

January 17, 2025

PROJECT NAME: BENNETT 6

PROJECT NUMBER: 2023100055

APPLICATION: FINAL PLAT #30747

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor  
STATUS OF REVIEW: INFO  
REMARKS:
- 2 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat  
STATUS OF REVIEW: INFO  
REMARKS: Please notify this office when PRM's are set.
- 3 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS  
STATUS OF REVIEW: INFO  
REMARKS: Please notify this office when PRM's are set.
- 4 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS  
STATUS OF REVIEW: INFO  
REMARKS:
- 5 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart  
STATUS OF REVIEW: INFO  
REMARKS:
- 6 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.F(3) - PCPs shall be set  
STATUS OF REVIEW: INFO  
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.18.4.H - Maintenance agreement  
STATUS OF REVIEW: INFO  
REMARKS:
- 8 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:

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.C(15)(i) - Board assessment notification  
STATUS OF REVIEW: INFO  
REMARKS:
- 10 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:
- 11 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.
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: (1) At the time of development each of the created parcels will need a stormwater system design. (2) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or [kevin.vickers@marionfl.org](mailto:kevin.vickers@marionfl.org).
- 13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 14 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.4 - Access management  
STATUS OF REVIEW: INFO  
REMARKS: 12/16/24- Site access is required to come from the driveway for parcel ID 13338-000-00 through a cross-access easement. An individual driveway for this property would not meet minimum commercial driveway spacing requirements.
- 11/19/23 - Coordinated access with the remainder of the parcel and adjacent lands is required. Any easements needed to provide joint access will need to be shown on the plans. Unless otherwise agreed upon after approval of the traffic study, the access for this parcel will need to come from NW 52nd Street and a note on the plat preventing access to NW Gainesville Road is required. NW 52nd Street will also need to be improved up to the project driveway which will need to be spaced far enough to the east of NW Gainesville Road to meet driveway spacing requirements.
- 15 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.2 - Right-of-way  
STATUS OF REVIEW: INFO  
REMARKS: 12/16/24 - 27' Right-of-Way dedication will likely be required upon submittal of site plan.
- 11/19/23 - The right-of-way on NW Gainesville Road does not meet current standards. A dedication of 27 feet is required.

- 16 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.C -Owner and applicants name  
STATUS OF REVIEW: INFO  
REMARKS: 12/16/24: Owner listed in dedication and applicant information provided in "prepared by" information in lower right-hand corner.
- 12/3/24:The information required in the comment directly below is still not included on the cover page.  
\*\*Per LDC 2.12.4.C- "Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal)" Please clearly show the information above for both owner and applicant on the cover page.
- Please provide owner and applicant information as required per Sec 2.12.4.C of LDC
- 17 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering  
STATUS OF REVIEW: INFO  
REMARKS: Response from applicant, "Lot development for this lot is subject to buffer requirements under LDC 6.8.6 and has been added to the cover sheet under General Note #7." Lot is not proposing development at this time.
- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat  
STATUS OF REVIEW: INFO  
REMARKS: Waiver to prelim. plan provided
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 6.3.1.C(11) - PUD zoning consistent with Division 4  
STATUS OF REVIEW: INFO  
REMARKS: This is not a PUD
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements  
STATUS OF REVIEW: INFO  
REMARKS:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements  
STATUS OF REVIEW: INFO  
REMARKS:
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities  
STATUS OF REVIEW: INFO  
REMARKS:
- 23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement  
STATUS OF REVIEW: INFO  
REMARKS:

24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Additional Right-of-Way comments  
STATUS OF REVIEW: INFO  
REMARKS: Kathy Bryant, Chairman



# 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: 12/08/2023

### A. PROJECT INFORMATION:

Project Name: Bennett 6 (Revised Application AR#30747)  
Parcel Number(s): 13338-000-03  
Section 25 Township 14 Range 21 Land Use EC Zoning Classification R-1  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: FINAL PLAT  
Property Acreage 6.16 Number of Lots 1 Miles of Roads 0  
Location of Property with Crossroads NW Gainesville Rd and NW 52 Street  
Additional information regarding this submittal: Requesting waiver for Preliminary Plat and Improvement Plan process.

### 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: N/A Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Surveyor:**  
Firm Name: Rogers Engineering, LLC Contact Name: Mekelle Boyer  
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: FL Zip Code: 34471  
Phone # 352-622-9214 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: kboyer@rogerseng.com and mclemmons@rogerseng.com

**Property Owner:**  
Owner: CGB Construction Group Contact Name: Christopher Bennett  
Mailing Address: P.O. Box 532 City: Ocala State: FL Zip Code: 34475  
Phone # (352) 274-3380 Alternate Phone # \_\_\_\_\_  
Email address: chris@cgbconstruction.com

**Developer:**  
Developer: Same as owner Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

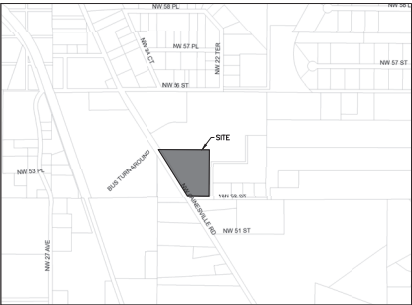
marionfl.org

# BENNETT 6

## A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

**ADVISORY NOTICES:**

1. 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.
2. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) 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 IS DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS BUT NOT LIMITED TO SITE PLAN AND/OR BUILDING PERMIT REVIEW.
3. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, 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 THE PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS 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.
4. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND 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 INFRASTRUCTURE IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
5. THIS PROJECT IS LOCATED WITHIN THE COUNTY-WIDE PRIMARY SPRINGS PROTECTION ZONE.



LOCATION MAP  
MARION COUNTY, FLORIDA  
NOT TO SCALE

**GENERAL NOTES:**

1. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM, DATED 6-15-2024.
2. THIS PLAT CONTAINS 1 LOT AND NO ROAD RIGHTS-OF-WAY.
3. THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
4. BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
5. THERE ARE NO PROPOSED EASEMENTS (PUBLIC OR PRIVATE) BEING CREATED BY THIS PLAT.
6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
7. THE LOT WITHIN THIS PLAT SHALL PROVIDE THE BUFFERS AS PART OF THE LOT DEVELOPMENT, IN ACCORDANCE WITH ARTICLE 6, SECTION 6.8.6 OF THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST EDITION.
8. MARION FRIENDLY LANDSCAPE AREA (MFLA) REQUIREMENTS SHALL BE MET AS PART OF THE LOT DEVELOPMENT, IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST EDITION.
9. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS EMPLOYMENT CENTER AND 6-A.
10. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0506, SUFFIX E, MARION COUNTY, FLORIDA, DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X". ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S00°25'36" W ALONG THE WEST LINE THEREOF, A DISTANCE OF 694.76 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALTERNATE U.S. HIGHWAY No. 441 (66 FEET WIDE); THENCE DEPARTING SAID WEST LINE, PROCEED S89°39'58"E, 32.04 FEET TO A POINT ON A LINE LYING 27.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES, SAID NORTHEASTERLY RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S32°14'54" E ALONG SAID LINE, A DISTANCE OF 692.05 FEET; THENCE DEPARTING SAID LINE, PROCEED S89°28'08"E, 241.84 FEET; THENCE N00°20'23"E, 584.11 FEET; THENCE N89°39'58"W, 614.58 FEET TO THE POINT OF BEGINNING.

**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.

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

THIS IS TO CERTIFY, THAT ON \_\_\_\_\_ / \_\_\_\_\_ / 20\_\_\_\_, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

By: \_\_\_\_\_  
KATHY BRYANT, CHAIR  
BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

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

**CLERK'S CERTIFICATION:**

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF BENNETT 6 FOR RECORDING. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AT \_\_\_\_\_ A.M./P.M. AND RECORDED ON PAGE(S) \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

By: \_\_\_\_\_  
GREGORY C. HARBRELL  
CLERK OF THE CIRCUIT COURT

**OWNER'S ACKNOWLEDGEMENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT D. BARRON, AS FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "BENNETT 6", LOCATED IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON; AND DOES HEREBY ACKNOWLEDGE AND DEDICATE THE 27 FEET OF ADDITIONAL RIGHT-OF-WAY FOR N.W. GAINESVILLE ROAD TO THE PUBLIC; AND THAT THE OWNER WILL MAINTAIN ANY EXISTING OR PROPOSED IMPROVEMENTS; AND THAT MARION COUNTY HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THE IMPROVEMENTS, BUT IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON ANY PRIVATE DRAINAGE RETENTION AREAS LOCATED WITHIN THE LOT IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED AT RISK.

IN WITNESS WHEREOF, ROBERT D. BARRON, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

WITNESS #1: \_\_\_\_\_ OWNER/DEVELOPER:

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ ROBERT D. BARRON

WITNESS #2: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF MARION  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ROBERT D. BARRON.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: \_\_\_\_\_ (PLEASE PRINT)

COMMISSION NUMBER: \_\_\_\_\_ COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_ PERSONALLY KNOWN  
-OR-  
\_\_\_\_\_ PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)  
TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

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, IS 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.

By: \_\_\_\_\_  
MEKELLE M. BOYER, P.S.M.  
REGISTRATION No. 7398  
STATE OF FLORIDA

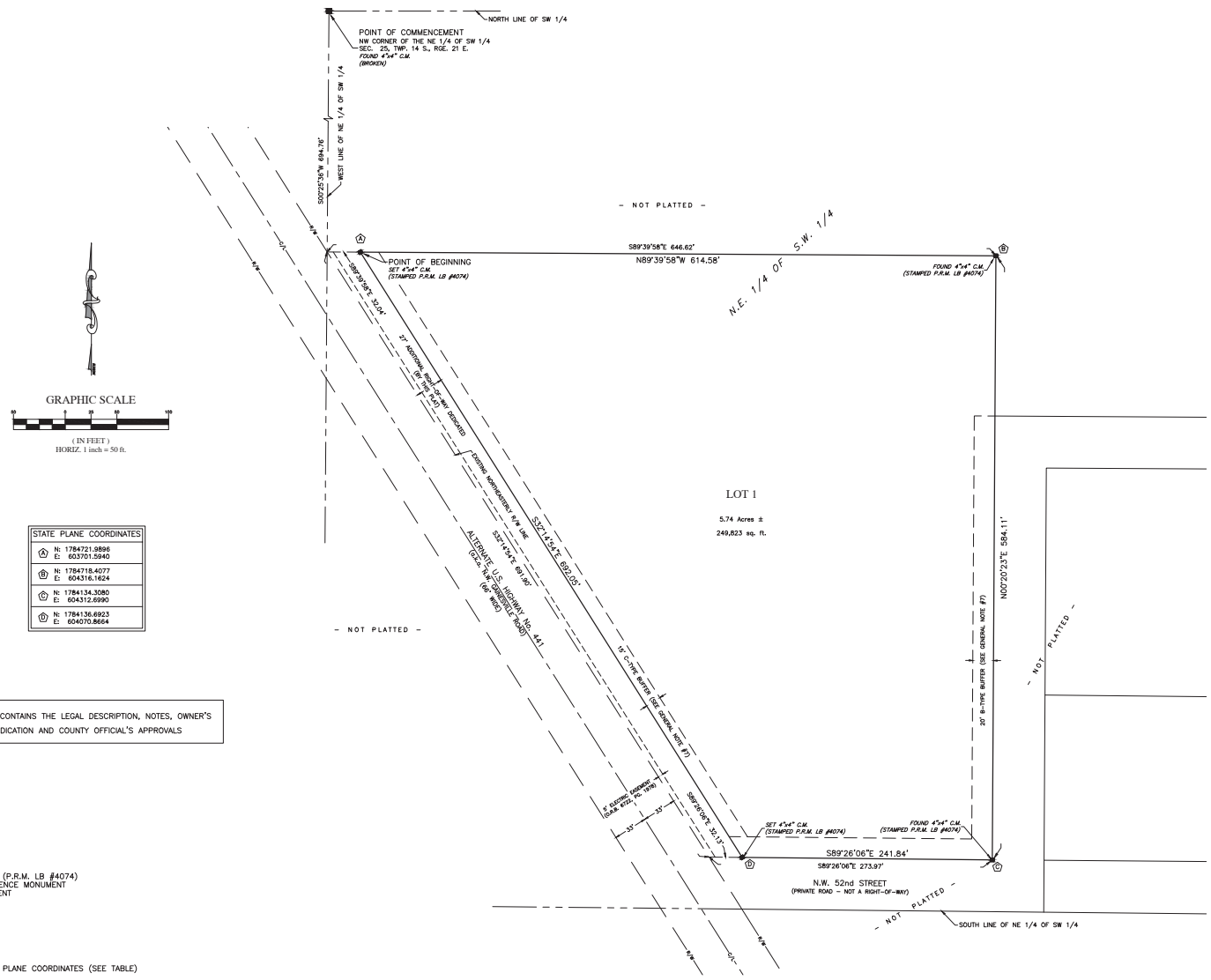
**APPROVAL OF OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:**

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

SHEET 2 CONTAINS THE PLAT MAP

# BENNETT 6

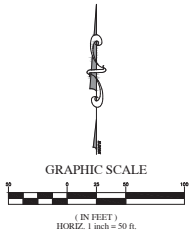
A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



STATE PLANE COORDINATES	
⊕	N: 1784721.9898 E: 603701.5940
⊕	N: 1784718.4077 E: 604316.1624
⊕	N: 1784154.3080 E: 604312.6990
⊕	N: 1784136.6923 E: 604070.8664

SHEET 1 CONTAINS THE LEGAL DESCRIPTION, NOTES, OWNER'S DEDICATION AND COUNTY OFFICIAL'S APPROVALS

- LEGEND**
- FOUND 4"x4" C.M. (P.P.M., LB #4074)
  - ⊕ PERMANENT REFERENCE MONUMENT
  - CONCRETE MONUMENT
  - IRON ROD
  - R.O.W.
  - RIGHT OF WAY
  - C/L
  - CENTERLINE
  - SEC.
  - SECTION
  - TWP.
  - TOWNSHIP
  - RGE.
  - RANGE
  - O.R.
  - OFFICIAL RECORDS
  - PAGE
  - ⊕ P.P.M. WITH STATE PLANE COORDINATES (SEE TABLE)



POINT OF COMMENCEMENT  
NW CORNER OF THE NE 1/4 OF SW 1/4 OF  
SEC. 25, TWP. 14 S., RGE. 21 E.

WEST LINE OF NE 1/4 OF SW 1/4

S00°25'36"W 694.76'

POINT OF BEGINNING  
FOUND 4"x4" C.M. (PLAN)

N89°39'58"W 646.62'

N.E. 1/4 OF S.W. 1/4

SET 4"x4" C.M.  
(P.R.M. LB #4074)

- NOT PLATTED -  
REMAINDER OF PARCEL NO. 13338-000-00  
LAND USE: EMPLOYMENT CENTER  
ZONING: R-1

CORNER OF FENCE UNKNOWN

154.80'

FOUND 4"x4" C.M. (PLAN)

LOT 1  
6.16 Acres ±

- NOT PLATTED -  
PARCEL NO. 13338-001-03  
LAND USE: EMPLOYMENT CENTER  
ZONING: R-1

62.222'

N00°20'23"E 564.11'

- NOT PLATTED -  
PARCEL NO. 13338-001-01  
LAND USE: EMPLOYMENT CENTER  
ZONING: R-1

- NOT PLATTED -  
PARCEL NO. 13338-001-01  
LAND USE: EMPLOYMENT CENTER  
ZONING: R-1

62.222'

N00°20'23"E 564.11'

- NOT PLATTED -  
PARCEL NO. 13338-001-02  
LAND USE: EMPLOYMENT CENTER  
ZONING: R-1

INSTALLED DISC STAMPED (P.R.M. LB #4074)

FOUND 4"x4" C.M. (PLAN)  
(P.R.M. LB #4074)

FENCE CORNER  
(1.17x & 1.17x)

S89°26'06"E 273.97'

FOUND 5/8" I.R.  
(PLAN)

14.57' ENC.

- NOT PLATTED -  
PARCEL NO. 13410-000-00  
LAND USE: COMMERCIAL  
ZONING: R-1

- NOT PLATTED -  
PARCEL NO. 13410-000-00  
LAND USE: COMMERCIAL  
ZONING: R-1

- NOT PLATTED -  
PARCEL NO. 13410-000-00  
LAND USE: EMPLOYMENT CENTER  
ZONING: R-1

N00°25'36"W 694.76'

NORTHEASTERLY R/W LINE

ALTERNATE U.S. HIGHWAY NO. 441  
(66 FEET WIDE)

SET 4"x4" C.M. (PLAN)

POINT OF BEGINNING  
FOUND 4"x4" C.M. (PLAN)

POINT OF COMMENCEMENT  
NW CORNER OF THE NE 1/4 OF SW 1/4 OF  
SEC. 25, TWP. 14 S., RGE. 21 E.

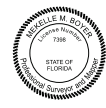
- LEGEND**
- P.R.M. PERMANENT REFERENCE MONUMENT
  - ENC. ENCROACHMENT
  - C.M. CONCRETE MONUMENT
  - I.R. IRON ROD
  - N&D NAIL & DISC
  - R/W RIGHT OF WAY
  - E/P EDGE OF PAVEMENT
  - C/L CENTERLINE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RGE. RANGE
  - O.R.B. OFFICIAL RECORDS BOOK
  - PAGE PAGE
  - CONC. CONCRETE
  - UTILITY POLE AND GUY ANCHOR
  - OVERHEAD WIRES
  - FENCE
  - CONCRETE
  - ASPHALT
  - GROUND CONTOUR
  - TEMPORARY BENCHMARK
  - T.B.M. ELEV.

**LEGAL DESCRIPTION:**

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**SURVEY REPORT:**

1. FIELD BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. FIELD SURVEY DATE: 6/14/2024.
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP AND EASEMENTS OF RECORD, WERE FURNISHED BY AN OPINION OF TITLE PREPARED BY DANIEL HICKS, P.A., DATED: NOVEMBER 2, 2023.
4. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
5. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
6. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0506, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
7. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
8. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



MERELLE M. BOYER DATE \_\_\_\_\_  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 7398  
STATE OF FLORIDA

DATE	REVISION

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A BOUNDARY SURVEY  
FOR  
ROBERT D. BARRON

JOB No. KB-13338-000-03	DATE 02/07/2025
SCALE 1" = 50'	SHEET 1 OF 1