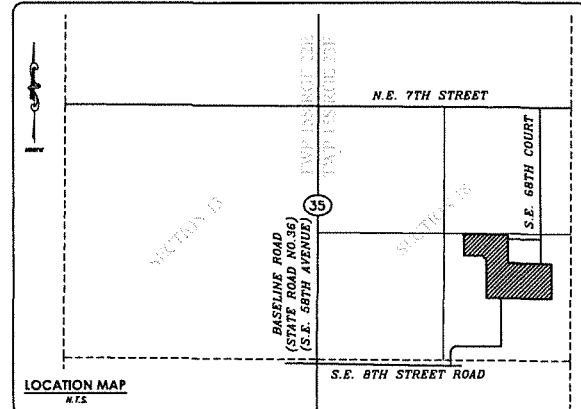




DEER PATH NORTH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 5



SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.01(1)(A) FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
3. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. THIS PLAT IS 5 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS SEE SHEETS 3, 4 AND 5.
5. THIS PLAT IS FOR DETAIL OF BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2 FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3, 4 AND 5.
6. THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. ALL PLATTED 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.
8. BEARINGS ARE ASSUMED BASED ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST, AS BEING S.88°44'25"E.
9. 5141 PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT C.I.S. CONTROL POINTS 0004 AND 0011 (NAD-83) 1990 ADJUSTMENT. ALL DISTANCE SHOWN HEREIN ARE GROUND DISTANCES.
10. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
11. CURRENT ZONING IS PLD (PLANNED UNIT DEVELOPMENT). CURRENT LAND USE IS MEDIUM RESIDENTIAL.
12. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
13. ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COUNTY PANEL NO. 1206030540, MARION COUNTY, FLORIDA DATED AUGUST 26, 2006, THE PROPERTY DESCRIBED HEREIN LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED. THE TIME OF THE FINAL PLAT RECORDING, PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREIN SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
14. THIS PLAT CONTAINS 128 LOTS, 8 TRACTS AND 0.06 MILES OF ROAD.
15. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENTLY APPROVAL AND OR GRANTED AND OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESOLVING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENTLY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENT REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNERS ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
17. SUBDIVISION IS SUBJECT TO MARION COUNTY WASTEWATER SYSTEM STANDARD DEVELOPER'S SERVICE AGREEMENT CONTRACT NO. 03-04-01 AS RECORDED IN OFFICIAL RECORDS BOOK 4144, PAGE 1522.
18. SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS.
19. POTABLE WATER AND FIRE FLOW TO BE SUPPLIED BY EXTENSION OF DEER PATH WATER SYSTEM.
20. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PARADEWAY P.T., WHATEVER IS LESS.
21. EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 15 FOOT DRAINAGE, UTILITY, AND ACCESS EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS DENOTED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
22. ADVISORY NOTICE - THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREIN THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE IMPOSED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
23. PROPERTY DESCRIBED HEREIN IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, AGREEMENTS AND SUBSEQUENT AMENDMENTS AS FOLLOWS: DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4463, PAGE 415 AND FIRST AMENDMENT TO DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5700, PAGE 1789.
24. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR EXTENDED ON THIS PLAT THAT MAY BE FOUND IN THE MARION COUNTY OFFICIAL RECORDS.
25. THE SUBJECT PROPERTY IS ENCUMBERED BY THE FOLLOWING MORTGAGES OR LENS RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVAL OF 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 _____ DAY OF _____, 2022, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: CARL ZALAK, JR. CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT NTH DEVELOPERS, LLC, A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "DEER PATH NORTH PHASE 2", BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AS SHOWN HEREIN, IS HEREBY RESERVED AS PRIVATE RIGHT OF WAY HEREBY DEDICATED TO THE DEER PATH NORTH PROPERTY OWNERS ASSOCIATION, INC. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY THEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACT "B" IS HEREBY DEDICATED PUBLICLY FOR A LEFT TURN TRACT TO BE CONVERTED IN FEE SIMPLE AND MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

TRACTS "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" ARE HEREBY RESERVED AS DRAINAGE RETENTION, STORMDRAINAGE, UTILITIES, OPEN SPACE, ACCESS, AND LANDSCAPE TO BE OWNED AND MAINTAINED BY THE DEER PATH NORTH PROPERTY OWNERS ASSOCIATION, INC. DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED AS PRIVATE TO THE DEER PATH NORTH PROPERTY OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS AND EASEMENTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

WITNESS SIGNATURE _____

PRINT NAME: _____

DEVELOPER AND OWNER:

NTH DEVELOPERS, LLC

By: _____

MATTHEW P. FABIAN, AS MANAGER
DEVELOPER'S ADDRESS:
4349 SE 20TH STREET
OCALA, FLORIDA 34471

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS _____ DAY OF _____, 2022 BY MATTHEW P. FABIAN, AS MANAGER FOR NTH DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: _____

PRINT NAME: _____

NOTARY SEAL:

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "DEER PATH NORTH PHASE 2" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ AT _____ A.M./P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

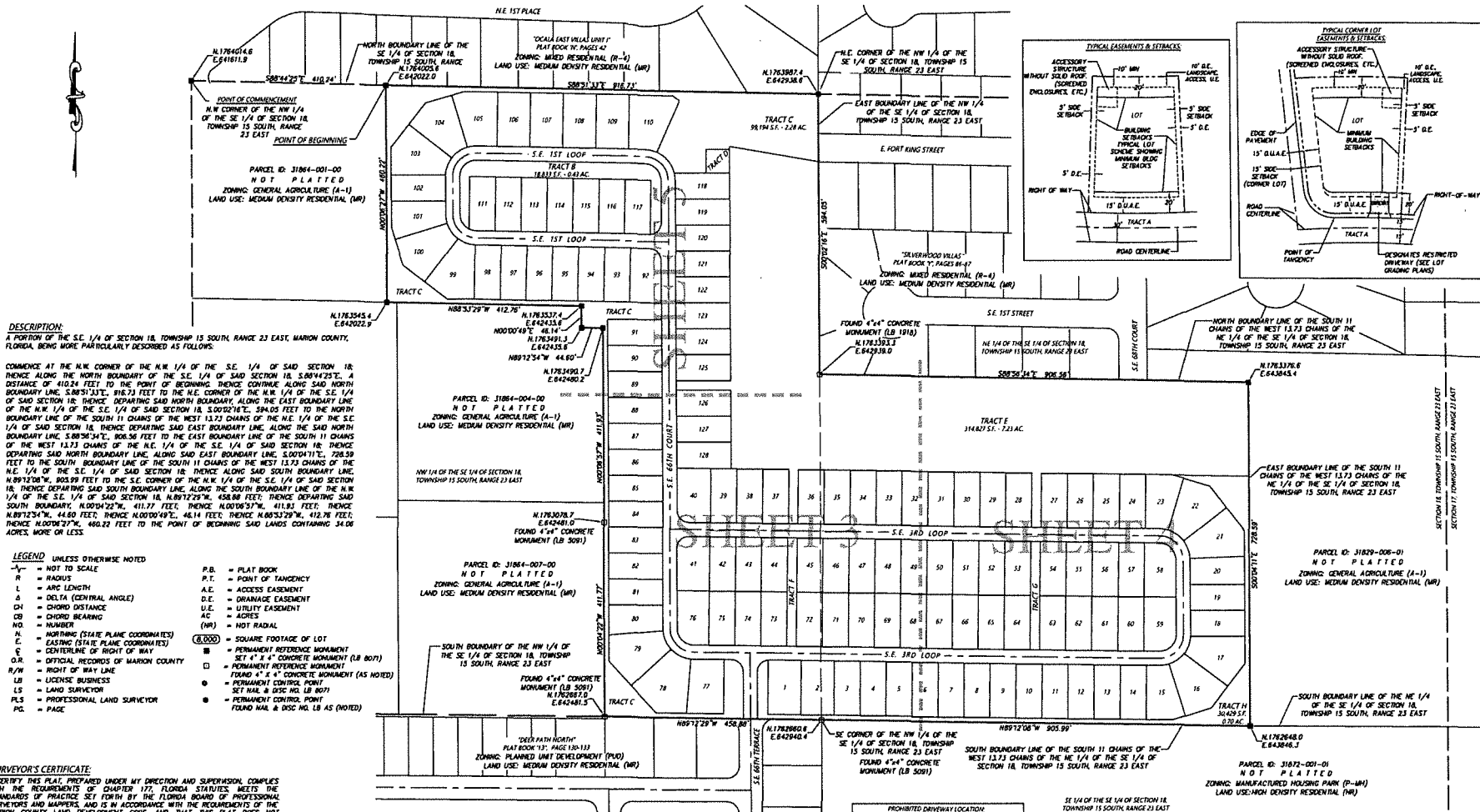
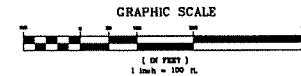
BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEER PATH NORTH PHASE 2

A PLANNED UNIT DEVELOPMENT

A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 2 OF 5



DESCRIPTION:
A PORTION OF THE S.E. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

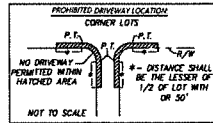
COMMENCE AT THE N.W. CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, THENCE ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 18, S. 89°42'25"E, A DISTANCE OF 410.24 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID NORTH BOUNDARY LINE, S. 89°42'25"E, 916.73 FEET TO THE N.E. CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, THENCE DEPARTING SAID NORTH BOUNDARY LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, S. 00°02'16"E, 584.05 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTH 11 CHAINS OF THE WEST 13.73 CHAINS OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG THE SAID NORTH BOUNDARY LINE, S. 89°42'25"E, 406.36 FEET TO THE EAST BOUNDARY LINE OF THE SOUTH 11 CHAINS OF THE WEST 13.73 CHAINS OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE, S. 00°01'17"E, 728.59 FEET TO THE SOUTH BOUNDARY LINE OF THE SOUTH 11 CHAINS OF THE WEST 13.73 CHAINS OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, THENCE ALONG SAID SOUTH BOUNDARY LINE, N. 89°42'25"E, 405.89 FEET TO THE S.E. CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG THE SOUTH BOUNDARY LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, N. 89°42'25"E, 405.89 FEET, THENCE DEPARTING SAID SOUTH BOUNDARY LINE, N. 00°01'17"E, 411.77 FEET, THENCE ALONG THE SOUTH BOUNDARY LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, N. 89°42'25"E, 44.60 FEET, THENCE ALONG THE SOUTH BOUNDARY LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, N. 00°01'17"E, 46.14 FEET, THENCE ALONG THE SOUTH BOUNDARY LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 18, N. 89°42'25"E, 405.89 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 34.08 ACRES, MORE OR LESS.

- LEGEND**
- 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. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - 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
 - (S.000) = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT
 - = SET 4" x 4" CONCRETE MONUMENT (LB 807)
 - = PERMANENT REFERENCE MONUMENT
 - = FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
 - = PERMANENT CONTROL POINT
 - = SET NAIL & DISC NO. LB 807
 - = PERMANENT CONTROL POINT
 - = FOUND NAIL & DISC NO. LB (AS NOTED)

SURVEYOR'S CERTIFICATE:
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAKERS, 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.

BY: CHRISTOPHER J. HANSON, P.E.
FLORIDA REGISTERED SURVEYOR NO. 15 8533
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471

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



SECTION 16, TOWNSHIP 15 SOUTH, RANGE 23 EAST
SECTION 17, TOWNSHIP 15 SOUTH, RANGE 23 EAST

PARCEL ID: 31829-008-01
NOT PLATTED
ZONING: GENERAL AGRICULTURE (A-1)
LAND USE: MEDIUM DENSITY RESIDENTIAL (MR)

PARCEL ID: 31872-001-01
NOT PLATTED
ZONING: MANUFACTURED HOUSING PARK (P-MH)
LAND USE: MEDIUM DENSITY RESIDENTIAL (MR)



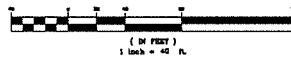
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & PLANNING
PLANNING, ENVIRONMENTAL, & GIS
14011 UNIVERSITY BLVD., SUITE 100
FORT MYERS, FLORIDA 33907
TEL: 888-244-7222 FAX: 888-244-7223
WWW.JCHCONSULTING.COM

DEER PATH NORTH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 3 OF 5

GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	77.76	30.00	089°06'29"	70.18	N44°38'54"W
C7	37.58	25.00	088°07'22"	34.14	N42°57'26"E
C8	2.09	25.00	004°46'45"	2.08	N88°24'29"E
C17	38.88	25.00	089°06'29"	35.08	N44°38'54"W
C18	38.88	25.00	090°51'31"	35.83	N45°21'06"E
C21	34.43	35.00	089°06'29"	49.11	N44°38'54"W
C22	38.88	25.00	089°05'33"	35.08	N44°39'12"W
C23	5.11	65.00	004°30'09"	5.11	N88°57'04"W
C24	48.01	65.00	042°19'18"	48.93	N63°32'22"W
C25	42.82	65.00	037°44'48"	42.03	N23°30'19"W
C26	5.15	65.00	004°32'15"	5.15	N02°21'47"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°17'40"W	17.13
L2	N0°05'40"W	8.12

LEGEND

- UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NOS = NUMBER
 - N = NORTHING (STATE PLANE COORDINATES)
 - E = EASTING (STATE PLANE COORDINATES)
 - C = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 LS | LAND SURVEYOR || PLS | PROFESSIONAL LAND SURVEYOR |
| PG | PAGE |
| P.B. | PLAT BOOK |
| P.T. | POINT OF TANGENCY |
| D.U.A.E. | DRAINAGE, UTILITY, ACCESS EASEMENT |
| AC | ACRES |
| (NOS) | NOT RADIAL |
| (S.F.) | SQUARE FOOTAGE OF LOT |
| ■ | PERMANENT REFERENCE MONUMENT |
| □ | SET 4" X 4" CONCRETE MONUMENT (LB 807) |
| □ | PERMANENT REFERENCE MONUMENT |
| ■ | FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED) |
| ■ | PERMANENT CONTROL POINT |
| ■ | SET NAIL & DISC (LB 807) |
| ■ | PERMANENT CONTROL POINT |
| ■ | FOUND NAIL & DISC (AS NOTED) |

NOTE:

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SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLETES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAKERS, 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.

BY:

CHRISTOPHER J. HANSON, P.L.S.
FLORIDA REGISTERED SURVEYOR NO. LS 8553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 13TH STREET, OCALA, FLORIDA 34471

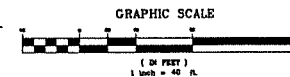




DEER PATH NORTH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 4 OF 5



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	79.30	50.00	090°52'03"	71.24	N45°21'50"E
C3	77.78	50.00	089°07'57"	70.17	N44°38'10"W
C9	20.60	65.00	018°06'40"	20.52	N81°43'02"E
C10	40.37	65.00	035°24'38"	38.72	N54°30'42"E
C11	38.70	65.00	034°59'28"	38.08	N19°33'29"E
C12	2.42	65.00	002°07'37"	2.42	N00°59'48"E
C13	2.58	65.00	002°15'35"	2.58	N01°11'58"W
C14	40.37	65.00	035°24'38"	38.72	N00°07'18"W
C15	40.37	65.00	035°24'38"	38.72	N55°42'15"W
C16	17.82	65.00	015°42'23"	17.78	N81°20'57"W
C19	54.45	35.00	089°07'37"	49.12	N44°38'10"W
C20	55.51	35.00	090°52'03"	49.87	N43°21'50"E

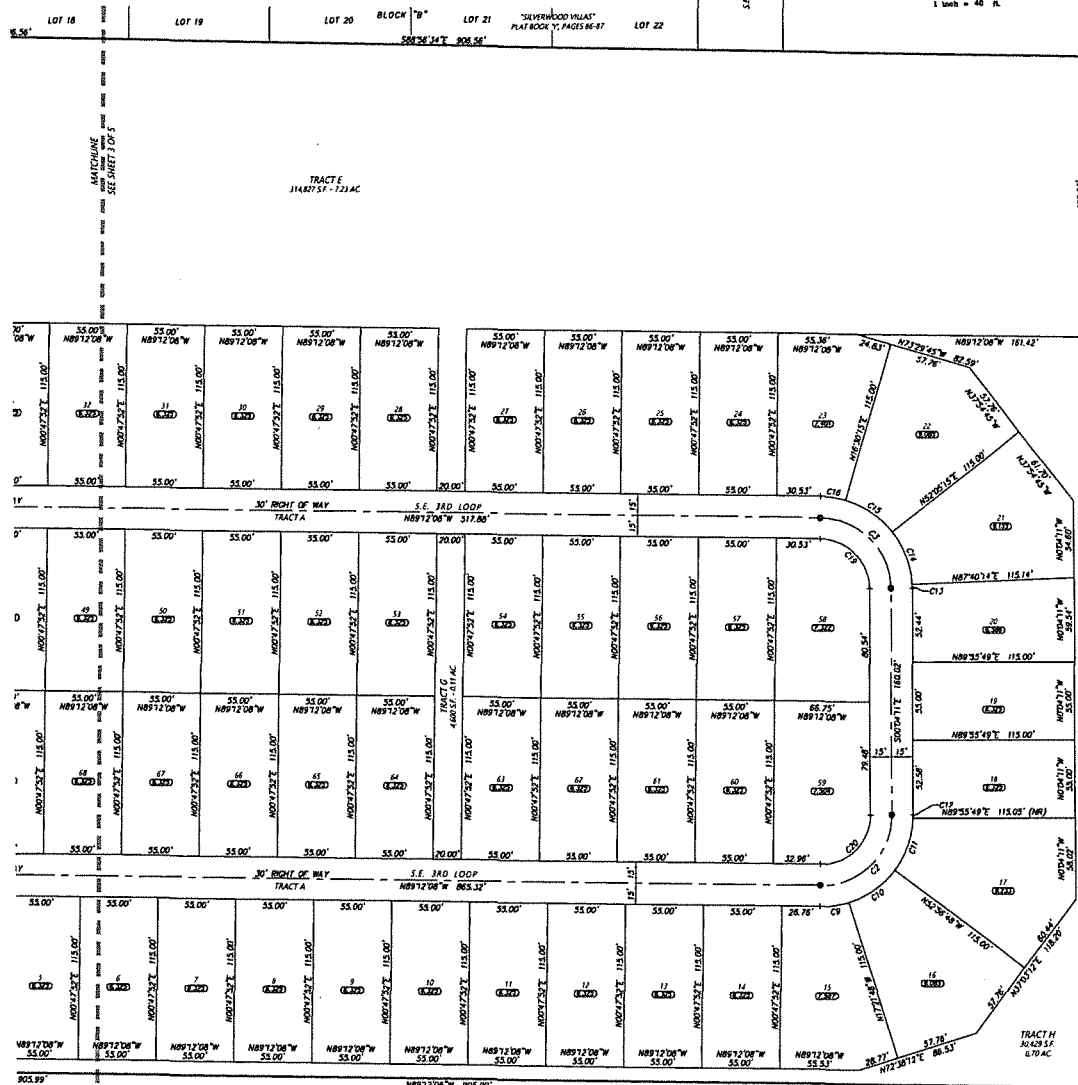
LINE	BEARING	LENGTH
L1	N53°17'40"W	17.13
L2	N05°05'40"W	6.12

- LEGEND**
- UNLESS OTHERWISE NOTED
 - NOT TO SCALE
 - RADIUS
 - ARC LENGTH
 - DELTA (CENTRAL ANGLE)
 - CHORD DISTANCE
 CHORD BEARING | NUMBER | NORTHING (STATE PLANE COORDINATES) | EASTING (STATE PLANE COORDINATES) | CENTERLINE OF RIGHT OF WAY | OPTICAL RECORDS OF MARION COUNTY | RIGHT OF WAY LINE | LICENSE BUSINESS | LAND SURVEYOR | PROFESSIONAL LAND SURVEYOR | PAGE | PLAT BOOK | POINT OF TANGENCY | DRAINAGE, UTILITY, ACCESS EASEMENT | ADRES | NOT RADIAL | SQUARE FOOTAGE OF LOT | PERMANENT REFERENCE MONUMENT | SET 6" X 4" CONCRETE MONUMENT (LB 8071) | PERMANENT REFERENCE MONUMENT | FOUND 6" X 4" CONCRETE MONUMENT (AS NOTED) | PERMANENT CONTROL POINT | SET NAIL & DISC (LB 8071) | PERMANENT CONTROL POINT | FOUND NAIL & DISC (AS NOTED) |

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

SURVEYOR'S CERTIFICATE:
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLETS 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.

BY: CHRISTOPHER J. HANSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. 15 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. 19 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471



PARCEL ID: 31872-001-01
NOT PLATTED



DEER PATH NORTH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 5 OF 5

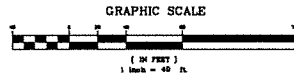
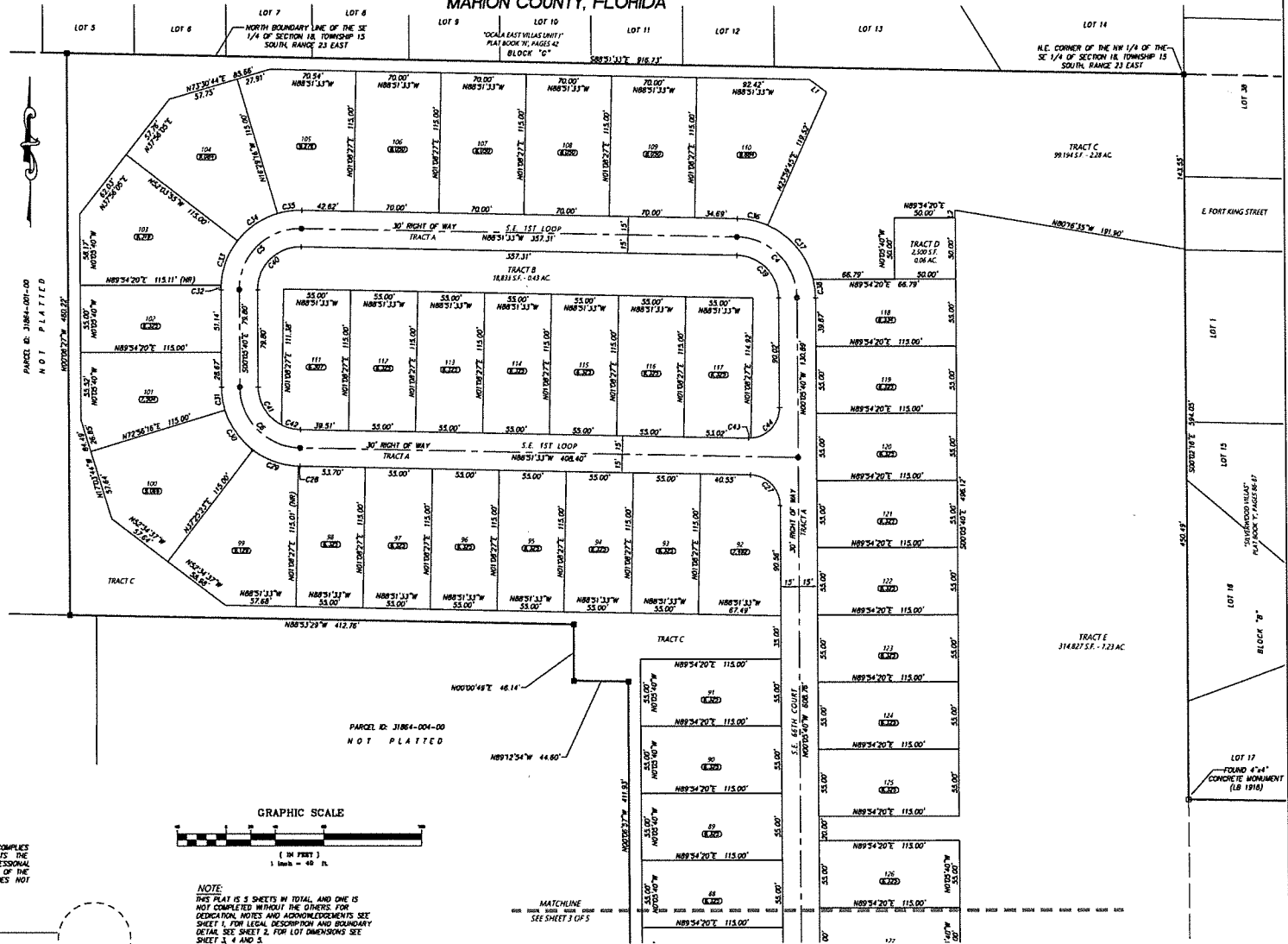
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	77.48	50.00	088°45'31"	69.84	N44°28'36"W
C5	78.82	50.00	081°14'07"	71.47	N45°31'24"E
C6	77.48	50.00	088°45'31"	69.84	N44°28'36"W
C27	38.73	25.00	088°45'31"	34.97	N44°28'36"W
C28	1.30	65.00	001°08'35"	1.30	N88°17'15"W
C29	38.86	65.00	035°08'21"	39.24	N70°08'47"W
C30	40.29	65.00	035°30'35"	39.63	N34°49'10"W
C31	18.25	65.00	016°58'04"	18.18	N08°34'42"W
C32	3.86	65.00	003°24'23"	3.86	N01°36'32"E
C33	38.28	65.00	034°37'22"	38.68	N20°37'24"E
C34	40.36	65.00	035°34'38"	39.72	N55°43'24"E
C35	20.00	65.00	017°37'44"	19.82	N82°18'38"E
C36	25.83	65.00	022°51'17"	25.78	N77°25'54"W
C37	56.50	65.00	052°27'00"	57.45	N39°48'43"W
C38	15.27	65.00	013°27'36"	15.23	N08°48'28"W
C39	54.22	35.00	088°45'31"	48.96	N44°28'36"W
C40	55.73	35.00	091°14'07"	50.03	N45°31'24"E
C41	38.17	35.00	062°29'23"	38.31	N31°20'22"E
C42	16.05	35.00	026°16'28"	15.91	N75°43'18"W
C43	1.98	25.00	004°32'56"	1.98	N06°52'00"E
C44	37.82	25.00	088°47'11"	34.32	N43°14'36"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°17'40"W	17.13
L2	N05°40'W	6.12

- LEGEND** UNLESS OTHERWISE NOTED
- = NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 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 |
| D.R. | OFFICIAL RECORDS OF MARION COUNTY |
| R/W | RIGHT OF WAY LINE |
| LB | LICENSE BUSINESS |
| LS | LAND SURVEYOR |
| PLS | PROFESSIONAL LAND SURVEYOR |
| PG | PAGE |
| P.B. | PLAT BOOK |
| P.T. | POINT OF TANGENCY |
| D.U.A.E. | DRAINAGE, UTILITY, ACCESS EASEMENT |
| AC | ACRES |
| (NW) | NOT RADIAL |
| (S) | SQUARE FOOTAGE OF LOT |
| ■ | PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT (LB 8071) |
| □ | PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED) |
| ● | PERMANENT CONTROL POINT SET NAIL & DISC (LB 8071) |
| ■ | PERMANENT CONTROL POINT FOUND NAIL & DISC (AS NOTED) |

SURVEYOR'S CERTIFICATE:
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BY: CHRISTOPHER J. HANSON, P.S.M.
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JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
428 SW 15TH STREET, OCALA, FLORIDA 34471



NOTE:
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