



SUBMITTAL SUMMARY REPORT
33076

PLAN NAME:	MCGINLEY LANDING PHASE 1B	LOCATION:	13271 SW 56TH COURT RD OCALA,
APPLICATION DATE:	07/15/2025	PARCEL:	41200-056-13
DESCRIPTION:			

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/24/2025	10/31/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/08/2025	12/15/2025	01/08/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/31/2025	11/10/2025	Approved
Comments	INFO 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org YES 2.12.28 - Street names match 9-1-1 road names YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		10/31/2025	11/10/2025	Approved
Comments	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water			

SUBMITTAL SUMMARY REPORT (33076)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/31/2025	11/10/2025	Requires Re-submit
Comments	<p>ZONING-REJECT</p> <p>YES 2.12.4.C -Owner and applicants name Included</p> <p>NO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown INITIAL REVIEW - (1) Please indicate current PUD in effect on cover sheet (191107Z). (2) Western properties do not have a DRI FLU designation. Please correct. (3) Please indicate PUD zoning/EC FLU designation for properties to the north/west of project. (4) Note 12 of cover sheet incorrectly indicates site's FLU designation as Medium Residential. Please correct.</p> <p>10/31/25 - Staff notes Comment 2 in initial review was rectified in sheet 2/4; however, DRI FLU designation seems to inadvertently overlap MR FLU designation call-out in sheet 3.</p> <p>Southern property does not have MR FLU designation. Please correct to EC.</p> <p>YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included</p> <p>YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Included</p> <p>INFO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Please show width of Type A buffer along southern boundary of project area on plat sheets.</p> <p>10/31/25 - At least 30' is indicated for Type A buffer on sheet 4.</p> <p>YES 6.4.4.A - Project is consistent with preliminary plat FOR STAFF CONTEXT: This final plat includes lots that are part of an approved preliminary plat for McGinley Landing Phase 1 (AR 28208; improvement plan AR 28209; master plan AR 27373)</p> <p>N/A 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks For lot typicals, please indicate minimum lot dimensions. Please indicate maximum building height for principle, accessory, and mechanical structures.</p> <p>10/31/25 - Lot dimensions indicated on sheets 2/3/4 and seem to meet PUD standards. Per LDC, showing proposed/existing improvements/lot typicals/zoning requirements are not technically required for final plat.</p> <p>YES 6.3.1.C(11) - PUD zoning consistent with Division 4 Per PUD 191107Z, up to 1,997 dwelling units shall be allowed. Per LDC Sec. 4.2.31.E(7), at least 20% of project shall be open space.</p> <p>10/31/25 - Acknowledged</p> <p>INFO 6.3.1.C(15)(b) - Flood zone determination listed FEMA Flood Zone X</p> <p>Secondary Springs Protection Zone (SSPZ)</p> <p>No ESOZ</p> <p>INFO Additional Zoning comments PUD Case No. 191107Z</p> <p>LAND USE-APPROVED</p> <p>YES 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided?</p> <p>YES 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)?</p> <p>YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements</p> <p>YES 6.3.1.C(14) - Intent & Purpose of All Tracts Identified</p> <p>N/A 6.3.1.C(15)() - Hamlet Subdivision reference note provided?</p> <p>YES 6.3.1.C(15)() - [Springs Protection Note Provided?]</p> <p>N/A 6.3.1.C(15)() - Wellhead Protection Note Provided?</p> <p>N/A 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided?</p> <p>YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided?</p> <p>N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement</p> <p>N/A 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)?</p> <p>N/A 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)?</p> <p>N/A 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?]</p> <p>N/A 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?]</p> <p>N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?]</p> <p>INFO Additional Planning Items: kathleen.brugnoli@marionfl.org</p>			
Landscape (Plans) (Parks and Recreation)		10/31/2025	11/10/2025	Approved
Comments	<p>YES 2.12.24 Show location and dimensions of required land use buffering.</p> <p>YES 2.12.25 - Marion Friendly Landscape Areas</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		10/31/2025	11/10/2025	Approved
Comments	YES 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC 10/24/25-fee due with resubmittal N/A 2.19.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval INFO 2.18.4.H - Maintenance agreement INFO 2.19.4.A - Improvement agreement with cost estimate INFO 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement N/A 2.19.4.A - All improvements are completed & as built inspection complete N/A 2.18.4.E - Indemnification agreement INFO 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink INFO 2.12.7 - Digital version of plan YES 6.2.1.B - Plans legible YES 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.E - Drawing legend YES 6.2.1.F - North arrow, graphic drawing, & written scale YES 6.3.1.C(13) - Legal description contains acreage to one one-hundreth YES 6.3.1.C(15)(f) - This plat contains ____ lots and ____ miles of road YES 6.3.1.C(15)(d) - Legal documents & cross reference book & page YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding YES 6.4.4.M - Location of seals YES 6.3.1.B - Area for Book & Page and number of sheets YES 6.3.1.E(2) - DRC certification & signatures YES 6.3.1.E(3) - Clerk & BCC certifications of approval YES 6.3.1.E(4) - Clerk acceptance for recording certification YES 6.3.1.C(15)(i) - Board assessment notification INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements YES 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public. YES 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads N/A Legal Documents INFO Additional Development Review Comments After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder			
OCE Property Management (Plans) (Office of the County Engineer)		10/31/2025	11/10/2025	Approved
Comments	INFO 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS YES 2.19.2.G - Title Certification or title opinion, no more than 30 days old YES 2.19.2.H - Legal documents INFO 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida N/A 6.3.1.C(1) - If the Final Plat exceeds one sheet N/A 6.3.1.C(2) - "Not included" parcels to be labeled "not a part of this plat" N/A 6.3.1.C(4) - Dimensions and locations of all known existing easements N/A 6.3.1.C(5) - Dimensions and locations of all proposed easements N/A 6.3.1.C(6) - Dimensions and locations of all existing or recorded streets N/A 6.3.1.C(8) - All adjacent property identified N/A 6.3.1.C(9) - County and city limit lines within or abutting the tract INFO 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities YES 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner YES 6.3.1.C(15)(d) - Covenants, restrictions, or reservations INFO 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged INFO 6.3.1.D(1)(a) - Developer's acknowledgement and dedication INFO 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney INFO 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements INFO 6.3.1.D(1)(c) - Utility easements INFO 6.3.1.D(1)(d) - Stormwater easements and facilities INFO 6.3.1.D(1)(f) - Conservation easement INFO 6.3.1.D(2) - Add the appropriate closing INFO 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS YES 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods: YES 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party INFO 6.3.1.D(3)(a)1 - Provide the appropriate closing INFO 6.3.1.F - The following supporting documentation shall also be provided as appropriate: INFO 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements INFO 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions YES 6.3.1.F(4) - A certificate of title requirements N/A 6.4.4.B - The legal description shall include a metes and bounds description INFO Additional Right-of-Way comments Sunbiz and Project Map Checked - EMW 8.4.25			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/31/2025	11/10/2025	Approved
Comments				
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements				
YES 2.12.22 - Stormwater Tract				
YES 2.12.38 - Stormwater Maintenance Entity				
N/A 6.3.1.C(12) - If any portion of the property in the FEMA FIRM				
YES 6.3.1.C(15) - Off-Site Stormwater Reference				
YES 6.3.1 D(1)(d) - Stormwater Dedication & Acknowledgement				
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.				
OCE Survey (Plans) (Office of the County Engineer)		10/31/2025	11/10/2025	Approved
Comments				
YES 6.4.4.D - Mathematical closure and shall be in compliance with Ch. 5J-17 FAC. (5J-17.051) (15ii) (5J-17.051)(2)(b1-3) FAC				
YES 6.4.4.B - The legal description shall include a metes and bounds description				
YES 6.4.4.A - Final plat shall comply with Ch. 177 FS and the requirements of this Code				
YES 6.4.4.B &C The point of commencement or point of beginning in the description shall be tied to the nearest Government Corner or Record Corner				
N/A 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor				
YES 6.4.4.E - Showing or establishing the location of the ordinary high water line shall describe the methodology used for said determination.				
YES 6.4.4.F - The point of beginning and the point of commencement shall be clearly labeled in bold when a point of beginning or point of commencement is used in the legal description				
INFO 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat Please notify this office when set.				
INFO 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS Please notify this office when set.				
YES 6.4.5.A(2) - PRMs shall be graphically shown and fully described on the plat				
YES 6.4.5.A(3) - PRMs shall not exceed a maximum spacing of 1,400' apart				
YES 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated				
N/A 6.4.5.A(5) - When PRMs are set as offset/witness corners, the corners shall be shown				
YES 6.4.5.C - A table or note containing the geodetic control station information				
YES 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such				
INFO 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS Please notify this office when set.				
INFO 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart Please notify this office when set.				
N/A 6.4.5.F(3) - PCPs shall be set Please notify this office when set.				
YES 6.4.5.F(4) - PCPs shall be graphically shown and fully described on the plat				
N/A 6.4.5.F(5) - When PCPs are set as offset/witness corners, the corners shall be shown on the plat				
YES 6.4.5.G - Where plat boundary corners are found to coincide with previously set monumentation, monumentation shall be shown on the plat				
INFO 6.4.5.H - All lot and tract corner monumentation shall be set in accordance with the requirements of § 177.091 FS Please notify this office when set.				
YES 6.4.5.I - All section lines, government lot lines and grant lines and/or corners found shown with ties to the plat boundary				
YES 6.4.5.J - Platted adjoining lands shall be identified				
YES 6.4.5.K - Unplatted adjoining lands shall be labeled as "unplatted" with deed book or official record book and pages shown				
YES 6.4.5.M - Line and curve tables must be shown on the sheet to which they apply				
YES 6.4.5.N - Bearings basis shall be noted and referenced to an established, monumented line shown on the plat				
YES 6.2.1.A - Provide the name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet				
YES 6.2.1.E - Provide drawing legend				
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale				
YES 6.3.1.E(1) - The Surveyors and Mappers Certification				
YES 6.4.6.A - Show the lot and block lines of the previous plat, including monumentation				
YES 6.4.6.B - Any rights-of-way and/or easements to be vacated shown with Official Record Book and Page				
N/A 6.4.6.C - Show any discrepancies between the boundary of a replat and the previous plat.				
N/A Additional Survey comments				

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/31/2025	11/10/2025	Approved
Comments				
YES 2.12.9 - Location and dimensions of streets and right-of-way				
N/A 2.12.20 - Phases of development				
N/A 2.12.38 - Maintenance of improvements				
YES 6.3.1.C(3) - Driveway restrictions corner lots				
YES 6.3.1.C(7) - Dimensions and locations of streets				
YES 6.3.1.C(15)(e) - Internal roadways				
YES 6.3.1.C(15)(f) - Miles of road				
YES 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access				
N/A 6.3.1.F(1) - Establishment of MSBU or CDD				
N/A 6.11.3 - Traffic Impact Analysis				
N/A 6.11.4 - Access management				
N/A 6.11.5.D - Residential driveway requirements				
YES 6.12.2 - Right-of-way 8/15/25 - Sheet 4 buffer type A shown at the southern property boundary indicates encroachment upon a potential right-of-way for the planned extension of SW 133rd St Rd. However, there is some flexibility as to how the extension would be constructed (thus, the INFO comment). Adjust if necessary.				
YES 6.12.9 - Subdivision roads and related infrastructure				
YES 6.12.10 - Intersection layout				
N/A 6.12.11 - Turn lanes				
N/A 6.12.12 - Sidewalks				
YES 6.12.2.A - Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in table 6.12-1				
YES Additional Traffic comments 8/13/15 - 1) Improvement plan approval required prior to final plat approval. 2) Comments are subject to change due to new PUD and Master plan currently under review.				

OCE Utilities (Plans) (Utilities)	Heather Proctor	10/31/2025	11/10/2025	Approved
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Comments				
INFO Signed and sealed as-builts have been provided and match the subject Final Plat No as-builts have been sent to MCU				
INFO CADD files have been provided and match the subject Final Plat No as-builts have been sent to MCU				
INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities 10/31/25 No fee for this review. Previous comment. Utilities Plan Review Fee: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33076				

YES Additional Utilities comments 10/31/25 Accepted - Phase 1 is identified on plat sheet - Previous comment Sheet 1 – Surveyor Notes: Note #4 should be revised to include Marion County Utilities to ensure Utility Inspectors and maintenance teams have authorized access to the site.

(2) A new note should be added specifically referencing Tract C (Formerly Tract L in Prelim)– stating that a 50' x 50' portion of Tract C is dedicated to Marion County Utilities for a lift station, per the approved Improvement Plans (AR# 28209).

(3) A note should also be included indicating that Marion County Utilities will be providing water and sewer service to this project.

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/15/2025	12/15/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/15/2025	12/23/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	12/15/2025	12/15/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/15/2025	12/08/2025	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/15/2025	01/07/2026	Approved

Corrections				
6.3.1.C(1) - If the Final Plat exceeds one sheet (Resolved) - 6.3.1.C(1) - If the Final Plat exceeds one sheet: If the Final Plat exceeds one sheet, the following shall be provided on the first sheet: (a)A location sketch on page one showing the subject site and general location of the subject site in relation to the surrounding area; (b)An index diagram showing the entire subdivision and indexing each area shown on succeeding sheets shall be provided on the first sheet if the Final Plat exceeds one sheet. The index diagram shall include clearly labeled match lines.				
Corrections				
6.3.1.B - Recording and sheet information (Resolved) - 6.3.1.B - Recording and sheet information: A two-inch high by five-inch wide space shall be provided and reserved in the upper right-hand corner of each sheet to include only the following recording and sheet information:(1)To be used by the Clerk of the Circuit Court for recording information: "PLAT BOOK: _____ PAGE: _____"				
(2)The general sheet listings for the plat, completed appropriately: "Sheet _____ of _____"				
Corrections				
6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC				
Corrections				
2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place				
Corrections				
2.18.4.E - Indemnification agreement (Resolved) - 2.18.4.E - Indemnification agreement: If an applicant desires to construct a limited number of model homes, or similar type features, prior to the Final Plat being recorded, an indemnification agreement shall be provided subject to:(1)Approval of the Preliminary Plat and Improvement Plans;(2)The development being served by a central sewer and central water system;(3)The Final Plat has been submitted for review including cost estimate with appropriate assurance for subdivision improvements if incomplete;(4)No more than 10 percent of the total number of building lots, not to exceed 50 building permits; and(5)Approval by the Board.				
Corrections				
2.19.4.A. - Final Plat Approval (Resolved) - 2.19.4.A. - Final Plat Approval: The Final Plat cannot be approved and recorded until all improvements are completed and accepted, or an improvement agreement has been approved by the Board.				

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OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/15/2025	01/07/2026	Approved

Corrections 2.18.4.D - Improvement Agreement (Resolved) - 2.18.4.D - Improvement Agreement: If improvements are not completed, an Improvement Agreement containing the estimate of cost of remaining subdivision improvements as shown on the approved Improvement Plans shall be provided. The Improvement Agreement form is available at the Office of the County Engineer. A security, limited to an irrevocable letter of credit or bond only, shall be provided in the amount of 120 percent of the estimated cost of remaining improvements as well as a partial As-Built/Record Survey. The Improvement Agreement shall be approved by the Board.

Corrections 2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet

Corrections 6.12.9.F - Public dedications (Resolved) - 6.12.9.F - Public dedications: Public dedications shall be pre-approved by the Development Review Committee. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.

Corrections 6.3.1.C(15)(i) - Board assessment notification (Resolved) - 6.3.1.C(15)(i) - Board assessment notification: "The Board of County Commissioners of Marion County, Florida, as a condition of precedent to the approval and acceptance of this plat for recording in the Public Records, does hereby notify all present and future owners of the property described hereon that the lands included in this plat are subject to special assessments as may be permitted by law to finance cost 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."

Corrections 6.3.1.E(3) - BCC/Clerk certifications & approvals (Resolved) - 6.3.1.E(3) - BCC/Clerk certifications & approvals : Certifications and Approvals. The Final Plat shall contain on the first page the following certifications and approvals, all executed and acknowledged as required by law, in the forms set forth below:

Board of County Commissioners and Clerk of Circuit Court certification shall include the following:
"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.

[Printed Name of Chair], Chair
Board of County Commissioners of Marion County, Florida

Attest:

[Printed Name of Clerk]
Clerk of the Circuit Court"

Corrections Additional Design Comments (Resolved) - Additional Comments:

Corrections 2.18.4.H - Maintenance agreement (Resolved) - 2.18.4.H - Maintenance agreement: For public road subdivisions, a maintenance agreement with a security limited to an irrevocable letter of credit or bond only in the amount of twenty percent of the original construction cost of subdivision improvements shown on the approved Improvement Plans. The maintenance agreement form is available at the Office of the County Engineer. Subdivision improvements shall be maintained by the Developer for a minimum period of two years from the date of construction completion acknowledged by the Office of the County Engineer and 60 percent occupancy. The letter of credit or bond shall be released upon acceptance of the constructed improvements for maintenance by the County.

Corrections 2.19.3. - Review and approval procedures (Resolved) - 2.19.3. - Review and approval procedures: A. An executed mylar (24 inches x 36 inches, 2 mil. thickness) and digital version of the plat, in a format pre-approved by the Office of the County Engineer, shall be submitted for use during review and approval by the Development Review Committee. (All signatures shall be original and made in permanent dark ink)

B. If there are internal roads within the development, an additional digital version of the plat shall be provided in a format pre-approved by 9-1-1 Management for the purpose of maintaining the street centerline file.

C. Upon approval by review staff, the executed mylar shall be signed by the County Surveyor and the Development Review Committee.

D. DRC's approval shall be presented to the Board for final action. The Board's approval shall expire 90 calendar days from the date such approval was granted, unless within such period the plat is duly recorded in the public records of Marion County. The Board may extend this date.

E. Upon approval by the Board, the signed plat shall be returned to the Office of the County Engineer for recording.

Corrections 6.3.1.F(5) - Improvement or Maintenance Agreement (Resolved) - 6.3.1.F(5) - Improvement or Maintenance Agreement: (5) When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:
"CERTIFICATE OF COST ESTIMATE

I, _____, A Florida registered engineer, License No. _____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is \$ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.

(Signature)
(Name, Florida Registered Engineer
License No. _____)"
(AFFIX SEAL)

Corrections 6.3.1.D(b)1. or 6.3.1.D(b)2. - Dedication (Resolved) - 6.3.1.D(b)1. or 6.3.1.D(b)2. - Dedication: Section 6.3.1 - Final Plat Requirements

Corrections 6.3.1.C(12)-Portion of the property in FEMA/FIRM (Resolved) - 6.3.1.C(12)-Portion of the property in FEMA/FIRM: If any portion of the property depicted on the plat, outside of a designed and designated stormwater facility, includes the one percent (100-year) flood plain that will not be amended and removed from the FEMA FIRM prior to the recording of the plat, this flood plain shall be delineated graphically on the plat with a note detailing source reference, date, elevation, and mapping method used. Please add the following note to the cover page: "The flooding limits have not been identified herein as currently established at the time of the final plat recording. The developer will be responsible for the removal of the flood hazard zone within twelve months of recordation of the final plat."

SUBMITTAL SUMMARY REPORT (33076)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	12/15/2025	01/07/2026	Approved

Corrections 6.3.1.E(4) - Clerk acceptance & and recording (Resolved) - 6.3.1.E(4) - Clerk acceptance & and recording: Certifications and Approvals. The Final Plat shall contain on the first page the following certifications and approvals, all executed and acknowledged as required by law, in the forms set forth below:

Clerk's certification for acceptance and recording shall include the following:
 "I, Clerk of Circuit Court of Marion County, Florida, do hereby accept this plat of _____[list legal name of subdivision]_____ 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: _____
 [Printed Name of Clerk]
 Clerk of the Circuit Court"

Corrections 6.3.1.F(1) - Establishment of MSBU, CDD, etc. (Resolved) - 6.3.1.F(1) - Establishment of MSBU, CDD, etc.: F.The following supporting documentation shall also be provided as appropriate:

(1)A copy of the documents demonstrating either:
 a.The establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements; or
 b.The commencement of the process to establish a Municipal Service Benefit Unit (MSBU) responsible for the maintenance and operation of the dedicated improvements as described in Sec. 2.19.4.C. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.
 The purpose for the establishment of the MSBU is for the MSBU to act as a mechanism to fund and manage any needed maintenance and/or improvements to roads, drainage and other suitably identified infrastructure within the development in the event that a home owners' association/property owners' association (HOA/POA) is unable or unwilling to do so. Nothing herein shall be construed as a limitation of the authority of the County or any MSBU created.

Corrections 6.3.1.E(2) - DRC certifications and approvals (Resolved) - 6.3.1.E(2) - DRC certifications and approvals: Certifications and Approvals. The Final Plat shall contain on the first page the following certifications and approvals, all executed and acknowledged as required by law, in the forms set forth below:

Development Review Committee certification shall appear in the following form:
 APPROVAL BY COUNTY OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:

BY: _____ County Engineering
 BY: _____ County Fire Services
 BY: _____ County Planning
 BY: _____ County Surveyor
 BY: _____ County Utilities
 BY: _____ County Zoning

Corrections Legal Documents (Resolved) -

Corrections 6.3.1.C(15)(d) - ADVISORY NOTICES (Resolved) - 6.3.1.C(15)(d) - ADVISORY NOTICES: As related to covenants, restrictions, or reservations:

1.WHEN COVENANTS, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."
 2.The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"

Corrections 6.3.1.C(15)(f) - Miles of road (Resolved) - 6.3.1.C(15)(f) - Miles of road: "This plat contains _##_ lots and _##_ miles of roads."

OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	12/15/2025	12/16/2025	Informational
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Comments Sec. 2.19.1. - Applicability.
 The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.
 Sec.2.19.2.G – Title Certification
 All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.
 Sec.2.19.2.H – Legal Documents
 Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
 Sec.6.2.1. – Requirements.
 Sec.6.2.1.A.
 Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.
 Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;
 Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:
 Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:
 1. WHEN COVENANTS, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE

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PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"

Sec.6.3.1.D -

The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:

Sec.6.3.1.D(1) -

All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.

Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"

"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"

Sec.6.3.1.D.(b)(1)(2)(3)

Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:

1. For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

2. For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. 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 wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec.6.3.1.D(c)(1)(2) - Utility Easements, select as appropriate:

1. "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

2. "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] 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."

Sec.6.3.1.D(f) -

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Sec.6.3.1.D(2) - Add the appropriate closing.

Sec.6.3.1.D(2)(a) - If corporation:

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20____.

(FULL CORPORATE NAME), a corporation of the State of _____

By: _____

(Signature of president or vice president or chief executive above)

Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).

Sec.6.3.1.D(2)(b) - If individual:

IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20____.

WITNESSES:

_____ (signature)

(Typed name)

Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a) -

Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:

Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:

"[MORTGAGEE or PARTY OF INTEREST] CONSENT

The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."

Sec.6.3.1.D(3)(a)(1)(a)(b)(c) - Provide the appropriate closing.

If corporation:

a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20____.

(Full Corporate Name), A Corporation of the State of _____

By (Signature of President Vice President or Chief Executive Officer)

SUBMITTAL SUMMARY REPORT (33076)

(Typed name and title of Officer)

(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.

b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.

WITNESSES (repeat signature below as necessary for each owner).

(Signature) _____

(Typed name)

c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a)(2)(b)(c) –

Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:

a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.

Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:

Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.

Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;

Sec.6.3.1(F)(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;

Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:

a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;

b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and

c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.

The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.

Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:

"CERTIFICATE OF COST ESTIMATE

I, _____, A Florida registered engineer, License No. _____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is \$ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.

_____(Signature)

(Name, Florida Registered Engineer

License No. _____)"

(AFFIX SEAL)

ROW Approval -EMW 12.16.25

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/15/2025	12/08/2025	Approved
Recommendations	Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)		12/15/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/15/2025	12/10/2025	Approved
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/15/2025	12/08/2025	Approved
Comments	Previously approved — Parcel 41200-056-13 is served by Marion County Utilities public water and wastewater. Improvement Plans under AR# 28209 have been approved and construction has been completed. The Final Plat reflects the improvements installed as part of Improvement Plans – Phase 1B.			



**Marion County
Board of County Commissioners**

33076

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 7/8/25

A. PROJECT INFORMATION:

Project Name: McGinley Landing Phase 1B
Parcel Number(s): Portion of 41200-056-13
Section 9 Township 17 Range 21 Land Use MR Zoning Classification PUD
Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other _____
Type of Plan: FINAL PLAT
Property Acreage 15.13 Number of Lots 79 Miles of Roads 0.44
Location of Property with Crossroads SW HWY 484 and SW 57 AVENUE RD
Additional information regarding this submittal: Seven (7) Tracts

B. CONTACT INFORMATION (*Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.*)

☐ **Engineer:**
Firm Name: Tillman & Associates Engineering, LLC Contact Name: Jeff McPherson
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: JMcPherson@tillmaneng.com

☒ **Surveyor:**
Firm Name: JCH Consulting Group, Inc. Contact Name: Christopher J. Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # 352-572-1254
Email(s) for contact via ePlans: Chris@JCHcg.com; Admin@JCHcg.com

Property Owner:
Owner: MGL DEVELOPMENT LLC Contact Name: Matthew P. Fabian
Mailing Address: 4349 SE 20th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-239-0683 Alternate Phone # _____
Email address: mattpfabian@gmail.com

Developer:
Developer: MGL DEVELOPMENT LLC Contact Name: Matthew P. Fabian
Mailing Address: 4349 SE 20th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-239-0683 Alternate Phone # _____
Email address: mattpfabian@gmail.com

Revised 5/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org



MCGINLEY LANDING PHASE 1B
(A PLANNED UNIT DEVELOPMENT)
A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ___, PAGE ___
SHEET 1 OF 4

SURVEYOR'S NOTES:

- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
- 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.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, COUNTY UTILITIES, 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 THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- THIS PLAT IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3 AND 4.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OR BOOK 8577, AT PAGE 652, ("DECLARATION") AS EXTENDED TO THE PLATTED PROPERTY AND AS MAY BE SUBSEQUENTLY AMENDED THAT ARE NOT SHOWN ON THE PLAT. THE EXTENSION OF THE DECLARATION WILL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.
- 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 (1) COMMENCE WITHOUT NOTIFICATION TO THE DEVELOPER AND COORDINATION OF THE LOCATION AND TIMING OF INSTALLATION OR (2) 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- BEARINGS ARE ASSUMED BASED ON THE EAST BOUNDARY OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 21 EAST, AS BEING S.00°11'16"W.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
- CURRENT ZONING IS PLANNED UNIT DEVELOPMENT (PUD), CURRENT FUTURE LAND USE IS EMPLOYMENT CENTER (EC).
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- ADVISORY NOTICE** ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.12083C0715D DATED AUGUST 28, 2008, COMMUNITY PANEL NO.12083C0711E DATED APRIL 19, 2017, AND COMMUNITY PANEL NO.12083C0712E DATED APRIL 19, 2017, MARION COUNTY, FLORIDA (COMMUNITY NUMBER 120160). THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDED. 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.
- THIS PLAT CONTAINS SEVENTY NINE (79) LOTS, SEVEN (7) TRACTS AND 0.46 MILES OF ROAD.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND OR GRANTED AND OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
- THE SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY MARION COUNTY.
- DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 30' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY (P.T.) WHICHEVER IS LESS. (SEE DETAIL ON SHEET 2).
- 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, AND STREET SIDE LOT LINE, 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG SIDE AND 10' DRAINAGE EASEMENT ALONG REAR LOT LINES AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENTS AND SETBACKS", AND EACH OF TRACTS "B" THROUGH "G" INCLUSIVE SHALL BE SUBJECT TO A UTILITY EASEMENT ACROSS THE PORTION OR PORTIONS OF SUCH TRACT LYING WITHIN 15 FEET OF TRACT "A". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- PORTION OF TRACTS "B", "C", "D", "E", "F" AND "G" ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. 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 LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- ADVISORY NOTICE ~ THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST 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.
- 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.
- THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK IN OR BOOK 8594, PAGE 1838.
- SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____.
- ALL CURVILINEAR LOTS LINES ARE RADIAL UNLESS NOTED OTHERWISE.
- COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____.

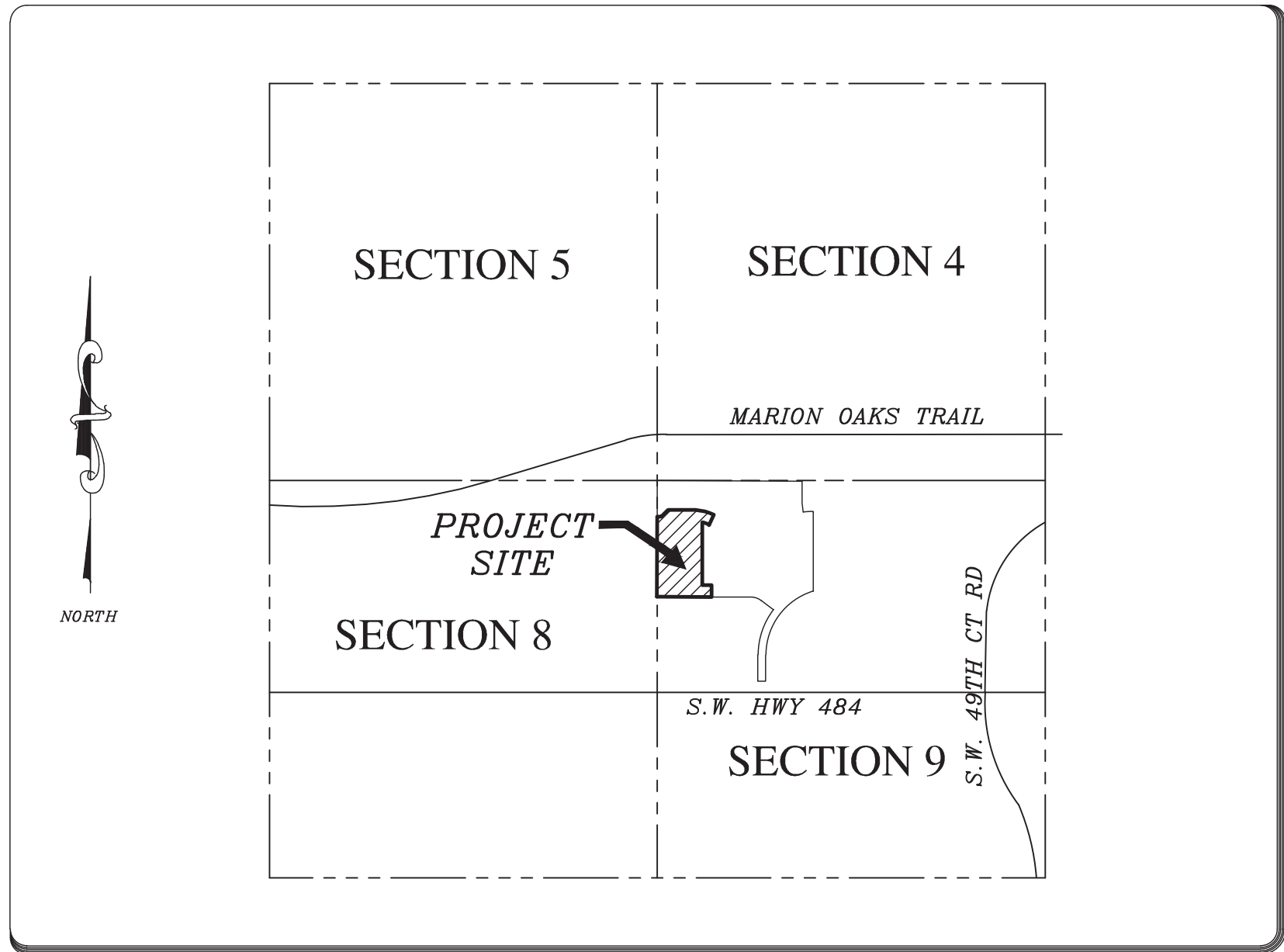
SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE; AND MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.

BY:

CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471

LOCATION MAP NOT TO SCALE



THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OR BOOK 8577, AT PAGE 652, ("DECLARATION") AS EXTENDED TO THE PLATTED PROPERTY AND AS MAY BE SUBSEQUENTLY AMENDED THAT ARE NOT SHOWN ON THE PLAT. THE EXTENSION OF THE DECLARATION WILL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.

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.

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.

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

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 "MCGINLEY LANDING PHASE 1B" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS ____ DAY, OF 2025, 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

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MGL DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "MCGINLEY LANDING PHASE 1B" BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DO HEREBY DEDICATE AS FOLLOWS:

THE DEVELOPER HEREBY DEDICATES TRACT "A" AS SHOWN ON THE PLAT AS SW 59TH AVENUE AND SW 131ST LOOP TO THE MCGINLEY LANDING HOMEOWNERS' ASSOCIATION, INC. ("ASSOCIATION") ITS SUCCESSORS AND ASSIGNS, DEVELOPER AND ASSOCIATION HEREBY GRANT AND RESERVE A PERPETUAL, NON-EXCLUSIVE PRIVATE EASEMENT OVER AND ACROSS TRACT "A" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) THE ASSOCIATION; (C) ALL PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; (D) EACH NOT-FOR PROFIT ASSOCIATION FROM TIME TO TIME GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. THE ASSOCIATION IS THE OPERATIONAL AND MAINTENANCE ENTITY FOR TRACT "A".

ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS OVER, UPON AND ACROSS TRACT "A". 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 WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACTS "B", "C", "D", "E", "F" AND "G" ARE RESERVED AS DRAINAGE RETENTION, STORM DRAINAGE, UTILITIES, INGRESS AND EGRESS, OPEN SPACE, ACCESS, AND LANDSCAPING TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED AS PRIVATE TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

THE AREAS DESIGNATED AS UTILITY EASEMENTS OR FOR THE USE OF UTILITIES ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS SUCH AREAS AND ARE HEREBY DEDICATED TO PUBLIC AND/OR PRIVATE UTILITY PROVIDERS FOR THE ACCESS, INSTALLATION, OPERATION, MAINTENANCE, AND RELOCATION OF FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRICAL FACILITIES.

NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATION HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR MARION COUNTY AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE DRAINAGE FACILITIES OR EASEMENTS.

IN WITNESS WHEREOF, MGL DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN AUTHORIZED REPRESENTATIVE ON THIS ____ DAY OF _____, 2025.

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

WITNESS SIGNATURE

PRINT NAME:

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

DEVELOPER AND OWNER:

MGL DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By:

MATTHEW P. FABIAN, AS MANAGER
DEVELOPER'S ADDRESS:
4349 SE 20TH STREET
OCALA, FL 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 _____, 2025 BY MATTHEW P. FABIAN, AS MANAGER OF MGL DEVELOPMENT, LLC ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

PRINT NAME:

NOTARY SEAL:

APPROVAL BY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2025, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA.

BY:

SIGNATURE
COUNTY ADMINISTRATOR, OR
DESIGNATED ADMINISTRATIVE OFFICIAL

MCGINLEY LANDING PHASE 1B

(A PLANNED UNIT DEVELOPMENT)

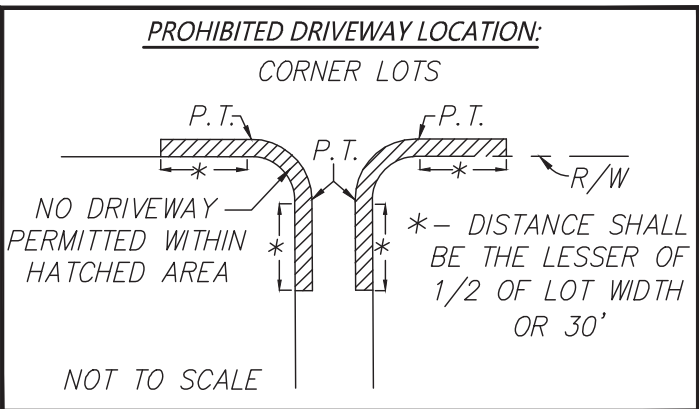
A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

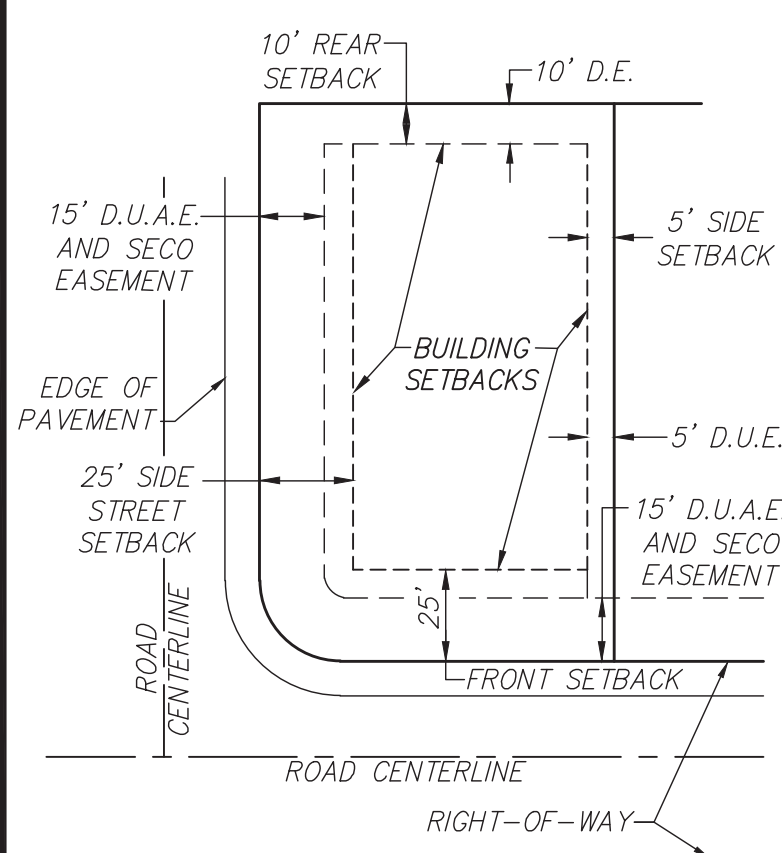
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF SECTION 8, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, S.00°11'16"W., 459.05 FEET TO THE SOUTHWESTERLY CORNER OF MCGINLEY LANDING PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGES 146 THROUGH 151 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID MCGINLEY LANDING PHASE 1 THE FOLLOWING TWELVE (12) COURSES: (1) S.89°59'07"E., 52.39 FEET; (2) THENCE N.44°59'28"E., 120.39 FEET; (3) THENCE N.90°00'00"E., 350.65 FEET; (4) THENCE S.83°50'20"E., 58.91 FEET; (5) THENCE S.78°46'18"E., 58.89 FEET; (6) THENCE S.73°25'16"E., 58.89 FEET; (7) THENCE S.68°03'55"E., 62.43 FEET; (8) THENCE S.24°55'42"W., 145.86 FEET TO A POINT ON A NON-TANGENT CHORD CONCAVE SOUTHERLY, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 10°40'20", AND A CHORD BEARING AND DISTANCE OF N.70°24'28"W., 90.21 FEET; (9) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.34 FEET TO THE END OF SAID CURVE; (10) THENCE S.00°00'00"W., 794.99 FEET; (11) THENCE N.90°00'00"E., 117.91 FEET; (12) THENCE S.00°00'00"E., 148.85 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY N.89°40'55"W., 693.61 FEET TO THE AFORESAID EAST BOUNDARY OF SECTION 8; THENCE ALONG SAID EAST BOUNDARY, N.00°11'16"E., 1,014.80 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 15.13 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	90.34'	485.00'	010°40'20"	90.21'	N70°24'28"W



TYPICAL EASEMENTS AND SETBACKS CORNER LOT DETAIL

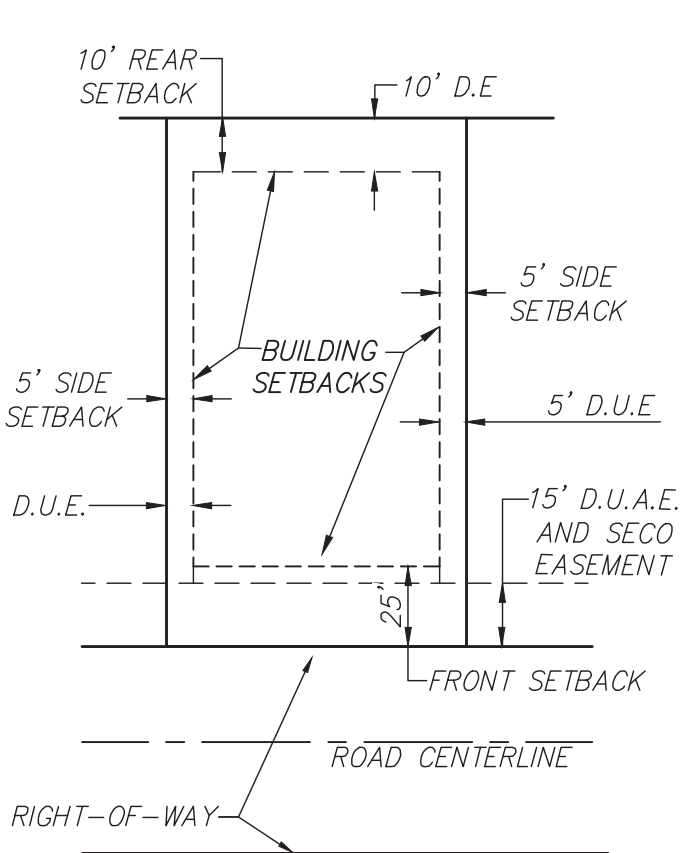
NOT TO SCALE



NOTE: GARAGES SHALL BE SETBACK A MINIMUM OF 20' FROM SIDEWALK.

TYPICAL EASEMENTS AND SETBACKS

NOT TO SCALE



NOTE: GARAGES SHALL BE SETBACK A MINIMUM OF 20' FROM SIDEWALK.

POINT OF COMMENCEMENT
N.W. CORNER OF SECTION 9,
TOWNSHIP 17 SOUTH, RANGE 21 EAST
FOUND 8" OCTAGON CONCRETE
MONUMENT (NO I.D.)
SECTION 4, TOWNSHIP 17
SOUTH, RANGE 21 EAST
SECTION 9, TOWNSHIP 17
SOUTH, RANGE 21 EAST

SECTION 5, TOWNSHIP 17
SOUTH, RANGE 21 EAST
SECTION 8, TOWNSHIP 17
SOUTH, RANGE 21 EAST

MCGINLEY LANDING PHASE 1
(PLAT BOOK 16, PAGES 146-151)
ZONING: PLANNED UNIT DEVELOPMENT (PUD)
LAND USE: EMPLOYMENT CENTER (EC)

WESTERLY BOUNDARY OF
MCGINLEY LANDING PHASE 1
(PLAT BOOK 16, PAGE 146-151)

POINT OF BEGINNING
SOUTHWESTERLY CORNER OF
MCGINLEY LANDING PHASE 1
(PLAT BOOK 16, PAGES 146-151)

S.W. 131ST PLACE ROAD

EAST BOUNDARY OF SECTION 8,
TOWNSHIP 17 SOUTH, RANGE 21 EAST

SECO ENERGY EASEMENT—
O.R.B. 183, PAGE 445
PARTIAL RELEASE OF EASEMENT
O.R.B. 7133, PAGE 980

S.W. 60TH AVENUE ROAD

ZONING: SINGLE FAMILY DWELLING (R-1)
LAND USE: MEDIUM RESIDENTIAL

DRAINAGE RETENTION AREA
LAND USE: PUBLIC

BLOCK 1002

LOT 9

S.W. 133RD STREET ROAD

ZONING: PLANNED UNIT DEVELOPMENT (PUD)
LAND USE: EMPLOYMENT CENTER (EC)

NOT PLATTED
PARCEL ID: 41200-056-03

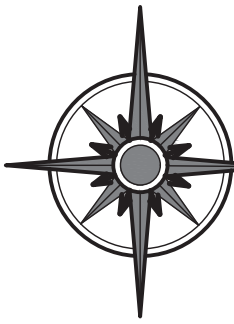
NOTE:

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LEGEND

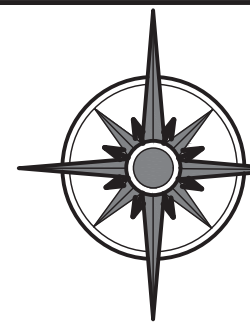
UNLESS OTHERWISE NOTED

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- AC. = ACRES
- S.F. = SQUARE FEET
- (NR) = NOT RADIAL
- (8,000) = SQUARE FOOTAGE AREA
- = PERMANENT REFERENCE MONUMENT
FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT
FOUND 5/8" IRON ROD & CAP (LB 8071)
- ⊙ = PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD & CAP (LB 8071)
- ⊙ = PERMANENT CONTROL POINT
SET NAIL & DISC NO. LB 8071
- ⊙ = PERMANENT CONTROL POINT
FOUND NAIL & DISC NO. LB 8071
- ⊙ = PERMANENT CONTROL POINT
FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)



JCH

CONSULTING GROUP, INC.
LAND DEVELOPMENT-SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M.-LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 405-1482 www.JCHg.com



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MCGINLEY LANDING PHASE 1B
(A PLANNED UNIT DEVELOPMENT)
A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

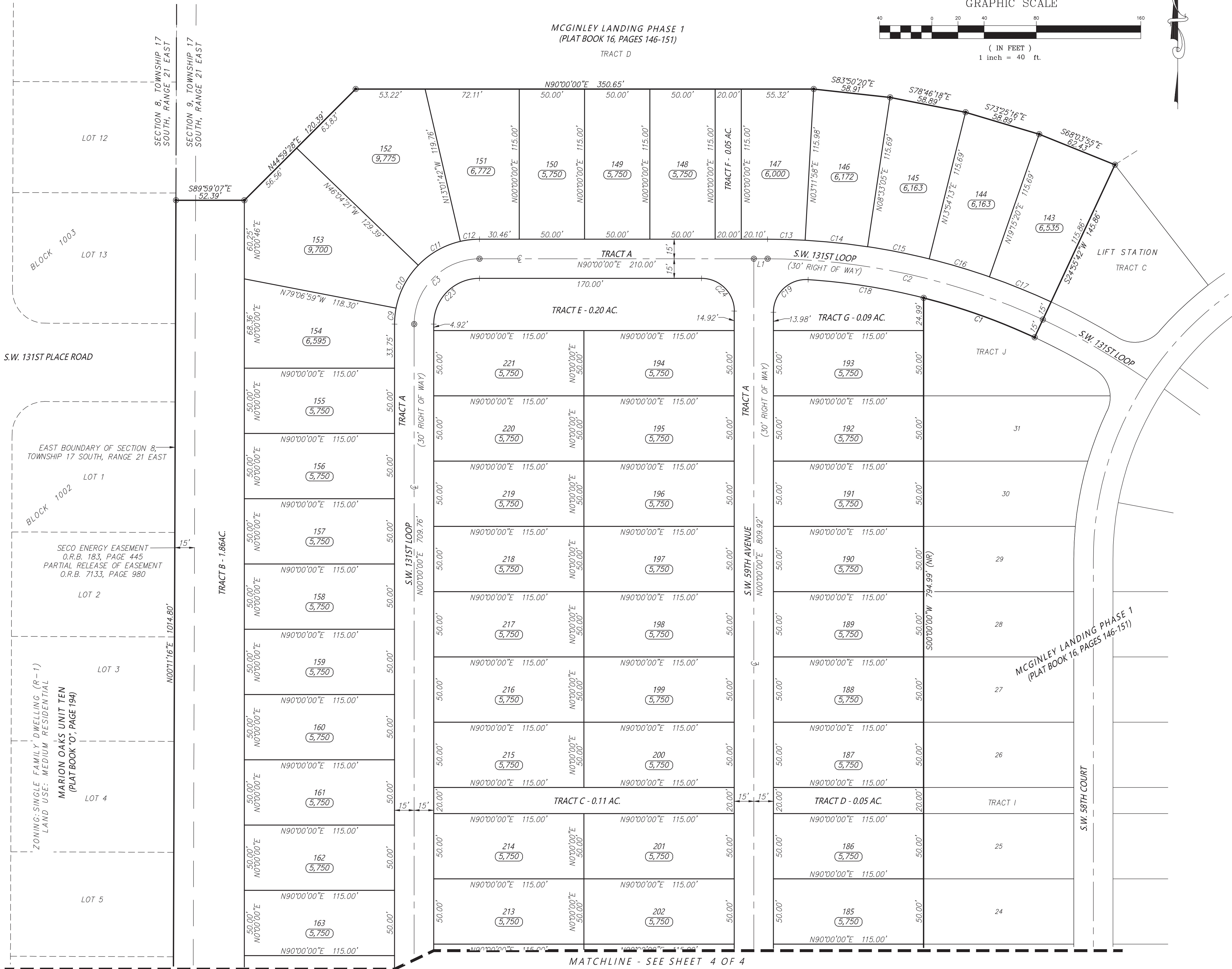
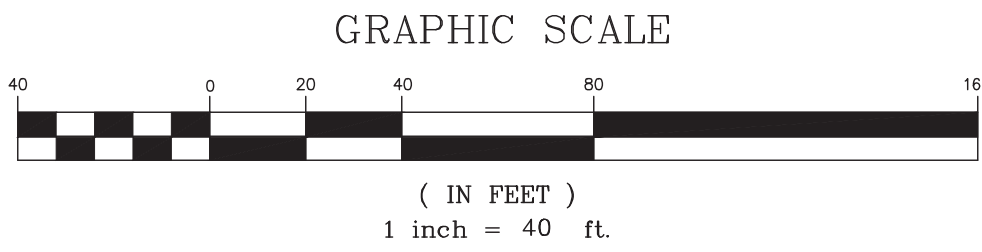
PLAT BOOK ___, PAGE ___
SHEET 3 OF 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	10.57

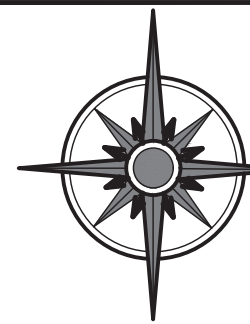
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	90.34'	485.00'	010°40'20"	90.21'	N70°24'28"W
C2	217.54'	500.00'	024°55'42"	215.83'	N77°32'09"W
C3	78.54'	50.00'	090°00'00"	70.71'	S45°00'00"W
C9	12.35'	65.00'	010°53'01"	12.33'	N05°26'30"E
C10	37.49'	65.00'	033°02'39"	36.97'	N27°24'20"E
C11	37.49'	65.00'	033°02'39"	36.97'	N60°26'59"E
C12	14.78'	65.00'	013°01'42"	14.75'	N83°29'09"E
C13	28.76'	515.00'	003°11'58"	28.75'	N88°24'01"W
C14	48.11'	515.00'	005°21'07"	48.09'	N84°07'28"W
C15	48.11'	515.00'	005°21'07"	48.09'	N78°46'21"W
C16	48.11'	515.00'	005°21'07"	48.09'	N73°25'14"W
C17	50.99'	515.00'	005°40'22"	50.97'	N67°54'29"W
C18	89.62'	485.00'	010°35'15"	89.49'	N81°02'15"W
C19	40.87'	25.00'	093°40'07"	36.47'	N46°50'04"E
C23	54.98'	35.00'	090°00'00"	49.50'	N45°00'00"E
C24	39.27'	25.00'	090°00'00"	35.36'	N45°00'00"W

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MATCHLINE - SEE SHEET 4 OF 4



JCH

CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
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MCGINLEY LANDING PHASE 1B

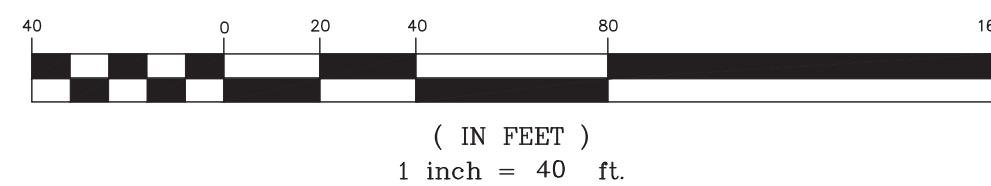
(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK __, PAGE __

SHEET 4 OF 4

GRAPHIC SCALE



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C4	78.70'	50.00'	090°11'16"	70.83'
C5	9.23'	65.00'	008°07'56"	9.22'
C6	37.49'	65.00'	033°02'39"	36.97'
C7	37.49'	65.00'	033°02'39"	36.97'
C8	18.09'	65.00'	015°56'39"	18.03'
C20	39.27'	25.00'	090°00'00"	35.36'
C21	39.27'	25.00'	090°00'00"	35.36'
C22	55.11'	35.00'	090°13'27"	49.59'

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- ⊗ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
- ⊕ = PERMANENT CONTROL POINT FOUND NAIL & DISC NO. LB 8071
- ⊙ = PERMANENT CONTROL POINT FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)

S.W. 60TH AVENUE ROAD

S.W. 133RD STREET ROAD

TRACT B - 1.86 AC.

MATCHLINE - SEE SHEET 3 OF 4

TRACT A (30' RIGHT OF WAY)

TRACT B - 1.86 AC.

NOT PLATTED
PARCEL ID: 41200-056-03

ZONING: PLANNED UNIT DEVELOPMENT (PUD)
LAND USE: EMPLOYMENT CENTER (EC)