

July 9, 2024

PROJECT NAME: CALESA TOWNSHIP - MASS GRADING PHASE 3

PROJECT NUMBER: 2023050005

APPLICATION: MASTER DRAINAGE/MASS GRADING PLAN #30102

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Stormwater conveyance system calculations and a verification of DRA capacity will need to be submitted with each future improvement plan that will utilize the DRAs included in this submittal.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.7 - Geotechnical Criteria
STATUS OF REVIEW: INFO
REMARKS: DRAs CT-2, CT-3, CT-4A, CT-6A, CT-9, CT-10 and CT-12 do not meet the criteria for minimum number of borings. The additional borings will not be required at this plan stage for the following reasons: 1) none of the proposed impervious included in the stormwater analysis is being constructed at this time, 2) factors of safety were utilized in the pond design, and 3) the applicant indicated that final design calculations for each DRA will be submitted with the future improvement plans. Additional borings, or a waiver to the requirement, will be required at the time of the improvement plan for the improvements that will drain to each of these DRAs. If any of the DRAs approved with this mass grading plan change (enlarge) such that additional borings are required by code, additional borings or a waiver will be required with the improvements plans.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: INFO
REMARKS: A breakdown of impervious area will be required with the improvement plans. The reviewer (and future county staff) will need to be able to clearly distinguish the impervious area allocated for each individual lot. This is necessary for all building permits.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: INFO
REMARKS: Stormwater conveyance system calculations and a verification of DRA capacity will need to be submitted with each future improvement plan that will utilize the DRAs included in this submittal.
- 6 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.
- 7 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.

- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 8/17/23 - add waivers if requested in the future
- 9 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.
- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: INFO
REMARKS: Waiver may be required for modified C type buffer at improvement phase



**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

AR 30102

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 4/21/2023

A. PROJECT INFORMATION:

Project Name: Calesa Township - Mass Grading Phase 3
Parcel Number(s): 35300-000-14
Section 31,32 & Township 15S & Range 21E Land Use DRI HR, COM Zoning Classification PUD
Commercial Residential Industrial Institutional Mixed Use Other _____
Type of Plan: MASS GRADING
Property Acreage 456.3 Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads 1 mile NE from the intersection of SW 80th Ave and SW 63rd St Rd.
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: Tillman and Associates Engineering, LLC Contact Name: Jeffrey McPherson
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: Permits@tillmaneng.com

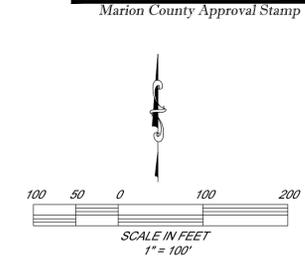
Surveyor:
Firm Name: JCH Consulting Group, Inc Contact Name: Christopher J. Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: Chris@jchcg.com

Property Owner:
Owner: On Top of the World Communities, L.L.C. Contact Name: Kenneth D. Colen
Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481
Phone # 352-387-7480 Alternate Phone # _____
Email address: lisa_lazaro@colenbuilt.net

Developer:
Developer: same as above Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

CLEAR FORM



GRADING LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPOSED STORM PIPE



KEY MAP
1" = 2000' SCALE

MATCHLINE - SEE SHEET 05.02

MATCHLINE - SEE SHEET 05.03

NOTE:
EXISTING WELLS WILL BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.531(2), F.A.C.

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) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

DATE	REVISIONS

MASS GRADING PHASE 3
CALESA TOWNSHIP
MARION COUNTY, FLORIDA

GRADING PLAN

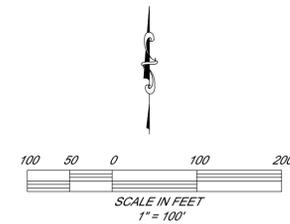
DATE 10/30/2023
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8233

SHT. **05.01**

MATCHLINE - SEE SHEET 05.01



Marion County Approval Stamp



GRADING LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED STORM PIPE

MATCHLINE - SEE SHEET 05.03

MATCHLINE - SEE SHEET 05.04



KEY MAP
1" = 2000' SCALE

REVISIONS

DATE

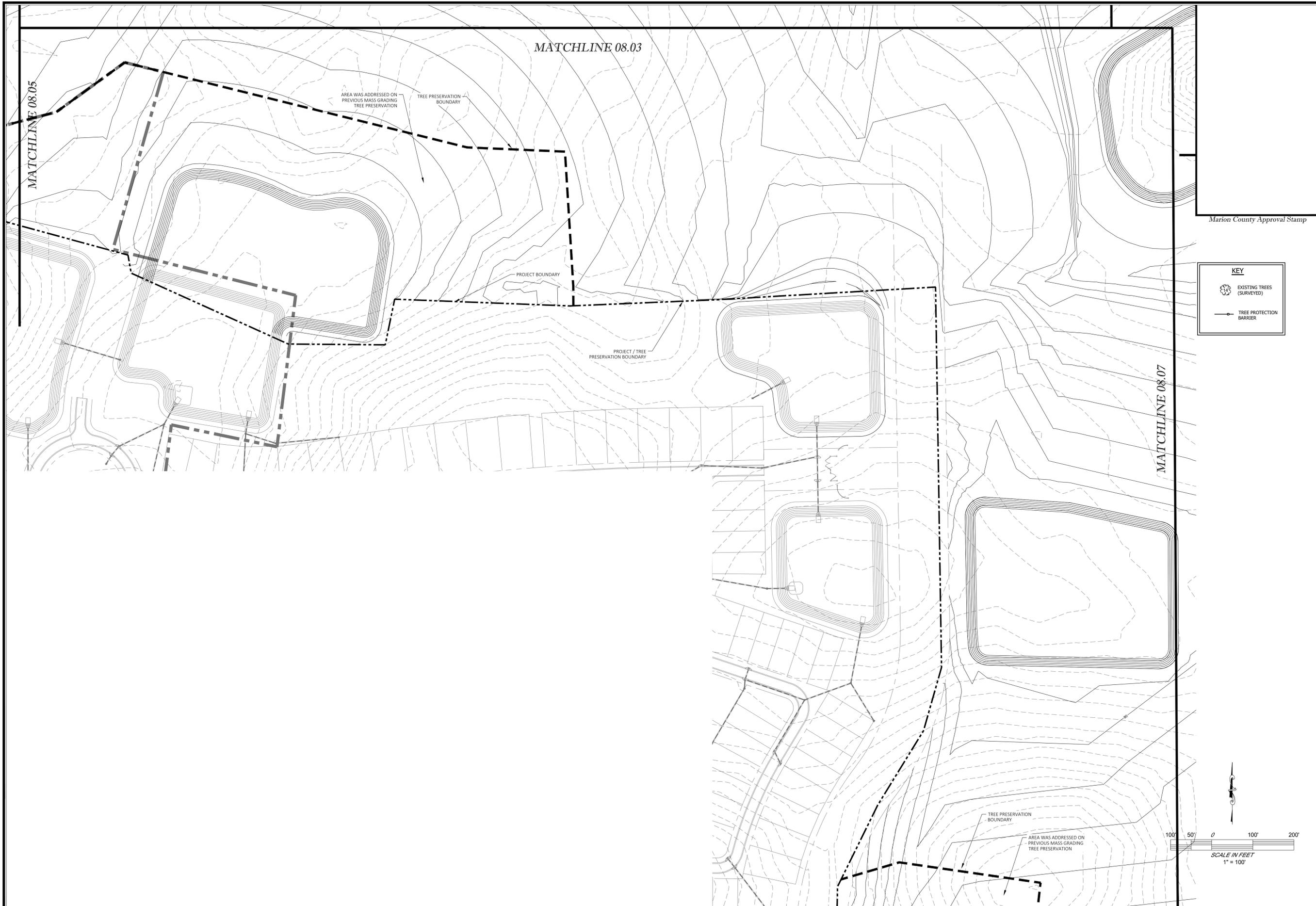
MASS GRADING PHASE 3
CALESA TOWNSHIP
MARION COUNTY, FLORIDA

DATE 10/30/2023
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8233

SHT. 05.02

Tillman & Associates
ENGINEERING, LLC.
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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

GRADING PLAN



Marion County Approval Stamp

KEY

- EXISTING TREES (SURVEYED)
- TREE PROTECTION BARRIER

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

DATE	REVISIONS

MASS GRADING PHASE 3
 CALESA TOWNSHIP
 MARION COUNTY, FLORIDA

TREE PRESERVATION PLAN

DATE 5/16/2024
 DRAWN BY AS
 CHKD. BY JMM
 JOB NO. 23-8233

SHT. 08.06

MARION COUNTY CODE REQUIREMENTS

TREE REMOVAL, PRESERVATION, AND/OR REPLACEMENT INSPECTIONS/ PERMITS ARE PURSUANT TO MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 7, TREE PROTECTION AND REPLACEMENT
https://library.municode.com/fl/marion_county

TREE PRESERVATION AND REMOVAL

PROJECT AREA = 462 AC
 TREE PRESERVATION AREA = 424 AC
 (EXCLUDES DUPLICATE AREAS FROM PREVIOUSLY APPROVED MASS GRADING TREE PRESERVATION PH 1 APP# 21403 AND PH 2 APP# 24466)
 (SEE SURVEY FOR TREE DATA)

PROTECTED TREES SEC (SEC 6.7.3)
 ALL TREES 10" DIAMETER BREAST HEIGHT (DBH) OR LARGER ARE PROTECTED BY CODE.

EXCEPTIONS (SEC 6.7.2.E)
 DOES NOT EXCLUDE PARCELS TO BE USED FOR SINGLE FAMILY DWELLINGS.

TREE AREA
 PRE-DEVELOPMENT INCHES PER ACRE = 16" (6,719"/424)
 RETAINED DBH INCHES = 0"
 REMOVED DBH INCHES = 6,719"

ALL EXISTING TREES ARE ASSUMED VIABLE AND FAVORABLY ASSESSED
 MITIGATION OF 6,719" TO BE PROVIDED ALONG WITH IMPROVEMENT PLANTING PLANS FOR EACH PHASE. (PLEASE NOTE THIS IS THE WORST CASE MITIGATION SCENARIO. EVERY EFFORT WILL BE MADE TO SAVE EXISTING TREES WHICH WILL BE DEPICTED IN FUTURE IMPROVEMENT PLANS)

Marion County Approval Stamp

REVISIONS	
DATE	

MASS GRADING PHASE 3
 CALESA TOWNSHIP
 MARION COUNTY, FLORIDA
TREE PRESERVATION
NOTES & DETAILS

DATE 6/14/2024
 DRAWN BY AS
 CHKD. BY JMM
 JOB NO. 23-8233

SHT. 08.08

TREE PROTECTION BARRICADE NOTES:

- Barricades shall be constructed of a rigid and lasting material that shall remain whole throughout the duration of construction.
- Barricade areas may be increased in size or combined for multiple trees, so long as barricades do not encroach into the tree canopy drip line.
- Damaged or missing barricades or signs shall be immediately repaired or replaced.
- Barricades shall remain intact until landscape operations begin, or when construction has been finalized, and with approval of landscape architect.
- Landscape preparation or installation shall be performed by hand within the Tree Protection Zone (TPZ), drip line of any tree to remain, or within a barricade area.
- Trenching is prohibited within the Tree Protection Zone (TPZ), drip line of any tree to remain, or within a barricade area. Tunneling is required if utilities are routed through these areas.
- The movement or the storage of equipment, materials, debris, or fill, within the Tree Protection Zone (TPZ), drip line of any tree to remain, or within a barricade area is prohibited.
- The cleaning of construction equipment, tools, materials, or the disposal of waste, e.g. paint, oil, solvents, asphalt, concrete, mortar, within the Tree Protection Zone (TPZ), drip line of any tree to remain, or within a barricade area is prohibited.
- Tree Protection Zone: A circular zone around each protected tree defined as follows:
 - If the drip line is less than six (6) feet from the trunk of the tree, the zone shall be that area within a minimum radius of six (6) feet around the tree.
 - If the drip line is more than six (6) feet from the trunk of the tree, but less than twenty (20) feet, the zone shall be that area within a radius of the full drip line around the tree.
 - If the drip line is twenty (20) feet or more from the trunk of the tree, the zone shall be that area within a minimum radius of twenty (20) feet around the tree.

ROOT PROTECTION NOTES:

Protect and care for existing tree roots to remain by minimizing damage from compaction, excavation, and disease. When work is required that may damage the roots of tree to remain, cut roots in advance using sharp, clean mechanical and hand tools. For work within the tree protection zones, hand clear and excavate using narrow-tine spading forks to comb soil and expose roots. Selectively cut and prune roots. Immediately following root pruning, trees shall be thoroughly watered and have a four (4) inch cover of clean fill.

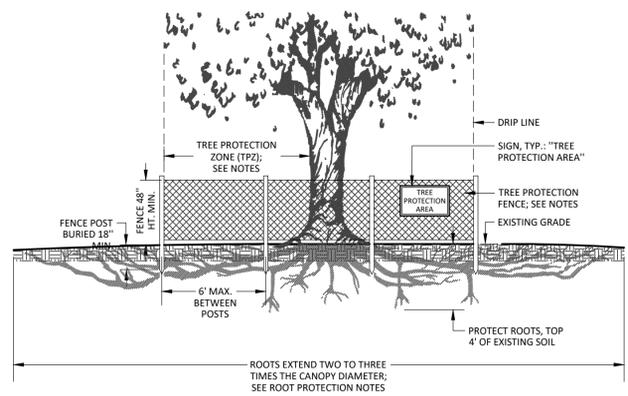
CANOPY PROTECTION NOTES:

Lift tree canopy of existing trees to remain as required along proposed buildings, parking and drive aisles, and sidewalks, according to International Society of Arboriculture Best Management Practices - Tree Pruning. Refer to UF IFAS Fact Sheet ENH 851 for additional tree pruning criteria.

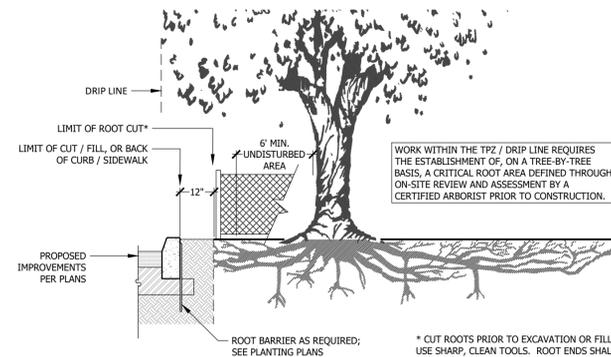
TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS

The following requirements shall be conditions of tree protection and removal permits, all permits for construction in public rights-of-way, and all development permits issued under and pursuant to the Marion County Code:

- Tree preservation and/or replacement inspections are required to ensure compliance with the Marion County Code and with permitting requirements.
- Prior to any clearing, grubbing, or any construction, tree protection barricades shall be erected around all trees to be preserved. Protection barricades shall be approved by the County's Landscape Architect or designee prior to construction.
- Prior to any clearing, grubbing, or construction, a preliminary inspection shall be conducted by the County's Landscape Architect or designee to confirm that the permittee has marked trees permitted to be removed and has installed tree protection barricades around trees to be preserved. Any deficiencies noted during this inspection shall be cause to withhold approval until they are corrected by the permittee and re-inspected. Following the preliminary inspection, approval shall be noted by the County's Landscape Architect or his designee on the permit and shall constitute notice to proceed with tree removal.
- Contractor shall have all agreements and permits secured for demolition and protection on project site.
- Owner is responsible for insuring that all possible measures are taken to avoid damage to trees not approved for removal.
- Trees to remain shall be protected per the Marion County, Florida Tree Protection and Replacement specifications, including minimizing alterations to the site topography and protecting trees from any damage to preserve the long term visibility of existing trees.
- The movement or the storage of equipment, materials, debris, or fill, within the Tree Protection Zone (TPZ) or drip line of any protected tree is prohibited.
- The cleaning of construction equipment, tools, materials, or the disposal of waste, e.g. paint, oil, solvents, asphalt, concrete, mortar, within the TPZ or drip line of any protected tree is prohibited.
- The contractor shall inspect all tree protection barricades and signs every week throughout construction. Any barricade or sign that is damaged or missing shall be immediately replaced.
- Any tree not permitted for removal that is destroyed or damaged so as to place its long term survival in question, shall be replaced at an inch-to-inch basis of the total (combined) DBH of the tree(s) so destroyed or damaged. The replacement trees shall be of comparable species to the destroyed or damaged trees with a minimum replacement size of 3.5-inch caliper. The County reserves the right to establish a replacement value for such trees and payment into the Tree Mitigation Fund may be authorized by the County's Landscape Architect.
- No Certificate of Occupancy or Certificate of Completion, as appropriate, may be issued for any development involving the removal of trees requiring a permit, until all required inspections have been completed and approved.
- A final inspection shall be conducted by the County's Landscape Architect or designee after completion of tree removal and replacement. Following final inspection, and if found to be in accordance with the approved plans and requirements, approval shall be noted by the County's Landscape Architect or designee on the permit and shall constitute notice of commencement of the required maintenance period of replacement trees if replacement is required.



TREE PROTECTION BARRICADE DETAIL
 NOT TO SCALE



TREE ROOT PRUNING WITHIN DRIP ZONE
 NOT TO SCALE

EXISTING TREES

ID	DBH	TYPE
3994	PINE	14
3995	PINE	14
3997	OAK	16
3998	OAK	15
3999	OAK	13
5719	OAK	46
5720	OAK	32
5721	OAK	19
5722	OAK	28
5786	OAK	13
5787	OAK	20
5788	OAK	16
5789	OAK	19
5790	OAK	36
5792	OAK	16
5793	OAK	18
5794	OAK	24
5795	OAK	50
5801	OAK	44
5802	OAK	34
5803	OAK	32
5804	OAK	30
5805	OAK	19
5806	OAK	34
5807	OAK	16
5808	OAK	30
5809	OAK	24
5810	OAK	40
5812	OAK	31
5813	OAK	32
5814	OAK	30
5815	OAK	42

5816	OAK	28
5817	OAK	20
7400	PINE	20
7401	PINE	25
7402	OALA	12
7403	PINE	25
7404	OAK	16
7405	MAG	12
7406	TREE	13
7407	PINE	20
7408	OALA	16
7409	OAK	14
7410	MAG	24
7411	OAK	18
7412	OAK	14
7413	OAK	19
7414	PINE	13
7415	PINE	13
7417	MAG	10
7419	PINE	10
7420	PINE	13
7421	PINE	18
7422	CHE	12
7423	CHE	12
7424	PINE	17
7426	OAK	17
7427	PINE	17
7428	MAG	16
7429	MAG	19
7430	CHE	16
7431	OALA	13
7432	MAG	11
7433	MAG	11

7434	MAG	11
7435	MAG	11
7436	PINE	11
7438	PINE	16
7439	PINE	20
7440	PINE	14
7441	OAK	18
7442	PINE	21
7443	PINE	22
7444	MAG	10
7445	PINE	18
7446	MAG	12
7447	PINE	15
7448	OAK	11
7449	OAK	15
7450	PINE	16
7451	PINE	15
7453	PINE	21
7454	PINE	31
7455	PINE	20
7457	PINE	20
7466	PINE	14
7467	PINE	17
7468	PINE	30
7469	OAK	20
7470	OAK	21
7471	MAG	21
7473	OAK	21
7475	PINE	17
7476	PINE	17
7477	PINE	18
7478	PINE	14
7479	OAK	21

7480	OALA	12
7533	OALA	18
7534	OALA	21
7535	OALA	11
7536	OALA	16
7540	MAG	12
7541	MAG	10
7542	PINE	12
7543	PINE	16
7544	PINE	20
7545	PINE	23
7546	OALA	12
7547	OALA	10
7549	CHE	17
7550	MAG	10
7551	CHE	17
7552	PINE	11
7554	OAK	13
7555	OAK	13
7557	MAG	16
7560	MAG	19
7561	MAG	17
7562	OAK	13
7563	MAG	18
7564	OAK	14
7565	MAG	16
7566	MAG	16
7568	MAG	23
7570	OAK	14
7573	CHE	18
7574	PINE	11
7576	PINE	23
7577	OAK	13

7581	OAK	20
7582	PINE	10
7584	OAK	16
7587	PINE	17
7588	PINE	15
7589	CHE	18
7590	OAK	10
7592	PINE	26
7593	PINE	19
7594	PINE	10
7595	CHE	18
7596	CHE	17
7597	CHE	12
7598	PINE	17
7599	PINE	16
7600	PINE	17
7601	OAK	24
7603	PINE	17
7605	OAK	15
7606	PINE	14
7607	PINE	14
7610	PINE	20
7612	OAK	21
7613	OAK	14
7614	OAK	19
7615	OAK	14
7616	OAK	10
7618	OAK	20
7623	OAK	12
7625	OAK	19
7626	OAK	13
7628	PINE	18
7645	OAK	20

7646	OAK	12
7647	OAK	16
7648	OAK	15
7649	MAG	14
7650	OAK	12
7651	PINE	11
7653	CHE	21
7654	PINE	21
7655	PINE	20
7656	PINE	15
7657	PINE	20
7658	PINE	18
7659	OAK	16
7660	MAG	13
7661	PINE	23
7662	OALA	12
7665	OAK	17
7666	PINE	19
7667	OAK	42
7668	OAK	14
7669	OAK	27
7670	OAK	10
7671	MAG	15
7672	PINE	15
7673	OAK	12
7674	OAK	14
7675	OAK	13
7676	MAG	12
7677	MAG	12
7678	CHE	14
7679	PINE	10
7680	OAK	15
7681	OAK	15

8242	OAK	16
8243	OAK	16
8245	OAK	11
8249	OAK	11
8858	OAK	12
8860	OAK	29
8861	OAK	16
8862	OALA	18
8863	OALA	21
8864	OALA	21
8865	OALA	13
8871	OALA	21
8877	OAK	17
8878	OAK	18
8879	OAK	13
8882	OAK	19
8884	OAK	11
8885	OALA	11
8886	OAK	22
8887	OALA	13
8889	OAK	26
8900	OAK	13
8901	OAK	13
8902	OAK	17
8903	OAK	11
8904	OAK	16
8905	OAK	20
8906	OAK	17
8907	OAK	34
8908	OAK	15
8909	OAK	14
8910	OAK	15
8911	OAK	17

8913	MAG	17
8914	MAG	15
8915	OAK	27
8922	MAG	26
8923	OAK	15
8926	CHE	16
8948	OAK	52
8949	CHE	15
8950	OALA	16
8951	OALA	10
8952	OALA	12
8954	OAK	16
8955	OAK	11
8956	OAK	16
8957	OAK	11
8960	OAK	20
8961	OAK	18
8963	OAK	12
8965	OAK	13
8973	OAK	14
8975	OAK	25
8976	OAK	18
8979	CHE	25
8981	OAK	16
8982	OAK	13
8983	OAK	12
8984	OAK	16
8989	OAK	11
8992	OAK	14
8993	OALA	15
8995	OAK	10
8996	OAK	12

8997	OAK	37
9001	OAK	13
9002	OALA	11
9003	OALA	11
9005	CHE	15
9009	CHE	10
9010	CHE	12
9012	OAK	15
9013	OAK	13
9014	CHE	25
9020	OAK	16
9024	OALA	12
9025	OALA	15
9029	CHE	17
9031	PINE	13
9038	OAK	12
9034	OAK	20
9036	OAK	10
9038	OAK	10
9039	OALA	16
9040	OALA	10
9042	PINE	20
9043	OALA	12
9044	OALA	14
9047	OAK	14
9050	OAK	50
9054	OAK	28
9057	OAK	44
9064	TREE	11
9065	OAK	11
9093	OAK	14
9093	OALA	15
9095	OAK	10
9096	OAK	19

9714	OAK	15
9715	OAK	13
9716	OAK	15
9718	OAK	10
9719	OAK	17
9720	OAK	16
9721	PINE	15
9722	OAK	10
9723	OAK	15
9725	OAK	11
9726	TREE	42
9727	OALA	18
9728	OAK	14
9730	OAK	11
9731	OAK	12
9732	PINE	17
9733</		

"EARL TOWNSHIP" ON TOP OF THE WORLD COMMUNITIES, INC.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	178.98	3150.00	003°15'20"	178.95 N02°03'32"E
C2	180.12	3250.00	003°10'31"	180.09 N02°02'46"E
C3	39.24	25.00	089°55'27"	35.33 N45°16'19"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N0°41'53"E	319.89
L2	N89°52'19"W	661.32
L3	S0°30'20"W	323.46
L4	N89°49'11"W	661.78
L5	N89°57'43"W	662.19
L6	S89°33'02"E	320.00
L7	N0°25'14"E	350.00
L8	N89°32'21"W	320.11
L9	S89°34'31"E	300.05
L10	N0°24'34"E	265.03
L11	N89°35'31"W	300.01
L12	S89°35'49"E	200.19
L13	N0°23'53"E	200.06
L14	N89°36'50"W	200.00
L15	S35°09'43"E	31.78

NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°58'16"W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0494E, 12083C0513E AND 12083C0701E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY.
- DISTANCES SHOWN HEREON ARE BASED ON GRID DISTANCES.
- INTERIOR IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY PER CLIENTS REQUEST.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- 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.
- ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY 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.
- VERTICAL DATUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "WOLPERT TRAVELERS" APPROXIMATELY 0.35 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD, COMMUNITIES, INC.," ELEVATION = 69.272 (DATUM NGVD 1929).
- RIGHT OF WAY FOR S.W. 60TH AVENUE IS BASED ON RIGHT OF WAY MAP PREPARED BY GREENMAN-PEDERSON, INC FOR MARION COUNTY AS RECORDED IN ROADWAY BOOK 1, PAGE 45. RIGHT OF WAY FOR S.W. 80TH AVENUE IS BASED ON OFFICIAL RECORDS BOOK 2220, PAGE 122. RIGHT OF WAY FOR S.W. 38TH STREET IS BASED ON MAINTENANCE.

LEGEND AND ABBREVIATIONS:

- FOUND 8" OCTAGON CONCRETE MONUMENT
- FOUND 5/8" IRON ROD & CAP (LB 7560)
- FOUND 4"x4" CONCRETE MONUMENT (NO I.D.)
- FOUND 1/2" IRON ROD & CAP (MOORHEAD ENG.)
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- SET 5/8" IRON ROD & CAP (LB 8071)
- FOUND NAIL & DISK (LB 7560)

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD
---	02/25/2020	M.A.	ADD ADDITIONAL PARCELS	C.J.H.
---	03/24/2020	C.J.H.	REVISED BOUNDARY REMOVED LS PARCEL	C.J.H.
---	08/26/2020	M.A.	LOCATED NEW FENCE AND ADDITIONAL TOPO	C.J.H.
---	11/19/2020	C.J.H.	ADDED FEMA FLOOD ZONES	C.J.H.
---	10/10/2023	M.A.	UPDATE TOPOGRAPHIC SURVEY	C.J.H.

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 S.W. 15TH STREET, OCALA, FLORIDA 34747
PHONE: 352.305.1485 FAX: 352.373.8315 WWW.JCHG.COM
CERTIFICATE OF AUTHORIZATION - LB 8071

LOCATED IN
SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST
SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY
-FOR-
ON TOP OF THE WORLD COMMUNITIES, LLC.

FB/PG	FIELD DATE	JOB NO.	1 OF 1
17-4/32	7-11-17	16451BNDR10	
DRAWING DATE	BY	APPROVED	SCALE
11/20/17	MA	C.J.H.	1" = 600'

HORIZONTAL CONTROL:
THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
NORTHING: 1740427.4009 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.02210" N
LONGITUDE: 82°16'07.23060" W
CONVERGENCE: -00°07'50.7"
SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING: 1745775.8082 FEET
EASTING: 543817.8667 FEET
LATITUDE: 29°08'08.27974" N
LONGITUDE: 82°16'06.91361" W
CONVERGENCE: -00°10'16.8"
SCALE: 0.99995564

LEGAL DESCRIPTION:
(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 16112442, AGENT FILE NO. 16-525, BEARING AN EFFECTIVE DATE OF NOVEMBER 01, 2016)

THAT PORTION OF CIRCLE SQUARE WOODS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING:

THE NORTH ONE-HALF (N 1/2) AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,
AND
ALL OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,
AND
THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (NW1/4-NW1/4), AND THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (N1/2-NE1/4-NW1/4), AND THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SE1/4-NE1/4-NW1/4), AND THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (W1/2-SW1/4-NW1/4), AND THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (N1/2-SW1/4-NE1/4-NW1/4), OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,
AND
ALL OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT EXISTING ROAD RIGHTS-OF-WAY, AND
LESS AND EXCEPT THAT PORTION OF SAID PARCELS CONVEYED TO MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OR BOOK 2220, PAGE 122 AND OR BOOK 4274, PAGE 257, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
AND
(PER OFFICIAL RECORDS BOOK 1496, PAGE 1396 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

N.E. 1/4 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, SAID LADS SITUATE, LYING AND BEING IN MARION COUNTY, FLORIDA.

- ABSTRACT INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT FILE NO. 16-525, FILE NO. 16112442. DOCUMENTS OF RECORD (COPIES ATTACHED):
(A) DEEDS AFFECTING SUBJECT LAND:
- WARRANTY DEED IN OR BOOK 721, PAGE 714. AFFECTS THE SUBJECT PROPERTY AND IS NOT DEPICTED HEREON.
 - SPECIAL WARRANTY DEED IN OR BOOK 2220, PAGE 122. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
 - CORPORATE WARRANTY DEED IN OR BOOK 4274, PAGE 257. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- (B) OTHER MATTERS AFFECTING SUBJECT LAND:
- RESERVATIONS RECITED IN THE DEED NO. 1333 IN DEED BOOK 341, PAGE 460. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
 - RIGHT OF WAY EASEMENT IN OR BOOK 4, PAGE 399. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
 - EASEMENT IN OR BOOK 276, PAGE 196. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
 - RIGHT OF WAY EASEMENT IN OR BOOK 284, PAGE 663. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
 - RIGHT OF WAY EASEMENT IN OR BOOK 391, PAGE 356. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
 - RIGHT OF WAY EASEMENT IN OR BOOK 455, PAGE 341. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
 - RIGHT OF WAY EASEMENT IN OR BOOK 455, PAGE 342. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
 - ASSIGNMENT OF EASEMENTS AND RESERVATION OF EASEMENT FOR INGRESS AND EGRESS IN OR BOOK 564, PAGE 119. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
 - COVENANT RECITED IN OR BOOK 573, PAGE 372. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
 - MATTERS SHOWN AND/OR RECITED ON THE PLAT OF CIRCLE SQUARE WOODS IN PLAT BOOK "P", PAGES 30 THROUGH 103, INCLUSIVE. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
 - RIGHT OF WAY EASEMENT IN OR BOOK 759, PAGE 293. AFFECTS THE SUBJECT PARCEL AND IS BLANK IN NATURE.
 - AGREEMENT IN OR BOOK 771, PAGE 835. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
 - RESOLUTION IN OR BOOK 851, PAGE 24. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
 - NOTICE OF ADOPTION OF RESOLUTION IN OR BOOK 851, PAGE 26. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
 - RESOLUTION IN OR BOOK 1090, PAGE 293. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
 - PERPETUAL DRAINAGE EASEMENT IN OR BOOK 4274, PAGE 261. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
 - TRIMMING EASEMENT AGREEMENT IN OR BOOK 3631, PAGE 1807. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
 - FIRST AMENDMENT TO TRIMMING EASEMENT AGREEMENT IN OR BOOK 3944, PAGE 558. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
 - MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIRCLE SQUARE RANCH IN OR BOOK 3730, PAGE 849. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
 - FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIRCLE SQUARE RANCH IN OR BOOK 4521, PAGE 457. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
 - TERMS AND PROVISIONS RECITED IN THE MEMORANDUM OF MASTER GROUND LEASE IN OR BOOK 5111, PAGE 673. ALL BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

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

CHRISTOPHER J. HOWSON DATE _____
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)