

East PUD Development Conditions (211009Z):

- 1. THE PUD SHALL CONSIST OF A TOTAL OF 180 SINGLE-FAMILY DETACHED DWELLINGS UNITS AND ACCOMPANYING ACCESSORY AMENITIES...
2. THE DEVELOPER SHALL BE REQUIRED TO FULLY CONSTRUCT SW 100TH STREET, INCLUDING SIDEWALKS, FROM SW 49TH AVENUE ROAD WESTWARD TO SW 62ND AVENUE ROAD IN CONNECTION WITH THE COMPANION PUD (211008Z) AND/OR UP TO AND INCLUDING THE SW 54TH COURT INTERSECTION AND THE WOODS AND MEADOWS EAST SUBDIVISION AT A MINIMUM...
3. THE PUD SHALL HAVE TWO VEHICLE ACCESS POINTS TO SW 100TH STREET...
4. NO PUD PROJECT VEHICLE ACCESS SHALL BE ALLOWED TO THE SOUTH TO SW 54TH TERRACE IN THE EMERALD POINT SUBDIVISION...
5. GATED EMERGENCY VEHICLE ACCESS IS PERMITTED TO THE WEST TO SW 101ST PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION...
6. CONSTRUCTION ACCESS FOR THE INITIAL DEVELOPMENT OF THE SUBDIVISION INFRASTRUCTURE AND PUD RESIDENTIAL DWELLING UNITS SHALL BE PROVIDED VIA SW 100TH STREET...
7. RESIDENTIAL LOTS ALONG THE PROJECT'S WEST BOUNDARY SHARED WITH THE WOODS & MEADOWS EAST SUBDIVISION SHALL COMPLY WITH THE R-1 ZONING CLASSIFICATION'S MINIMUM 70' WIDE LOT WIDTH REQUIREMENT...
8. A TYPE "A" BUFFER (MINIMUM 30' WIDE, THREE SHADE TREES AND FIVE ACCENT TREES PER 100 LINEAL FEET...
9. THE PUD MASTER PLAN FOR (EQUALLY) SHALL DEMONSTRATE COMPLIANCE WITH THE PROJECT'S OPEN SPACE REQUIREMENTS OF 9.82 ACRES...
10. PUD COMMUNITY RECREATION AND AMENITY FACILITIES SHALL BE PROVIDED AS FOLLOWS:
A. THE FINAL PUD MASTER PLAN SUBMITTAL SHALL BE ACCOMPANIED BY DOCUMENTATION DEMONSTRATING CURRENT NATIONAL HOME BUILDER ASSOCIATION RESIDENTIAL COMMUNITY AMENITY PRACTICES...
B. AMENITIES FOR THE PUD SHALL THEN CONFORM TO THE GREATER OF EITHER THE CITED BUILDER PRACTICES AND STANDARDS...
C. THE AMENITY DETAILS AND LOCATIONS SHALL BE PROVIDED AS PART OF THE PUD'S SUBDIVISION INFRASTRUCTURE IMPROVEMENTS...
11. ANY LIGHTING PROVIDED FOR THE PUD'S COMMUNITY RECREATION AND AMENITY FACILITIES...
12. THE PROJECT'S FINAL PUD MASTER PLAN SHALL REQUIRE APPROVAL BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS...

Public & Private Facilities:

- 1. ROADS WITHIN PUD DEVELOPMENT WILL BE PRIVATE.
2. INTERIOR ROADS SHALL BE 24' WIDE PAVEMENT, WITH CURB AND GUTTER. PARKING WILL HAVE HEADER CURB WITH 24' DRIVE AISLES.
3. ALL ROAD RIGHT-OF-WAYS TO HAVE AN EASEMENT.
4. POTABLE WATER, SANITARY SEWER, ELECTRICAL AND SOLID WASTE COLLECTION SERVICES ARE PUBLIC FOR THE DEVELOPMENT AND WILL BE PROVIDED BY MARION COUNTY AND SECO ELECTRIC.
5. FUTURE PROPOSED SW 100TH ST (UNDER DESIGN BY RADCLIFFE ENGINEERING) TO BE PUBLIC.

Water & Sewer Notes:

- WATER NOTES:
1. NO EXISTING WATER SYSTEM IS PRESENT ON-SITE.
2. CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY. ALL PVC WATER PIPE TO BE DR 18.
SEWER NOTES:
1. NO EXISTING SEWER SYSTEM IS PRESENT ON-SITE.
2. GRAVITY SEWER SHALL BE DESIGNED TO CONNECT TO EXISTING MEADOW GLENN (MARION COUNTY OPERATED) SEWER ALONG PROPOSED SW 100TH STREET.
3. ALL WATER AND SEWER CONSTRUCTION WILL BE IN ACCORDANCE WITH MARION COUNTY WATER AND SEWER CONSTRUCTION DESIGN STANDARDS.

Table with 4 columns: DESIGN SUBJECT, COMPANY, CONTACT PERSON, PHONE NUMBER. Lists design professionals like RADCLIFFE ENGINEERING, ROGERS ENGINEERING, LLC, and NEW STRATEGY HOLDINGS, LLC.

Table with 4 columns: UTILITY, COMPANY, CONTACT PERSON, PHONE NUMBER. Lists utility contacts like SECO ELECTRIC, CENTURY LINK, SPECTRUM, MARION COUNTY UTILITIES, and MARION COUNTY FIRE DEPT.

SW 100TH STREET PUD - EAST
PRELIMINARY PLAT & MASTER PUD PLAN
MARION COUNTY, FLORIDA

Drainage Design Summary:

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR/24 HR. POST (11.0") STORM EVENT THIS MEETING SWFMD REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORM WATER FROM THE 45.0 AC SITE WILL BE ACCOMMODATED IN MULTIPLE DRAINAGE RETENTION AREAS EACH CONTAINED WITHIN AN INDIVIDUAL BASIN.

STORMWATER RUNOFF FROM THIS PROJECT WILL BE COLLECTED THROUGH A SERIES OF DRAINAGE INLETS, UNDERGROUND PIPES, GUTTERS, DOWN SPOUTS, OVERLAND FLOW AND SWALES WHICH DISCHARGE INTO PROPOSED DRAINAGE RETENTION AREAS (DRA) FOR WATER QUALITY AND/OR WATER QUANTITY ATTENUATION AS REQUIRED BY MARION COUNTY AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

EXISTING SOIL TYPE = A4B (APOPKA) HYDROLOGIC SOIL GROUP = A
A1B (ASTATULA) HYDROLOGIC SOIL GROUP = A
C6b (CANDLER) HYDROLOGIC SOIL GROUP = A

DESIGN TO MEET MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6(A)(3):
• DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SODDED BOTTOMS

STORMWATER MANAGEMENT DESIGN TO BE COMPLETED DURING FINAL PUD PLANNING STAGE AND PERMITTED THROUGH MARION COUNTY AND SWFMD.

General Notes:

- 1. SITE DEVELOPMENT PROPOSED FOR 180 PRIVATELY OWNED SINGLE FAMILY HOMES (MEDIUM DENSITY RESIDENTIAL LAND USE). PROPERTY IS ZONED R-1; WITH 180 MAX ALLOWABLE LOTS PER EAST PUD DEVELOPMENT CONDITIONS (211009Z).
2. THE SPECIFIC USE TO BE PERMITTED ON THE PROPERTY IS SINGLE-FAMILY HOMES (MEDIUM DENSITY RESIDENTIAL PUBLIC USE FACILITIES).
3. CONSTRUCTION IS PROPOSED IN A SINGLE PHASE.
4. MAXIMUM BUILDING HEIGHT WILL BE 40 FEET.
5. SITE IS VACANT LAND WITH SCATTERED TREES AND PASTURE.
6. THERE ARE NO FEMA OR MARION COUNTY 100 YEAR FLOOD PLANS ON THIS SITE.
7. UTILITIES AS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE PER SURVEY AND MARION COUNTY G.I.S. INFORMATION.
8. SIDEWALKS ARE PROPOSED ON ONE SIDE OF THE ROADS AND TO THE PROPOSED MULTI-MODAL PATH ALONG SW 100TH STREET.
9. THIS PUD SHALL MEET SECTION 6.8.5 OF THE MARION COUNTY LOC REGARDING MARION-FRIENDLY LANDSCAPE AREAS (MFLA). DEVELOPER SHALL ALSO PROMOTE PRACTICES AND PRINCIPLES OF FLORIDA-FRIENDLY LANDSCAPING (FFL) AS DESCRIBED IN THE FLORIDA YARDS AND NEIGHBORHOODS HANDBOOK, AS AMENDED. A PROGRAM WHICH PROMOTES THESE PRINCIPLES SHALL BE INCORPORATED INTO AND MADE PART OF THE RESTRICTIVE COVENANTS.
10. THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, OPEN SPACE, BUFFERS, COMMON AREA LANDSCAPING WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUAL AFTER SITE IS COMPLETE BY A PROPERTY ASSOCIATION FORMED AND ESTABLISHED FOR SUCH PURPOSES.
11. FINAL OPEN SPACE AND DRAINAGE RETENTION AREA (DRA) LOCATIONS AND SIZES MAY VARY DURING IMPROVEMENT PLAN DEVELOPMENT AND WILL MEET OR EXCEED MINIMUM MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
12. ALL NECESSARY EASEMENTS WILL BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
13. NO OUTDOOR LIGHTING IS PROPOSED FOR THE MULTI-PURPOSE/SOCCER FIELD.

Flood Certification:

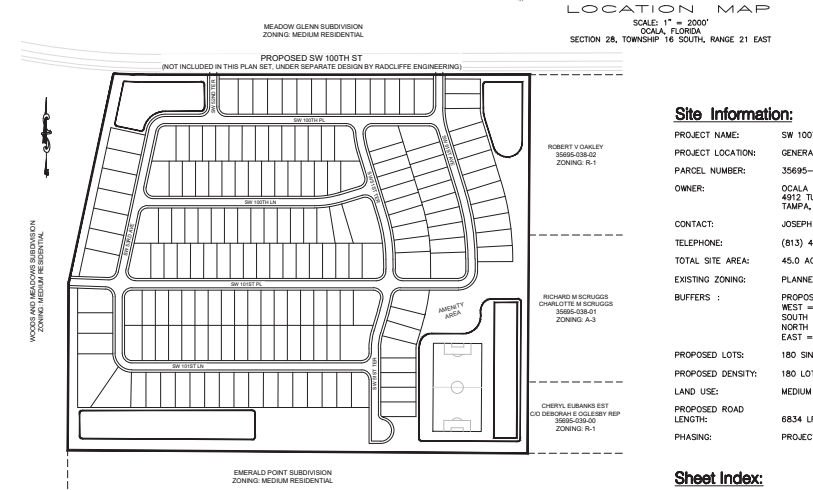
FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AND ZONE "A1" - A FLOOD PRONE AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: http://www.marioncounty.org

Maintenance and Operation Schedule for Stormwater Management System:

- 1. BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
2. THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE FREQUENTLY.
3. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
4. REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAW DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME, THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

Tree Planting & Landscaping Requirements:

SEE TREE DENSITY PLAN (C007) AND BUFFER DETAILS (C008).



MARION COUNTY PROJECT No. 28951

Site Information:

PROJECT NAME: SW 100TH STREET PUD - EAST
PROJECT LOCATION: GENERALLY SOUTHWEST OF SW 100TH ST & SW 49TH AVE
PARCEL NUMBER: 35695-033-00
OWNER: Ocala SW 100th LLC, 4912 TURNBURY WOOD DRIVE TAMPA, FL 33647
CONTACT: JOSEPH TABSHE, MANAGER
TELEPHONE: (813) 444-8742
TOTAL SITE AREA: 45.0 ACRES
EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
BUFFERS: PROPOSED PER PUD DEVELOPMENT CONDITIONS WEST = 30' FROM WOODS & MEADOWS EAST SUBDIVISION SOUTH = 30' FROM EMERALD POINT SUBDIVISION NORTH = 15' FROM SW 100TH ST R/W BOUNDARY EAST = 15' FROM PROPERTY BOUNDARY
PROPOSED LOTS: 180 SINGLE FAMILY LOTS
PROPOSED DENSITY: 180 LOTS/45.0 ACRES = 4.0 LOTS PER ACRE
LAND USE: MEDIUM RESIDENTIAL
PROPOSED ROAD LENGTH: 6834 LF (1.294 MILES)
PHASING: PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE

Sheet Index:

- C001 COVER SHEET
C002 PRELIMINARY PLAT (NORTH)
C003 PRELIMINARY PLAT (SOUTH)
C004 SITE LAYOUT
C005 DRAINAGE PLAN
C006 UTILITY PLAN
C007 TREE DENSITY PLAN
C008 DETAILS
S001 BOUNDARY SURVEY (ROGERS - SHEET 1 OF 2)
S002 TOPOGRAPHIC SURVEY (ROGERS - SHEET 2 OF 2)

Existing Conditions:

THE SITE IS SITUATED ON HEAVILY WOODED ROLLING HILLS SURROUNDED BY THE EXISTING SINGLE-FAMILY DEVELOPMENTS. NATURAL WOODED BUFFERS WILL BE PRESERVED AROUND THE PROJECT PERIMETER. SANDY WELL DRAINED SOILS ARE FOUND THROUGHOUT THE PROPERTY. DRAINAGE AND STORMWATER CONTROLS WILL BE PROVIDED TO MEET SWFMD AND MARION COUNTY STANDARDS.

Description:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°38'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CORNER NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 03°24'13" AND AN ARC DISTANCE OF 144.89 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°38'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°22'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°58'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

Concurrency Deferral Elected Note:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

Springs Protection Zone:

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE FOR MARION COUNTY.

Site Distance:

SIGHT DISTANCE CALCULATED USING FDOT INDEX NO. 546 (2 LANE UNDIVIDED ROADWAY), NO CONFLICTS NOTED.

Waivers to be Requested:

- 1. REQUEST WAIVER TO SELECTIVELY LOCATE TREES IN THREE (3) 1 ACRE TYPICAL PLOTS, 30' PERIMETER BUFFERS AND ALL TREES GREATER THAN 30" DBH IN LIEU OF COMPLETE TREE LOCATIONS ON 45 ACRES PARCEL.
2. REQUEST WAIVER TO SIGN THREE (3) CORNERS AT 15 MPH PER MUTCD CODE.

Underground Electric:

ALL ELECTRIC WILL BE UNDERGROUND. UNDERGROUND ELECTRIC PLANS TO BE COORDINATED WITH SECO ELECTRIC SERVICE AT TIME OF SUBDIVISION IMPROVEMENT PLANS APPROVAL.

Sign Standards:

THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:
1. RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
2. PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPLE ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.
SIGNAGE TO BE DESIGNED DURING FINAL IMPROVEMENT PLAN STAGE.

Traffic Impact Analysis:

SEE SEPARATE TRAFFIC IMPACT ANALYSIS FOR OCALA SW 100TH PUD BY VHB DATED APRIL 2022.

Owner's Certification:

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

OCALA SW 100TH LLC DATE
BY: JOSEPH TABSHE (MANAGER)

Engineer's Certification:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LOC), EXCEPT AS WAIVED:

MICHAEL W. RADCLIFFE, P.E.
FLORIDA REG. ENGINEER, NO. 31170

SIGNATURE DATE

Table with 2 columns: Date, Description. Includes dates 01-1-2023 and 01-1-2023 with descriptions like 'REVISIONS PER CITY COMMENTS'.

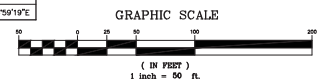
Table with 2 columns: Name, Title. Lists MICHAEL W. RADCLIFFE as P.E. and JOSEPH TABSHE as Manager.

Logo for MICHAEL W. RADCLIFFE ENGINEERING, INC. with contact information: 3515 S.W. 11th Ave., Suite 100, Ft. Lauderdale, FL 33304. Phone: (954) 522-0000. Fax: (954) 522-0001. Website: www.radcliffeeng.com.

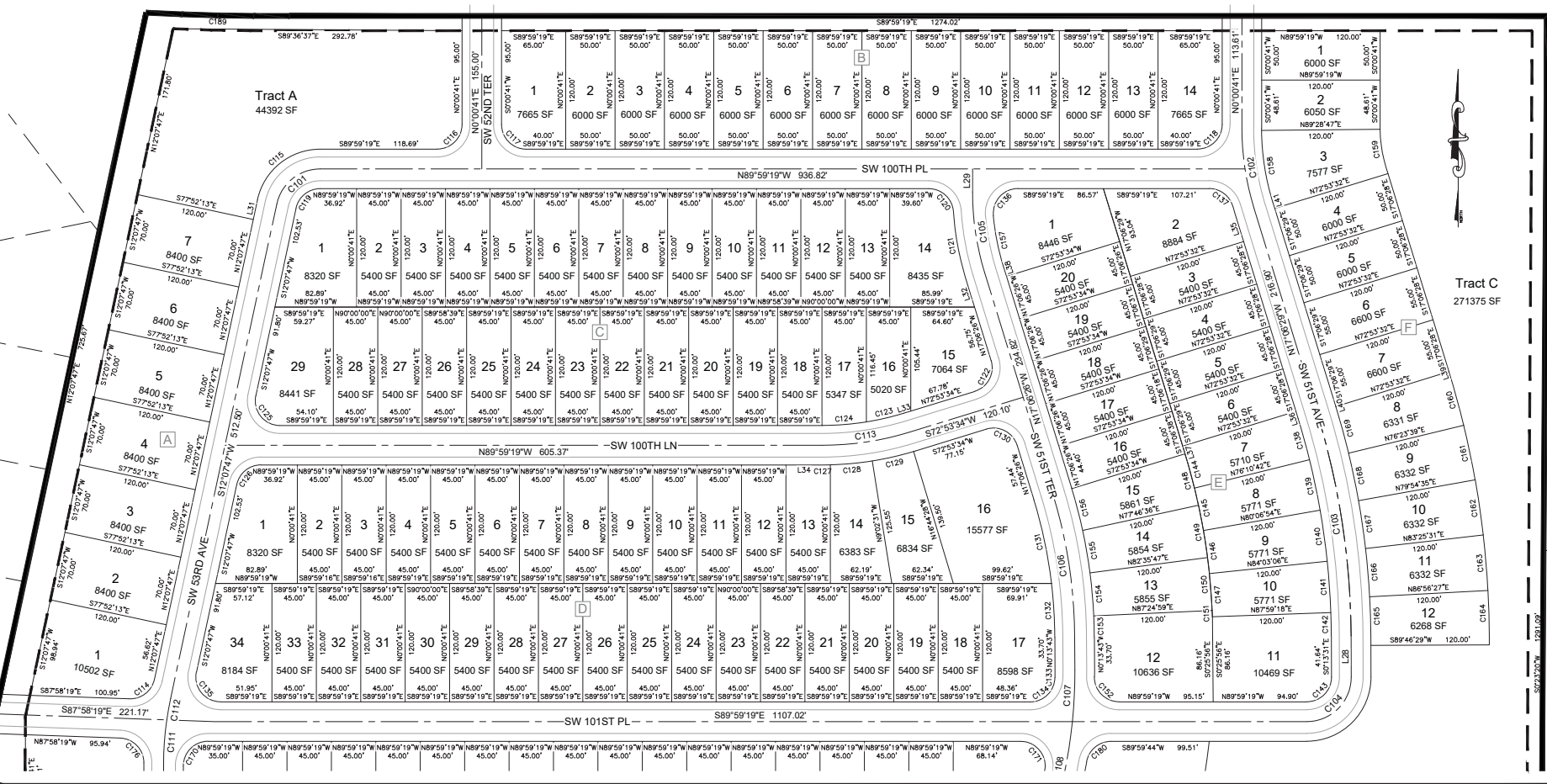
Cover Sheet label with project name: SW 100th Street PUD - East.

Table with 2 columns: Revisions to Plan Set, Date. Lists revisions C001, C007, and C008.

Curve Table					Curve Table					Curve Table					Curve Table					Curve Table															
CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.	CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.	CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.	CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.	CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.						
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C102	65.17	275.00	177070	61.86	S893254"E	C117	39.27	25.00	907000	35.36	S445919"E	C132	54.96	480.00	97574	54.83	N329105"W	C147	43.97	636.38	73974	43.97	N781970"W	C162	56.45	900.00	37055	56.44	S891017"E	C177	57.73	45.00	508302	55.85	S271919"E
C103	229.78	760.00	N825434	228.95	N485041"E	C118	39.27	25.00	889100	35.36	N485041"E	C133	7.14	480.00	291107	7.14	N891917"E	C148	53.86	626.50	43614	53.84	N1431819"W	C163	56.45	900.00	37055	56.44	S531181"E	C178	40.97	65.00	387070	40.30	S701410"E
C104	70.87	45.00	809434	63.77	N445329"E	C119	13.98	25.00	775234	31.43	S510414"W	C134	39.20	25.00	892151	35.17	N451917"E	C149	53.84	624.68	44213	53.82	N948449"W	C164	56.76	900.00	37204	56.75	N175945"W	C179	39.27	25.00	907000	35.36	N445919"W
C105	82.16	275.00	177070	81.86	S893254"E	C120	37.62	25.00	861300	34.17	N445329"E	C135	44.56	25.00	1020706	38.89	S389546"E	C150	53.84	625.97	43511	53.82	N475937"W	C165	49.35	900.00	37204	49.34	N175945"W	C180	34.89	25.00	795174	32.12	S505190"W
C106	147.29	500.00	165243	146.76	N894020"W	C121	68.67	295.00	137615	68.52	S107861"E	C136	41.57	25.00	971530	36.94	S492244"W	C151	6.39	1060.29	22023	6.39	S217151"E	C166	49.08	900.00	37055	49.08	N107072"E	C181	58.83	640.00	714102	58.77	N107072"E
C107	52.05	500.00	57570	52.02	S234510"E	C122	39.27	25.00	907000	35.36	N275334"E	C137	32.44	25.00	743010	30.21	N269191"W	C152	39.49	25.00	903041	35.51	S444339"E	C167	49.08	900.00	37055	49.08	N902171"W	C182	30.09	640.00	274137	30.09	N157841"E
C108	95.33	500.00	107551	95.18	N111144"E	C123	39.05	280.00	73927	39.02	N767531"E	C138	43.58	760.00	371708	43.58	N192375"W	C153	21.37	520.00	202117	21.37	N124222"W	C168	49.08	900.00	37055	49.08	N123306"W	C183	17.43	650.00	167850	17.37	S89306"W
C109	58.11	200.00	168500	57.91	S89206"E	C124	44.61	280.00	90740	44.56	S852651"W	C139	52.22	760.00	37612	52.21	N115112"W	C154	43.74	520.00	434912	43.73	N459337"W	C169	39.07	900.00	24753	39.06	N154230"W	C184	8.09	10.00	462520	7.88	S237014"E
C110	70.69	45.00	907000	63.64	S445919"E	C125	44.56	25.00	1020706	38.89	S389546"E	C140	52.22	760.00	37612	52.21	N785000"W	C155	43.74	520.00	434912	43.73	N459337"W	C170	39.27	25.00	907000	35.36	S450041"W	C185	44.68	180.00	143174	44.57	S70723"E
C111	45.65	320.00	81028	45.62	S405565"W	C126	33.58	250.00	775234	31.43	S510414"W	C141	52.22	760.00	37612	52.21	N354848"W	C156	43.73	520.00	434912	43.71	N143757"W	C171	44.52	25.00	1020203	38.87	N385518"W	C186	7.61	180.00	225254	7.61	S152648"W
C112	22.03	320.00	33638	22.02	N107092"E	C127	7.91	320.00	125027	7.91	S891810"W	C142	23.65	760.00	146598	23.65	N10712"W	C157	52.76	250.00	115116	52.67	N110748"E	C172	38.65	480.00	479647	38.64	N412107"E	C187	24.45	520.00	241317	24.44	N157841"E
C113	86.63	300.00	170706	86.30	N812707"E	C128	43.65	320.00	73810	42.62	S844634"W	C143	39.37	25.00	907424	35.43	N443329"E	C158	73.82	250.00	163516	73.57	S84451"E	C173	63.92	220.00	167850	63.70	S82006"W	C188	35.61	520.00	37623	35.60	N120071"E
C114	34.86	25.00	795354	32.11	N520444"E	C129	43.60	620.04	320111	42.97	S777630"W	C144	36.10	620.04	320111	36.10	N152876"W	C159	39.31	135.00	1674054	39.17	S891540"E	C174	39.27	25.00	907000	35.36	N450041"E						
C115	88.35	65.00	775234	81.71	S510414"W	C130	39.27	25.00	907000	35.36	N6276026"E	C145	43.97	657.37	349577	43.96	N111211"W	C160	44.93	920.00	247763	44.92	S154330"E	C175	39.27	25.00	907000	35.36	S445919"E						



MARION COUNTY PROJECT
No. 28951



Scale: 1" = 50'

Project: 2022-06E

Drawn: MRR

Check: MRR

Date: 8-19-22

Client: Marion County

Project: Preliminary Plat

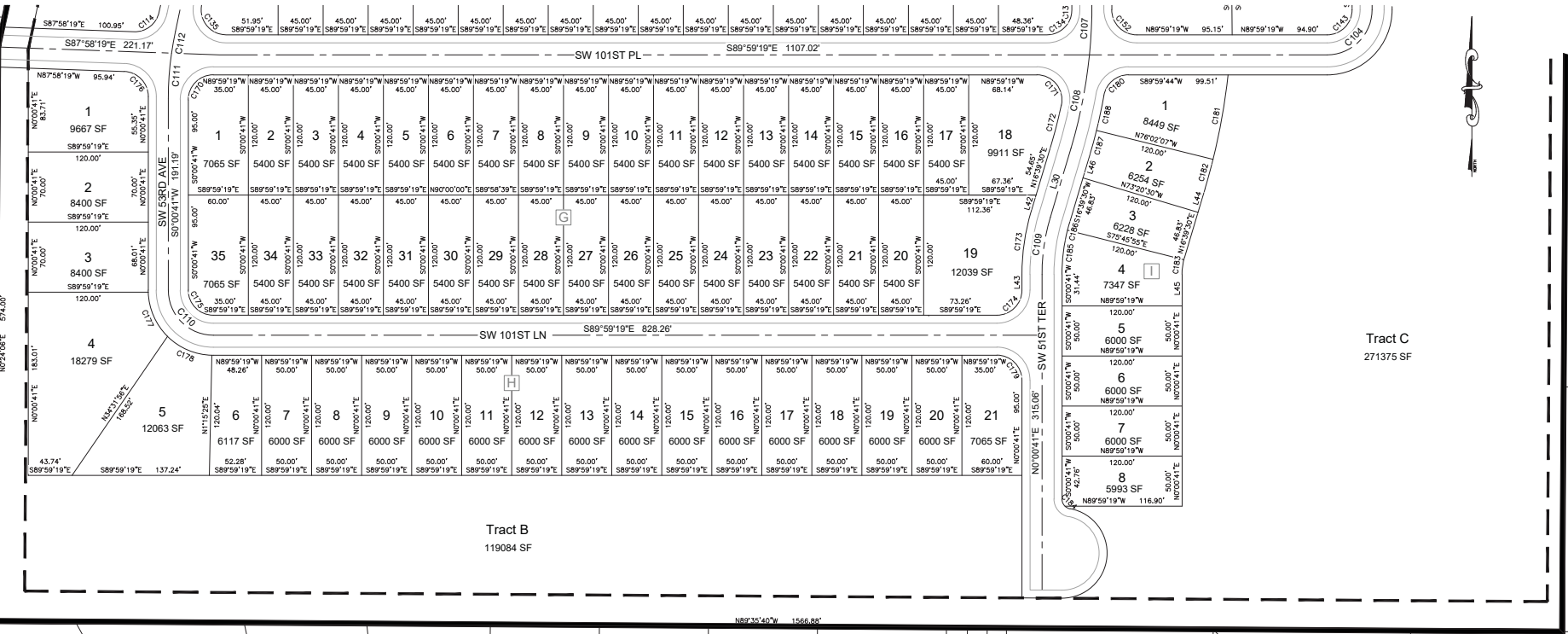
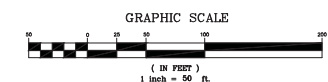
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Sheet No. C002 of C008

Curve Table						Curve Table						Curve Table						Curve Table						Curve Table											
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C101	61.17	45.00	7752.54	56.57	S51°04'14"W	C116	39.27	25.00	90700'00"	35.36	N45°50'41"E	C131	86.84	480.00	1021'58"	86.73	N11°52'27"W	C146	43.97	623.53	4702'27"	43.96	N7°55'00"W	C161	56.45	900.00	3705'50"	56.44	S12°33'06"E	C176	38.39	25.00	8790'00"	34.73	N43°58'49"W

MARION COUNTY PROJECT No. 28951

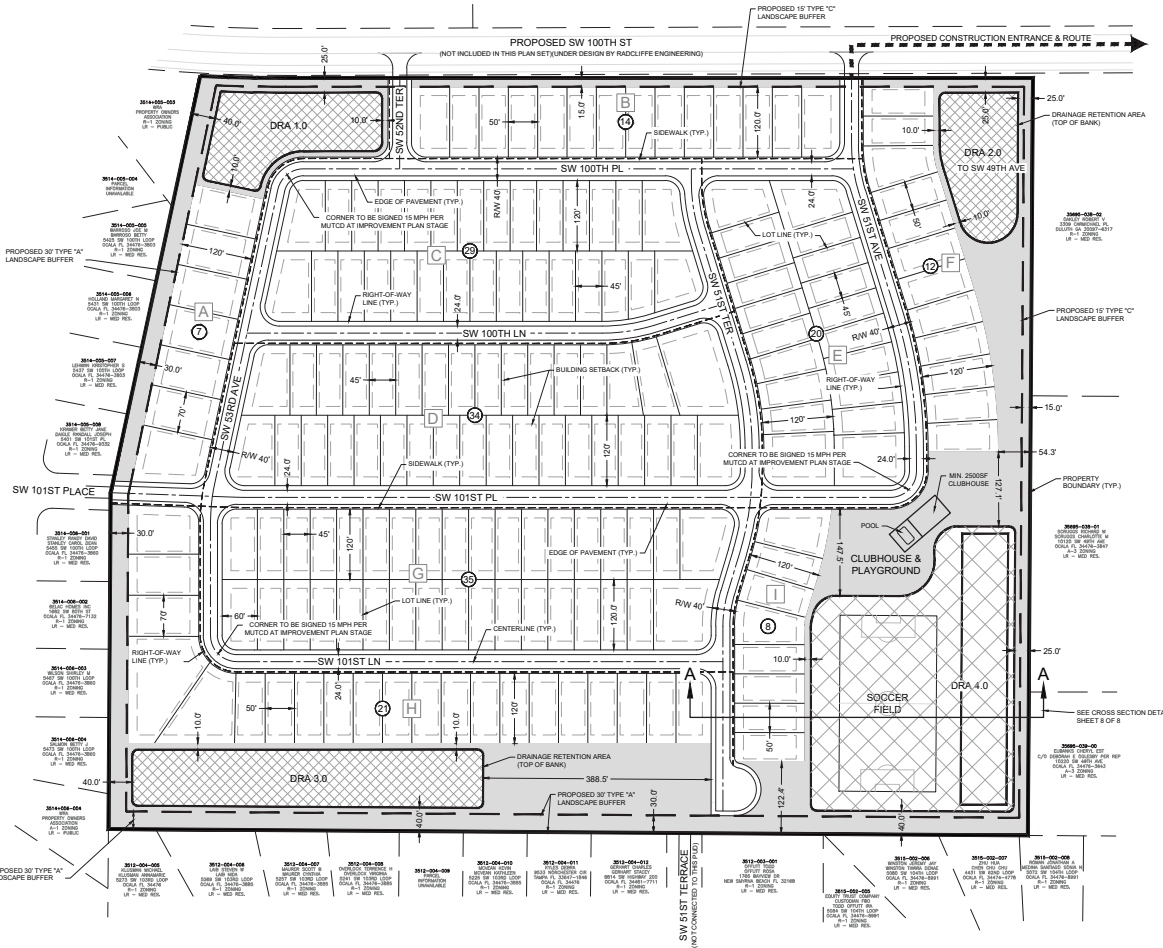
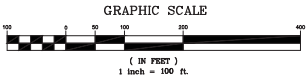


Tract C
271375 SF

Tract B
119084 SF

Scale: 1" = 50'
 Project: 2022-CBE
 Date: 5-1-2023
 Client: MWR
 Issue: 8-19-22
 Title: Preliminary Plat (South)
 Author: Michael W. Radcliffe
 License: Professional Engineer No. 40474
 State: Florida
 Website: www.radcliffeengineering.com

SHEET NO. C003 OF C008

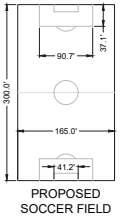


Legend:

- BUILDING SETBACK
- PROPOSED SIDEWALK LOCATION
- PROPOSED BUFFER
- ROAD CENTERLINE
- PROPOSED DRAINAGE RETENTION AREA (TOP OF BANK)
- PROPERTY BOUNDARY
- PROPERTY BLOCK IDENTIFICATION

- NUMBER OF LOTS (PER BLOCK)
- OPEN SPACE AREA
- MULTI-PURPOSE FIELD / DRA AREA (100% OF TOTAL COUNTED AS OPEN SPACE)
- DRA AREA (25% OF TOTAL COUNTED AS OPEN SPACE)

MARION COUNTY PROJECT No. 28951



Open Space:

SITE AREA	1,962,639 SF (45.00 AC)
20% OPEN SPACE REQUIRED:	392,528 SF 20%
LANDSCAPE BUFFERS & TRACTS:	291,668 SF
DRA AREA - 100% OPEN SPACE:	143,178 SF
DRA AREA - 25% OPEN SPACE:	+ 30,849 SF
OPEN SPACE PROPOSED:	465,695 SF 23.7%

Proposed Future Land Use :
 MR (Medium Density Residential) 45.00 ACRES
 MAX. DENSITY = 4 UNITS PER ACRE
 4 X 45.00 = 180 UNITS

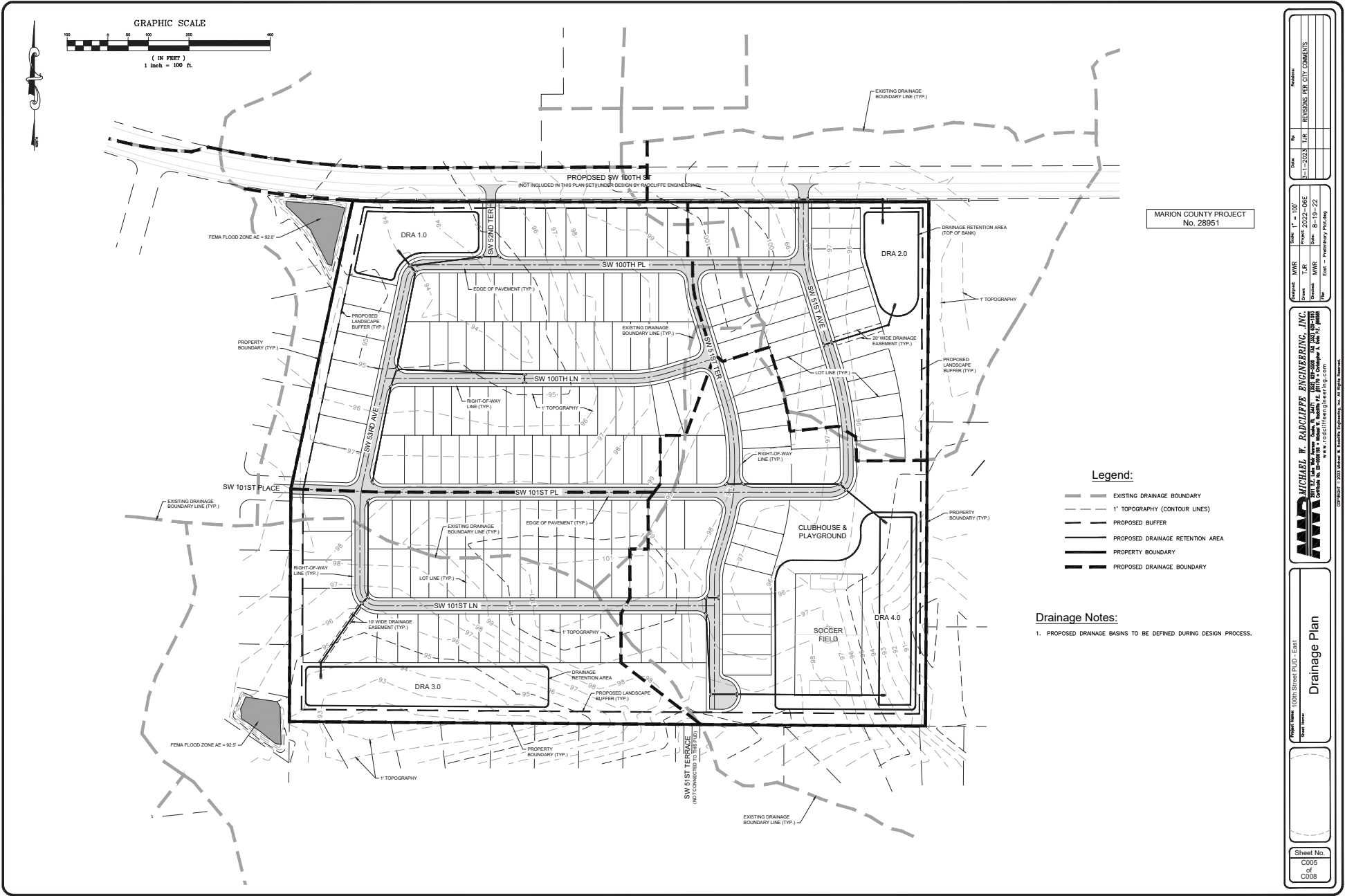
TOTAL PROPOSED LOTS = 180
 TYPICAL LOTS:
 45' WIDE X 120' DEEP = 118
 50' WIDE X 120' DEEP = 51
 70' WIDE X 120' DEEP = 11
 END LOTS TYPICALLY 15% WIDER
 ROAD CENTERLINE = 1.29 MILES

Project Name	100th Street PUD - East	Date	11-10-2023	Scale	1" = 100'
Sheet No.	C004 of C008	Drawn	TJR	Project	2022-C0E
Checked	MWR	Date	08-19-22	Client	MWR
Author	TJR	Issue	08-19-22	Contract	2022-C0E
Designer	MWR	Rev	08-19-22	Contract	2022-C0E
Checker	MWR	Rev	08-19-22	Contract	2022-C0E
Reviewer	MWR	Rev	08-19-22	Contract	2022-C0E
Approver	MWR	Rev	08-19-22	Contract	2022-C0E
Comments	REVISIONS PER CITY COMMENTS				

Site Layout

MICHAEL W. RADCLIFFE ENGINEERING, INC.
 10000 SW 10th Street, Suite 100, Miami, FL 33156
 Phone: (305) 555-1111 Fax: (305) 555-1112
 www.radcliffeengineering.com

X:\MWR\Projects\2022\2022-C0E\100th Street PUD - East\100th Street PUD - East.dwg 11/10/2023 11:02 AM



MARION COUNTY PROJECT
No. 28951

Legend:

- EXISTING DRAINAGE BOUNDARY
- - - 1' TOPOGRAPHY (CONTOUR LINES)
- - - PROPOSED BUFFER
- - - PROPOSED DRAINAGE RETENTION AREA
- - - PROPERTY BOUNDARY
- - - PROPOSED DRAINAGE BOUNDARY

Drainage Notes:

1. PROPOSED DRAINAGE BASINS TO BE DEFINED DURING DESIGN PROCESS.

DATE	BY	REVISIONS PER CITY COMMENTS
5-1-2023	TJR	

Project: MWR	Scale: 1" = 100'
Drawn: TJR	Project: 2022-CBE
Checked: MWR	Date: 05-19-22
By: [Signature]	City: Marion County

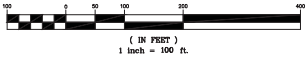
MICHAEL W. RADCLIFFE ENGINEERING, INC.
 1000 N. W. 100th St., Suite 100, Ocala, FL 34476
 Phone: 352.237.1100 | Fax: 352.237.1101 | www.radcliffeengineering.com

Project Name: 100th Street P.U.D. - East
 Sheet Name: Drainage Plan

Sheet No.
C005
of
C008

X:\MWR\Projects\2022\28951\100th Street P.U.D. - East\Drawings\Drainage\100th Street P.U.D. - East_Drainage_Plan.dwg, Plot Date: 5/1/2023 11:02 AM

GRAPHIC SCALE

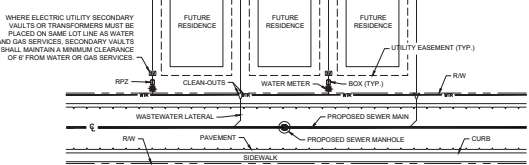
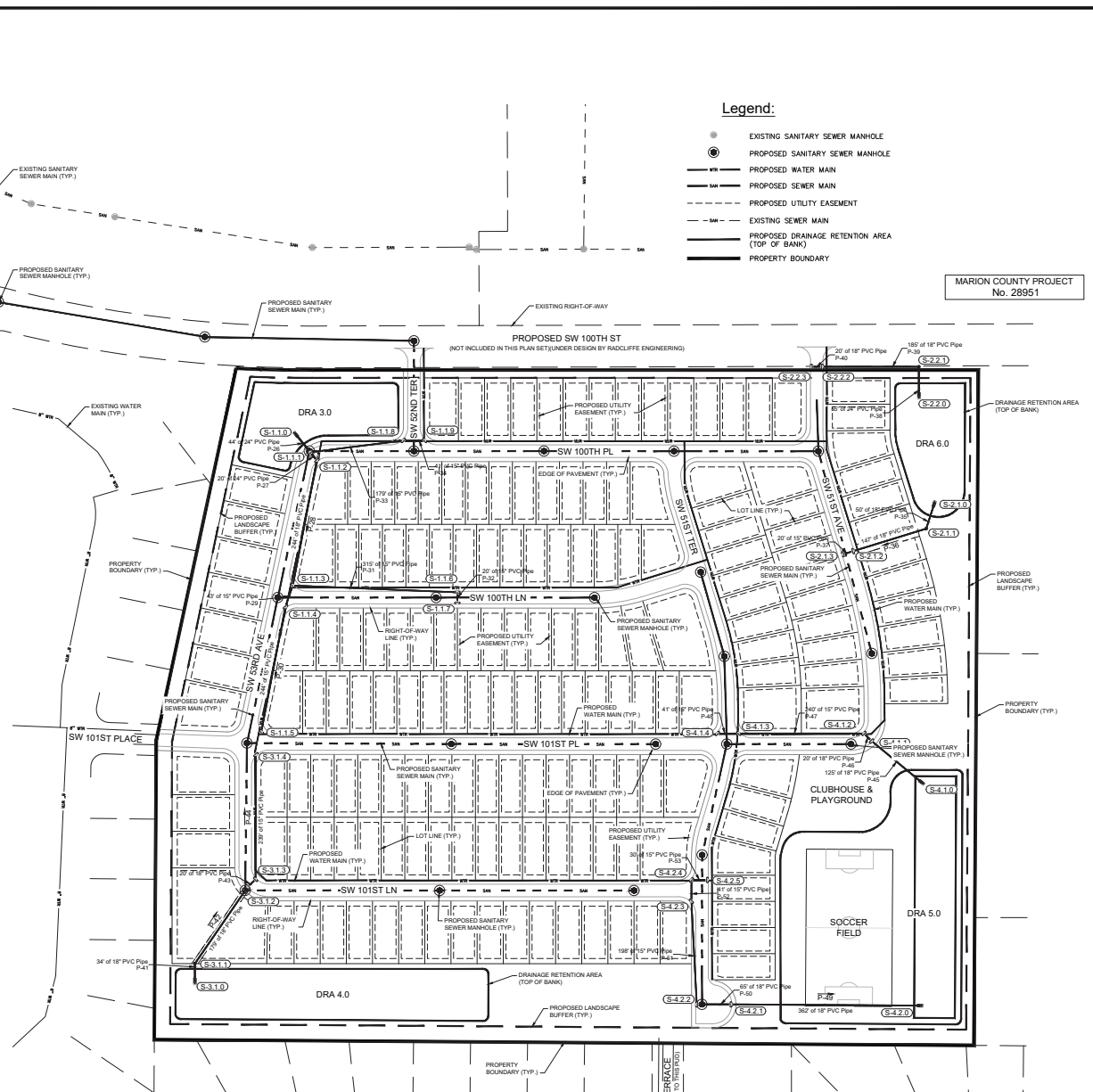


Legend:

- EXISTING SANITARY SEWER MANHOLE
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER MAIN
- U — PROPOSED UTILITY EASEMENT
- - - EXISTING SEWER MAIN
- DR — PROPOSED DRAINAGE RETENTION AREA (TOP OF BANK)
- P — PROPERTY BOUNDARY

MARION COUNTY PROJECT
No. 28951

Sanitary Sewer Structure Table			Sanitary Sewer Structure Table			Sanitary Sewer Pipe Table				
Structure Name	Structure Details	Alignment Details	Structure Name	Structure Details	Alignment Details	Pipe Name	Size	Slope		
SS-7	RM = 99.31	STA: 14+65.52	SS-19	RM = 93.46	STA: 47+05.37	P-15	8	286.80 0.45%		
	P-10 INV IN = 88.96	OFF: 0.00%		P-19 INV IN = 91.57	OFF: 0.00%		P-14	8	211.33 0.45%	
	P-8 INV IN = 88.80			P-24 INV IN = 91.49	OFF: 16.64%		P-12	8	187.84 0.45%	
	P-7 INV OUT = 89.78			P-23 INV OUT = 91.59				P-11	8	187.29 0.45%
SS-8	RM = 99.27	STA: 19+28.00	SS-23	RM = 93.28	STA: 50+12.18	P-10	8	238.94 0.45%		
	P-9 INV IN = 90.14	OFF: 0.00%		P-12 INV IN = 90.81	OFF: 0.00%		P-8	8	279.00 0.45%	
SS-22	RM = 99.18	STA: 19+54.79	SS-11	RM = 92.60	STA: 68+06.69	P-9	8	400.00 0.45%		
	P-22 INV OUT = 93.74	OFF: -0.00%		P-11 INV IN = 90.71	OFF: 0.00%		P-7	8	248.56 0.45%	
SS-9	RM = 98.71	STA: 15+27.38	SS-18	RM = 92.10	STA: 44+02.68	P-8	8	400.00 0.45%		
	P-9 INV OUT = 91.94	OFF: 0.00%		P-19 INV IN = 90.21	OFF: 0.00%		P-7	8	248.56 0.45%	
SS-21	RM = 98.62	STA: 14+44.03	SS-10	RM = 91.85	STA: 64+38.44	P-6	8	210.73 0.45%		
	P-22 INV IN = 91.98	OFF: 0.00%		P-19 INV IN = 89.96	OFF: 0.00%		P-4	8	400.00 0.48%	
SS-13	RM = 97.81	STA: 13+28.19	SS-17	RM = 90.74	STA: 24+84.51	P-3	8	400.00 0.48%		
	P-13 INV IN = 91.67	OFF: 0.00%		P-20 INV IN = 88.75	OFF: 0.00%		P-2	8	400.00 0.48%	
SS-12	RM = 97.84	STA: 10+90.68	SS-6	RM = 89.87	STA: 32+07.95	P-16	8	200.00 0.45%		
	P-14 INV IN = 91.67	OFF: 0.00%		P-3 INV IN = 87.58	OFF: 0.00%		P-17	8	286.38 0.45%	
SS-20	RM = 97.51	STA: 14+13.28	SS-16	RM = 89.45	STA: 27+65.11	P-18	8	302.68 0.45%		
	P-21 INV IN = 90.13	OFF: 0.00%		P-17 INV IN = 87.36	OFF: -13.66%		P-19	8	302.68 0.45%	
SS-4	RM = 96.77	STA: 38+00.00	SS-3	RM = 89.79	STA: 777	P-20	8	384.50 0.45%		
	P-5 INV IN = 85.31	OFF: 0.00%		P-4 INV IN = 83.29	OFF: 777		P-21	8	390.75 0.45%	
SS-25	RM = 96.63	STA: 60+05.79	SS-2	RM = 83.80	STA: 777	P-23	8	281.70 0.45%		
	P-25 INV OUT = 94.94	OFF: 0.00%		P-3 INV IN = 81.27	OFF: 777		P-24	8	371.63 0.45%	
SS-15	RM = 95.72	STA: 72+77.31	SS-1	RM = 81.90	STA: 777	P-13	8	237.52 0.45%		
	P-15 INV OUT = 94.29	OFF: 0.00%		P-2 INV IN = 79.25	OFF: 777		P-1	8	182.08 4.37%	
SS-24	RM = 94.96	STA: 58+34.16	MH#14	RM = 72.88	STA: 777					
	P-25 INV IN = 93.27	OFF: 0.00%		P-1 INV IN = 71.19	OFF: 777					
SS-14	RM = 94.44	STA: 59+19.82								
	P-15 INV IN = 92.75	OFF: 0.00%								
SS-5	RM = 94.23	STA: 29+59.39								
	P-6 INV IN = 86.36	OFF: 0.00%								
	P-5 INV OUT = 85.26	OFF: 0.00%								



Utility Plan

Sheet No. C006 of C008

MICHAEL W. RADCLIFFE ENGINEERING, INC.
 1000 SW 10th Street, Suite 100, Ft. Lauderdale, FL 33304
 Phone: (954) 576-1111 Fax: (954) 576-1112
 www.radcliffeengineering.com

Project Name: 100th Street P.U.D. - East
 Sheet No. C006 of C008

Scale: 1" = 100'
 Date: 5-17-2023
 Drawn: MWR
 Issue: 8-19-22
 No. Cont. - Preliminary Plotting

Approved: MWR
 Title: P.E.
 Project: 2022-C0E
 Client: MWR
 Issue: 8-19-22
 No. Cont. - Preliminary Plotting

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MARION COUNTY PROJECT
No. 28951

EAST PUD

Site Area:
1,962,639 SF (45.05 AC)

30' Buffer Area:
84,626 SF (1.94 AC)

15' Buffer Area:
39,997 SF (0.92 AC)

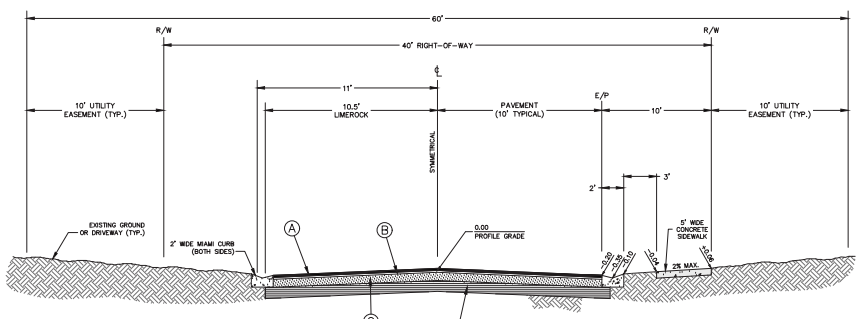
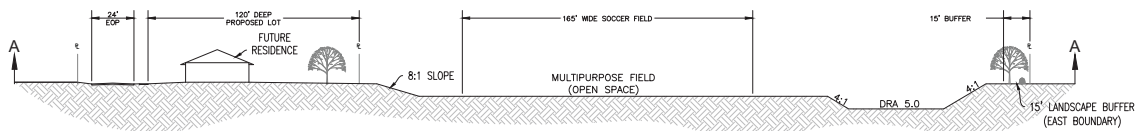
Proposed Survey Requirements for East PUD:
(Pending Waiver)

- LOCATE ALL TREES $\geq 10"$ DBH IN 1 ACRE SAMPLE LOCATION
- LOCATE ALL TREES $\geq 4"$ DBH WITHIN 30' PERIMETER BUFFER
- LOCATE TREES (NON-PINE) $\geq 30"$ DBH THROUGHOUT THE SITE

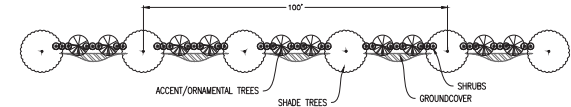
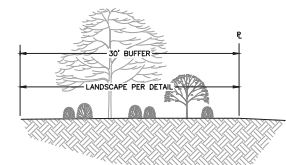
BASED ON ACTUAL 51 ACRE TREE SURVEY OF A SIMILAR PROJECT (ROLLING GREENS RV RESORT) DATED 1-31-22, IT IS EXPECTED THAT THE DENSITIES OF THE SITES WILL BE SIMILAR AND IN THE RANGE OF 39 TREES PER/ACRE AND 610 INCHES PER/ACRE.

Project Name	100th Street PUD - East
Sheet No.	C007 of C008
Project MGR	TJR
Drawn	MWR
Scale	1" = 80'
Date	5-1-2023
Revision	REVISION PER CITY COMMENTS
Author	
Checked	
Project	2022-C06
Date	8-19-22
Est	Professional
Company	Radcliffe Engineering, Inc.
Address	1000 N. 10th St., Suite 100, Marion, IA 52804
Phone	319-333-7777
Website	www.radcliffeengineering.com

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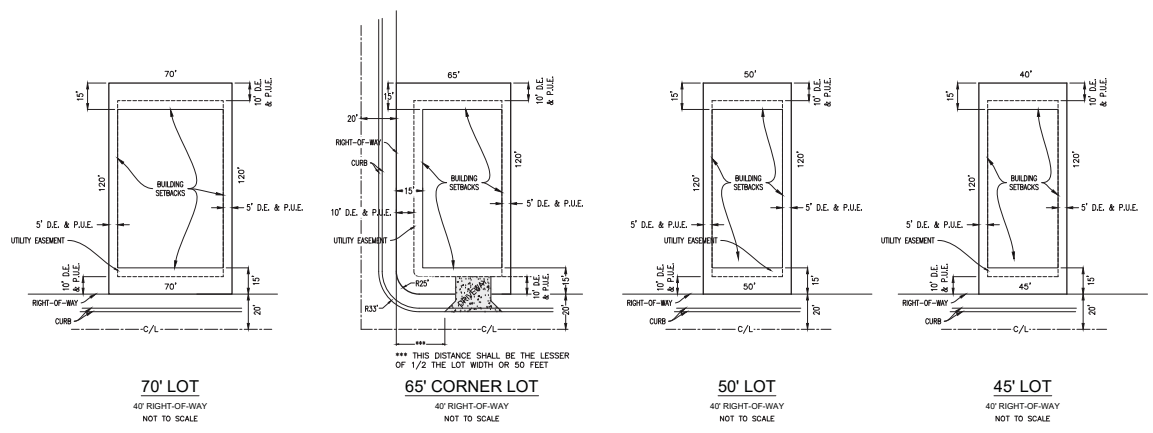
- (A) 1-1/4" ASPHALTIC CONCRETE (TYPE SP-9.5)
- (B) BITUMINOUS TACK COAT
- (C) 8" LIMEROCK BASE COURSE
- (D) 12" STABILIZED SUBGRADE



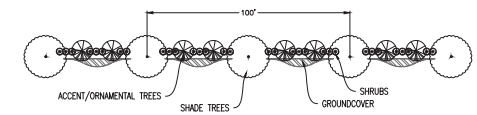
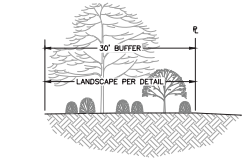
THE "A" TYPE BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST THREE SHADE TREES AND FIVE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFCOATS, SHALL COMPOSE AT LEAST 20 PERCENT OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS

TYPICAL LOT DETAILS



*** THIS DISTANCE SHALL BE THE LESSER OF 1/2 THE LOT WIDTH OR 50 FEET



THE "C" TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFCOATS, SHALL COMPOSE AT LEAST 20 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS

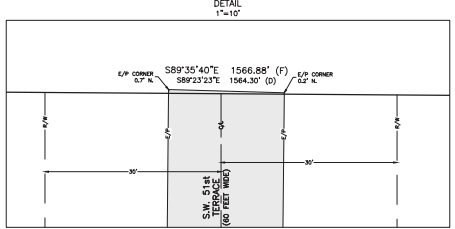
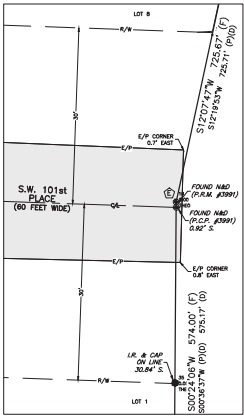
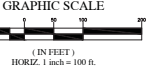
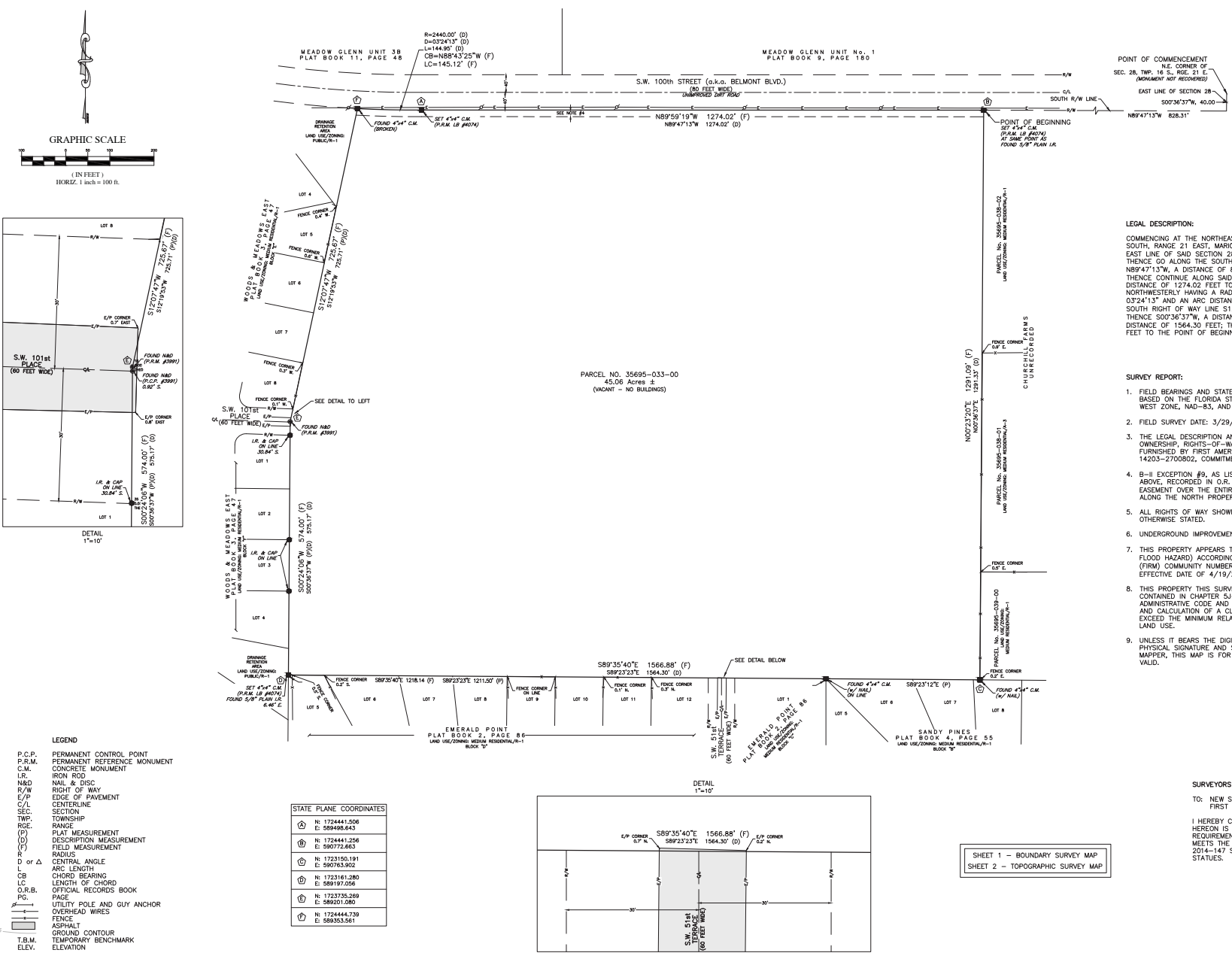
MARION COUNTY PROJECT
No. 28951

Project No.	28951
Revision	
Date	5-1-2023
Drawn by	TJR
Checked by	MWR
Scale	As Shown
Sheet No.	C008
Project Name	100th Street P.U.D. - East
Sheet Name	Details
Sheet No.	C008
of	1
Sheet No.	C008

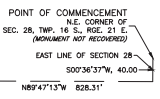
Approved: MWR
Drawn: TJR
Checked: MWR
Scale: As Shown
Project: 100th Street P.U.D. - East

MICHAEL W. RADCIFFE ENGINEERING, INC.
1000 N. W. 10th St., Suite 100
Ocala, FL 32107
www.mradcliffeengineering.com

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STATE PLANE COORDINATES	
△	N: 1724441.506 E: 589498.643
(F)	N: 1724441.256 E: 590775.663
⊙	N: 1723160.181 E: 590763.902
⊙	N: 1723161.280 E: 589197.028
⊙	N: 1723735.589 E: 589201.080
⊙	N: 1724444.739 E: 589353.561



LEGAL DESCRIPTION:
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, 500°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD., N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONVE; NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 03°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

- SURVEY REPORT:**
- FIELD 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.
 - FIELD SURVEY DATE: 3/29/2022.
 - THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 142025-2700892. COMMITMENT DATE: JUNE 01, 2021.
 - B-II EXCEPTION #9, AS LISTED IN THE TITLE COMMITMENT MENTIONED ABOVE, RECORDED IN O.R. BOOK 1472, PAGE 1857, IS A BLANKET TYPE EASEMENT OVER THE ENTIRE PARCEL, LESS AND EXCEPT THE NORTH 15' ALONG THE NORTH PROPERTY LINE.
 - ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 - UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 - 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 12083C, PANEL 0704, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
 - THIS PROPERTY 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 SUBURBAN LAND USE.
 - 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.

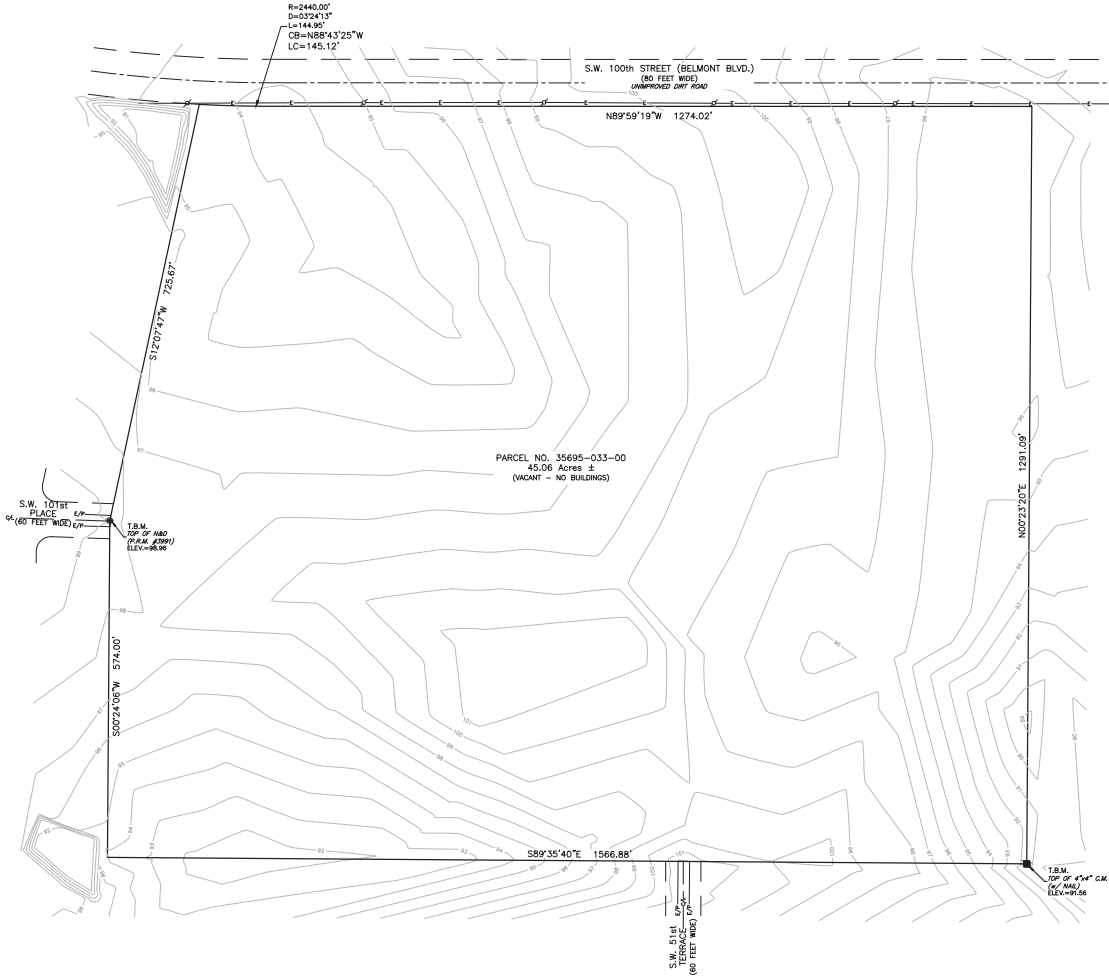
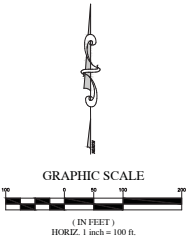
SURVEYORS CERTIFICATION:
 TO: NEW STRATEGY HOLDINGS, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

RODNEY K. ROGERS DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bui. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY FOR NEW STRATEGY HOLDINGS, LLC Boundary Survey Map

JOB No. 22-35895-033-00
 DATE 4/12/2022
 SCALE 1" = 100'
 SHEET 1 OF 2



- LEGEND**
- P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - IR. 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
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - R RADIUS
 - D of Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - ASPHALT
 - GROUND CONTOUR
 - T.B.M. TEMPORARY BENCHMARK
 - ELEV. ELEVATION

SHEET 1 – BOUNDARY SURVEY MAP
 SHEET 2 – TOPOGRAPHIC SURVEY MAP

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD., N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 03°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. VERTICAL DATA IS BASED ON SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CONTROL POINT "C-197", PUBLISHED ELEVATION = 83.40', NAVD-88.
2. FIELD SURVEY DATE: 3/29/2022.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

RODNEY K. ROGERS DATE 4/1/2022
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

REVISION	DATE

Robert L. Rogers, PE
 Reg. No. 10027
 robert@rlrogers.com
 Rodney K. Rogers, PSM
 Reg. No. 44074
 rodney@rlrogers.com

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bui. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 NEW STRATEGY HOLDINGS, LLC
 Topographic Survey Map

JOB No. 22-35695-033-00
DATE 4/1/2022
SCALE 1" = 100'
SHEET 2 OF 2