

August 15, 2024

PROJECT NAME: EMERALD VILLAGE

PROJECT NUMBER: 2024080015

APPLICATION: DRC WAIVER REQUEST #31864

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Discussion Required: Land Use does not review Improvement Plans. We recommend that if this waiver is approved that it be conditional 1- the Pre-plat survey be submitted with the Improvement Plan 2- Land Use be included on the Improvement Plan review.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: APPROVED WITH CONDITION - Offsite water main would be required of developer to serve some of these lots not already served by MCU water if developed without internal roadways. MCU gravity or pressurized sewer is available to serve all lots if platted in this manner. Water & sewer connections would be addressed on an Improvement Plan or other site plan as needed.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.17.1 - Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: Staff would not be opposed to the proposed waiver. Please ensure LDC 6.13 is met with the Improvement Plans.

9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: LDC 2.17.1 - Preliminary Plat

STATUS OF REVIEW: INFO

REMARKS: 8/9/24 - Recommend DENIAL. Master plan is required prior to preliminary plat. Per PUD condition #5, a traffic study will be required to enable approval of a master plan. Complete the traffic study and obtain approval for master plan prior to application of preliminary plat or any related waivers.



**Marion County
Board of County Commissioners**

Office of the County Engineer

AR31864

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 8/1/2024 Parcel Number(s): 9029-0723-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Emerald Village Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Shores Sand Mine, LLC
Signature: [Signature]
Mailing Address: 375 Emerald Rd City: Ocala
State: FL Zip Code: 34471 Phone # (352) 239-0683
Email address: NA

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: David Tillman
Mailing Address: 1720 SE 16th Avenue, Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: PERMITS@TILLMANENG.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Division 17, Sec 2.17.1- Preliminary Plat
Reason/Justification for Request (be specific): Request is to waive the submittal of preliminary plat without the existing platted road (Cypress Road) from previous plat book J, page 227

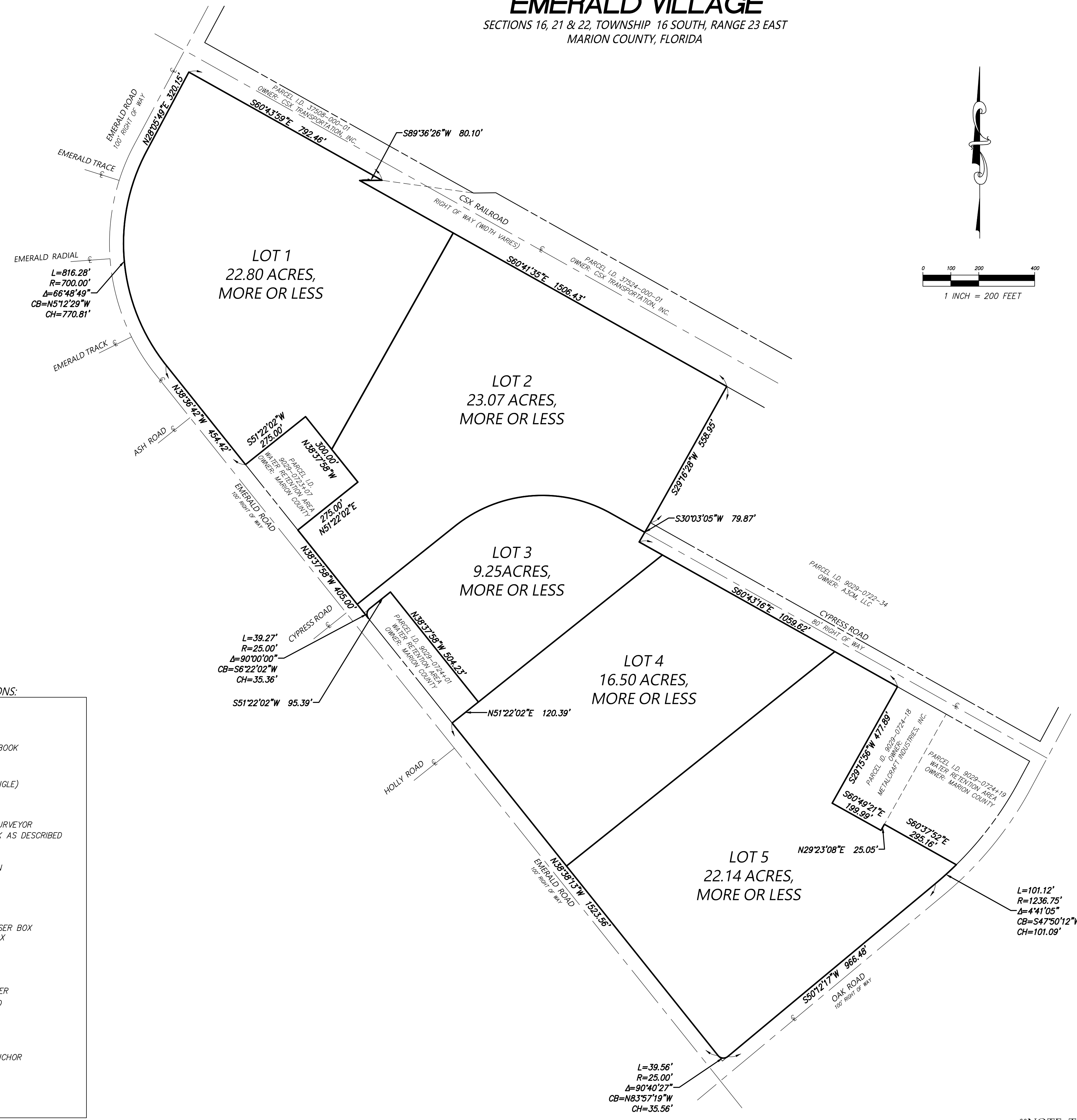
DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: 8/7/24 CH Project # 2024080015 AR # 31864

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____

EMERALD VILLAGE

SECTIONS 16, 21 & 22, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



LEGAL DESCRIPTION:

(AS SURVEYED)

LOTS 1 THROUGH 22 BLOCK 722, LOTS 1 THROUGH 13 BLOCK 723, LOTS 1 THROUGH 17 AND LOTS 20 THROUGH 35 BLOCK 724, ALL OF BLOCK 725, BIRCH ROAD, BIRCH PLACE, BIRCH COURT, THAT PORTION OF EMERALD RADIAL LYING ADJACENT TO BLOCKS 722 AND 723 AND THAT PORTION OF CYPRESS ROAD LYING ADJACENT TO BLOCKS 722 AND 723, SILVER SPRINGS SHORES UNIT NO. 29, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGES 227 THROUGH 231, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTIONS 16, 21 AND 22, TOWNSHIP 16 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 17, BLOCK 724 OF SAID PLAT OF SILVER SPRINGS SHORES UNIT NO. 29; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7467, PAGE 1704, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: (1) S.29°15'56"W, 477.89 FEET; (2) THENCE S.60°49'21"E, 199.99 FEET; (3) THENCE N.29°23'08"E, 25.05 FEET; (4) THENCE S.60°37'52"E, 295.16 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF OAK ROAD (HAVING A 100 FOOT RIGHT OF WAY), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,236.75 FEET, A CENTRAL ANGLE OF 04°41'05", AND A CHORD BEARING AND DISTANCE OF S.47°50'12"W, 101.09 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 101.12 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT OF WAY, S.50°12'17"W, 966.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°40'27", AND A CHORD BEARING AND DISTANCE OF N.83°57'19"W, 35.56 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.56 FEET TO THE END OF SAID CURVE; THENCE DEPARTING THE NORTHWESTERLY RIGHT OF WAY LINE OF OAK ROAD, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF EMERALD ROAD (HAVING A 100 FOOT RIGHT OF WAY), N.38°38'13"W, 1,523.56 FEET TO THE SOUTHERLY MOST CORNER OF A WATER RETENTION AREA IN BLOCK 724 (SOUTH OF LOT 1); THENCE DEPARTING THE NORTHEASTERLY RIGHT OF WAY LINE OF EMERALD ROAD, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID WATER RETENTION AREA, N.51°22'02"E, 120.39 FEET TO THE EASTERLY MOST CORNER OF SAID WATER RETENTION AREA; THENCE DEPARTING THE SOUTHEASTERLY BOUNDARY OF SAID WATER RETENTION AREA, ALONG THE NORTHEASTERLY BOUNDARY OF SAID WATER RETENTION AREA, N.38°37'58"W, 504.23 FEET TO THE NORTHERLY MOST CORNER OF SAID WATER RETENTION AREA; THENCE DEPARTING THE NORTHEASTERLY BOUNDARY OF SAID WATER RETENTION AREA, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CYPRESS ROAD (HAVING AN 80 FOOT RIGHT OF WAY), THE FOLLOWING TWO (2) COURSES: (1) S.51°22'02"W, 95.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.06°22'02"W, 35.36 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND TO A POINT ON AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF EMERALD ROAD; THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF CYPRESS ROAD, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF EMERALD ROAD, N.38°37'58"W, 405.00 FEET TO THE SOUTHERLY MOST CORNER OF THE WATER RETENTION AREA IN BLOCK 723; THENCE DEPARTING THE NORTHEASTERLY RIGHT OF WAY LINE OF EMERALD ROAD, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID WATER RETENTION AREA, N.51°22'02"E, 275.00 FEET TO THE EASTERLY MOST CORNER OF SAID WATER RETENTION AREA; THENCE DEPARTING THE SOUTHEASTERLY BOUNDARY OF SAID WATER RETENTION AREA, ALONG THE NORTHEASTERLY BOUNDARY OF SAID WATER RETENTION AREA, N.38°37'58"W, 300.00 FEET TO THE NORTHERLY MOST CORNER OF SAID WATER RETENTION AREA; THENCE DEPARTING THE NORTHEASTERLY BOUNDARY OF SAID WATER RETENTION AREA, ALONG THE WESTERLY MOST CORNER OF SAID WATER RETENTION AREA; THENCE DEPARTING THE NORTHWESTERLY BOUNDARY OF SAID WATER RETENTION AREA, ALONG AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF EMERALD ROAD, N.38°36'42"W, 454.42 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 66°48'49", AND A CHORD BEARING AND DISTANCE OF N.05°12'29"W, 770.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 816.28 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF EMERALD ROAD, N.28°05'49"E, 320.15 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CSX RAILROAD (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE NORTHEASTERLY RIGHT OF WAY LINE OF EMERALD ROAD, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE CSX RAILROAD THE FOLLOWING THREE (3) COURSES: 1) S.60°43'59"E, 792.46 FEET; 2) THENCE S.89°36'26"W, 80.10 FEET; 3) THENCE S.60°41'35"E, 1,506.43 FEET TO THE NORTHEASTERLY CORNER OF LOT 22, BLOCK 722; THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF THE CSX RAILROAD, ALONG THE EASTERLY BOUNDARY OF SAID LOT 22, BLOCK 722, S.29°16'28"W, 558.95 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED CYPRESS ROAD; THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID LOT 22, BLOCK 722, ALONG THE PROJECTION THEREOF, S.30°03'05"W, 79.87 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID CYPRESS ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.60°43'16"E, 1,059.62 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 93.74 ACRES, MORE OR LESS.

NOTES:

- DATE OF SKETCH: FEBRUARY 22, 2024.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BEARINGS 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.
- 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 SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- THIS SKETCH IS BASED ON BOUNDARY SURVEY COMPLETED BY R.M. BARRINEAU & ASSOCIATES, INC., JOB #21230, DATED SEPTEMBER 3, 2021.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS SKETCH MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050--052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

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)

****NOTE: THIS IS NOT A SURVEY****

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
LB	LICENSED BUSINESS
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
O.R.B.	OFFICIAL RECORDS BOOK
C	CENTERLINE
R	RADIUS
L	ARC LENGTH (CENTRAL ANGLE)
Δ	DELTA (CENTRAL ANGLE)
CH	CHORD LENGTH
C.B.	CHORD BEARING
R/W	RIGHT OF WAY
RLS	REGISTERED LAND SURVEYOR
⊕	CONTROL/BENCHMARK AS DESCRIBED
⊕	CATCH BASIN
⊕	STORM MANHOLE
⊕	MITERED END SECTION
⊕	SANITARY MANHOLE
⊕	SANITARY CLEANOUT
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC METER
⊕	ELECTRIC RISER BOX
⊕	CABLE TELEVISION RISER BOX
⊕	TELEPHONE RISER BOX
⊕	WELL
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	BACK FLOW PREVENTER
⊕	AIR CONDITIONER PAD
⊕	GAS VALVE
⊕	GAS METER
⊕	GAS LINE MARKER
⊕	WOOD UTILITY POLE
⊕	UTILITY POLE GUY ANCHOR
⊕	LIGHT POLE
⊕	ELECTRIC VAULT
⊕	SIGN
⊕	FLAG POLE
⊕	MAILBOX

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: 352-465-1482 FAX: 352-465-1435 www.JCHg.com
CERTIFICATE OF AUTHORIZATION - LB 8071

SILVER SPRINGS SHORES UNIT NO. 29
LOCATED IN SECTIONS 16, 21 & 22,
TOWNSHIP 16 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

COMPOSITE SKETCH
-FOR-
SHORES SAND MINE, LLC

FB/PG	FIELD DATE	JOB NO.	1 OF 1
N/A	N/A	18901SKR	
DRAWING DATE	BY	APPROVED	SCALE
07/17/2024	CJH	CJH	1" = 200'

SILVER SPRINGS SHORES

MARION COUNTY FLORIDA

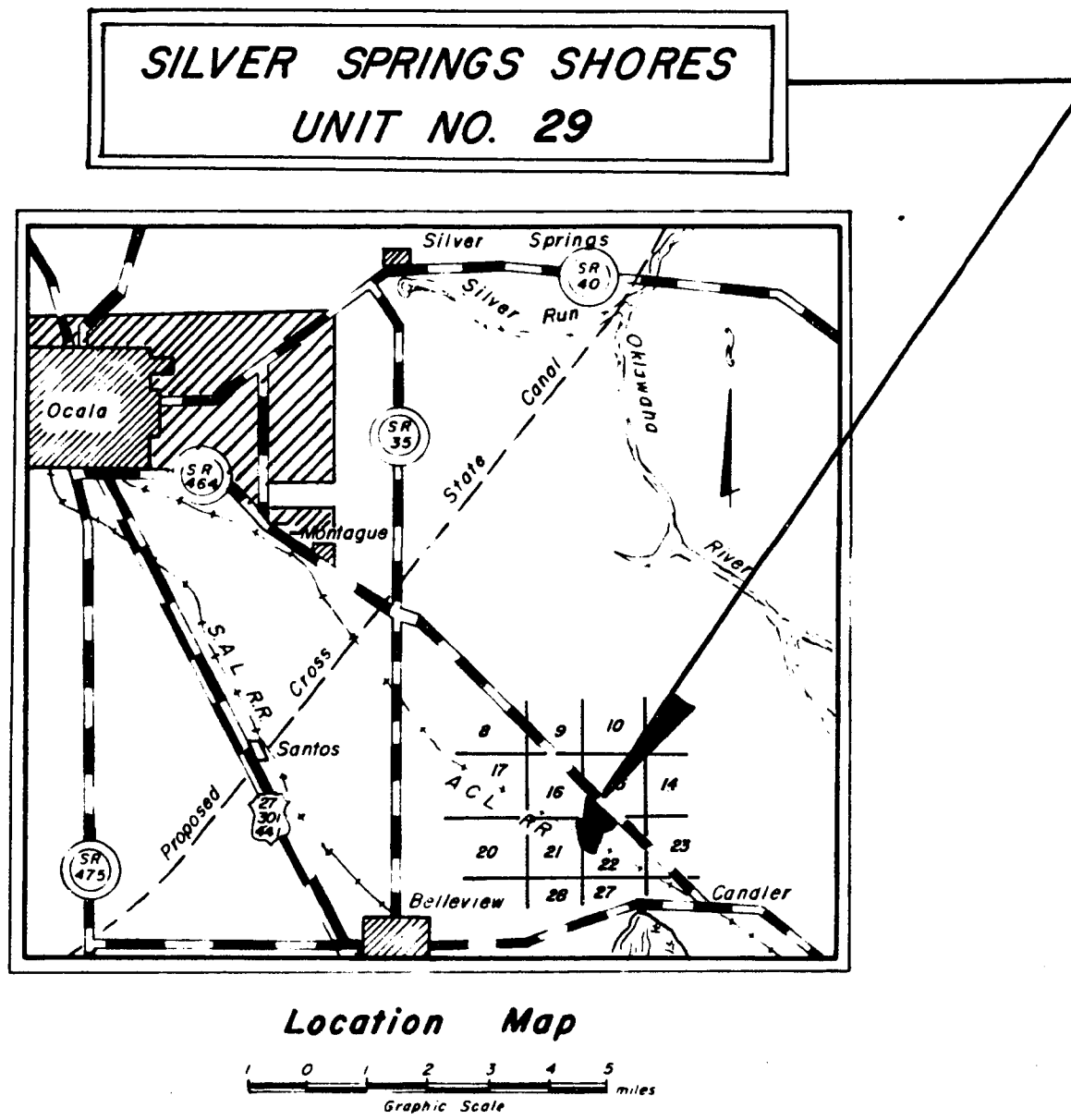
UNIT NO. 29

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 76-R RECORDED IN OFFICIAL RECORD BOOK 773 PAGE 0326

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 85-R-227 RECORDED IN OFFICIAL RECORD BOOK 1321 PAGE 0791

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 82-R-109 RECORDED IN OFFICIAL RECORD BOOK 1124 PAGE 0447

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 79-R-97 RECORDED IN OFFICIAL RECORD BOOK 061 PAGE 506



DESCRIPTION:

A REPLAT of a portion of Unit No. 12, SILVER SPRINGS SHORES, as recorded in Plat Book "J", Pages 103 thru 115 of the Public Records of Marion County, Florida. All that certain tract or parcel of lands lying in Sections 15, 16, 21 and 22, Township 16 South, Range 23 East, Marion County, Florida; being more fully and particularly described as follows:

BEGINNING at the Northwest corner of Lot 21, Block 164 as recorded in Plat Book "J", Page 112 whose coordinate position is Y=1,729,720.65, X=496,068.07 from which point proceed N00°09'34"W a distance of 379.43 feet to a point on the Southwesterly line of the Seaboard Coast Line Railroad right-of-way. Said point's coordinate position being Y=1,730,100.06, X=496,067.03 thence on said right-of-way line S60°44'29"E a distance of 658.75 feet to Y=1,729,778.09, X=496,641.74 thence departing from said right-of-way line N28°12'20"E a distance of 523.94 feet to Y=1,730,239.82, X=496,889.37 the point of curvature of a curve concave Southeasterly having a radius of 1,250.94 feet, a central angle of 18°59'58" and a tangent distance of 209.33 feet; thence on the arc of said curve a distance of 414.81 feet to the point of Tangency at Y=1,730,566.51, X=497,141.91; thence S42°47'42"E a distance of 100.00 feet to Y=1,730,493.14, X=497,209.84; thence N47°12'18"E a distance of 1,407.05 feet to Y=1,731,449.05, X=498,242.32, said coordinates being on the Southwesterly right-of-way line of Florida State Road NO. 464 (locally known as Maricamp Road); thence on said right-of-way line S42°47'39"E a distance of 3,665.00 feet to Y=1,728,759.69, X=500,732.20; thence S47°12'16"W a distance of 209.90 feet to Y=1,728,617.08 and X=500,578.18; the point of curvature of a curve concave Southeasterly having a radius of 1,842.73 feet, a central angle of 19°00'00" and a tangent distance of 308.36 feet; thence on the arc of said curve a distance of 611.07 feet to the point of Tangency thereof, at Y=1,728,135.83, X=500,206.16; thence S28°12'16"W a distance of 1,072.66 feet to Y=1,727,190.53, X=499,699.20 the point of curvature of a curve concave Northwesterly having a radius of 1,236.75 feet, a central angle of 21°59'23" and a tangent distance of 240.28 feet; thence on the arc of said curve a distance of 474.65 feet to the point of Tangency thereof, at Y=1,726,824.94, X=499,401.04; thence S50°11'39"W a distance of 993.37 feet to Y=1,726,189.01, X=498,637.92 thence N38°37'42"W a distance of 3,187.93 feet to Y=1,728,679.45, X=496,647.81. The point of curvature of a curve concave Easterly having a radius of 700.00 feet, a central angle of 66°50'02" and a tangent distance of 461.86 feet; thence on the arc of said curve a distance of 816.53 feet to the point of Tangency thereof at Y=1,729,447.28, X=496,577.78; thence N61°47'40"W a distance of 578.38 feet to the POINT OF BEGINNING.

LESS AND EXCEPT from the above described lands all that area occupied as right-of-way of the Seaboard Coast Line Railroad including a total acreage of 283.792 acres less RAILROAD right-of-way of 15.795 acres resulting in net acreage of 267.997 acres.

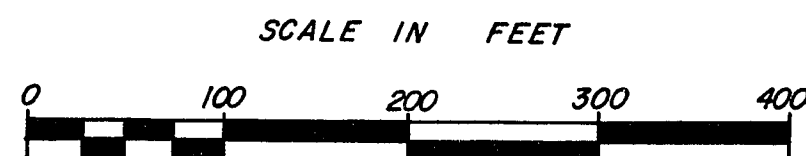
Coordinates refer to Mercator Projection, Florida West Zone.

All cul-de-sac radii are 50.00 feet unless otherwise shown.

All lot corners at street intersections have a 25.00 feet radius unless otherwise shown. Distances shown extend to the point of intersection of street lines, but lot ownership extend only to the curve.

○ = 4"x4" Concrete Permanent Reference Monument.

--- = 20 Ft. Drainage Easement
20' D.E.



GRAPHIC SCALE FOR PLAT SHEETS

Percolation test data meets standards for septic tank installations, but applications for septic tank permits will be considered on a lot by lot basis only for construction in outlying areas of this subdivision not served by central sewage collection systems. Use of septic tanks after installation of sewers would not be permitted.

STATE OF FLORIDA COUNTY OF MARION

The undersigned corporation which is duly organized under the laws of the State of Florida and the owner of the real estate included in this plat does hereby authorize the same to be recorded in the public records of Marion County, Florida, and does hereby dedicate to the public forever the roads, streets and water retention areas and easements as shown hereon for the benefit of the public.

Witness whereof said corporation has caused its seal to be affixed by the undersigned officials, duly authorized by the Board of Directors, this 3 day of Nov. A.D. 1970. Signed, sealed, and delivered in the presence of:

Witness: Lawrence B. Buis
Joseph Martone

SILVER SPRINGS SHORES, INC.
Clyde B. Larramore
Clyde B. Larramore, Vice President
Thelma Patten
Thelma Patten, Assistant Secretary

STATE OF FLORIDA COUNTY OF MARION

Before me this day personally appeared Clyde B. Larramore and Thelma Patten, Vice President and Assistant Secretary, respectively, of Silver Springs Shores, Inc., a Florida Corporation and acknowledged before me that they executed the dedication hereon shown for the uses and purposes therein stated on behalf of said Silver Springs Shores, Inc., as its free act and deed and have been duly authorized so to do by the Board of Directors thereof.

Witness my hand and official seal at Ocala, County of Marion, State of Florida, this 3rd day of Nov. A.D. 1970.

My commission expires: DEC 21st 1971

Walter M. Hilde
Notary Public, State of Florida at large

I, J.W. Jenigan, of the Marion Engineering Associates, Inc., maker of this plat, do hereby certify that it is a correct representation of the land platted and that permanent reference monuments have been placed thereon as called for under chapter 177, Florida Statutes.

J.W. Jenigan
J.W. Jenigan
Registered Land Surveyor
Florida Certificate No. 574

This certifies that this plat was presented to the Board of County Commissioners of Marion County, Florida, and approved by them for record on the ___ day of ___ A.D. 1970.

Attest: John F. Nicholson
Clerk of the Circuit Court

Neal W. Folch
Chairman, Board of County Commissioners

I, John F. Nicholson, Clerk of the Circuit Court for Marion County, Florida, do hereby certify that this foregoing plat conforms to the provisions of chapter 177, Florida Statutes, was filed in my office for record on the 10 day of Nov. A.D. 1970, and recorded in the public records of said County on the 12 day of Nov. A.D. 1970 in plat book ___ , pages 227-232

John F. Nicholson
Clerk of the Circuit Court

"As a condition precedent to the recordation of this plat in the Public records of Marion County, Florida, the undersigned owners of this subdivision do hereby guarantee to each and every person, firm, copartnership, or corporation, their heirs, successors, and assigns, who shall purchase a lot or lots in said subdivision from said owners, that said owners shall within 60 months of the date of the sale thereof fully comply with each and every regulation of the Board of County Commissioners of Marion County, Florida, covering subdivisions in effect at the time of the filing of this final plat in so far as the same affects a lot or lots sold. Time of such performance being of the essence, which said guarantee shall be a part of each deed of conveyance or contract of sale covering lots in said subdivision, executed by said owners to the same extent and purpose as if said guarantee were incorporated verbatim in each said conveyance or contract of sale."

SILVER SPRINGS SHORES, INC.
Clyde B. Larramore
Clyde B. Larramore, Vice President
Thelma Patten
Thelma Patten, Assistant Secretary

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

ERROR/OMISSION AFFIDAVIT FILED IN OFFICIAL RECORD BOOK 444 PG. 188 THIS 24 DAY NOV 1970

SILVER SPRINGS SHORES

MARION COUNTY, FLORIDA

UNIT NO. 29

CURVE DATA

CURVE NO.	Δ	TAN.	RADIUS	LENGTH
1	21° 59' 23"	250.00'	1286.75'	493.84'
2	20° 56' 08"	73.90'	400.00'	146.16'
3	67° 53' 13"	201.92'	300.00'	355.45'
4	56° 21' 27"	128.57'	240.00'	236.07'
5	67° 53' 13"	336.53'	500.00'	592.42'
6	47° 09' 59"	130.96'	300.00'	246.96'

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 797 RECORDED IN OFFICIAL RECORD BOOK 467 PAGE 306

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 797 RECORDED IN OFFICIAL RECORD BOOK 327 PAGE 797

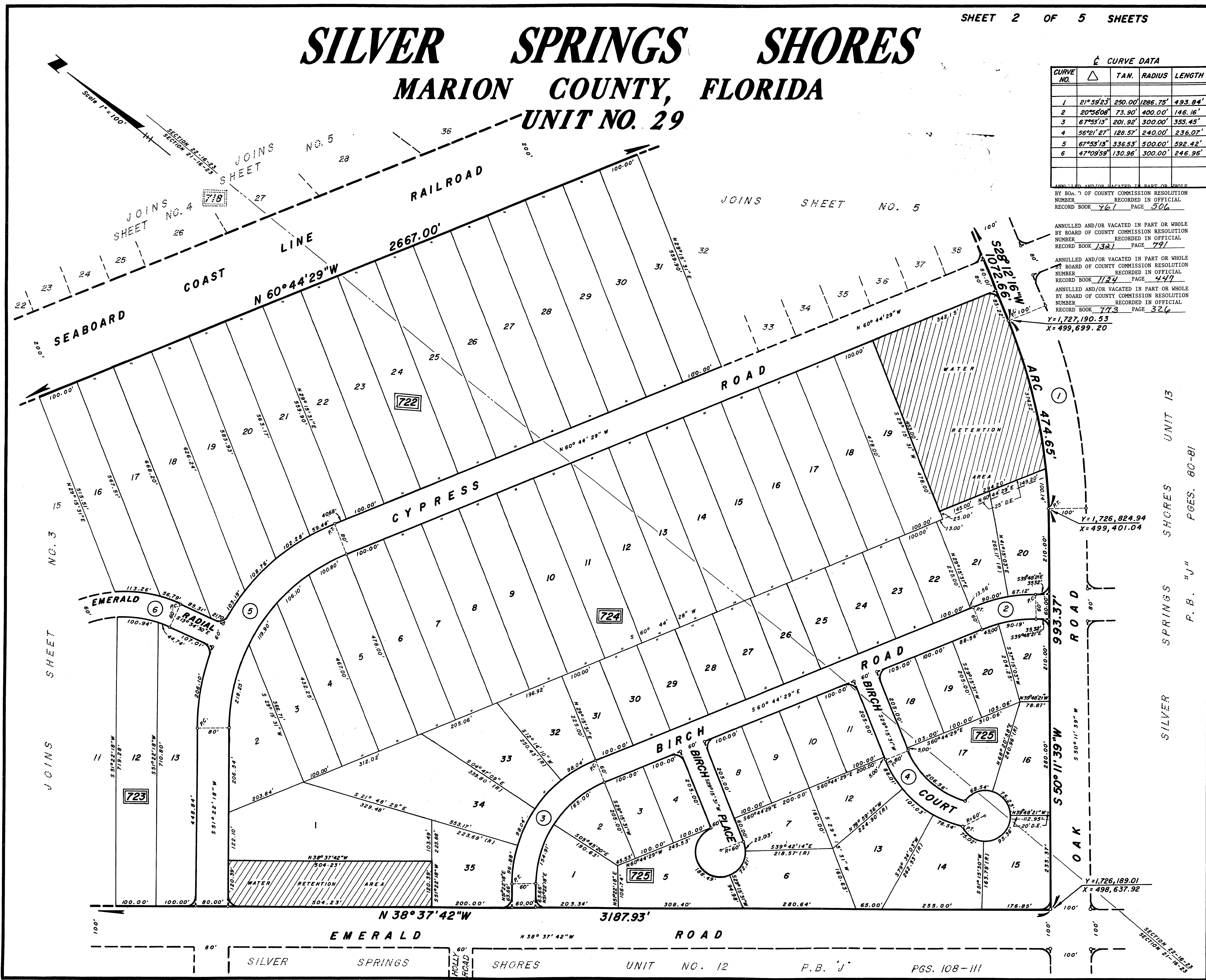
ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 797 RECORDED IN OFFICIAL RECORD BOOK 1124 PAGE 447

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 797 RECORDED IN OFFICIAL RECORD BOOK 773 PAGE 326

Y=1,727,190.53
X=499,699.20

Y=1,726,824.94
X=499,401.04

Y=1,726,189.01
X=498,637.92



SILVER SPRINGS SHORES UNIT 13 P.B. "J" PGS. 80-81

SILVER SPRINGS SHORES

MARION COUNTY, FLORIDA

UNIT NO. 29

ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 1124 RECORDED IN OFFICIAL RECORD BOOK 1124 PAGE 0447

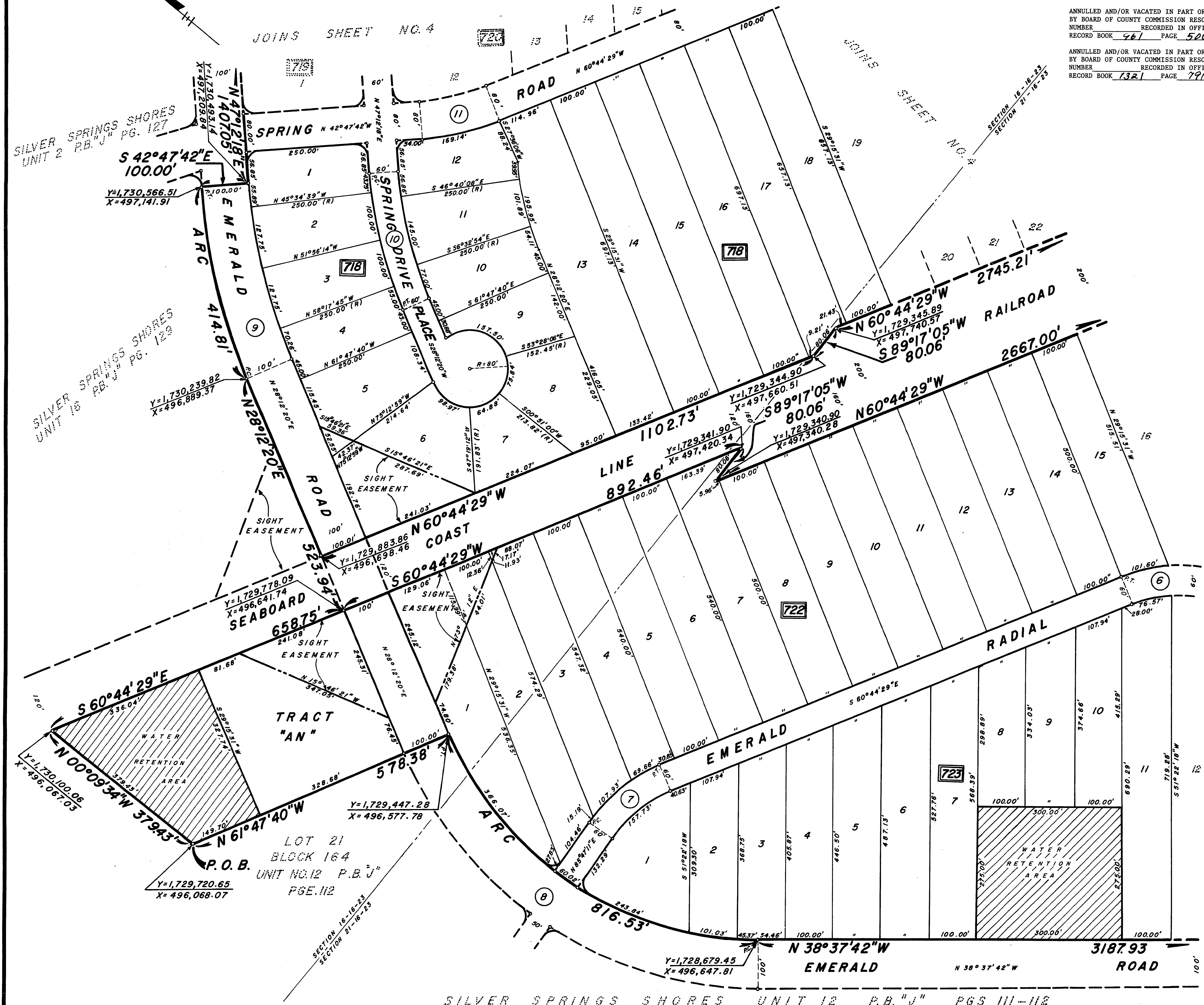
ANNULLED AND/OR VACATED, IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 1124 RECORDED IN OFFICIAL RECORD BOOK 1124 PAGE 0447

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 921 RECORDED IN OFFICIAL RECORD BOOK 921 PAGE 526

ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 1321 RECORDED IN OFFICIAL RECORD BOOK 1321 PAGE 791

☉ CURVE DATA

CURVE NO.	△	TAN.	RADIUS	LENGTH	
6		47°09'59"	130.96'	300.00'	246.96'
7		41°55'05"	114.91'	"	219.48'
8		66°50'02"	494.85'	750.00'	874.85'
9		18°59'58"	200.96'	1200.94'	398.23'
10		"	145.74'	870.94'	288.80'
11		17°56'47"	78.95'	500.00'	156.61'



JOINS SHEET NO. 2

"NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

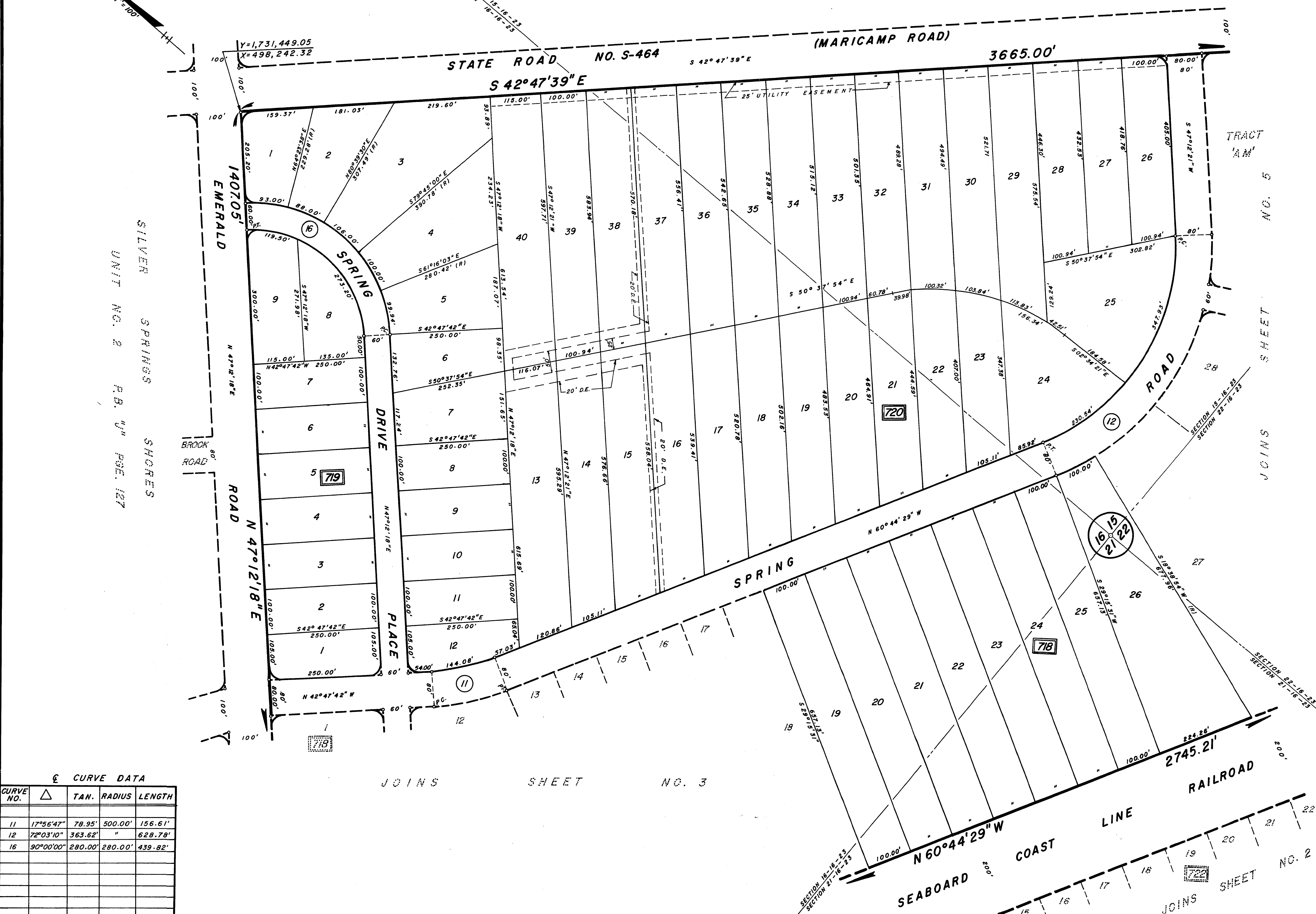
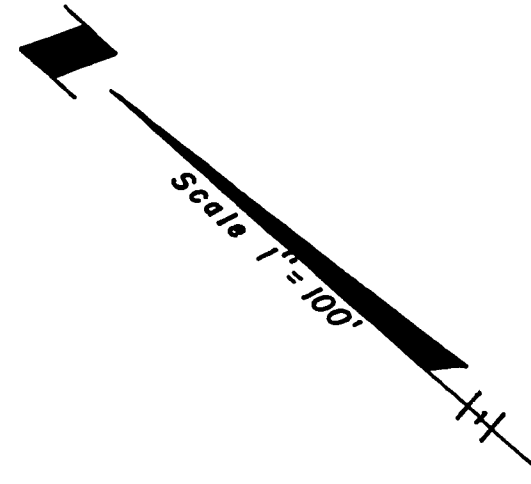
ERROR/OMISSION AFFIDAVIT FILED IN OFFICIAL RECORD BOOK 444 PAGE 188 THIS 24 DAY OF NOVEMBER 1970

SHEET 4 OF 5 SHEETS
 ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 11221 RECORDED IN OFFICIAL RECORD BOOK 722 PAGE 771
 ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 11222 RECORDED IN OFFICIAL RECORD BOOK 723 PAGE 322
 ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 11224 RECORDED IN OFFICIAL RECORD BOOK 724 PAGE 447
 ANNULLED AND/OR VACATED IN PART OR WHOLE BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 961 RECORDED IN OFFICIAL RECORD BOOK 961 PAGE 506

SILVER SPRINGS SHORES

MARION COUNTY, FLORIDA

UNIT NO. 29



⊕ CURVE DATA

CURVE NO.	Δ	TAN.	RADIUS	LENGTH
11	17°56'47"	78.95'	500.00'	156.61'
12	72°03'10"	363.62'	"	628.78'
16	90°00'00"	280.00'	280.00'	439.82'

SILVER SPRINGS SHORES

MARION COUNTY, FLORIDA

UNIT NO. 29

⊘ CURVE DATA

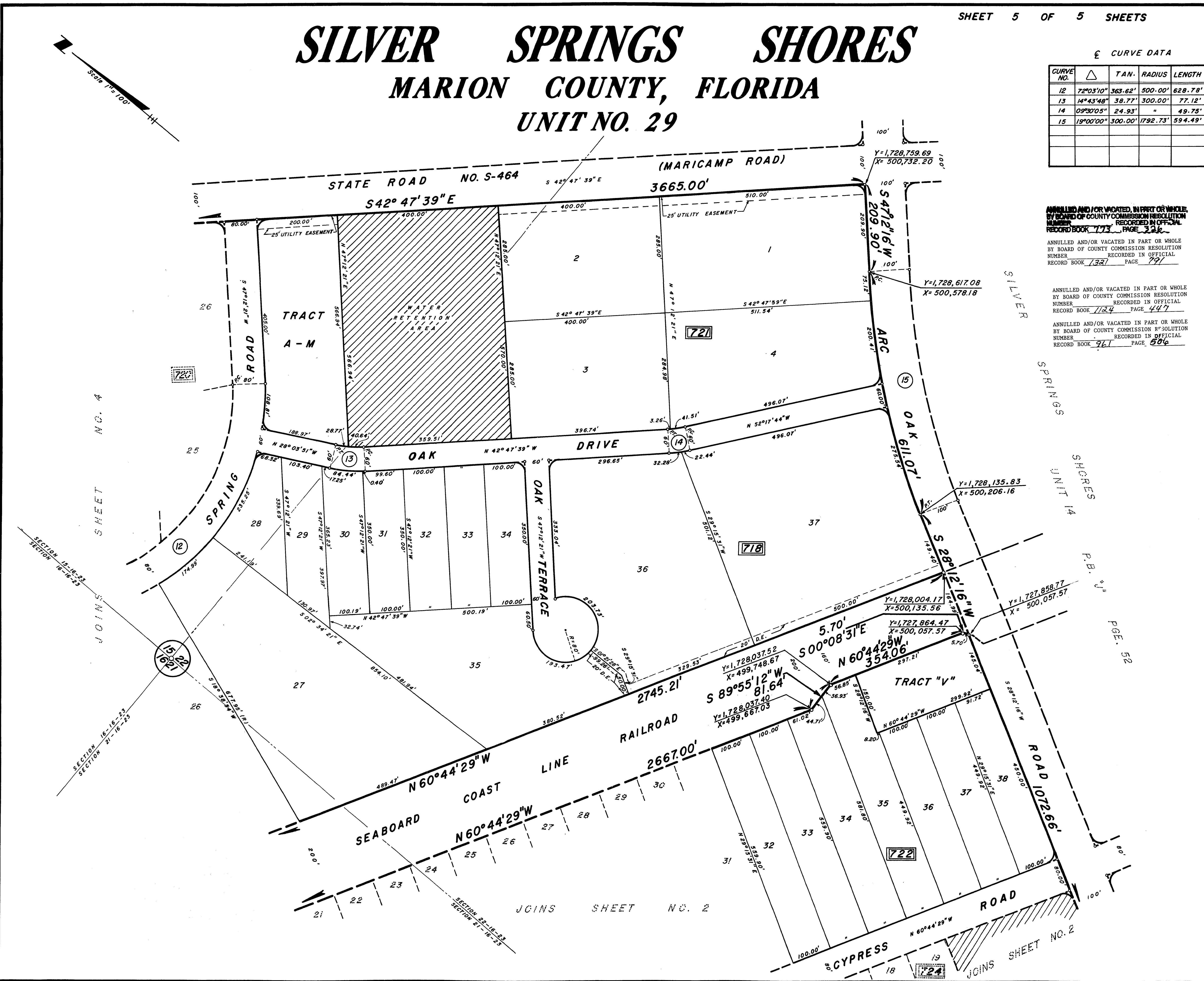
CURVE NO.	Δ	TAN.	RADIUS	LENGTH
12	72°03'10"	363.62'	500.00'	628.78'
13	14°43'48"	38.77'	300.00'	77.12'
14	09°30'05"	24.93'	"	49.75'
15	19°00'00"	300.00'	1792.73'	594.49'

ANNULLED AND/OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 1773 RECORDED IN OFFICIAL RECORD BOOK 1773 PAGE 226

ANNULLED AND/OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 1321 RECORDED IN OFFICIAL RECORD BOOK 1321 PAGE 791

ANNULLED AND/OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 1124 RECORDED IN OFFICIAL RECORD BOOK 1124 PAGE 447

ANNULLED AND/OR VACATED, IN PART OR WHOLE, BY BOARD OF COUNTY COMMISSION RESOLUTION NUMBER 961 RECORDED IN OFFICIAL RECORD BOOK 961 PAGE 506



SILVER SPRINGS SHORES UNIT 29
 P.B. 4
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