



REQUESTED WAIVERS:

4122.A - REQUEST TO USE 40' ROW WITH 10' UTILITY EASEMENT EACH SIDE FOR A TOTAL OF 60' FOR SIDEWALK STREETS (APPROVED 06/24/2022)
 6122.A - REQUEST TO PROVIDE 40' OF ROW DEDICATED FOR SE 73RD AVE AS OPPOSED TO REQUESTED 50' OF TOTAL ROW IS NOT NECESSARY FOR SE 73RD AVE (APPROVED 06/24/2022)

LEGAL DESCRIPTION:

PARCEL A:
 THE SOUTH 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LESS THE WEST 1/4 THEREOF LYING SOUTH OF RAILROAD RIGHT OF WAY AND LESS THE NORTH 20 FEET OF THE SOUTH 1/2 OF THE WEST 20 FEET OF THE WEST 1/2 OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 THEREOF, MARION COUNTY, FLORIDA.
 AND
 THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, AND THE NORTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LESS THE WEST 9' ACROSS THEREOF, MARION COUNTY, FLORIDA.

AND ALSO
 THE WEST 40 FEET OF THE NORTH 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LESS THE NORTH 20 FEET OF THE WEST 20 FEET OF THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS & EXCEPT:
 PARCEL 11:
 THAT PART OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, RUN THENCE S090°45'W ALONG THE WEST LINE THEREOF 327.78 FEET TO THE NORTH LINE OF THE SOUTH 900'00 FEET OF SAID NE 1/4, THENCE S090°20'W PARALLEL WITH THE SOUTH LINE OF SAID NE 1/4 A DISTANCE OF 398.64 FEET TO THE EAST LINE OF SAID NE 1/4, THENCE S090°45'W ALONG THE EAST LINE OF SAID NE 1/4 A DISTANCE OF 400 FEET, THENCE N090°00'W ALONG THE NORTH LINE OF THE SOUTH 900'00 FEET OF SAID NE 1/4 A DISTANCE OF 112.00 FEET, THENCE N090°00'W 28.84 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SAID NE 1/4, THENCE S090°19'W ALONG THE NORTH LINE THEREOF 82.8 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR SE 80TH AVENUE.

ALSO LESS & EXCEPT:
 PARCEL 7:
 THE EAST 127.00 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING SOUTHERLY OF RAILROAD RIGHT OF WAY, LESS THE SOUTH 100'00 FEET THEREOF, AND LESS RIGHT OF WAY FOR SE 80TH AVENUE.

ALSO LESS & EXCEPT:
 FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, RUN S 09°00'00" E A DISTANCE OF 327.78 FEET TO THE POINT OF BEGINNING, THENCE RUN S090°00' E ALONG THE SAID EAST LINE A DISTANCE OF 36.26 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 20, THENCE S 09°00'00" E ALONG THE EAST LINE OF THE SAID NE 1/4 OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 275.2 FEET TO THENCE S 09°00'00" W DEPARTING FROM SAID EAST LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 20 A DISTANCE OF 36.00 FEET, THENCE S 09°00'00" W PARALLEL WITH THE WEST LINE OF THE NE 1/4 OF SAID SECTION 20 A DISTANCE OF 62.00 FEET, THENCE S 09°00'00" E, A DISTANCE OF 28.84 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR SE 80TH AVENUE.

ALSO LESS & EXCEPT:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, THENCE RUN S 09°00'00" E, ALONG THE EAST LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 20 A DISTANCE OF 96.26 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 09°00'00" E ALONG THE SAID EAST LINE A DISTANCE OF 36.26 FEET TO THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 20, THENCE S 09°00'00" E ALONG THE EAST LINE OF THE SAID NE 1/4 OF THE SE 1/4 OF SAID SECTION 20 A DISTANCE OF 275.2 FEET TO THENCE S 09°00'00" W DEPARTING FROM SAID EAST LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NE 1/4 OF SAID SECTION 20 A DISTANCE OF 36.00 FEET, THENCE S 09°00'00" W PARALLEL WITH THE WEST LINE OF THE NE 1/4 OF SAID SECTION 20 A DISTANCE OF 62.00 FEET, THENCE S 09°00'00" E, A DISTANCE OF 28.84 FEET TO THE POINT OF BEGINNING, LESS THE RIGHT OF WAY FOR SE 80TH AVENUE.

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

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, THENCE RUN S 09°00'00" E ALONG THE EAST LINE OF SAID SE 1/4 275.2 FEET, THENCE S 09°00'00" W 29.00 FEET, THENCE N 09°00'00" W 29.00 FEET TO THE NORTH LINE OF THE AFORESAID SECTION 1/4, THENCE ALONG SAID NORTH LINE S 89°59'00" E 782.8 FEET TO THE POINT OF BEGINNING.

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

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

PARCEL B:
 THE W 1/2 OF THE N 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

AND
 THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE W 1/2 OF THE S 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 AND EXCEPT 20 FEET SQUARE IN THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 AND EXCEPT THE EAST 27 FEET OF THE WEST 27.50 FEET OF THE SOUTH 20.00 FEET, AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 42.

AND
 COMMENCING AT THE SW CORNER OF THE W 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, AND RUNNING THENCE S090°00' E 188.62 FEET TO THE NORTHERLY RIGHT OF WAY (NO. OF STATE ROAD NO. 42, THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S090°00' E 20.00 FEET TO THE POINT OF BEGINNING FROM THE POINT OF BEGINNING THIS DESCRIBED CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE S090°00' E 20.00 FEET, THENCE DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE N090°00' E 16.57 FEET, THENCE N090°00' W 25.00 FEET, THENCE S090°00' E 36.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1:
 THE SOUTH 20 FEET OF THE WEST 20 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

PARCEL 2:
 THE EAST 27 FEET OF THE WEST 27 FEET OF THE SOUTH 20 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 42.

OWNER/DEVELOPER:
 THE VILLAGES OF BELLEVUE GP, LLC
 C/O STARK ENTERPRISES
 EZRA STARK
 629 EUCLID AVENUE, SUITE 1300
 CLEVELAND, OHIO 44114
 PHONE: 216-292-0429 X429

OWNER/DEVELOPER:
 UTOPIA 42, LLC
 DANNY GAEKWAD
 11980 SE 22ND AVE RD
 OCALA, FLORIDA 34480
 PHONE: (352)

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

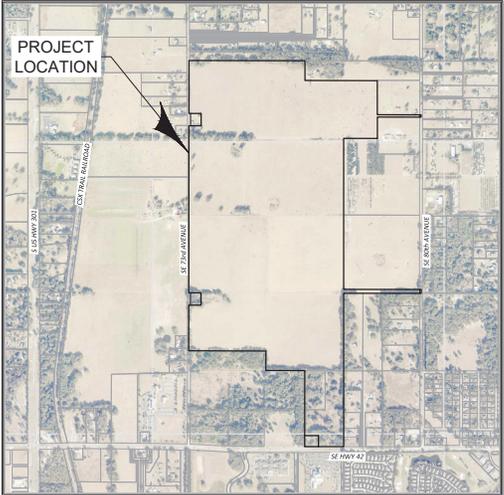
SURVEYOR:
 JCH CONSULTING GROUP, INC.
 CHRISTOPHER J. HOWSON, P.S.M., CFM
 426 SW 15TH STREET
 OCALA, FLORIDA 34471
 PHONE (352) 405-1482

UTOPIA PUD MASTER PLAN

SECTIONS 20 & 29 TOWNSHIP 17 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

PARCELS #47659-000-00, #47659-001-00, #48366-000-00, #48367-000-00 & #48369-000-00
 PROJECT AREA: 337.50 ACRES

FUTURE LAND USE: MEDIUM & HIGH RESIDENTIAL (22-S01), COMMERCIAL
 ZONING: PUD (PLANNED UNIT DEVELOPMENT) - 220102Z
 DEVELOPMENT AGREEMENT: PENDING



VICINITY MAP
 SCALE: 1" = 1000'

Utility Companies

WATER / SEWER	MARION COUNTY UTILITIES	CARRIE HYOE	352-438-2363
ELECTRIC	SUMTER ELECTRIC	JANET COX	352-569-9642
CABLE/PHONE/INTERNET	CHARTERS.COM	DUFFY MCLELLAND	352-577-7889
	CENTURYLINK	BILL MCCLLOUD	888-596-4444
	COMCAST CABLE	ANDREW SKEENEY	888-738-6888
	UNIT FIBER LLC	CHARLIE CROFT	251-214-7099

OWNER'S SIGNATURE

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

UTOPIA 42 LLC
 DANNY GAEKWAD

STARK ENTERPRISES
 EZRA STARK

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

TIMOTHY BROOKER JR., P.E.
 Registered Engineer No. 79259
 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS DOCUMENT IS BEING ELECTRONICALLY SIGNED AND SEALED AND A MANIFEST PROVIDED

CHRISTOPHER J. HOWSON, P.S.M.
 JCH CONSULTING GROUP, INC.
 Registered Land Surveyor No. 68384 STATE OF FLORIDA

INDEX OF SHEETS

01.01	COVER SHEET	Marion County Approval Stamp
02.01	AERIAL PHOTOGRAPH	
03.01	EXHIBIT MAPS	
04.01	LAND USE AND ZONING PLAN	
05.01	MASTER PLAN	
06.01	CIRCULATION PLAN	
07.01	MASTER UTILITY PLAN	
08.01	BUFFER & TREE PRESERVATION PLAN	
09.01	SIGNAGE PLAN	
10.01	PHASING PLAN	
1 - 9	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH)	

NOTES:

- THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE AND IS NOT LOCATED WITHIN MARION COUNTY ISOC.
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES SUCH AS, BUT NOT LIMITED TO, MASTER PLAN, PRELIMINARY PLAN, IMPROVEMENT PLAN, FINAL PLAN, SITE PLAN, OR BUILDING PERMIT REVIEW.
- BASED ON THE FEDERAL ENGINEERING MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO.1288C085D AND 1288C0745D EFFECTIVE DATE OF AUGUST 8, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.

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	

PUD MASTER PLAN	COVER SHEET
UTOPIA	
MARION COUNTY, FLORIDA	
DATE	04-20-23
DRAWN BY	JHB
CHECKED BY	TP
JOB NO.	22-5029

shp.	01.01
------	-------

