

August 29, 2025

PROJECT NAME: SUMMER POINTE VILLAGE PHASE 1A

PROJECT NUMBER: 2023010060

APPLICATION: MAJOR SITE PLAN #33061

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. 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. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: 7/30/25 - 07.01 Notes: #2 needs to be changed to Public, owned and maintained by Marion County Utilities.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: INFO
REMARKS: This is a revision to the previously approved major site plan (AR 31680). The only changes made and approved by this revision are for the two items provided in the submittal letter:
 1. Removal of FDC/DDC combos on buildings listed
 2. Addition of a delineation line for MCU maintenance on the FDC/DDC combo detail.

7 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: Revision to FDC lines, no Landscape impacted

8 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: [INFO] Approved PUD No. 220102Z allows up to 770 MFR units. MFR project shall meet R-3 uses & standards; however, must also comply with PUD height limitations per LDC Sections 4.2.31.E(4)(b)2a & b for MFR uses within 100 ft of SFR property. MFR area shall be commonly owned without individual unit ownership. All signs and buffers shall be consistent with approved PUD.

This is a revision to the previously approved major site plan (AR 31680). The only changes made and approved by this revision are for the two items provided in the submittal letter:

1. Removal of FDC/DDC combos on buildings listed
2. Addition of a delineation line for MCU maintenance on the FDC/DDC combo detail.



**Marion County
Board of County Commissioners**

33061

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 6/19/2024

A. PROJECT INFORMATION:

Project Name: Summer Pointe Village Phase 1A

Parcel Number(s): 47659-001-00

Section 20,29 Township 17S Range 23E Land Use Residential Zoning Classification PUD

Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other

Type of Plan: MAJOR SITE PLAN

Property Acreage 58.37 Number of Lots 0 Miles of Roads 0

Location of Property with Crossroads NE of CR42 and SE 73rd

Additional information regarding this submittal: Revision to AR#31680 (which was a revision of AR#29644)

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



Engineer:

Firm Name: Tillman and Associates Engineering, LLC Contact Name: Timothy Brooker

Mailing Address: 1720 SE 16th Ave, Bldg 100 City: Ocala State: FL Zip Code: 34471

Phone # (352) 387-4540 Alternate Phone #

Email(s) for contact via ePlans:



Surveyor:

Firm Name: JCH Consulting Group, INC Contact Name: Christopher J. Howson

Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471

Phone # (352) 405-1482 Alternate Phone #

Email(s) for contact via ePlans: Chris@jchcgc.com

Property Owner:

Owner: Summer Pointe Village Phase I LLC Contact Name: Ezra Stark

Mailing Address: 629 Euclid Ave, Suite 1300 City: Cleveland State: OH Zip Code: 44114

Phone # 216-292-0429 Alternate Phone #

Email address:

Developer:

Developer: Villages of Marion County GP, LLC Contact Name: Ezra Stark

Mailing Address: 629 Euclid Ave, Suite 1300 City: Cleveland State: OH Zip Code: 44114

Phone # 216-292-0429 Alternate Phone #

Email address:

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

PERMITS:

1. MARION COUNTY - MAJOR SITE PLAN - ADM3088 - APPROVED 08/09/24 - ADM3088 (REVISION) - PENDING
2. SLP W.D. - S.E.P. - APPROVED 02/26/23
3. FDEP - POTABLE WATER - APPROVED 09/06/24
4. FDEP - SANITARY SEWER - APPROVED 09/06/24
5. FDEP - N.P.D.E.S. (BY OTHERS)

UTILITY COMPANIES

MARION COUNTY UTILITIES	CUSTOMER SERVICE 24/7/365	352.387.4080
WATER / SEWER	JANET COX	352.565.9642
ELECTRIC	DUFFY MCELLEAND	352.527.2109
CABLE/PHONE/INTERNET	HILL MCELLEAND	888.960.6444
	CENTURYLINK	904.738.4899
	COMCAST CABLE	904.738.4899
	UNITI FIBER LLC	201.214.7889
	CHARLIE CROFT	

REQUESTED WAIVERS:

BASIS OF BEARING:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH 301 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

BENCHMARKS:

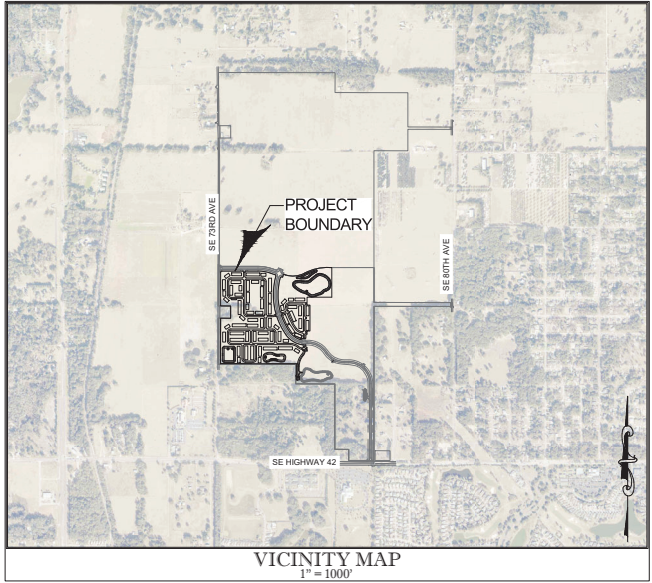
TEMPORARY BENCHMARK (66) FOUND NAIL & DISC (6.8 INCH)
N 880600.000 E 644624.000 EL 8.80' (NVD 1988)
TEMPORARY BENCHMARK (66)
FOUND 4"x4" CONCRETE MONUMENT (BL 2626) N 340793.4982 E 647843.1979 EL 110.40' (NVD 1988)

DATUM

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT U 753, ELEVATION 812.5' (NVD 1988).

LEGAL DESCRIPTION

(PER OFFICIAL RECORDS BOOK 761, PAGES 486-492 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) A PORTION OF SECTIONS 28 AND 29, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28, 8.609/37' W, 130.19 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 42; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 8.896/30' W, 10.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, S.890/37' W, 130.19 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 90/24' W, AND A CHORD BEARING AND DISTANCE OF N.392/37' W, 12.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.00 FEET TO THE END OF SAID CURVE; THENCE 8.696/30' W, 40.00 FEET; THENCE S.890/37' W, 27.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE ALONG SAID SOUTHWEST CORNER, 8.896/30' W, 66.38 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID SOUTHWEST CORNER, ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH BOUNDARY OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, S.890/37' W, 10.00 FEET TO SAID SECTION 28; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTHWEST BOUNDARY, S.890/37' W, 122.25 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID SOUTHWEST BOUNDARY, ALONG SAID WEST BOUNDARY, S.890/37' W, 32.13 FEET TO THE SOUTHWEST CORNER OF THE NORTH 20 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTHWEST BOUNDARY, S.890/37' W, 20.00 FEET TO THE NORTH BOUNDARY OF THE NORTH 20 FEET OF THE WEST 20 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, S.890/37' W, 20.00 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, S.890/37' W, 72.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 90/24' W, AND A CHORD BEARING AND DISTANCE OF S.890/37' W, 70.71 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.54 FEET TO A POINT OF TANGENCY; THENCE S.890/37' W, 42.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 19/22' W, AND A CHORD BEARING AND DISTANCE OF S.890/37' W, 28.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.00 FEET TO A POINT OF TANGENCY; THENCE S.794/37' W, 40.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 89/24' W, AND A CHORD BEARING AND DISTANCE OF N.044/37' W, 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.40 FEET TO A POINT OF TANGENCY; THENCE S.692/37' W, 80.00 FEET TO THE BEGINNING OF A NEW TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 0/24' W, AND A CHORD BEARING AND DISTANCE OF S.144/37' W, 39.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90/24' W, AND A CHORD BEARING AND DISTANCE OF S.293/37' W, 36.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.00 FEET TO A POINT OF TANGENCY; THENCE S.794/37' W, 40.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 40/24' W, AND A CHORD BEARING AND DISTANCE OF S.890/37' W, 32.04 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.40 FEET TO A POINT OF TANGENCY; THENCE S.692/37' W, 80.00 FEET TO THE BEGINNING OF A NEW TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 0/24' W, AND A CHORD BEARING AND DISTANCE OF S.144/37' W, 39.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90/24' W, AND A CHORD BEARING AND DISTANCE OF S.293/37' W, 36.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.00 FEET TO THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTH BOUNDARY, S.890/37' W, 130.19 FEET TO THE EAST BOUNDARY OF SAID SECTION 28; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, S.890/37' W, 66.38 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID SECTION 28, S.890/37' W, 122.25 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28, 8.609/37' W, 132.17 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 10.22 ACRES, MORE OR LESS.



VICINITY MAP
1" = 1000'

DEVELOPER:
SUMMER POINTE VILLAGE PHASE 1, LLC
EZRA STARK
629 EUCLID AVENUE, SUITE 1300
CLEVELAND, OHIO 44114
PHONE (216) 292-0429 EXT#429

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
TIMOTHY BROOKER, P.E.
1720 SE 16th Ave. BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
426 SW 15th STREET
OCALA, FLORIDA 34471
PHONE (352) 405-1482

GEOTECHNICAL CONSULTANT:
GEO-TECH, INC.
CRAIG HAMPTY
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711



OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

EZRA STARK
SUMMER POINTE VILLAGE PHASE 1, LLC

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 (LDC), EXCEPT AS WAIVED.

TIMOTHY BROOKER, JR., P.E., Registered
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON, P.S.M.
JCH CONSULTING GROUP, INC.
Registered Land Surveyor No. 6553
STATE OF FLORIDA

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L09.01	PLANTING DETAILS

1-9	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC.)
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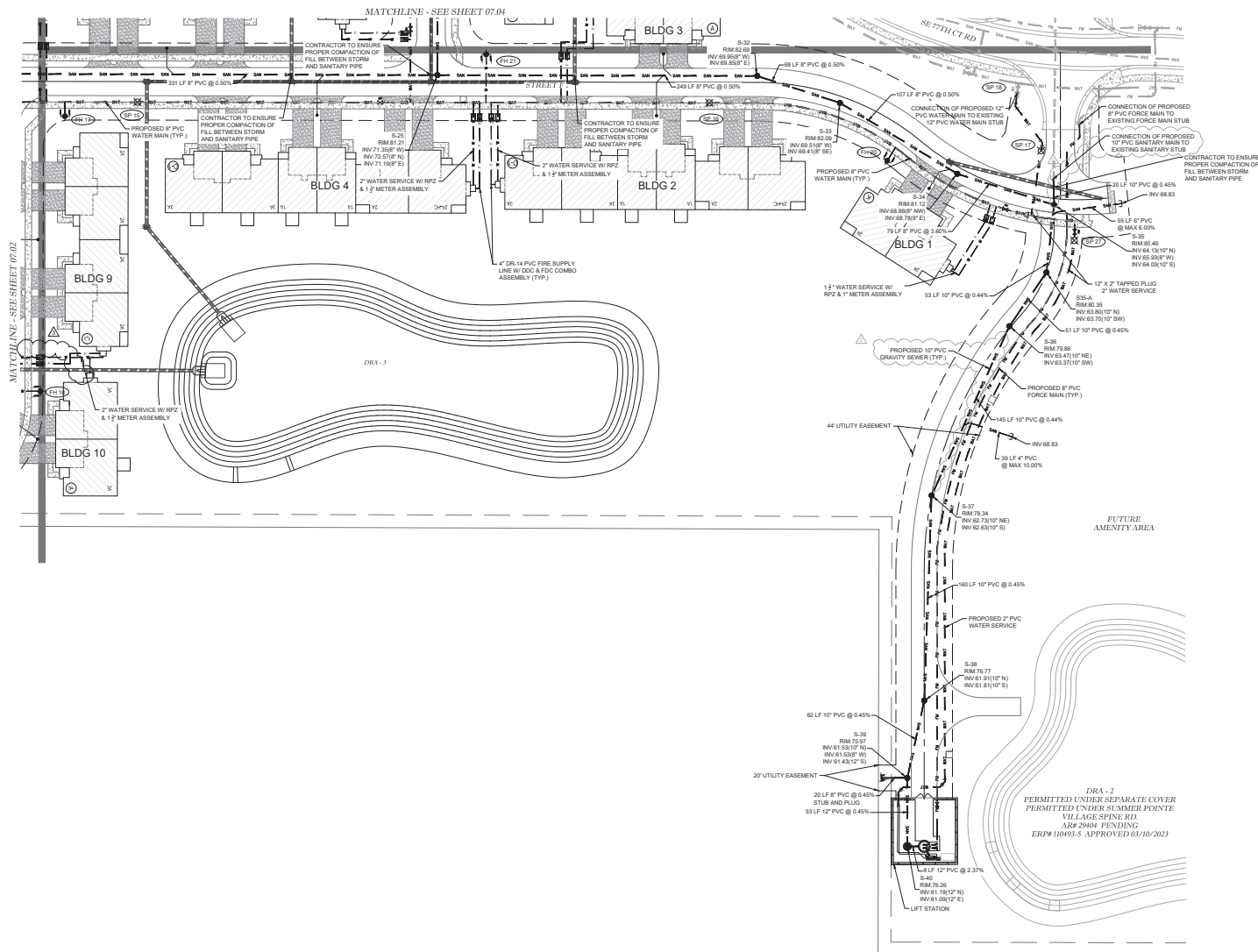
NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 13000, EFFECTIVE DATE OF AUGUST 8, 2006. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
2. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
3. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2A.6 OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. RIGHT DISTANCE AT DRIVEWAYS COMPLES WITH FOOT REQUIREMENTS.
5. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAN, OR BUILDING PERMIT REVIEW.
6. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
7. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
8. OBSERVATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
9. ALL CONSTRUCTION TRAFFIC PROHIBITED FROM USING SUNSET HARBOR ROAD AND/OR SE 15TH STREET. ALL TRAFFIC MUST ACCESS SITE VIA CR42 TO SE 70TH AVE.

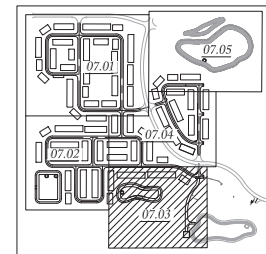
Marion County Approval Stamp

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) 387-4645
CERTIFICATE OF AUTHORIZATION #07296

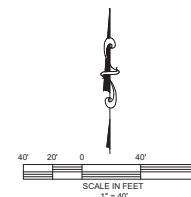
DATE	REVISIONS		
09/12/24	△ REVISED SHEETS 05-01-05-05, 06-01, 06-04.		PVC
09/24/24	△ REVISED SHEET 07-03		MAR
07/11/25	△ REVISED SHEETS 07-01, 07-02, 07-03, & 10-02		



- WATER LEGEND:**
- WATER MAIN
 - FIRE HYDRANT ASSEMBLY (FHA)
 - TEE
 - BENDS
 - GATE VALVE & BOX
 - SAMPLE POINT NUMBER
 - FIRE HYDRANT NUMBER
 - SAMPLE POINT
 - REDUCER
 - WATER METER & RPZ
 - DDC/POC COMBO ASSEMBLY
- SANITARY SEWER LEG END:**
- SANITARY SEWER
 - MANHOLE
 - (S-10) SANITARY MANHOLE NUMBER
 - SINGLE SERVICE



KEY MAP
SCALE: 1" = 500'



Marion County Approval Stamp

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1770 SE 16th Ave, 8th Fl, Ft. Lauderdale, FL 33447
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28756

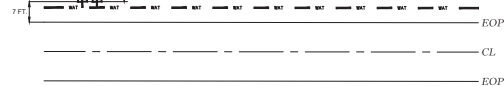
DATE	REVISIONS
06/24/24	1. RETIRED CALCULATIONS - SANITARY PIPE SIZE
07/12/24	2. REMOVAL OF F232-12DC COMBO IN 2-LINE BUILDING

MAJOR SITE PLAN - PHASE 1A
SUMMER POINTE VILLAGE
MARION COUNTY, FLORIDA

DATE: 7/11/2025
DRAWN BY: AS
CHKD. BY: TB
JOB NO.: 22-5030

SHT. 07.03

UTILITY PLAN



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
CERTIFICATE OF AUTHORIZATION #26756

[illegible]

MAJOR SITE PLAN - PHASE 1A
SUMMER POINTE VILLAGE
MARION COUNTY, FLORIDA

DATE 7/11/2025
DRAWN BY AS
CHKD. BY TB
JOB NO. 22-8030

SHT. 10.02

**A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA**

PHASE 1:
(PER OFFICIAL RECORDS BOOK 7831, PAGES 489-492 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, 5.0000738", 1.30119 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 42; THENCE DEPARTING SAID EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, 1.30119 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.0 FEET, A CENTRAL ANGLE OF 56°25'41", AND A CHORD BEARING AND DISTANCE OF N.28°21'54"E, 312.01 FEET; THENCE ALONG SAID CURVE, 8.895630"W, 418.92 FEET; THENCE S.0003174"E, 272.38 FEET TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE ALONG SAID SOUTH BOUNDARY, N.89°49'07"E, 66.70 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.00°07'58"E, 33.80 FEET TO THE SOUTH BOUNDARY OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, N.89°49'07"E, 1.32376 FEET TO THE WEST BOUNDARY OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST BOUNDARY, N.00°07'27"E, 782.31 FEET TO THE SOUTH BOUNDARY OF THE NORTH 210 FEET OF THE WEST 210 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, N.00°07'27"E, 782.31 FEET TO THE SOUTH BOUNDARY OF THE NORTH 210 FEET OF THE WEST 210 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY, N.00°07'54"E, 209.86 FEET TO THE NORTH BOUNDARY OF THE NORTH 210 FEET OF THE WEST 210 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, N.89°31'01"E, 210.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°04'51"E, 724.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 181°02'09", AND A CHORD BEARING AND DISTANCE OF S.89°55'09"E, 62.85 FEET; THENCE ALONG SAID CURVE, 8.895630"E, 62.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 181°02'09", AND A CHORD BEARING AND DISTANCE OF S.89°55'09"E, 62.85 FEET; THENCE ALONG SAID CURVE, 8.895630"E, 62.85 FEET TO A POINT OF TANGENCY, THENCE S.71°24'41"E, 74.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 85°47'49", AND A CHORD BEARING AND DISTANCE OF N.65°41'25"E, 68.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.81 FEET TO A POINT OF TANGENCY, THENCE S.71°24'41"E, 74.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,098.00 FEET, A CENTRAL ANGLE OF 02°04'00", AND A CHORD BEARING AND DISTANCE OF S.21°45'30"E, 38.80 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.60 FEET TO A POINT OF COMPOUND CURVATURE, THENCE S.25°20'35"E, 38.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.20 FEET TO A POINT OF TANGENCY, THENCE S.71°24'41"E, 45.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 181°02'09", AND A CHORD BEARING AND DISTANCE OF S.89°55'09"E, 62.85 FEET; THENCE ALONG SAID CURVE, 8.895630"E, 62.85 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 815.00 FEET, A CENTRAL ANGLE OF 2°01'43", AND A CHORD BEARING AND DISTANCE OF N.75°53'23"E, 397.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.60 FEET TO A POINT OF TANGENCY, THENCE S.71°24'41"E, 45.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 181°02'09", AND A CHORD BEARING AND DISTANCE OF S.89°55'09"E, 62.85 FEET; THENCE ALONG SAID CURVE, 8.895630"E, 62.85 FEET; THENCE SOUTHEASTLY 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE ALONG SAID WEST BOUNDARY, S.00°00'45"E, 59.941 FEET TO THE NORTH BOUNDARY OF THE SOUTH 66.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE ALONG SAID NORTH BOUNDARY, S.00°00'45"E, 59.941 FEET TO THE SOUTH BOUNDARY OF THE SOUTH 66.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, S.00°01'18"E, 66.01 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID SECTION 29, S.00°00'00"E, 1.32517 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 110.22 ACRES, MORE OR LESS.

- EL MORE OR LESS
- LF ELEVATION
- LB LICENSED BUSINESS
- NO NUMBER
- LS LAND SURVEYOR
- ID IDENTIFICATION
- LR LAND RECORDS BOOK
- ORG ORGANIZATION
- C CENTERLINE
- CB CABLE
- LA ARC LENGTH
- LA (CENTRAL ANGLE)
- CD CHORD LENGTH
- CD CHORD BEARING
- RCC POINT ON CURVE
- RCC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PCC POINT OF REVERSE CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- R RADIUS
- (F) FIELD MEASURE
- (D) DEED MEASURE
- (P) PLAT MEASURE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- CP CONCRETE PIPE
- CP POLYVINYL CHLORIDE
- CP CORRUGATED METAL PIPE
- RCP RIBBED CONCRETE PIPE
- NAP NORTH AMERICAN DATUM
- NAD NORTH AMERICAN DATUM
- PLB PLAT BOOK
- PS PAGE(S)
- PS SECTION OF RECORD
- ESMT EASEMENT
- SEC SECTION
- END FOUND
- RCS REGISTERED CORNER RECORD
- REC RECOVERED LAND SURVEYOR
- REC RECOVERED MONUMENT
- IRC IRON ROD AND CAP
- IRC IRON PIPE
- CLF CHAIN LINK FENCE
- CURB INLET GRATE
- CATCH BASIN
- STORM MANHOLE

- ③ SANITARY MANHOLE
- ④ SANITARY CLEANOUT
- ⑤ ELECTRIC MANHOLE
- ⑥ ELECTRIC METE
- ⑦ CABLE RISER BOX
- ⑧ CABLE TELEVISION RISER BOX
- ⑨ TELEPHONE RISER BOX
- ⑩ UTILITY RISER
- ⑪ WATER SPIGOT
- ⑫ IRRIGATION CONTROL VALVE
- ⑬ WATER METER
- ⑭ WATER VALVE
- ⑮ FIRE HYDRANT
- ⑯ GAS AIR CONDITIONER PAD
- ⑰ GAS VALVE
- ⑱ GAS METER
- ⑲ GAS LINE MARKER
- ⑳ GAS MANHOLE
- ㉑ CONCRETE UTILITY POLE
- ㉒ METAL UTILITY POLE
- ㉓ WOOD UTILITY POLE
- ㉔ UTILITY POLE GUY ANCHOR
- ㉕ UTILITY POLE
- ㉖ SPOT/GROUND LIGHT
- ㉗ ELECTRIC TRANSFORMER
- ㉘ METAL FLANGE
- ㉙ BOLLARD
- ㉚ FLAG POLE
- ㉛ MAILBOX
- ㉜ BLOW OFF ASSEMBLY
- ㉝ OPTIC MARKER
- ㉞ TRAFFIC BAY
- ㉟ VALVE
- ① FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ② FOUND 4"X4" CONCRETE MONUMENT (AS NOTED)
- ③ SET 5/8" IRON ROD & CAP (AS NOTED)
- ④ UTILITY LINE BREAK
- ⑤ FENCE LINE AS NOTED
- ⑥ OVERHEAD UTILITY LINE
- ⑦ APPROXIMATE TOP OF SLOPE
- ⑧ APPROXIMATE TOP OF SLOPE
- ⑨ APPROXIMATE TOP OF SLOPE
- ⑩ EXISTING CONTOUR

NOT TO SCALE



SHEET 1 OF 4
ONE IS NOT COMPLETE WITHOUT THE OTHERS

ABSTRACT INFORMATION WAS PROVIDED BY STEWARD TITLE GUARANTY COMPANY, ISSUING AGENT: MADISON TITLE AGENCY, LLC, ISSUING OFFICE FILE NUMBER: MTAFL-171534, BEARING AN EFFECTIVE DATE OF NOVEMBER 17, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ABSTRACT INFORMATION WAS PROVIDED BY STEWARD TITLE GUARANTY COMPANY, ISSUING AGENT: MADISON TITLE AGENCY, LLC, ISSUING OFFICE FILE NUMBER: MTAFL-171534, BEARING AN EFFECTIVE DATE OF NOVEMBER 17, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

- ITEM 11: RESERVATIONS FOR PHOSPHATE, MINERALS, METALS, AND PETROLEUM IN FAVOR OF THE TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 2747 AND DEED BOOK 256, PAGE 464, AS AFFECTED BY RELEASE OF RIGHT OF ENTRY AND EXPLORATION RECORDED IN OR BOOK 4444, PAGE 179, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PARCEL AND IS NOT DEPTICED HEREON.
- ITEM 12: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON JANUARY 11, 1961 IN BOOK 58 PAGE 654. AFFECTS THE SUBJECT PARCEL AND IS DEPTICED HEREON.
- ITEM 13: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON FEBRUARY 2, 1966 IN BOOK 259 PAGE 531. AFFECTS THE SUBJECT PARCEL AND IS DEPTICED HEREON.
- ITEM 14: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON JUNE 2, 1966 IN BOOK 274 PAGE 469. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS NOT DEPTICED HEREON.
- ITEM 15: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON OCTOBER 5, 1967 IN BOOK 329 PAGE 30. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPTICED HEREON.
- ITEM 16: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS SET FORTH UNDER PARCEL 1, OF INSTRUMENT RECORDED ON MAY 12, 1969 IN CIVIL RECORDS BOOK 9, PAGE 1, MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PARCEL, AND IS DEPTICED HEREON.
- ITEM 17: RIGHT-OF-WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. DATED AUGUST 18, 1970 AND RECORDED IN BOOK 436 PAGE 38. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS NOT DEPTICED HEREON.
- ITEM 18: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON JUNE 2, 1972 IN BOOK 513 PAGE 94. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS NOT DEPTICED HEREON.
- ITEM 19: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON NOVEMBER 2, 1973 IN BOOK 596 PAGE 574. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS DEPTICED HEREON.
- ITEM 20: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON NOVEMBER 2, 1973 IN BOOK 596 PAGE 578. DOES NOT AFFECTS THE SUBJECT PARCEL AND IS NOT DEPTICED HEREON.
- ITEM 21: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED ON MARCH 4, 1975 IN BOOK 676 PAGE 38. AFFECTS THE SUBJECT PARCEL AND IS DEPTICED HEREON.
- ITEM 22: DEVELOPER'S AGREEMENT MADE BY AND BETWEEN MARION COUNTY AND LARRY R. BROWN AND RECORDED ON DECEMBER 1, 2006 IN OR BOOK 4641 PAGE 281. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPTICED HEREON.
- ITEM 23: NOTICE OF ESTABLISHMENT OF THE UTIOMA OF MARION COMMUNITY DEVELOPMENT DISTRICT RECORDED ON AUGUST 18, 2008 IN OR BOOK 5083 PAGE 1729. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPTICED HEREON.

[illegible]

NONE

CHARTER COMMUNICATIONS
CONTACT:USIC DISPATCH
800-778-9140

CENTURYLINK
CONTACT: CABLE PROTECTION CENTER
877-366-8344X3

MARION COUNTY UTILITIES
CONTACT: JOSH KRAMER
352-436-2383

SUMTER ELECTRIC COOPERATIVE FIBER
CONTACT: DIANE KWONG
352-569-9706

SUMTER ELECTRIC COOPERATIVE
CONTACT: DIANE KWONG
352-569-9706

UNITI FIBER LLC
CONTACT: SOUTHERN LIGHT EMERGENCY RESPONSE DISPATCH
877-652-2321

OWNER: VILLAGES OF MARION COUNTY GP, LLC
PARCEL NO: 47659-001-00

PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP NUMBER 12083Z0885D, EFFECTIVE AUGUST 28, 2008.

TO THE VILLAGES OF MARION COUNTY GP, LLC, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

CHRISTOPHER J. HOWSON
REGISTRATION NO. LS 6553
IN THE STATE OF FLORIDA
DATE OF SURVEY: NOVEMBER 2, 2022
DATE OF LAST REVISION:

DRAWN:	M.A.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	---

CH
CONSULTING GROUP, INC.,
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL, G.I.S.
600 W. 15TH STREET, OKLAHOMA CITY, OKLAHOMA 73101
CONTACTABLE: JEROME PASK, C.E.M., L.S.M.
PHONE: (405) 495-1462 FAX: (405) 274-0101 www.chg.com



**ALTA/NSPS LAND TITLE SURVEY
FOR: VILLAGES OF MARION
COUNTY GP ,LLC**

FILE: GAERKWADE VILLAGE

J.O.# 18176
DWG.#18176ALTAR

VILLAGES OF MARION COUNTY GP, LLC
A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°47'19"E	209.95
L2	N07°07'54"E	209.86
L3	S89°39'08"W	210.08
L4	S02°22'39"E	209.78
L5	N89°52'43"W	209.99
L6	S07°00'28"W	209.88
L7	S89°46'23"E	208.49

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'19"E	209.95
L2	N07°05'54"E	209.86
L3	N89°39'08"W	210.08
L4	S02°22'39"E	209.78
L5	N89°52'43"W	209.99
L6	S07°00'28"W	209.88
L7	S89°46'23"E	208.49

SHEET 2 OF 4
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD
	02/20/24	C.J.H.	ADD IRRIGATION WELL	C.J.H.

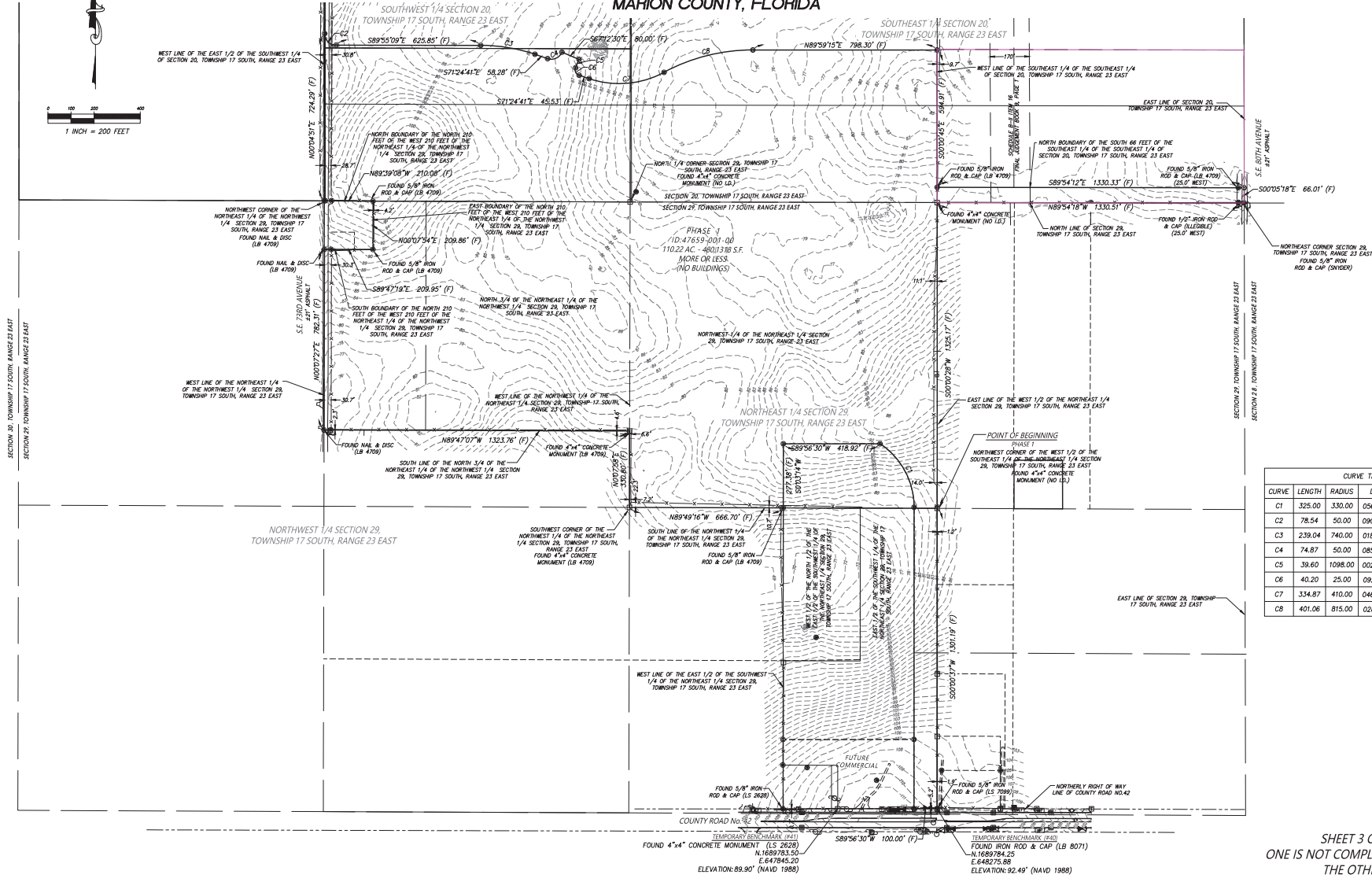


MARION COUNTY, FLORIDA

PLAT OF ALTA/NSPS LAND TITLE SURVEY
-FOR-
VILLAGES OF MARION COUNTY GP, LLC

FB/PG 18-1/27-33 18-2/30-37 17-11/28-32		FIELD DATE 04/13/18		JOB NO. 18176 ALTAR (PHASE 1)		2 OF 4
DRAWING DATE		BY	APPROVED	SCALE		
11/17/2022		M.A.	CJH	1" = 300'		

**ALTA/NSPS LAND TITLE SURVEY FOR:
VILLAGES OF MARION COUNTY GP, LLC
A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA**



CURVE TABLE (F)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	325.00	330.00	056°25'41"	312.03	N28°12'14"W
C2	78.54	50.00	090°00'00"	70.71	S44°55'09"E
C3	239.04	740.00	018°30'29"	238.00	S80°39'56"E
C4	74.87	50.00	085°47'49"	68.07	N65°41'25"E
C5	39.60	1098.00	002°04'00"	39.60	S21°45'30"W
C6	40.20	25.00	092°08'11"	36.01	S25°20'35"E
C7	334.87	410.00	046°47'48"	325.64	N85°11'26"E
C8	401.06	815.00	028°11'43"	397.03	N75°53'23"E

SHEET 3 OF 4
ONE IS NOT COMPLETE WITHOUT
THE OTHERS

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHK
	02/20/24	C.J.H.	ADD IRRIGATION WELL	C.J.H.


JCH
 CONSULTING GROUP, INC.
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 PLANNING - ENVIRONMENTAL - C.E.S.
 2635 15TH STREET, Ocala, FLORIDA 34474
 PHONE: 352.468.1482 FAX: 352.775.8333 www.jchgroup.com
 4301 BAYVIEW DRIVE, SUITE 100, Ocala, FL 34474

LOCATED IN SECTIONS 20 & 29,
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

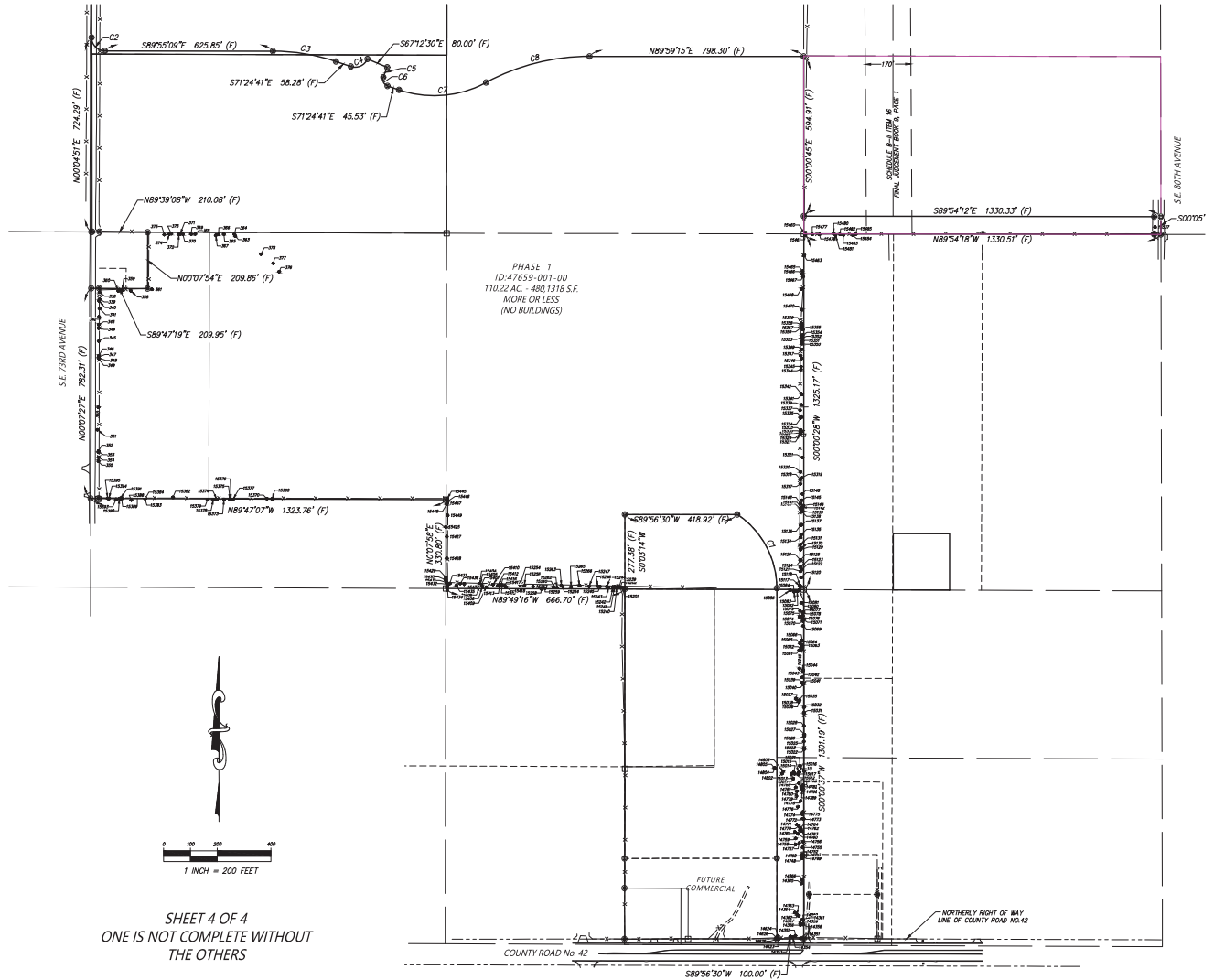
PLAT OF ALTA/NSPS LAND TITLE SURVEY
-FOR-
VILLAGES OF MARION COUNTY GP, LLC

Y	FB/PG		FIELD DATE		JOB NO. 18176 ALTAR (PHASE 1)	3 OF 4
	18-1/20-33 18-1/20-47 17-11/31-32		04/13/18			
	DRAWING DATE	BY	APPROVED		SCALE	
	04/24/18	M.A.	C.H.		1" = 200	

**ALTA/NSPS LAND TITLE SURVEY FOR:
VILLAGES OF MARION COUNTY GP, LLC
A PORTION OF SECTIONS 20 AND 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA**

TREE SURVEY

TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE
POINT # NAME / SIZE	POINT # NAME / SIZE	POINT # NAME / SIZE	POINT # NAME / SIZE	POINT # NAME / SIZE
338 OAK 39	14748 OA 38	15040 OA 23	15242 OA 12	15382 PA 13
339 OAK 20	14749 OA 20	15041 OA 10	15243 OA 27	15383 CHE 15
340 OAK 22	14750 OA 22	15042 OA 10	15244 OA 19	15384 OA 8
341 OAK 24	14751 CHE 12	15043 OA 27	15245 OA 43 SIC	15388 CHE 16
342 OAK 45	14752 OA 10	15044 OA 23	15246 OA 41	15389 OA 10
343 OAK 19	14755 OA 14	15045 OA 43	15247 OA 10	15390 OA 41 24
344 OAK 16	14756 OA 13	15061 OA 39	15254 OA 65	15391 OA 20
345 OAK 20 18	14757 OA 11	15062 OA 24	15256 CHE 13	15393 OA 20
346 OAK 14 18	14758 OA 13	15063 OA 11	15257 OA 27 22	15394 OA 10
347 OAK 22	14759 OA 31	15064 OA 10 SIC	15258 OA 23	15395 OA 10
348 OAK 20	14760 OA 13	15065 OA 28	15259 OA 24	15404 OA 10
349 OAK 24	14761 OA 19	15066 OA 29	15260 OA 20	15405 CHE 11
350 OAK 35	14762 OA 25	15069 OA 30	15262 CHE 13	15406 OA 24
351 OAK 26	14763 OA 120	15070 OA 20	15263 OA 10	15407 OA 17
352 OAK 17	14764 OA 22	15071 OA 12	15264 OA 10	15408 OA 16
353 OAK 17	14770 OA 17	15074 OA 37	15265 OA 14	15409 OA 12 10 9
354 OAK 26 26	14771 OA 17	15075 OA 20	15266 OA 10	15410 OA 25
355 OAK 27	14772 OA 30	15076 OA 20	15317 OA 14	15412 OA 10
358 OAK 41	14773 OA 24	15077 OA 12	15318 OA 39	15413 CHE 14
359 TREE 14	14774 OA 38	15078 OA 22	15319 OA 17	15415 OA 13
360 OAK 40	14775 OA 12	15079 OA 12 10	15320 OA 28	15416 OA 16 13
361 OAK 52	14776 CHE 12	15080 OA 43	15321 OA 22	15417 CHE 12
363 OAK 35	14778 CHE 10	15081 OA 10	15327 OA 19	15418 OA 18
364 OAK 24	14779 OA 30	15082 OA 22	15328 OA 11	15425 OA 35 20 14 12
365 TREE 12	14780 OA 18	15083 OA 21	15329 OA 12	15427 OA 35
366 TREE 32	14781 OA 14	15084 OA 14	15330 CHE 12	15428 CHE 11
367 OAK 23	14782 OA 11	15085 OA 34 24	15333 OA 21	15429 OA 28
368 TREE 12 12	14783 OA 27	15117 OA 29	15334 OA 11	15430 OA 10
369 OAK 10 24	14788 OA 27	15118 OA 32	15335 OA 16	15431 OA 10
370 TREE 35	14789 OA 14	15120 OA 110	15337 OA 27	15432 PA 12
371 TREE 28	14790 OA 27	15121 OA 37	15339 CHE 15	15433 OA 12
372 TREE 12	14802 OA 24	15122 OA 13	15341 OA 11	15434 OA 27 24 19
373 TREE 12	14803 CHE 20	15123 CHE 12	15342 OA 25	15435 OA 10
374 TREE 26	14804 OA 18	15124 OA 10	15344 OA 22	15436 OA 10
375 TREE 23	14805 CHE 17	15125 OA 14	15345 OA 21	15437 OA 47 27
376 OAK 27	15011 OA 30	15126 OA 31	15346 OA 12	15445 CHE 11
377 OAK 28	15012 OA 11	15129 OA 16 SIC	15347 OA 13	15446 OA 11
378 OAK 42	15013 OA 23	15130 OA 12	15349 OA 13	15447 OA 14
14351 OA 14	15014 OA 20	15131 OA 35	15350 OA 35	15448 OA 10
14353 OA 32	15015 OA 20	15134 OA 33	15351 OA 38	15449 CHE 11
14354 OA 24	15016 OA 21	15135 OA 10	15352 OA 42	15460 OA 18
14355 OA 38	15017 OA 19	15136 OA 26	15353 OA 10	15461 OA 11
14356 OA 14	15018 CHE 10	15137 OA 30	15354 CHE 20	15463 OA 16
14357 OA 18	15021 OA 16	15138 OA 31	15355 OA 15	15465 OA 34
14358 OA 10	15022 OA 12	15139 OA 15	15356 OA 25	15466 OA 19
14359 OA 22	15023 OA 10	15140 OA 23	15357 OA 24	15467 OA 56
14360 OA 18	15025 OA 11	15141 OA 17	15358 OA 12	15468 OA 32
14361 OA 17	15026 OA 11	15142 OA 11	15359 OA 35	15470 OA 10
14362 OA 13	15027 OA 10	15143 OA 15 11	15368 CHE 22	15477 OA 42
14363 OA 22	15028 OA 10	15144 OA 10	15370 CHE 17	15478 OA 12
14364 OA 27	15031 OA 10	15145 OA 38 SIC	15373 PINE 14	15480 CHE 17
14365 OA 23 28	15032 OA 13	15148 OA 34	15374 PINE 14	15481 OA 18
14366 CHE 13	15035 OA 10	15201 CHE 16	15375 PINE 12	15482 OA 15
14623 OA 11	15036 OA 12	15202 OA 19	15376 PINE 14	15483 OA 10
14624 OA 17	15037 OA 43	15239 OA 14	15377 PINE 12	15484 OA 19
14625 OA 14	15038 CHE 20	15240 OA 32	15378 PINE 13	15485 OA 25
14626 OA 12 6	15039 OA 50	15241 OA 14	15379 PINE 14	15537 OA 50



SHEET 4 OF 4
ONE IS NOT COMPLETE WITHOUT
THE OTHERS

Drawing name: 25 Project 18776 General Village-2024 - Summer Points Village LDC (Boundary) State Phase 1/A, Comments: 18776 LDC (Phase 1) Error: SHEET 4 Feb 20, 2024 1:05pm by: Administrator

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD
	02/20/24	C.J.H.	ADD IRRIGATION WELL	C.J.H.


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 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - GIS
 2635 17TH STREET, Ocala, FLORIDA 34703
 PHONE: 352.466.1482 FAX: 352.273.3333 www.JCHgroup.com
 4351 HUNTERS LANE, SUITE 100, Ocala, FL 34701

LOCATED IN SECTIONS 20 & 29 ,
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF ALTA/NSPS LAND TITLE SURVEY
-FOR-
VILLAGES OF MARION COUNTY GP, LLC

FB/PG	FIELD DATE	JOB NO.	4 OF 4
18-3/27-33 18-3/30-47 17-11/29-32	04/13/18	18176 ALTAR (PHASE 1)	
DRAWING DATE	BY	APPROVED	
04/24/18	M.A.	C.H.	SCALE 1" = 200'

BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST

LEGAL DESCRIPTION:

PARCEL A:

THE SOUTH 3/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LESS THE WEST 1/4 THEREOF LYING SOUTH OF RAILROAD RIGHT OF WAY AND LESS THE NORTH 210 FEET OF THE SOUTH 420 FEET OF THE WEST 210 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF, MARION COUNTY, FLORIDA.

AND

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, AND THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST; LESS THE WEST 9 ACRES THEREOF, MARION COUNTY, FLORIDA.

AND ALSO:

THE WEST 440 FEET OF THE NORTH 3/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST; LESS THE NORTH 210 FEET OF THE WEST 210 FEET OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS & EXCEPT:

PARCEL 11:

THAT PART OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, RUN THENCE S.00°04'45"W ALONG THE WEST LINE THEREOF 337.78 FEET TO THE NORTH LINE OF THE SOUTH 890.00 FEET OF THE SAID NE 1/4; THENCE S.89°50'01"W, PARALLEL WITH THE SOUTH LINE OF THE SAID NE 1/4 A DISTANCE OF 188.63 FEET TO THE EAST LINE OF SAID NE 1/4; THENCE N.00°04'03"W ALONG THE EAST LINE OF THE SAID NE 1/4 A DISTANCE OF 40.00 FEET; THENCE N.89°50'01"W ALONG THE NORTH LINE OF THE SOUTH 1030.00 FEET OF THE SAID NE 1/4 A DISTANCE OF 1127.00 FEET; THENCE N.00°04'03"W 288.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SAID NE 1/4; THENCE N.89°50'31"W ALONG THE NORTH LINE THEREOF 826.31 FEET TO THE POINT OF BEGINNING. LESS RIGHT OF WAY FOR SE BOTH AVENUE.

ALSO LESS & EXCEPT:

PARCEL 7:

THE EAST 1127.00 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING SOUTHERLY OF RAILROAD RIGHT OF WAY, LESS THE SOUTH 1030.00 FEET THEREOF; AND LESS RIGHT OF WAY FOR SE BOTH AVENUE.

ALSO LESS & EXCEPT:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, RUN S. 00°04'03"E A DISTANCE OF 337.78 FEET TO THE POINT OF BEGINNING; THENCE RUN S.00°04'03"E FOR 584.00 FEET; THENCE WESTERLY IN A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 FOR 748.00 FEET; THENCE NORTHERLY IN A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 FOR 584.00 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY FOR S.E. BOTH AVENUE.

ALSO LESS & EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN S. 00°04'03"E, ALONG THE EAST LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 20, A DISTANCE OF 962.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°04'03"E, ALONG THE SAID EAST LINE, A DISTANCE OF 368.28 FEET TO THE NORTHEAST CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 20, THENCE S. 00°08'29"E, ALONG THE EAST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 20 A DISTANCE OF 273.75 FEET; THENCE N. 89°56'06"W, DEPARTING FROM SAID EAST LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE N.E. 1/4 OF SAID SECTION 20, A DISTANCE OF 748.00 FEET; THENCE N. 00°04'03"W, PARALLEL WITH THE WEST LINE OF THE N.E. 1/4 OF SAID SECTION 20, A DISTANCE OF 642.00 FEET; THENCE S. 89°56'06"E, A DISTANCE OF 748.84 FEET, TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY FOR S.E. BOTH AVENUE.

ALSO LESS & EXCEPT:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE RUN S. 00°08'29"E ALONG THE EAST LINE OF SAID SE 1/4 273.75 FEET; THENCE N. 89°56'06"W, 748.00 FEET; THENCE N. 00°04'03"W, 276.01 FEET TO THE NORTH LINE OF THE AFORESAID SECTION 1/4; THENCE ALONG SAID NORTH LINE S. 89°50'01"E 748.28 FEET TO THE POINT OF BEGINNING.

ALSO LESS & EXCEPT:

THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 66 FEET THEREOF.

ALSO LESS & EXCEPT:

THE WEST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 66 FEET THEREOF.

PARCEL B:

THE W 1/2 OF THE N 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

AND

THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE W 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 AND EXCEPT 210 FEET SQUARE IN THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 AND EXCEPT THE EAST 27 FEET OF THE WEST 237.00 FEET OF THE SOUTH 210.00 FEET; AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 42.

AND

COMMENCING AT THE NW CORNER OF THE W 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; AND RUNNING THENCE S.00°08'02"W 1298.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 42; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.89°50'01"E, 20.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THIS DESCRIBED CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.89°50'01"E, 254.05 FEET; THENCE DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE N.00°01'11"E, 165.37 FEET; THENCE N.89°53'40"W, 253.69 FEET; THENCE S.00°08'02"E, 166.00 FEET TO THE POINT OF BEGINNING.

VICINITY MAP:

NOT TO SCALE



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	⊙	SANITARY AIR RELEASE VALVE MANHOLE
EL	ELEVATION	⊙	SANITARY AIR RELEASE VALVE
LB	LICENSED BUSINESS	⊙	SANITARY MANHOLE
NOL	NUMBER	⊙	SANITARY CLEANOUT
LS	LAND SURVEYOR	⊙	ELECTRIC MANHOLE
ID	IDENTIFICATION	⊙	ELECTRIC METER
ORB	OFFICIAL RECORDS BOOK	⊙	ELECTRIC RISER BOX
CR	CENTERLINE	⊙	CABLE TELEVISION RISER BOX
R	RADIUS	⊙	TELEPHONE RISER BOX
Δ	ARC LENGTH	⊙	UTILITY RISER
Δ	DELTA (CENTRAL ANGLE)	⊙	WELL
(P)	PLAT MEASURE	⊙	WATER SPIGOT
(D)	DEED MEASURE	⊙	IRRIGATION CONTROL VALVE
(C)	CALCULATED MEASURE	⊙	WATER METER
C.D.	CHORD LENGTH	⊙	WATER VALVE
C.B.	CHORD BEARING	⊙	FIRE HYDRANT
POC	POINT ON CURVE	⊙	BACK FLOW PREVENTER
POL	POINT ON LINE	⊙	AIR CONDITIONER PAD
PRC	POINT OF REVERSE CURVATURE	⊙	GAZ VALVE
PC	POINT OF CURVATURE	⊙	GAZ METER
PT	POINT OF TANGENCY	⊙	GAS LINE MARKER
P.I.	POINT OF INTERSECTION	⊙	CONCRETE UTILITY POLE
P.O.C.	POINT OF COMMENCEMENT	⊙	METAL UTILITY POLE
P.O.B.	POINT OF BEGINNING	⊙	WOOD UTILITY POLE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	⊙	UTILITY POLE GUY ANCHOR
DIP	DUCTILE IRON PIPE	⊙	LIGHT POLE
PVC	POLYVINYL CHLORIDE	⊙	SPOT/GROUND LIGHT
CMP	CORRUGATED METAL PIPE	⊙	ELECTRIC TRANSFORMER
RCP	REINFORCED CONCRETE PIPE	⊙	WETLAND FLAG
NAVD	NORTH AMERICAN VERTICAL DATUM	⊙	SIGN
NGVD	NATIONAL GEODETIC VERTICAL DATUM	⊙	ROLLARD
PB	PLAT BOOK	⊙	FLAG POLE
ORB	OFFICIAL RECORDS BOOK	⊙	MAILBOX
PAGE(S)	PAGES	⊙	VAULT
R/W	RIGHT OF WAY	⊙	LINE BREAK
ESMT	EASEMENT	⊙	FENCE LINE AS NOTED
SEC	SECTION	⊙	OVERHEAD UTILITY LINE
FND	FOUND	⊙	APPROXIMATE TOP OF BANK
REC	RECOVERED	⊙	APPROXIMATE TOE OF SLOPE
COR	CERTIFIED CORNER RECORD	⊙	EXISTING CONTOUR
RLS	REGISTERED LAND SURVEYOR	⊙	UNDERGROUND FIBER OPTIC
CM	CONCRETE MONUMENT	⊙	UNDERGROUND SANITARY SEWER
IRC	IRON ROD AND CAP	⊙	UNDERGROUND FORCE MAIN
IP	IRON PIPE	⊙	UNDERGROUND TELEPHONE
CLF	CHAIN LINK FENCE	⊙	UNDERGROUND ELECTRIC LINE
	FOUND 5/8" IRON ROD & CAP (AS NOTED)	⊙	UNDERGROUND TV CABLE LINE
	FOUND 5/8" IRON ROD & CAP (AS NOTED)	⊙	UNDERGROUND WATER LINE
	FOUND NAL & DISC (AS NOTED)	⊙	STORM DRAINAGE LINE
	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)	⊙	
⊕	CONTROL/BENCHMARK AS DESCRIBED	⊙	
⊕	CURB INLET GRATE	⊙	
⊕	CATCH BASIN	⊙	
⊕	STORM MANHOLE	⊙	
⊕	MITERED END SECTION	⊙	

SURVEY NOTES:

- DATE OF FIELD SURVEY: MARCH 27, 2018.
- 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.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0880 AND 12083C0745D EFFECTIVE DATE OF AUGUST 8, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- 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.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (RURAL) 1 FOOT IN 5,000 FEET; (URBAN) 1 FOOT IN 1,000 FEET; EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT U 753, ELEVATION 102.52' (NAVD 1988).
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY ASBUILT SURVEYS COMPLETED BY STEVEN COUNTS, INC. DATED APRIL 2008 AND JUNE 25, 2011. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
- STORM DATA AND SANITARY SEWER FORECMAIN INFORMATION IS BASED ON ASBUILT PREPARED BY STEVEN COUNTS, INC. DATED 01/31/2018.
- EASEMENTS SHOWN HEREON ARE BASED ON PREVIOUS BOUNDARY SURVEY COMPLETED BY FARNEY-BARLEY AND ASSOCIATES, INC. DATED 7/1/75, JOB NO. 150226.

SHEET 1 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 3, 4 AND 5 FOR SURVEY DRAWING
SEE 6, 7 AND 8 FOR TREE DETAIL

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. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (CERTIFICATE OF AUTHORIZATION NO. LB 8071)

REVISIONS			
FB/PG	DATE	DRAWN	REVISION



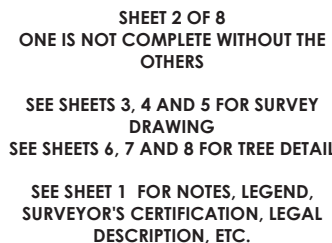
LOCATED IN SECTION 20 & 29 ,
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC
SURVEY
-FOR-
UTOPIA 42 LLC

FB/PG	FIELD DATE	JOB NO.	1 OF 8
18-3/27-31 18-3/28-47 17-11/31-32	04/13/18	18176	
DRAWING DATE	BY	APPROVED	
04/24/18	M.A.	C.J.H.	SCALE ---

Drawing name: G:\Users\JCH\appdata\local\temp\AcPublish\15984\18176.dwg SHEET 2 May 15, 2018 7:05pm by JCH



LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°02'53"E	187.80
L2	S89°41'05"E	237.00
L3	N89°47'19"W	209.95
L4	S0°07'54"W	209.86
L5	S89°39'08"E	210.06
L6	S0°22'39"E	209.78
L7	N89°52'43"W	209.95
L8	S0°00'28"W	209.86
L9	S89°46'23"E	208.45

SHEET 2 OF 8
ONE IS NOT COMPLETE WITHOUT THE
OTHERS

SEE SHEETS 3, 4 AND 5 FOR SURVEY
DRAWING
SEE SHEETS 6, 7 AND 8 FOR TREE DETAIL

SEE SHEET 1 FOR NOTES, LEGEND,
SURVEYOR'S CERTIFICATION, LEGAL
DESCRIPTION, ETC.

REVISIONS				
FB/Pg	DATE	DRAWN	REVISION	OK'D



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3128 NW BLITCHTON ROAD, OCALA, FLORIDA 34475
PHONE (352) 405-1482 FAX (888) 272-8335 www.jchgrp.com

MARION COUNTY, FLORIDA

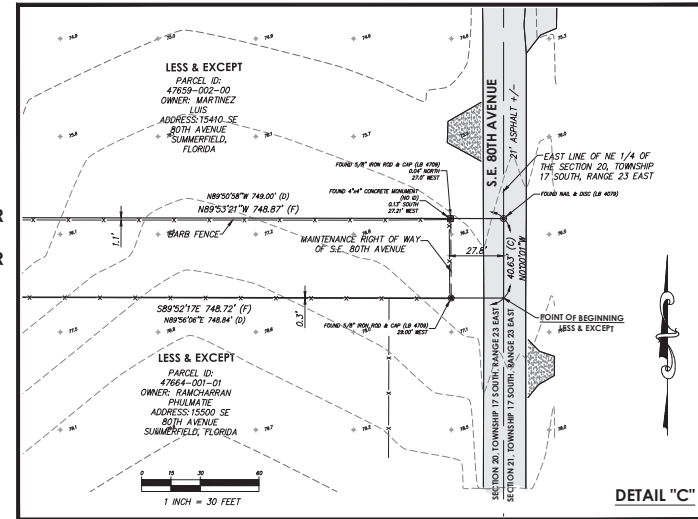
PLAT OF BOUNDARY & TOPOGRAPHIC
SURVEY
-FOR-
UTOPIA 42 LLC

FB/PG		FIELD DATE		JOB NO. 18176
18-1/27-33 18-1/39-47 17-11/31-32		04/13/18		
DRAWING DATE		BY	APPROVED	
04/24/18		M.A.	CJH	SCALE 1" = 300'

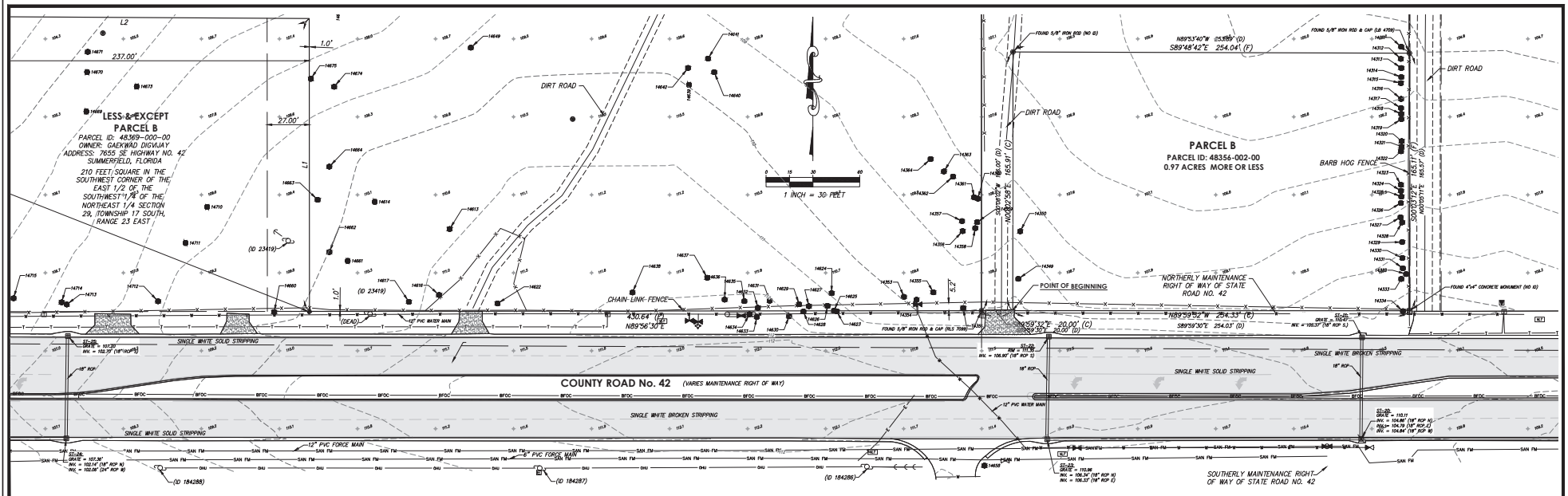
2 OF 8

SHEET 3 OF 8
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

DETAIL "A"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°02'53"E	187.80
L2	S89°41'05"E	237.00



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD



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MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC
SURVEY
-FOR-
UTOPIA 42 LLC

FB/PG		FIELD DATE		JOB NO. 18176	3 OF 8
18-5/27-33 18-5/38-47 17-11/28-32		04/13/18			
DRAWING DATE		BY	APPROVED	SCALE 1" = 30'	
04/24/18		M.A.	C.H.		

3
OF
8

BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST

1 INCH = 30 FEET

NORTH LINE OF THE SOUTH 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST

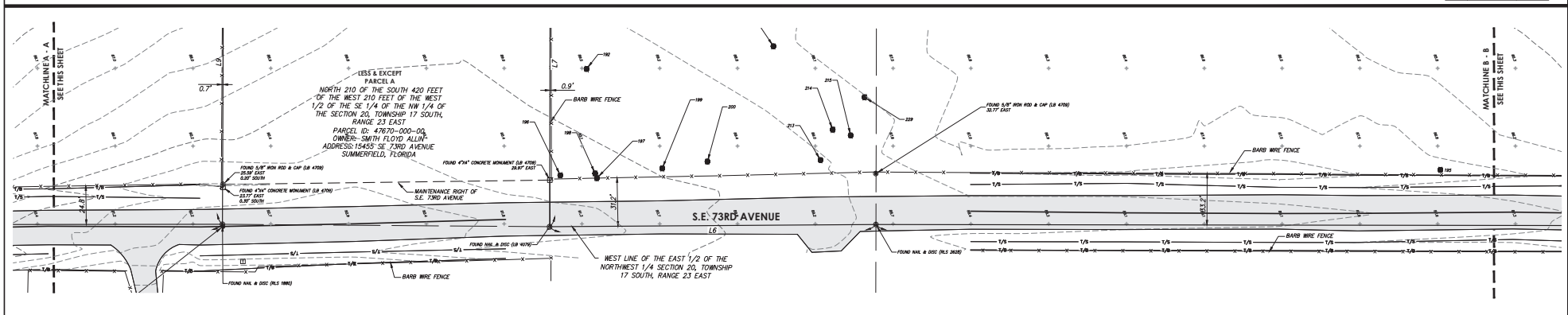
BARB WIRE FENCE

S.E. 73RD AVENUE
22 ASPHALT +/-

S00°02'36"E 906.69' (E)

LINE TABLE		
LINE	BEARING	LENGTH
L6	S0°22'39"E	209.78
L7	N89°52'43"W	209.99
L9	S89°46'23"E	208.49

LINE	BEARING	LENGTH
L6	S0°22'39"E	209.78
L7	N89°52'43"W	209.99
L9	S89°46'23"E	208.49



MATCHLINE B - B
 SEE THIS SHEET

SHEET 4 OF 8
 ONE IS NOT COMPLETE WITHOUT THE OTHERS
 SEE SHEETS 2, 3, AND 5 FOR SURVEY DRAWING
 SEE SHEETS 6, 7 AND 8 FOR TREE DETAIL
 SEE SHEET 1 FOR NOTES, LEGEND, SURVEYOR'S
 CERTIFICATION, LEGAL DESCRIPTION, ETC.

MATCHLINE G - C
 SEE SHEET 5 OF 8

BARB WIRE FENCE
 WEST LINE OF THE EAST 1/2 OF THE
 SOUTHWEST 1/4 OF SECTION 20,
 TOWNSHIP 17 SOUTH, RANGE 23 EAST
 S.E. 73RD AVENUE
 6" BARB FENCE
 DIRT ROAD
 S00074 S17W 26E

[illegible]

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MARION COUNTY, FLORIDA

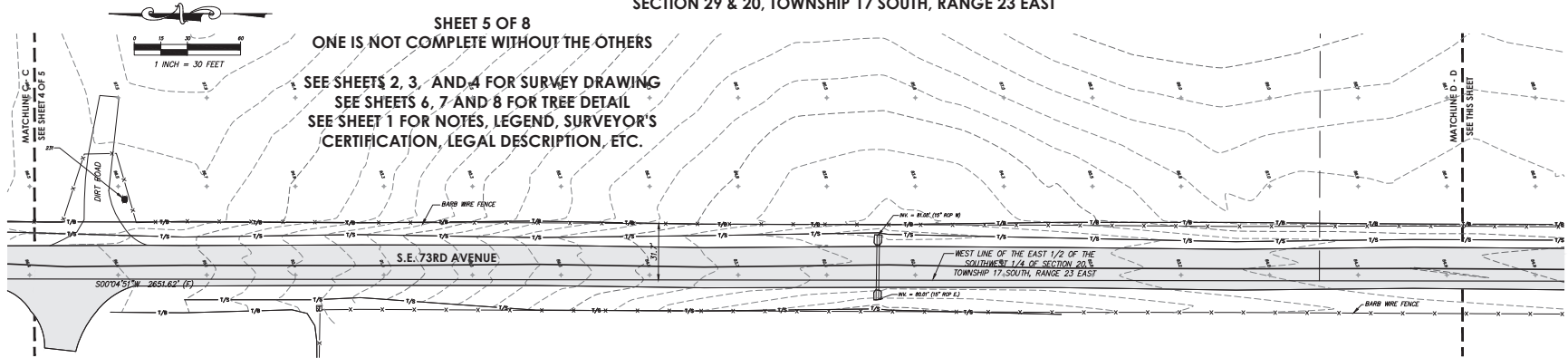
FB/PG		FIELD DATE		JOB NO.	
18-3/27-33 18-5/30-47 17-11/28-32		04/13/18		18176	
DRAWING DATE		BY		APPROVED	
04/24/18		M.A.		C.H.	
				SCALE	
				1" = 30'	

4
OF
8

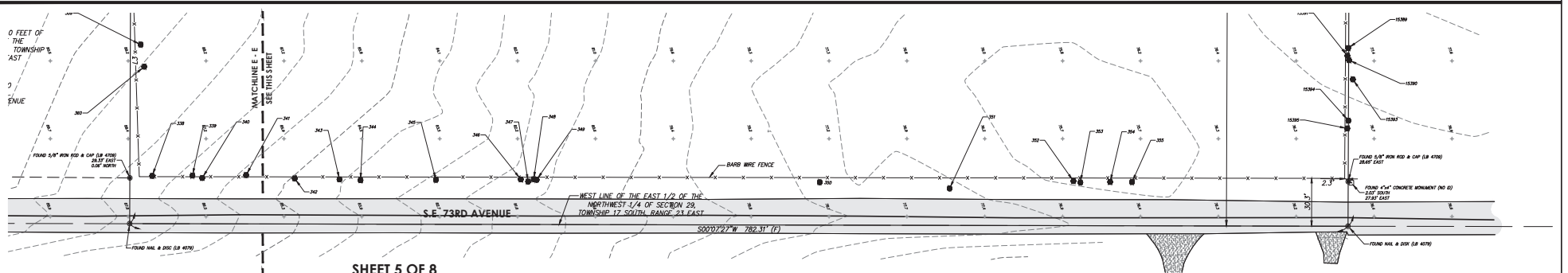
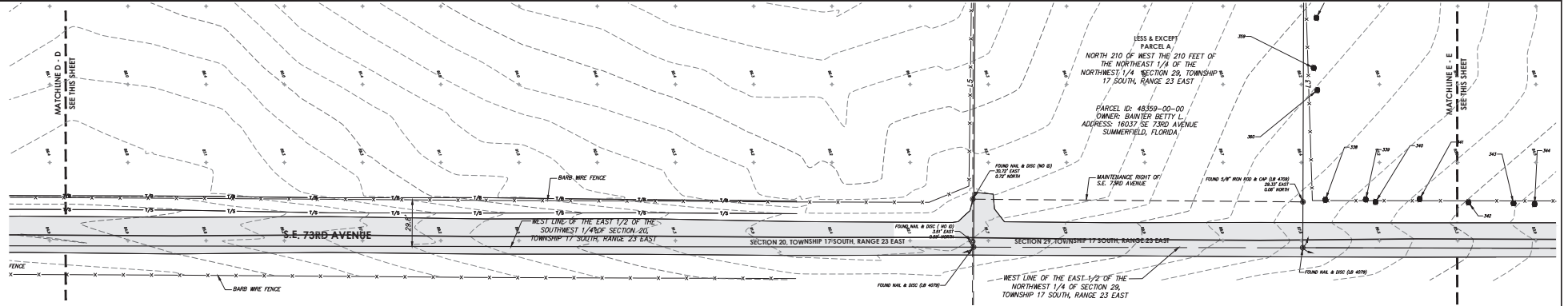
BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST

SHEET 5 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEETS 2, 3, AND 4 FOR SURVEY DRAWING
SEE SHEETS 6, 7 AND 8 FOR TREE DETAIL
SEE SHEET 1 FOR NOTES, LEGEND, SURVEYOR'S
CERTIFICATION, LEGAL DESCRIPTION, ETC.



LINE TABLE		
LINE	BEARING	LENGTH
L3	N89°47'19"W	209.95
L5	S89°39'08"E	210.08



SHEET 5 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS

LOCATED IN SECTION 20 & 29 ,
TOWNSHIP 17 SOUTH, RANGE 23 EAST

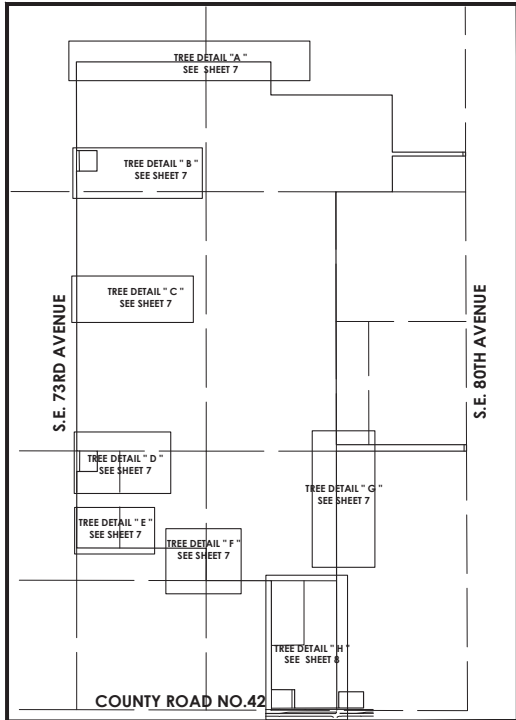
PLAT OF BOUNDARY & TOPOGRAPHIC
SURVEY
-FOR-
UTOPIA 42 LLC

FB/PG		FIELD DATE		JOB NO.	
18-3/27-33		04/13/18		18176	
18-3/28-47					
17-11/31-32					
DRAWING DATE		BY	APPROVED	SCALE	
04/24/18		M.A.	C.H.	1" = 30'	

5
OF
8

SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST

PWT NUMBER	TRIE DESCRIPTION	POINT NUMBER	TRIE DESCRIPTION	PWT NUMBER	TRIE DESCRIPTION	PWT NUMBER	TRIE DESCRIPTION	PWT NUMBER	TRIE DESCRIPTION	PWT NUMBER	TRIE DESCRIPTION	PWT NUMBER	TRIE DESCRIPTION
181	DKA 20	461	OKA 19	1657	OKA 32	1962	OKA 18	1687	OKA 18	1688	OKA 18	1688	OKA 25
182	DKA 52	462	OKA 12	1658	OKA 18	1963	OKA 18	1689	OKA 18	1689	OKA 18	1689	OKA 26
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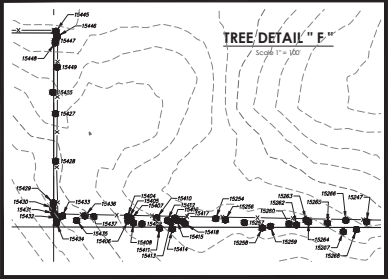
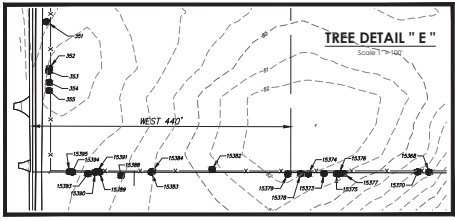
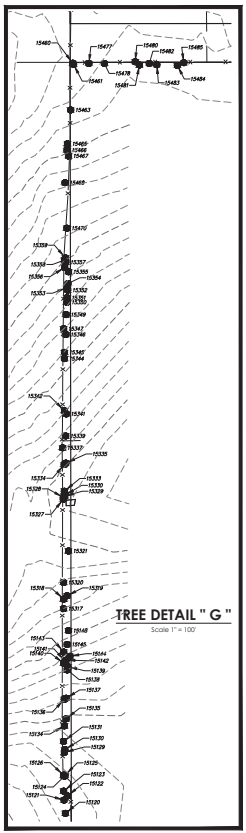
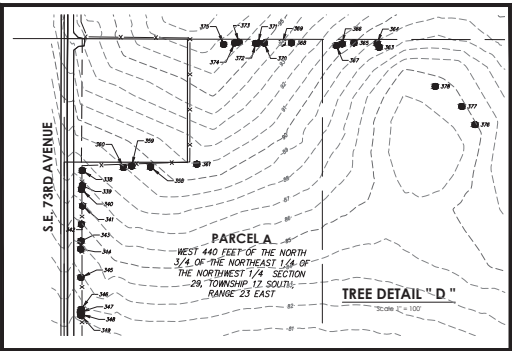
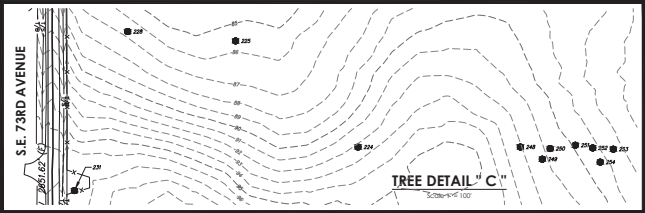
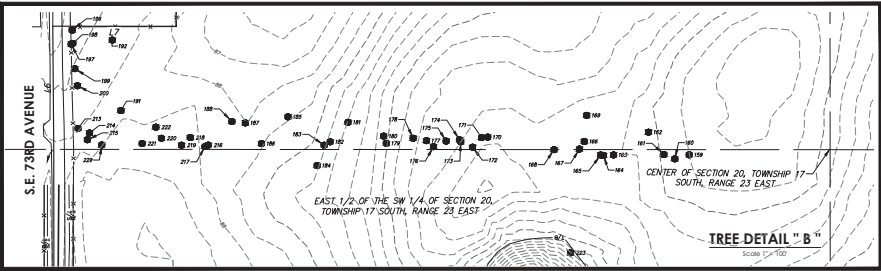
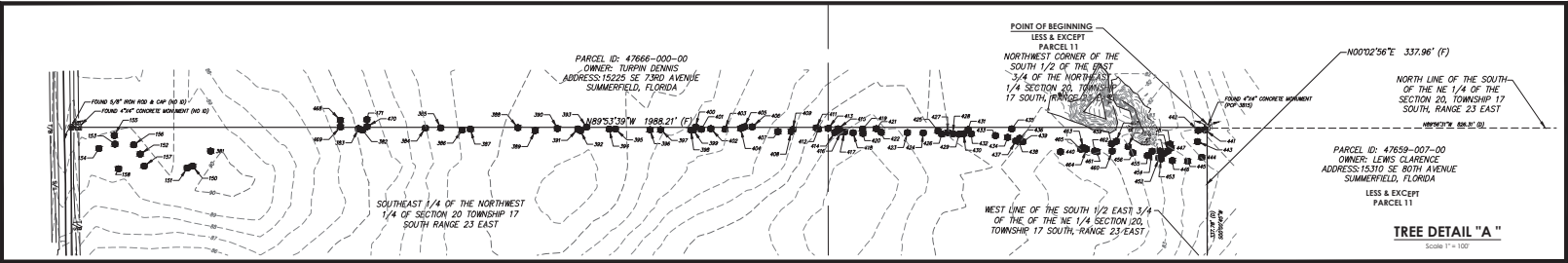


SHEET 6 OF 8

ONE IS NOT COMPLETE WITHOUT THE OTHER:
SEE SHEETS 3, 4 AND 5 FOR SURVEY DRAWING
SEE SHEETS 7 AND 8 FOR TREE DETAIL
SEE SHEET 1 FOR NOTES, LEGEND, SURVEYOR
CERTIFICATION, LEGAL DESCRIPTION, ETC.

JCH CONSULTING GROUP, INC. LAND DEVELOPMENT - SURVEYING & MAPPING PLANNING - ENVIRONMENTAL - G.I.S. 2125 NW BUTTERNUT ROAD, SUITE 100, FORT LAUDERDALE, FL 33311 PHONE: (352) 465-1402 FAX: (352) 465-1403 www.JCHgroup.com		LOCATED IN SECTION 20 & 29 , TOWNSHIP 17 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA	PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY -FOR- UTOPIA 42 LLC	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">FB/PG</td> <td colspan="2" style="text-align: center;">FIELD DATE</td> <td rowspan="4" style="text-align: center; vertical-align: middle;"> JOB NO. 18176 </td> </tr> <tr> <td colspan="2" style="text-align: center;">18-1/22-33</td> <td colspan="2" style="text-align: center;">04/13/18</td> </tr> <tr> <td colspan="2" style="text-align: center;">18-1/28-47</td> <td colspan="2" style="text-align: center;">17-11/28-32</td> </tr> <tr> <td colspan="2" style="text-align: center;">17-11/28-32</td> <td colspan="2" style="text-align: center;">17-11/28-32</td> </tr> <tr> <td colspan="2" style="text-align: center;">DRAWING DATE</td> <td style="text-align: center;">BY</td> <td style="text-align: center;">APPROVED</td> <td style="text-align: center;">SCALE</td> </tr> <tr> <td colspan="2" style="text-align: center;">04/24/18</td> <td style="text-align: center;">M.A.</td> <td style="text-align: center;">C.H.</td> <td style="text-align: center;">1" = 100'</td> </tr> </table>	FB/PG		FIELD DATE		JOB NO. 18176	18-1/22-33		04/13/18		18-1/28-47		17-11/28-32		17-11/28-32		17-11/28-32		DRAWING DATE		BY	APPROVED	SCALE	04/24/18		M.A.	C.H.	1" = 100'
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BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST



SHEET 7 OF 8
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REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD

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3126 NW BUTCHERSON ROAD, OCALA, FLORIDA 34675
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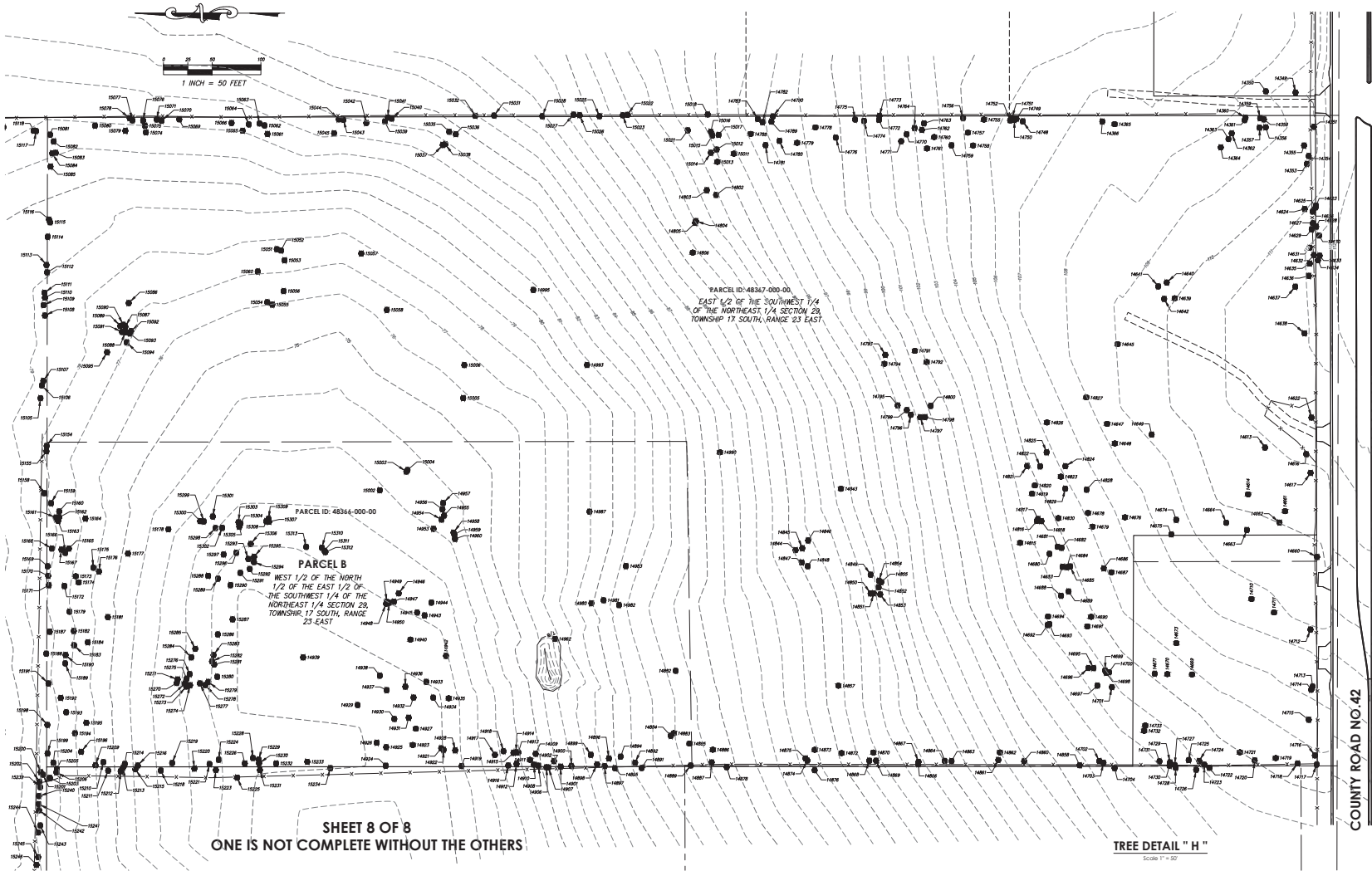
LOCATED IN SECTION 20 & 29 ,
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MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC
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UTOPIA 42 LLC

FB/PG		FIELD DATE		JOB NO.	
18-1/23-31		04/13/18		18176	
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04/24/18		M.A.	C.H.	1" = 100'	

7 OF 8

BOUNDARY AND TOPOGRAPHIC SURVEY
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST



SHEET 8 OF 8
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MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC
SURVEY
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UTOPIA 42 LLC

FB/PG		FIELD DATE		JOB NO.	
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18-1/20-27					
17-11/20-22					
DRAWING DATE		BY	APPROVED	SCALE	
04/24/18		M.A.	C.H.	1" = 50'	

8
OF
8



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