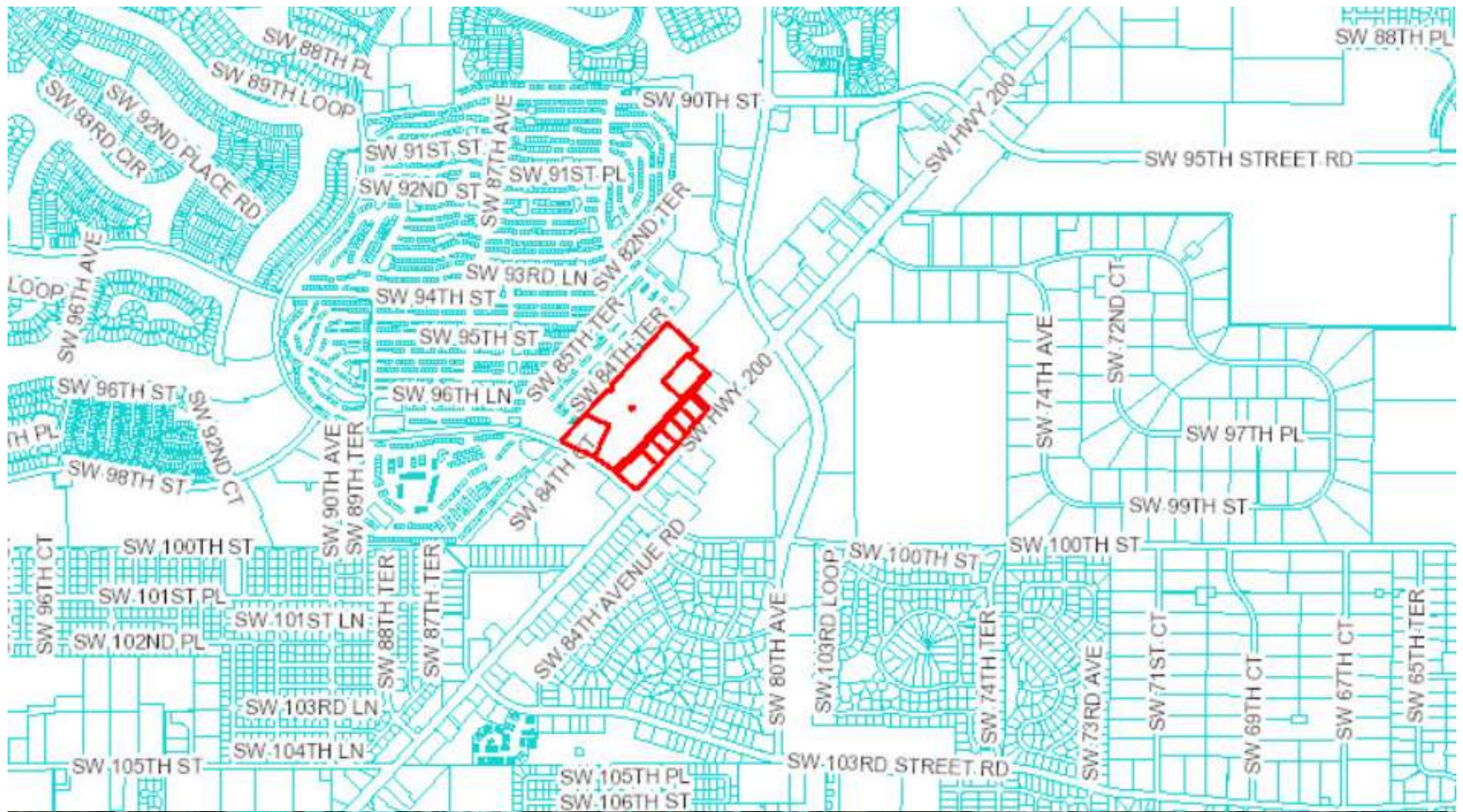


CANOPY OAKS PHASE II REPLAT - FINAL PLAT

8125 SW HWY 200 OCALA

**Project #2021010057 #26076 Parcels #3530-1001-01,
3530-1001-02, 3530-1001-03, 3530-1001-04, 3530-1001-05, 3530-1001-06,
3530-1001-07, 3530-1001-08, 3530-1001001 & 3530-1001003**

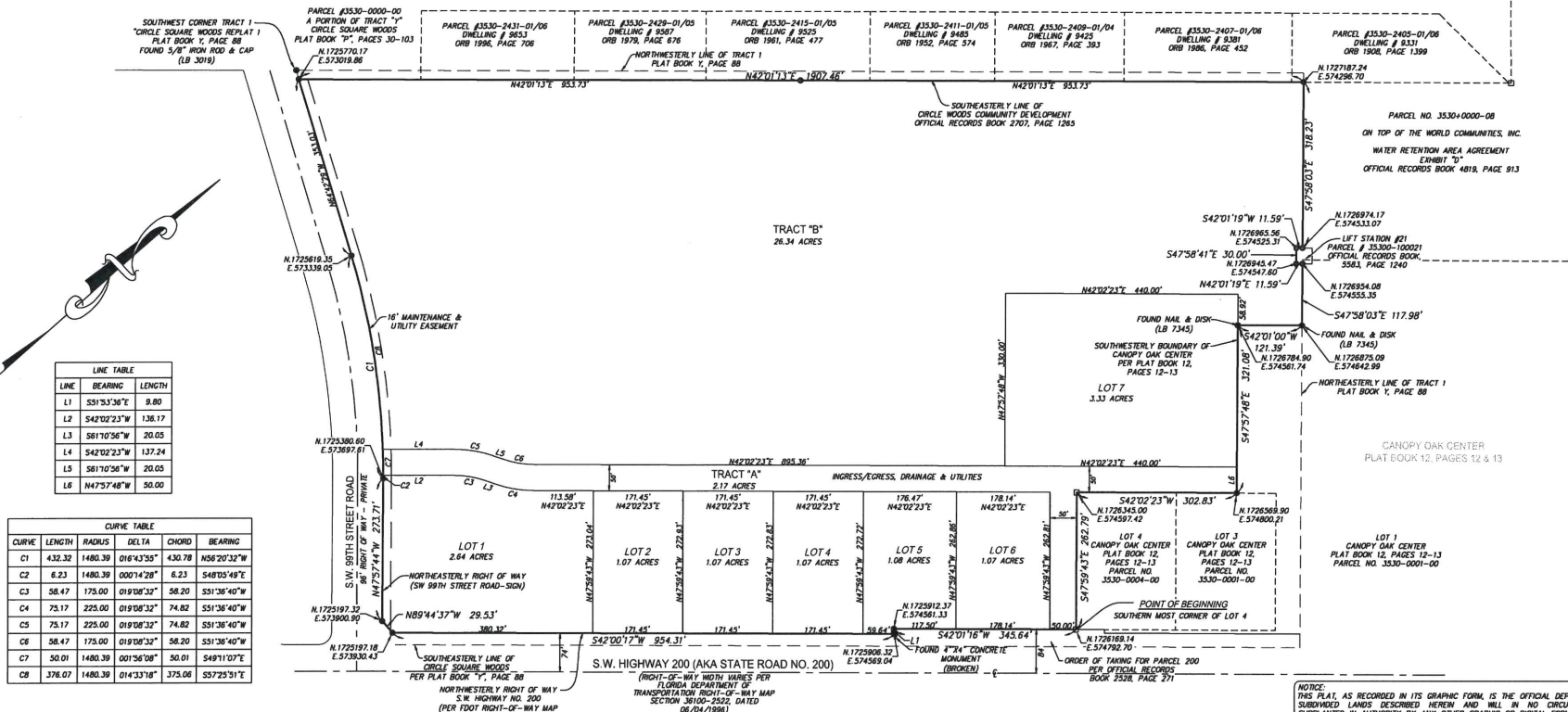
JCH CONSULTING GROUP



CANOPY OAKS PHASE II REPLAT

A REPLAT OF A PORTION OF TRACT "Y" OF "CIRCLE SQUARE WOODS FIRST REPLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Y", PAGE 88 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

PLAT BOOK ____ PAGE ____
SHEET 2 OF 2



LINE	BEARING	LENGTH
L1	S31°53'36"E	9.80
L2	S42°02'23"W	136.17
L3	S81°05'56"W	20.05
L4	S42°02'23"W	137.24
L5	S81°05'56"W	20.05
L6	N47°57'48"W	50.00

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	432.32	1480.39	016°43'55"	430.78	N56°20'32"W
C2	8.23	1480.39	000°14'28"	6.23	S48°05'49"E
C3	58.47	175.00	019°08'32"	58.20	S51°36'40"W
C4	75.17	225.00	019°08'32"	74.82	S51°36'40"W
C5	75.17	225.00	019°08'32"	74.82	S51°36'40"W
C6	58.47	175.00	019°08'32"	58.20	S51°36'40"W
C7	50.01	1400.39	001°56'08"	50.01	S49°11'02"E
C8	376.07	1480.39	014°33'18"	375.06	S57°29'51"E

SETBACKS

MINIMUM FRONT SETBACK: 40 FEET (65 FEET WITH GAS PUMP)
MINIMUM REAR SETBACK: 25 FEET
MINIMUM SIDE SETBACK: 10 FEET (65 FEET WITH GAS PUMP)
ACCESSORY STRUCTURES: 8 FEET EXCEPT FOR GAS PUMPS OR ISLAND
REQUIRE 25 FEET SETBACK, GAS PUMP
CANOPES MAY PROTRUDE 10 FEET INTO A
REQUIRED SETBACK

NOTES

- THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER, FOR LEGAL DESCRIPTION AND DEVELOPERS ACKNOWLEDGMENTS AND DEDICATIONS SEE SHEET 1, FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

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

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.

LEGEND AND ABBREVIATIONS

- SET 4"x4" CONCRETE MONUMENT (LB 8071 PRM)
- SET NAIL AND DISC (LB 8071 PCP)
- FOUND 4"x4" CONCRETE MONUMENT (LB 7143 PRM)
- FOUND NAIL & DISC (LB 7345)
- FOUND 5/8" ROD & CAP (LB 8071)
- FOUND 5/8" ROD & CAP (LB 7345)
- LS LICENSED BUSINESS
- LS LAND SURVEYOR
- NR NON-RADIAL
- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- L1 LINE TAG LABEL-SEE TABLE
- C1 CURVE TAG LABEL-SEE TABLE
- STATE PLANE INFORMATION
- LINE BREAK

GRAPHIC SCALE



JCH
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL & GIS
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 461-1401 FAX (352) 461-1402 WWW.JCHS.COM
CERTIFICATE OF SURVEY REGISTRATION - L.B. 8071

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1983 ADJUSTMENT) FLORIDA WEST ZONE, AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRIANGULAR METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1852" AND "Y206", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12
NORTHING: 1740472.408 FEET
EASTING: 530381.509 FEET
LATITUDE: 29°07'16.6210" N
LONGITUDE: 82°10'02.2080" W
CONVERGENCE: -0°07'30.7" SCALE: 0.9999981

FOUND STAINLESS STEEL ROD STAMPED 1006 1990
NORTHING: 1745770.808 FEET
EASTING: 543012.867 FEET
LATITUDE: 29°08'08.22974" N
LONGITUDE: 82°10'08.91351" W
CONVERGENCE: -0°07'16.6" SCALE: 0.9999564

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 172, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS TO ADJACENT PARCELS.

JCH CONSULTING GROUP, INC. (Licensed Business Number LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

SURVEYOR SEAL:

CHRISTOPHER J. HOBSON (LICENSE NO. 158553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

