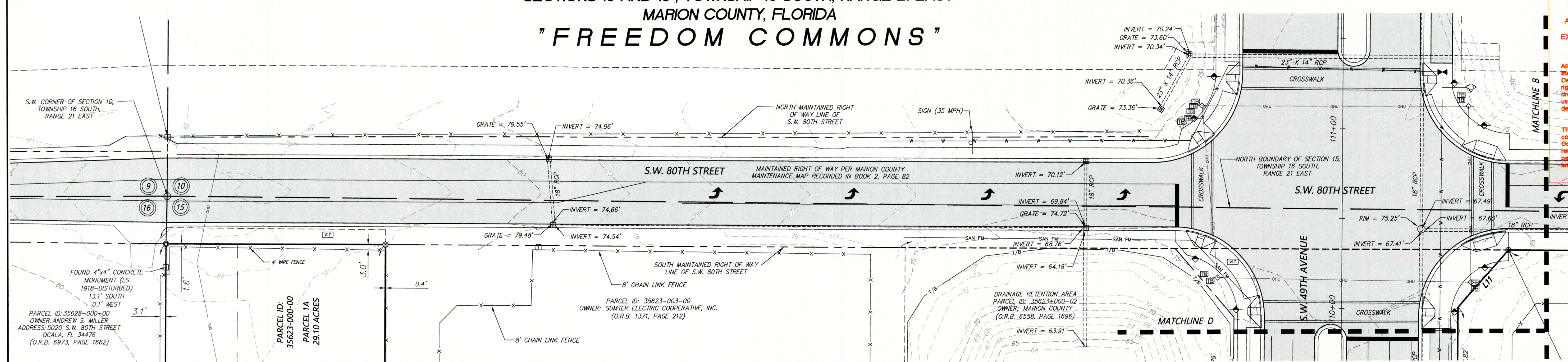
FB/PG	FIELD DATE	JOB NO.	4
21-2/59	03/03/2021	210239TOPO	OF
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.H.	1" = 200'

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA
APPLICATION # 27553
APPROVAL DATE 12/19/22
EXPIRATION DATE 12/19/27

All construction shall conform to the construction standards contained in the Marion County Land Development Code. Wherever the Code is silent, the standards of the Florida Building Code shall apply. The approval of these plans is limited to the construction shown on these plans and does not constitute a warranty of any kind. The County Engineer or designee shall be responsible for the construction of the project as shown on these plans. The County Engineer or designee shall be responsible for the construction of the project as shown on these plans.

1 INCH = 30 FEET



FB/PG	DATE	DRAWN	REVISION	OKD
7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	C.H.	
07/27/21	C.H.	REVISED PARCEL 1C	C.H.	
09/09/21	KLJ	ADD TOPOGRAPHY	C.H.	

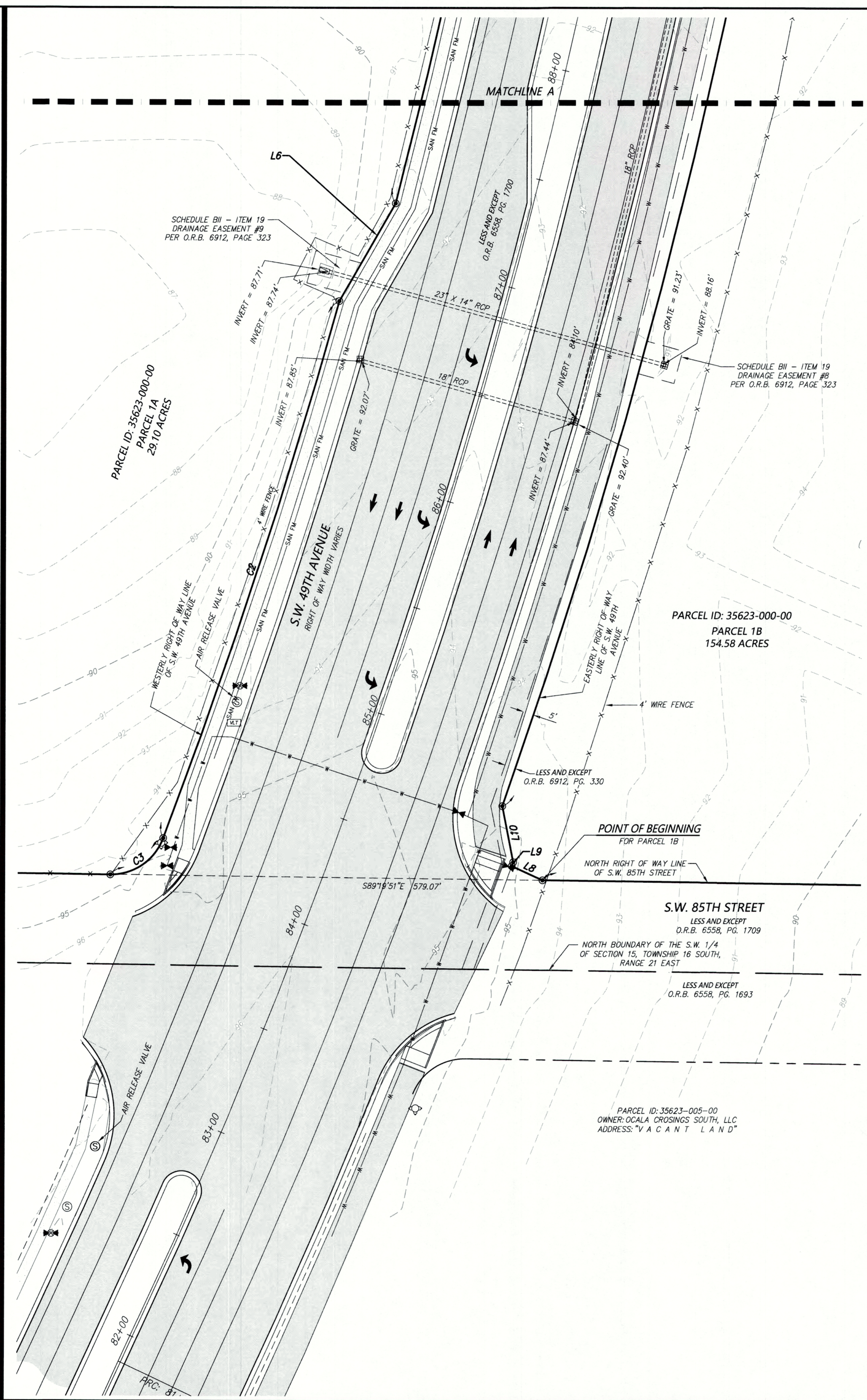
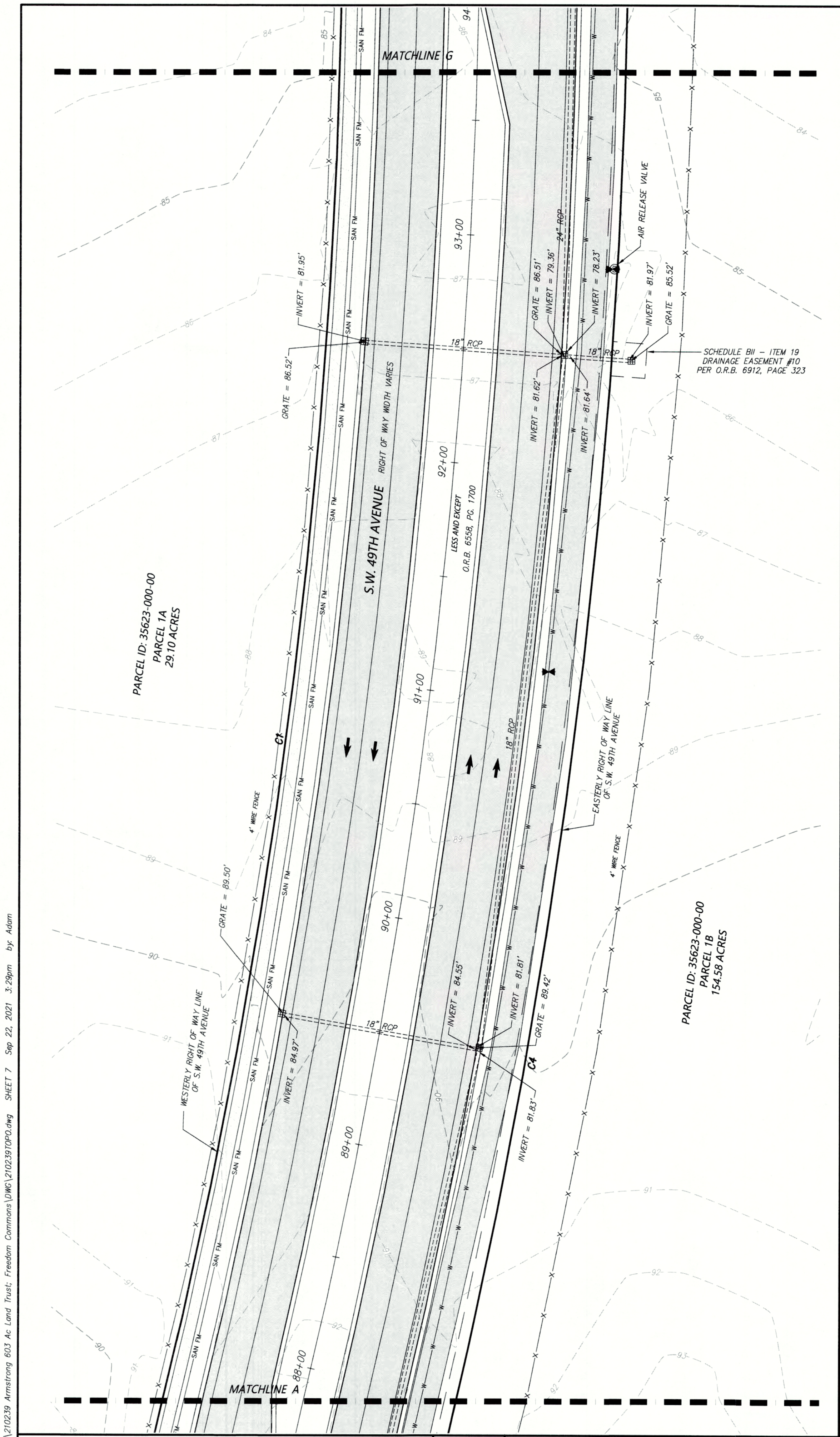
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
405 NW 11TH STREET, SUITE 340
Ocala, FL 34476
PHONE: 352.405.1462 FAX: 352.223.4335 www.jchgroup.com
CERTIFICATE OF AUTHORIZATION: L.B. 9071

LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
FREEDOM COMMONS DEVELOPMENT, LLC

FB/PG	FIELD DATE	JOB NO.	5
21-2/59	03/03/2021	210239TOP0	OF
DRAWING DATE	BY	APPROVED	SCALE
07/01/2021	M.A.	C.H.	1" = 30'

RECEIVED
JAN 9 6 2023
Marion County
Office of County Engineer



DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION # 27553
APPROVAL DATE: 12/19/22
EXPIRATION DATE: 12/19/27

NOTICE
The approval of these plans is limited to the information contained in the Marion County Land Development Code. The applicant is responsible for obtaining all necessary permits from the Marion County Engineering Department. The approval does not constitute a warranty of any kind, and the County does not assume any liability for any errors or omissions in the plans or for any damages resulting from the use of the plans.

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

SHEET	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, CURVE & LINE TABLES
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (NORTH OF MATCHLINE A)
4	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (SOUTH OF MATCHLINE A)
5	DETAILS OF S.W. 80TH STREET
6	DETAILS OF S.W. 49TH AVENUE
7	DETAILS OF S.W. 49TH AVENUE

RECEIVED
JAN 26 2023
Marion County
Office of County Engineer

ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 7 FOR DESCRIPTIONS, NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, ETC.

DATE	DRAWN	REVISION	CHK
7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	C:JH
07/27/21	C:JH	REVISED PARCEL 1C	C:JH
21-03	09/09/21	ADD TOPOGRAPHY	C:JH

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
425 NW 17TH STREET, SUITE 100, FORT LAUDERDALE, FL 33311
PHONE: (954) 405-1402 FAX: (954) 772-3333 www.jchgroup.com
CERTIFICATE OF AUTHORIZATION: L.B. 9671

LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
FREEDOM COMMONS DEVELOPMENT, LLC

FB/PG		FIELD DATE		JOB NO. 210239TOPO	7 OF 7
21-2/59		03/03/2021			
DRAWING DATE	BY	APPROVED		SCALE	
07/01/2021	M.A.	C:JH		1" = 30'	