

March 13, 2024

PROJECT NAME: CANOPY OAKS PHASE II REPLAT TWO

PROJECT NUMBER: 2021010057

APPLICATION: FINAL PLAT #30149

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.19.4.A - All improvements are completed & as built inspection complete  
STATUS OF REVIEW: INFO  
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink  
STATUS OF REVIEW: INFO  
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements  
STATUS OF REVIEW: INFO  
REMARKS:
- 4 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.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: The purpose of this replat is to revise lot 1 and add lots 8, 9, and 10. No other portions of this subdivision will change from the original Canopy Oaks Phase II plat.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Signed and sealed as-builts have been provided and match the subject Final Plat  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: CADD files have been provided and match the subject Final Plat  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities  
STATUS OF REVIEW: INFO  
REMARKS: N/A

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: INFO  
REMARKS: OTOW

10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Additional Right-of-Way comments  
STATUS OF REVIEW: INFO  
REMARKS:



# 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: 5/2/2023

### A. PROJECT INFORMATION:

Project Name: Canopy Oaks II Replat Two  
Parcel Number(s): 3530-1001-01, 3530-1001-07, 3530-1001-04, 3530-1001-02  
Section 24 Township 16 Range 20 Land Use B-2 Zoning Classification PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: FINAL PLAT  
Property Acreage 28.98 Number of Lots 4 Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads State Road 200 & SW 80th 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: Tillman & Associates Contact Name: Jeff McPherson  
Mailing Address: 1720 SE 16th Ave City: Ocala State: FL Zip Code: 34471  
Phone # 352-387-4540 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: JMcPherson@tillmaneng.com

**Surveyor:**  
Firm Name: JCH Consulting Group Contact Name: Chris Howson  
Mailing Address: 426 SW 15th St 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, Inc. Contact Name: Lisa Lazaro  
Mailing Address: 8435 SW 80th Street City: Ocala State: FL Zip Code: 34481  
Phone # (352)387-7480 Alternate Phone # \_\_\_\_\_  
Email address: lisa\_lazaro@otowfl.com

**Developer:**  
Developer: On Top of the World Communities, Inc. Contact Name: Lisa Lazaro  
Mailing Address: 8435 SW 80th Street City: Ocala State: FL Zip Code: 34481  
Phone # (352)387-7480 Alternate Phone # \_\_\_\_\_  
Email address: lisa\_lazaro@otowfl.com

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

# CANOPY OAKS PHASE II REPLAT TWO

A REPLAT OF TRACT 'B', AND LOT 1 "CANOPY OAKS PHASE II REPLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "14", PAGES 73 AND 74 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

TRACT B, AND LOTS 1, 2, 3, AND 4 AS SHOWN ON THE PLAT OF CANOPY OAKS PHASE II, RECORDED IN PLAT BOOK 14, PAGES 73 AND 74 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

**DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER") AND BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT, THE FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CANOPY OAKS PHASE II REPLAT TWO" LOCATED IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON. ALL PUBLIC UTILITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS 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 PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE 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. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES WITHIN THIS SUBDIVISION 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. THE NON-EXCLUSIVE UTILITY EASEMENTS SHOWN AND NOTED ON THE PLAT ARE RESERVED FOR THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF LIFT STATIONS, FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER UTILITY LINES AND EQUIPMENT. HOWEVER, THE DEVELOPER HAS THE EXCLUSIVE RIGHT TO GRANT IN WRITING SPECIFIC EASEMENTS TO ANY UTILITY PROVIDER. THE RESERVATIONS AND EASEMENTS HEREIN MADE, AND THE LIMITATIONS HEREIN MADE, SHALL NOT CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY, FLORIDA, AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS-OF-WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS. ALL PLATTED UTILITY EASEMENT AREAS SHALL ALSO BE THE EASEMENT AREA FOR DIGITAL COMMUNICATION MEDIA, INC. ("DOM CABLE") TO CONSTRUCT, INSTALL, MAINTAIN, AND OPERATE TELECOMMUNICATION SERVICES (DEFINED BELOW), SPECIFICALLY, AN EASEMENT IS HEREBY GRANTED TO DOM CABLE, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL RIGHT TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, AND PROVIDE TELECOMMUNICATION SERVICES THROUGHOUT THE PROJECT TO EACH AND EVERY BUILDING OR STRUCTURE LOCATED WITHIN THE PLATTED LOTS AND TRACTS. TELECOMMUNICATION SERVICES SHALL MEAN INTERNET, HIGH-SPEED INTERNET, WIRELESS INTERNET, VOICE OVER INTERNET PROTOCOL, VIDEO, CABLE, SATELLITE, TELEVISION, TELEPHONE, RADIO, ALARM, SECURITY, AND OTHER SIMILAR TECHNOLOGY SERVICES AS MAY BE DEVELOPED IN THE FUTURE, DELIVERED BY ABOVEGROUND OR UNDERGROUND FIBER OPTIC CABLES, CONDUITS, AND LINES, OR WIRELESS MEANS TO EQUIPMENT INSTALLED ON THE BUILDINGS AND STRUCTURES WITHIN EACH PLATTED LOT AND TRACT.

TRACT "B" IS HEREBY RESERVED FOR A LIFT STATION AND DEDICATED TO THE "BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT". THE "BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT" SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THIS LIFT STATION AND TRACT "B".

WITNESSES: DEVELOPER AND OWNER:  
ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

WITNESS SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MARION ) ss:

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_, 2023 BY KENNETH D. COLEN, AS PRESIDENT OF ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ NOTARY SEAL: \_\_\_\_\_

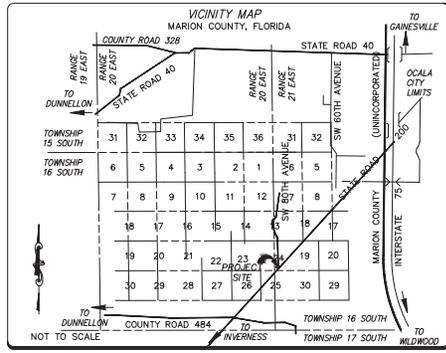
WITNESSES: DISTRICT:  
BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT

WITNESS SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS SIGNATURE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

STATE OF FLORIDA )  
COUNTY OF MARION ) ss:

THE FOREGOING JOINDER AND CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_, 2023 BY \_\_\_\_\_ AS \_\_\_\_\_ OF BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE \_\_\_\_\_ HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ NOTARY SEAL: \_\_\_\_\_



- NOTES:**
- ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120830800, MARION COUNTY, FLORIDA DATED APRIL 18, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AND FLOOD ZONE "AE" - AN AREA OF FLOOD HAZARD. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. THE DEVELOPER HAS BEEN GRANTED A CONDITIONAL APPROVAL BY MARION COUNTY PURSUANT TO A LETTER OF MAP REVISION BASED ON FIRM DETERMINATION DOCUMENT (REMOVAL) DATED DECEMBER 31, 2019, CASE NUMBER 20-04-03424 - ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
  - CURRENT ZONING IS B-2 (COMMUNITY BUSINESS), CURRENT LAND USE IS COMMERCIAL.
  - BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.0027°35'E, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST.
  - WITH THE EXCEPTION OF TRACT B, ALL OF THE LAND DESCRIBED ON THIS PLAT IS OR WILL BE MADE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANOPY OAKS II PROPERTY OWNERS ASSOCIATION, INC.
  - NO TRACT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
  - COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
  - DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, INCLUDING BUT NOT LIMITED TO ANY SIDEWALK, PATHS AND PASSAGeways FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN, ENTRY FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS.
  - "CANOPY OAKS II PROPERTY OWNER'S ASSOCIATION, INC." IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
  - WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THIS PLAT THAT RESERVES TO THE DEVELOPER THE RIGHT BEING TRANSFERRED, AND WHICH SAID WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
  - THE DEVELOPER RESERVES OWNERSHIP OF ALL LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
  - THIS PLAT CONTAINS SEVEN (7) LOTS, ONE TRACT (1), 0 MILES OF ROAD. THIS PLAT HAS INTENTIONALLY NOT CREATED/ESTABLISHED THE CREATION OF LOTS 5, 6, 7, AND TRACT "A" TO ALLOW THE TRACTS AND LOTS OF CANOPY OAKS PHASE II REPLAT AND THIS PLAT TO BE SEQUENTIALLY NAMED/NUMBERED.
  - ALL DISTANCES SHOWN HEREON ARE GROUND.
  - THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPER ACKNOWLEDGMENTS & DEDICATION SEE SHEET 1, FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 2.
  - PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
  - WATER AND SEWER SERVICE ARE BEING PROVIDED BY, AND REUSE WATER SERVICE MAY BE PROVIDED BY, THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
  - FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
  - THE PROJECT IS SUBJECT TO THE BINDING LETTER OF INTERPRETATION OF MODIFICATION APPROVED BY MARION COUNTY PURSUANT TO RESOLUTION 2018-507 FOR THE VESTED CIRCLE SQUARE SUBDIVISION DRI (BLM 2018-DM05), AS MAY BE AMENDED, INCLUDING ALL PREVIOUS BINDING LETTERS AS REFERENCED BY BLM 2018-DM-05, INCLUDING FINAL ORDER NO. DEO-14-097 (APPLICATION NO. BLM-05-2014-007), DCA FINAL ORDER NO. 01-08-119 (APPLICATION NO. BLM-05-2009-005), DCA FINAL ORDER NO. 08-08-097 (APPLICATION NO. BLM-05-2007-012), DCA FINAL ORDER NO. 01-08-222 (APPLICATION NO. BLM 500-003), BLM 578-002, BLUR 577-016 AND BLUR-574-018, INCLUDING THE PROVISION OF VESTED RIGHTS RELATED TO THE CONCURRENCY OF PUBLIC FACILITIES. TO THE EXTENT CONSISTENT WITH THE APPLICABLE FUTURE LAND USE DESIGNATION AND ZONING DISTRICT, THE PROJECT IS AUTHORIZED FOR ALL ALLOWABLE LAND USES UNDER BLM 2018-DM-05, SUBJECT TO THE EQUALITY MATRIX FOR PROPOSED LAND USE EXCHANGES.
  - EACH LOT SHALL COMPLY WITH MARION COUNTY LAND DEVELOPMENT CODE SECTION 6.78, TREE REPLACEMENT REQUIREMENTS - REPLACEMENT OF 100" D.B.H. PER ACRE WILL BE REQUIRED.
  - THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
  - DIRECT VEHICLE/DRIVEWAY ACCESS FROM LOTS TO S.R. 200 IS PROHIBITED. LOTS SHALL ONLY ACCESS S.R. 200 THROUGH THE USE OF THIS SUBDIVISION'S PRIVATE DRIVEWAYS.
  - ACCESS TO TRACT "B" IS THROUGH MAINTENANCE UTILITIES, INGRESS & EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1961, PAGE 477 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

**APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:**

- BY: \_\_\_\_\_ COUNTY ENGINEERING  
BY: \_\_\_\_\_ COUNTY FIRE SERVICES  
BY: \_\_\_\_\_ COUNTY GROWTH SERVICES  
BY: \_\_\_\_\_ COUNTY SURVEYOR  
BY: \_\_\_\_\_ COUNTY UTILITIES  
BY: \_\_\_\_\_ COUNTY BUILDING SAFETY

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: MICHELLE STONE, CHAIR  
BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

ATTEST: \_\_\_\_\_  
GREGORY C. HARREL  
CLERK OF THE CIRCUIT COURT

**CLERK OF CIRCUIT COURT**

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "CANOPY OAKS PHASE II REPLAT 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS DAY OF \_\_\_\_\_ AT \_\_\_\_\_ AM/PM AND RECORDED ON PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: \_\_\_\_\_  
GREGORY C. HARREL  
CLERK OF THE CIRCUIT COURT



**SURVEYOR'S CERTIFICATE**

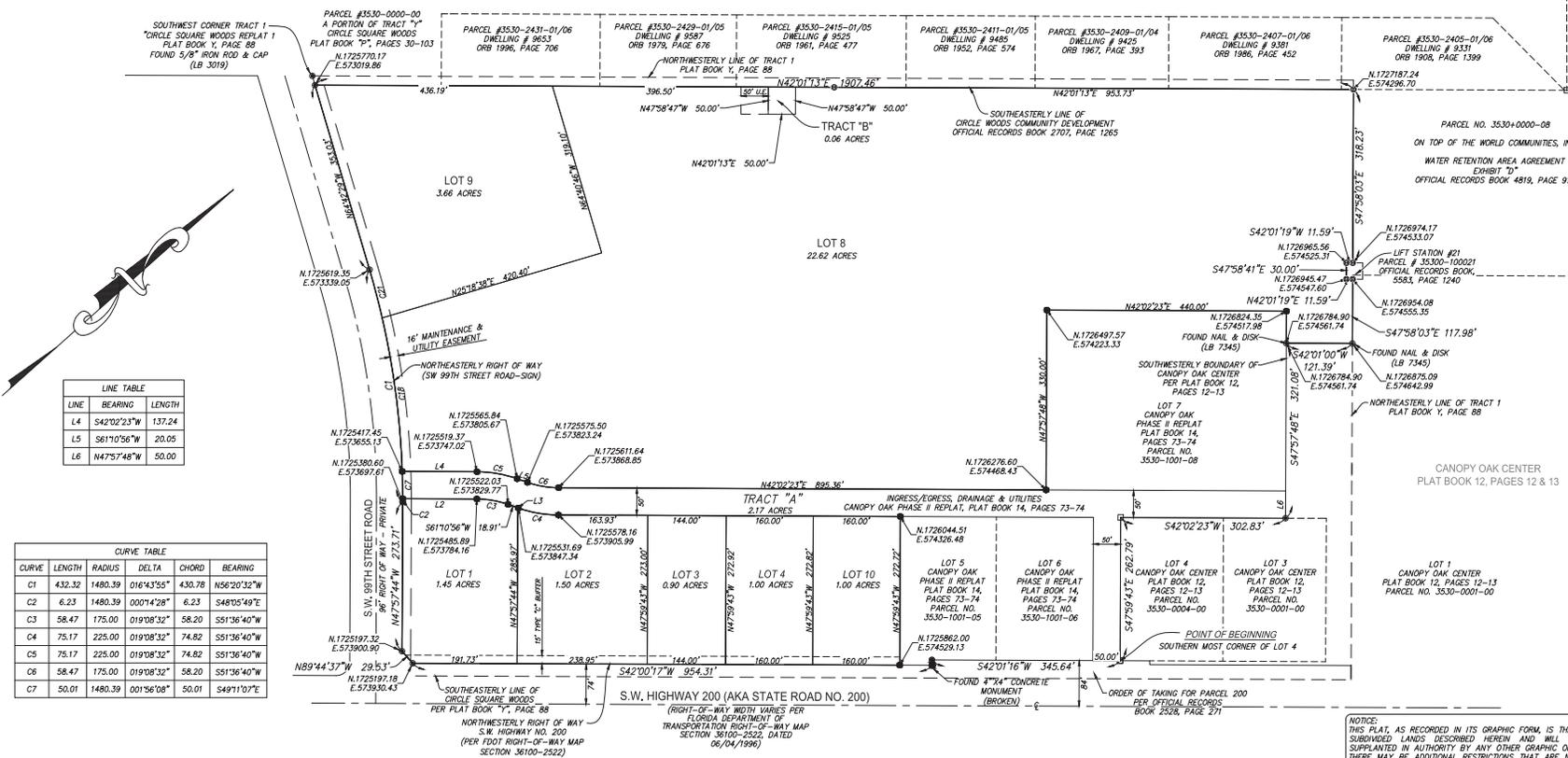
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND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

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071)  
426 SW 15TH STREET  
OCALA, FLORIDA 34701

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

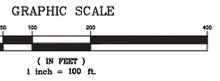
# CANOPY OAKS PHASE II REPLAT TWO

A REPLAT OF TRACT "B", AND LOT 1 "CANOPY OAKS PHASE II REPLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "14", PAGES 73 AND 74 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L4	S42°02'23"W	137.24
L5	S61°10'56"W	20.05
L6	N47°57'46"W	50.00

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	432.32	1480.39	016°43'55"	430.78	N56°20'32"W
C2	6.23	1480.39	000°14'28"	6.23	S48°05'49"E
C3	58.47	175.00	019°08'32"	58.20	S51°36'40"W
C4	75.17	225.00	019°08'32"	74.82	S51°36'40"W
C5	58.47	175.00	019°08'32"	58.20	S51°36'40"W
C6	58.47	175.00	019°08'32"	58.20	S51°36'40"W
C7	50.01	1480.39	001°56'08"	50.01	S49°11'07"E



- LEGEND AND ABBREVIATIONS**
- SET 4"x4" CONCRETE MONUMENT (LB 8071 PRM)
  - SET NAIL AND DISK (LB 8071 POP)
  - ⊙ FOUND 4"x4" CONCRETE MONUMENT (LB 7143 PRM)
  - ⊙ FOUND NAIL & DISK (LB 7345)
  - ⊙ FOUND 5/8" ROD & CAP (LB 8071)
  - ⊙ SET 5/8" ROD & CAP (LB 8071 PRM)
  - ⊙ FOUND 5/8" ROD & CAP (LB 7345)
  - LB LICENSED BUSINESS LAND SURVEYOR
  - LS CENTERLINE
  - MB NON-RADIAL
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT
  - LI LINE TAG LABEL - SEE TABLE
  - C1 CURVE TAG LABEL - SEE TABLE
  - NXXX EXXXX STATE PLANE INFORMATION
  - LINE BREAK

- SETBACKS**
- MINIMUM FRONT SETBACK: 40 FEET (65 FEET WITH GAS PUMP)
  - MINIMUM REAR SETBACK: 25 FEET
  - MINIMUM SIDE SETBACK: 10 FEET (65 FEET WITH GAS PUMP)
  - ACCESSORY STRUCTURES: 8 FEET EXCEPT FOR GAS PUMPS OR ISLAND REQUIRE 25 FEET SETBACK, GAS PUMP CANOPIES MAY PROTRUDE TO FEET INTO A REQUIRED SETBACK

- NOTES**
- THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPERS ACKNOWLEDGMENTS AND DEDICATIONS SEE SHEET 1, FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**STORMWATER RUNOFF** GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

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 TRIANGULAR METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1852" AND "1068", 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: 1746407.4099 FEET  
EASTING: 570381.5670 FEET  
LATITUDE: 29°07'16.02210" N  
LONGITUDE: 82°16'07.23060" W  
CONVERGENCE: -0°07'00.7"  
SCALE: 0.99994861

FOUND STAINLESS STEEL ROD STAMPED V086 1900  
NORTHING: 1745775.8082 FEET  
EASTING: 54581.9667 FEET  
LATITUDE: 29°08'08.27974" N  
LONGITUDE: 82°17'06.91364" W  
CONVERGENCE: -0°07'16.61"  
SCALE: 0.99995064

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES 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 TO ADJACENT PARCELS.

JOH CONSULTING GROUP, INC (Licensed Business Number LB8071)  
426 SW 15TH STREET  
OCALA, FLORIDA 34471

SURVEYOR SEAL:



CHRISTOPHER J. HOWSON (LICENSE NO. LS8553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER