

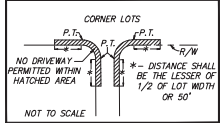
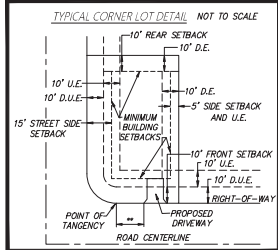
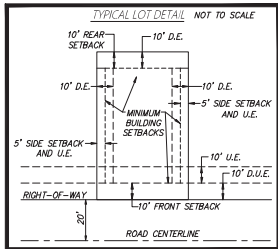
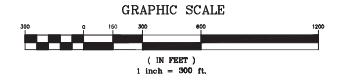




# IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

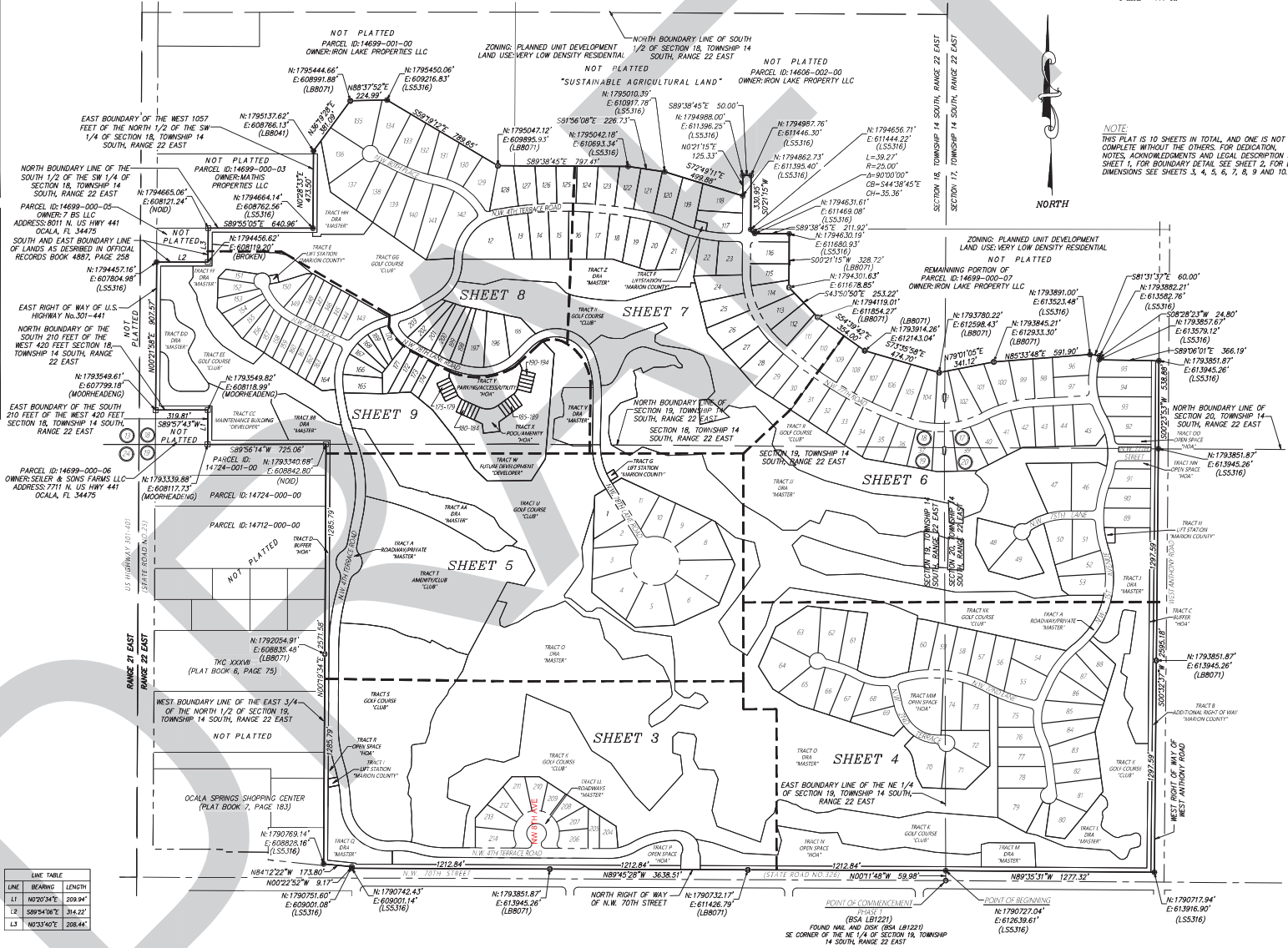
A REPLAT OF A PORTION OF ALDERMAN ESTATE, PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTION 17, 18, 19 AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



- LEGEND** UNLESS OTHERWISE NOTED
- = NOT TO SCALE
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - N. = NORTHING
  - E. = EASTING
  - C.E. = CENTERLINE OF RIGHTS OF WAY
  - O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
  - D.R.A. = DRAINAGE RETENTION AREA
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  - (X.XXX) = SQUARE FOOTAGE AREA
  - = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8 IRON ROD & DISK (AS NOTED)
  - = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (LB 8071)
  - = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8 IRON ROD & DISK (LB 8071)
  - = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISK (AS NOTED)

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N20°34'E	209.94'
L2	S89°51'06"E	314.22'
L3	N0°33'40"E	208.44'



**NOTE:**  
THIS PLAT IS 10 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, 8, 9 AND 10.



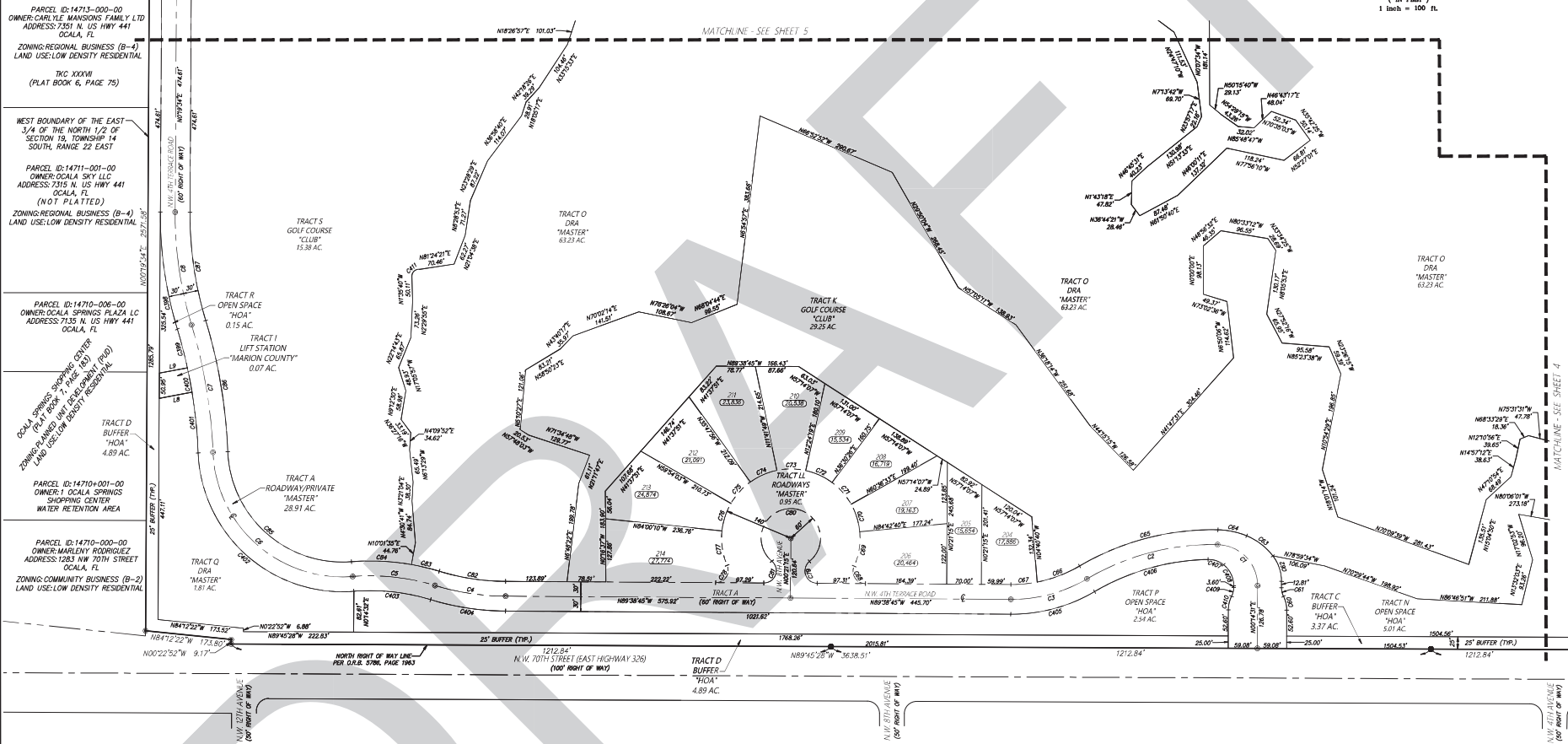
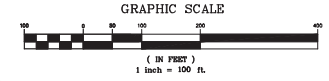
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - GIS  
CIVIL ENGINEERING - AUTOMATIC DATA PROCESSING  
CHRISTOPHER J. HOBSON, P.E., C.E.M., C.S.M.  
60 N.W. 17TH AVENUE, OCAHA, FLORIDA 32067  
PHONE: 352.485.1482 www.jchmg.com

# IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET 3 OF 10

A REPLAT OF A PORTION OF ALDERMAN ESTATE, PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTION 17, 18, 19 AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA



**LEGEND** UNLESS OTHERWISE NOTED

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**D.U.E. = DRAINAGE AND UTILITY EASEMENT**  
**A.E. = ACCESS EASEMENT**  
**D.E. = DRAINAGE EASEMENT**  
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**(NR) = NOT RADIAL**  
**(X,XXX) = SQUARE FOOTAGE AREA**

- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8 IRON ROD & DISK (AS NOTED)
- = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (LB 807)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8 IRON ROD & DISK (LB 807)
- = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISK (AS NOTED)

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	
C1	128.24'	82.50'	68.94513'	115.71'	N44°17'31"W	C4	59.65'	161.00'	021°13'42"	59.31'	N78°24'44"W	C6	58.89'	140.00'	024°06'30"
C2	276.38'	300.00'	031°40'19"	272.81'	N75°20'20"E	C5	292.96'	530.00'	031°40'19"	N75°20'20"E	C7	71.22'	140.00'	024°06'30"	
C3	161.23'	300.00'	030°51'52"	159.29'	N74°54'44"E	C6	92.07'	270.00'	018°32'20"	91.63'	N69°26'32"E	C7	49.35'	25.00'	11°37'07"
C4	144.84'	500.00'	016°53'51"	144.34'	N81°20'44"W	C7	53.31'	270.00'	011°18'42"	53.22'	N84°44'54"E	C7	61.23'	25.00'	14°03'20"
C5	168.54'	450.00'	021°57'25"	167.56'	N83°46'44"W	C8	49.23'	25.00'	11°37'07"	41.82'	N32°53'20"W	C8	294.37'	60.00'	28°10'26"
C6	421.85'	262.50'	099°47'35"	377.72'	N48°23'02"W	C9	71.22'	140.00'	024°06'30"	70.46'	N09°17'07"E	C8	61.23'	25.00'	14°03'20"
C7	262.27'	100.00'	014°53'50"	261.49'	N09°53'07"E	C10	58.89'	140.00'	024°06'30"	58.46'	N17°21'44"W	C9	136.15'	475.00'	016°29'51"
C8	235.16'	775.00'	01°17'15"	229.20'	N08°15'54"W	C11	58.89'	140.00'	024°06'30"	58.46'	N44°02'19"W	C9	58.89'	480.00'	024°06'30"
C9	28.24'	61.00'	026°48'59"	28.28'	N13°09'49"W	C12	58.89'	140.00'	024°06'30"	58.46'	N45°13'24"W	C9	121.76'	480.00'	014°23'24"
C10	18.25'	39.00'	026°48'59"	18.28'	N13°09'49"W	C13	58.89'	140.00'	024°06'30"	58.46'	N45°13'24"W	C10	33.98'	480.00'	024°06'30"
C11	25.44'	84.00'	017°49'54"	25.44'	N18°39'54"W	C14	58.89'	140.00'	024°06'30"	58.46'	N45°13'24"W	C11	269.84'	1000.00'	04°15'28"
C12	67.60'	129.00'	030°01'27"	66.83'	N52°35'07"W	C15	58.89'	140.00'	024°06'30"	58.46'	N45°13'24"W	C12	221.77'	740.00'	01°17'15"

CURVE TABLE				CURVE TABLE				CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING	
C13	238.75'	800.00'	017°10'15"	238.86'	N08°15'54"W	C16	28.54'	61.00'	026°48'59"	28.28'	N13°09'49"E	C16	241.05'	475.00'	024°06'30"
C14	24.15'	140.00'	024°06'30"	24.27'	N47°49'59"E	C17	24.15'	140.00'	024°06'30"	24.27'	N47°49'59"E	C17	241.05'	475.00'	024°06'30"
C15	157.31'	420.00'	021°27'35"	156.39'	N48°46'41"W	C18	153.53'	530.00'	016°29'51"	153.00'	N48°50'49"W	C18	177.09'	330.00'	026°48'59"
C16	153.53'	530.00'	016°29'51"	153.00'	N48°50'49"W	C19	241.05'	475.00'	024°06'30"	238.42'	N13°11'17"E	C19	33.98'	480.00'	024°06'30"
C17	241.05'	475.00'	024°06'30"	238.42'	N13°11'17"E	C20	33.98'	480.00'	024°06'30"	33.30'	N17°14'40"W	C20	48.60'	540.00'	024°06'30"
C18	33.98'	480.00'	024°06'30"	33.30'	N17°14'40"W	C21	48.60'	540.00'	024°06'30"	47.02'	N25°43'05"E	C21	18.25'	39.00'	026°48'59"
C19	48.60'	540.00'	024°06'30"	47.02'	N25°43'05"E	C22	18.25'	39.00'	026°48'59"	18.08'	N13°38'50"E	C22			

**NOTE**  
THIS PLAT IS 10 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, 8, 9 AND 10.

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCAHA, FLORIDA 32447

MATCHLINE - SEE SHEET 4

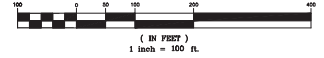
MATCHLINE - SEE SHEET 1

# IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

PLAT BOOK     , PAGE       
SHEET 4 OF 10

GRAPHIC SCALE



A REPLAT OF A PORTION OF ALDERMAN ESTATE, PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTION 17, 18, 19 AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

MATCHLINE - SEE SHEET 6

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C09	855.861	533.007	109.971°	815.831	N17°29'17"E
C40	285.107	430.007	37.716°	283.017	N17°29'17"E
C41	48.367	300.007	0.99170°	48.307	N19°24'0"E
C42	206.207	300.007	39.9224°	202.117	N04°54'0"W
C43	152.537	500.007	17.7284°	151.947	N19°15'0"W
C44	76.467	112.507	38.8643°	75.007	N12°21'0"E
C45	234.447	1000.007	13.9292°	233.007	N89°29'50"W
C46	561.657	700.007	44.5818°	546.707	N84°46'50"W
C47	27.997	300.007	0.95204°	27.987	N74°55'0"E
C48	215.107	300.007	41.0545°	210.537	N81°52'10"W
C49	164.737	711.007	13.1364°	164.427	N67°58'30"W
C00	147.207	335.007	32.7013°	146.027	N24°59'48"W
C01	200.017	235.007	48.4531°	194.037	N61°57'59"W
C02	73.437	124.017	33.9573°	72.367	N69°23'09"W
C16	353.837	512.007	39.9545°	346.837	N37°30'16"E
C17	64.807	425.007	8.9562°	64.777	N48°49'30"E
C18	106.447	425.007	16.8115°	103.617	N38°16'0"E
C19	34.377	425.007	5.09703°	34.337	N32°58'42"E
C20	5.807	335.007	0.91191°	5.807	N21°30'34"E
C21	35.697	25.007	88.4717°	32.737	N61°31'30"E
C22	119.927	975.007	10.9224°	119.847	N71°47'59"W
C23	108.667	975.007	10.9230°	108.617	N64°58'31"W
C24	14.867	725.007	0.91028°	14.867	N82°22'11"W
C25	122.267	725.007	10.9234°	122.117	N67°47'6"W
C26	120.497	725.007	10.9115°	120.337	N77°22'45"W
C27	122.117	725.007	10.9390°	121.977	N89°51'50"W
C28	122.807	725.007	10.9427°	122.657	N82°31'29"E
C29	79.217	725.007	0.96125°	79.127	N71°22'33"E
C30	222.837	275.007	46.2370°	216.787	N84°31'28"W
C31	23.547	736.007	0.91900°	23.547	N67°47'42"W
C32	123.027	736.007	10.9437°	122.897	N67°46'30"W
C33	24.227	736.007	0.93370°	24.227	N73°39'10"W
C34	21.087	25.007	24.8112°	20.417	N52°29'10"E
C35	52.007	50.007	59.9415°	48.777	N50°15'53"W
C36	58.067	50.007	66.2150°	54.807	N60°21'52"E
C37	60.007	50.007	69.2150°	54.807	N60°24'54"W
C38	72.977	50.007	84.3772°	66.627	N80°59'00"W
C39	21.037	25.007	24.8112°	20.417	N81°7'50"E
C40	86.027	686.007	10.7110°	85.987	N71°30'29"W
C41	72.987	686.007	10.7054°	72.947	N61°22'12"E
C42	51.047	325.007	8.95372°	50.997	N69°34'25"W
C43	135.397	325.007	23.5210°	134.427	N82°15'19"W
C44	35.697	25.007	88.4717°	32.737	N52°18'08"W
C45	14.107	360.007	0.92148°	14.107	N11°31'51"W
C46	137.897	360.007	10.7154°	137.137	N23°27'59"W
C47	6.117	360.007	0.00520°	6.117	N17°50'53"W
C48	79.847	260.007	17.93538°	79.537	N49°22'52"W
C49	141.457	260.007	31.91913°	133.917	N79°45'58"W
C50	79.387	25.007	26.72041°	77.727	N57°40'14"W
C51	58.077	50.007	66.2150°	53.547	N51°14'32"W
C52	58.067	50.007	69.2150°	54.807	N61°14'12"E
C53	104.987	50.007	120.7749°	86.737	N39°29'09"W
C54	192.117	210.007	55.2459°	189.467	N61°34'27"W
C55	136.217	310.007	32.9701°	135.127	N24°59'48"W
C56	37.617	25.007	88.1130°	34.167	N30°41'16"E
C57	261.647	675.007	10.2273°	260.007	N84°31'19"E
C58	121.927	675.007	11.9205°	121.767	N78°49'57"W
C59	139.917	675.007	11.9152°	139.667	N67°43'13"W
C60	38.857	1025.007	0.92108°	38.857	N62°32'06"W
C61	54.977	1025.007	0.93047°	54.967	N62°39'20"W
C62	146.487	1025.007	10.8817°	146.367	N71°51'17"W
C63	35.697	25.007	88.4717°	32.737	N34°19'17"W
C64	91.057	325.007	10.9202°	91.057	N71°30'19"W
C65	85.147	325.007	11.9207°	84.807	N71°30'19"W
C66	43.217	475.007	8.92058°	43.267	N23°02'50"W
C67	102.637	475.007	11.2224°	102.437	N11°19'29"W
C68	30.977	25.007	10.92144°	30.877	N29°38'46"E
C69	95.587	50.007	10.9131°	91.687	N08°38'47"E
C70	46.907	50.007	53.1448°	45.297	N79°39'39"W
C71	49.747	50.007	56.5940°	49.717	N51°58'07"E
C72	26.407	50.007	33.91524°	26.107	N68°00'38"E
C73	98.577	525.007	11.9452°	98.427	N72°29'49"W
C74	61.587	525.007	10.9437°	61.557	N71°43'00"E
C75	86.477	275.007	11.8205°	86.117	N19°30'19"W
C76	146.877	275.007	10.9230°	145.137	N08°43'11"E
C77	96.787	575.007	10.93838°	96.667	N28°50'31"E
C78	148.257	575.007	11.94621°	147.847	N41°51'30"E
C79	28.777	575.007	0.92520°	28.777	N49°27'07"E
C80	86.457	560.007	10.88494°	86.397	N48°53'04"E
C81	32.657	560.007	3.97374°	32.657	N46°49'29"E
C82	562.397	560.007	10.57504°	543.807	N10°14'17"E
C83	103.717	70.007	88.45328°	94.487	N89°49'34"E



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CORPORATE/INDUSTRIAL P.L.M. C.F.M. D.S.S.I.  
CIVIL - WATER RESOURCES/LOCAL GOVERNMENT  
PHONE: 352-601-6600 www.jch.com

MATCHLINE - SEE SHEET 5

**LEGEND** UNLESS OTHERWISE NOTED

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- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & DISK (AS NOTED)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & DISK (LB 807)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & DISK (LB 807)
- = PERMANENT CONTROL POINT (C.P.P.) FOUND NAIL & DISK (AS NOTED)

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C430	21.58	15.00	082°29'21"	19.75	N55°59'14"E
C431	11.48	10.00	085°51'12"	10.87	N02°12'11"W
C432	86.15	77.00	091°46'53"	54.91	N24°13'34"W
C433	68.23	82.00	060°16'58"	62.28	N12°49'10"W
C434	83.83	38.00	081°10'50"	49.82	N17°35'29"W
C435	38.73	58.00	038°34'41"	38.98	N74°19'51"W
C436	73.37	148.00	028°17'41"	72.68	N78°19'33"E
C437	61.28	30.00	118°50'29"	51.15	N86°37'54"W
C438	25.47	20.00	072°52'23"	23.76	N81°17'32"E
C439	19.78	17.00	031°10'58"	18.22	N89°09'52"E
C440	5.77	11.65	030°09'20"	5.70	N83°31'17"E
C441	41.42	30.00	079°16'26"	38.21	N89°31'17"W
C442	85.42	160.00	036°36'50"	83.82	N82°11'32"W

LINE	BEARING	LENGTH
L30	N19°30'39"W	55.87
L36	N89°34'03"W	23.83
L37	N62°38'09"W	66.49
L38	N70°18'37"W	91.70
L39	N88°31'39"W	48.36
L40	N51°48'47"W	42.98
L41	N12°27'08"W	44.59
L42	N80°00'00"E	18.39
L43	N80°00'00"E	34.10

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

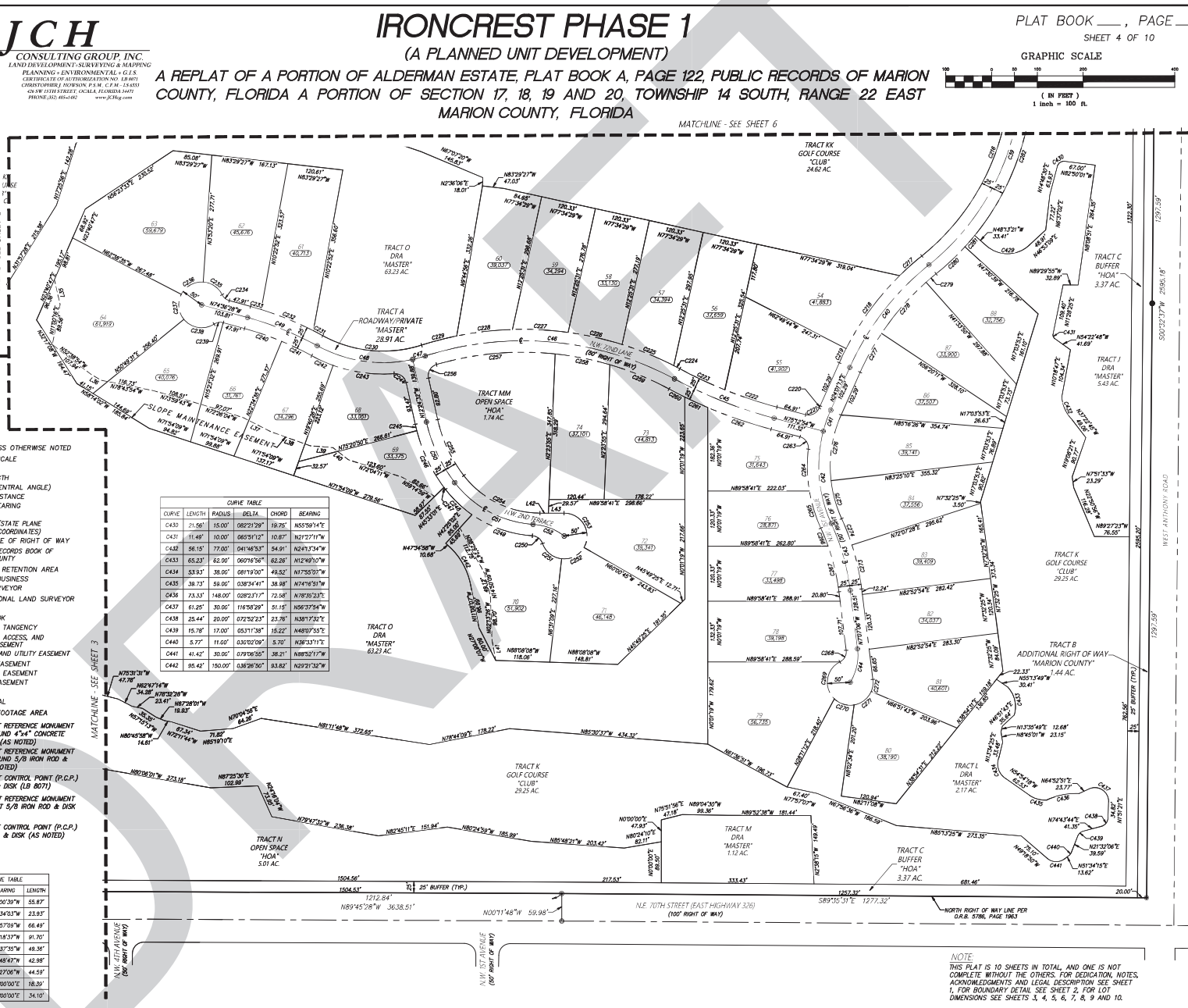
MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6



NOTE: THIS PLAT IS 10 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION, SEE SHEET 1. FOR BOUNDARY DETAIL, SEE SHEET 2. FOR LOT DIMENSIONS, SEE SHEETS 3, 4, 5, 6, 7, 8, 9 AND 10.

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, Ocala, Florida 34471

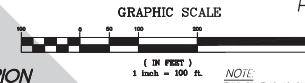


**JCH**  
CONSULTING GROUP INC.  
LAND DEVELOPMENT SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. 01807  
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604 N. UNIVERSITY AVENUE, SUITE 1000  
ORLANDO, FLORIDA 32801  
PHONE: 407.850.1842 WWW.JCHMG.COM

# IRONCREST PHASE 1

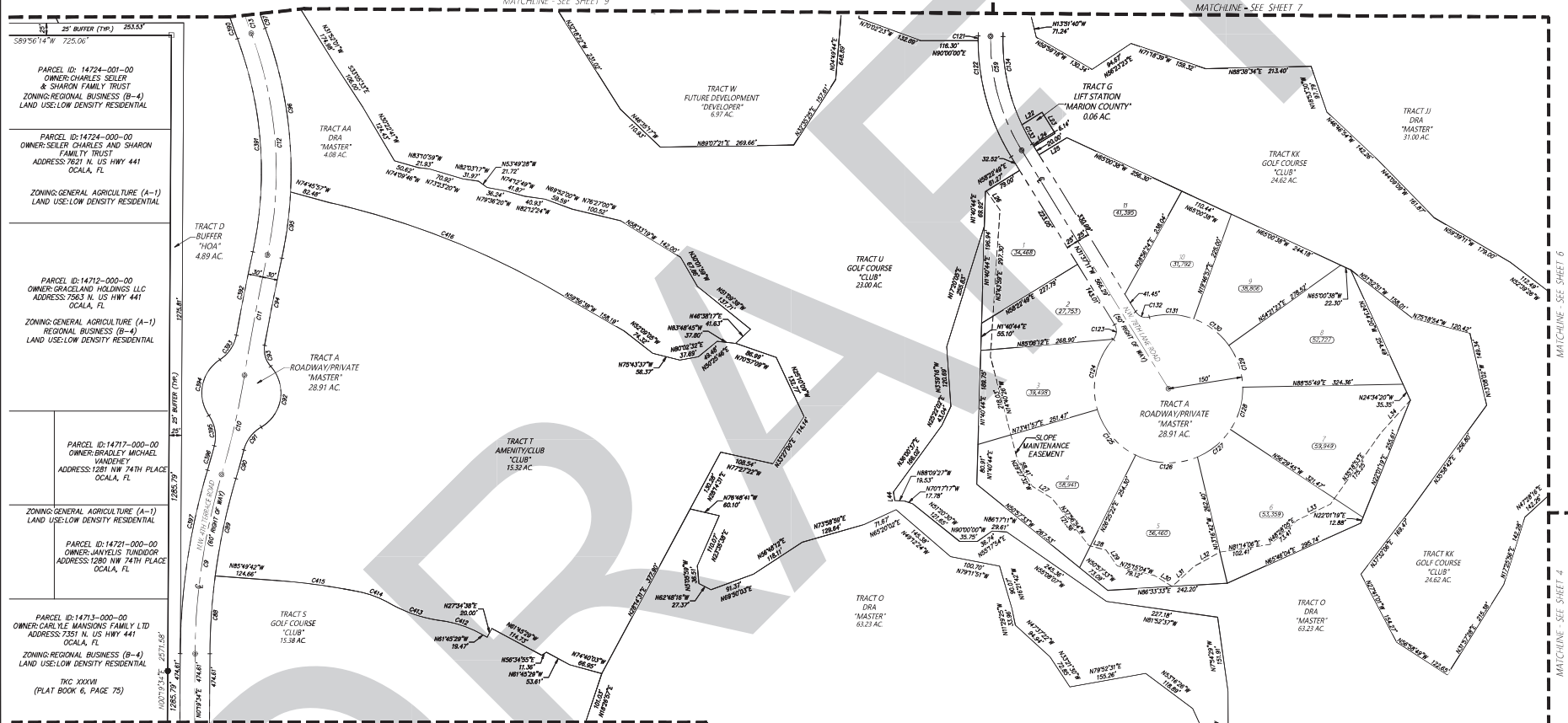
(A PLANNED UNIT DEVELOPMENT)

A REPLAT OF A PORTION OF ALDERMAN ESTATE, PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTION 17, 18, 19 AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



PLAT BOOK     , PAGE       
SHEET 5 OF 10

NOTE:  
THIS PLAT IS 10 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR IDENTIFICATION. NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, 8, 9 AND 10.



MATCHLINE - SEE SHEET 3

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C09	397.88	1300.00	0161°25'07"	366.65	N08°23'59"E	C17	91.38	1372.00	003°48'58"	91.38	N18°32'25"W	C25	123.77	150.00	04°18'34"	120.29	N39°56'20"W
C10	206.15	5642.00	0007°11'58"	206.08	N12°56'38"E	C18	8.47	450.00	001°12'20"	8.47	N00°27'28"E	C26	128.81	150.00	04°18'37"	125.46	N88°47'08"W
C11	247.25	1002.00	002°50'00"	242.23	N10°45'48"E	C19	247.20	450.00	03°28'29"	244.10	N15°52'57"W	C27	87.87	150.00	03°38'10"	86.72	N50°18'20"E
C12	455.55	800.00	032°37'42"	449.48	N04°08'03"W	C20	32.83	25.00	073°23'54"	28.88	N05°04'46"E	C28	90.91	150.00	03°43'26"	89.15	N52°55'50"W
C13	378.55	1402.00	0152°51'37"	377.40	N12°42'48"E	C21	150.25	150.00	05°04'48"	145.62	N12°44'20"E	C29	90.91	150.00	03°43'26"	89.15	N52°55'50"W
C14	242.41	425.00	032°40'49"	238.14	N15°18'47"E	C22	123.77	150.00	04°18'34"	120.29	N39°56'20"W	C30	90.91	150.00	03°43'26"	89.15	N52°55'50"W
C15	151.78	1220.00	007°10'03"	151.64	N01°51'05"E	C23	128.81	150.00	04°18'37"	125.46	N88°47'08"W	C31	91.38	1372.00	003°48'58"	91.38	N18°32'25"W
C16	201.63	1220.00	0036°14'27"	201.42	N11°59'30"E	C24	87.87	150.00	03°38'10"	86.72	N50°18'20"E	C32	32.83	25.00	073°23'54"	28.88	N05°04'46"E
C17	60.12	1672.00	0022°37'37"	60.12	N13°30'35"E	C25	90.91	150.00	03°43'26"	89.15	N52°55'50"W	C33	43.85	400.00	008°17'47"	43.83	N82°58'20"W
C18	55.52	75.00	045°28'11"	57.97	N37°12'52"E	C26	128.81	150.00	04°18'37"	125.46	N88°47'08"W	C34	184.20	400.00	028°23'06"	182.98	N12°07'55"W
C19	142.65	89.00	029°59'54"	134.42	N18°52'39"E	C27	87.87	150.00	03°38'10"	86.72	N50°18'20"E	C35	45.66	50.00	029°42'51"	44.99	N16°12'35"W
C20	45.66	50.00	029°42'51"	44.99	N16°12'35"W	C28	90.91	150.00	03°43'26"	89.15	N52°55'50"W	C36	128.81	150.00	04°18'37"	125.46	N88°47'08"W
C21	128.81	150.00	04°18'37"	125.46	N88°47'08"W	C29	90.91	150.00	03°43'26"	89.15	N52°55'50"W	C37	136.85	1368.00	007°17'53"	137.45	N82°17'02"W
C22	87.87	150.00	03°38'10"	86.72	N50°18'20"E	C30	90.91	150.00	03°43'26"	89.15	N52°55'50"W	C38	493.10	1644.14	017°11'02"	491.26	N68°52'09"W
C23	128.81	150.00	04°18'37"	125.46	N88°47'08"W	C31	91.38	1372.00	003°48'58"	91.38	N18°32'25"W	C39	438.47	1500.00	001°12'20"	437.99	N00°27'28"E
C24	87.87	150.00	03°38'10"	86.72	N50°18'20"E	C32	32.83	25.00	073°23'54"	28.88	N05°04'46"E	C40	128.81	150.00	04°18'37"	125.46	N88°47'08"W
C25	90.91	150.00	03°43'26"	89.15	N52°55'50"W	C33	43.85	400.00	008°17'47"	43.83	N82°58'20"W	C41	184.20	400.00	028°23'06"	182.98	N12°07'55"W
C26	128.81	150.00	04°18'37"	125.46	N88°47'08"W	C34	184.20	400.00	028°23'06"	182.98	N12°07'55"W	C42	184.20	400.00	028°23'06"	182.98	N12°07'55"W

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L01	N08°22'40"E	48.00	L29	N83°51'19"W	38.74
L02	N17°17'17"W	50.00	L30	N05°58'18"W	41.20
L03	N05°22'42"E	33.43	L31	N47°18'58"E	59.71
L04	N05°22'42"E	33.43	L32	N16°12'35"W	60.00
L05	N05°22'42"E	66.25	L33	N63°54'26"W	74.96
L06	N35°58'08"W	47.85	L34	N44°58'00"E	80.34
L07	N35°58'08"W	47.85	L35	N44°58'00"E	80.34
L08	N75°56'42"W	35.61	L44	N82°42'47"W	17.78

LEGEND UNLESS OTHERWISE NOTED  
 N = NOT TO SCALE  
 R = RADIUS  
 L = ARC LENGTH  
 Δ = DELTA (CENTRAL ANGLE)  
 CH = CHORD DISTANCE  
 CB = CHORD BEARING  
 NO. = NUMBER  
 N. = NORTHING (STATE PLANE COORDINATES)  
 E. = EASTING (STATE PLANE COORDINATES)  
 C = CENTERLINE OF RIGHT OF WAY  
 O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY  
 D.R.A. = DRAINAGE RETENTION AREA  
 LB = LICENSE BUSINESS  
 LS = LAND SURVEYOR  
 PLS = PROFESSIONAL LAND SURVEYOR

MATCHLINE - SEE SHEET 3

PG. = PAGE  
 P.B. = PLAT BOOK  
 P.T. = POINT OF TANGENCY  
 D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT  
 D.U.E. = DRAINAGE AND UTILITY EASEMENT  
 A.E. = ACCESS EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT  
 AC. = ACRES  
 (NR) = NOT RADIAL  
 (XXXX) = SQUARE FOOTAGE AREA

□ = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)  
 ○ = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & DISK (AS NOTED)  
 ⊙ = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (LB 8071)  
 ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & DISK (LB 8071)  
 ○ = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISK (AS NOTED)

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







**JCH**  
CONSULTING GROUP, INC.  
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# IRONCREST PHASE 1

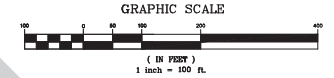
(A PLANNED UNIT DEVELOPMENT)

PLAT BOOK     , PAGE       
SHEET 8 OF 10

A REPLAT OF A PORTION OF ALDERMAN ESTATE, PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTION 17, 18, 19 AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST

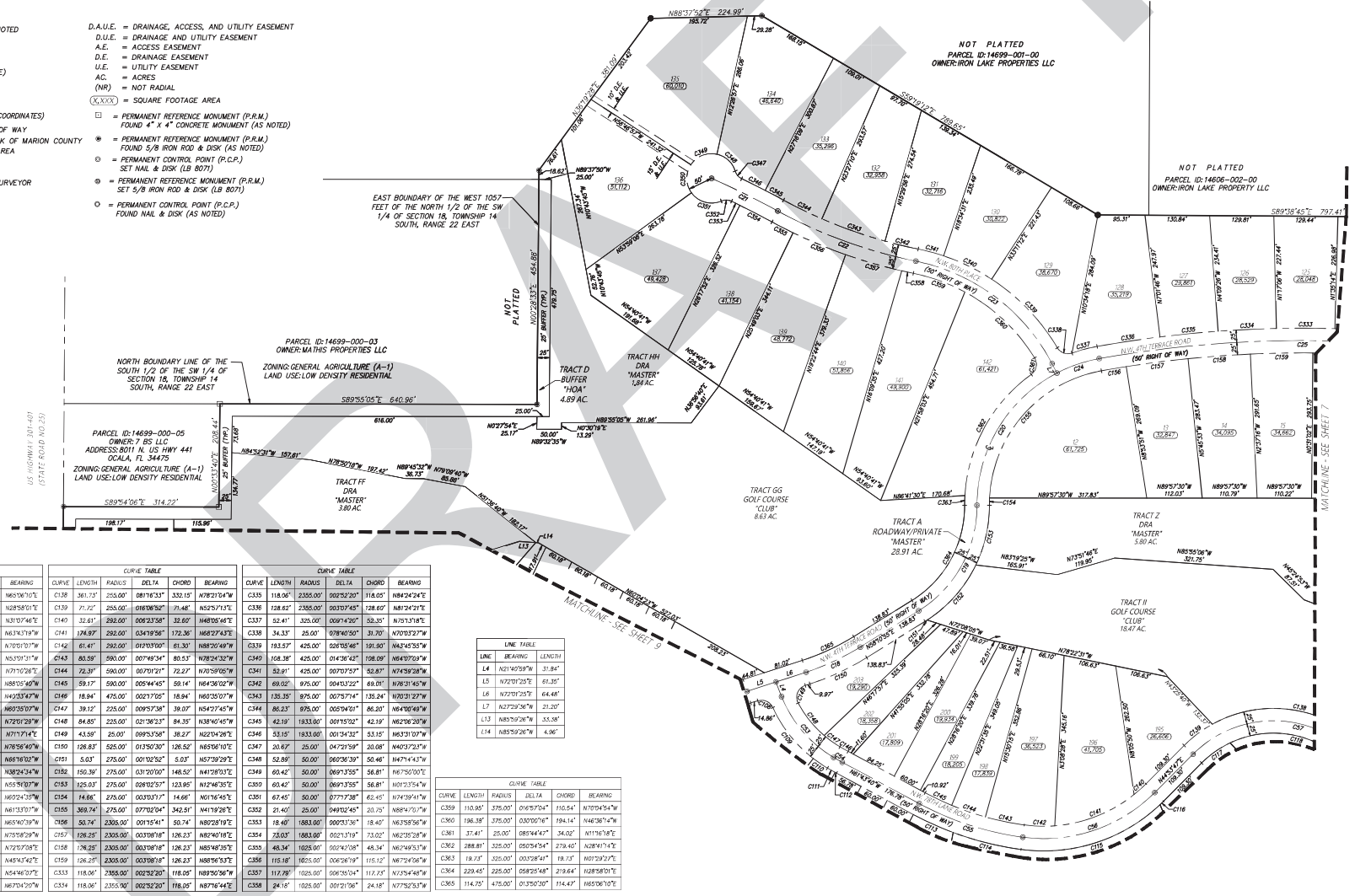
MARION COUNTY, FLORIDA

**NOTE**  
THIS PLAT IS 10 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR EDUCATION, NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, 8, 9 AND 10.



**LEGEND** UNLESS OTHERWISE NOTED

- N = NOT TO SCALE
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
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  - AC. = ACRES
  - (NR) = NOT RADIAL
  - (XXXX) = SQUARE FOOTAGE AREA
  - = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
  - \* = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8 IRON ROD & DISK (AS NOTED)
  - = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (LB 807)
  - = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8 IRON ROD & DISK (LB 807)
  - = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISK (AS NOTED)



CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C18	120.73	500.00	02°39'57"	120.60	N85°06'10"E	C18	361.27	255.00	08°17'37"	332.15	N78°31'54"W	C18	118.95	2355.00	00°52'30"	118.95	N84°24'24"E
C19	254.95	250.00	58°29'48"	244.04	N28°58'01"E	C19	71.22	255.00	01°07'02"	71.48	N2°29'17"E	C19	128.62	2355.00	00°57'48"	128.62	N87°24'21"E
C20	328.54	300.00	06°24'24"	312.49	N37°07'46"E	C20	124.41	280.00	00°23'38"	123.80	N84°05'44"E	C20	31.47	325.00	00°09'46"	32.01	N76°13'17"E
C21	149.29	190.00	04°28'50"	149.50	N63°47'14"W	C21	128.97	280.00	02°49'56"	122.36	N82°27'43"E	C21	34.33	28.00	07°00'50"	31.70	N07°07'22"W
C22	298.05	1000.00	01°20'43"	296.80	N70°51'01"W	C22	61.47	280.00	01°20'50"	61.30	N88°20'48"W	C22	193.57	425.00	02°59'54"	191.50	N84°43'55"W
C23	256.49	400.00	05°15'03"	244.61	N57°51'31"W	C23	80.59	590.00	00°48'34"	80.53	N78°24'32"W	C23	108.38	425.00	01°34'42"	108.09	N84°59'59"W
C24	90.76	300.00	01°27'04"	90.42	N71°10'28"E	C24	72.37	590.00	00°10'21"	72.27	N70°59'05"W	C24	52.91	425.00	00°57'53"	52.87	N74°59'28"W
C25	981.23	2330.00	02°47'44"	974.00	N85°54'46"W	C25	59.17	590.00	00°54'45"	59.14	N64°36'02"W	C25	69.02	875.00	00°43'32"	69.01	N76°31'45"W
C26	164.76	250.00	03°45'36"	161.79	N49°33'47"W	C26	18.94	475.00	00°21'05"	18.94	N60°35'07"W	C26	135.35	875.00	00°57'74"	135.24	N70°31'27"W
C27	18.84	500.00	00°27'35"	18.84	N89°35'07"W	C27	39.12	225.00	00°57'38"	39.07	N54°27'45"W	C27	86.23	875.00	00°54'01"	86.20	N64°08'48"W
C28	221.05	615.00	02°53'59"	219.87	N78°51'29"W	C28	64.85	225.00	02°36'23"	64.35	N38°40'45"W	C28	42.19	1833.00	00°14'50"	42.19	N62°26'20"W
C29	292.02	370.00	05°24'54"	281.81	N71°17'14"E	C29	43.59	25.00	00°59'38"	43.27	N62°04'28"E	C29	33.15	1833.00	00°13'42"	33.15	N63°31'07"W
C30	466.93	230.00	11°19'50"	467.98	N78°56'40"W	C30	126.83	525.00	01°30'30"	126.52	N69°56'10"E	C30	20.67	25.00	04°29'59"	20.68	N49°32'21"W
C31	36.47	25.00	58°35'07"	33.77	N88°16'02"W	C31	5.03	275.00	00°10'56"	5.03	N57°39'29"E	C31	52.89	50.00	00°50'39"	52.46	N47°44'43"W
C32	133.87	275.00	02°37'47"	131.67	N88°25'24"W	C32	190.39	275.00	01°20'10"	188.50	N41°28'51"E	C32	60.42	50.00	00°59'35"	59.87	N67°50'10"E
C33	34.47	275.00	00°17'05"	34.45	N85°18'07"W	C33	225.01	235.00	00°02'51"	223.84	N1°49'18"E	C33	60.42	50.00	00°59'35"	59.87	N67°50'10"E
C34	117.27	525.00	00°18'50"	117.22	N85°24'25"W	C34	236.01	235.00	00°03'17"	234.66	N1°16'54"E	C34	67.42	50.00	00°57'28"	67.11	N47°19'14"W
C35	3.22	525.00	00°01'56"	3.22	N1°31'37"E	C35	368.74	275.00	02°22'34"	342.81	N41°19'28"E	C35	31.40	25.00	04°52'44"	31.75	N88°47'07"W
C36	88.24	640.00	00°27'53"	88.17	N85°40'19"W	C36	50.6	235.00	00°11'54"	50.74	N80°29'19"E	C36	18.48	1883.00	00°21'54"	18.40	N63°58'56"W
C37	141.80	640.00	01°24'40"	141.51	N75°58'29"W	C37	126.25	235.00	00°37'01"	126.23	N82°40'18"E	C37	23.03	1883.00	00°21'19"	23.02	N62°26'20"W
C38	305.13	1425.00	05°10'50"	295.11	N72°07'08"E	C38	78.25	235.00	00°37'01"	78.23	N85°49'35"E	C38	46.34	1025.00	00°24'08"	46.34	N62°49'53"W
C39	9.97	342.00	00°19'49"	9.97	N45°41'42"E	C39	126.25	235.00	00°37'01"	126.23	N85°56'53"E	C39	116.18	1025.00	00°26'19"	115.12	N67°24'56"W
C40	70.64	205.00	01°04'40"	70.37	N45°46'07"E	C40	118.06	385.00	00°22'52"	118.05	N89°50'56"W	C40	117.78	1025.00	00°26'19"	117.21	N73°44'46"W
C41	345.51	205.00	06°14'25"	336.00	N67°04'29"W	C41	118.06	385.00	00°22'52"	118.05	N89°50'56"W	C41	24.18	1025.00	00°21'06"	24.18	N77°52'53"W

LINE TABLE			
LINE	BEARING	LENGTH	AREA
L4	N21°45'59"W	31.84	
L5	N72°07'25"E	61.35	
L6	N72°07'25"E	64.48	
L7	N27°23'26"W	21.20	
L13	N85°59'26"W	33.58	
L14	N85°59'26"W	4.96	

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, Ocala, Florida, 34471



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT SURVEYING & MAPPING  
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CERTIFICATE OF AUTHORIZATION NO. 12400  
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604 W. UNIVERSITY AVENUE, SUITE 100  
ORLANDO, FLORIDA 32803  
PHONE: 321.485.1142 www.JCH.com

# IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

PLAT BOOK     , PAGE       
SHEET 9 OF 10

A REPLAT OF A PORTION OF ALDERMAN ESTATE, PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTION 17, 18, 19 AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

**LEGEND** UNLESS OTHERWISE NOTED

- A- = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
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- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- AC. = ACRES
- (NR) = NOT RADIAL
- .XXX = SQUARE FOOTAGE AREA
- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & DISK (AS NOTED)
- ⊙ = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (LB 8071)
- ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & DISK (LB 8071)
- = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISK (AS NOTED)

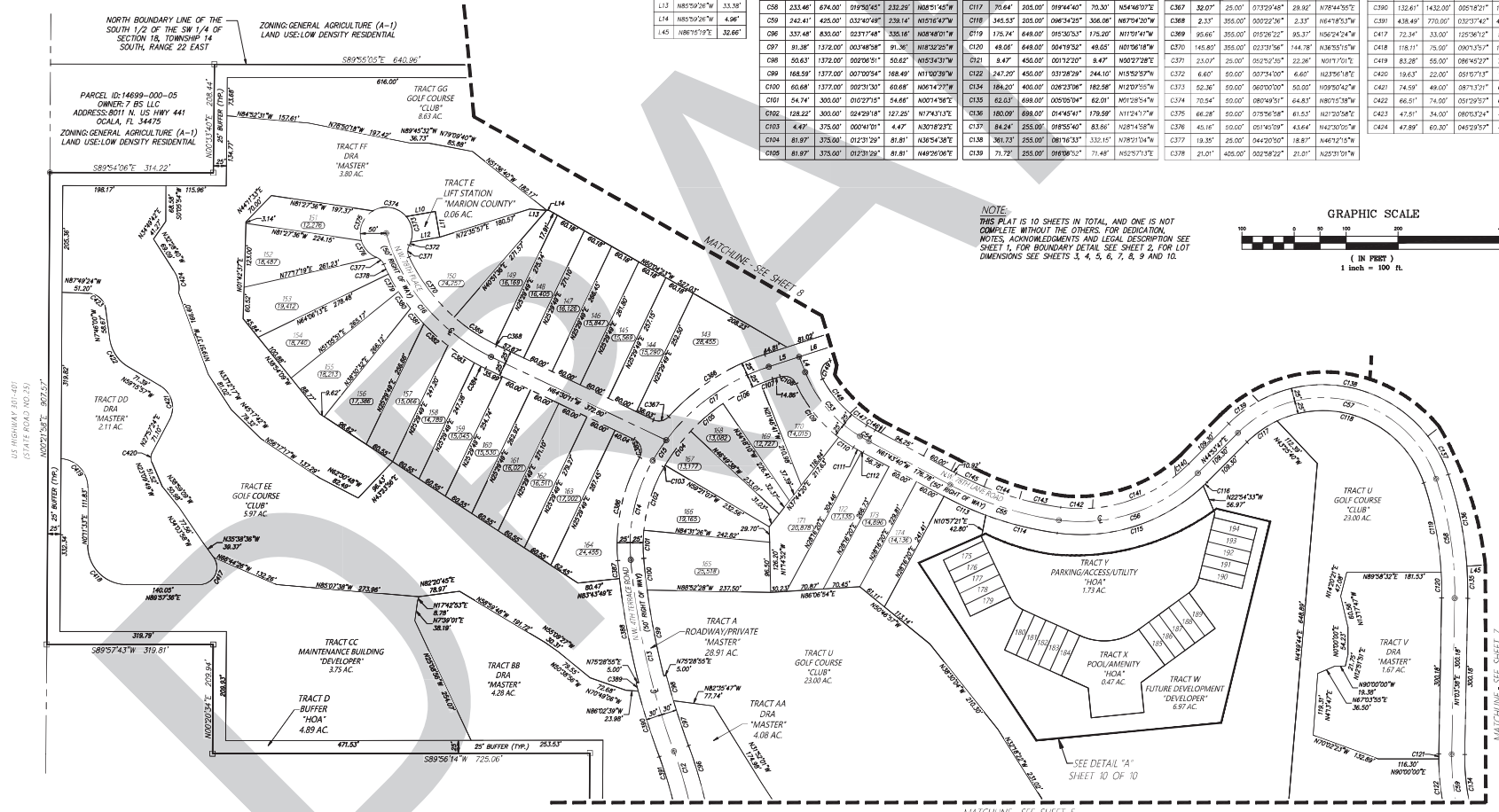
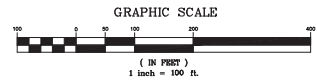
**LINE TABLE**

LINE	BEARING	LENGTH
L4	N21°40'59"W	31.84
L5	N72°01'25"E	61.30
L6	N72°01'25"E	64.48
L10	N89°59'18"E	56.70
L11	N89°59'18"E	56.70
L12	N89°59'18"E	56.70
L13	N89°59'26"W	33.38
L14	N89°59'26"W	4.98
L45	N89°59'19"E	32.86

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C106	81.97	375.00	012°31'28"	81.81	N61°57'28"E
C107	24.88	375.00	003°48'56"	24.88	N70°07'22"E
C108	36.40	25.00	083°29'50"	33.27	N66°16'02"W
C109	132.91	275.00	027°42'12"	131.67	N58°24'34"W
C110	34.47	275.00	067°10'58"	34.45	N58°51'07"W
C111	17.72	325.00	001°58'50"	17.72	N62°4'35"W
C112	3.22	325.00	000°01'50"	3.22	N61°33'07"W
C113	88.24	840.00	007°33'39"	88.17	N65°40'39"W
C114	141.80	840.00	012°41'40"	141.51	N73°58'29"W
C115	305.13	342.00	55°10'20"	285.11	N72°07'08"E
C116	8.81	342.00	001°39'40"	8.82	N45°43'42"E
C117	36.41	325.00	019°44'42"	36.33	N58°48'09"E
C118	145.13	225.00	086°14'28"	136.08	N67°24'28"W
C119	175.74	448.00	015°30'31"	175.20	N61°01'41"W
C120	48.04	448.00	004°19'52"	48.03	N67°08'16"W
C121	8.47	455.00	001°12'20"	8.47	N00°27'28"E
C122	247.20	455.00	031°28'29"	244.10	N15°29'27"W
C123	184.20	400.00	028°23'38"	182.58	N12°09'55"W
C124	62.63	688.00	005°05'54"	62.01	N01°28'54"W
C125	180.09	688.00	014°45'41"	178.59	N11°24'17"W
C126	84.24	255.00	018°55'40"	83.66	N28°14'58"W
C127	361.73	255.00	061°16'31"	333.15	N78°51'04"W
C128	81.97	375.00	012°31'28"	81.81	N61°57'28"E
C129	71.72	255.00	016°08'12"	71.48	N52°19'37"E
C130	222.70	425.00	030°19'31"	220.16	N57°10'47"E
C131	32.07	25.00	017°59'48"	29.90	N78°44'24"E
C132	2.35	355.00	002°22'58"	2.35	N64°18'25"W
C133	95.66	355.00	012°29'21"	95.37	N56°24'24"W
C134	145.87	355.00	021°31'56"	144.78	N46°25'51"W
C135	23.07	25.00	022°10'27"	22.36	N01°17'01"E
C136	6.60	50.00	007°34'00"	6.60	N42°36'58"W
C137	52.36	50.00	067°00'00"	50.00	N09°50'42"W
C138	70.54	50.00	080°49'51"	64.83	N08°15'13"W
C139	66.28	50.00	075°56'58"	61.53	N07°10'58"W
C140	45.16	50.00	051°40'39"	43.64	N42°10'58"W
C141	13.35	25.00	041°20'50"	18.87	N46°12'12"W
C142	21.01	405.00	002°58'22"	21.01	N25°31'01"W

**NOTE:**  
THIS PLAT IS 10 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR REDUCTION NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, 8, 9 AND 10.



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# IRONCREST PHASE 1

(A PLANNED UNIT DEVELOPMENT)

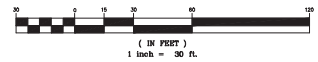
A REPLAT OF A PORTION OF ALDERMAN ESTATE, PLAT BOOK A, PAGE 122, PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTION 17, 18, 19 AND 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 SHEET 10 OF 10

**NOTE:**  
 THIS PLAT IS 10 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1. FOR BOUNDARY DETAIL SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, 8, 9 AND 10.



GRAPHIC SCALE



- LEGEND** UNLESS OTHERWISE NOTED
- = NOT TO SCALE
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING (STATE PLANE COORDINATES)
  - C.L. = CENTERLINE OF RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
  - D.R.A. = DRAINAGE RETENTION AREA
  - LB = LICENSE BUSINESS
  - LS = LAND SURVEYOR
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - P.T. = POINT OF TANGENCY
  - D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
  - D.U.E. = DRAINAGE AND UTILITY EASEMENT
  - A.E. = ACCESS EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - AC. = ACRES
  - (NR) = NOT RADIAL
  - (XXXX) = SQUARE FOOTAGE AREA
  - = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
  - ★ = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & DISK (AS NOTED)
  - ⊙ = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (LB 8071)
  - ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & DISK (LB 8071)
  - ⊙ = PERMANENT CONTROL POINT (P.C.P.) FOUND NAIL & DISK (AS NOTED)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C55	221.00'	615.00'	02°03'33"	218.87' N72°01'39"W
C56	282.02'	317.00'	05°46'54"	281.81' N71°17'14"E
C113	88.24'	640.00'	00°51'59"	88.17' N63°47'39"W
C114	141.30'	640.00'	01°24'42"	141.25' N75°58'59"W
C115	355.15'	542.00'	08°10'02"	295.11' N72°01'58"E
C116	9.87'	542.00'	09°13'24"	9.83' N44°11'45"E
C140	37.61'	292.00'	04°21'58"	37.60' N48°50'46"E
C141	174.89'	292.00'	04°12'56"	172.86' N68°27'43"E
C142	61.41'	292.00'	01°25'00"	61.30' N88°20'49"W
C143	80.59'	595.00'	00°49'24"	80.55' N78°43'32"W
C144	72.31'	595.00'	00°21'21"	72.27' N70°59'55"W
C145	59.17'	595.00'	00°54'45"	59.14' N64°38'02"W
C425	34.91'	50.00'	04°00'00"	34.20' N45°11'56"W
C426	116.40'	110.00'	06°21'29"	111.04' N84°59'17"E
C427	34.91'	50.00'	04°00'00"	34.20' N33°50'28"E

