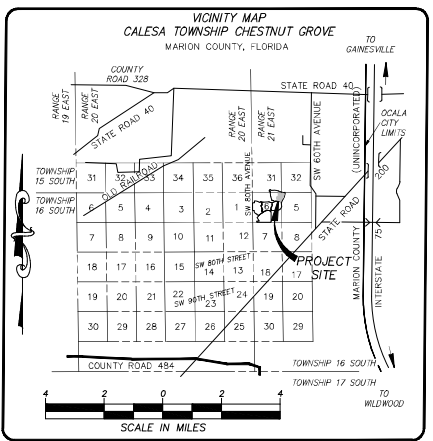


CALESA TOWNSHIP CHESTNUT GROVE PHASE 2

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 21 EAST, AND SECTIONS 31 AND 32 TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA



NOTICE:
THIS PLAT, AS DESCRIBED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS RECORDED 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 PLATED 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.

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.

ALL STORMWATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS 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.

ADVISORY NOTICE - ACKNOWLEDGMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND: THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.

COORDINATE BASIS
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 "A198B" AND "1066", 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: 570281.5670 FEET
LATITUDE: 29°17'N 62°10" W
LONGITUDE: 82°16'07.23060" W
CONVERGENCE: -00°10'50.7"
SCALE: 0.99999491

FOUND STAINLESS STEEL ROD STAMPED 1006 1990
NORTHING: 1745725.8082 FEET
EASTING: 543817.8667 FEET
LATITUDE: 29°18'08.27914" N
LONGITUDE: 82°21'06.91361" W
CONVERGENCE: -00°10'16.8"
SCALE: 0.99999564

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 LB8971) SURVEYOR SEAL:
426 SW 15TH STREET
OCALA, FLORIDA 34471

CHRISTOPHER J. HANSON (LICENSE NO. L82653)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT COLEN BUILT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("THE DEVELOPER"), THE FEE SIMPLE OWNER OF ALL LOTS, ALL OF TRACTS "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32" AND CALESA TOWNSHIP MASTER ASSOCIATION, INC. ("MASTER ASSOCIATION"), THE FEE SIMPLE OWNER OF TRACT "1" AND "2" DESCRIBED AND PLATED HEREIN AS "CALESA TOWNSHIP CHESTNUT GROVE" LOCATED IN MARION COUNTY, FLORIDA, HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATED AS SHOWN HEREON. THE DEVELOPER AND MASTER ASSOCIATION HEREBY DEDICATE SAID RESPECTIVE LANDS ON THIS PLAT FOR THE USES AND PURPOSES SET FORTH WITHIN THIS PLAT. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS SUBDIVISION ARE GRANTED A NON-EXCLUSIVE EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER FOR PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A DECLARED 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 THE SUBDIVISION IN THE EVENT OF A DECLARED 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 RESERVATIONS AND EASEMENTS HERIN GRANTED, 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 OF ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS OF WAY, STORMWATER DRAINAGE FACILITIES OR EASEMENTS. THE DEVELOPER AND MASTER ASSOCIATION HEREBY ACKNOWLEDGE THAT ALL STORMWATER DRAINAGE FACILITIES SHALL BE OWNED, OPERATED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY.

TRACT "A" IS SHOWN ON THE PLAT S.W. 67TH AVENUE ROAD. TRACT "B" IS SHOWN ON THE PLAT AS SW 70ND COURT ROAD. TRACTS "A", "B", AND "C" ARE HEREBY RESERVED AS A PRIVATE ROAD FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. THE DEVELOPER AND MASTER ASSOCIATION, INC. HEREBY GRANT AND RESERVE A PERPETUAL, NON-EXCLUSIVE PRIVATE EASEMENT OVER AND ACROSS TRACTS "A", "B", AND "C" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; (C) EVEN NOT-FOR-PROFIT ASSOCIATION FROM TIME TO TIME GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. THE MASTER ASSOCIATION IS THE OPERATIONAL AND MAINTENANCE ENTITY FOR TRACT "A", TRACT "B", AND TRACT "C".

TRACTS "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32" SHALL BE PRIVATE PROPERTY AND ARE HEREBY RESERVED FOR INGRESS AND EGRESS, STORMWATER MANAGEMENT FACILITIES, STORMWATER MANAGEMENT, DRAINAGE RETENTION, WALLS, FENCES, BERMS, OPEN SPACE, AMENITIES, CLUB HOUSES, CLUB HOUSES, SWIMMING POOLS, PARK AND RECREATIONAL FACILITIES, LANDSCAPE, BUFFER, MULTIMODAL TRAILS, PATHS, SIDEWALKS, U.S. POSTAL MAIL, COMMUNITY MAIL, BOATS, VEHICULAR AND GOLF CART PARKING, SIGNAGE, ENTRY FEATURES, LIGHTING, IRRIGATION IMPROVEMENTS, WATER DISTRIBUTION SYSTEMS, WASTE WATER COLLECTION FACILITIES, RE-USE WATER DISTRIBUTION SYSTEMS, UTILITIES, PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS.

TRACTS "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32" ARE HEREBY DEDICATED TO THE MASTER ASSOCIATION AND THE MASTER ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACTS "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32" AND ALL IMPROVEMENTS CONTAINED THEREIN. THE DEVELOPER RESERVES OWNERSHIP OF TRACTS "9", "10", "11", "12", "13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32" AS PROVIDED IN NOTE 7.

WITNESSES: _____ COLEN BUILT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS SIGNATURE: _____
PRINT NAME: _____
ADDRESS: _____
By: _____
KENNETH D. COLEN, PRESIDENT
DEVELOPER'S ADDRESS:
8445 SOUTHWEST 80TH STREET
OCALA, FLORIDA 34481

NOTARY ACKNOWLEDGMENT:
THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025 BY KENNETH D. COLEN, AS PRESIDENT OF COLEN BUILT DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.
 PERSONALLY KNOW
 PRODUCE IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCE: _____
NOTARY SEAL: _____
PRINT NAME: _____

JOINER AND CONSENT:
KNOW ALL MEN BY THESE PRESENTS THAT CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("MASTER ASSOCIATION"), BEING THE OWNER OF TRACT "A" IN THE PLAT ENTITLED "CALESA TOWNSHIP CHESTNUT GROVE", JOINS IN SAID PLAT FOR THE PURPOSE OF EVIDENCING THE MASTER ASSOCIATION'S ACCEPTANCE OF THE SAME.
WITNESSES: _____ CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
WITNESS SIGNATURE: _____
PRINT NAME: _____
By: _____
C. GUY WOOLBRIGHT, VICE PRESIDENT
ADDRESS: _____
8445 SOUTHWEST 80TH STREET
OCALA, FLORIDA 34481

NOTARY ACKNOWLEDGMENT:
THE FOREGOING JOINER AND CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025 BY C. GUY WOOLBRIGHT, AS VICE PRESIDENT OF CALESA TOWNSHIP MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION.
 PERSONALLY KNOW
 PRODUCE IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCE: _____
NOTARY SEAL: _____
PRINT NAME: _____

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: _____ KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS,
MARION COUNTY, FLORIDA
BOC SEAL: _____
BY: _____ GREGORY C. HARRILL
CLERK OF THE CIRCUIT COURT
CLERK SEAL: _____

CLERK OF CIRCUIT COURT
I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "CALESA TOWNSHIP CHESTNUT GROVE" 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. HARRILL
CLERK OF THE CIRCUIT COURT
CLERK SEAL: _____



PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING & ENVIRONMENTAL CONSULTANTS
435 SW GUYTON BLVD, Ocala, Florida 34671
PHONE: 352.466.4042 FAX: 352.272.8030 www.jch.com
CORPORATE OFFICE: CHORLEIGH RD., #1000

CALESA TOWNSHIP CHESTNUT GROVE PHASE 2

PLAT BOOK _____ PAGE _____
SHEET 6 OF 6

A PLANNED UNIT DEVELOPMENT
A REPLAT OF A PORTION OF ORACLE SQUARE WOODS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK F, PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LOTS LIE IN SECTIONS 28 AND 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NOTE:
THIS PLAT IS 6 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, AND 6.

NOTES:

- ADVISORY NOTICE – ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1208300513E, MARION COUNTY, FLORIDA DATED APRIL 19, 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 AT THE TIME OF THE FINAL PLAT RECORDING. 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 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(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 2300, PAGE 959 AND SUPPLEMENT TO MASTER DECLARATION FOR CALESA TOWNSHIP MASTER COMMUNITY (THE GROVES OF CALESA – MASTER 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 MONUMENTATION WAS RECORDED FOR THE UNDERLYING PLATS OF ORACLE SQUARE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK “0”, 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 CSW (R) (VESTED 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 184 THROUGH 190 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS BEING N.89°35’30”W.
- 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 RESPECT TO ANY OR 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 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) ENCLUMBER, 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 UPON 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-PROFIT 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 PATHS 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; PROVIDED, HOWEVER, NONE OF THE FOREGOING USES OR IMPROVEMENTS SHALL OBSTRUCT OR UNREASONABLY INTERFERE WITH STORM WATER CONVEYANCE OR WITH THE PURPOSE OF ANY DRAINAGE EASEMENT.
- NO LOT 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 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 ADJUTS EITHER A STREET INTERSECTION OR A CUL-DE-SAC SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND USING PAVING, 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 CONFER 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 ANY LAND LYING WITHIN OR OUTSIDE THE BOUNDARIES OF THIS PLAT.
- 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 FACILITIES, 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.
- 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 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 DEPICTED ON THE DETAIL OF TYPICAL PSEURA’S & SETBACKS SHOWN ON SHEET 3. EXCEPT AS OTHERWISE SHOWN ON THIS PLAT FOR MULTIFAMILY 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 OR NOTED 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, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVELY FOR (A) ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE OR OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA, ITS SUCCESSORS OR ASSIGNS; (B) ANY WATER SERVICE, WASTEWATER 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 COINCIDENT EASEMENTS FOR VARIOUS UTILITY SERVICES AS DEEMED DESIRABLE BY THE DEVELOPER IN THE EXERCISE OF THE DEVELOPER’S SOLE AND ABSOLUTE DISCRETION. ALL PLATTED UTILITY EASEMENTS ARE GRANTED OR CREATED BY THIS PLAT.
- THIS PLAT CONTAINS ONE HUNDRED SIXTY TWO (162) LOTS, SEVEN (7) TRACTS AND 1.05 MILES OF ROAD.

- THE PROJECT IS SUBJECT TO THE BINDING LETTER OF INTERPRETATION OF MODIFICATION APPROVED BY MARION COUNTY PURSUANT TO RESOLUTION 2018-9-507 FOR THE VESTED ORACLE SQUARE SUBDIVISION D(1) (BLM 2018-DM-05), 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. 10-BL-119 (APPLICATION NO. BLM-05-2009-005), DCA FINAL ORDER NO. 08-BL-097 (APPLICATION NO. BLM-05-2007-012), DCA FINAL ORDER NO. 01-BL-222 (APPLICATION NO. BLM 500-013), BLM 578-016 AND BLUR 577-016 AND BLUR 574-016, INCLUDING THE PROVISION OF VESTED RIGHTS RELATED TO THE GOVERNMENT 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 EQUIVALENCY MATRIX FOR PROPOSED LAND USE CHANGES.
- 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 ROUND.
- THIS PLAT IS 6 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.
- 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.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
- TO THE EXTENT NOT INCONSISTENT 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 RECORDATION 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 “PSEURA” FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF UTILITY LINES, MAINS, 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. NEITHER THIS PLAT NOR THIS RESERVATION CREATES ANY UTILITY EASEMENT OR DEDICATION, WHETHER PRIVATE, PUBLIC, GENERAL OR SPECIFIC, NOR DOES THIS PLAT OR THIS RESERVATION GRANT ANY RIGHT TO THE PUBLIC OR TO ANY UTILITY SERVICE PROVIDER TO UTILIZE ANY PSEURA FOR ANY PURPOSE.
- NO IMPROVEMENTS OR IN OR WITHIN ANY PSEURA LYING WITHIN ANY PLATTED RESIDENTIAL BUILDING LOT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS AND DRIVEWAYS), AND NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY OF THE TRACTS SHOWN ON THIS PLAT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PATHS OR PATHWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND RECREATIONAL AND PARK FACILITIES, SIGNS, 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 OWNER (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 ANY INTEREST IN THAT LOT OR TRACT BY OR THROUGH SUCH OWNER, INCLUDING BUT NOT LIMITED TO ANY MORTGAGEE OR OTHER LENDHOLDER, 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 COULDED 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 DEEMED BY ANY OF THEM, IN ITS OR THEIR SOLE AND ABSOLUTE DISCRETION, TO BE DESIRABLE FOR THE PURPOSE OF EVIDENCING 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 “B”, “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, “L”, “M”, “N”, “O”, “P”, “Q”, “R”, “S”, “T”, “U”, “V”, “W”, “X”, “Y”, AND “Z”, ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED 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 NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LIAM CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- THE SUBJECT PROPERTY WILL OBEY TREE REMOVAL REQUIREMENTS UNTIL TIME OF DEVELOPMENT. AT SUCH TIME SAID PROPERTY WILL COMPLY WITH WAIVER GRANTED BY MARION COUNTY TO ALLOW A MINIMUM OF ONE 2” CALIBER TREE TO BE PLANTED FOR EACH RESIDENTIAL LOT, TO BE INSTALLED AS THE DESIGNER PREFERS 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, MULTICHANNEL 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 WIRELINE 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 OR CABLE SERVICE, MULTICHANNEL 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 WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE.

PREPARED BY: JCH CONSULTING GROUP, INC. 435 SW GUYTON STREET, OCALA, FL 34671

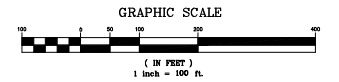
CALESA TOWNSHIP CHESTNUT GROVE PHASE 2

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 16 SOUTH, RANGE 21 EAST, AND SECTIONS 91 AND 92, TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

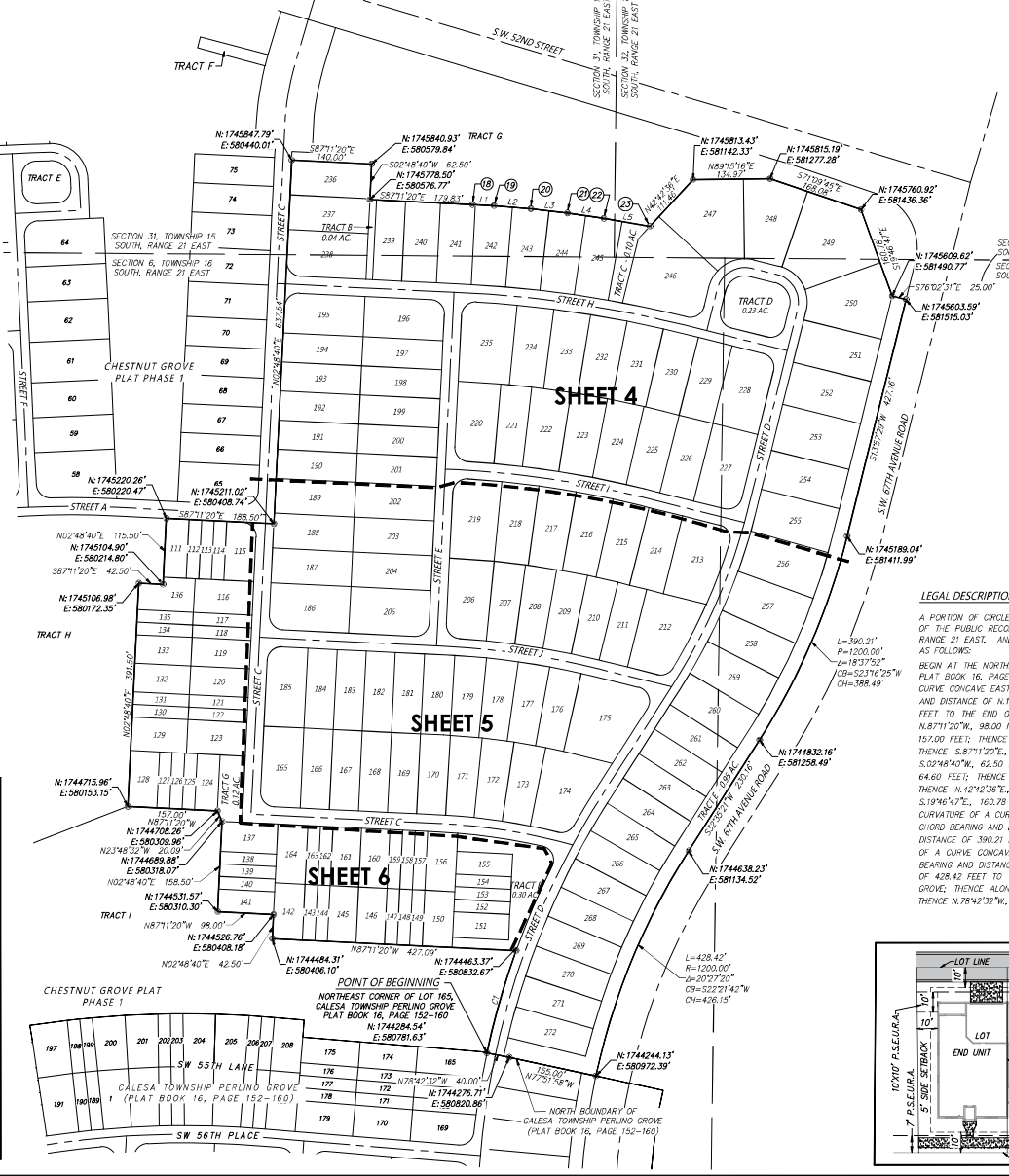
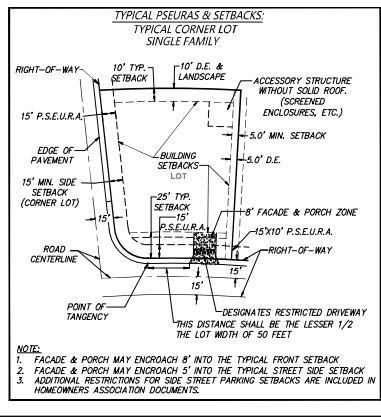
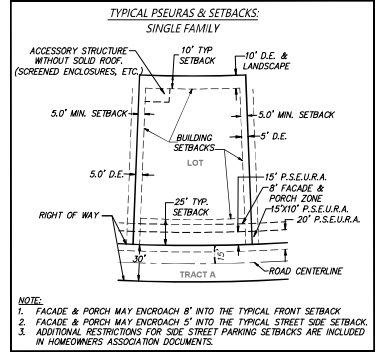
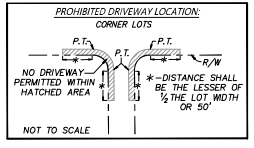
NOTE:
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STATE PLANE COORDINATES				LINE TABLE		
POINT #	NORTHING	EASTING	LINE	BEARING	LENGTH	
18	1745769.68	580756.38	L1	S86°54'38"E	37.53'	
19	1745767.66	580793.86	L2	S85°11'36"E	64.60'	
20	1745762.25	580858.23	L3	S83°28'33"E	64.60'	
21	1745754.91	580922.41	L4	S81°45'31"E	64.60'	
22	1745745.65	580986.34	L5	S80°02'28"E	81.61'	
23	1745731.53	581066.73				

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	186.11'	1395.00'	007°38'38"	185.97'
				N15°55'54"E

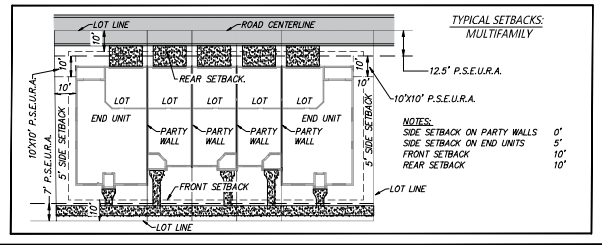


- LEGEND: UNLESS OTHERWISE NOTED**
- N = NOT TO SCALE
 - R = RADIUS
 - A.E. = ARC LENGTH
 - L = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N = NORTHING (STATE PLANE COORDINATES)
 - E = EASTING (STATE PLANE COORDINATES)
 - C.B. = CENTERLINE OF RIGHT OF WAY
 - O.R.C. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE SURVEYOR
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AC. = ACRES
 - (NR) = NOT RADIAL
 - P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
 - (0.0000) = SQUARE FOOTAGE OF LOT
 - ⊙ = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP PPM (LB 8071)
 - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP PPM (LB 8071)
 - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071



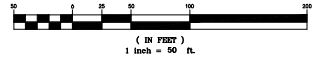
LEGAL DESCRIPTION:

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 16 SOUTH, RANGE 21 EAST, AND SECTIONS 91 AND 92, TOWNSHIP 15 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGAN AT THE NORTHEAST CORNER OF LOT 165, CALESA TOWNSHIP PERLINO GROVE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 152 THROUGH 160 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,395.00 FEET, A CENTRAL ANGLE OF 07°58'31", AND A CHORD BEARING AND DISTANCE OF N15°55'54"E, 185.97 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.11 FEET TO THE END OF SAID CURVE; THENCE N.87°11'20"W, 427.09 FEET; THENCE N.02°48'40"E, 42.50 FEET; THENCE N.87°11'20"W, 98.00 FEET; THENCE N.02°48'40"E, 158.50 FEET; THENCE N.23°48'32"W, 20.09 FEET; THENCE N.87°11'20"W, 152.00 FEET; THENCE N.02°48'40"E, 391.50 FEET; THENCE S.87°11'20"E, 42.50 FEET; THENCE S.13°57'29"W, 427.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 18°37'52", AND A CHORD BEARING AND DISTANCE OF S.22°21'42"W, 426.15 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 390.21 FEET TO THE END OF SAID CURVE; THENCE S.32°15'21"W, 230.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,200.00 FEET, A CENTRAL ANGLE OF 20°27'20", AND A CHORD BEARING AND DISTANCE OF S.22°21'42"W, 426.15 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 428.42 FEET TO THE END OF SAID CURVE ON THE NORTH BOUNDARY OF THE AFORESAID CALESA TOWNSHIP PERLINO GROVE; THENCE ALONG SAID NORTH BOUNDARY THE FOLLOWING TWO (2) CURVES: (1) N.72°51'58"W, 155.00 FEET; (2) THENCE N.78°42'32"W, 40.00 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 31.93 ACRES, MORE OR LESS.



PREPARED BY: JCH CONSULTING GROUP, INC. 45 SW 15TH STREET, Ocala, FLORIDA 34471

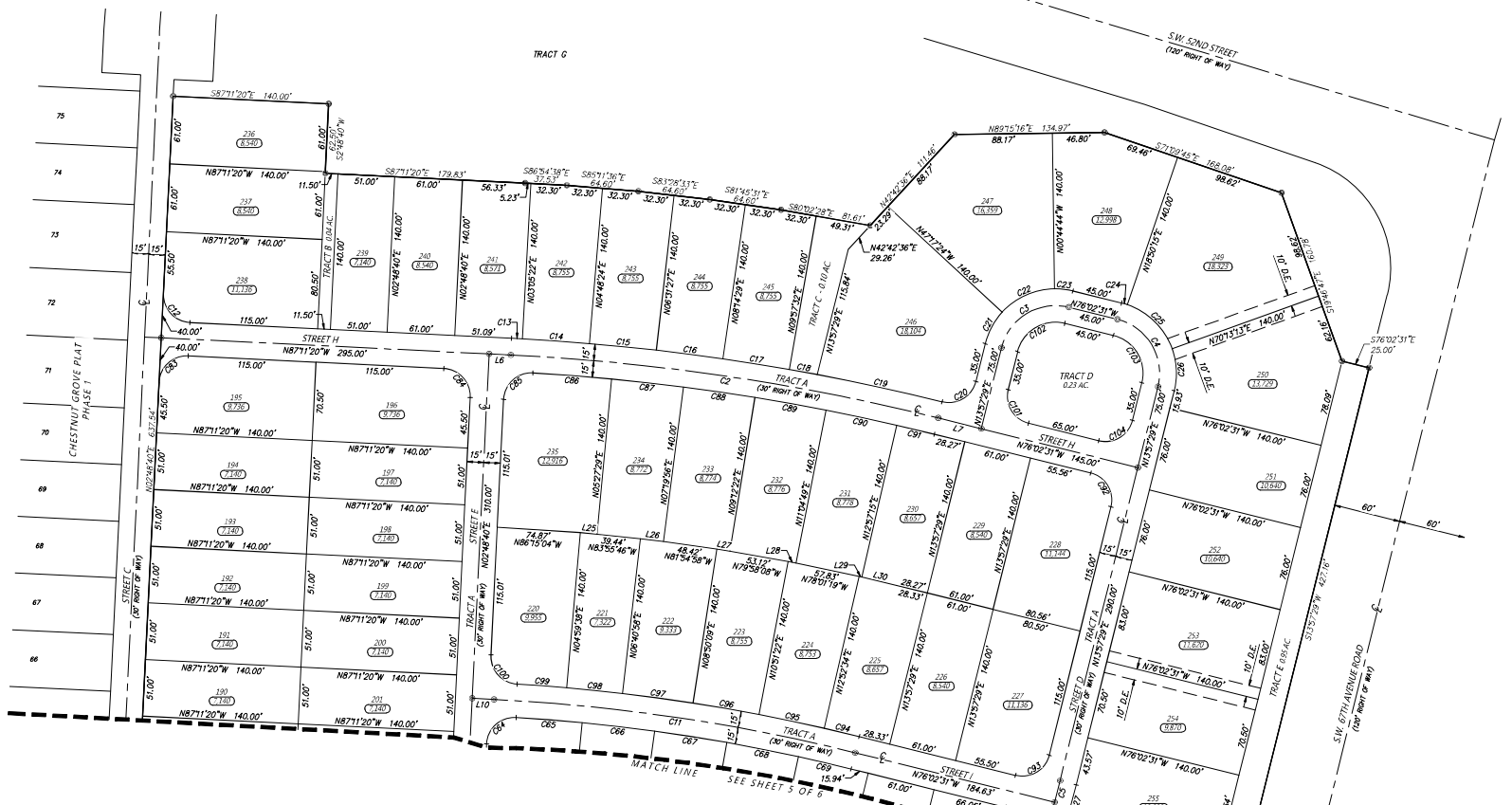
GRAPHIC SCALE



CALESA TOWNSHIP CHESTNUT GROVE PHASE 2

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 21 EAST, AND SECTIONS 31
AND 32, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

- LEGEND:** UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - C = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N. = NORTHING (STATE PLANE COORDINATES)
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 - P.G. = PAGE
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 - NOT RADIAL
 - P.S.E.U.A. = PRIVATE SPECIFIC EASEMENT
UTILITY RESERVATION AREA
 - 0.0000 = SQUARE FOOTAGE OF LOT
 - ⊙ = PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD & CAP PRM (LB 8071)
 - ⊙ = PERMANENT REFERENCE MONUMENT
FOUND 5/8" IRON ROD & CAP PRM (LB 8071)
 - ⊙ = PERMANENT CONTROL POINT
SET NAIL & DISC NO. LB 8071



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	389.10'	2000.00'	011°08'49"	388.49'	N81°36'55"W
C3	78.54'	50.00'	090°00'00"	70.71'	N58°53'29"E
C4	78.54'	50.00'	090°00'00"	70.71'	N31°02'31"W
C5	23.00'	1020.00'	001°07'25"	20.00'	N14°31'11"E
C11	328.79'	1690.00'	011°08'49"	328.77'	N81°36'55"W
C12	39.27'	25.00'	090°00'00"	35.36'	N42°11'20"W
C13	9.79'	2015.00'	000°16'42"	9.79'	N87°02'59"W
C14	60.40'	2015.00'	001°43'03"	60.39'	N86°03'07"W
C15	60.40'	2015.00'	001°43'03"	60.39'	N84°20'04"W
C16	60.40'	2015.00'	001°43'03"	60.39'	N82°37'02"W
C17	60.40'	2015.00'	001°43'03"	60.39'	N80°53'59"W
C18	25.41'	2015.00'	000°43'21"	25.41'	N79°40'47"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C19	115.06'	2015.00'	003°16'19"	115.05'	N77°40'58"W
C20	39.27'	25.00'	089°39'43"	35.35'	N58°53'29"E
C21	32.62'	65.00'	028°45'07"	32.28'	N28°20'02"E
C22	52.60'	65.00'	046°32'41"	51.36'	N65°58'56"E
C23	16.68'	65.00'	014°42'13"	16.63'	N83°32'37"W
C24	5.54'	65.00'	004°52'46"	5.53'	N73°36'08"W
C25	58.29'	65.00'	051°22'58"	56.36'	N45°28'16"W
C26	38.27'	65.00'	033°44'16"	37.72'	N02°54'39"W
C27	31.66'	1035.00'	001°45'09"	31.66'	N14°50'03"E
C28	74.19'	1035.00'	004°16'24"	74.17'	N17°45'50"E
C64	39.58'	25.00'	090°42'31"	35.57'	N48°09'56"E
C65	59.49'	1675.00'	002°02'00"	59.48'	N85°27'46"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C66	65.71'	1675.00'	002°14'52"	65.71'	N83°19'18"W
C67	65.71'	1675.00'	002°14'52"	65.71'	N81°04'26"W
C68	65.71'	1675.00'	002°14'52"	65.71'	N78°49'34"W
C69	48.54'	1675.00'	001°59'37"	48.54'	N76°52'20"W
C70	40.80'	25.00'	093°30'36"	36.42'	N29°17'13"W
C83	39.27'	25.00'	090°00'00"	35.36'	N47°48'40"E
C84	39.27'	25.00'	090°00'00"	35.36'	N42°11'20"W
C85	39.53'	25.00'	090°35'46"	35.54'	N48°06'34"E
C86	71.03'	1985.00'	002°03'01"	71.03'	N85°34'02"W
C87	64.93'	1985.00'	001°52'27"	64.92'	N83°36'18"W
C88	64.93'	1985.00'	001°52'27"	64.92'	N81°43'51"W
C89	64.93'	1985.00'	001°52'27"	64.92'	N79°51'24"W

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C90	64.93'	1985.00'	001°52'27"	64.92'	N77°58'58"W
C91	34.77'	1985.00'	001°00'15"	34.77'	N76°13'58"W
C92	39.27'	25.00'	090°00'00"	35.36'	N31°02'31"W
C93	39.27'	25.00'	090°00'00"	35.36'	N58°57'29"E
C94	32.20'	1705.00'	001°04'58"	32.20'	N76°34'59"W
C95	60.11'	1705.00'	002°01'12"	60.11'	N78°08'02"W
C96	60.11'	1705.00'	002°01'12"	60.11'	N80°09'15"W
C97	64.07'	1705.00'	002°09'11"	64.07'	N82°14'26"W
C98	50.26'	1705.00'	001°41'20"	50.26'	N84°09'42"W
C99	44.84'	1705.00'	001°30'24"	44.84'	N85°45'34"W
C100	38.98'	25.00'	089°19'27"	35.15'	N41°51'03"W

LINE	BEARING	LENGTH
L6	N87°12'31"W	19.59'
L7	N76°02'31"W	39.83'
L10	N87°12'31"W	19.59'
L25	N84°46'27"W	14.95'
L26	N82°59'33"W	20.91'
L27	N80°58'44"W	11.92'
L28	N79°01'55"W	7.22'
L29	N77°05'03"W	2.52'
L30	N76°32'38"W	32.32'

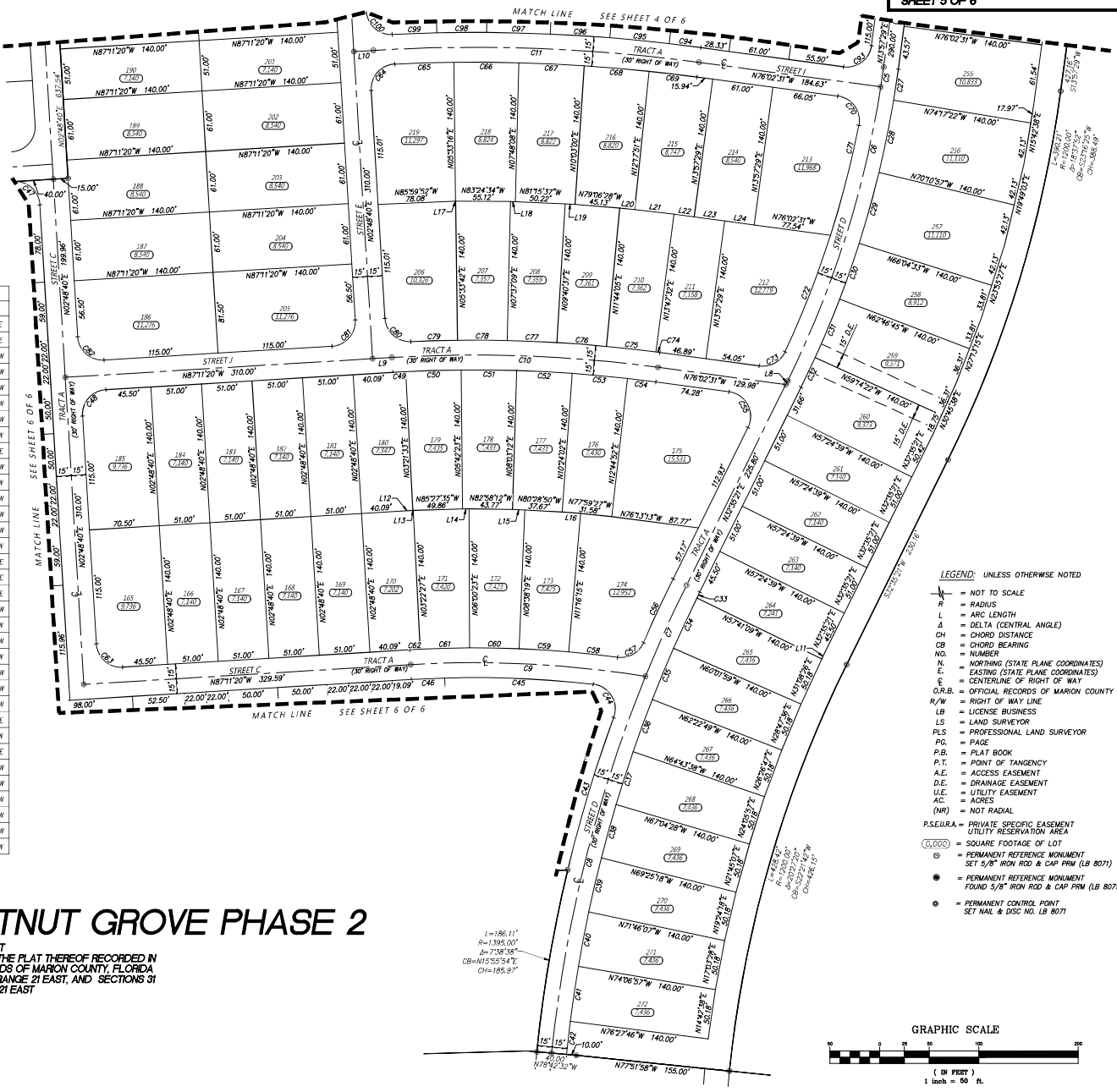
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PREPARED BY: JCH CONSULTING GROUP, INC. 435 SW 15TH STREET, OCALA, FLORIDA 34701



LINE TABLE		LINE TABLE			
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L8	N32°35'21"E	4.36'	L17	N84°26'31"W	0.19'
L10	N87°12'00"W	19.59'	L18	N82°17'21"W	4.90'
L11	N12°27'06"E	5.88'	L19	N80°08'12"W	9.99'
L12	N86°54'53"W	11.72'	L20	N77°59'02"W	15.08'
L13	N86°38'00"W	0.32'	L21	N76°57'18"W	40.04'
L14	N84°08'37"W	6.41'	L22	N76°03'36"W	20.38'
L15	N81°09'14"W	12.51'	L23	N76°02'31"W	30.95'
L16	N78°09'52"W	18.60'	L24	N76°02'31"W	30.05'

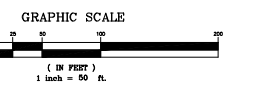
CURVE TABLE				CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	20.00'	1020.00'	001°07'25"	20.00'	N41°31'11"E	C56	70.76'	1395.00'	002°54'23"	70.76'	N31°08'10"E
C6	311.68'	1020.00'	017°30'28"	310.47'	N23°50'07"E	C57	32.38'	25.00'	01°42'23"	30.16'	N66°47'10"E
C7	100.62'	1380.00'	004°10'39"	100.59'	N30°50'02"E	C58	49.59'	1085.00'	002°37'07"	49.58'	N77°55'12"W
C8	392.43'	1380.00'	016°17'36"	391.11'	N20°15'55"E	C59	49.85'	1085.00'	002°37'56"	49.84'	N80°02'43"W
C9	237.37'	1070.00'	012°42'39"	236.89'	N80°50'01"W	C60	49.85'	1085.00'	002°37'56"	49.84'	N82°40'39"W
C11	328.79'	1690.00'	001°42'49"	328.27'	N81°36'50"W	C61	49.85'	1085.00'	002°37'56"	49.84'	N85°15'35"W
C27	31.66'	1035.00'	001°08'50"	31.66'	N14°50'03"E	C62	10.66'	1085.00'	000°33'47"	10.66'	N86°54'26"W
C28	74.19'	1035.00'	004°06'24"	74.17'	N17°45'50"E	C63	39.27'	25.00'	09°00'00"	35.36'	N42°11'20"W
C29	74.19'	1035.00'	004°06'24"	74.17'	N21°52'15"E	C64	39.58'	25.00'	09°04'31"	35.57'	N48°09'56"E
C30	59.55'	1035.00'	003°17'48"	59.54'	N25°34'21"E	C65	59.49'	1675.00'	002°02'05"	59.48'	N85°27'46"W
C31	63.94'	1035.00'	003°32'23"	63.93'	N28°59'26"E	C66	65.71'	1675.00'	002°14'52"	65.71'	N83°19'16"W
C32	33.04'	1035.00'	001°49'44"	33.03'	N31°40'29"E	C67	65.71'	1675.00'	002°14'52"	65.71'	N81°04'26"W
C33	6.56'	1365.00'	000°16'31"	6.56'	N12°37'06"E	C68	65.71'	1675.00'	002°14'52"	65.71'	N78°49'34"W
C34	55.92'	1365.00'	002°20'50"	55.91'	N31°08'26"E	C69	48.54'	1675.00'	001°39'33"	48.54'	N76°52'20"W
C35	55.92'	1365.00'	002°20'50"	55.91'	N31°08'26"E	C70	40.80'	25.00'	08°33'36"	36.42'	N29°17'13"W
C36	55.92'	1365.00'	002°20'50"	55.91'	N26°26'47"E	C71	114.33'	1005.00'	006°31'04"	114.27'	N20°43'37"E
C37	55.92'	1365.00'	002°20'50"	55.91'	N24°05'57"E	C72	126.02'	1005.00'	007°11'05"	125.94'	N27°34'42"E
C38	55.92'	1365.00'	002°20'50"	55.91'	N21°45'07"E	C73	31.76'	25.00'	07°24'15"	29.67'	N67°53'52"E
C39	55.92'	1365.00'	002°20'50"	55.91'	N19°24'18"E	C74	4.04'	1395.00'	000°08'54"	4.04'	N76°07'30"W
C40	55.92'	1365.00'	002°20'50"	55.91'	N17°03'28"E	C75	50.10'	1395.00'	002°03'28"	50.10'	N77°41'12"W
C41	55.92'	1365.00'	002°20'50"	55.91'	N14°42'18"E	C76	50.10'	1395.00'	002°03'28"	50.10'	N79°17'39"W
C42	33.68'	1365.00'	001°24'34"	33.58'	N12°49'57"E	C77	50.10'	1395.00'	002°03'28"	50.10'	N81°21'07"W
C43	160.50'	1395.00'	006°33'32"	160.41'	N23°02'58"E	C78	50.10'	1395.00'	002°03'28"	50.10'	N83°24'34"W
C44	45.19'	25.00'	103°34'44"	39.29'	N25°26'38"W	C79	46.92'	1395.00'	001°50'33"	46.92'	N85°24'07"W
C45	149.50'	1055.00'	008°08'27"	149.77'	N81°81'14"W	C80	38.91'	25.00'	08°10'36"	35.10'	N41°46'38"W
C46	33.41'	1055.00'	001°48'52"	33.41'	N86°16'54"W	C81	39.27'	25.00'	09°00'00"	35.36'	N47°45'40"E
C47	39.27'	25.00'	09°00'00"	35.36'	N43°11'20"W	C82	39.27'	25.00'	09°00'00"	35.36'	N42°11'20"W
C48	39.27'	25.00'	09°00'00"	35.36'	N47°48'40"E	C83	39.27'	25.00'	09°00'00"	35.36'	N58°57'29"E
C49	13.06'	1365.00'	000°32'53"	13.06'	N86°54'53"W	C84	32.20'	1705.00'	001°04'55"	32.20'	N76°34'59"W
C50	55.92'	1365.00'	002°20'50"	55.91'	N85°28'02"W	C85	60.11'	1705.00'	002°01'12"	60.11'	N78°08'02"W
C51	55.92'	1365.00'	002°20'50"	55.91'	N83°10'12"W	C86	60.11'	1705.00'	002°01'12"	60.11'	N80°09'15"W
C52	55.92'	1365.00'	002°20'50"	55.91'	N80°46'23"W	C87	64.07'	1705.00'	002°09'11"	64.07'	N82°14'26"W
C53	55.92'	1365.00'	002°20'50"	55.91'	N78°25'33"W	C88	50.26'	1705.00'	001°41'20"	50.26'	N84°09'42"W
C54	28.83'	1365.00'	001°12'37"	28.83'	N76°38'50"W	C89	38.98'	25.00'	08°19'27"	35.15'	N41°51'03"W
C55	47.40'	25.00'	108°37'52"	40.61'	N21°43'35"W						



CALESA TOWNSHIP CHESTNUT GROVE PHASE 2

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 16 SOUTH, RANGE 21 EAST, AND SECTIONS 31 AND 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

NOTE
THIS PLAT IS 6 SHEETS IN TOTAL AND ONE IS NOT COMPLETED WITHOUT THE OTHERS FOR EXAMINATION 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, AND 6.



PREPARED BY: JCH CONSULTING GROUP, INC. 435 SW 15TH STREET, Ocala, Florida 32701



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CERTIFICATE OF AUTHORIZATION - L.S. 871

CALESA TOWNSHIP CHESTNUT GROVE PHASE 2

PLAT BOOK _____ PAGE _____
SHEET 6 OF 6

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
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MARION COUNTY, FLORIDA

