



**BURRELL**  
ENGINEERING, INC.  
CIVIL ENGINEERING

12005 N. FLORIDA AVE.  
DUNNELLON, FL 34434  
PH. 352-489-4144  
FAX 352-489-4741

March 11, 2021

Ms. Carla Sansone  
Marion County Transportation Department  
412 SE 25<sup>th</sup> Ave.  
Ocala, FL 34471

Subject: Glen Aire Phase 1B  
Project # 20-29

Dear Ms. Sansone:

Please find attached an electronic submittal for the proposed improvement plans for Glen Aire Phase 1B. The purpose of these improvement plans is construction of the remainder of the Glen Aire Phase 1 subdivision. The project consists of 65 residential lots, roadways, drainage, sewer and water utilities. The project has 60 foot rights-of-ways with twenty foot wide swale roadways providing internal access to the residential lots. Temporary cul-de-sacs are proposed at the ends of pavement construction where future roads will be extended.

Included in this submittal are electronic submittals of the following:

- Improvement Plans
- Drainage Calculations
- Soil Boring Report
- Biological Study
- Topographic Survey
- Aerial Photo Exhibit

I trust this is all that is necessary for the project review, but should you have any questions please do not hesitate to contact me.

Sincerely,

Burrell Engineering, Inc.

Kenneth L. Ward, P.E.  
Project Manager

cc: Scott McQueen, Deltona Corporation



SCALE: 1"=500'  
 AERIAL MAP  
 GLEN AIRE SUBDIVISION  
 MARION COUNTY, FLORIDA

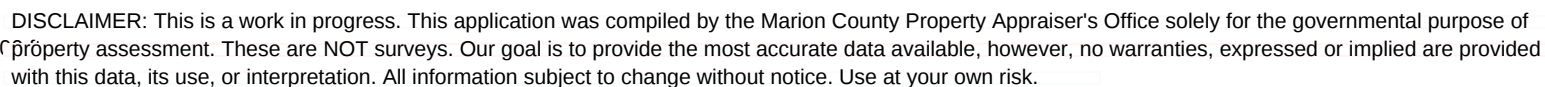
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|------------------|---------------------|-----------------------|----------------------|
| DATE:<br>8/24/20 | DRAWN BY:<br>K.L.W. | CHECKED BY:<br>K.L.W. | JOB NO.<br>BASE20-29 |
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12005 N. FLORIDA AVE.

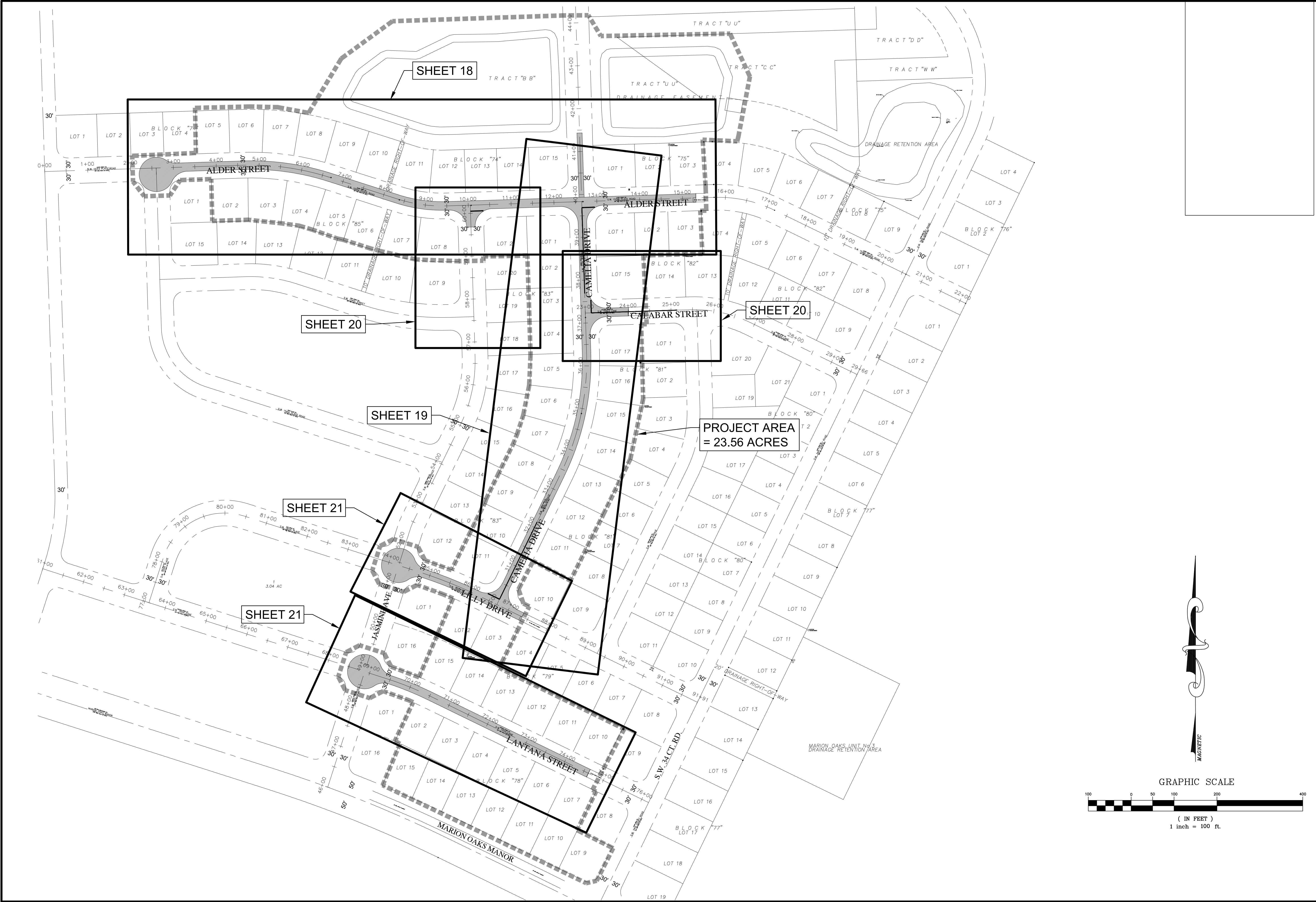
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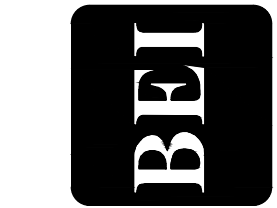
DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

LAYOUT SHEET FROM IMPROVEMENT PLAN SUBMITTAL #26423



DRAWN BY N.D.P.  
CHECKED K.L.W.  
DRAWING BASE20-29  
LAYOUT KEY  
JOB NO. 20-29  
FILE NO. Q-132  
DATE SEPT. 2020  
SEC. 23, TWP. 17S, RGE. 21E

**BURRELL**  
**ENGINEERING, INC.**  
CIVIL ENGINEERING  
12005 N. FLORIDA AVE. DUNNELLON, FL 34434  
C.A. No. 7973  
PH. 352-489-4144  
FAX 352-489-4741



IMPROVEMENT PLANS FOR  
GLEN AIRE PHASE 1B  
MARION COUNTY, FLORIDA

KEY MAP

| NO. | REVISION | DATE |
|-----|----------|------|
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KENNETH L. WARD, P.E.  
REG. ENGINEER NO. 88607  
STATE OF FLORIDA  
DATE: \_\_\_\_\_

# MARION OAKS UNIT TWO

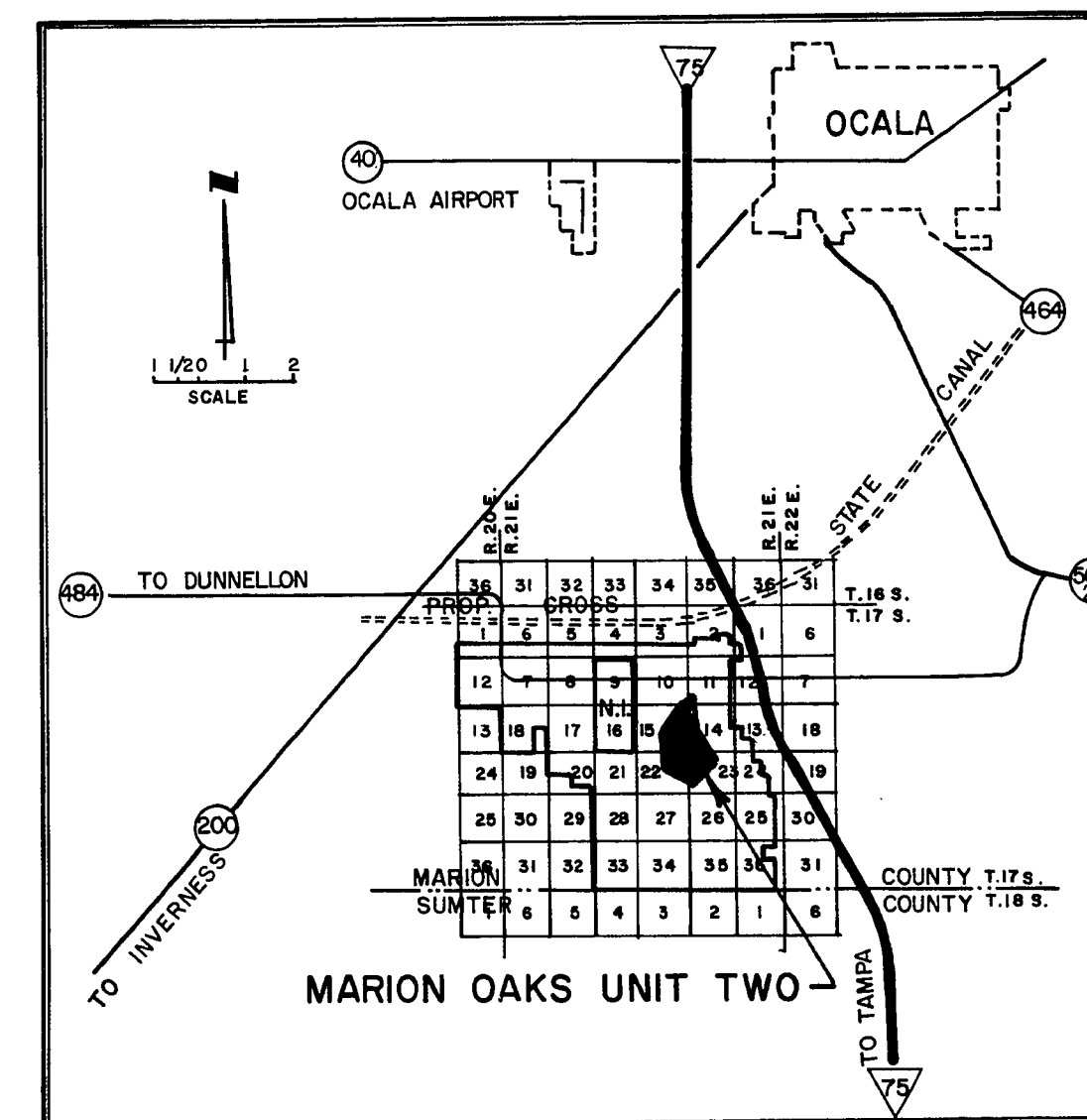
A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T.17 S., R. 21 E.  
MARION COUNTY, FLORIDA  
SHEET 1 OF 17 SHEETS

## DESCRIPTION

Situated in Sections 10,11,14,15,22 and 23, Township 17 South, Range 21 East, Marion County, Florida and being more particularly described as follows:

COMMENCING at the S.E. corner of Section 10, proceed along the South line thereof N 89°09'30" W 285.98 feet to the POINT OF BEGINNING; thence proceed along the boundary of MARION OAKS UNIT ONE as recorded in Plat Book 0 Pages 1 thru 16 of the Public Records of Marion County, Florida, the following courses: N 38°05'12" E 1592.20 feet; thence along a line radial to the next described curve N 77°43'30" E 298.06 feet; thence Southeasterly along a curve to the left having a radius of 3075 feet, a central angle of 19°06'00" a distance of 1025.08 feet; thence tangent to said curve S 31°22'30" E 3600 feet; thence Southeasterly along a tangent curve to the right having a radius of 2925 feet, a central angle of 13°01'16", a distance of 664.74 feet; thence along a non-tangent line N 71°03'30" E 174.67 feet to a point of cusp with a tangent curve concave to the Southeast; thence leaving the boundary of Marion Oaks Unit One proceed Southwesterly along said curve to the left having a radius of 25 feet, a central angle of 88°59'00", a distance of 38.83 feet; thence Southeasterly along a reverse curve to the right having a radius of 3075 feet, a central angle of 15°35'30", a distance of 836.79 feet; thence tangent to said curve S 02°20'00" E 2925 feet; thence S 87°40'00" W 1315 feet; thence S 25°58'20" W 2065 feet; thence N 64°01'40" W 540 feet; thence Northwesterly along a tangent curve to the left having a radius of 2950 feet, a central angle of 08°14'40", a distance of 424.48 feet; thence tangent to said curve N 72°16'20" W 605 feet; thence Southwesterly along a tangent curve to the left having a radius of 25 feet, a central angle of 90°00'00", a distance of 39.27 feet; thence tangent to said curve S 17°43'40" W 75 feet; thence N 72°16'20" W 2020 feet; thence Northwesterly along a tangent curve to the left having a radius of 2850 feet, a central angle of 07°27'05", a distance of 370.65 feet; thence along a non-tangent line N 11°04'50" E 48.88 feet; thence Northwesterly along a tangent curve to the left having a radius of 50 feet, a central angle of 91°46'42", a distance of 80.09 feet; thence Westerly along a compound curve to the left having a radius of 2950 feet, a central angle of 03°42'28", a distance of 190.90 feet; thence tangent to said curve N 84°24'20" W 111.53 feet; thence proceed along the boundary of said Marion Oaks Unit One the following courses: N 05°35'40" E 1093.84 feet; thence N 08°04'00" W 1940.57 feet; thence N 66°37'40" W 305.37 feet; thence N 23°22'20" E 30 feet; thence N 66°37'40" W 129.38 feet; thence Northwesterly along a tangent curve to left having a radius of 1775 feet, a central angle of 03°24'41", a distance of 105.68 feet; thence along a non-tangent line N 23°22'20" E 1602.90 feet; thence Northeasterly along a tangent curve to the right having a radius of 3995 feet, a central angle of 35°15'10", a distance of 2458.03 feet; thence tangent to said curve N 58°37'30" E 600.67 feet; thence North 689.96 feet; thence N 38°05'12" E 60.01 feet to the POINT OF BEGINNING.

All lying and being in Marion County, Florida and containing 1019.71 acres more or less.



LOCATION MAP

## ENGINEER'S NOTES

All radii are 25 feet unless otherwise noted. Distances on corner lots are to the intersection of block lines extended unless otherwise noted. Bearings and coordinates shown are grid on the Florida Coordinate System - West Zone. D.R.O.W. - Indicates Drainage Right-of-Way. • - Indicates Permanent Control Points set at all street center line intersections, P.C.'s, P.T.'s, P.R.C.'s and P.C.C.'s, and not greater than 1000 feet apart. • - Indicates Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes, and not greater than 1400 feet apart. Soil profile and percolation test data as submitted for this property, meet standards for septic tank installations. Applications for septic tank permits will be considered on a lot by lot basis, each dependent on its own merit, for construction in outlying areas of this subdivision not served by central sewage collection and treatment facilities. Use of individual septic tanks and water wells will be of a temporary nature pending installation of central water and sewer systems as specified in Rule 17-13 F.A.C. Department of Pollution Control. Use of septic tanks will not be permitted after sewers are installed. o - Indicates P.C., P.T., P.R.C., or P.C.C. set on street rights-of-way. All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted. D.R.A. - Indicates Drainage Retention Area. No land subject to flooding.

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 construction of a central water system and sewer system when, in the opinion of said Board or other governing agency having jurisdiction, such facilities become necessary in order to protect the environment and the health, safety, and welfare of the general public.

*John F. Nicholson*  
Chairman,  
Board of County Commissioners  
of Marion County, Florida

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that THE DELTONA CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this Plat of MARION OAKS UNIT TWO, does hereby dedicate said lands and Plat for the uses and purposes therein expressed and dedicate the Thoroughfares, Drainage Rights-of-way and Drainage Retention Areas shown hereon to the perpetual use of the Public. Unless otherwise indicated an easement over a strip of land 10 feet wide at the rear of each residential lot and 6 feet wide at the sides of each lot is dedicated to the perpetual use of the Public for the installation and maintenance of public utilities and drainage facilities, with the following exceptions: side lot lines lying adjacent to streets shall contain no easements and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested to by the officers named below and to be affixed hereto on this the 27th day of December 1972.

BY: *James E. Vensel*  
James E. Vensel, Senior Vice President

Attest: *Wayne Allen*  
Wayne Allen, Assistant Secretary

SEAL

## STATE OF FLORIDA COUNTY OF DADE

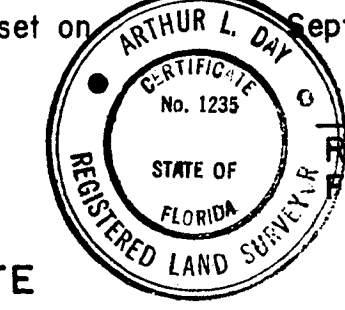
THIS IS TO CERTIFY that on the 27th day of December 1972 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared James E. Vensel and Wayne Allen Senior Vice-President and Assistant Secretary, respectively, of the above named Delaware Corporation authorized to do business in the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and that said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

My Commission Expires NOTARY PUBLIC, STATE OF FLORIDA, MY COMMISSION EXPIRES SEPT. 16, 1974  
*Elaine North*  
NOTARY PUBLIC

## SURVEYOR'S CERTIFICATE

I, Arthur L. Day, HEREBY CERTIFY that I prepared this Plat and that it is a correct representation of the lands platted, that this Plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the Plat requirements adopted by the Board of County Commissioners of Marion County, Florida, and that the P.R.M.'s were set on September 27, 1972.



*Arthur L. Day*  
Registered Land Surveyor  
Florida Certificate No. 1235

## ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY that THE DELTONA CORPORATION is the apparent record owner of the lands platted, that there are no delinquent taxes on such lands and that record title to access roads is held by Marion County or the State of Florida. Dated at Miami Florida this 27th day of December 1972  
COMMONWEALTH LAND TITLE  
INSURANCE COMPANY.

BY: *William C. Mail*

## RESOLUTION

This certifies that this plat was presented to the Board of County Commissioners of Marion County, Florida, and approved by them for record on the 30th day of January A.D. 1973.

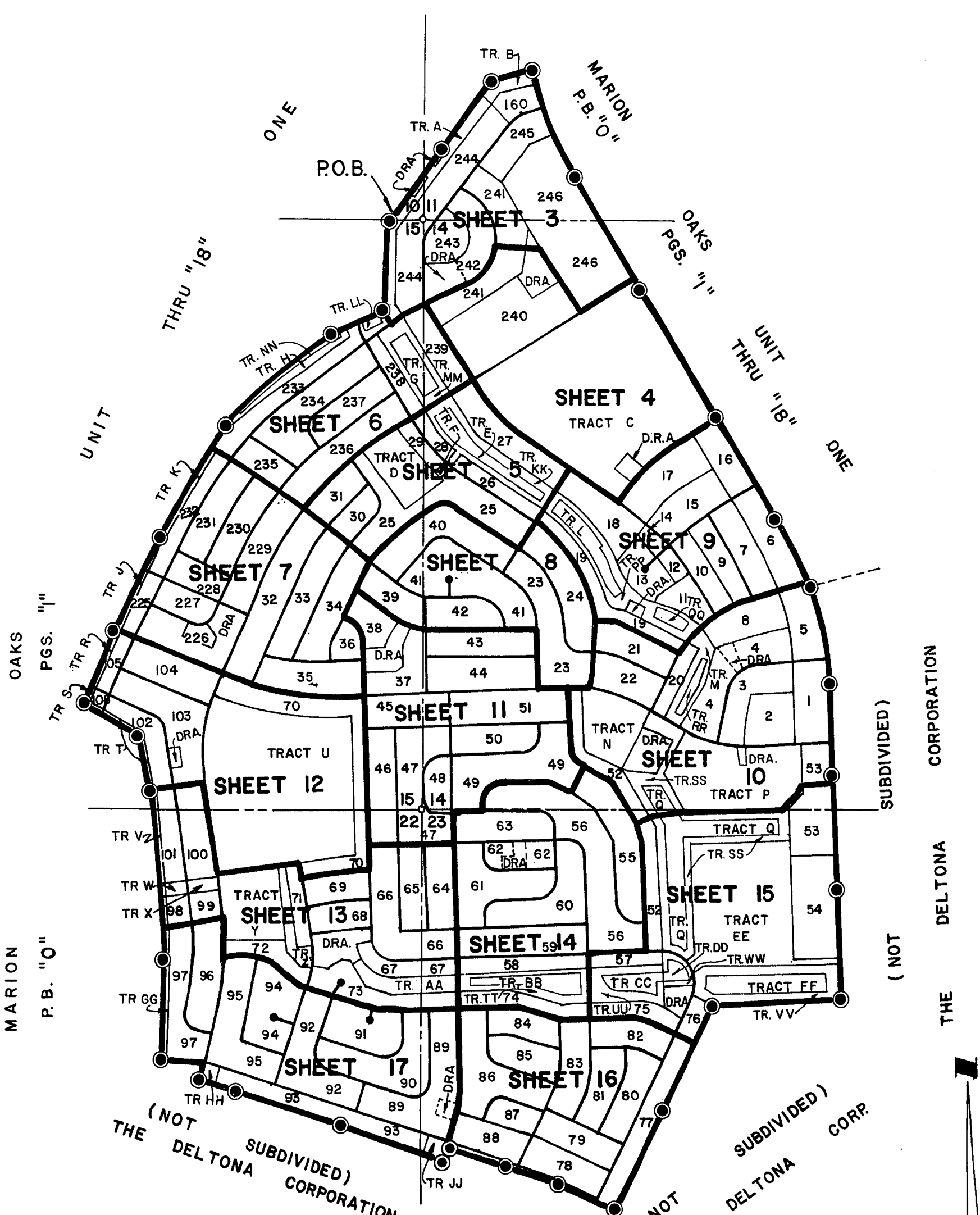
Attest: *John F. Nicholson*  
Clerk of the Circuit Court

*John F. Nicholson*  
Chairman, Board of County Commissioners

## CLERK'S CERTIFICATE

I, John F. Nicholson, Clerk of the Circuit Court for Marion County, Florida, do hereby certify that this foregoing plat conforms to the provisions of Chapter 177, Florida Statutes, was filed in my office for record on the 30th day of January A.D. 1973, and recorded in the public records of said County on the 30th day of January A.D. 1973, in plat book 0, pages 19 thru 35.

*John F. Nicholson*  
Clerk of the Circuit Court



## INDEX & KEY MAP

SCALE: 1" = 1000'  
D.R.A. - Indicates Drainage Retention Area  
T.R. - Indicates Tract

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

# MARION OAKS UNIT TWO

A SUBDIVISION IN SECTIONS 10, 11, 14, 15, 22 AND 23, T. 17 S., R. 21 E.

MARION COUNTY, FLORIDA

SHEET 2 OF 17 SHEETS

PLAT BOOK 0  
AND PAGE 20

## JOINDER OF MORTGAGEE

Samuel Grayson, Lillian Grayson, Daniel Levine, Irving Ginsburg, Nathan Saks, Regina Saks, Irving Miller, Edward Saks, Eileen Oper, Herbert E. Saks, and Biele Associates, a Joint Venture Composed of Harry D. Biele, Albert N. Biele, Daniel Biele, Lawrence D. Biele and Rita Kane, Mortgagee(s) in that certain mortgage dated October 31, 1969 and recorded on November 3, 1969 in Official Records Book 405 at Page 499 of the Public Records of Marion County, Florida does hereby join in and agree to the dedication by the developer contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedications contained in this plat.

Samuel Grayson, Lillian Grayson, Daniel Levine, Irving Ginsburg, Nathan Saks, Regina Saks, Irving Miller, Edward Saks, Eileen Oper, Herbert E. Saks, and Biele Associates, a Joint Venture composed of Harry D. Biele, Albert N. Biele, Daniel Biele, Lawrence D. Biele and Rita Kane

Signed, sealed and delivered in the presence of:

*Herbert E. Saks*  
*Robert E. Saks*

By: *Herbert E. Saks*  
Herbert E. Saks  
Attorney In Fact

STATE OF FLORIDA  
COUNTY OF DADE

Before me personally appeared Herbert E. Saks, Attorney In Fact, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that He executed said instrument for the purposes therein expressed.  
WITNESS my hand and official seal, this 1st day of Sept 1972.

*Raein D. Erickson*  
Notary Public  
State of Florida at Large

My Commission expires: May 19, 1975

Irving Yelen, David Kimmelman and Henry Gordon, as Trustees, Mortgagee(s) in that certain mortgage dated April 30, 1970 and recorded on May 1, 1970 in Official Record Book 423 at Page 417 of the Public Records of Marion County, Florida and said Mortgage has been assigned to the Bank of Kendall and recorded on May 22, 1970 in Official Records Book 425 at Page 477 of the Public Records of Marion County, Florida, does hereby join in and agree to the dedication by the developer contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedications contained in this plat.

Signed, sealed and delivered in the presence of:

*Robert C. Hodges*  
*Walter S. Hodges*

Irving Yelen, David Kimmelman and Henry Gordon, as Trustees

By: *Irving Yelen*  
Attorney in Fact

Signed, sealed and delivered in the presence of:

*Robert C. Hodges*  
*Walter S. Hodges*

BANK OF KENDALL

By: *Irving Yelen*  
Attorney in Fact

STATE OF FLORIDA  
COUNTY OF

DADE Before me personally appeared IRVING YELEN, and to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that HE executed said instrument for the purposes therein expressed.  
WITNESS my hand and official seal, this 24 day of August 1972.

My Commission expires: 5-7-76

*Barbara Smith*  
Notary Public  
State of Florida at Large

William Levine and Lillian Levine, his wife, Nathan Strauss and Grace A. Strauss, his wife, George Berman and Myra Berman, his wife, Mary Geller, a single woman, Mortgagee(s) in that certain mortgage dated February 4, 1972 and recorded on February 17, 1972 in Official Records Book 498 at Page 492 of the Public Records of Marion County, Florida does hereby join in and agree to the dedication by the developer contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedications contained in this plat.

William Levine and Lillian Levine, his wife, Nathan Strauss and Grace A. Strauss, his wife, George Berman and Myra Berman, his wife, Mary Geller, a single woman

Signed, sealed and delivered in the presence of:

*Robert C. Hodges*  
*Sam M. Kanner*

By: *Julian R. Benjamin*  
Julian R. Benjamin, Esquire  
Attorney In Fact

STATE OF FLORIDA  
COUNTY OF DADE

Before me personally appeared Julian R. Benjamin, Esquire to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that HE executed said instrument for the purposes therein expressed.  
WITNESS my hand and official seal, this 23<sup>rd</sup> day of AUGUST 1972.

*Carol Zick*  
Notary Public  
State of Florida at Large

My Commission expires: APRIL 13, 1976

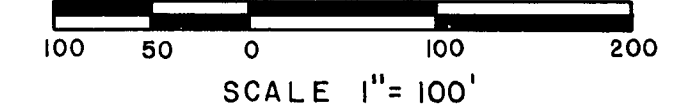
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

# MARION OAKS UNIT TWO

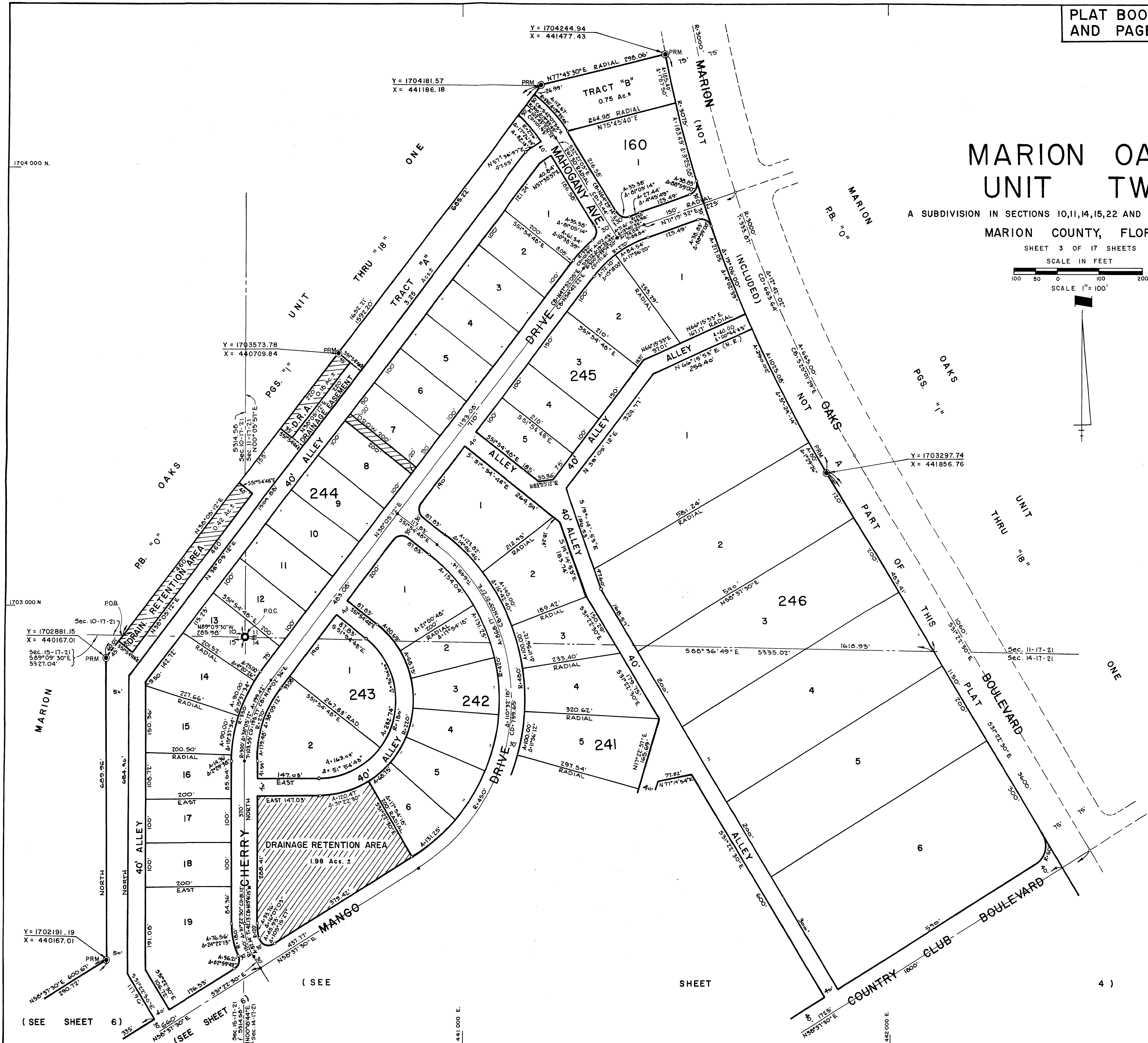
A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T. 17 S., R. 21 E.  
MARION COUNTY, FLORIDA

SHEET 3 OF 17 SHEETS

SCALE IN FEET



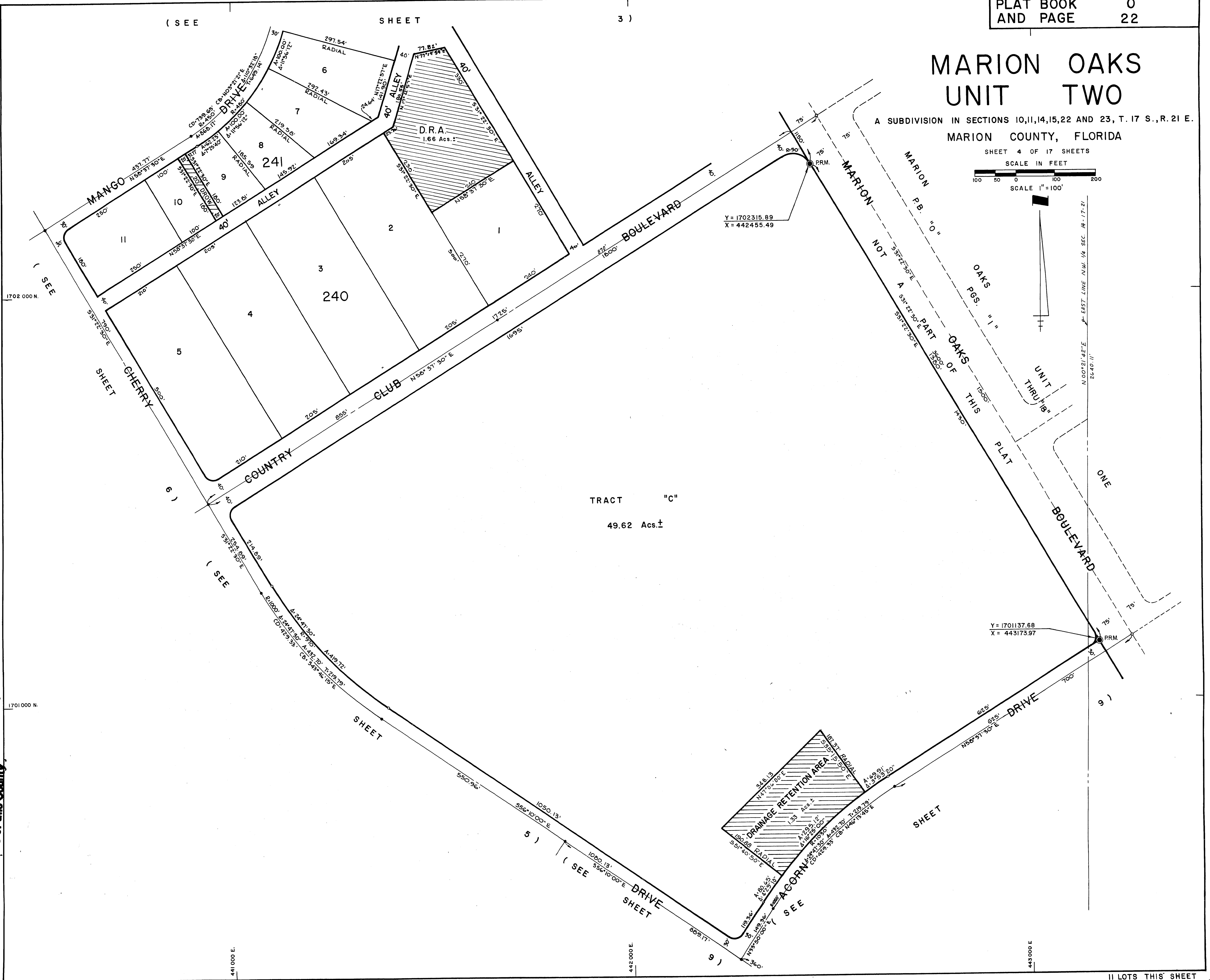
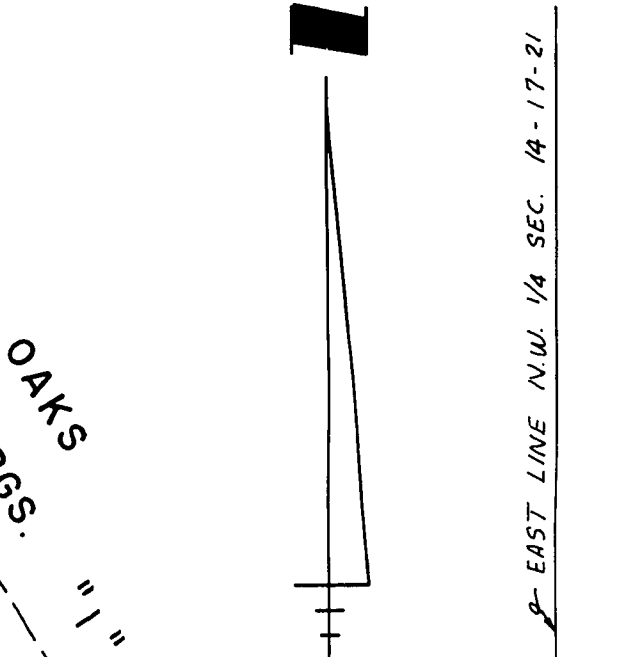
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A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T. 17 S., R. 21 E.  
MARION COUNTY, FLORIDA

SHEET 4 OF 17 SHEETS  
SCALE IN FEET  
SCALE 1" = 100'



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# MARION OAKS UNIT TWO

A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23. T. 17 S., R. 21 E.

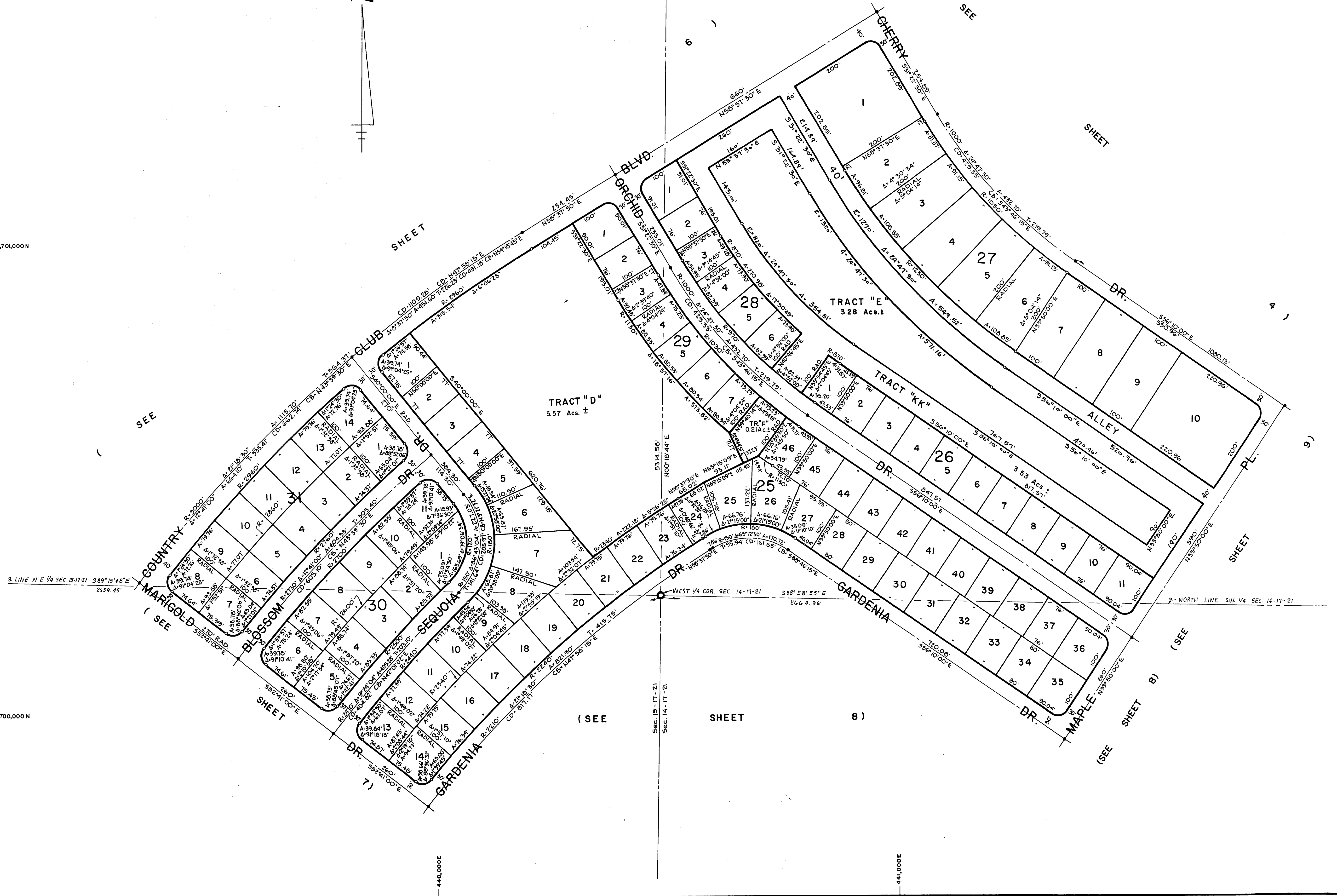
MARION COUNTY, FLORIDA

SHEET 5 OF 17 SHEETS

SCALE IN FEET  
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SCALE 1" = 100'



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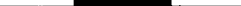
MARION OAKS  
UNIT TWO

A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23. T. 17 S.,R. 21 E.

MARION COUNTY, FLORIDA

SHEET 6 OF 17 SHEETS

SCALE IN FEET



SCALE 1" = 100'

ONE

UNIT " 18  
THRU.

OAKS

PGS. "1"

MARION

P. B.

$$\begin{array}{r} Y = 1702191.19 \\ \hline X = 340167.01 \end{array}$$

(SEE SHEET 3)

(SEE

**SHEET**

CHERRY

**DRIVE**

TRACT "G"  
2.28 Acs. ±

239

260'  
BLVD.

**SHEET**

SE

**NOTICE:** There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

# MARION OAKS UNIT TWO

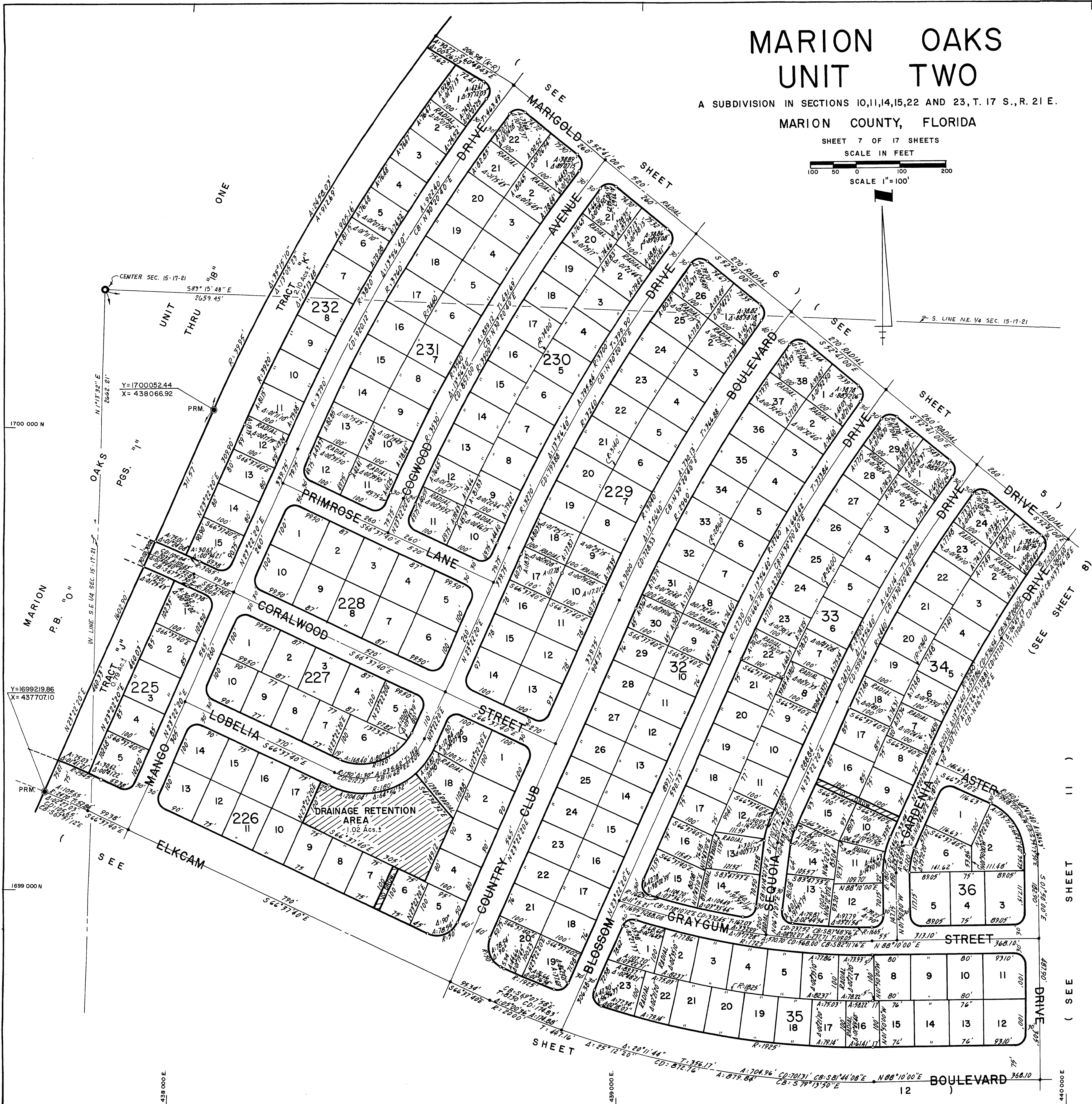
A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T. 17 S., R. 21 E.

MARION COUNTY, FLORIDA

SHEET 7 OF 17 SHEETS  
SCALE IN FEET

SCALE 1"=100'

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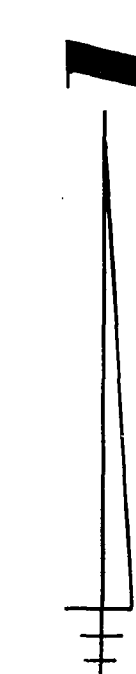
# MARION UNIT OAKS TWO

A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T.17 S., R.21 E.

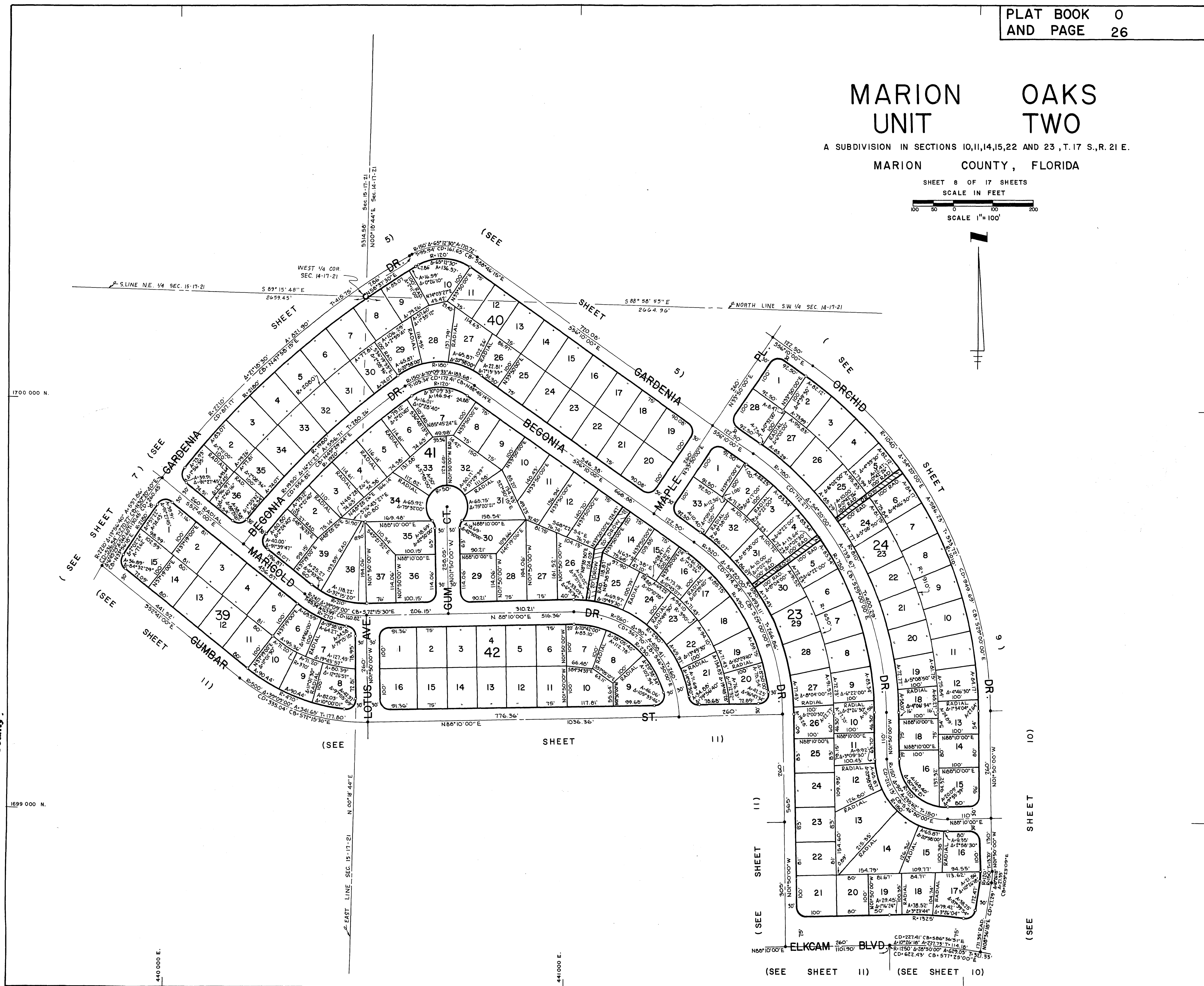
MARION COUNTY, FLORIDA

SHEET 8 OF 17 SHEETS

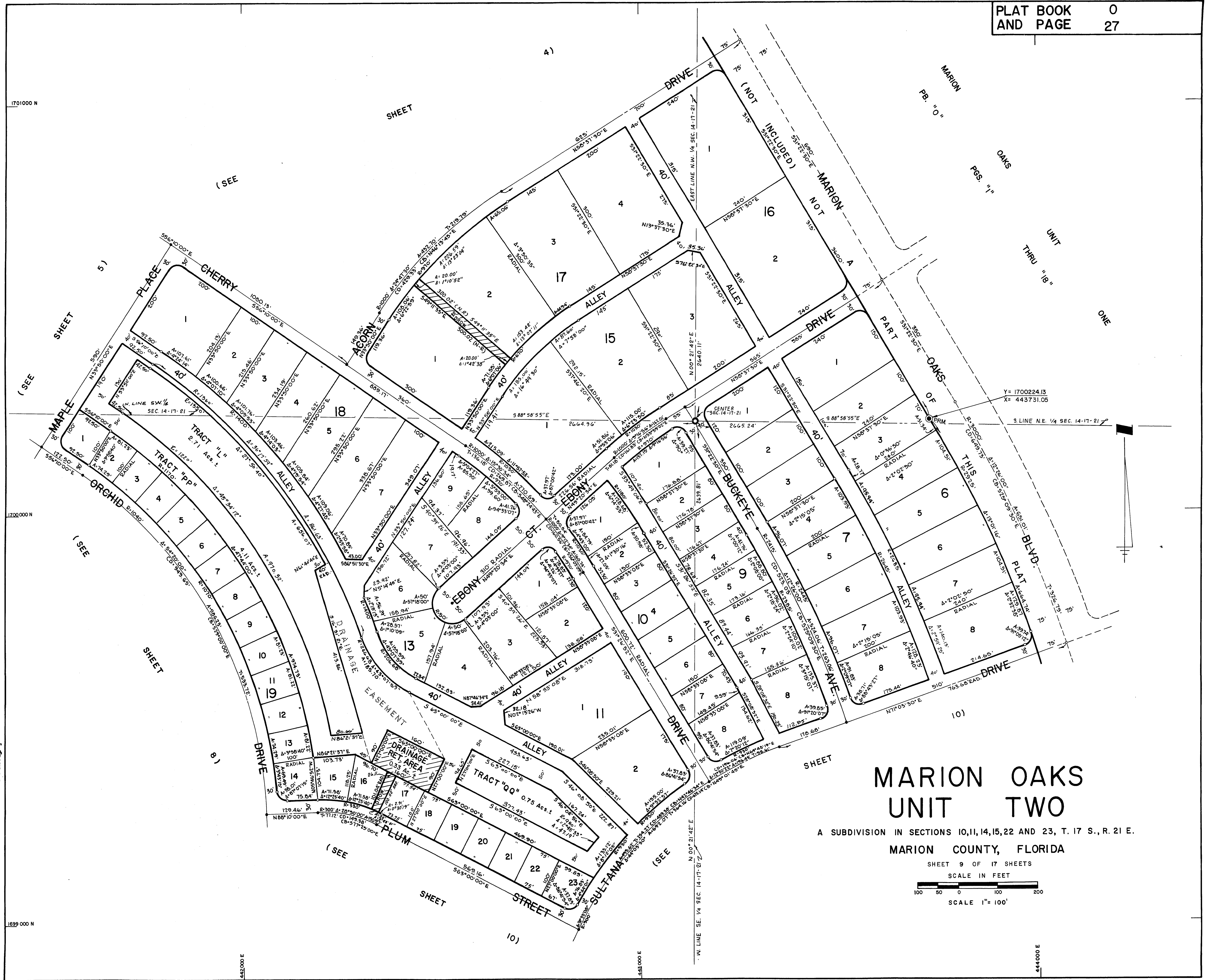
SCALE IN FEET



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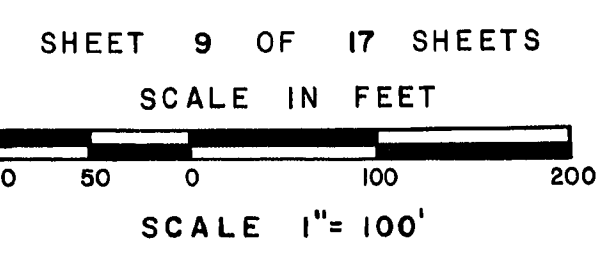


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# MARION OAKS UNIT TWO

A SUBDIVISION IN SECTIONS 10, 11, 14, 15, 22 AND 23, T. 17 S., R. 21 E.  
MARION COUNTY, FLORIDA



Y= 1699647.67  
X= 444159.49  
Y= 1699622.31  
X= 444009.96

(SUBDIVIDED)  
PLAT  
OF  
THIS  
PART  
A  
DELTONA  
CORPORATION

(NOT  
(NOT  
THE

Y=1697902.23  
X= 444343.66

# MARION OAKS UNIT TWO

A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23, T. 17 S., R. 21 E.

MARION COUNTY, FLORIDA

SHEET 10 OF 17 SHEETS

SCALE IN FEET

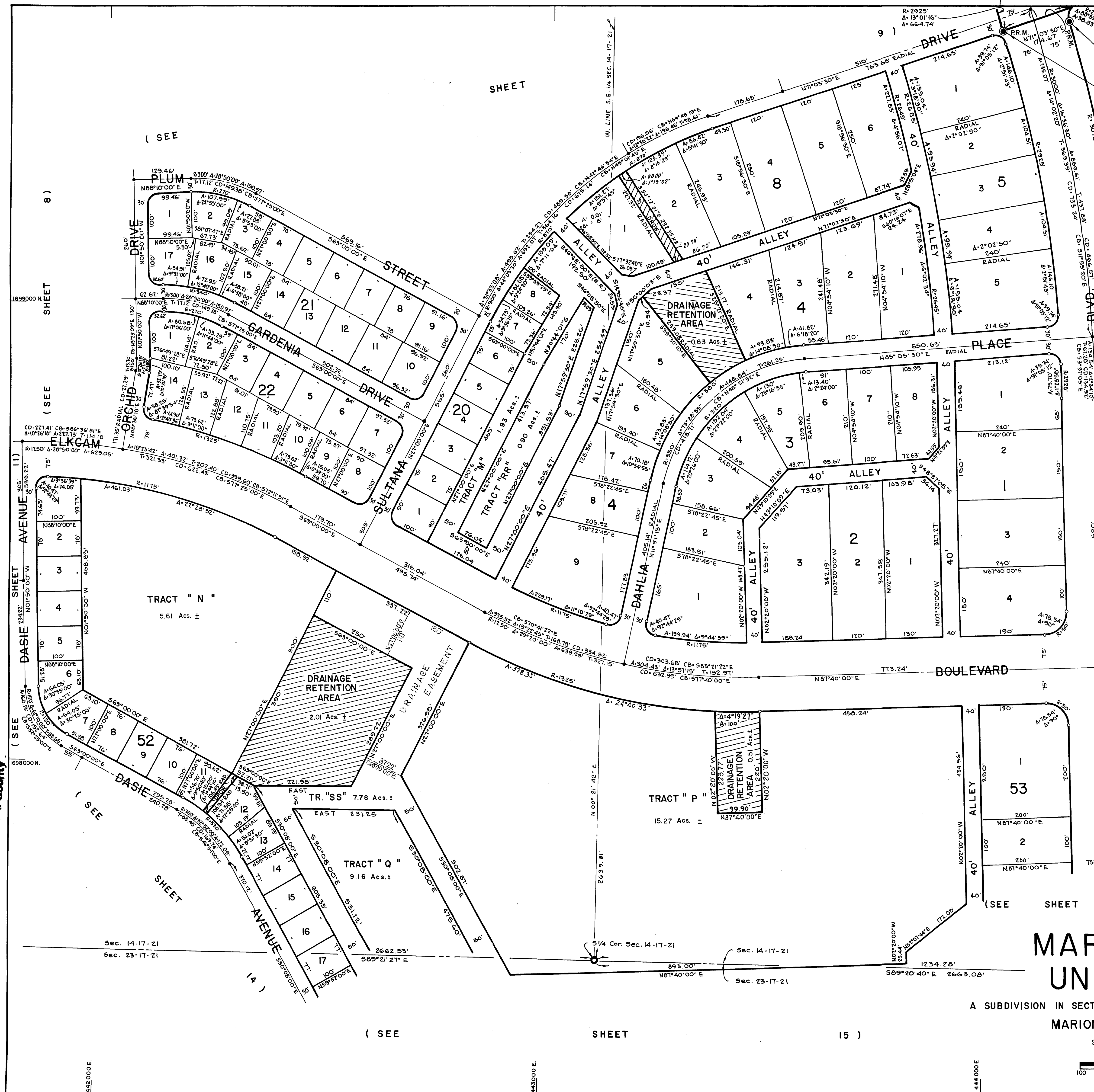
SCALE 1"= 100'

93 LOTS THIS SHEET

28

10/17

NOTICE: There may be additional  
reservations that are not recorded on this  
plat that may be found in the public  
records of this County.



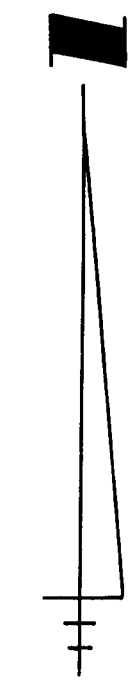
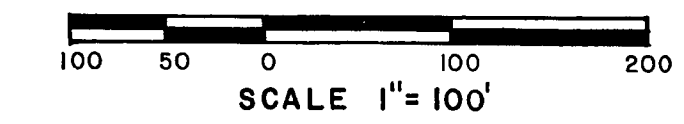
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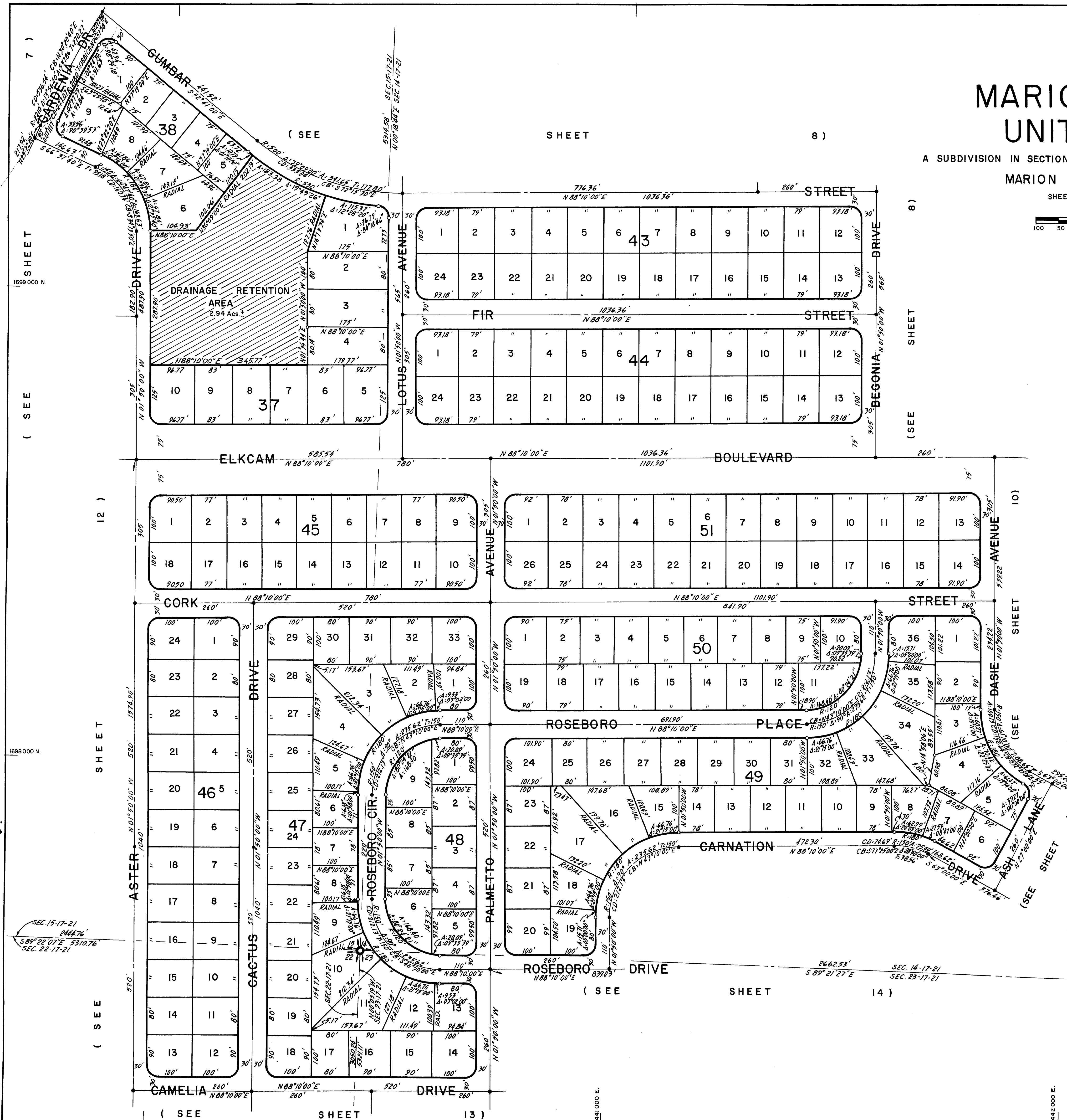
MARION COUNTY, FLORIDA

SHEET 11 OF 17 SHEETS

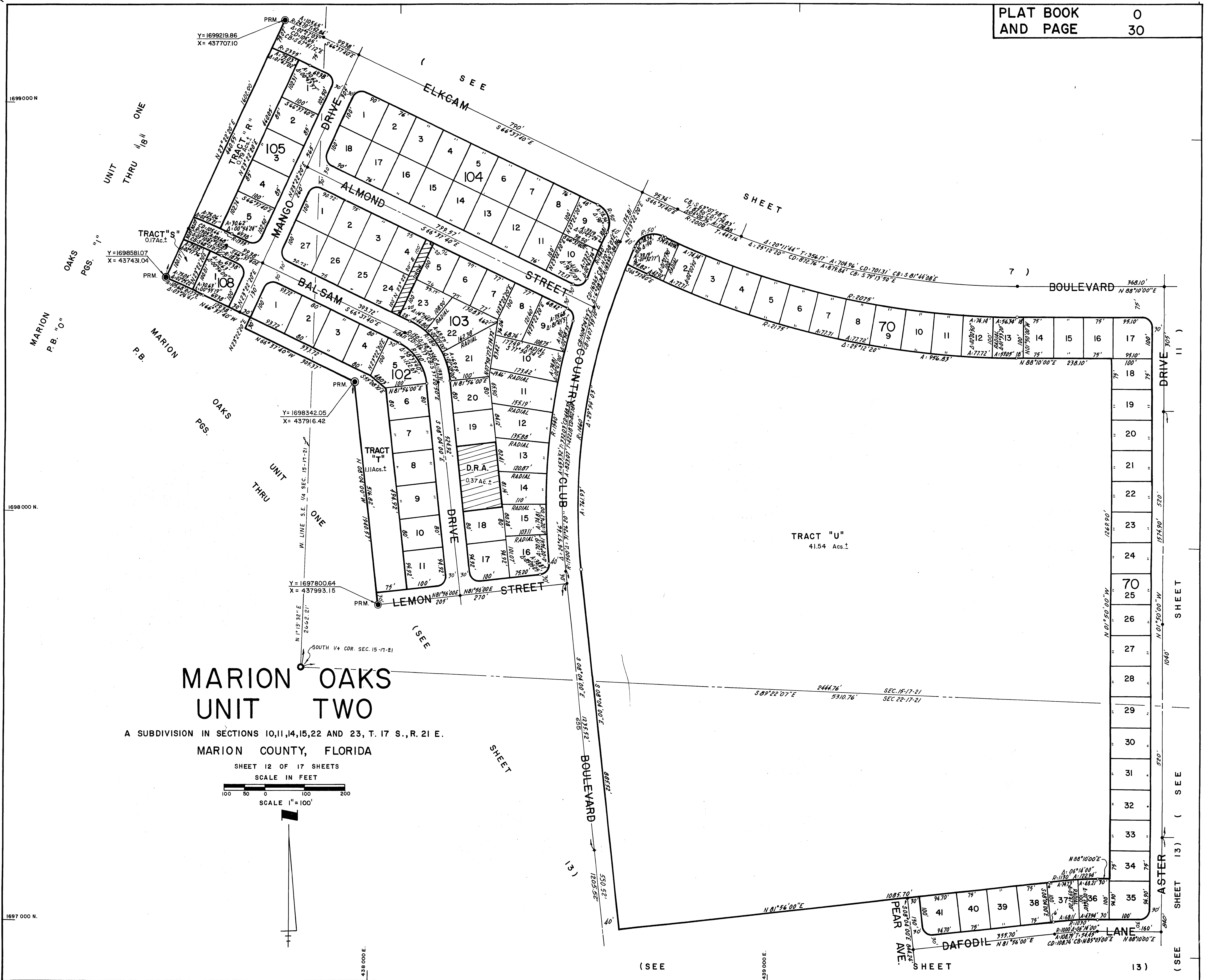
SCALE IN FEET



NOTICE: There may be additional  
recorders that are not recorded on this  
plat that may be found in the public  
records of this County



NOTICE: There may be additional  
restrictions that are not recorded on this  
plat that may be found in the public  
records of this County.



# MARION OAKS UNIT TWO

A SUBDIVISION IN SECTIONS 10,11,14,15,22 AND 23. T. 17 S., R. 21 E.

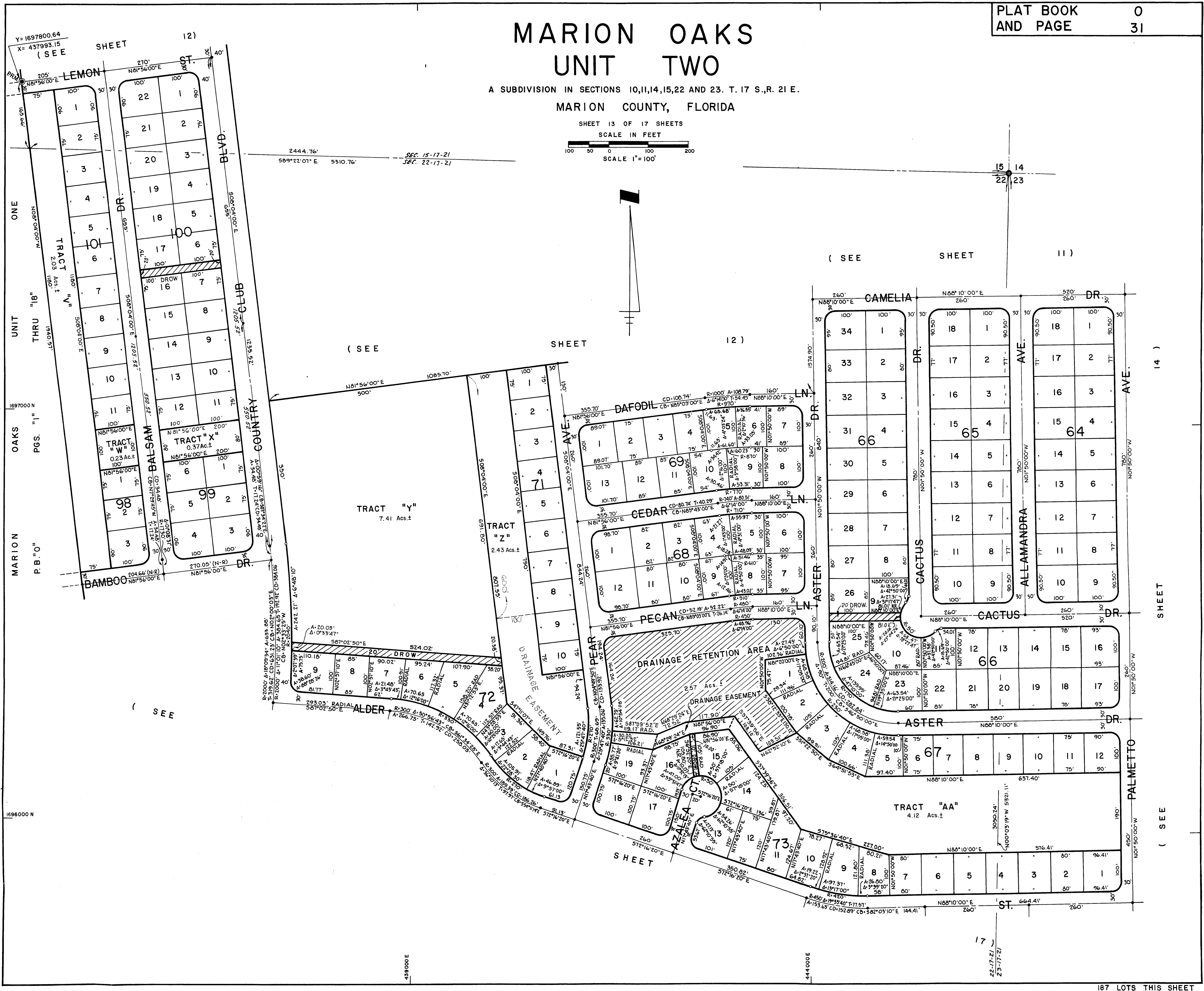
MARION COUNTY, FLORIDA

SHEET 13 OF 17 SHEETS

SCALE IN FEET



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County



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revisions that are not recorded on this  
plat that may be found in the public  
records of this County.

(11)

SHEET

(SEE

13)

SHEET

(SEE

15)

(SEE

16)

(SEE

SHEET

(11)

(SEE

SHEET

(10)

(15)

SHEET

(SEE

Sec. 14-17-21  
Sec. 23-17-21

2662.53'  
989°21'21"E

5/4 COR. SEC. 14-17-21

# MARION OAKS UNIT TWO

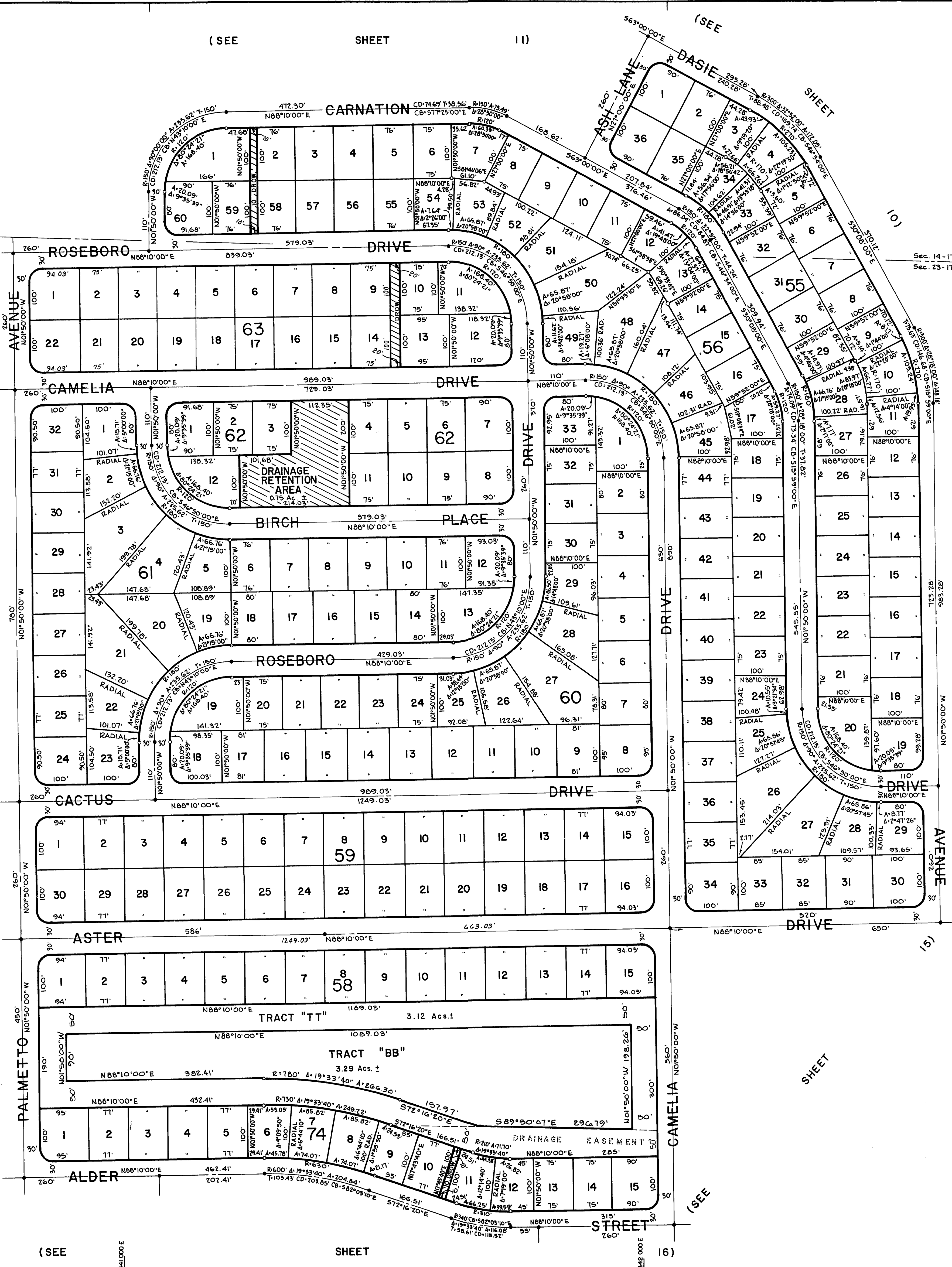
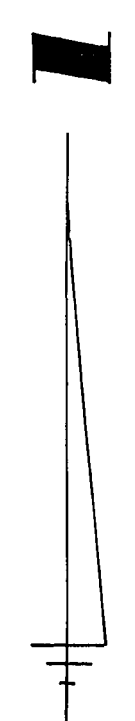
A SUBDIVISION IN SECTIONS 10, 11, 14, 15, 22 AND 23, T. 17 S., R. 21 E.

MARION COUNTY, FLORIDA

SHEET 14 OF 17 SHEETS

SCALE IN FEET

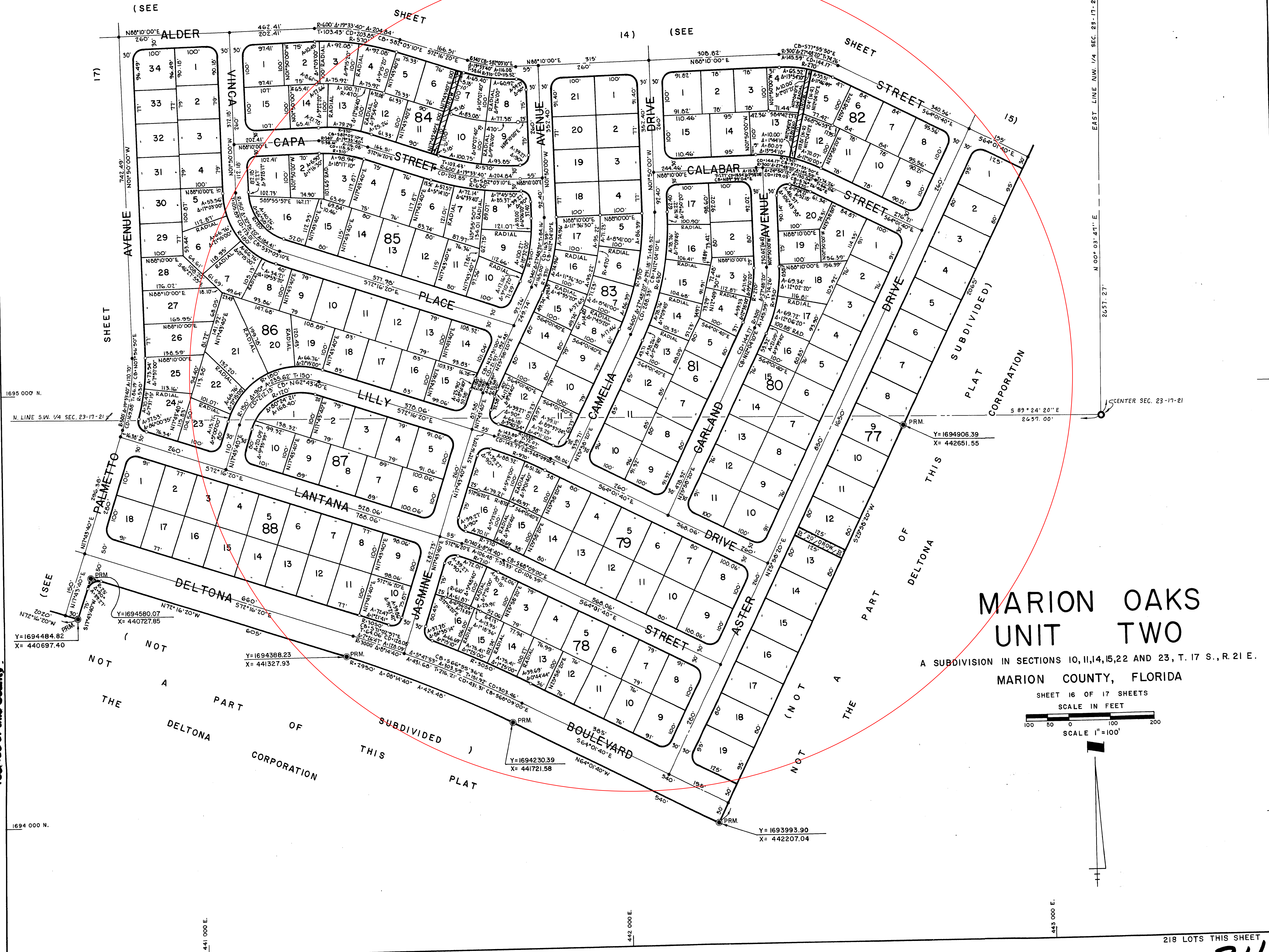
100 50 0 100 200  
SCALE 1" = 100'



255 LOTS THIS SHEET



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MARION COUNTY, FLORIDA

SHEET 17 OF 17 SHEETS

SCALE IN FEET



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