

November 14, 2024

PROJECT NAME: EAGLES CREEK SUBDIVISION

PROJECT NUMBER: 2014090036

APPLICATION: PRELIMINARY PLAT #29478

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.8 - Topographical Contours  
STATUS OF REVIEW: INFO  
REMARKS: Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: The need for drainage easements will be reviewed with the improvement/site plan and/or final plat submittal.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements  
STATUS OF REVIEW: INFO  
REMARKS: The stormwater management requirements needs to be discussed in detail prior to submitting the improvement/site plan. Please contact the reviewer prior to starting design. Reviewer's contact information is included below.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way  
STATUS OF REVIEW: INFO  
REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map  
STATUS OF REVIEW: INFO  
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13 - Stormwater Management  
STATUS OF REVIEW: INFO  
REMARKS: The stormwater management requirements needs to be discussed in detail prior to submitting the improvement/site plan. Please contact the reviewer prior to starting design. Reviewer's contact information is included below.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a Karst Analysis with the improvement/site plan.

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Lots will be on private wells and septic systems
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan  
STATUS OF REVIEW: INFO  
REMARKS:
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 10/23/23 - add waivers if requested in the future
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements  
STATUS OF REVIEW: INFO  
REMARKS:
- 13 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.
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]  
STATUS OF REVIEW: INFO  
REMARKS: EALS provided shows listed species present on the property
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?  
STATUS OF REVIEW: INFO  
REMARKS: Applicant to work with FWC to mitigate listed species on property.

- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]  
STATUS OF REVIEW: INFO  
REMARKS: Individual wells
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]  
STATUS OF REVIEW: INFO  
REMARKS: Individual septic
- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 - Provision for subdivision signs  
STATUS OF REVIEW: INFO  
REMARKS: Will there be signs? Provide dimensions and location.
- 19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Preliminary Plat  
STATUS OF REVIEW: INFO  
REMARKS: IF APPLICABLE:  
Sec. 2.18.1.I - Show connections to other phases.  
Sec.2.19.2.H – Legal Documents  
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.  
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)  
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."  
Sec. 6.3.1.B.2 – Required Right of Way Dedication  
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."  
Sec. 6.3.1.D.3 - Cross Access Easements  
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."  
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)  
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."  
Sec. 6.3.1.C.2 – Utility Easements  
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:  
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."  
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the

right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

For questions or information, please contact Angi Rosario @ 352-671-8667





## Marion County Board of County Commissioners

### Office of the County Engineer

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

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/28/2022

### A. PROJECT INFORMATION:

Project Name: Eagles Creek Subdivision  
Parcel Number(s): 01491-000-00, 01491-000-02  
Section 26, 35 Township 12S Range 19E Land Use RL Zoning Classification A-1  
Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other \_\_\_\_\_  
Type of Plan: PRELIMINARY PLAT  
Property Acreage 406.45 Number of Lots 23 Miles of Roads 1.55  
Location of Property with Crossroads Southwest of W Hwy 318 and NW 150th Ave  
Additional information regarding this submittal: \_\_\_\_\_

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

☒ **Engineer:**  
Firm Name: Kimley-Horn and Associates, Inc. Contact Name: Scott Weeks, PE  
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala State: FL Zip Code: 34471  
Phone # 352-438-3012 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: ocala.permits@kimley-horn.com

☐ **Surveyor:**  
Firm Name: R.M. Barrineau and Associates, Inc. Contact Name: Travis Barrineau, PSM  
Mailing Address: 1309 SE 25th Loop, Suite 103 City: Ocala State: FL Zip Code: 34471  
Phone # 352-622-3133 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: travis@rmbarrineau.com

**Property Owner:**  
Owner: DuMars/Mayorga Living Trust Contact Name: Robert Mayorga  
Mailing Address: 14980 W Hwy 318 City: Williston State: FL Zip Code: 32696  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: trimayorga@aol.com

**Developer:**  
Developer: DuMars/Mayorga Living Trust Contact Name: Robert Mayorga  
Mailing Address: 14980 W Hwy 318 City: Williston State: FL Zip Code: 32696  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: trimayorga@aol.com

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

This document, together with the concepts and designs presented herein, are submitted only for the specific purpose and object for which it was prepared. Plans of and engineer's reliance on the document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



## LAND USE DEVELOPMENT DATA

PARCEL ID NUMBERS: 01491-000-00 & 01491-000-02  
LAND USE DESIGNATION: RURAL LAND (RL)  
LIST OF DEVELOPMENT AGREEMENTS: N/A  
ZONING CLASSIFICATION: A-1  
LIST OF APPROVED VARIANCES: N/A  
SPECIAL USE PERMIT CASE NUMBER: N/A  
ALLOWABLE DENSITY: 1.0 DU / 10 AC  
MINIMUM LOT AREA: 10.0 AC  
MIN. LOT WIDTH: 150 FT  
MINIMUM SETBACKS: REFER TO SHEET C002  
MAXIMUM BUILDING HEIGHT: 50 FT  
OVERLAY ZONE: PUD (EXPIRED)  
GROSS SITE AREA: 406.45 AC  
PROJECT AREA: 406.45 AC  
EXISTING USE: AGRICULTURE (PASTURE)  
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL  
PROPOSED LOTS: 23 LOTS AND 1 TRACT  
ROAD LENGTH: 1.55 MILES  
WATER: INDIVIDUAL WELLS BY EACH LOT OWNER  
SEWER: INDIVIDUAL SEPTIC TANKS BY EACH LOT OWNER  
GARBAGE: SOLID WASTE DISPOSAL WILL BE PRIVATE BY EACH LOT OWNER  
FIRE PROTECTION: FIRE PROTECTION IN ACCORDANCE WITH ARTICLE 6, DIVISION 18 OF THE MARION COUNTY LAND DEVELOPMENT CODE WILL BE PROVIDED BY A DEDICATED WATER SUPPLY TANK.

MARION COUNTY SPRINGS PROTECTION  
THIS PROJECT IS LOCATED WITHIN THE MARION COUNTY SECONDARY SPRINGS PROTECTION ZONE.

FEMA FLOOD ZONE  
THE PROJECT LIES WITHIN FEMA FLOOD ZONES "A" AND "X", AS PER FLOOD INSURANCE RATE MAPS NO. 12083001150 AND NO. 12083000950, EFFECTIVE AUGUST 26, 2008.

ROADWAYS, DRAINAGE, AND COMMON AREAS  
A PROPERTY OWNER'S ASSOCIATION SHALL ACT AS THE LEGAL INSTRUMENT THAT SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM AND COMMON AREAS OF THE PROJECT.

EASEMENTS  
PUBLIC UTILITY EASEMENTS SHALL CONSIST OF THE FULL WIDTH OF PROPOSED ROAD RIGHT-OF-WAY PLUS 10 FEET ON EACH SIDE.

DRAINAGE EASEMENTS (IF ANY) WILL BE PRIVATE, NOT TO BE DEDICATED TO THE GENERAL PUBLIC OR MARION COUNTY. THEY WILL BE SHOWN FOLLOWING FORMAL DESIGN OF THE IMPROVEMENT PLANS. NO OBLIGATION EXISTS ON THE PART OF MARION COUNTY OR ANY OTHER PUBLIC BODY FOR THE IMPROVEMENT OR MAINTENANCE OF ANY DRAINAGE FACILITY WITHIN THE EASEMENTS. AS SUCH, ALL RIGHTS TO UTILIZE THESE EASEMENTS FOR DRAINAGE PURPOSES SHALL BE RETAINED SOLELY BY THE OWNERSHIP NOTED ON THESE PLANS.

VERTICAL DATUM  
VERTICAL DATUM BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT N-589, ELEVATION 68.97' (NAVD 1988).

HORIZONTAL DATUM  
MEANINGS AND STATE PLANE COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST GRID, NAD-83 (GCSNAD83) (GPOCH 2002.0000); BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.

TRAFFIC  
REFER TO TRAFFIC IMPACT STATEMENT PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.

MARION FRIENDLY LANDSCAPE AREA (MFLA)

A WAIVER FROM MFLA REQUIREMENTS (LOC SECTION 6.8.5.8) WAS APPROVED BY DRC ON 10/21/24. REFER TO SHEET C002 FOR KARST FEATURE CONSERVATION BUFFER AREAS PROVIDED IN LIEU OF MFLA.

ADDITIONAL NOTES  
1. TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY R.M. BARRINEAU AND ASSOCIATES, INC. FROM DECEMBER 2, 2021. TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

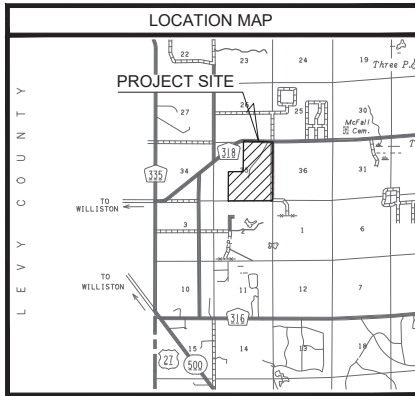
2. ALL INTERNAL ROADS ARE PRIVATE SUBDIVISION LOCAL ROADS. THE POSTED SPEED LIMIT SHALL BE 30 MPH ON ALL ROADS.
3. THE PROPOSED DRIVEWAY CONNECTION TO W. HWY 318 MEETS FOOT SIGHT DISTANCE REQUIREMENTS. REFER TO THE TRAFFIC IMPACT STATEMENT PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.
4. ALL LOTS/TRACTS IN THIS DEVELOPMENT SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
5. PRIVATE STREETS MAY BE GATED AT THE OPTION OF THE OWNER. THE DESIGN OF GATED ENTRANCES SHALL BE REVIEWED AS PART OF THE IMPROVEMENT PLANS.
6. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENTLY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENTLY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENTLY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.
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.

# EAGLES CREEK SUBDIVISION PRELIMINARY PLAT

## MARION COUNTY, FLORIDA

SECTIONS 26 & 35, TOWNSHIP 12 SOUTH, RANGE 19 EAST

OCTOBER 2024



## UTILITY CONTACT LISTING

ELECTRIC DISTRIBUTION  
CLAY ELECTRIC COOPERATIVE  
11530 NW 39TH AVE  
GAINESVILLE, FLORIDA 32606  
QUINTON HOWE  
(352)337-8115

ELECTRIC TRANSMISSION  
DUKE ENERGY  
TRANSMISSION ASSET PROTECTION  
4308 E CR 462, BLDG F  
WILKESVILLE, FLORIDA 34785

TELEPHONE/FIBER  
LUMEN (CENTRIUM) INC.  
319 SE BROADWAY ST  
OCALA, FL 34471  
JOHN BRUNOLLI  
(352)459-1781

CIVIL ENGINEERING CONSULTANT:  
KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200  
OCALA, FLORIDA 34471  
(352)438-3000

PROPERTY OWNER:  
RANCHO BUENA SIERRA, LLC  
15288 W HWY 318  
WILKESVILLE, FLORIDA 32698

SURVEYOR:  
R.M. BARRINEAU AND ASSOCIATES, INC.  
1309 SE 25TH LOOP, SUITE 103  
OCALA, FLORIDA 34471  
(352)622-3133

ENVIRONMENTAL CONSULTANT:  
WATERS & AIR RESEARCH, INC.  
6821 SW ARCHER ROAD  
GAINESVILLE, FLORIDA 32608  
(352)372-1500

## DRAWING INDEX

C001 - COVER SHEET  
C002 - PRELIMINARY PLAT  
C003 - DRAINAGE PLAN  
S001 - BOUNDARY & TOPOGRAPHIC SURVEY (BY OTHERS)

## LEGAL DESCRIPTION

PER CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5467, PAGE 1076 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA.

AND

THAT PART OF THE SE 1/4 OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 19 EAST, LYING SOUTH OF COUNTY ROAD 318.

## LIST OF APPROVED WAIVERS

DATE APPROVED	L.D.C. SECTION	WAIVER REQUESTED	CONDITIONS
5/6/2024	6.11.4.C(1,2&3)	ACCESS TO ADJACENT LANDS	APPROVED IF IT REMAINS NOT GATED WITH THE UNDERSTANDING THAT IF IT BECOMES GATED THE WAIVER IS NOT NEEDED.
5/6/2024	6.12.12.A	INTERNAL SIDEWALKS	N/A
10/21/2024	6.8.5.8	LANDSCAPING - NEW RESIDENTIAL DEVELOPMENTS	N/A

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

ROBERT MAYORGA  
AUTHORIZED AGENT  
DUMARS/MAYORGA LIVING TRUST

NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

LICENSED PROFESSIONAL  
OCTOBER 2024  
SCALE AS SHOWN  
DESIGNED BY KIMLEY-HORN  
DRAWN BY TEF  
CHECKED BY SEV  
DATE

COVER SHEET

EAGLES CREEK  
PREPARED FOR  
DUMARS/MAYORGA  
LIVING TRUST  
MARION COUNTY  
FLORIDA

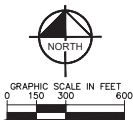
SHEET NUMBER  
C001

PRELIMINARY PLAT





This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



**LEGEND**

- 
-  BASIN BOUNDARY  
 FEMA FLOOD PLAIN  
 TOPOGRAPHIC CONTOUR  
 WETLAND  
 KARST FEATURE CONSERVATION BUFFER

**NOTES:**

1. FEMA FLOOD ZONES PER FLOOD INSURANCE RATE MAPS NO. 12083C00115D AND NO. 12083C00905D, EFFECTIVE AUGUST 28, 2008
2. LIMITS OF WETLANDS AND KARST FEATURES AS DEPICTED ON THIS PLAN PROVIDED BY WATER & AIR RESEARCH, INC. BASED ON FIELD SURVEYS CONDUCTED JANUARY 18, 19, AND 26, 2022.
3. STORMWATER TREATMENT FOR THE PROPOSED DEVELOPMENT TO BE PROVIDED BY VEGETATED BUFFERS IN ACCORDANCE WITH SWFMD ERP REQUIREMENTS FOR RURAL/MINOR RESIDENTIAL SUBDIVISIONS.

**EAGLES CREEK**  
**PREPARED FOR**  
**DUMARS/MAYORGA**  
**LIVING TRUST**

## DRAINAGE PLAN

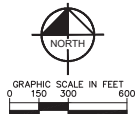
KHA PROJECT 042883001	LICENSED PROFESSIONAL
DATE OCTOBER 2024	SCOTT E. WEEKS, P.E.
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 80478
DESIGNED BY KHA	
DRAWN BY TEF	
CHECKED BY SEW	DATE:

**Kimley»»Horn**

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471  
PHONE: 352-438-3000  
[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM) REGISTRY NO. 35106

MARION COUNTY		FLORIDA		***** FURNISH FURNITURE TO FURNITURE ***** FURNISHED FURNITURE FURNISHED FURNITURE *****		No.		REVISENS		DATE		BY	
						CHECKED BY		DATE					

This document, together with the concepts and designs presented herein, are an instrument of service, to be retained only for the specific purpose and client for which it was prepared. Plans of and engineer's reliance on the document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



MARION FRIENDLY LANDSCAPE AREA (MFLA)		
MFLA REQUIREMENT	60.97 AC (15% OF 406.45 AC PROJECT AREA)	
PROPOSED:		
75' PERIMETER BUFFER	31.35 AC	
150' KARST BUFFERS	49.98 AC	
TOTAL MFLA PROVIDED	81.33 AC	

EAGLES CREEK PREPARED FOR DUMARS/MAYORGA LIVING TRUST	MARION COUNTY FLORIDA	MARION FRIENDLY LANDSCAPE AREAS (MFLA)	KHA PROJECT 04/2024 DATE MARCH 2024 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY TEF CHECKED BY SEM DATE	LICENCED PROFESSIONAL SCOTT E. WEISS, P.E. FLORIDA LICENSE NUMBER 80478	Kimley-Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, COALA FLORIDA, 34411 WWW.KIMLEY-HORN.COM REGISTRY NO. 38108	REVISIONS		DATE	BY
						No.			

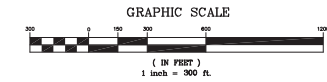


SECTIONS 26 AND 35, TOWNSHIP 12 SOUTH, RANGE 19 EAST  
MARION COUNTY, FLORIDA

**DESCRIPTION:**  
PER CORPORATE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5467, PAGE 1076 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.  
THE EAST 1/2 AND THE EAST 1/2 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA.  
AND  
THAT PART OF THE SE 1/4 OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 19 EAST, LYING SOUTH OF COUNTY ROAD 318.

- NOTES:**
1. DATE OF FIELD SURVEY: DECEMBER 2, 2021.
  2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
  3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
  4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
  5. BEARINGS AND STATE PLANE COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST GRID, NAD-83 (CORS83/EPOCH2002.0000); BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
  6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
  7. 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.
  8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
  9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPLIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
  10. VERTICAL DATUM IS BASED ON NGS CONTROL POINT N-589, ELEVATION 68.97' (NAVD 1988).
  11. THE WITNESS CORNERS IN THE SOUTHEAST CORNER OF THE PROPERTY WERE LOCATED AS INDICATED ON SURVEY CO3-333 BY DANIEL M. CROFT DATED OCTOBER 2003.
  12. PER SHAWN HUBBICK WITH MARION COUNTY ENGINEERING DEPARTMENT AND MARIA GONZALEZ WITH FLORIDA DEPARTMENT OF TRANSPORTATION THERE IS NO RIGHT OF WAY INFORMATION FOR CR 318. RIGHT OF WAY DEPICTED HEREON IS BASED ON FOUND MONUMENTATION AND DEEDS.
  13. TOPOGRAPHIC DATA DEPICTED HEREON WAS PREPARED BY USING LIDAR AND SOFTCOPY PHOTOGRAMMETRIC METHODS DONE BY PICKETT SURVEYING & PHOTOGRAMMETRY PROJECT NUMBER 17309. CONTOURS SHOWN HEREON HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.5'. SPOT ELEVATIONS AND WELL-IDENTIFIED FEATURES HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.25'. WELL-IDENTIFIED FEATURES HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1.66'.

**FLOOD CERTIFICATION:**  
PROPERTY LIES IN FLOOD ZONES "A" AND "X" - PER THE FLOOD INSURANCE RATE MAPS, MAPS NO. 12083C01150, AND NO. 12083C00950, EFFECTIVE DATE AUGUST 28, 2008.

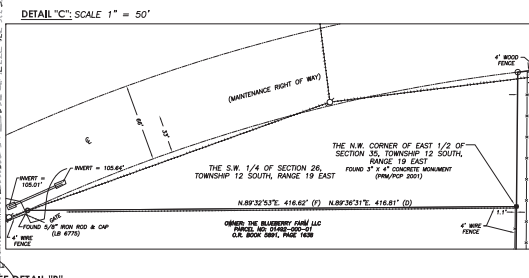
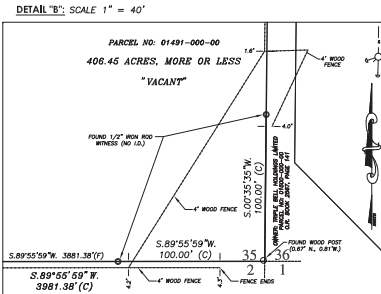
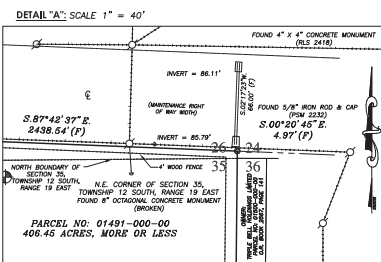
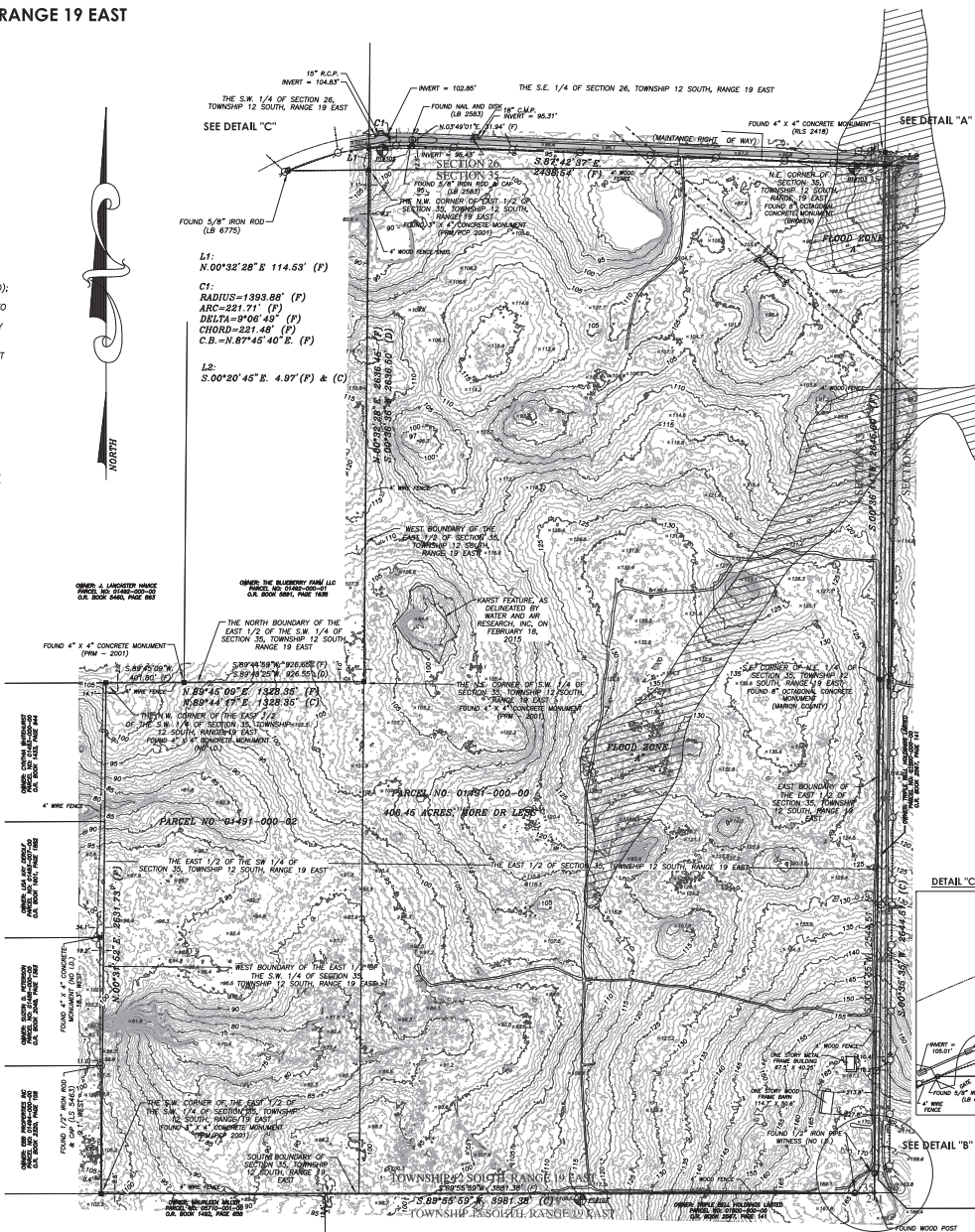


**CONTROL POINT PT102**  
NORTHING 1843218.17  
EASTING 535079.30  
ELEVATION 102.24'

**CONTROL POINT 107**  
NORTHING 1837812.87  
EASTING 536096.94  
ELEVATION 114.70'

**CONTROL POINT 103**  
NORTHING 1843124.09  
EASTING 537208.50  
ELEVATION 90.49'

- LEGEND - UNLESS OTHERWISE NOTED**
- C.B. = CENTERLINE OF RIGHT OF WAY
  - O.R. = OFFICIAL RECORDS OF MARION COUNTY
  - = SET 5/8" IRON ROD & CAP - LB 5091
  - = FOUND WOOD POST
  - = FOUND 5/8" IRON ROD & CAP
  - = FOUND CONCRETE MONUMENT
  - = SET 4" x 4" CONCRETE MONUMENT - LB 5091
  - = FOUND MAIL & DISK
  - = TEMPORARY CONTROL POINT SET 5/8" IRON ROD & CAP - LB 5091
  - (D) = DEED DIMENSION - O.R. BOOK 5891, PAGE 1638
  - (P) = PLAT DIMENSION
  - (F) = FIELD MEASUREMENT
  - ☎ = TELEPHONE BOX
  - Δ = FIBER OPTIC CABLE MARKER
  - Δ = ELECTRIC BOX
  - Δ = CONCRETE POWER POLE
  - ⚡ = WOOD POWER POLE
  - ⚡ = GUY ANCHOR
  - ⚡ = WATER METER
  - ⚡ = WATER VALVE
  - ⚡ = FIRE HYDRANT
  - Δ = REFLECTOR POST
  - Δ = MAILBOX
  - Δ = SIGN
  - SPOT ELEVATION
  - P.V.C. = POLYVINYL CHLORIDE
  - R.C.P. = REINFORCED CONCRETE PIPE
  - C.M.P. = CORRUGATED METAL PIPE
  - A/E = AERIAL ELECTRIC
  - Δ = DENOTES CONCRETE
  - Δ = DENOTES ASPHALT
  - Δ = APPROXIMATE FLOOD ZONE BOUNDARY



**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**SIGNATURE DATE**  
TRAVIS P. BARRINEAU, P.S.M. - LS 6897  
R.M. BARRINEAU & ASSOCIATES, INC.

NO.	BY	DATE
1.		12/12/22
2.		
3.		
4.		
5.		

NO.	BY	DATE
1.		12/12/22
2.		
3.		
4.		
5.		

**R.M. BARRINEAU & ASSOCIATES**  
PROFESSIONAL SURVEYORS & MAPPERS, INC.  
1000 N. UNIVERSITY AVE., SUITE 100  
TALLAHASSEE, FL 32301  
PHONE (904) 201-1111 FAX (904) 201-1112  
WWW.RMBARRINEAU.COM

**BOUNDARY & TOPOGRAPHIC  
SURVEY FOR:  
MAYORGA DUMARS LIVING TRUST**

**REFERENCES:**  
F.S. 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**J.O.# 14094  
DWG.# 14094 PLAT ENDR  
SHT 1 OF 1**