

March 1, 2024

PROJECT NAME: UTOPIA PUD MASTER PLAN

PROJECT NUMBER: 2006020032

APPLICATION: PUD MASTER PLAN #28998

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: 10/3/2022 Advisory Note: Please verify that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13 - Stormwater Management  
STATUS OF REVIEW: INFO  
REMARKS: 10/3/2022: SWM system details provided are acceptable at this concept-level phase. However, be advised that improvement plans will need to be consistent with Marion County Land Development Code 6.13 for stormwater management technical standards.
- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis  
STATUS OF REVIEW: INFO  
REMARKS: 6/15/23 - The traffic study indicated the need for offsite improvements. A developer's agreement is in process to address these improvements.
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements.  
STATUS OF REVIEW: INFO  
REMARKS:
- 5 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi-occupancy complex like shopping centers they must submit a master sign plan.  
STATUS OF REVIEW: INFO  
REMARKS: Will there be sub-division signs?
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: INFO  
REMARKS: Master Plan requires approval from MCBOCC
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Special Planning Items:  
STATUS OF REVIEW: INFO  
REMARKS: CONDITIONAL APPROVAL: The final PUD Master Plan, FOCUSING ON on Sheets 5.01 and 8.01 as the primary sheets indicating the projects' final development uses, phasing, road & access alignments & designs, and buffers was approved by the Board of County Commissioners on February 20, 2024. The project's Amended and Restated Development Agreement was approved by the Board of County Commissioners on February 6, 2024, and recorded in Marion County Official Record Book 8250, Pages 1871-1920.

- 8 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.6 - Buffers  
STATUS OF REVIEW: INFO  
REMARKS: All landscape material to be on the public view side of wall, detail show different
- 9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: INFO  
REMARKS: No tree removal prior to DRC site plan approval
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Master Plan  
STATUS OF REVIEW: INFO  
REMARKS: IF APPLICABLE:  
Sec. 2.18.1.I - Show connections to other phases.  
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. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)  
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."  
Sec. 6.3.1.B.2 – Required Right of Way Dedication  
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."  
Sec. 6.3.1.D.3 - Cross Access Easements  
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.C.1 - Utility Easements (select as appropriate)  
"[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."  
Sec. 6.3.1.C.2 – Utility Easements  
"[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]."

AR#28998



**Marion County  
Board of County Commissioners**

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: August 3, 2022

**A. PROJECT INFORMATION:**

Project Name: Utopia PUD Master Plan  
Parcel Number(s): 47659-000-00, 48366-000-00, 48367-000-00 & 48369-000-00  
Section 20,29 Township 17S Range 23E Land Use Residential Zoning Classification PUD  
Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other \_\_\_\_\_  
Type of Plan: MASTER PLAN  
Property Acreage 337.50 Number of Lots 0 Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads \_\_\_\_\_  
Additional information regarding this submittal: \_\_\_\_\_

**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 and Associates Engineering, LLC Contact Name: Timothy Brooker  
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: permits@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 # \_\_\_\_\_  
Email(s) for contact via ePlans: Chris@jchcg.com

**Property Owner:**

Owner: Utopia 42, LLC Contact Name: Danny Gaekwad  
Mailing Address: 11980 SE 22nd Ave Rd City: Ocala State: FL Zip Code: 33134-3157  
Phone # 352-425-0177 Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

**Developer:**

Developer: Stark Enterprises Contact Name: Alex Johnson  
Mailing Address: 629 Euclid Ave Suite 1300 City: Cleveland State: OH Zip Code: 44114  
Phone # 216-292-0429 Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_





6.12.2.A - REQUEST TO PROVIDE 40' OF ROW DEDICATED FOR SE 73RD AVE AS OPPOSED TO REQUEST OF TOTAL ROW IS NOT NECESSARY FOR SE 73RD AVE. (APPROVED 10/24/2022)

PARCEL A:

AND

AND ALSO:

LESS & EXCEPT:

THAT PART OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY FLORIDA DESCRIBED AS FOLLOWS:

ALSO LESS & EXCEPT:

ALSO LESS & EXCEPT

ALSO LESS & EXCEPT:

ALSO LESS & EXCEPT:

ALSO LESS & EXCEPT:

ALGOL 68 &amp; PASCAL

PARCEL B:

AND

### PARCEL 2

LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 42

**SURVEYOR:**  
JCH CONSULTING GROUP, INC.  
CHRISTOPHER J. HOWSON, P.S.M., CFM  
426 SW 15TH STREET  
OCALA, FLORIDA 34471  
PHONE (352) 405-1482

SECTIONS 20 & 29 TOWNSHIP 17 SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA

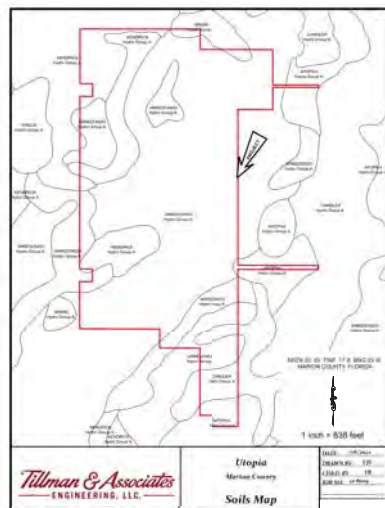
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SHT. 01.01







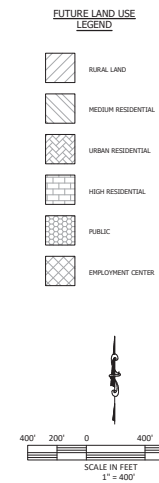


Marion County Approval Stamp

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DATE 10-21-22  
DRAWN BY HB  
CHKD. BY TB  
JOB NO. 22-8029

SHT. 03.01



***Tillman & Associates***  
—ENGINEERING, LLC.—  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

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PUD MASTER PLAN  
UTOPIA  
MARION COUNTY, FLORIDA  
**FUTURE LAND USE  
& ZONING PLAN**

DATE 11-16-22  
DRAWN BY HB  
CHKD. BY TB  
JOB NO. 22-8029

SHT. 04.01

UTOPIA 42 LLC  
11980 SE 22ND AVENUE RD  
OCALA FL 34480-6511

SITE DATA:

PARCEL NUMBERS:  
47659.000.00, 48366.000.00, 48167.000.00, 48369.000.00

PARCEL NUMBERS:  
47659-000-00, 48366-000-00, 48367-000-00, 48369-000-00

PROJECT AREA:  
47659-000-00 = 317.00 AC  
48366-000-00 = 5.50 AC  
48367-000-00 = 13.87 AC  
48369-000-00 = 1.13 AC

TOTAL 337.5 AC

40'X115' LOTS = 200± UNITS  
50'X115' LOTS = 400± UNITS  
60'X115' LOTS = 150± UNITS  
NOT TO EXCEED 744 UNITS

	<u>770</u> UNITS
TOTAL UNITS =	<u>1,514</u>

TO FURTHER IDENTIFY POSSIBLE COMMERCIAL USES

EXISTING LAND USE: MR, COM

PROPOSED ZONING: PUB

\*MULTI-FAMILY TO BE MINIMUM 20' BETWEEN BUILDINGS TO COMPLY W/

TABLE 4. PROPOSED UTOPIA, GADKWARD VILLAGE PUD DEVELOPMENT STANDARDS

**UTILITIES:**  
ELECTRIC BY: TO BE DETERMINED  
POTABLE WATER BY: MARION COUNTY UTILITIES  
IRRIGATION BY: TO BE DETERMINED  
FIRE BY: MARION COUNTY UTILITIES  
SANITARY SEWER BY: MARION COUNTY UTILITIES  
TELEPHONE BY: TO BE DETERMINED  
SOLID WASTE: MARION COUNTY UTILITIES

OPENSACE (EXCLUDES FUTURE MULTI-FAMILY & COMMERCIAL LOTS):

REQUIRED: 67.5 AC (337.5 x 20%)

IMPROVED OPEN SPACE AS SHOWN:

DRA OPEN SPACE =	± 9.81 AC (39.24 x 20%)
AMENITY/CLUBHOUSE TRACT =	± 12.98 AC
BUFFERS =	± 10.43 AC
OTHER IMPROVED OPEN SPACE =	± 68.58 AC
NATURAL OPEN SPACE =	± 0 AC

**NOTES:**  
SIDEWALK SHALL BE PROVIDED ON AT LEAST ONE SIDE  
OF THE INTERNAL STREETS.

CLUBHOUSE  
3,000 SF

POOL & DECK

AMENITY AREA (SFR)

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1. The PUD shall be developed consistent with the PUD Application and PUD Concept Plan Set (Received 11/11/21 and 12/12/21; attached) and the development conditions for this approval.




REVIEWS

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FLORIDA

AND MASTER  
TOPIA  
ARION COL

CARD: B1 10  
JOB NO. 22-8029

05.01

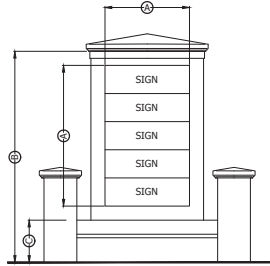










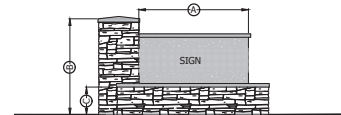


**MULTI-TENANT MONUMENT SIGN**  
NOT TO SCALE

Multi-Tenant (MC LDC; Sec. 4.4.4. - On-site signs)		
Description	Dimensions	
	Sign area maximum; See Table 4.4-3 MC LDC that houses a range of tenant signs.	A
Standard	Height (Max): 30'	B
	Pedestal height (min/max) 2'/5'	C
Placement and Setback		
For permitted non-residential uses, including places of worship, one freestanding sign, not to exceed one square foot in sign area for every two linear feet of street frontage and one wall sign not to exceed 24 square feet in sign area. Total aggregate sign area shall not exceed 200 square feet.		
The sign format shall also contain common design elements, such as placement, color, shape, or style of lettering, which lend a unified appearance to the signs of the occupants within the complex.		
The onsite identification or directory sign shall be located in the area between the structure and the access street and shall be set back a minimum of two feet from the front property line.		

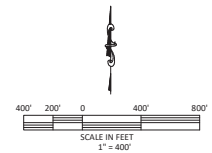
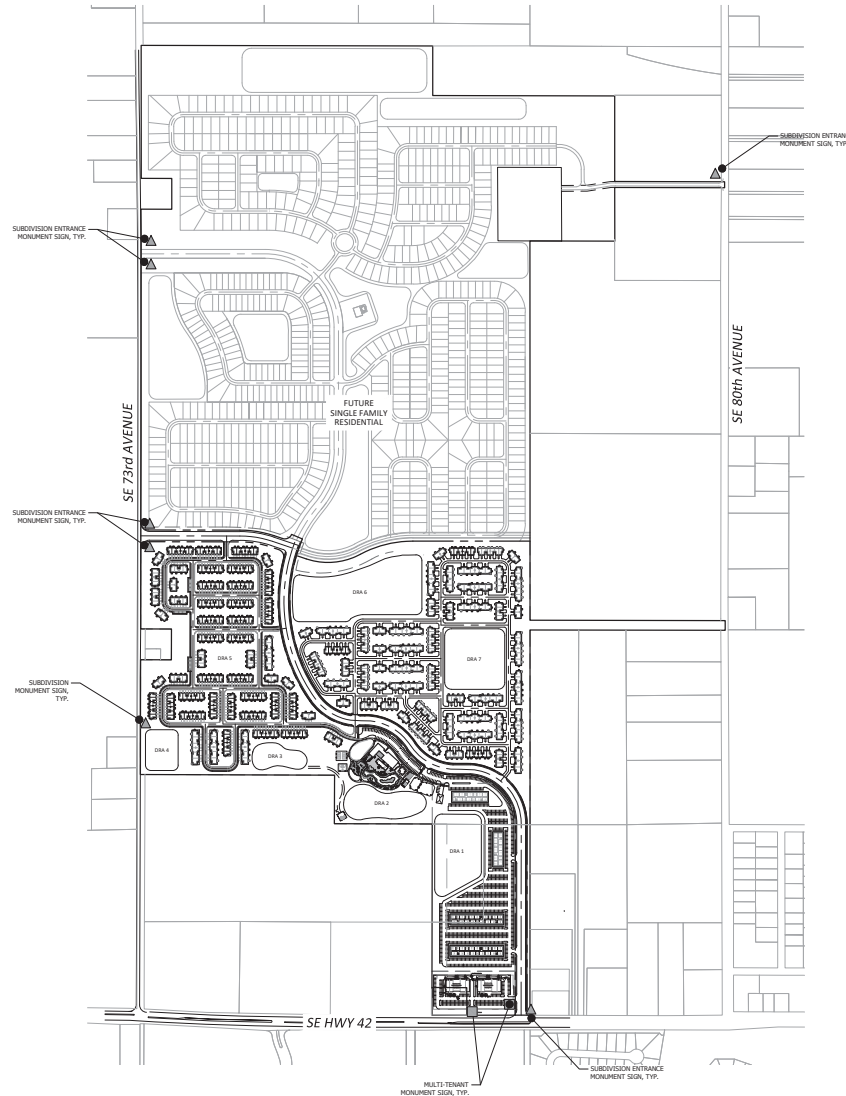
**NOTES:**

1. SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
2. SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W.
3. ALL INTERNAL SIGNAGE SHALL COMPLY WITH LDC REQUIREMENTS.



**MONUMENT SIGN - SUBDIVISION ENTRANCE**  
NOT TO SCALE

Monument Sign (MC LDC; Sec. 4.4.4. - On-site signs)		
Description	Dimensions	
	Sign area maximum; 64 sf of single face; 128 sf total.	A
Standard	Height (Max): 10'	B
	Pedestal height (min/max) 2'/5'	C
The sign may be a single sign with two faces of equal size or may be a single face sign located on each side of the entrance.		
Monument signs shall match the style of their associated building.		
Monument signs may only be illuminated by a steady light source.		
Two subdivision identification signs per neighborhood, subdivision, or development, not to exceed 64 square feet in sign area per sign.		



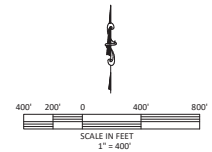
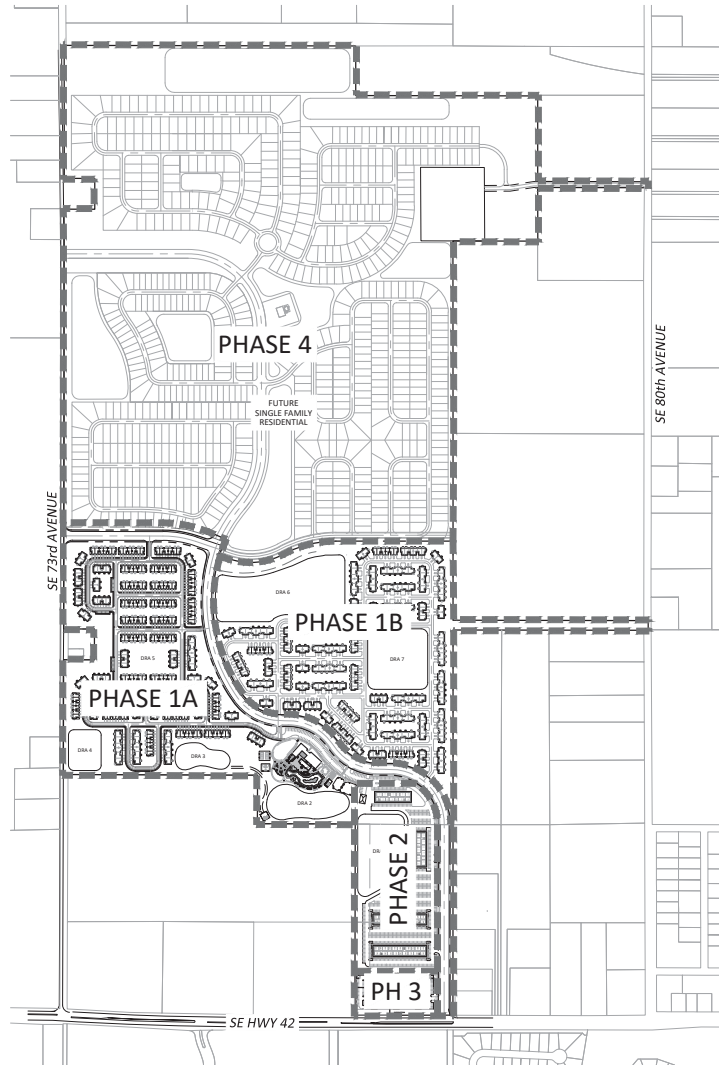
Marion County Approval Stamp

**William & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1725 SE 16th Ave, Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS	
DATE	DESCRIPTION

PUD MASTER PLAN UTOPIA MARION COUNTY, FLORIDA	
DATE	11-16-22
DRAWN BY	HB
CHECKED BY	TJR
JOB NO.	22-5029

SHEET **09.01**



Marion County Approval Stamp

**William & Associates**  
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 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
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 Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS

PUD MASTER PLAN  
 UTOPIA  
 MARION COUNTY, FLORIDA  
**PHASING PLAN**

DATE: 11-16-22  
 DRAWN BY: HB  
 CHECKED BY: TP  
 JOB NO: 22-5029

SHEET **10.01**

LEGAL DESCRIPTION:

PARCEL A:

THE SOUTH 3/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LESS THE WEST 1/4 THEREOF LYING SOUTH OF RAILROAD RIGHT OF WAY AND LESS THE NORTH 210 FEET OF THE SOUTH 420 FEET OF THE WEST 210 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 THEREOF, MARION COUNTY, FLORIDA.

AND

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, AND THE NORTH 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LESS THE WEST 9 ACRES THEREOF, MARION COUNTY, FLORIDA.

AND ALSO:

THE WEST 440 FEET OF THE NORTH 3/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST; LESS THE NORTH 210 FEET OF THE WEST 210 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS & EXCEPT:

PARCEL 11:

THAT PART OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, RUN THENCE S.0070°45'W. ALONG THE WEST LINE THEREOF 337.78 FEET TO THE NORTH LINE OF THE SOUTH 890.00 FEET OF THE SAID NE 1/4, THENCE S.89°50'01"E. PARALLEL WITH THE SOUTH LINE OF THE SAID NE 1/4 A DISTANCE OF 1889.63 FEET TO THE EAST LINE OF SAID NE 1/4, THENCE N.00°04'03"W. ALONG THE EAST LINE OF THE SAID NE 1/4 A DISTANCE OF 40.00 FEET; THENCE N.89°50'01"W. ALONG THE NORTH LINE OF THE SOUTH 1030.00 FEET OF THE SAID NE 1/4 A DISTANCE OF 1127.00 FEET; THENCE N.00°04'03"W. 298.15 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SAID NE 1/4, THENCE N.89°50'01"W. ALONG THE NORTH LINE THEREOF 826.31 FEET TO THE POINT OF BEGINNING. LESS RIGHT OF WAY FOR SE BOTH AVENUE.

ALSO LESS & EXCEPT:

PARCEL 7:

THE EAST 1127.00 FEET OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING SOUTHERLY OF RAILROAD RIGHT OF WAY, LESS THE SOUTH 1030.00 FEET THEREOF; AND LESS RIGHT OF WAY FOR SE BOTH AVENUE.

ALSO LESS & EXCEPT:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, RUN S. 00°04'03" E. A DISTANCE OF 337.78 FEET TO THE POINT OF BEGINNING; THENCE RUN S.00°04'03" E. FOR 584.00 FEET; THENCE WESTERLY IN A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 FOR 749.00 FEET; THENCE NORTHERLY IN A LINE PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 FOR 584.00 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY FOR S.E. BOTH AVENUE.

ALSO LESS & EXCEPT:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN S. 00°04'03" E. ALONG THE EAST LINE OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 20, A DISTANCE OF 962.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 00°04'03" E. ALONG THE SAID EAST LINE, A DISTANCE OF 366.26 FEET TO THE NORTHEAST CORNER OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 20, THENCE S. 00°08'29" E. ALONG THE EAST LINE OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 20 A DISTANCE OF 275.75 FEET; THENCE N. 89°50'06" W. DEPARTING FROM SAID EAST LINE PARALLEL WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE N.E. 1/4 OF SAID SECTION 20, A DISTANCE OF 749.00 FEET; THENCE N. 00°04'03" W. PARALLEL WITH THE WEST LINE OF THE N.E. 1/4 OF SAID SECTION 20, A DISTANCE OF 642.00 FEET; THENCE S. 89°50'06" E. A DISTANCE OF 748.84 FEET, TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY FOR S.E. BOTH AVENUE.

ALSO LESS & EXCEPT:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS THE FOLLOWING DESCRIBED LAND:

BEGINNING AT THE NORTHEAST CORNER OF THE SE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE RUN S. 00°08'29" E. ALONG THE EAST LINE OF SAID SE 1/4 275.75 FEET; THENCE N. 89°50'06" W. 749.00 FEET; THENCE N. 00°04'03" W. 276.07 FEET TO THE NORTH LINE OF THE AFOREMENTIONED SE 1/4, THENCE ALONG SAID NORTH LINE S. 89°50'01" E. 748.84 FEET TO THE POINT OF BEGINNING.

ALSO LESS & EXCEPT:

THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 66 FEET THEREOF.

ALSO LESS & EXCEPT:

THE WEST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 66 FEET THEREOF.

PARCEL 8:

THE W 1/2 OF THE N 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

AND

THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT THE W 1/2 OF THE N 1/2 OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 AND EXCEPT 210 FEET SQUARE IN THE SW CORNER OF THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 AND EXCEPT THE EAST 27 FEET OF THE WEST 237.00 FEET OF THE SOUTH 210.00 FEET; AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF STATE ROAD NO. 42.

AND

COMMENCING AT THE NW CORNER OF THE W 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; AND RUNNING THENCE S.00°08'02"W. 1298.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 42; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.89°59'30"E. 20.00 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.89°59'30"E. 254.05 FEET; THENCE DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE N.00°05'11"E. 165.57 FEET; THENCE N.89°53'40"W. 253.89 FEET; THENCE S.00°08'02"E. 166.00 FEET TO THE POINT OF BEGINNING.

PARCEL 1:

THE SOUTH 210 FEET OF THE WEST 210 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA

PARCEL 2:

THE EAST 27 FEET OF THE WEST 237 FEET OF THE SOUTH 210 FEET OF THE EAST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION LYING WITHIN THE RIGHT OF WAY OF DD STATE ROAD 42.

REVISIONS

FB/PG	DATE	REVISION	CHK
06/08/18	M.A.	ADDITIONAL TOPO ALONG HIGHWAY NO. 42	C.J.K.
08/07/22	M.A.	UPDATE AND REVERSE BOUNDARY	C.J.K.



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.I.S.  
28 SW 17TH STREET, OCEA FLORIDA 33471  
PHONE: (407) 881-1481 FAX: (407) 755-3333 www.JCHgroup.com  
E-MAIL: JCH@JCH-FL.COM JCH-FL.COM

BOUNDARY AND TOPOGRAPHIC SURVEY  
SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST

VICINITY MAP:

NOT TO SCALE



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	⊙	SANITARY AIR RELEASE VALVE MANHOLE
EL	ELEVATION	⊙	SANITARY AIR RELEASE VALVE
LB	LICENSED BUSINESS	⊙	SANITARY MANHOLE
NL	NUMBER	⊙	SANITARY CLEANOUT
LS	LAND SURVEYOR	⊙	ELECTRIC MANHOLE
ID	IDENTIFICATION	⊙	ELECTRIC METER
ORB	OFFICIAL RECORDS BOOK	⊙	ELECTRIC RISER BOX
C	CENTERLINE	⊙	CABLE TELEVISION RISER BOX
R	RADIUS	⊙	TELEPHONE RISER BOX
L	ARC LENGTH	⊙	UTILITY RISER
Δ	DELTA (CENTRAL ANGLE)	⊙	WELL
(P)	PLAT MEASURE	⊙	WATER SPOUT
(D)	DEED MEASURE	⊙	IRRIGATION CONTROL VALVE
(C)	CALCULATED MEASURE	⊙	WATER METER
C.D.	CHORD LENGTH	⊙	WATER VALVE
C.B.	CHORD BEARING	⊙	FIRE HYDRANT
PCC	POINT ON CURVE	⊙	BACK FLOW PREVENTER
POL	POINT ON LINE	⊙	AIR CONDITIONER PAD
PCC	POINT OF COMPOUND CURVATURE	⊙	GAS VALVE
PRC	POINT OF REVERSE CURVATURE	⊙	GAS METER
PC	POINT OF CURVATURE	⊙	GAS LINE MARKER
PT	POINT OF TANGENCY	⊙	CONCRETE UTILITY POLE
PI	POINT OF INTERSECTION	⊙	METAL UTILITY POLE
P.O.C.	POINT OF COMMENCEMENT	⊙	WOOD UTILITY POLE
P.O.B.	POINT OF BEGINNING	⊙	UTILITY POLE GUY ANCHOR
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	⊙	LIGHT POLE
DP	DUCTILE IRON PIPE	⊙	SPOT/GROUND LIGHT
PVC	POLYVINYL CHLORIDE	⊙	ELECTRIC TRANSFORMER
CMP	CORRUGATED METAL PIPE	⊙	WETLAND FLAG
RCP	REINFORCED CONCRETE PIPE	⊙	SIGN
NAVD	NORTH AMERICAN VERTICAL DATUM	⊙	ROLLARD
NGVD	NATIONAL GEODETIC VERTICAL DATUM	⊙	FLAG POLE
FB	FLAT BOOK	⊙	MAILBOX
ORB	OFFICIAL RECORDS BOOK	⊙	VAULT
PAGE(S)	PAGE(S)	---	LINE BREAK
R/W	RIGHT OF WAY	---	FENCE LINE AS NOTED
ESMT	EASEMENT	---	OVERHEAD UTILITY LINE
SEC	SECTION	---	APPROXIMATE TOP OF BANK
FND	FOUND	---	APPROXIMATE TOE OF SLOPE
REC	RECOVERED	---	EXISTING CONTOUR
COR	CERTIFIED CORNER RECORD	---	UNDERGROUND FIBER OPTIC
RLS	REGISTERED LAND SURVEYOR	---	UNDERGROUND SANITARY SEWER
CM	CONCRETE MONUMENT	---	UNDERGROUND FORCE MAIN
IRC	IRON ROD AND CAP	---	UNDERGROUND TELEPHONE
IR	IRON ROD	---	UNDERGROUND TV CABLE LINE
CLF	CHAIN LINK FENCE	---	UNDERGROUND WATER LINE
⊙	FOUND 5/8" IRON ROD & CAP (AS NOTED)	---	STORM DRAINAGE LINE
⊙	FOUND 5/8" IRON ROD & CAP (AS NOTED)		
⊙	FOUND NAIL & DISC (AS NOTED)		
⊙	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)		
⊕	CONTROL/BENCHMARK AS DESCRIBED		
⊕	CURB INLET GRATE		
⊕	CATCH BASIN		
⊕	STORM MANHOLE		
⊕	METERED END SECTION		

SURVEY NOTES:

- DATE OF ORIGINAL FIELD SURVEY: MARCH 27, 2018, UPDATED AUGUST 17, 2022.
- BEARINGS AND 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.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C00880 AND 12083C07450 EFFECTIVE DATE OF AUGUST 8, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (RURAL) 1 FOOT IN 5,000 FEET; EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT U 753, ELEVATION 102.52' (NAVD 1988).
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY ASBUILT SURVEYS COMPLETED BY STEVEN COUNTS, INC. DATED APRIL 2006 AND JUNE 21, 2011. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
- STORM DATA AND SANITARY SEWER FOREMAIN INFORMATION IS BASED ON ASBUILT PREPARED BY STEVEN COUNTS, INC. DATED 01/31/2018.
- EASEMENTS SHOWN HEREON ARE BASED ON PREVIOUS BOUNDARY SURVEY COMPLETED BY FARNEY-BARLEY AND ASSOCIATES, INC. DATED 7/1/75, JOB NO. 150226.

SHEET 1 OF 9  
ONE IS NOT COMPLETE WITHOUT THE OTHERS  
SEE SHEET 3, 4, 5 AND 6 FOR SURVEY DRAWING  
SEE 7, 8 AND 9 FOR TREE DETAIL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 501.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
DATE  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (CERTIFICATE OF AUTHORIZATION NO. LB 8071)

FB/PG	DATE	FIELD DATE	JOB NO.	1
18-327-31	06/08/18	04/13/18	18176ADDR	OF
18-327-32	07/11/18-32			9
DRAWING DATE	BY	APPROVED	SCALE	
04/24/18	M.A.	C.J.K.	---	



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST**

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N89°47'19"W	209.95
L2	S00°75'41"W	209.86
L3	S89°39'08"E	210.08
L4	S02°29'39"E	209.78
L5	N89°52'43"W	209.99
L6	S00°02'28"W	209.88
L7	S89°46'25"E	208.49

**SHEET 2 OF 9**  
**ONE IS NOT COMPLETE WITHOUT THE OTHERS**

SEE SHEETS 3, 4, 5 AND 6 FOR SURVEY DRAWING  
SEE SHEETS 7, 8 AND 9 FOR TREE DETAIL

SEE SHEET 1 FOR NOTES, LEGEND, SURVEYOR'S CERTIFICATION, LEGAL DESCRIPTION, ETC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°47'19"W	209.9
L2	S0°07'54"W	209.8
L3	S89°39'08"E	210.0
L4	S0°22'39"E	209.7
L5	N89°52'43"W	209.9
L6	S0°00'28"W	209.8
L7	S89°46'23"E	208.4

SHEET 2 OF 9  
ONE IS NOT COMPLETE WITHOUT THE  
OTHERS

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DRAWING  
SEE SHEETS 7, 8 AND 9 FOR TREE DETAIL

SEE SHEET 1 FOR NOTES, LEGEND,  
SURVEYOR'S CERTIFICATION, LEGAL  
DESCRIPTION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
	06/18/18	M.A.	ADDITIONAL TOPO ALONG HIGHWAY NO. 42	C.J.H.
	08/17/22	M.A.	UPDATE AND REVISE BOUNDARY	C.J.H.



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 [www.JCHug.com](http://www.JCHug.com)

LOCATED IN SECTION 20 & 29 ,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

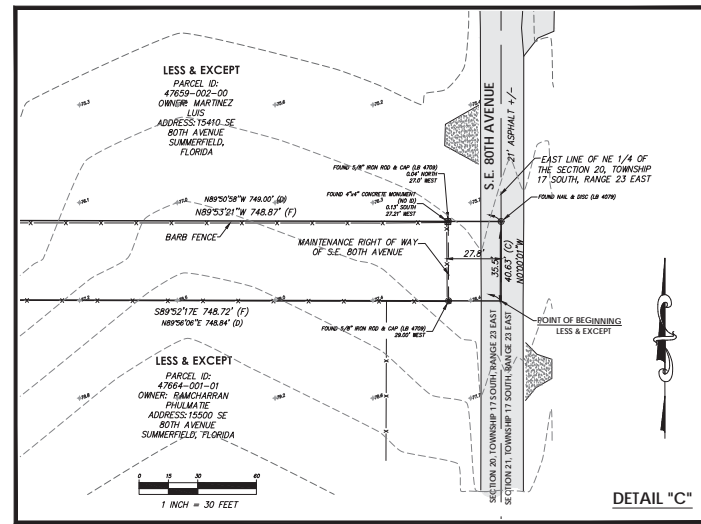
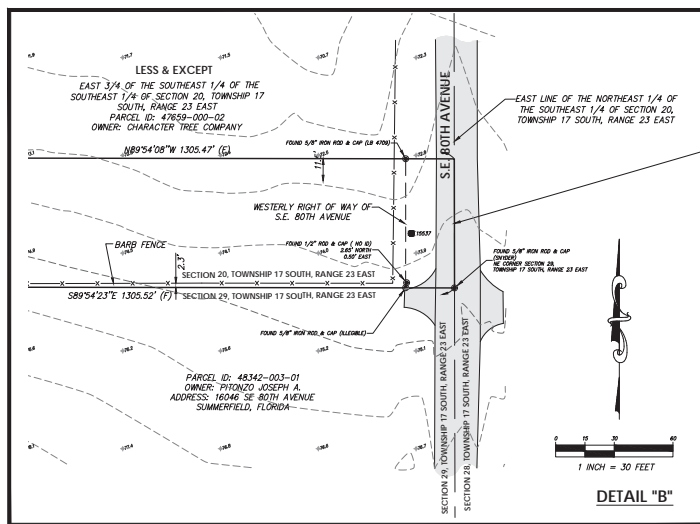
PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

FB/PG 18-3/27-33 18-3/29-47 17-11/21-32		FIELD DATE 04/13/18		JOB NO. 18176ADDR	2 OF 9
DRAWING DATE 04/24/18		BY M.A.	APPROVED C.J.H.	SCALE 1" = 300'	

2 OF 9







SHEET 4 OF 9  
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEETS 2, 3, 5 AND 6 FOR SURVEY DRAWING  
SEE SHEETS 7, 8 AND 9 FOR TREE DETAIL  
SEE SHEET 1 FOR NOTES, LEGEND, SURVEYOR'S  
CERTIFICATION, LEGAL DESCRIPTION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
	06/18/18	M.A.	ADDITIONAL TOPO ALONG HIGHWAY NO. 42	C.J.H.
	08/17/22	M.A.	UPDATE AND REVISE BOUNDARY	C.J.H.



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PHONE (352) 405-1482 FAX (888) 272-8335 [www.JCHgroup.com](http://www.JCHgroup.com)

LOCATED IN SECTION 20 & 29 ,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

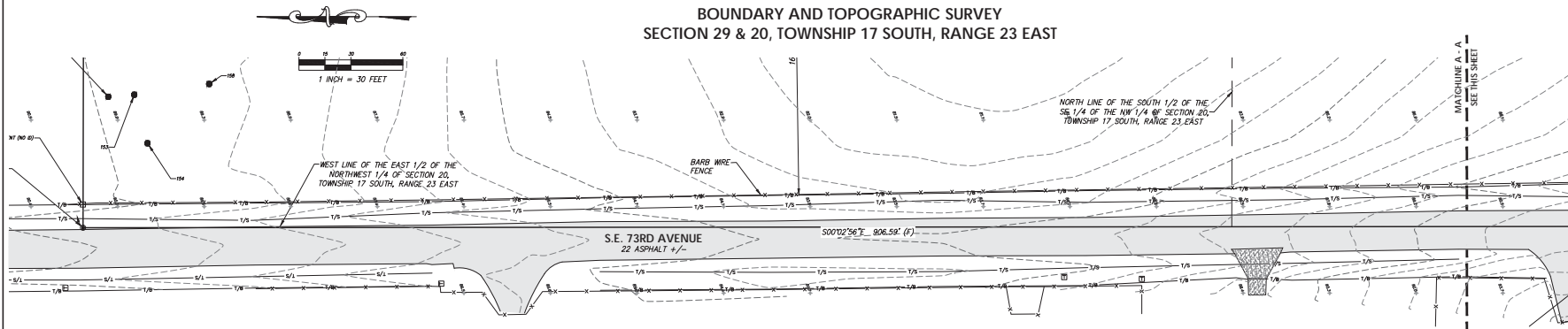
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

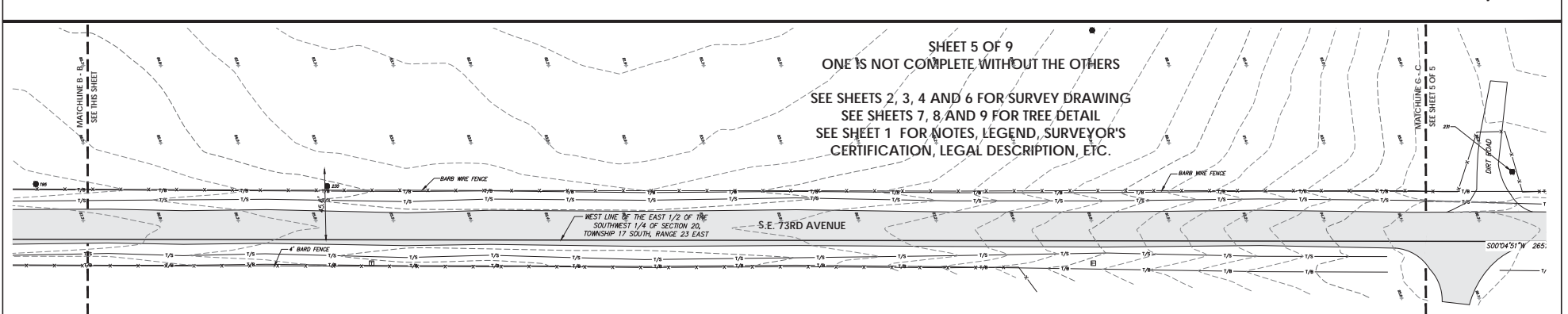
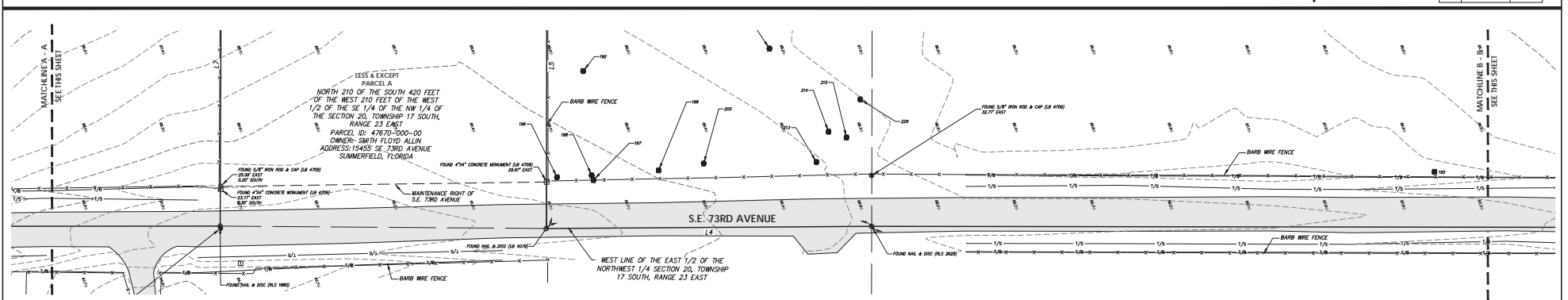
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18-3/27-33 18-3/39-47 17-11/31-32		04/13/18		
DRAWING DATE		BY	APPROVED	
04/24/18		M.A.	CJH	SCALE 1" = 30'

4  $OF$

# BOUNDARY AND TOPOGRAPHIC SURVEY SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST



LINE TABLE		
LINE	BEARING	LENGTH
L4	S02°2'39"E	209.78
L5	N89°52'43"W	209.99
L7	S89°46'23"E	208.49



SHEET 4 OF 5  
ONE IS NOT COMPLETE WITHOUT THE OTHERS

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHK
	06/18/18	M.A.	ADDITIONAL TOPO ALONG HIGHWAY NO. 42	C.J.H.
	08/17/22	M.A.	UPDATE AND REVISE BOUNDARY	C.J.H.

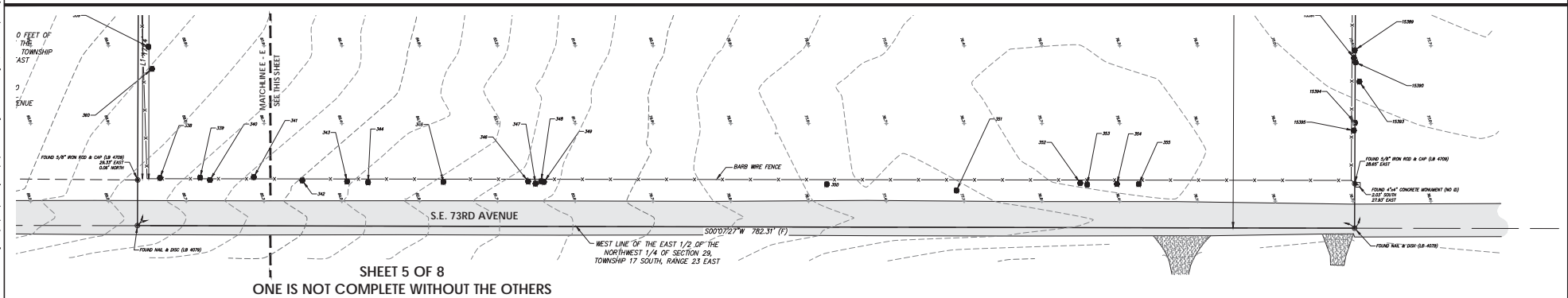
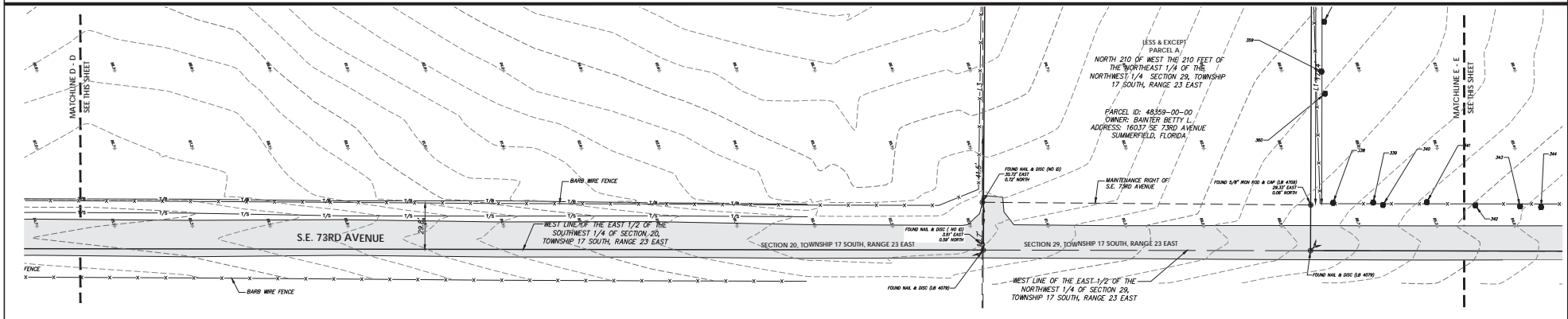
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.E.S.  
2638 13TH STREET, OCALA, FLORIDA 34471  
PHONE: 352.468.1800 FAX: 352.753.8333 www.jchgroup.com  
CREATED: 04/13/18 BY: M.A. DATE: 04/13/18

LOCATED IN SECTION 20 & 29 ,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

FB/PG		FIELD DATE		JOB NO. 18176ADDR	5 OF 9
18-2/25-33 18-3/28-47 17-11/31-32		04/13/18			
DRAWING DATE	BY	APPROVED		SCALE	
04/24/18	M.A.	C.H.		1" = 30'	



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°47'19"W	209.95

R E V I S I O N S				
FB/PG	DATE	DRAWN	REVISION	CHKD
	06/18/18	M.A.	ADDITIONAL TOPO ALONG HIGHWAY NO. 42	C.J.H.
	08/17/22	M.A.	UPDATE AND REVISE BOUNDARY	C.J.H.



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CERTIFICATE OF AUTHORIZATION - I.B.#021

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

FB/PG 18-3/27-33 18-3/28-47 17-11/21-32		FIELD DATE 04/13/18		JOB NO. 18176ADDR	6 OF 9
DRAWING DATE 04/24/18		BY M.A.	APPROVED C.H.		

6  
OF  
9

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
**SECTION 29 & 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST**

SHEET 7 OF 9  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS  
 SEE SHEETS 3, 4, 5 AND 6 FOR SURVEY DRAWING  
 SEE SHEET 1 FOR NOTES, LEGEND, SURVEYOR'S  
 CERTIFICATION, LEGAL DESCRIPTION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	06/16/18	M.A.	ADDITIONAL TOPO ALONG HIGHWAY NO. 42	C.L.H.
	06/17/22	M.A.	UPDATE AND REVISE BOUNDARY	C.L.H.



JCH

CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - GIS  
420 SW 15TH STREET, OCALA, FLORIDA 34707  
PHONE (352) 495-1402 FAX (408) 772-0335 www.JChg.com  
FOR CREDIT OR RECORD INFLATION J.A.#01

LOCATED IN SECTION 20 & 29 ,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

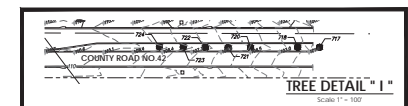
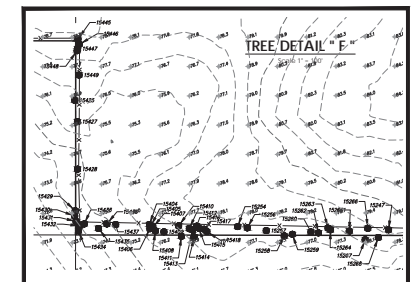
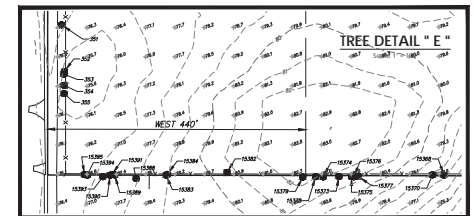
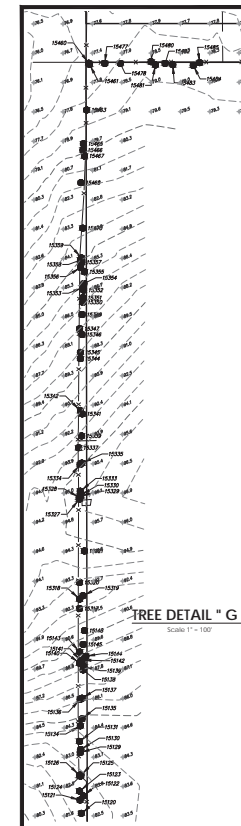
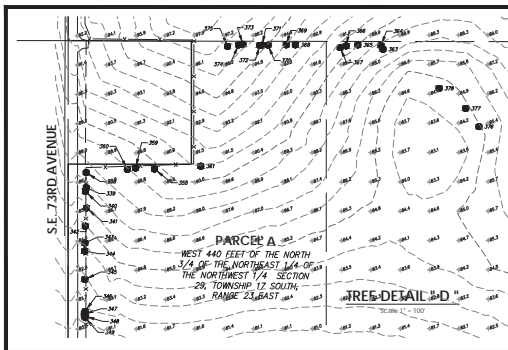
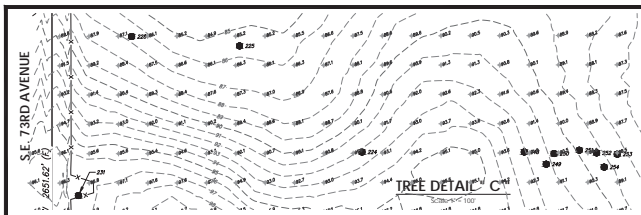
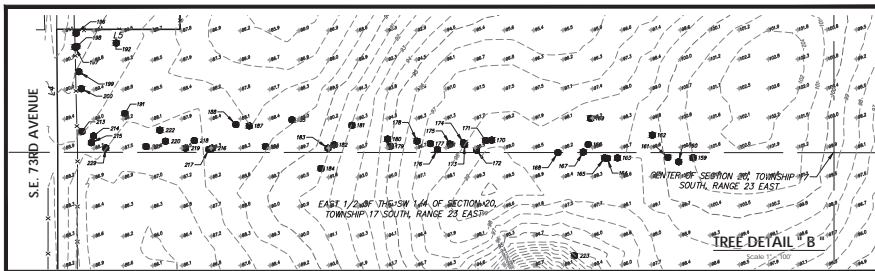
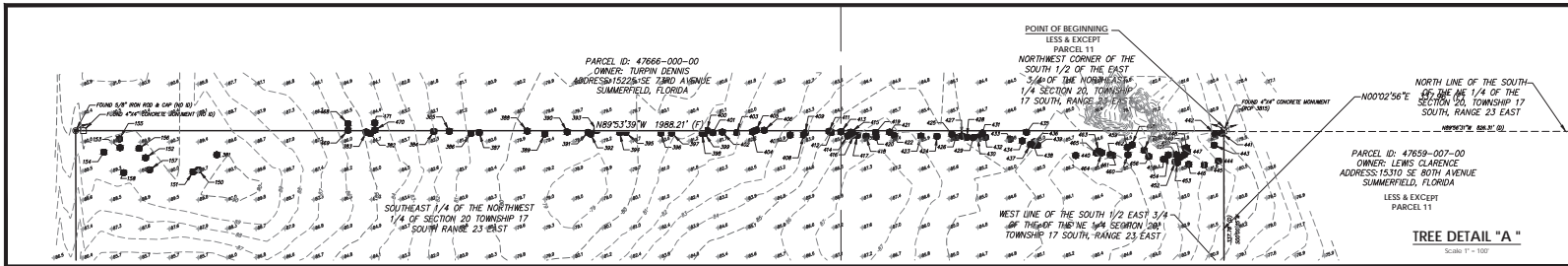
PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

MARION COUNTY, FLORIDA

FB/PAGE		FIELD DATE		JOB NO. 18176ADDR
18-12Z-33 18-12DB-47 17-11JH-32		04/13/18		
DRAWING DATE	BY	APPROVED		
04/24/18	M.A.	C.H.		SCALE 1" = 100'

7 / 9 OF





SHEET 8 OF 9  
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEETS 3, 4, 5 AND 6 FOR SURVEY DRAWING  
SEE SHEETS 7 AND 9 FOR TREE DETAIL  
SEE SHEET 1 FOR NOTES, LEGEND, SURVEYOR'S  
CERTIFICATION, LEGAL DESCRIPTION, ETC.

REV IS I O N S				
FB/PG	DATE	DRAWN	REVISION	OK'D
	06/18/18	M.A.	ADDITIONAL TOPO ALONG HIGHWAY NO. 42	C.J.H.
	08/17/22	M.A.	UPDATE AND REVISE BOUNDARY	C.J.H.



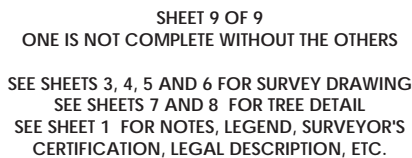
LOCATED IN SECTION 20 & 29 ,  
TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC  
SURVEY  
-FOR-  
UTOPIA 42 LLC

FB/PG		FIELD DATE		JOB NO. 18176ADDR	8 OF 9
18-3/27-33 18-3/39-47 17-11/31-32		04/13/18			
DRAWING DATE		BY			
04/24/18		M.A.		SCALE 1" = 100'	
		C.H.			





**TREE DETAIL "H"**  
Scale 1" = 50'

R E V I S I O N S				
FB/PG	DATE	DRAWN	REVISION	OKD
	06/18/18	M.A.	ADDITIONAL TOPO ALONG HIGHWAY NO. 42	C.J.H.
	08/17/22	M.A.	UPDATE AND REVISE BOUNDARY	C.J.H.



MARION COUNTY, FLORIDA

FB/PG		FIELD DATE		JOB NO. 18176ADDR	9 OF 9
18-3/27-33 18-3/29-47 17-11/21-32		04/13/18			
DRAWING DATE		BY	APPROVED	SCALE	
04/24/18		M.A.	CJM	1" = 50'	

9 OF 9