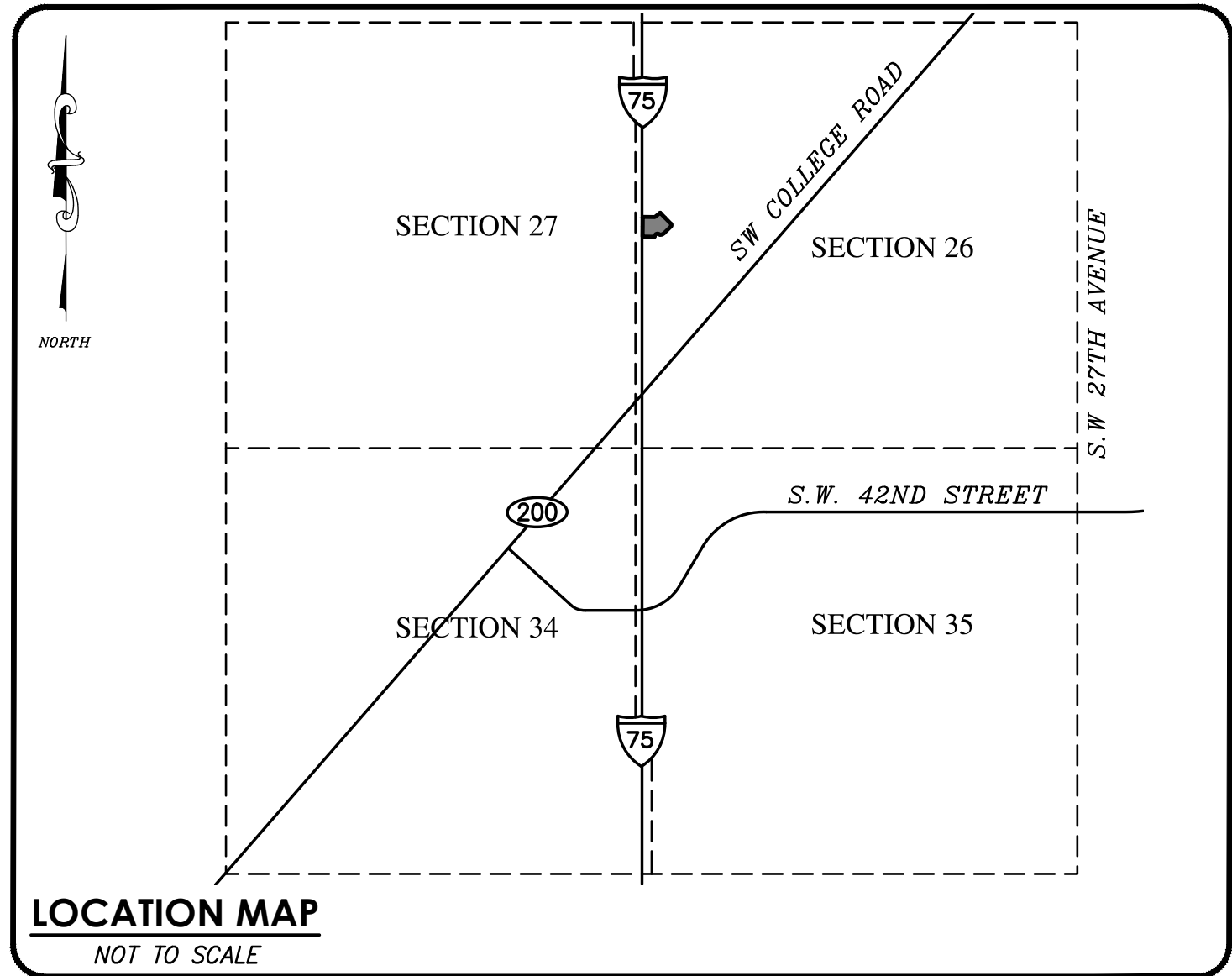


COLLEGE PARK TOWNHOMES
A REPLAT OF LOTS 14, 15, AND 16, BLOCK M, OF COLLEGE PARK SECOND ADDITION, PLAT BOOK "H",
PAGES 36-36A OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST
CITY OF OCALA, MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES AND CITY OF OCALA CODE OF ORDINANCES CHAPTER 114 WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. CITY OFFICIALS EMPLOYED BY THE CITY BUILDING AND ZONING DEPARTMENT, CITY ENVIRONMENTAL HEALTH DEPARTMENT, AND CITY 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.
3. THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATIONS AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY, LEGAL DESCRIPTION, AND LOT DIMENSIONS SEE SHEET 2.
4. 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
5. BEARINGS 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 WITH A BEARING OF N.00°30'57"E ALONG THE WESTERLY BOUNDARY OF LOT 14, BLOCK "M" COLLEGE PARK SECOND ADDITION PER PLAT BOOK "H", PAGES 36-36A.
6. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013, (NAD-83) 1990 ADJUSTMENT.
7. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS NEIGHBORHOOD AND R-3 RESPECTIVELY.
8. **ADVISORY NOTICE** ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0516E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOOD HAZARD. 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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. THIS PLAT CONTAINS TWENTY-ONE (21) LOTS, THREE (3) TRACTS AND 0.08 MILES OF ROAD.
10. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 6 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAIL IDENTIFIED AS "TYPICAL LOT DETAIL". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE UTILITY EASEMENTS.
11. COLLEGE PARK TOWNHOMES SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.



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.

CITY ATTORNEY APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND WAS APPROVED BY HIM AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____ 2023.

BY: WILLIAM E. SEXTON
CITY ATTORNEY

PLANNING AND ZONING COMMISSION APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THE _____ DAY OF _____ 2023.

ATTEST

SEAN LANIER, P.E.
CITY ENGINEER

KEVIN LOPEZ
CHAIRMAN

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "COLLEGE PARK TOWNHOMES" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2023. AT _____: _____ AM/PM AND RECORDED IN PLAT BOOK _____, AT PAGE _____ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR'S CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF OCALA AND HAS BEEN FOUND TO CONFORM WITH SUCH CHAPTER.

BY: R. KELLY ROBERTS
FLORIDA CERTIFICATE NO. 5558
CITY OF OCALA - CHIEF LAND SURVEYOR

CITY SURVEYOR SEAL:

CLERK SEAL:

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT ARMSTRONG LAND LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "COLLEGE PARK TOWNHOMES," BEING IN THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS:

ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING TRACT A, ARE PRIVATE, AND ARE HEREBY DEDICATED TO, AND SHALL BE MAINTAINED BY, COLLEGE PARK TOWNHOME ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION (THE "ASSOCIATION"), THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION PURSUANT TO CHAPTER 720, FLORIDA STATUTES. TRACT A MAY ALSO BE USED FOR UTILITIES, DRAINAGE, SIGNAGE, MULTI-MODAL PURPOSES, AND LANDSCAPING. THE CITY OF OCALA AND MARION COUNTY ARE HEREBY GRANTED AN EASEMENT OVER TRACT A FOR EMERGENCY PERSONNEL AND/OR 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.

TRACT B AND TRACT C ARE HEREBY RESERVED FOR DRAINAGE, UTILITIES, LANDSCAPING, BUFFERS, OPEN SPACE, COMMON AREA, RECREATION, SIGNAGE AND MAINTENANCE AND ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE ASSOCIATION.

ANY STORMWATER AND DRAINAGE EASEMENTS AND/OR TRACTS DESIGNATED HEREON SHALL BE PRIVATE PROPERTY AND ARE HEREBY DEDICATED TO THE ASSOCIATION. PROVIDED HOWEVER, THAT THE SAME SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH. THE CITY OF OCALA IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SUCH STORMWATER AND DRAINAGE FACILITIES 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.

THE UTILITY EASEMENTS SHOWN OR NOTED ARE GRANTED TO THE ASSOCIATION FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE FURTHER RESERVED EXCLUSIVELY FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.

WITNESSES:

ARMSTRONG LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS SIGNATURE

PRINT NAME:

WITNESS SIGNATURE

BY: RUSSELL SMITH AS VICE PRESIDENT
(AS AUTHORIZED BY ARMSTRONG LAND CERTIFICATE OF INCUMBENCY DATED MARCH 17, 2023)

PRINT NAME:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023 BY RUSSELL SMITH, AS VICE PRESIDENT OF ARMSTRONG LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
(PLEASE PRINT OR TYPE)

COMMISSION NUMBER: _____

COMMISSION EXPIRES: _____

COUNCIL APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND WAS APPROVED BY THE COUNCIL FOR RECORD ON THE _____ DAY OF _____ 2023.

ATTEST

ANGEL B. JACOBS
CITY CLERK

JAMES P. HILTY, SR.
PRESIDENT, CITY COUNCIL

COUNCIL SEAL:

BY: CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471

COLLEGE PARK TOWNHOMES

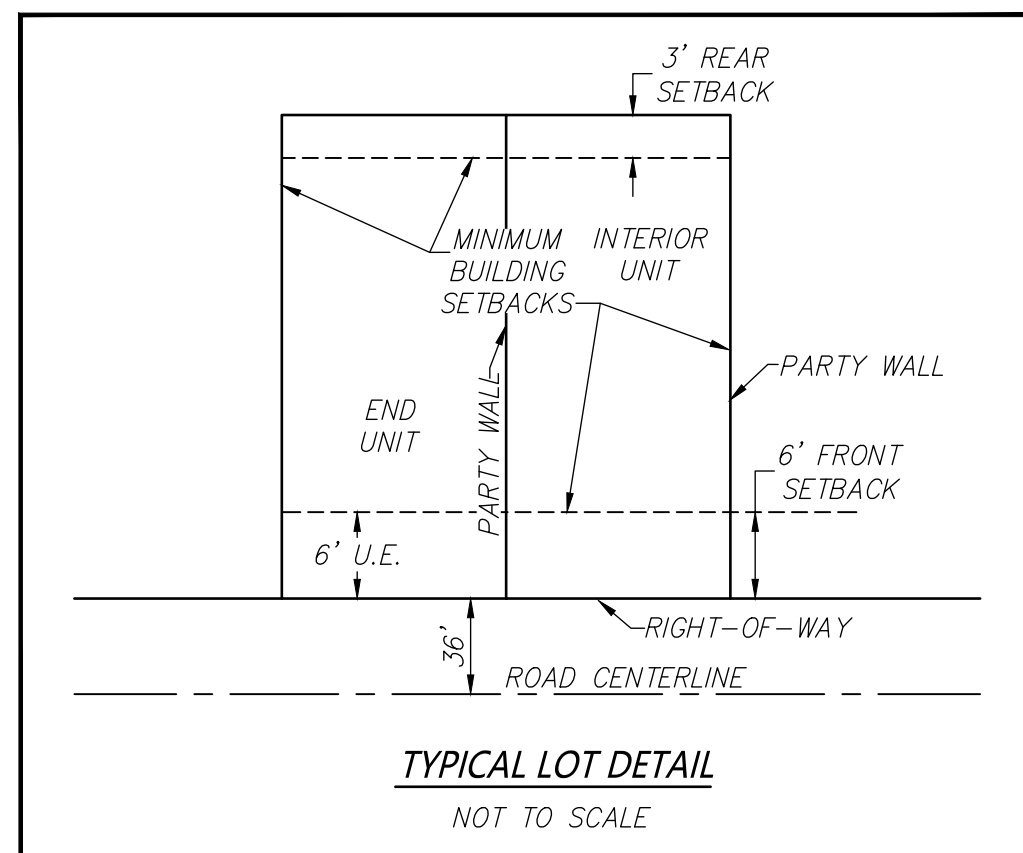
A REPLAT OF LOTS 14, 15, AND 16, BLOCK M, OF COLLEGE PARK SECOND ADDITION, PLAT BOOK "H",
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SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST
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PLAT BOOK ____ PAGE ____
SHEET 2 OF 2

DESCRIPTION:

LOTS 14, 15 AND 16, BLOCK "M", OF COLLEGE PARK SECOND ADDITION, AS RECORDED IN PLAT BOOK "H", PAGES 36 AND 36A, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 14 THE FOLLOWING TWO (2) COURSES: (1) S.89°19'45"E., 149.89 FEET; (2) THENCE N.51°24'31"E., 85.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S.W. 34TH AVENUE CIRCLE (HAVING A 50' RIGHT OF WAY), SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 254.35 FEET, A CENTRAL ANGLE OF 05°30'01", AND A CHORD BEARING AND DISTANCE OF S.41°49'47"E., 24.41 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 24.42 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S.44°22'09"E., 59.98 FEET; (2) THENCE S.44°22'26"E., 104.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'54", AND A CHORD BEARING AND DISTANCE OF S.00°58'44"W., 35.36 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 39.28 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG THE NORTHERLY RIGHT OF WAY LINE OF S.W. 34TH TERRACE (HAVING A 50' RIGHT OF WAY) THE FOLLOWING THREE (3) COURSES: (1) S.45°22'30"W., 115.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 44°57'00", AND A CHORD BEARING AND DISTANCE OF S.68°12'27"W., 57.34 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 138°39'00", AND A CHORD BEARING AND DISTANCE OF S.69°58'59"W., 70.17 FEET; (3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.75 FEET TO THE END OF SAID CURVE AND THE SOUTHERLY BOUNDARY OF SAID LOT 16; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 16, N.89°15'22"W., 149.33 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 16, ALONG THE WESTERLY BOUNDARY OF SAID LOT 16, N.00°35'42"E., 117.58 FEET TO THE NORTHWEST CORNER OF SAID LOT 16; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LOT 14, N.00°30'57"E., 126.16 FEET TO THE POINT OF BEGINNING.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	24.42	254.35	005°30'01"	24.41	S41°49'47"E
C2	58.84	75.00	044°57'00"	57.34	S68°12'27"W
C3	90.75	37.50	138°39'00"	70.17	S69°58'59"W
C4	30.10	37.50	045°59'25"	29.30	N23°39'12"E
C5	58.93	86.00	039°15'44"	57.79	N71°02'23"E
C6	25.50	45.00	032°28'14"	25.16	S15°33'52"E
C7	34.26	50.00	039°15'44"	33.60	N71°02'23"E
C8	3.20	122.00	001°30'10"	3.20	S52°09'37"W
C9	70.39	122.00	033°03'27"	69.42	S69°26'26"W
C10	19.84	35.00	032°28'14"	19.57	S15°33'52"E
C11	40.35	37.50	061°39'07"	38.43	S71°31'05"E
C12	31.17	55.00	032°28'14"	30.75	N15°33'52"W

POINT OF BEGINNING

N.1753469.66
E.597271.13
FOUND 4"x4" CONCRETE
MONUMENT (NO I.D.)
NORTHWEST CORNER LOT 14
COLLEGE PARK SECOND ADDITION
(PLAT BOOK "H", PAGE 36-36A)
BLOCK "M"

WESTERLY BOUNDARY LOT 14
COLLEGE PARK SECOND ADDITION
(PLAT BOOK "H", PAGE 36-36A)
BLOCK "M"

EASTERLY RIGHT OF WAY OF
INTER STATE NO. 75

N.1753343.51
E.597270.00
FOUND 4"x4" CONCRETE
MONUMENT (NO I.D.)
NORTHWEST CORNER LOT 16
COLLEGE PARK SECOND ADDITION
(PLAT BOOK "H", PAGE 36-36A)
BLOCK "M"

WESTERLY BOUNDARY LOT 16
COLLEGE PARK SECOND ADDITION
(PLAT BOOK "H", PAGE 36-36A)
BLOCK "M"

ZONING: MULTI-FAMILY RESIDENTIAL (R-3)
LAND USE: NEIGHBORHOOD

COLLEGE PARK SECOND ADDITION
(PLAT BOOK "H", PAGE 36-36A)
BLOCK "M"

LOT 13
NORTHERLY BOUNDARY LOT 14
COLLEGE PARK SECOND ADDITION
(PLAT BOOK "H", PAGE 36-36A)
BLOCK "M"

N.1753467.91
E.597421.01
FOUND 4"x4" CONCRETE
MONUMENT (NO I.D.)

TRACT B
20,920 S.F.
0.48 AC.

N.1753521.48
E.597488.14
FOUND 4"x4" CONCRETE
MONUMENT (NO I.D.)

N.1753503.29
E.597504.42
FOUND 4"x4" CONCRETE
MONUMENT (TOP BROKEN)

N.1753460.42
E.597546.37
FOUND 4"x4" CONCRETE
MONUMENT (TOP BROKEN)

N.1753385.44
E.597619.72
FOUND 5/8" IRON ROD
& CAP (LB 1221)

N.1753350.09
E.597619.11
SET 5/8" IRON ROD &
CAP (LB 8071) WITNESS
5.00' WESTERLY ONLINE

N.1753346.57
E.597615.56
SET 5/8" IRON ROD &
CAP (LB 8071) WITNESS
5.00' WESTERLY ONLINE

LEGEND

- UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING (STATE PLANE COORDINATES)
 - CL = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LS = 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 |
| (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 (AS NOTED) |
| ● | = | PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED) |
| ⊙ | = | PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071 |

NOTES:

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