



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
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APRIL 24, 2021

JCH CONSULTING GROUP
CHRIS HOWSON
426 SW 15TH STREET
OCALA, FL 34471

SUBJECT: DRC INFORMATIONAL LETTER
PROJECT NAME: WEYBOURNE LANDING PHASE 1C
PROJECT #2020110028
APPLICATION: FINAL PLAT #25962

Dear Chris:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 3, 2021. This item will be on the consent agenda and attendance is not required.

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.

If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

Sincerely,

A handwritten signature in cursive script that reads "Carla Sansone". The signature is fluid and elegant, with the first name "Carla" and last name "Sansone" clearly distinguishable.

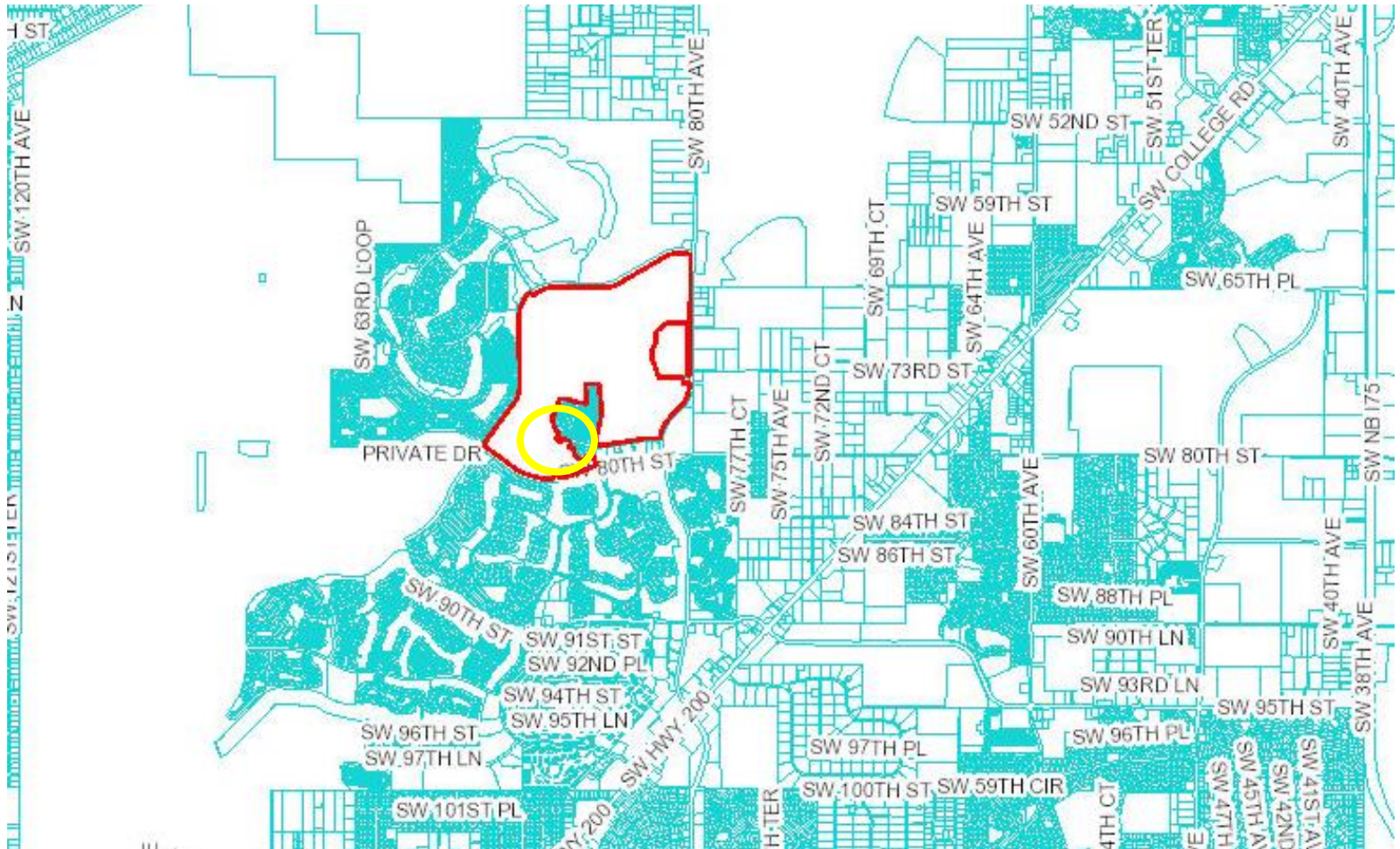
Carla Sansone
Development Review Coordinator

WEYBOURNE LANDING PHASE 1C - FINAL PLAT

8575 SW 80TH ST OCALA

Project #2020110028 #25962 Parcel #35300-000-17

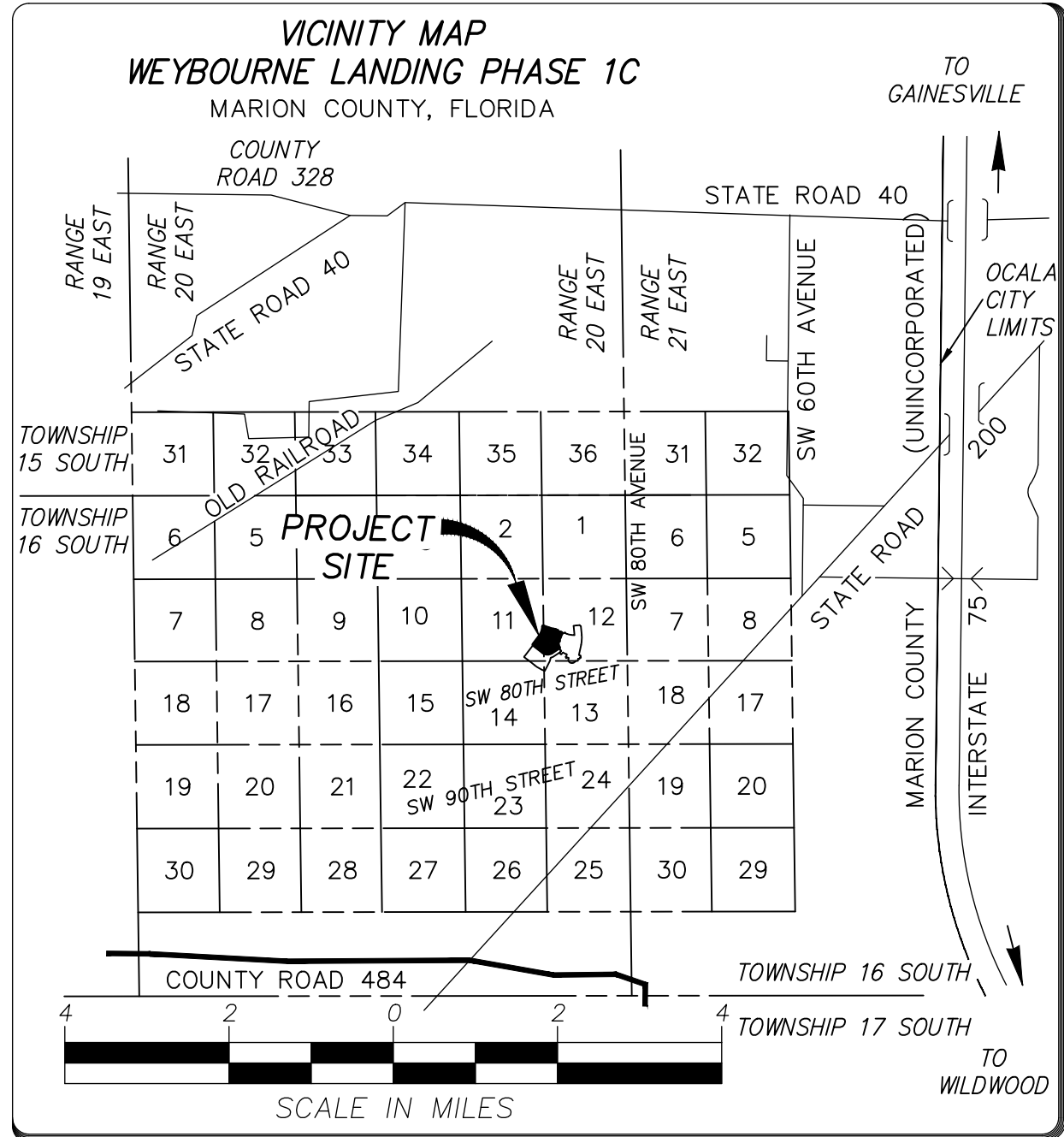
JCH CONSULTING GROUP



WEYBOURNE LANDING PHASE 1C

A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, PLAT BOOK P, PAGES 30 THROUGH 103 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA A PORTION OF SECTIONS 11, 12, 13, 14 TOWNSHIP 16 SOUTH, RANGE 20 EAST MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 1 OF 4



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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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.

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

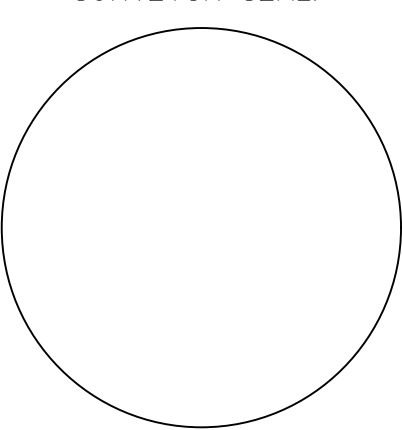
THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA -- FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
NORTHING: 1740427.4009 FEET
EASTING: 570381.5670 FEET
LATITUDE: 29°07'16.02210" N
LONGITUDE: 82°16'07.23060" W
CONVERGENCE: -00°07'50.7" SCALE: 0.99994961
FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING: 1745775.8082 FEET
EASTING: 543817.8667 FEET
LATITUDE: 29°08'08.27974" N
LONGITUDE: 82°21'06.91361" W
CONVERGENCE: -00°10'16.8" SCALE: 0.99995564

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

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

SURVEYOR SEAL:



CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOTES:

- TRACT "A" SHOWN ON THIS PLAT IS A STREET TRACT. NONE OF TRACT "A" AND NONE OF THE IMPROVEMENTS FROM TIME TO TIME LOCATED ON ANY OF TRACT "A" WILL BE PART OF THE MARION COUNTY, FLORIDA PUBLIC TRANSPORTATION SYSTEM. THE DEVELOPER HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER AND ACROSS TRACT "A" FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND PASSAGE PURPOSES IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE OWNERS OF THE RESIDENTIAL BUILDING LOTS, AND TRACTS "B", "C", AND "D". SHOWN ON THIS PLAT AND THEIR RESPECTIVE MORTGAGE HOLDERS AND OTHER INVITEES; (C) EACH NOT-FOR-PROFIT ASSOCIATION FROM TIME TO TIME GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED ON THIS PLAT PURSUANT TO THE DECLARATIONS, AND ITS INVITEES; (D) THE "COMMUNITY AMENITIES PROVIDER", AS DEFINED IN THE DECLARATIONS, AND ITS INVITEES; (E) SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICE VEHICLES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION; (F) DELIVERY AND PICKUP VEHICLES AND PERSONNEL; AND (G) SUCH OTHER PERSONS OR ENTITIES AS THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS MAY HEREAFTER DESIGNATE FROM TIME TO TIME IN WRITING.
- TRACTS "B", "C", AND "D" SHOWN ON THIS PLAT ARE DRAINAGE, UTILITIES, ACCESS AND OPEN SPACE TRACTS, IF AND TO THE EXTENT HEREAFTER SPECIFICALLY AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS. THE TRACTS MAY BE USED FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF RECREATION AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS, FENCES, BERMS, LANDSCAPING, LIGHTING, IRRIGATION AND DRAINAGE IMPROVEMENTS, POTABLE WATER DISTRIBUTION SYSTEM WASTEWATER COLLECTION FACILITIES SYSTEM, RE-USE WATER DISTRIBUTION SYSTEM, SIDEWALKS, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.
- ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0682E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "B" ~ AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. 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.
- A 5/8" INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- ALL OF THE LAND DESCRIBED ON THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CIRCLE SQUARE RANCH RECORDED IN OFFICIAL RECORDS BOOK 3730, PAGE 849, AS AMENDED AND SUPPLEMENTED BY FIRST AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CIRCLE SQUARE RANCH RECORDED IN OFFICIAL RECORDS BOOK 4521, PAGE 457, AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEYBOURNE LANDING PHASE 1B (MASTER DECLARATION) RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, (COLLECTIVELY, THE "MASTER DECLARATION"); AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WEYBOURNE LANDING PHASE 1B (NEIGHBORHOOD DECLARATION) RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, (COLLECTIVELY, THE "NEIGHBORHOOD DECLARATION") AND, COLLECTIVELY WITH THE MASTER DECLARATION, THE "DECLARATIONS". ALL OF THE FOREGOING REFERENCES ARE TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS DRI (DEVELOPMENT OF REGIONAL IMPACT) MEDIUM RESIDENTIAL.
- 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.
- THE DEVELOPER RESERVES OWNERSHIP OF ALL RESIDENTIAL BUILDING LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID RESIDENTIAL BUILDING LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
- THE DEVELOPER HEREBY GRANTS AND RESERVES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS OVER, UNDER AND THROUGH ALL TRACTS SHOWN ON THIS PLAT FOR STORM WATER DRAINAGE PURPOSES. THE SAID DRAINAGE EASEMENTS ARE PRIVATE AND SHALL RUN ONLY IN FAVOR OF THE FOLLOWING: (A) THE OWNERS OF THE RESIDENTIAL BUILDING LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT THAT RELY FROM TIME TO TIME ON SUCH DRAINAGE EASEMENTS TO DRAIN THEIR LOTS OR TRACTS, AS IMPROVED FROM TIME TO TIME, FOR THE USE AND BENEFIT OF, AND RUNNING WITH THE TITLE TO, SUCH LOTS AND TRACTS; (B) THE COMMUNITY AMENITIES PROVIDER, FOR THE USE AND BENEFIT OF, AND RUNNING WITH THE TITLE TO THE PORTIONS OF THE "COMMUNITY AMENITY PROPERTY" (AS DEFINED IN THE DECLARATIONS), AS IMPROVED FROM TIME TO TIME, THAT RELY FROM TIME TO TIME ON SUCH DRAINAGE EASEMENTS TO DRAIN THE SAID PORTIONS OF THE COMMUNITY AMENITY PROPERTY; (C) THE DEVELOPER, FOR THE USE AND BENEFIT OF, AND RUNNING WITH THE TITLE TO THE LANDS LYING OUTSIDE THE BOUNDARIES OF THIS PLAT, AS IMPROVED FROM TIME TO TIME, THAT RELY FROM TIME TO TIME ON SUCH DRAINAGE EASEMENTS TO DRAIN SUCH OTHER LANDS; AND (D) SUCH OTHER PERSONS, ENTITIES OR LANDS AS THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS MAY HEREAFTER DESIGNATE FROM TIME TO TIME IN WRITING, INCLUDING BUT NOT LIMITED TO ANY COMMUNITY DEVELOPMENT DISTRICT OR NOT-FOR-PROFIT ENTITY.
- THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF PATHS AND PASSAGEWAYS FOR GOLF CARS, GOLF CARTS, LOW-SPEED VEHICLES, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT OVER AND ACROSS ALL TRACTS AS SHOWN ON THIS PLAT; PROVIDED, HOWEVER, NONE OF THE FOREGOING USES OR IMPROVEMENTS SHALL OBSTRUCT OR UNREASONABLY INTERFERE WITH STORM WATER CONVEYANCE OR WITH THE PURPOSE OF ANY DRAINAGE EASEMENT.
- NO LOT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, 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, FLORIDA.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS AND DRAINAGE TRACTS. MARION COUNTY IS GRANTED THE RIGHT TO ACCESS 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.
- PERPETUAL NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS OVER, UNDER AND THROUGH EACH PSEURA (DEFINED IN NOTE 18 BELOW) THAT ABUTS EITHER A STREET INTERSECTION OR A CUL-DE-SAC SHOWN ON THIS PLAT FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND USING PAVING, CURBS, GUTTERS, SIDEWALKS AND OTHER PEDESTRIAN AND VEHICULAR TRANSPORTATION IMPROVEMENTS AND ASSOCIATED DRAINAGE IMPROVEMENTS.
- OWNERSHIP OF ANY RESIDENTIAL BUILDING LOT OR ANY TRACT AS SHOWN ON THIS PLAT DOES NOT CONFER ANY OWNERSHIP, EASEMENT OR RIGHT OF USE IN OR TO ANY COMMUNITY AMENITY PROPERTY OR ANY LAND LYING OUTSIDE THE BOUNDARIES OF THIS PLAT, OR IN, OR TO ANY FACILITIES LOCATED ON ANY COMMUNITY AMENITY PROPERTY OR ON ANY LAND LYING OUTSIDE THE BOUNDARIES OF THIS PLAT.
- DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, INCLUDING BUT NOT LIMITED TO ANY SIDEWALK, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN, ENTRY FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS.
- WEYBOURNE LANDING NEIGHBORHOOD ASSOCIATION, INC. IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
- WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THE PLAT NOTE ON THIS PLAT THAT RESERVES TO THE DEVELOPER THE RIGHT BEING TRANSFERRED, AND WHICH SAID WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THERE IS A 15' WIDE PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA ("PSEURA") ALONG THE FRONT OF EACH LOT AND EXCEPT AS OTHERWISE SHOWN ON THIS PLAT, A 5.0' PSEURA AND DRAINAGE EASEMENT ALONG EACH SIDE AND 10' PSEURA, DRAINAGE AND LANDSCAPE EASEMENT ALONG THE REAR OF EACH LOT, AS DEPICTED ON THE DETAIL OF TYPICAL PSEURA'S & SETBACKS SHOWN ON SHEET 2. EACH PSEURA SHOWN OR NOTED ON THIS PLAT IS OR WILL BE SUBJECT TO THE DEVELOPER, OR ASSIGNS OF THE DEVELOPER, SEPARATELY GRANTING OFF-PLAT EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND OPERATION OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER FACILITIES SOLELY AND EXCLUSIVELY FOR (A) ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE, INFORMATION SERVICE OR OTHER TELECOMMUNICATION SERVICE, MONITORING SERVICE, OR OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY DIGITAL COMMUNICATION MEDIA, ITS SUCCESSORS OR ASSIGNS, (B) ANY WATER SERVICE, WASTEWATER SERVICE OR RE-USE WATER SERVICE THAT MAY BE PROVIDED FROM TIME TO TIME BY BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND (C) ANY ELECTRIC SERVICE, GAS SERVICE OR OTHER UTILITY SERVICE PROVIDED BY ANY PUBLIC UTILITY COMPANY OR GOVERNMENTAL AGENCY THAT MAY BE AUTHORIZED FROM TIME TO TIME BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, TO INSTALL UTILITY SYSTEMS OR FACILITIES WITHIN ANY SUCH PSEURA. NO "PLATTED UTILITY EASEMENTS" ARE GRANTED OR CREATED BY THIS PLAT.
- THIS PLAT CONTAINS ONE HUNDRED NINETEEN (119) LOTS, FOUR (4) TRACTS AND 1.01 MILES OF ROAD.
- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DRI AMENDED AND RESTATED DEVELOPMENT ORDER (OFFICIAL RECORDS BOOK 6445, PAGES 1390-1429), AS IT MAY BE AMENDED FROM TIME TO TIME ("ARDO").
- ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT DRIVEWAY/VEHICLE ACCESS TO S.W. 87TH COURT ROAD IS PROHIBITED.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- THIS PLAT IS 4 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS, FOR DEDICATION, AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR BOUNDARY DETAIL, AND LEGAL DESCRIPTION SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEETS 3, & 4.
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- ALL DENSITIES AND USES SHOWN HEREON ARE CONSISTENT WITH THE APPROVED ARDO.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY AND REUSE WATER SERVICE MAY BE PROVIDED BY THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
- DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS.
- FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
- TO THE EXTENT NOT INCONSISTENT WITH APPLICABLE LAW, THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE EXCLUSIVE RIGHT, POWER AND AUTHORITY TO GRANT BY SEPARATE WRITTEN INSTRUMENTS RECORDED FROM TIME TO TIME, SUBSEQUENT TO THE RECORDATION OF THIS PLAT ONE OR MORE EXCLUSIVE OR NON-EXCLUSIVE PRIVATE EASEMENTS OVER, UNDER, UPON AND THROUGH EACH AREA LABELED ON THIS PLAT AS A "PSEURA" FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF UTILITY LINES, MAINS, PIPES, CONDUITS AND OTHER UTILITY FACILITIES BY THOSE SPECIFIC UTILITY SERVICE PROVIDERS TO WHOM THE DEVELOPER HEREAFTER ELECTS TO GRANT FROM TIME TO TIME SPECIFIC PRIVATE UTILITY EASEMENTS. NEITHER THIS PLAT NOR THIS RESERVATION CREATES ANY UTILITY EASEMENT OR DEDICATION, WHETHER PRIVATE, PUBLIC, GENERAL OR SPECIFIC, NOR DOES THIS PLAT OR THIS RESERVATION GRANT ANY RIGHT TO THE PUBLIC OR TO ANY UTILITY SERVICE PROVIDER TO UTILIZE ANY PSEURA FOR ANY PURPOSE. THE OWNER OF EACH LOT OR TRACT SHOWN ON THIS PLAT THAT CONTAINS A PSEURA MAY UTILIZE THE PSEURA WITHIN THAT OWNER'S LOT OR TRACT FOR ANY PURPOSE THAT DOES NOT INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF ANY UTILITY FACILITIES FROM TIME TO TIME CONSTRUCTED WITHIN THE PSEURA PURSUANT TO ANY SPECIFIC EASEMENT HEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, SUCH LOT OR TRACT OWNER (OTHER THAN THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS) SHALL HAVE NO RIGHT, POWER OR AUTHORITY TO GRANT TO ANY UTILITY SERVICE PROVIDER ANY EASEMENT, LICENSE OR OTHER RIGHT OVER, UNDER, UPON OR THROUGH ANY PSEURA LYING WITHIN THAT OWNER'S LOT OR TRACT FOR UTILITY PURPOSES.

NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY PLATTED RESIDENTIAL BUILDING LOT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS AND DRIVEWAYS), AND NO IMPROVEMENTS ON OR WITHIN ANY PSEURA LYING WITHIN ANY OF THE TRACTS SHOWN ON THIS PLAT (OTHER THAN BERMS, LANDSCAPING, IRRIGATION, DRAINAGE, PAVING, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PATHS OR PATHWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL AND PARK FACILITIES, SIGNS, ENTRY FEATURES, WALLS AND FENCES), MAY BE INSTALLED, CONSTRUCTED OR MAINTAINED BY THE OWNER OF THE LOT OR TRACT OR ANYONE ELSE WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS, AND, IF AND TO THE EXTENT REQUIRED BY THE APPLICABLE EASEMENT DOCUMENT, ANY UTILITY SERVICE PROVIDER TO WHOM THE DEVELOPER HEREAFTER GRANTS A UTILITY EASEMENT OVER, UNDER, UPON AND THROUGH ANY PSEURA, THE DEVELOPER MAY, IN ITS SOLE AND ABSOLUTE DISCRETION, ASSIGN ITS RIGHTS TO GRANT SPECIFIC PRIVATE UTILITY EASEMENTS AS RESERVED HEREIN TO ANY ONE OR MORE PERSONS OR ENTITIES AND BY ANY ONE OR MORE SEPARATE WRITTEN INSTRUMENTS THAT MAKE SPECIFIC REFERENCE TO THIS RESERVATION, IT BEING THE INTENT OF THE DEVELOPER THAT THE DEVELOPER MAY GRANT TO MULTIPLE UTILITY PROVIDERS CONCURRENT EASEMENTS FOR VARIOUS UTILITY SERVICES AS DEEMED DESIRABLE BY THE DEVELOPER IN THE EXERCISE OF THE DEVELOPER'S SOLE AND ABSOLUTE DISCRETION.

ALTHOUGH IT SHALL NOT BE NECESSARY THAT THE OWNER OF ANY LOT OR TRACT SIGN OR CONSENT TO ANY EASEMENT HEREAFTER GRANTED BY THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS PURSUANT TO THIS RESERVATION IN ORDER FOR SUCH EASEMENT TO TAKE EFFECT AND BIND THE OWNER AND ANY PERSON OR ENTITY THAT CLAIMS ANY INTEREST IN THAT LOT OR TRACT BY OR THROUGH SUCH OWNER, INCLUDING BUT NOT LIMITED TO ANY MORTGAGEE OR OTHER LIENHOLDER, EACH OWNER OF EACH LOT OR TRACT AFFECTED BY A PSEURA SHOWN ON THIS PLAT, BY HEREAFTER ACCEPTING OR RECEIVING A DEED TO SUCH LOT OR TRACT SHALL BE DEEMED CONCLUSIVELY AND AUTOMATICALLY TO HAVE GRANTED TO THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AN IRREVOCABLE AND TRANSFERABLE POWER OF ATTORNEY, COUPLED WITH AN INTEREST IN THE SUBJECT MATTER, AUTHORIZING THE DEVELOPER OR ITS SUCCESSORS AND ASSIGNS TO SIGN AND RECORD IN THE MARION COUNTY PUBLIC RECORDS ANY DOCUMENT DEEMED BY ANY OF THEM, IN ITS OR THEIR SOLE AND ABSOLUTE DISCRETION, TO BE DESIRABLE FOR THE PURPOSE OF EVIDENCING OR ESTABLISHING SUCH EASEMENT. THE POWER OF ATTORNEY SHALL REMAIN EFFECTIVE FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND IT SHALL NOT BE AFFECTED BY THE DEATH OR DISABILITY OF ANY PRINCIPAL.

FOR THE PURPOSES OF THIS PLAT: (A) "UTILITY" SHALL MEAN AND REFER TO EACH FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH SEWER, WATER, REUSE WATER, ELECTRIC AND GAS SERVICE, EACH CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. § 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH MONITORING SERVICE, AND EACH OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE; AND (B) "UTILITY SERVICE PROVIDER" SHALL MEAN AND REFER TO EACH OPERATOR OR PROVIDER OF ANY FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH OPERATOR OR PROVIDER OF ANY SEWER, WATER, REUSE WATER, ELECTRIC OR GAS SERVICE, EACH OPERATOR OR PROVIDER OF ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. § 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH OPERATOR OR PROVIDER OF A MONITORING SERVICE, AND EACH OPERATOR OR PROVIDER OF ANY OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE.

DESPITE ANY PROVISION OF THIS PLAT TO THE CONTRARY, FOR A PERIOD OF EIGHTY NINE (89) YEARS AFTER THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, NO EASEMENT MAY BE GRANTED FOR UTILITY PURPOSES ANYWHERE WITHIN THE LANDS DESCRIBED ON THIS PLAT WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER OR ITS DESIGNATED SUCCESSORS AND ASSIGNS.

- IF ANY PROVISION OF THIS PLAT IS INVALID OR UNENFORCEABLE, ALL PROVISIONS OF THIS PLAT OTHER THAN SUCH INVALID OR UNENFORCEABLE PROVISION SHALL CONTINUE IN FULL FORCE AND EFFECT. IF THE APPLICATION OF ANY PROVISION OF THIS PLAT TO ANY PARTICULAR PERSON OR CIRCUMSTANCE IS INVALID OR UNENFORCEABLE, ALL VALID AND ENFORCEABLE PROVISIONS OF THIS PLAT SHALL APPLY FULLY TO ALL PERSONS AND CIRCUMSTANCES OTHER THAN THOSE AS TO WHICH SUCH APPLICATION IS INVALID OR UNENFORCEABLE.
- NO MONUMENTATION WAS RECOVERED FOR THE UNDERLYING PLATS OF CIRCLE SQUARE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "P", PAGES 30 THROUGH 103, OR ON TOP OF THE WORLD, PHASE 1-A, SECTION 1, AS RECORDED IN PLAT BOOK 3, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. DISTANCES SHOWN FOR SECTION TIES ARE BASED ON BOUNDARY SURVEY COMPLETED BY BOWYER SINGLETON AND ASSOCIATES, JOB # 301-CWHSB0, DATED 02/10/2006.
- PORTION OF TRACTS "B", "C", AND "D" DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION. 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.

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.

APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING

BY: _____ COUNTY FIRE SERVICES

BY: _____ COUNTY GROWTH SERVICES

BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY UTILITIES

BY: _____ COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON _____/_____/_____ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: _____
JEFF GOLD, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

ATTEST: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK OF CIRCUIT COURT

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "WEYBOURNE LANDING PHASE 1C" 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: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT ON TOP OF THE WORLD COMMUNITIES, LLC., A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED ON THIS PLAT TO BE KNOWN AS WEYBOURNE LANDING PHASE 1C, HEREBY DEDICATES SAID LANDS AND THIS PLAT FOR THE USES AND PURPOSES SET FORTH ON THIS PLAT. SUBJECT TO THE MATTERS SET FORTH ON THIS PLAT, THE DEVELOPER HEREBY DEDICATES A PERPETUAL EASEMENT TO MARION COUNTY FOR INGRESS AND EGRESS BY SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION OVER, ACROSS AND THROUGH ALL DRAINAGE EASEMENTS, DRAINAGE RETENTION AREAS, OPEN SPACE AND TRACT "A" AS SHOWN ON THIS PLAT. THE DEVELOPER HEREBY ACKNOWLEDGES THAT ALL ROADS (TRACT "A" - PRIVATE ROADWAY) SHALL BE PRIVATELY OWNED AND MAINTAINED AND ALLOW FOR THE INSTALLATION AND MAINTENANCE OF UTILITY SERVICES AS MORE PARTICULARLY PROVIDED IN NOTE 18 HEREON. THE DEVELOPER HEREBY ACKNOWLEDGES THAT ALL DRAINAGE FACILITIES SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT.

ON TOP OF THE WORLD COMMUNITIES, LLC., A
FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:

WITNESS SIGNATURE

PRINT NAME:

By: _____
KENNETH D. COLEN, PRESIDENT
DEVELOPER'S ADDRESS:
8445 SOUTHWEST 80TH STREET
OCALA, FLORIDA 34481

NOTARY ACKNOWLEDGMENT:

THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2020 BY KENNETH D. COLEN, AS PRESIDENT OF ON TOP OF THE WORLD COMMUNITIES, LLC., ON BEHALF OF THE CORPORATIONS.

PERSONALLY KNOW OR PRODUCE IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCE:

NOTARY PUBLIC

PRINT NAME:

NOTARY SEAL:

WEYBOURNE LANDING PHASE 1C

A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, PLAT BOOK P, PAGES 30 THROUGH 103 OF THE
PUBLIC RECORDS OF MARION COUNTY, FLORIDA
A PORTION OF SECTIONS 11, 12, 13, 14 TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 2 OF 4

LEGAL DESCRIPTION:

A PORTION OF CIRCLE SQUARE WOODS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGES 30 THROUGH 130 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 11, 12, 13 AND 14, TOWNSHIP 16 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY MOST CORNER OF TRACT "C" OF WEYBOURNE LANDING PHASE 1A, AS RECORDED IN PLAT BOOK 13, PAGE(S) 136 THROUGH 141, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID WEYBOURNE LANDING PHASE 1A PLAT THE FOLLOWING FIVE (5) COURSES: SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,075.00 FEET, A CENTRAL ANGLE OF 01°19'20", AND A CHORD BEARING AND DISTANCE OF S.22°04'56"W, 24.81 FEET; (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.81 FEET TO THE END OF SAID CURVE; (2) THENCE S.22°44'36"W, 260.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 745.00 FEET, A CENTRAL ANGLE OF 18°41'20", AND A CHORD BEARING AND DISTANCE OF S.13°23'56"W, 241.93 FEET; (3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 243.01 FEET TO A POINT OF TANGENCY; (4) THENCE N.85°56'44"W, 80.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 825.00 FEET, A CENTRAL ANGLE OF 30°32'08", AND A CHORD BEARING AND DISTANCE OF S.11°12'48"E, 434.50 FEET; (5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 439.68 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE ALONG THE NORTHERLY BOUNDARY LINE OF WEYBOURNE LANDING PHASE 1B, AS RECORDED IN PLAT BOOK ____, PAGE(S) ____, THROUGH ____, OF THE PUBLIC RECORDS OF MARION COUNTY THE FOLLOWING THREE (3) COURSES: (1) S.56°54'23"W, 545.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 70°29'55", AND A CHORD BEARING AND DISTANCE OF N.87°50'39"W, 548.28 FEET; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 584.46 FEET TO A POINT OF TANGENCY; (3) THENCE N.52°35'42"W, 766.04 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE N.37°24'14"E, 662.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 35°55'01", AND A CHORD BEARING AND DISTANCE OF N.19°26'43"E, 665.99 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 677.02 FEET TO A POINT OF TANGENCY; THENCE S.70°13'36"E, 330.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,563.00 FEET, A CENTRAL ANGLE OF 08°13'40", AND A CHORD BEARING AND DISTANCE OF S.74°20'26"E, 367.74 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 368.06 FEET TO A POINT OF TANGENCY; THENCE S.78°27'16"E, 105.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,015.00 FEET, A CENTRAL ANGLE OF 00°48'57", AND A CHORD BEARING AND DISTANCE OF S.02°44'08"W, 28.69 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.69 FEET TO THE END OF SAID CURVE; THENCE S.86°51'24"E, 129.73 FEET; THENCE S.03°44'32"W, 63.14 FEET; THENCE S.05°40'25"W, 50.83 FEET; THENCE S.89°59'48"E, 193.80 FEET; THENCE S.58°59'54"E, 81.24 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 42.26 ACRES, MORE OR LESS.

LEGEND

- UNLESS OTHERWISE NOTED
- /- = NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CD = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING (STATE PLANE COORDINATES)
 - C. = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - ac. = ACRES
 - (NR) = NOT RADIAL
 - P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
 - 8,000 = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT
SET 4" X 4" CONCRETE MONUMENT (LB 8071)
 - = PERMANENT REFERENCE MONUMENT
FOUND 4" X 4" CONCRETE MONUMENT (LB 8071)
 - ⊙ = PERMANENT CONTROL POINT
SET NAIL & DISC NO. LB 8071
 - = PERMANENT CONTROL POINT
FOUND NAIL & DISC NO. LB 1221

NOTES:

THIS PLAT IS 4 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2 AND FOR LOT DIMENSIONS SEE SHEET 3, AND 4.

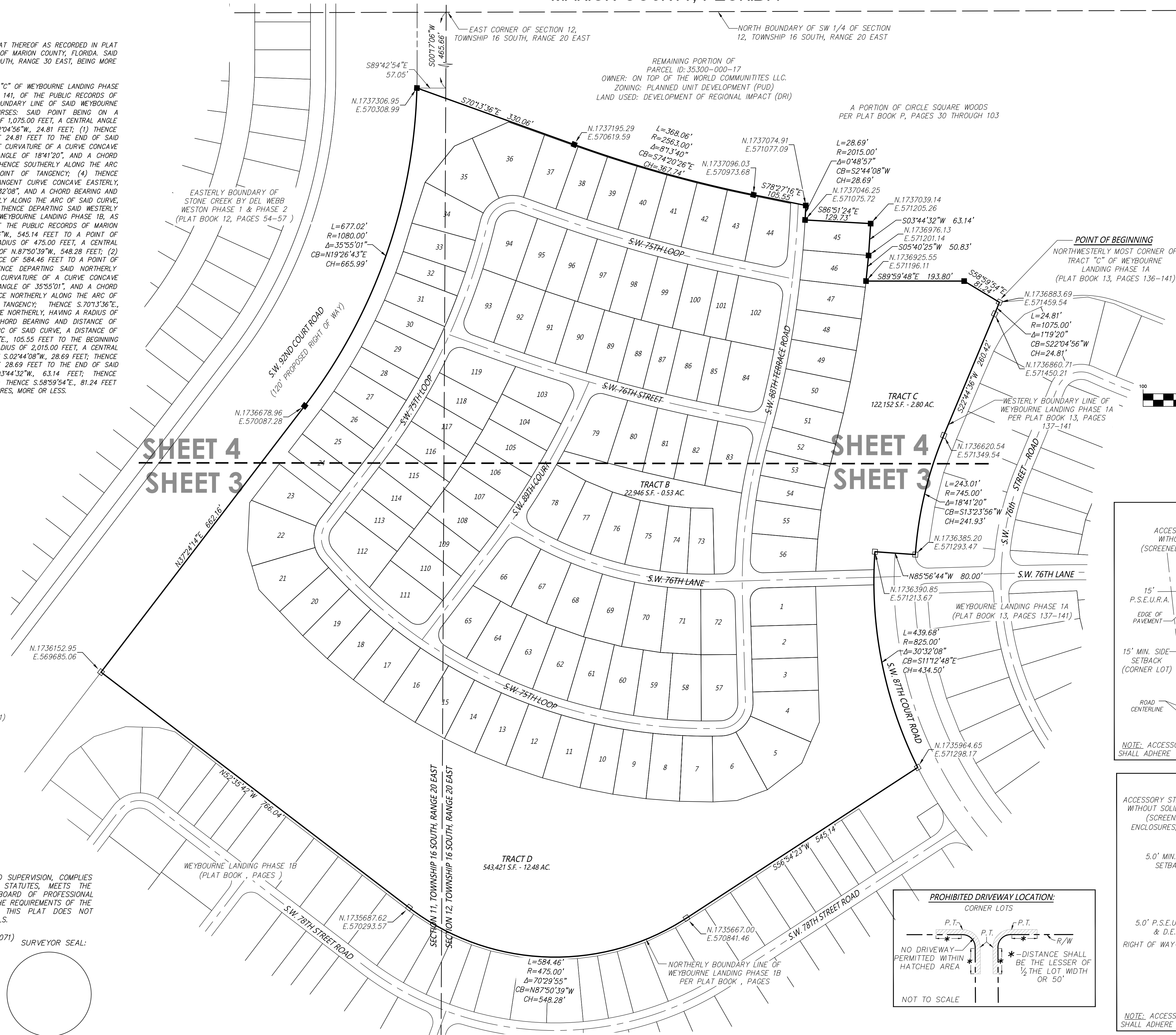
SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

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

SURVEYOR SEAL:

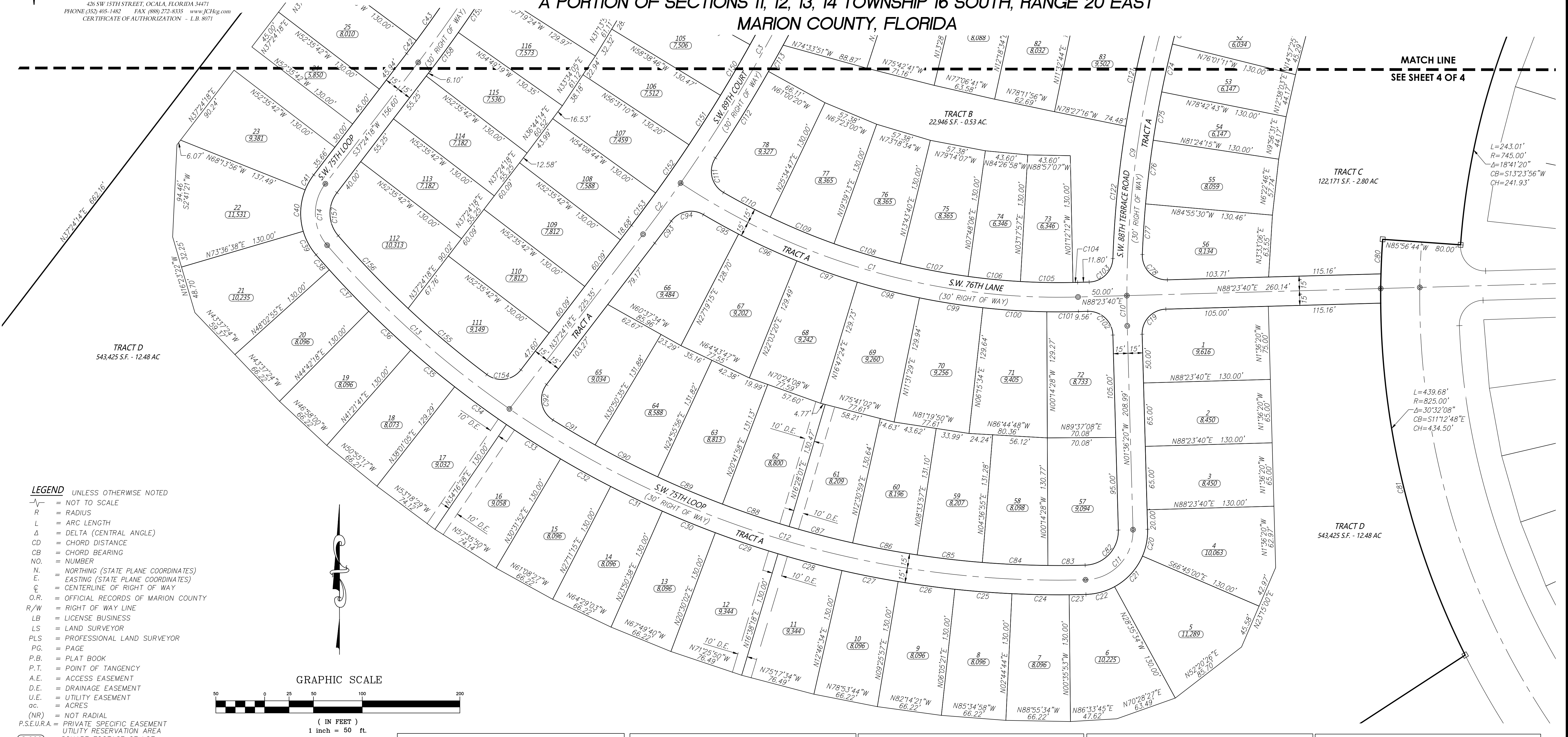
CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



WEYBOURNE LANDING PHASE 1C

A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, PLAT BOOK P, PAGES 30 THROUGH 103 OF THE
PUBLIC RECORDS OF MARION COUNTY, FLORIDA
A PORTION OF SECTIONS 11, 12, 13, 14 TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 3 OF 4



- LEGEND** UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CD = CHORD DISTANCE
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 - P.S.E.U.R.A. = PRIVATE SPECIFIC EASEMENT UTILITY RESERVATION AREA
 - (8,000) = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT (LB 8071)
 - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 8071)
 - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
 - = PERMANENT CONTROL POINT FOUND NAIL & DISC NO. LB 1221

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

NOTES:

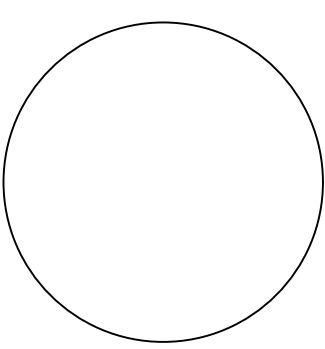
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JCH CONSULTING GROUP, INC (Licensed Business Number LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

SURVEYOR SEAL:



CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	430.33	700.00	035°13'22"	423.58	S73°59'40"E
C2	65.05	1545.00	002°24'45"	65.05	N36°11'56"E
C3	318.62	1545.00	011°48'57"	318.05	N29°05'05"E
C9	292.84	1085.00	015°27'50"	291.95	N07°45'51"E
C10	31.02	1085.00	001°38'16"	31.02	N00°47'12"W
C11	78.56	50.00	090°01'37"	70.73	N43°24'28"E
C12	625.96	990.00	036°13'37"	615.58	S73°27'55"E
C13	251.69	990.00	014°34'00"	251.02	S48°04'06"E
C14	68.23	50.00	078°11'25"	63.06	S01°41'24"E
C19	39.27	25.00	090°00'00"	35.36	S43°23'40"W
C20	28.20	65.00	024°51'21"	27.98	S10°49'20"W
C21	43.29	65.00	038°09'26"	42.49	S42°19'43"W
C22	30.65	65.00	007°00'51"	30.36	S74°54'52"W
C23	17.20	1005.00	000°58'51"	17.20	S88°54'42"W
C24	58.65	1005.00	003°20'37"	58.64	N88°55'34"W
C25	58.65	1005.00	003°20'37"	58.64	N85°34'58"W
C26	58.65	1005.00	003°20'37"	58.64	N82°14'21"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C27	58.65	1005.00	003°20'37"	58.64	N78°53'44"W
C28	67.74	1005.00	003°51'44"	67.73	N75°17'34"W
C29	67.74	1005.00	003°51'44"	67.73	N71°25'50"W
C30	58.65	1005.00	003°20'37"	58.64	N67°49'40"W
C31	58.65	1005.00	003°20'37"	58.64	N64°29'03"W
C32	58.65	1005.00	003°20'37"	58.64	N61°08'27"W
C33	65.66	1005.00	003°44'37"	65.65	N57°35'50"W
C34	65.66	1005.00	003°44'37"	65.65	N53°51'14"W
C35	58.65	1005.00	003°20'37"	58.64	N50°18'37"W
C36	58.65	1005.00	003°20'37"	58.64	N46°58'00"W
C37	58.65	1005.00	003°20'37"	58.64	N43°37'24"W
C38	20.46	1005.00	001°09'59"	20.46	N41°22'06"W
C39	27.68	65.00	024°23'45"	27.47	N42°35'14"W
C40	43.29	65.00	038°09'26"	42.49	N02°41'21"E
C41	17.74	65.00	015°38'14"	17.68	N29°35'11"E
C42	16.52	1240.00	000°45'49"	16.52	N37°01'24"E
C43	49.48	1240.00	002°17'11"	49.48	N35°29'54"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C74	50.28	1070.00	002°41'32"	50.27	S12°38'03"W
C75	50.28	1070.00	002°41'32"	50.27	S09°56'31"W
C76	65.75	1070.00	003°31'15"	65.74	S06°50'07"W
C77	52.00	1070.00	002°47'03"	51.99	S03°40'58"W
C78	40.97	25.00	093°53'47"	36.54	S44°39'27"E
C80	35.46	825.00	002°27'47"	35.46	N02°49'23"E
C81	374.19	825.00	025°59'15"	371.00	N13°29'15"W
C82	54.99	35.00	090°01'37"	49.51	N43°24'28"E
C83	38.17	975.00	002°14'36"	38.17	N89°32'35"E
C84	67.23	975.00	003°57'02"	67.21	S87°21'36"E
C85	67.23	975.00	003°57'02"	67.21	S83°24'34"E
C86	67.23	975.00	003°57'02"	67.21	S79°27'32"E
C87	67.23	975.00	003°57'02"	67.21	S75°30'30"E
C88	72.03	975.00	004°13'57"	72.01	S71°25'00"E
C89	72.03	975.00	004°13'57"	72.01	S67°11'03"E
C90	72.03	975.00	004°13'57"	72.01	S62°57'05"E
C91	50.17	975.00	002°56'55"	50.17	S59°21'39"E

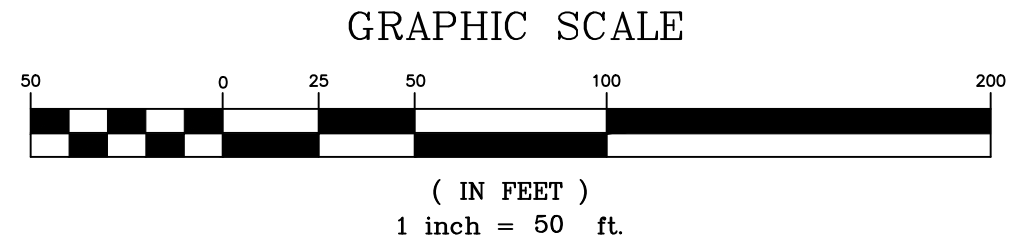
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C92	41.58	25.00	095°17'30"	36.95	S10°14'27"E
C93	28.23	1560.00	001°02'12"	28.23	S36°53'12"W
C94	36.76	25.00	084°15'26"	33.54	S78°29'49"W
C95	41.24	715.00	003°18'17"	41.23	N61°01'36"W
C96	65.71	715.00	005°15'55"	65.68	N65°18'43"W
C97	65.71	715.00	005°15'55"	65.68	N70°34'38"W
C98	65.71	715.00	005°15'55"	65.68	N75°50'33"W
C99	65.71	715.00	005°15'55"	65.68	N81°06'29"W
C100	65.71	715.00	005°15'55"	65.68	N86°22'24"W
C101	32.44	715.00	002°35'59"	32.44	S89°41'39"W
C102	39.27	25.00	090°00'00"	35.36	N46°36'20"W
C103	37.69	25.00	086°22'52"	34.22	N45°12'14"E
C104	4.81	685.00	000°24'09"	4.81	N88°35'44"E
C105	53.83	685.00	004°30'09"	53.82	S88°57'07"E
C106	53.83	685.00	004°30'09"	53.82	S84°26'58"E
C107	70.85	685.00	005°55'34"	70.82	S79°14'07"E
C108	70.85	685.00	005°55'34"	70.82	S73°18'34"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C109	70.85	685.00	005°55'34"	70.82	S67°23'00"E
C110	54.09	685.00	004°31'28"	54.08	S62°09'29"E
C111	40.74	25.00	093°21'46"	36.38	S13°12'52"E
C112	104.04	1560.00	003°49'16"	104.02	S31°33'23"W
C113	30.87	1560.00	001°08'01"	30.87	S29°04'45"W
C121	103.74	1100.00	005°24'13"	103.71	N11°48'55"E
C122	136.31	1100.00	007°06'01"	136.23	N05°33'48"E
C150	60.09	1530.00	002°15'01"	60.09	N30°13'43"E
C151	60.09	1530.00	002°15'01"	60.09	N32°28'44"E
C152	60.09	1530.00	002°15'01"	60.09	N34°43'45"E
C153	41.41	1530.00	001°33'02"	41.41	N36°37'47"E
C154	39.07	25.00	089°32'26"	35.21	N82°10'31"E
C155	105.36	975.00	006°11'30"	105.31	S49°57'30"E
C156	103.42	975.00	006°04'39"	103.37	S43°49'26"E
C157	47.76	35.00	078°11'25"	44.14	S01°41'24"E
C158	49.36	1270.00	002°13'37"	49.36	S36°17'30"W

WEYBOURNE LANDING PHASE 1C

A REPLAT OF A PORTION OF CIRCLE SQUARE WOODS, PLAT BOOK P, PAGES 30 THROUGH 103 OF THE
PUBLIC RECORDS OF MARION COUNTY, FLORIDA
A PORTION OF SECTIONS 11, 12, 13, 14 TOWNSHIP 16 SOUTH, RANGE 20 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 4 OF 4



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C3	318.62	1545.00	011°48'57"	318.05
C4	186.47	3000.00	003°33'41"	186.44
C5	244.34	3000.00	004°40'00"	244.27
C6	148.19	2000.00	004°14'43"	148.16
C7	290.29	2000.00	008°18'58"	290.03
C8	23.62	2000.00	000°40'36"	23.62
C15	288.59	1255.00	013°10'31"	287.95
C16	234.91	1255.00	010°43'29"	234.57
C17	84.01	50.00	096°16'06"	74.47
C18	389.17	2710.00	008°13'40"	388.83
C42	16.52	1240.00	000°45'49"	16.52
C43	49.48	1240.00	002°17'11"	49.48
C44	65.54	1240.00	003°01'43"	65.54
C45	49.48	1240.00	002°17'11"	49.48
C46	65.54	1240.00	003°01'43"	65.54
C47	49.48	1240.00	002°17'11"	49.48
C48	65.54	1240.00	003°01'43"	65.54
C49	49.48	1240.00	002°17'11"	49.48
C50	65.54	1240.00	003°01'43"	65.54
C51	40.61	1240.00	001°52'36"	40.61
C52	16.29	65.00	014°21'21"	16.24
C53	43.29	65.00	038°09'26"	42.49
C54	49.64	65.00	043°45'19"	48.44
C55	9.13	2695.00	000°11'38"	9.13
C56	64.59	2695.00	001°22'23"	64.59
C57	64.59	2695.00	001°22'23"	64.59
C58	64.59	2695.00	001°22'23"	64.59
C59	64.59	2695.00	001°22'23"	64.59
C60	64.59	2695.00	001°22'23"	64.59
C61	54.94	2695.00	001°10'05"	54.94
C62	42.03	25.00	096°19'14"	37.25
C63	103.22	1946.78	003°02'16"	103.21
C64	2.03	1985.00	000°03'31"	2.03
C65	59.32	2015.00	001°41'12"	59.32
C66	59.32	2015.00	001°41'12"	59.32
C67	59.32	2015.00	001°41'12"	59.32
C68	59.32	2015.00	001°41'12"	59.32
C69	59.32	2015.00	001°41'12"	59.32
C70	59.32	2015.00	001°41'12"	59.32
C71	59.32	2015.00	001°41'12"	59.32
C72	19.18	2015.00	000°32'44"	19.18
C73	28.31	1070.00	001°30'56"	28.30
C74	50.28	1070.00	002°41'32"	50.27
C75	50.28	1070.00	002°41'32"	50.27
C113	30.87	1560.00	001°08'01"	30.87
C114	110.56	1560.00	004°03'39"	110.54
C115	35.39	25.00	081°06'01"	32.51
C116	48.70	2623.55	001°03'49"	48.70
C117	60.96	3015.00	001°09'30"	60.95
C118	60.95	3015.00	001°09'30"	60.95
C119	40.20	3015.00	000°45'51"	40.20
C120	40.57	25.00	092°58'18"	36.26
C121	103.74	1100.00	005°24'13"	103.71
C123	105.97	1985.00	003°03'31"	105.95

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C124	38.32	25.00	087°49'47"	34.68
C125	28.49	2985.00	000°32'49"	28.49
C126	62.18	2985.00	001°11'37"	62.18
C127	46.76	2985.00	000°53'51"	46.76
C128	52.21	2506.30	001°11'37"	52.21
C129	64.05	2985.00	001°13'46"	64.05
C130	64.05	2985.00	001°13'46"	64.05
C131	64.05	2985.00	001°13'46"	64.05
C132	46.85	2985.00	000°53'57"	46.85
C133	40.38	25.00	092°32'44"	36.13
C134	103.92	1270.00	004°41'18"	103.89
C135	91.44	1270.00	004°07'32"	91.42
C136	58.81	35.00	096°16'06"	52.13
C137	43.70	2725.00	000°55'08"	43.70
C138	62.43	2725.00	001°18'45"	62.42
C139	62.43	2725.00	001°18'45"	62.42
C140	62.43	2404.30	001°29'16"	62.43
C141	60.73	2725.00	001°16'37"	60.73
C142	60.73	2725.00	001°16'37"	60.73
C143	38.87	2725.00	000°49'03"	38.87
C144	37.54	25.00	086°01'40"	34.11
C145	106.84	1985.00	003°05'02"	106.83
C146	102.33	3015.00	001°56'41"	102.33
C147	42.68	25.00	097°48'41"	37.68
C148	52.50	1530.00	001°57'58"	52.50
C149	60.09	1530.00	002°15'01"	60.09
C150	60.09	1530.00	002°15'01"	60.09
C158	49.36	1270.00	002°13'37"	49.36
C159	55.45	1270.00	002°30'05"	55.44
C160	55.45	1270.00	002°30'05"	55.44
C161	55.45	1270.00	002°30'05"	55.44
C162	40.00	1270.00	001°48'17"	40.00
C163	36.61	25.00	083°54'16"	33.43
C164	39.63	3015.00	000°45'11"	39.63

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°19'29"W	42.33
L2	N78°19'29"W	11.78

