



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

RECEIVED

APR 28 2021

Marion County
Office of County Engineer

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 04/27/2021 Parcel Number(s): 3187-007-007 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Timmons Pool Deck Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Deer Path
Unit _____ Block G Lot 7

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Gary Timmons
Property Owner's Signature: [Signature]
Property Owner's Mailing Address: 6943 SE 11th Place
City: Ocala State: FL Zip Code: 34472 Phone # (443) 497-7001

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): Radcliffe Engineering, Inc. Contact Name: Michael Radcliffe, P.E.
Mailing Address: 2611 SE Lake Weir Ave City: Ocala State: FL Zip Code: 34471
Phone # (352) 629-5500 Alternate Phone # _____
FAX Number or Email address: mike@radcliffeengineering.com

D. WAIVER INFORMATION:

Section & Title of Code: 2.21.1.A - Major Site Plan
Reason/Justification for Waiver Request: We are requesting a Major Site Plan waiver to provide stormwater controls to meet Deer Path drainage requirements. Install 1,632 square feet pool deck.

(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: CG Date Processed: 4/28/21 Project # 2021040121 AR # 266666

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"

May 5, 2021

PROJECT NAME: TIMMONS PROPERTY, GARY - WAIVER REQUEST

PROJECT NUMBER: 2021040121 APPLICATION: #26666

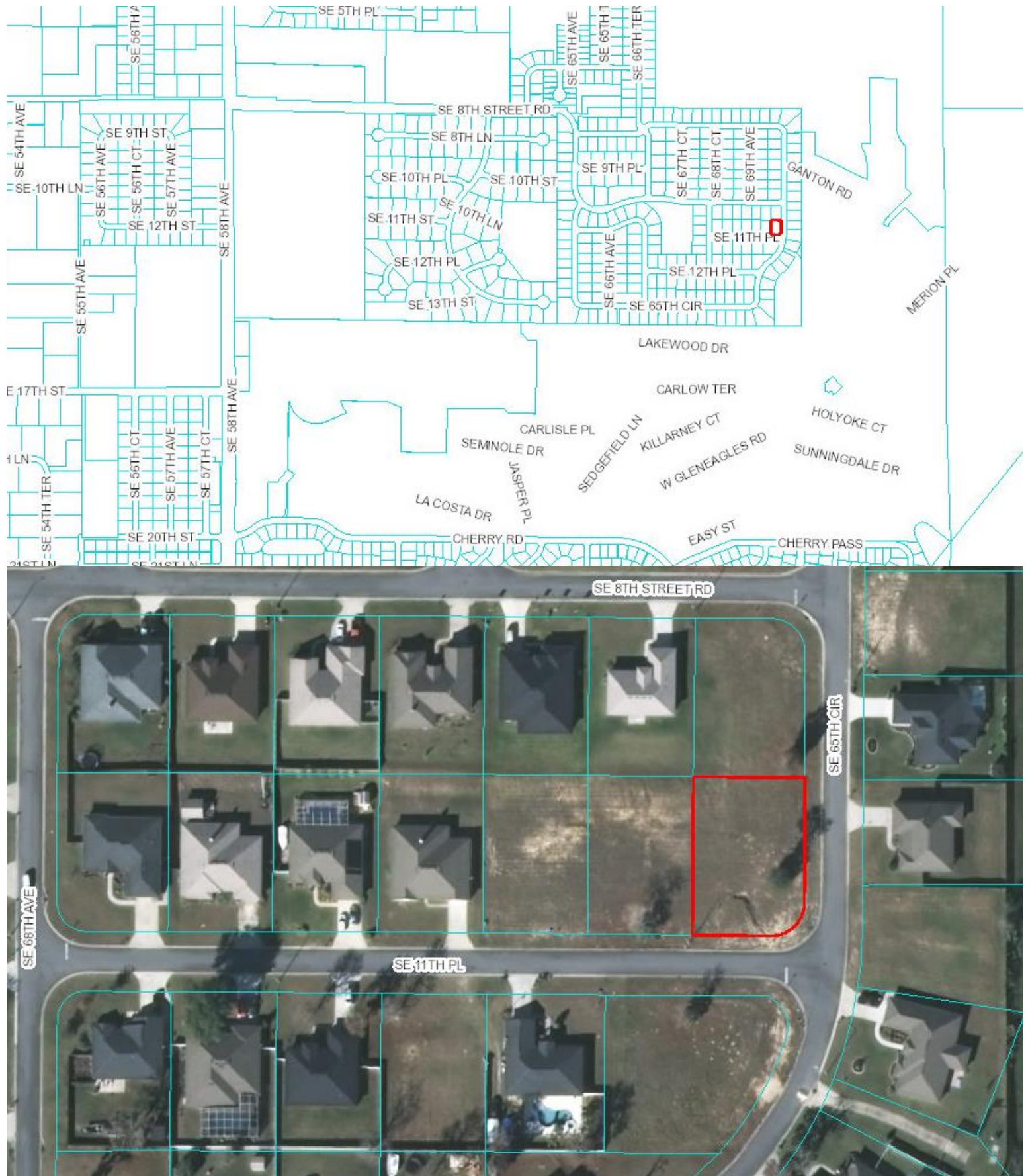
2.21.1.A - MAJOR SITE PLAN

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REMARKS: **APPROVED**
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REMARKS: Defer to OCE-Stormwater.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REMARKS: **CONDITIONAL APPROVAL**. Pool and decking to meet setbacks as shown on concept plan to maintain minimum of 8' setbacks per R-3 zoning.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REMARKS: **APPROVED** - within connection distance to MCU water and sewer; shall connect if not already a customer.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REMARKS: **N/A**
- 6 DEPARTMENT: 911 - 911 MANAGEMENT
REMARKS: **APPROVED**
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REMARKS: **N/A**
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REMARKS: **CONDITIONAL APPROVAL** subject to working with Stormwater staff under the following conditions: 1) The applicant must provide on-site stormwater control for the additional 2,490 sf of impervious area over 3,100 sf. 2) A permit/inspection hold will be in effect until a sketch of the stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that all areas disturbed by construction must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

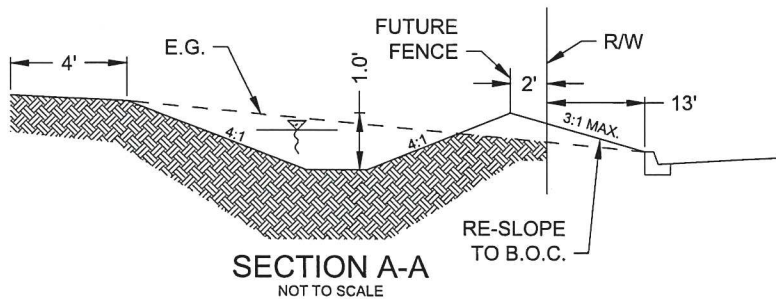
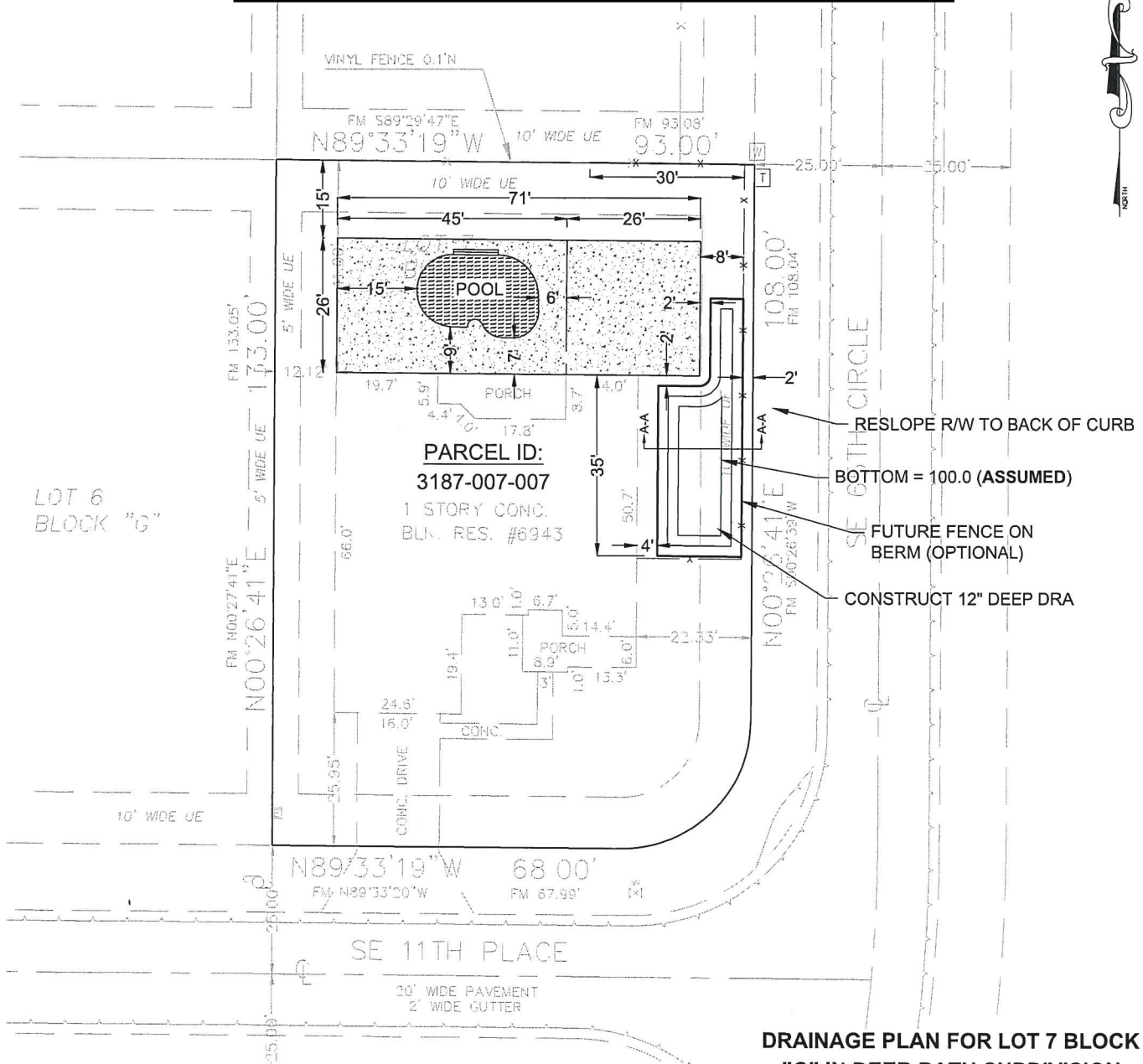
Project #2021040121 #26666 Parcel #3187-007-007
RADCLIFFE ENGINEERING

Parcel #3187-007-007

RADCLIFFE ENGINEERING



TIMMONS PROPERTY, GARY - WAIVER REQUEST
DEER PATH PHASE 3 BLK G LOT 7
6943 SE 11TH PL OCALA
Project #2021040121 #26666 Parcel #3187-007-007
RADCLIFFE ENGINEERING



**DRAINAGE PLAN FOR LOT 7 BLOCK
 "G" IN DEER PATH SUBDIVISION**

IMPERVIOUS AREAS

EX. HOUSE:	3,448 S.F.
EX. ON-SITE CONCRETE:	510 S.F.
PROP. POOL DECK:	1,632 S.F.
(POOL NOT INCLUDED)	
TOTAL:	5,590 S.F.
ALLOWABLE PER DEER PATH:	3,100 S.F.
DIFFERENCE:	2,490 S.F.

Project Name: 2021-13 Timmons Drainage Plan

Sheet Name:

Pool Site Plan

Drawn: OSB

Scale: 1"=30'

Date: 4-19-2021



MICHAEL W. RADCLIFFE ENGINEERING, INC.

2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
 Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 - Christopher A. Gwin P.E. #66568
 www.radcliffeengineering.com

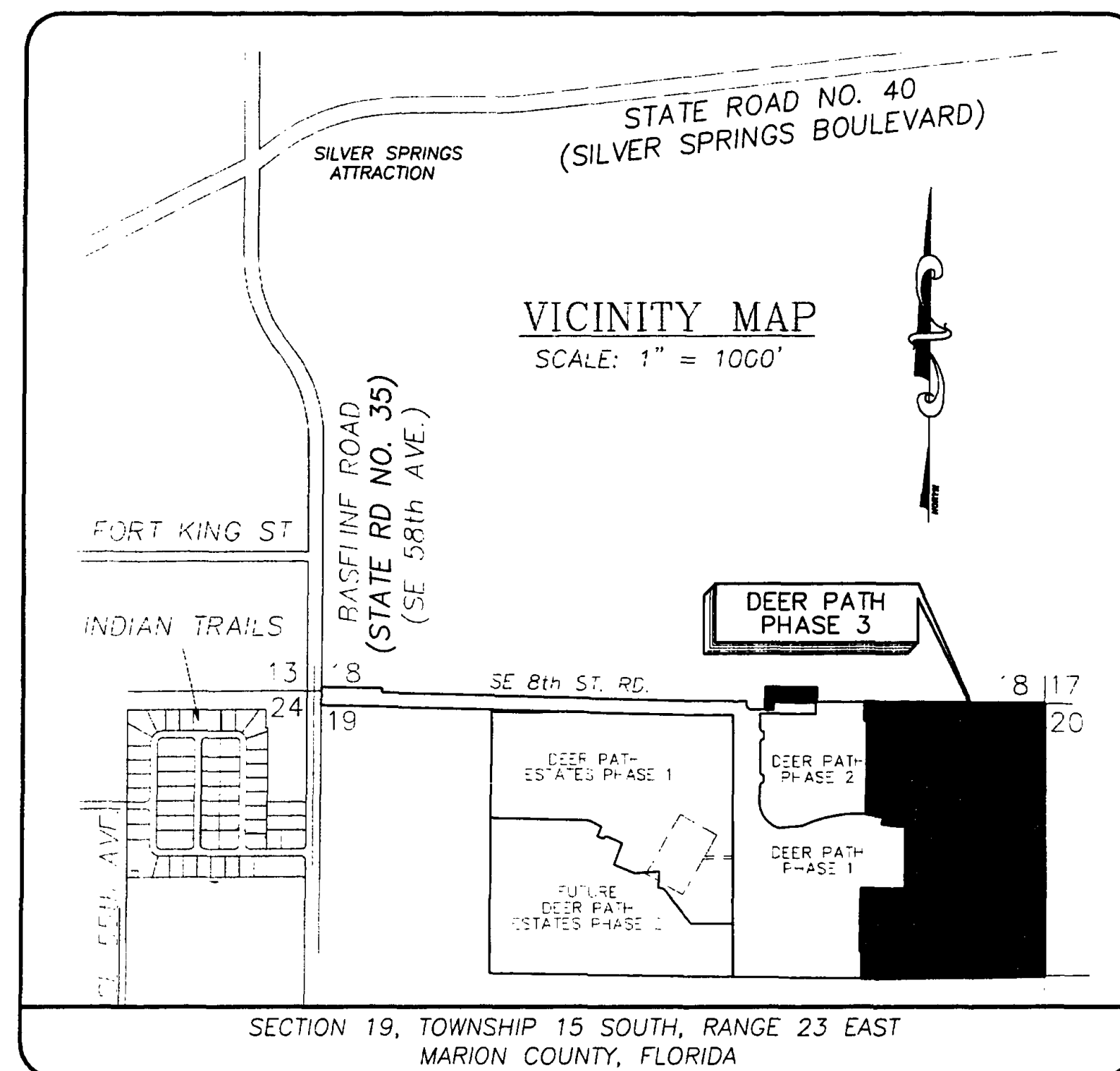
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DEER PATH PHASE 3

SECTION 19, TOWNSHIP 15 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 8, PAGE 187

SHEET 1 OF 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.

SURVEYOR'S NOTES:

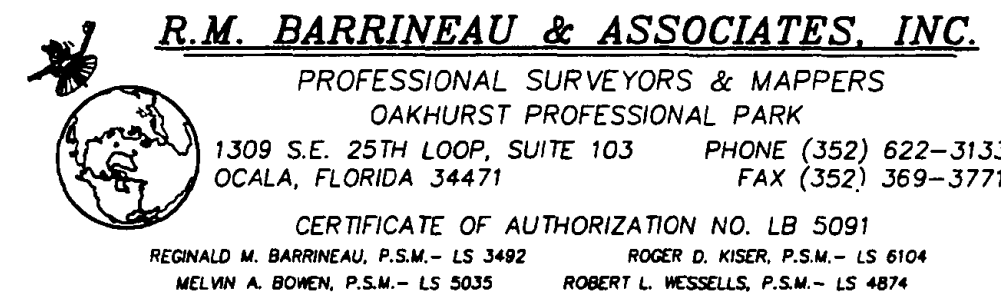
1. THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS ARE ASSUMED BASED ON THE NORTH BOUNDARY OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 23 EAST AS BEING S.89°33'19"E.
3. SUBDIVISION LIES IN A FLOOD ZONE "C" - AN AREA OF MINIMAL FLOODING, PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120160 0500 B, DATED JANUARY 19, 1993.
4. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINT 0030 AND POLARIS, (NAD-83) 1990 ADJUSTMENT.
5. 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.
6. ALL UTILITY EASEMENTS SHOWN OR NOTED HEREON 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 TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER FACILITY.
7. EASEMENTS ARE SHOWN BY DASHED LINES AND AS NOTED ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
8. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
9. THIS SUBDIVISION CONTAINS 145 LOTS, 2 D.R.A.'S, 1 TRACT AND 1.70 MILES OF ROAD.
10. TRACT "A" IS RESERVED FOR A LIFT STATION SITE AND UTILITY EASEMENT.
11. ACCESS TO ALL SUBDIVISION LOTS WILL BE PROVIDED FROM THE INTERNAL SUBDIVISION STREETS.
12. POTABLE WATER AND FIRE FLOW TO BE SUPPLIED BY EXTENSION OF DEER PATH WATER SYSTEM.
13. ALL LOTS SHALL BE SERVICED BY CENTRAL WATER AND SEWER SYSTEMS.

APPROVAL OF OFFICIALS:

APPROVED: _____
BY: _____ COUNTY ADMINISTRATION OFFICE
BY: _____ COUNTY ENGINEERING DEPARTMENT
BY: _____ COUNTY UTILITY DEPARTMENT
BY: _____ COUNTY SURVEYOR
BY: _____ COUNTY PLANNING DEPARTMENT
BY: _____ COUNTY ZONING DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS.

ATTEST: _____
DAVID R. ELLSPERMAN
CLERK OF THE CIRCUIT COURT
BY: _____
ANDY KESSELRING
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS



DESCRIPTION:

BEGIN AT THE NORTHEAST CORNER OF THE NE 1/4 OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 23 EAST; THENCE S.00°05'24"E., ALONG THE EAST BOUNDARY OF SAID NE 1/4, A DISTANCE OF 1976.23 FEET; THENCE N.89°18'57"W., A DISTANCE OF 1305.99 FEET TO A POINT ON THE EAST BOUNDARY OF DEER PATH PHASE 1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "5", PAGES 97 THROUGH 99 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY THE FOLLOWING COURSES: N.00°26'41"E., A DISTANCE OF 192.72 FEET; THENCE N.89°33'19"W., A DISTANCE OF 12.39 FEET; THENCE N.00°26'41"E., A DISTANCE OF 266.00 FEET; THENCE N.01°35'26"E., A DISTANCE OF 50.01 FEET; THENCE N.00°26'41"E., A DISTANCE OF 130.00 FEET; THENCE S.89°33'19"E., A DISTANCE OF 316.00 FEET; THENCE N.00°26'41"E., A DISTANCE OF 452.00 FEET; THENCE N.89°33'19"W., A DISTANCE OF 22.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 11°40'59", AND A CHORD OF 147.58 FEET BEARING N.83°42'49"W., THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 147.83 FEET; THENCE DEPARTING SAID CURVE ON A NON-RADIAL BEARING OF N.12°07'41"E., A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 05°45'26", AND A CHORD OF 92.91 FEET BEARING N.80°45'02"W., THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 92.94 FEET TO A POINT ON THE EAST BOUNDARY OF DEER PATH PHASE 2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "6", PAGES 78 AND 79, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID CURVE ALONG SAID EAST BOUNDARY THE FOLLOWING COURSES: ON A NON-RADIAL BEARING OF N.00°26'41"E., A DISTANCE OF 668.80 FEET; THENCE N.89°33'19"W., A DISTANCE OF 21.60 FEET; THENCE N.00°26'41"E., A DISTANCE OF 132.97 FEET TO A POINT ON THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION; THENCE S.89°33'19"E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1255.03 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA AND CONTAINING 54.52 ACRES, MORE OR LESS.

AND

COMMENCE AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 15 SOUTH, RANGE 23 EAST; THENCE N.89°33'19"W., ALONG THE NORTH BOUNDARY OF SAID 1/4 SECTION A DISTANCE OF 1636.17 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEAST CORNER OF D.R.A. 4 OF "DEER PATH PHASE 1", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "5", PAGES 97 THROUGH 99, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°33'19"W., ALONG THE NORTHERLY BOUNDARY OF D.R.A. 4, 307.38 FEET; THENCE S.00°26'41"W., A DISTANCE OF 58.01 FEET; THENCE N.89°33'19"W., A DISTANCE OF 52.62 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, N.00°26'41"E., A DISTANCE OF 158.01 FEET; THENCE S.89°33'19"E., A DISTANCE OF 360.00 FEET; THENCE S.00°26'41"W., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.90 ACRES, MORE OR LESS.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MURPHY DEVELOPMENT OF OCALA, INC., A FLORIDA CORPORATION HAS CAUSED TO BE MADE THE ATTACHED PLAT OF "DEER PATH PHASE 3", THE SAME BEING A SUBDIVISION OF THE LAND HEREON DESCRIBED AND THAT THE STREETS, AVENUES, ROADS, CIRCLES, LOOPS AND PLACES AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING UNTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW, AND THAT THE EASEMENTS AS SHOWN OR NOTED ARE RESERVED AND GRANTED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES.

D.R.A. 6 AND D.R.A. 7 ARE RESERVED FOR DRAINAGE RETENTION AND ARE HEREBY DEDICATED TO AND MAINTAINED BY MARION COUNTY.

INGRESS/EGRESS EASEMENT TO TRACT "A" IS HEREBY DEDICATED TO AND MAINTAINED BY MARION COUNTY.

TRACT "A" IS RESERVED AS A LIFT STATION SITE AND UTILITY EASEMENT AND IS HEREBY DEDICATED TO AND MAINTAINED BY MARION COUNTY.

IN WITNESS WHEREOF THE SAID MURPHY DEVELOPMENT OF OCALA, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HERE UNTO AFFIXED ON THIS 4th DAY OF May, 2005. ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

MURPHY DEVELOPMENT OF OCALA, INC.

ATTEST: Barbara Sue Murphy
BARBARA SUE MURPHY, SECRETARY
BY: Kathryn M. Kaufman
KATHRYN M. KAUFMAN, PRESIDENT

WITNESS: Chris Hume
SIGNATURE
PRINTED NAME
WITNESS: Santana Kiser
SIGNATURE
PRINTED NAME

NOTARY ACKNOWLEDGMENT:

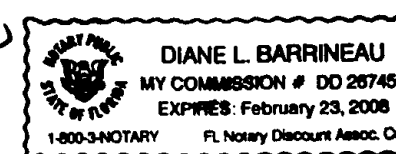
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED, BARBARA SUE MURPHY AND KATHRYN M. KAUFMAN, AS SECRETARY AND PRESIDENT OF MURPHY DEVELOPMENT OF OCALA, INC., TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED HEREIN ☒ OR WHO PRODUCED IDENTIFICATION ☐ AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 4 DAY OF May, 2005.

NOTARY PUBLIC
STATE OF FLORIDA

COMMISSION EXPIRES:



APPROVED WAIVERS:

NO.	ITEM	APPROVAL DATE
1)	L.D.C. SECTION 8.2.5.a.(2) OPPOSING INTERSECTION	12-06-03
2)	L.D.C. SECTION 8.2.5.a.(2)(D) SECTION & 1/4 SECTION LINE ROADS	12-06-03
3)	L.D.C. SECTION 8.2.5.a.(4) BLOCK LENGTH	12-06-03
4)	L.D.C. SECTION 8.2.5.a.(13) CENTERLINE RADII	12-06-03

CONSENT OF MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: THAT CENTRAL FLORIDA STATE BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED 07/12/02, AND RECORDED IN OFFICIAL RECORDS BOOK 3222, PAGE 565, AND MODIFIED ON 01/29/04 IN OFFICIAL RECORDS BOOK 3638, PAGE 1447 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ENCUMBERING THE PROPERTY HEREON, DOES CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION.

IN WITNESS WHEREOF SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS Secretary ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION ON THIS 4th DAY OF May, 2005.

CENTRAL FLORIDA STATE BANK

Jeffrey M. Ruttenber
JEFFREY M. RUTTENBER, EXECUTIVE VICE PRESIDENT

WITNESS: William E. Green

PRINTED NAME: William E. Green

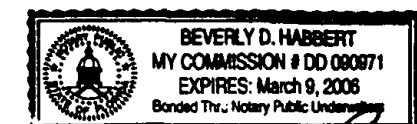
WITNESS: Beverly D. Habbert

PRINTED NAME: Beverly D. Habbert

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED JEFFREY M. RUTTENBER EMP OF CENTRAL FLORIDA STATE BANK, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN ☒ OR WHO PRODUCED IDENTIFICATION ☐ AND ACKNOWLEDGED THAT HE/SHE DID SO AS AN OFFICER OF SAID BANKING ASSOCIATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID BANKING ASSOCIATION.



DATE: May 4, 2005

NOTARY PUBLIC: Beverly D. Habbert
STATE OF FLORIDA AT LARGE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "DEER PATH PHASE 3" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREIN WERE IN PLACE ON THE 17TH OF SEPTEMBER, 2002; THAT PERMANENT CONTROL POINTS SHALL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: R. D. K.
ROGER D. KISER, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6104
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471

CLERK OF CIRCUIT COURT'S ACKNOWLEDGMENT:

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 8, AT PAGES 187-188 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 12:30 P.M. ON THIS 13th DAY OF JUNE, 2005.

BY: C. Bonvisanto, D.C.
DAVID R. ELLSPERMAN
CLERK OF THE CIRCUIT COURT

ASSESSMENT NOTIFICATION:

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM AND/OR TRAFFIC SAFETY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO TURN LANES, BY-PASS LANES AND TRAFFIC SIGNALS WHEN, IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION, SUCH FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.

Andy Kesselring
ANDY KESSELRING
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MARION COUNTY.
ROGER D. KISER, P.S.M. 5531

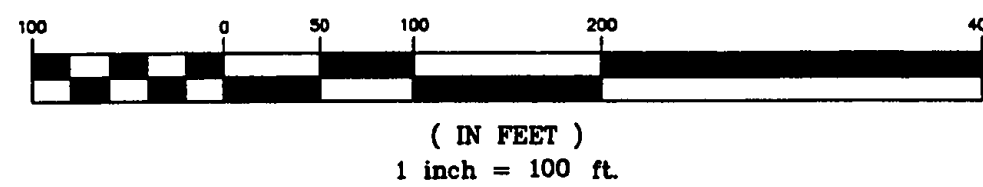
DEER PATH PHASE 3

SECTION 19,
TOWNSHIP 15 SOUTH,
RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 8, PAGE 188
SHEET 2 OF 2



GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	58.01'	S.00°26'41"W.
L2	52.62'	N.89°33'19"W.
L3	130.00'	S.67°55'45"E. (R)
L4	64.80'	S.39°35'26"E.
L5	23.91'	S.09°52'18"W.
L6	88.45'	S.06°14'41"W.
L7	98.32'	S.01°45'55"W.
L8	50.03'	S.01°45'55"W.

LOT UTILITY EASEMENTS:
FRONT: 10'
REAR: 10'
SIDES: 5'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	C.B.
C1	11°40'59"	725.00'	147.83'	74.17'	147.58'	N.83°42'49"W.
C2	05°45'26"	925.00'	92.94'	46.51'	92.91'	N.80°45'02"W.
C3	90°00'00"	75.00'	117.81'	75.00'	106.07'	S.44°33'19"E.
C4	04°46'49"	300.00'	25.03'	12.52'	25.02'	S.02°50'06"W.
C5	48°06'39"	300.00'	251.91'	133.92'	244.57'	S.29°16'49"W.
C6	52°53'28"	300.00'	276.94'	149.22'	267.21'	S.26°53'25"W.
C7	25°36'46"	300.00'	134.11'	68.19'	132.99'	S.40°31'46"W.
C8	27°16'42"	300.00'	142.83'	72.79'	141.48'	S.14°05'02"W.
C9	52°53'28"	300.00'	276.94'	149.22'	267.21'	S.26°53'25"W.
C10	90°00'00"	75.00'	117.81'	75.00'	106.07'	S.45°26'41"W.
C11	05°36'54"	700.00'	68.60'	34.33'	68.57'	S.80°40'46"E.
C12	06°04'06"	700.00'	74.14'	37.10'	74.10'	S.86°31'16"E.
C13	11°40'59"	700.00'	142.74'	71.62'	142.49'	S.83°42'49"E.
C14	17°26'49"	100.00'	30.45'	15.34'	30.33'	N.81°43'17"E.
C15	34°59'05"	100.00'	61.06'	31.52'	60.12'	N.55°30'20"E.
C16	34°59'06"	100.00'	61.06'	31.52'	60.12'	N.20°31'14"E.
C17	02°35'00"	100.00'	4.51'	2.25'	4.51'	N.01°44'11"E.
C18	21°40'00"	275.00'	103.99'	52.62'	103.37'	N.11°16'41"E.
C19	28°10'00"	275.00'	135.19'	68.99'	133.83'	N.36°11'41"E.
C20	03°03'28"	275.00'	14.68'	7.34'	14.67'	N.51°48'25"E.
C21	11°48'28"	325.00'	66.98'	33.61'	66.86'	N.47°25'55"E.
C22	14°10'00"	325.00'	80.36'	40.38'	80.15'	N.34°26'41"E.
C23	05°17'27"	325.00'	30.01'	15.02'	30.00'	N.24°42'58"E.
C24	14°12'33"	325.00'	80.60'	40.51'	80.39'	N.14°57'58"E.
C25	07°25'00"	325.00'	42.07'	21.06'	42.04'	N.04°09'11"E.
C26	04°30'00"	100.00'	7.85'	3.93'	7.85'	N.01°48'19"W.
C27	37°40'00"	100.00'	65.74'	34.11'	64.56'	N.22°53'19"W.
C28	36°20'00"	100.00'	63.41'	32.81'	62.36'	N.59°53'19"W.
C29	11°30'00"	100.00'	20.07'	10.07'	20.04'	N.83°48'19"W.
C30	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.45°26'41"W.
C31	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.44°33'19"E.
C32	104°28'35"	25.00'	45.59'	32.27'	39.53'	S.37°19'01"E.
C33	14°28'35"	325.00'	82.11'	41.28'	81.90'	S.07°40'59"W.
C34	90°00'00"	50.00'	78.54'	50.00'	70.71'	S.45°26'41"W.
C35	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.44°33'19"W.
C36	11°10'26"	275.00'	53.63'	26.90'	53.55'	S.47°44'56"W.
C37	20°30'00"	325.00'	116.28'	58.77'	115.66'	S.43°05'09"W.
C38	57°36'32"	25.00'	25.14'	13.75'	24.09'	S.61°38'25"W.
C39	107°27'27"	25.00'	46.89'	34.07'	40.31'	S.35°49'35"E.
C40	24°15'35"	275.00'	116.44'	59.10'	115.57'	S.30°01'56"W.
C41	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.45°26'41"E.
C42	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.44°33'19"W.
C43	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.45°26'41"W.
C44	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.44°33'19"E.
C45	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.45°26'41"E.
C46	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.45°26'41"E.
C47	90°00'00"	50.00'	78.54'	50.00'	70.71'	S.44°33'19"E.
C48	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.45°26'41"W.
C49	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.44°33'19"W.
C50	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.45°26'41"E.
C51	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.44°33'19"E.
C52	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.45°26'41"W.
C53	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.44°33'19"W.
C54	90°00'00"	25.00'	39.27'	25.00'	35.36'	N.45°26'41"E.
C55	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.44°33'19"E.
C56	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.45°26'41"W.
C57	02°06'58"	675.00'	24.93'	12.47'	24.93'	N.88°29'50"W.
C58	87°53'02"	25.00'	38.35'	24.09'	34.70'	N.43°29'50"W.
C59	102°09'12"	25.00'	44.57'	30.96'	38.90'	S.51°31'17"W.
C60	06°13'38"	925.00'	100.53'	50.32'	100.48'	N.80°30'56"W.
C61	90°00'00"	25.00'	39.27'	25.00'	35.36'	S.44°33'19"E.



STATE PLANE COORDINATES:			
POINT	NORTHING	EASTING	SCALE FACTOR
COED 0030	1750768.931	638994.809	0.999941514
A	1759362.489	642966.109	0.999941376
B	1759555.192	642967.579	0.999941376
C	1759555.286	642955.188	0.999941376
D	1759821.263	642957.218	0.999941376
E	1759871.251	642958.599	0.999941376
F	1760001.240	642959.591	0.999941376
G	1759998.828	643275.564	0.999941367
H	1760450.788	643279.013	0.999941367
I	1760450.956	643257.015	0.999941367
J	1760467.096	643110.330	0.999941372
K	1760515.978	643120.828	0.999941372
L	1760530.898	643029.134	0.999941374
M	1761199.634	643034.238	0.999941374
N	1761199.804	643012.640	0.999941375
O	1761332.762	643013.655	0.999941375
P	1761323.185	644268.575	0.999941339
Q	1759959.931	644270.893	0.999941339
R	1759347.070	644271.935	0.999941339
S	1761280.418	642272.133	0.999941398
T	1761438.409	642273.339	0.999941398
U	1761435.662	642633.308	0.999941386
V	1761335.671	642632.544	0.999941386
W	1761338.016	642325.191	0.999941396
X	1761280.016	642324.749	0.999941396

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- C.B. = CHORD BEARING
- ⊙ = PERMANENT CONTROL POINT
- ⊙ = TO BE SET NAIL & DISK I.D. - LB 5091
- ⊙ = PERMANENT REFERENCE MONUMENT
- ⊙ = FOUND CONCRETE MONUMENT I.D. - MOORHEAD
- ⊙ = PERMANENT REFERENCE MONUMENT
- ⊙ = FOUND CONCRETE MONUMENT NO. LB 5091
- D.R.A. = DRAINAGE RETENTION AREA
- D.E. = DRAINAGE EASEMENT
- ⊙ = DENOTES BLOCK NUMBER
- (TYP) = TYPICAL
- (XX.XX) = REFERENCED DIMENSION
- (R) = RADIAL LINE
- I.E.E. = INGRESS/EGRESS EASEMENT

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OAKHURST PROFESSIONAL PARK
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CERTIFICATE OF AUTHORIZATION NO. LB 5091
ROGER D. BARRINEAU, P.S.M. - LS 3492
ROBERT L. WESSLES, P.S.M. - LS 4874

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 Ocala, Florida 34471