

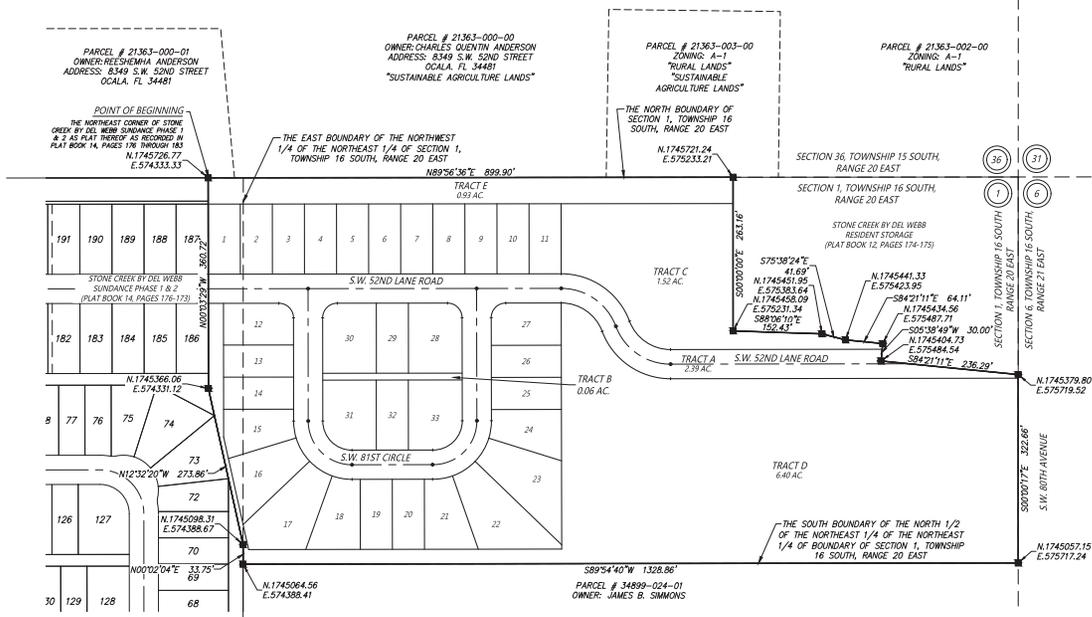
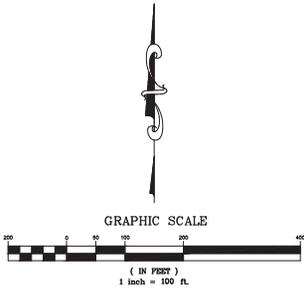


# STONE CREEK BY DEL WEBB SUNDANCE PHASE 3

A PLANNED UNIT DEVELOPMENT  
SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA

**NOTES:**  
THIS PLAT IS 3 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL. SEE SHEET 2, FOR LOTS DIMENSIONS SEE SHEETS 1-3.

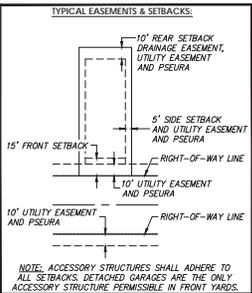
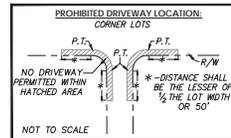
- LEGEND** UNLESS OTHERWISE NOTED
- /- = NOT TO SCALE
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING (STATE PLANE COORDINATES)
  - CL = CENTERLINE OF RIGHT OF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



**DESCRIPTION:**  
A PORTION OF SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHEAST CORNER OF STONE CREEK BY DEL WEBB SUNDANCE PHASE 1 & 2 AS PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 176 THROUGH 183 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 1, N.89°56'36"E 899.90 FEET TO THE NORTHEAST CORNER OF STONE CREEK BY DEL WEBB RESIDENT STORAGE AS PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 174 AND 175 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID PLAT THE FOLLOWING SIX (6) COURSES: (1) S.00°00'00"E, 263.16 FEET; (2) THENCE S.89°06'10"E, 150.43 FEET; (3) THENCE S.75°38'24"E, 41.69 FEET; (4) THENCE S.84°21'11"E, 64.11 FEET; (5) THENCE S.05°38'49"W, 30.00 FEET; (6) THENCE S.84°21'11"E, 236.29 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S.W. 80TH AVENUE (HAVING A 100' RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID WESTERLY BOUNDARY, S.00°00'17"E, 322.66 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG SAID SOUTH BOUNDARY, S.89°54'40"W, 1,328.86 FEET TO THE EASTERLY BOUNDARY OF AFORESAID STONE CREEK BY DEL WEBB SUNDANCE PHASE 1 & 2; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N.00°00'04"E, 33.75 FEET; (2) THENCE N.17°52'00"W, 273.86 FEET; (3) THENCE N.00°02'04"E, 30.72 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 17.52 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: CHRISTOPHER J. HANSON, P.S.M.  
FLORIDA REGISTERED SURVEYOR NO. LS 6543  
JCH CONSULTING GROUP, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB 8071  
426 S.W. 15TH STREET, Ocala, Florida 34471



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



# STONE CREEK BY DEL WEBB SUNDANCE PHASE 3

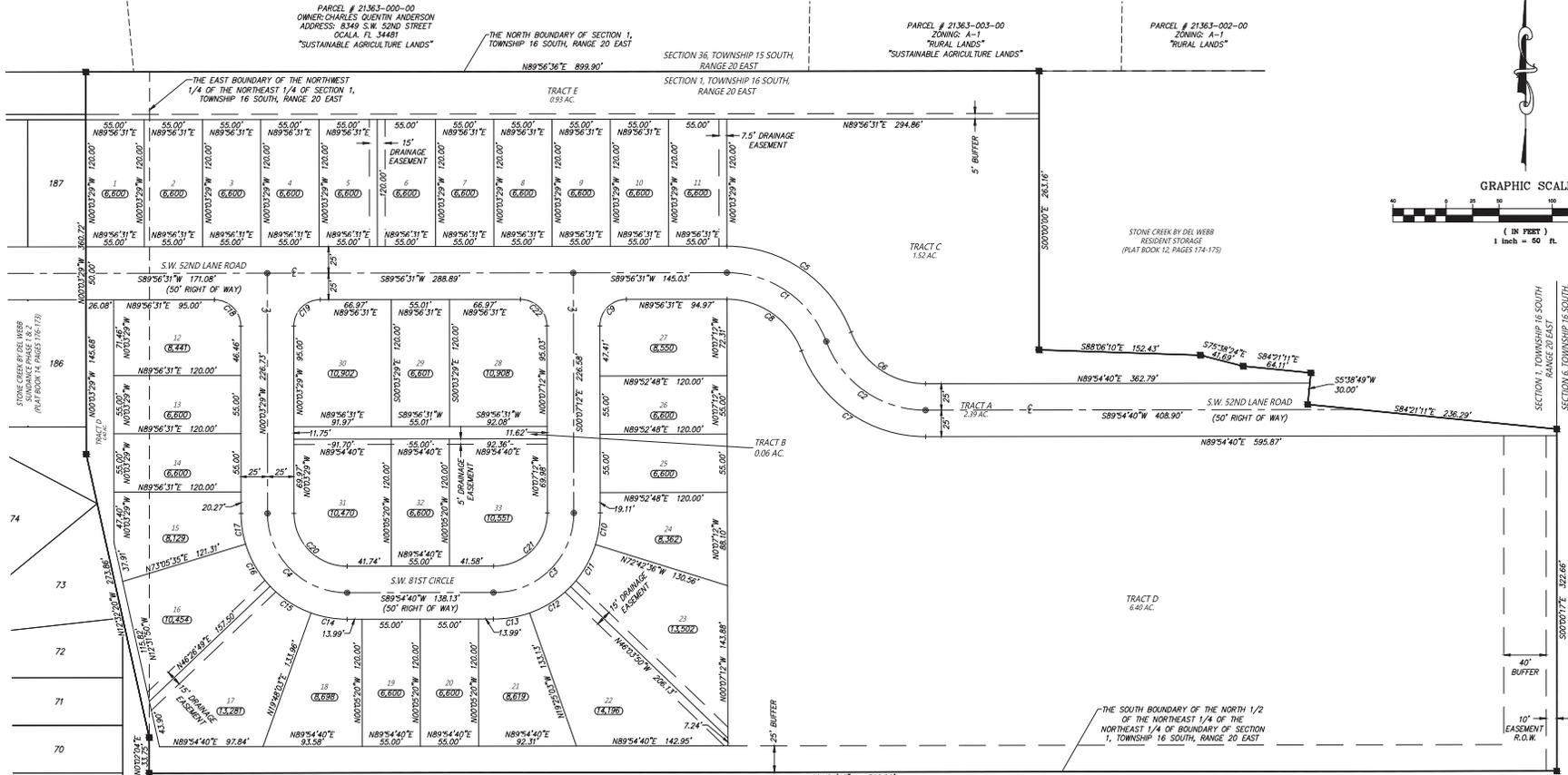
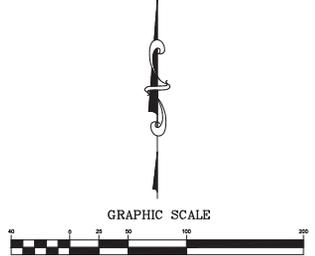
## A PLANNED UNIT DEVELOPMENT

### SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST

#### MARION COUNTY, FLORIDA

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

**NOTES:**  
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PER OFFICIAL RECORDS BOOK 2220, PAGE 122

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SET NAIL & DISC NO. LB 8071

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CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	121.32	100.00	069°30'31"	114.01 N55°18'13"W
C2	121.37	100.00	069°32'22"	114.06 N55°19°09"W
C3	118.86	75.00	090°47'55"	106.80 S45°16'46"W
C4	117.85	75.00	090°01'51"	106.09 N45°04'25"W
C5	151.64	125.00	069°30'31"	142.51 N55°18'13"W
C6	91.03	75.00	069°32'22"	85.54 N55°19°09"W
C7	151.71	125.00	069°32'22"	142.57 N55°19°09"W
C8	90.99	75.00	069°30'31"	85.51 N55°18'13"W
C9	39.30	25.00	090°03'43"	35.37 N44°54'40"E
C10	30.39	100.00	017°24'36"	30.27 N08°35'06"E
C11	46.51	100.00	026°38'46"	46.09 N30°36'47"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C12	46.51	100.00	026°38'46"	46.09 N57°15'33"E
C13	34.90	100.00	019°53'36"	34.72 N80°54'46"E
C14	34.71	100.00	019°53'23"	34.54 N80°08'39"W
C15	46.51	100.00	026°38'46"	46.09 N56°32'34"W
C16	46.51	100.00	026°38'46"	46.09 N30°13'48"W
C17	29.41	100.00	016°50'56"	29.30 N08°28'57"W
C18	39.27	25.00	090°00'00"	35.36 N45°03'29"W
C19	39.27	25.00	090°00'00"	35.36 N44°56'31"E
C20	78.57	50.00	090°01'51"	70.73 N45°04'25"W
C21	79.39	50.00	090°58'16"	71.31 N45°21'56"E
C22	39.24	25.00	098°56'17"	35.34 N45°05'20"W

PREPARED BY: JCH CONSULTING GROUP, INC. 126 SW 15TH STREET, OCALA, FLORIDA 34471