

CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

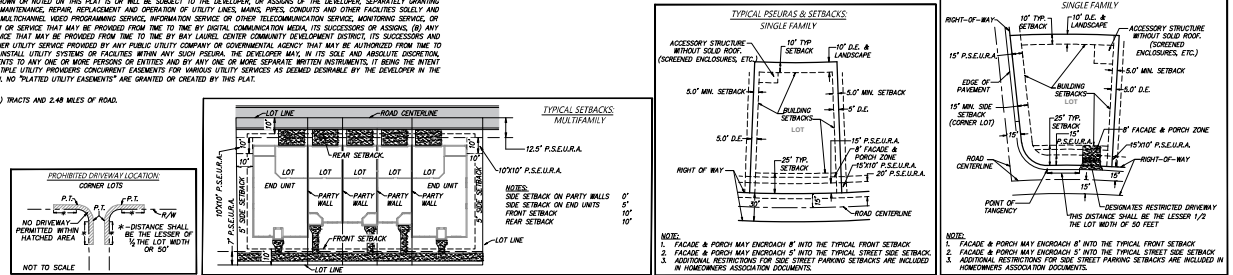
A PLANNED UNIT DEVELOPMENT
 A REPLAT OF A PORTION OF ORACLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 16 SOUTH, RANGE 31 EAST, AND SECTIONS 21 AND 22, TOWNSHIP 15 SOUTH, RANGE 31 EAST, MARION COUNTY, FLORIDA

NOTES

- ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120820202E, MARION COUNTY, FLORIDA DATED APRIL 18, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AS THE BULK OF THE FINAL PLAT INCLUDING 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.
- A 5/8" ROUND DIAMETER IRON ROD WITH CAP NO. 181 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.00(9), FLORIDA STATUTES.
- ALL OF THE LAND DESCRIBED ON THIS PLAT IS SUBJECT TO THE MASTER DECLARATION FOR CALESA TOWNSHIP MASTER COMMUNITY RECORDED IN OFFICIAL RECORDS OF MARION COUNTY BOOK 7201, PAGE 859 AND SUBJECT TO MASTER DECLARATION FOR CALESA TOWNSHIP MASTER COMMUNITY (THE DECLARATION) RECORDED IN OFFICIAL RECORDS OF MARION COUNTY BOOK _____ PAGE _____ (COLLECTIVELY, THE "MASTER DECLARATION") AND THE COMMUNITY DECLARATION FOR THE GROVES OF CALESA RECORDED IN OFFICIAL RECORDS OF MARION COUNTY BOOK _____ PAGE _____ (THE "NEIGHBORHOOD DECLARATION" AND COLLECTIVELY WITH THE MASTER DECLARATION, THE "DECLARATIONS").
- NO AMENDMENT WAS RECORDED FOR THE UNDERLYING PLATS OF ORACLE SQUARE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), AND THE CURRENT LAND USE IS OSW (NESTED DEVELOPMENT OF REGIONAL IMPACT).
- BEARINGS ARE ASSUMED BASED ON NORTH BOUNDARY OF CALESA TOWNSHIP ROAN HILLS PHASE 2 AS PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGES 104 THROUGH 190 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS BEING 16P230107W.
- THE DEVELOPER OWNS THE RESIDENTIAL BUILDING LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT EXCEPT FOR TRACT "A", AND TRACT "N". THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OF ALL OF THE SAID RESIDENTIAL BUILDING LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY UTILITIES OF THE DEVELOPER, ANY PURCHASES, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PURCHASER ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL, OR CONVEY.
- THE DEVELOPER HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER, UNDER AND THROUGH ALL TRACTS SHOWN ON THIS PLAT FOR STORM WATER DRAINAGE PURPOSES, EXCEPT TRACT "A" AND TRACT "N". THE MASTER ASSOCIATION HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER, UNDER AND THROUGH TRACT "A" AND TRACT "N" SHOWN ON THIS PLAT FOR STORM WATER DRAINAGE PURPOSES. THE DRAINAGE EASEMENTS ARE PRIVATE AND SHALL RUN ONLY IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER, FOR THE USE AND BENEFIT OF, AND RUNNING WITH THE TITLE TO THE LANDS LYING OUTSIDE THE BOUNDARIES OF THIS PLAT, AS IMPROVED FROM TIME TO TIME, THAT RELY FROM TIME TO TIME ON SUCH DRAINAGE EASEMENTS TO DRAIN SUCH OTHER LANDS; AND (B) SUCH OTHER PERSONS, ENTITIES OR LANDS AS THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS MAY HEREAFTER DESIGNATE FROM TIME TO TIME IN WRITING, INCLUDING BUT NOT LIMITED TO ANY COMMUNITY DEVELOPMENT DISTRICT OR NOT-FOR-PURCHASER ENTITY.
- THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF PAVES AND PASSAGEWAYS FOR GOLF CARS, GOLF CARTS, LOW-SPEED VEHICLES, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT OVER AND ACROSS ALL TRACTS AS SHOWN ON THIS PLAT. PROVIDES HOWEVER, NONE OF THE FOREGOING USES OR IMPROVEMENTS SHALL DISTURB OR UNREASONABLY INTERFERE WITH STORM WATER CONVEYANCE OR WITH THE PURPOSE OF ANY DRAINAGE EASEMENT.
- ALL LOTS SHALL BE DIVIDED OR REBUNDLED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNITS. A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE AND APPLICABLE STATUTE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
- PERPETUAL, NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS OVER, UNDER AND THROUGH EACH PSEURA (DEFINED IN NOTE 15 BELOW) THAT AVOIDS OTHER A STREET INTERSECTION OR A T-OR-Y-OR-SHAJ SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND USING PAVES, CURBS, GUTTERS, SIDEWALKS AND OTHER PEDESTRIAN AND VEHICULAR TRANSPORTATION IMPROVEMENTS AND ASSOCIATED DRAINAGE IMPROVEMENTS.
- OWNERSHIP OF ANY RESIDENTIAL BUILDING LOT OR ANY TRACT AS SHOWN ON THIS PLAT DOES NOT CONVEY ANY OWNERSHIP, EASEMENT OR RIGHT OF USE IN OR TO ANY COMMUNITY AMENITY PROPERTY OR ANY LAND LYING WITHIN OR OUTSIDE THE BOUNDARIES OF THIS PLAT, OR IN, OR TO ANY FACILITIES LOCATED ON ANY COMMUNITY AMENITY PROPERTY OR ON LAND LYING WITHIN OR OUTSIDE THE BOUNDARIES OF THIS PLAT.
- EXCEPT 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, PEDESTRIAN FACILITIES, PARK FACILITIES, SIGN, ENTRY FEATURES, WALL, FENCE, BENCH, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENTS, 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.
- WHETHER 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 WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- EXCEPT AS OTHERWISE SHOWN ON THIS PLAT FOR SINGLE FAMILY RESIDENTIAL LOTS, THERE IS A 15' WIDE PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA ("PSEURA") ALONG THE FRONT OF EACH SINGLE FAMILY RESIDENTIAL LOT WHICH EXTENDS TO INCLUDE TRACTS: A 5' WIDE DRAINAGE EASEMENT ALONG SIDE OF EACH SINGLE FAMILY RESIDENTIAL AND 10' WIDE DRAINAGE AND LANDSCAPE EASEMENT ALONG THE REAR OF EACH SINGLE FAMILY RESIDENTIAL LOT, AS SPECIFIED ON THE DETAIL OF TYPICAL PSEURAS & SETBACKS SHOWN ON SHEET 2 (THIS SHEET). EXCEPT AS OTHERWISE SHOWN ON THIS PLAT FOR MULTIFAMILY FAMILY RESIDENTIAL LOTS, THERE IS A MINIMUM 7' WIDE PSEURA ALONG THE FRONT OF EACH MULTIFAMILY LOT AND A MINIMUM 12.5' WIDE PSEURA ALONG THE REAR OF EACH MULTIFAMILY LOT. EACH PSEURA SHOWN ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPER OR ASSIGNS OF THE DEVELOPER SEPARATELY GRANTING OFF-PLAT EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MANIC, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVELY FOR: (A) ANY CABLE SYSTEM OF CABLE SERVICE, MULTIMEDIA, VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE, OR OTHER FORM OF WIRELESS OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; AND (B) ANY WIRELESS SERVICE, WIRELESS SERVICE OR RE-USE WATER SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH PSEURA. THE DEVELOPER MAY, IN ITS SOLE AND ABSOLUTE DISCRETION, ASSIGN ITS RIGHTS TO GRANT SPECIFIC PRIVATE UTILITY EASEMENTS TO ANY ONE OR MORE PERSONS OR ENTITIES AND BY ANY ONE OR MORE SEPARATE WRITTEN INSTRUMENTS, IT BEING THE INTENT OF THE DEVELOPER THAT THE DEVELOPER MAY GRANT TO MULTIPLE UTILITY PROVIDERS CONCURRENT EASEMENTS AS DEEMED DESIRABLE BY THE DEVELOPER IN THE EXERCISE OF THE DEVELOPER'S SOLE AND ABSOLUTE DISCRETION. NO "PLATED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT.
- THIS PLAT CONTAINS ONE HUNDRED TEN (110) LOTS, ELEVEN (11) TRACTS AND 2.48 ACRES OF LAND.

- THE PROJECT IS SUBJECT TO THE BINDING LETTER OF INTERPRETATION OF MODIFICATION APPROVED BY MARION COUNTY PURSUANT TO RESOLUTION 2018-8-507 FOR THE VESTED ORACLE SQUARE SUBDIVISION DR (BLM 2018-20003), AS MAY BE AMENDED, INCLUDING ALL PREVIOUS BINDING LETTERS AS INTERPRETED BY BLM 2018-20-25, INCLUDING FINAL ORDER NO. 1623-14-007 (APPLICATION NO. BLM-105-2014-002), SOA FINAL ORDER NO. 10-16-119 (APPLICATION NO. BLM-05-2008-005), SOA FINAL ORDER NO. 08-18-097 (APPLICATION NO. BLM 05-2007-012), SOA FINAL ORDER NO. 07-16-222 (APPLICATION NO. BLM 500-001), BLM 579-100, BLM 571-016 AND BLM-574-016, INCLUDING THE PROVISION OF VESTED RIGHTS RELATED TO THE CONCORDANCY 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 05-20-25, SUBJECT TO THE EQUIVALENT MATRIX FOR PROPOSED LAND USE EXCHANGES.
- ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. NO LOT SHALL HAVE DIRECT ACCESS TO S.W. 67TH AVENUE ROAD.
- ALL DISTANCES SHOWN HEREON ARE ROUNDING.
- THIS PLAT IS 7 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR NOTES SEE SHEET 2, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.
- 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.
- DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS, SEE DETAIL ON SHEET 3.
- FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.L.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
- TO THE EXTENT NOT INCONFLICT WITH APPLICABLE LAW, THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE EXCLUSIVE RIGHT, POWER AND AUTHORITY TO GRANT BY SEPARATE WRITTEN INSTRUMENTS RECORDED FROM TIME TO TIME SUBSEQUENT TO THE RECORDED OF THIS PLAT ONE OR MORE EXCLUSIVE OR NON-EXCLUSIVE PRIVATE EASEMENTS OVER, UNDER, UPON AND THROUGH EACH AREA LABELED ON THIS PLAT AS A "RESERVA FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF UTILITY LINES, MANIC, PIPES, CONDUITS AND OTHER UTILITY FACILITIES BY THOSE SPECIFIC UTILITY SERVICE PROVIDERS TO WHOM THE DEVELOPER HEREAFTER ELECTS TO GRANT FROM TIME TO TIME SPECIFIC PRIVATE UTILITY EASEMENTS. NOTWITHSTANDING THIS PLAT, NO SUCH RESERVATION CREATES ANY UTILITY EASEMENT OF DEDICATION, WHETHER PRIVATE, PUBLIC, GENERAL OR SPECIFIC, NOR DOES THIS PLAT OR THIS RESERVATION GRANT ANY RIGHT TO ANY PUBLIC OR TO ANY UTILITY SERVICE PROVIDER TO UTILIZE ANY PSEURA FOR ANY PURPOSE.
- NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY PLATED RESIDENTIAL BUILDING LOT (OTHER THAN BENCHES, LANDSCAPING, IRRIGATION, DRAINAGE, PAVES, GUTTERS, SIDEWALKS AND SIDEWALKS) AND NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY OF THE TRACTS SHOWN ON THIS PLAT (OTHER THAN BENCHES, LANDSCAPING, IRRIGATION, DRAINAGE, PAVES, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PATHS OR PASSAGEWAYS FOR GOLF CARS, GOLF CARTS, LOW-SPEED VEHICLES, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND PEDESTRIAN AND PARK FACILITIES, SIGN, ENTRY FEATURES, WALLS AND FENCES) MAY BE INSTALLED, CONSTRUCTED OR MAINTAINED BY THE OWNER OF THE LOT OR TRACT OR ANYONE ELSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS. AND, IF AND TO THE EXTENT REQUIRED BY THE APPLICABLE EASEMENT DOCUMENT, ANY UTILITY SERVICE PROVIDER TO WHOM THE DEVELOPER HEREAFTER GRANTS A UTILITY EASEMENT OVER THE RELEVANT PSEURA, A LOT OR TRACT OTHER THAN THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO GRANT TO ANY UTILITY SERVICE PROVIDER ANY EASEMENT, LICENSE OR OTHER RIGHT OVER, UNDER, UPON OR THROUGH ANY PSEURA LYING WITHIN THAT OWNER'S LOT OR TRACT FOR UTILITY PURPOSES.
- ALTHOUGH IT SHALL NOT BE NECESSARY THAT THE OWNER OF ANY LOT OR TRACT SIGN OR CONSENT TO ANY EASEMENT HEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS PURSUANT TO THIS RESERVATION IN ORDER FOR SUCH EASEMENT TO TAKE EFFECT AND BIND THE OWNER AND THAT OWNER'S LOT OR TRACT, AND ANY PERSON OR ENTITY THAT CLAIMS AN INTEREST IN THAT LOT OR TRACT BY OR THROUGH SUCH OWNER, INCLUDING BUT NOT LIMITED TO ANY MORTGAGEE OR OTHER LENDER, EACH OWNER OF EACH LOT OR TRACT AFFECTED BY A PSEURA SHOWN ON THIS PLAT BY HEREAFTER ACCEPTING OR RECEIVING A DEED TO SUCH LOT OR TRACT, SHALL BE DEEMED CONCLUSIVELY AND AUTOMATICALLY TO HAVE GRANTED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AN IRREVOCABLE AND TRANSFERABLE POWER OF ATTORNEY, COEQUED WITH AN INTEREST IN THE SUBJECT MATTER, AUTHORIZING THE DEVELOPER OR ITS SUCCESSORS AND ASSIGNS TO SIGN AND RECORD IN THE MARION COUNTY PUBLIC RECORDS ANY DOCUMENT REQUIRED BY ANY OF THEM, IN ITS OR THEIR SOLE AND ABSOLUTE DISCRETION, TO BE DEEMED FOR THE PURPOSE OF ENFORCING OR ESTABLISHING SUCH EASEMENT. THE POWER OF ATTORNEY SHALL REMAIN EFFECTIVE FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND IT SHALL NOT BE AFFECTED BY THE DEATH OR DISABILITY OF ANY PRINCIPAL.
- PORTIONS OF TRACTS "1", "1'", "1'", "1'", "1'", "1'", "1'" AND "N", ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS DEFINED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A LOT OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS AND USED RESTRICTIONS, IS INTENDED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLTAGE IRRIGATION, NON-GROUNDT TURFMAINT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- THE SUBJECT PROPERTY WILL EXCEED TREE REPLACEMENT REQUIREMENTS UNTIL TIME OF DEVELOPMENT. AT SUCH TIME, SAID PROPERTY WILL COMPLY WITH MAINTENANCE GRANTED BY MARION COUNTY TO ALLOW A MINIMUM OF ONE (1) PALM TREE TO BE PLANTED FOR EACH RESIDENTIAL LOT, TO BE INSTALLED AS THE DESIGNER PREPERS THROUGHOUT THE SUBDIVISION.
- FOR THE PURPOSES OF THIS PLAT: (A) "UTILITY" SHALL MEAN AND REFER TO EACH FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING BUT NOT LIMITED TO, EACH SEWER, STORM WATER, REUSE WATER, ELECTRIC AND GAS SERVICE, EACH CABLE SYSTEM OR CABLE SERVICE, MULTIMEDIA, VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. §§ 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH MONITORING SERVICE, AND EACH OTHER FORM OF WIRELESS OR WIRELESS COMMUNICATION SYSTEM OR SERVICE; AND (B) "UTILITY SERVICE PROVIDER" SHALL MEAN AND REFER TO EACH OPERATOR OR PROVIDER OF ANY FORM OF UTILITY SERVICE, NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH OPERATOR OR PROVIDER OF ANY SEWER, WATER, REUSE WATER, ELECTRIC OR GAS SERVICE, EACH OPERATOR OR PROVIDER OF ANY CABLE SYSTEM OF CABLE SERVICE, MULTIMEDIA, VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. § 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH OPERATOR OR PROVIDER OF A MONITORING SERVICE, AND EACH OPERATOR OR PROVIDER OF ANY OTHER FORM OF WIRELESS OR WIRELESS COMMUNICATION SYSTEM OR SERVICE.

THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR NOTES SEE SHEET 2, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.



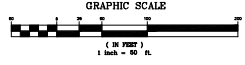
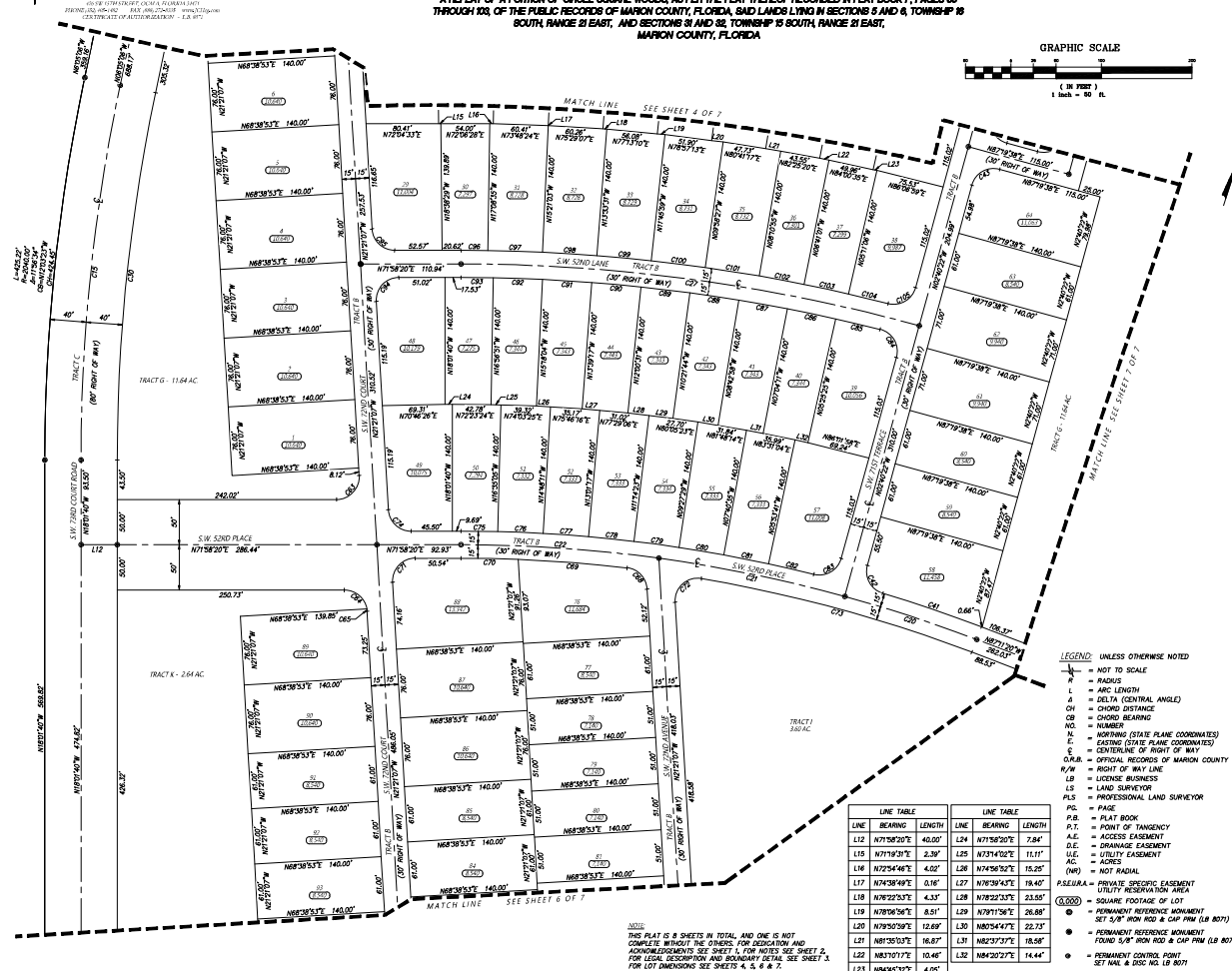
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1. FACADE & PORCH MAY ENDOURCH 5' INTO THE TYPICAL FRONT SETBACK.
 2. FACADE & PORCH MAY ENDOURCH 5' INTO THE TYPICAL STREET SIDE SETBACK.
 3. ADDITIONAL RESTRICTIONS FOR SIDE STREET PARKING SETBACKS ARE INCLUDED IN HOMEOWNERS ASSOCIATION DOCUMENTS.

1. FACADE & PORCH MAY ENDOURCH 5' INTO THE TYPICAL FRONT SETBACK.
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CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

A PLANNED UNIT DEVELOPMENT
 A REPLAT OF A PORTION OF ORCHARD SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30
 THROUGH 33, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 8 AND 9, TOWNSHIP 19
 SOUTH, RANGE 21 EAST, AND SECTIONS 11 AND 12, TOWNSHIP 19 SOUTH, RANGE 21 EAST,
 MARION COUNTY, FLORIDA.



CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
|-------|---------|----------|------------|---------|-------------|
| C10 | 416.88' | 2000.00' | 01156°34' | 416.12' | N12°02'21"W |
| C20 | 153.14' | 1600.00' | 002°29'02" | 153.08' | N89°59'31"W |
| C31 | 200.66' | 1600.00' | 007°02'07" | 200.56' | N88°58'24"W |
| C22 | 218.14' | 1600.00' | 007°50'51" | 218.07' | N75°55'44"W |
| C27 | 511.87' | 1900.00' | 012°17'17" | 510.34' | N79°38'52"W |
| C30 | 408.54' | 1900.00' | 011°56'34" | 407.80' | N72°02'23"W |
| C41 | 115.18' | 1615.00' | 001°05'11" | 115.16' | N89°12'50"W |
| C42 | 38.68' | 25.00' | 081°30'59" | 34.92' | N46°58'22"W |
| C43 | 39.27' | 25.00' | 090°10'00" | 35.36' | N42°18'20"W |
| C63 | 40.72' | 25.00' | 093°19'27" | 36.37' | N25°14'32"W |
| C64 | 35.08' | 25.00' | 080°21'00" | 32.26' | N67°01'07"W |
| C65 | 2.76' | 25.00' | 009°19'28" | 2.76' | N04°30'57"W |
| C68 | 34.85' | 25.00' | 080°10'07" | 32.15' | N81°02'07"W |
| C69 | 130.47' | 1585.00' | 004°21'17" | 130.44' | N78°26'12"W |
| C70 | 63.29' | 1585.00' | 002°17'16" | 63.28' | N73°06'54"W |
| C71 | 40.72' | 25.00' | 093°19'27" | 36.37' | N25°14'32"W |
| C72 | 44.83' | 25.00' | 102°52'50" | 39.12' | N30°07'50"W |
| C73 | 308.77' | 1585.00' | 011°11'53" | 308.28' | N87°12'44"W |
| C74 | 37.82' | 25.00' | 086°10'33" | 34.31' | N64°11'23"W |
| C75 | 40.67' | 1615.00' | 001°26'25" | 40.67' | N72°41'38"W |
| C76 | 50.22' | 1615.00' | 001°46'34" | 50.22' | N74°18'22"W |
| C77 | 50.22' | 1615.00' | 001°46'34" | 50.22' | N76°05'16"W |
| C78 | 50.22' | 1615.00' | 001°46'34" | 50.22' | N77°52'10"W |
| C79 | 50.22' | 1615.00' | 001°46'34" | 50.22' | N79°39'04"W |
| C80 | 50.22' | 1615.00' | 001°46'34" | 50.22' | N81°25'58"W |
| C81 | 50.22' | 1615.00' | 001°46'34" | 50.22' | N83°12'52"W |
| C82 | 51.42' | 1615.00' | 001°49'28" | 51.42' | N85°01'03"W |
| C83 | 38.68' | 25.00' | 081°30'59" | 34.92' | N41°37'42"W |
| C84 | 38.68' | 25.00' | 091°13'31" | 35.73' | N48°17'09"W |
| C85 | 50.44' | 1885.00' | 001°31'20" | 50.43' | N85°20'20"W |
| C86 | 54.45' | 1885.00' | 001°38'17" | 54.45' | N83°43'12"W |
| C87 | 54.45' | 1885.00' | 001°38'17" | 54.45' | N82°06'26"W |
| C88 | 54.45' | 1885.00' | 001°38'17" | 54.45' | N80°29'37"W |
| C89 | 54.45' | 1885.00' | 001°38'17" | 54.45' | N78°52'48"W |
| C90 | 54.45' | 1885.00' | 001°38'17" | 54.45' | N77°15'59"W |
| C91 | 54.45' | 1885.00' | 001°38'17" | 54.45' | N75°39'10"W |
| C92 | 54.45' | 1885.00' | 001°38'17" | 54.45' | N73°62'21"W |
| C93 | 54.45' | 1885.00' | 001°38'17" | 54.45' | N71°45'32"W |
| C94 | 35.73' | 1885.00' | 001°54'19" | 35.73' | N72°30'46"W |
| C95 | 40.72' | 25.00' | 093°19'27" | 36.37' | N25°14'32"W |
| C96 | 37.82' | 25.00' | 086°10'33" | 34.31' | N64°11'23"W |
| C97 | 28.72' | 1925.00' | 000°53'00" | 28.72' | N72°24'53"W |
| C98 | 60.21' | 1925.00' | 001°47'02" | 60.21' | N73°46'17"W |
| C99 | 60.21' | 1925.00' | 001°47'02" | 60.21' | N75°07'42"W |
| C100 | 60.21' | 1925.00' | 001°47'02" | 60.21' | N76°29'07"W |
| C101 | 60.21' | 1925.00' | 001°47'02" | 60.21' | N77°50'32"W |
| C102 | 50.34' | 1925.00' | 001°29'54" | 50.34' | N82°14'02"W |
| C103 | 50.34' | 1925.00' | 001°29'54" | 50.34' | N83°35'27"W |
| C104 | 44.81' | 1925.00' | 001°20'12" | 44.81' | N85°20'20"W |
| C105 | 38.78' | 25.00' | 088°48'20" | 34.89' | N41°44'22"W |

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 - N = NUMBER
 - N = NORTHING (STATE PLANE COORDINATES)
 - E = EASTING (STATE PLANE COORDINATES)
 - C = CENTERLINE OF RIGHT OF WAY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PL = PLAT
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AC = ACRES
 - (RW) = NOT RADIAL
 - PSE/EA = PRIVATE SPECIFIC EASEMENT/ UTILITY RESERVATION AREA
 - PLS = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP PIN (LB 807)
 - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP PIN (LB 807)
 - = PERMANENT CONTROL POINT SET 1/2" & 3/8" IRON LB 807

LINE TABLE

| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
|------|-------------|--------|------|-------------|--------|
| L12 | N75°28'31"E | 40.00' | L24 | N75°28'31"E | 2.84' |
| L15 | N77°10'27"E | 2.30' | L25 | N23°14'02"E | 15.11' |
| L16 | N72°54'46"E | 4.02' | L26 | N74°56'20"E | 15.29' |
| L17 | N76°38'49"E | 0.16' | L27 | N76°38'49"E | 19.40' |
| L18 | N76°22'53"E | 4.31' | L28 | N76°22'53"E | 23.50' |
| L19 | N76°16'56"E | 8.51' | L29 | N76°16'56"E | 26.68' |
| L20 | N76°10'59"E | 12.69' | L30 | N85°44'47"E | 22.73' |
| L21 | N81°30'13"E | 16.87' | L31 | N82°37'37"E | 18.58' |
| L22 | N81°01'17"E | 10.45' | L32 | N82°37'37"E | 14.44' |
| L23 | N84°49'52"E | 4.05' | | | |

NOTE:
 THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT
 COMPLETE WITHOUT THE OTHERS. FOR DEDICATION AND
 MONUMENTS SEE SHEET 1, FOR NOTES SEE SHEET 2,
 FOR LEGAL DESCRIPTION AND BOUNDARY SETAS, SEE SHEET 3,
 FOR LOT DIMENSIONS SEE SHEETS 4, 5 & 6 & 7.

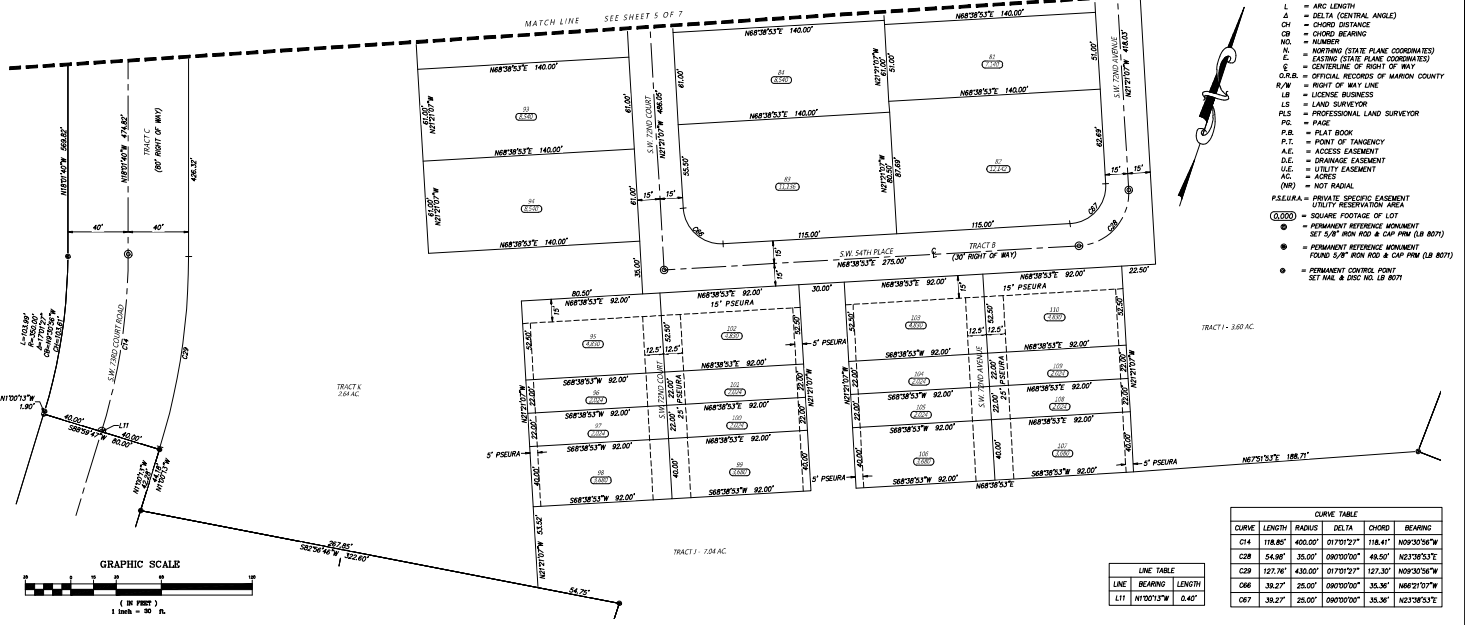
APPROVED BY: JCH CONSULTING GROUP, INC. 1015 15TH STREET, SUITE 100, FORT WORTH, TEXAS 76102



CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

A PLANNED UNIT DEVELOPMENT
 A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 80 THROUGH 84, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 8 AND 9, TOWNSHIP 18 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

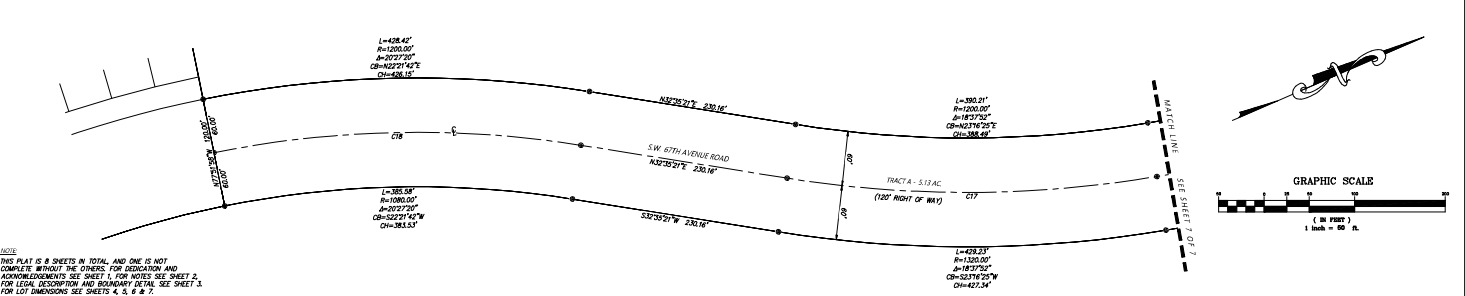
PLAT BOOK PAGE
 SHEET 6 OF 7



- LEGEND: UNLESS OTHERWISE NOTED
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 - R = RADIUS
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 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
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 - N.O. = NUMBER
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING (STATE PLANE COORDINATES)
 - S = CENTERLINE OF RIGHT OF WAY
 - C.R.L. = CENTERLINE OF RIGHT OF WAY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PL = PLAT
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AC = ACRES
 - NOT RADIAL
 - NOT RADIAL
 - P.S.E. = PRIVATE SPECIFIC EASEMENT
 - UTILITY RESERVATION AREA
 - (0.000) = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT SET 3/4" IRON ROD & CAP PIN (LB 807)
 - = PERMANENT REFERENCE MONUMENT FOUND 3/4" IRON ROD & CAP PIN (LB 807)
 - = PERMANENT CONTROL POINT SET NAIL & DISC (LB 807)

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------|-------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C14 | 118.87' | 480.00' | 0170°27' | 118.41' | N09°30'S1°W |
| C28 | 54.88' | 35.00' | 080°00'00" | 48.50' | N23°28'S1°E |
| C30 | 127.78' | 430.00' | 0170°27' | 127.30' | N09°30'S1°W |
| C66 | 38.27' | 25.00' | 080°00'00" | 33.36' | N66°21'S2°E |
| C67 | 38.27' | 25.00' | 080°00'00" | 33.36' | N23°28'S1°E |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L11 | N10°01'S1°W | 0.40' |



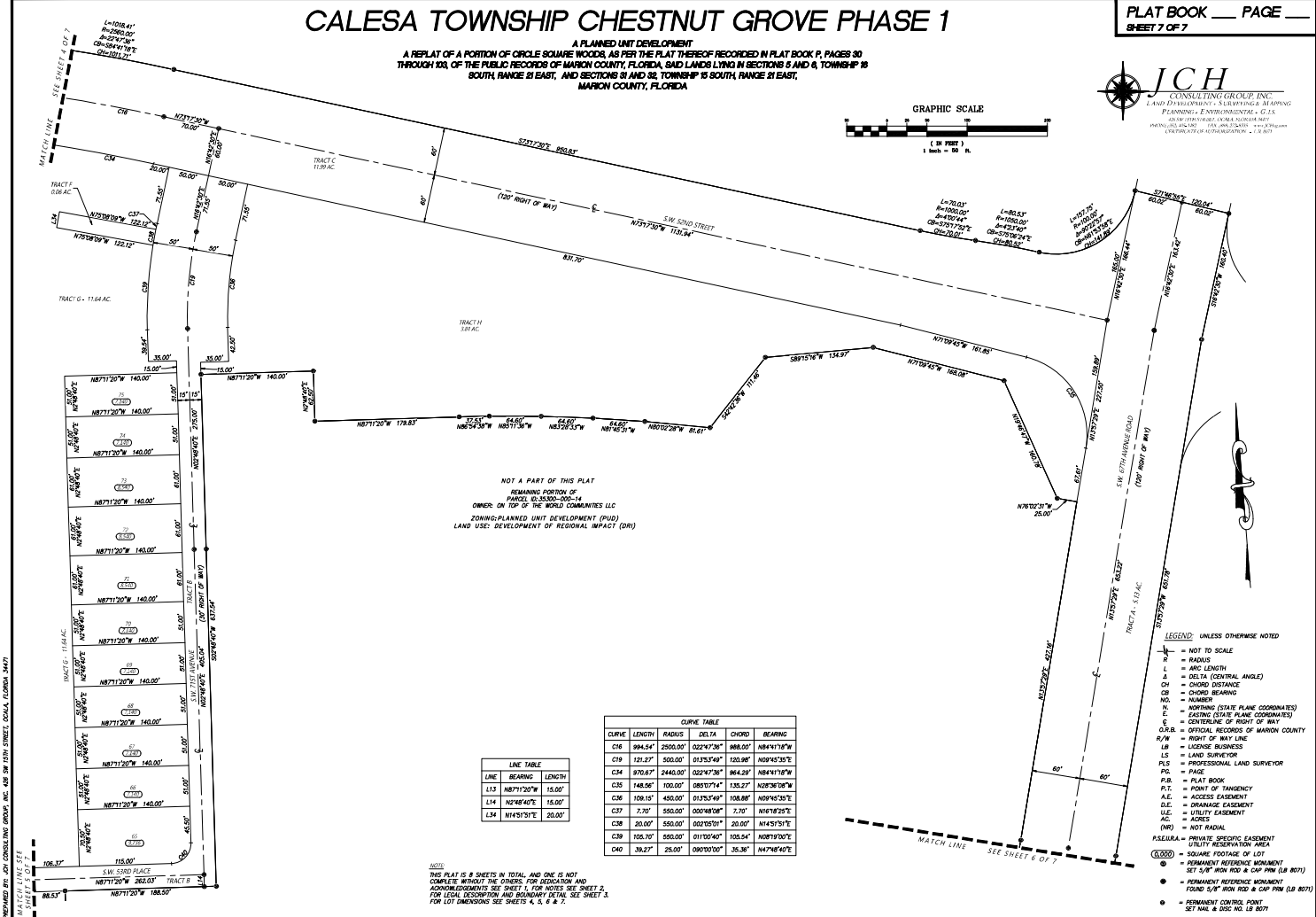
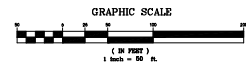
NOTE:
 THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION AND MONUMENTS SEE SHEET 1, FOR NOTES SEE SHEET 2, FOR LEGAL DESCRIPTION AND BOUNDARY DETAILS SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.

APPROVED BY: JCH CONSULTING GROUP, INC. 15151 STREET, OCALA, FLORIDA 34747

CALESA TOWNSHIP CHESTNUT GROVE PHASE 1

PLAT BOOK PAGE
SHEET 7 OF 7

A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK P, PAGES 30
THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 5 AND 6, TOWNSHIP 15
SOUTH, RANGE 21 EAST, AND SECTIONS 18 AND 22, TOWNSHIP 15 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA



LINE TABLE

| LINE | BEARING | LENGTH |
|------|--------------|--------|
| L13 | N87°12'00\"W | 15.00' |
| L14 | N2°26'40\"E | 15.00' |
| L14 | N45°15'11\"E | 20.00' |

CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
|-------|---------|----------|--------------|---------|--------------|
| C16 | 994.54' | 2500.00' | 022°47'30\" | 988.00' | N84°11'18\"W |
| C19 | 121.27' | 500.00' | 0135°25'49\" | 120.98' | N09°45'30\"E |
| C24 | 970.67' | 2440.00' | 022°47'30\" | 964.28' | N84°11'18\"W |
| C25 | 148.96' | 100.00' | 080°57'14\" | 135.27' | N02°58'08\"W |
| C26 | 109.15' | 450.00' | 0135°25'49\" | 108.88' | N09°45'30\"E |
| C27 | 7.20' | 500.00' | 000°48'08\" | 7.20' | N16°18'25\"E |
| C28 | 20.00' | 500.00' | 002°05'51\" | 20.00' | N14°51'51\"E |
| C29 | 105.70' | 500.00' | 0110°14'07\" | 105.54' | N08°19'00\"E |
| C40 | 38.27' | 25.00' | 090°00'00\" | 38.36' | N47°04'40\"E |

NOTE:
THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR POSITION AND ACKNOWLEDGMENTS SEE SHEET 1, FOR NOTES SEE SHEET 2, FOR LOCAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 3, FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6 & 7.

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 - E = EASTING (STATE PLANE COORDINATES)
 - C = CENTERLINE OF RIGHT OF WAY
 - Q.R.B. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - P.D. = PAGE
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AC. = ACRES
 - (NO) = NOT FINAL
 - RESERVED = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
 - (0.000) = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT SET 5/8\" R/W ON ROD & CAP PIN (LS 807)
 - = PERMANENT REFERENCE MONUMENT FOUND 5/8\" R/W ON ROD & CAP PIN (LS 807)
 - = PERMANENT CONTROL POINT SET 1/4\" & 3/8\" I.D. (LS 807)

PREPARED BY: JCH CONSULTING GROUP, INC. 2500 W. HUNTERS TRAIL, SUITE 100, GAITHERSBURG, MD 20878-4242