

# CREIGHTON COMMERCIAL DEVELOPMENT

900 SW PINE ISLAND ROAD, SUITE 202  
CAPE CORAL, FL 33991  
PHONE: (239) 210-0455  
FAX: (239) 673-7328

## CONCEPTUAL PLAN 7 ELEVEN AT

SE MARICAMP &  
SE 25TH AVE  
PARCEL #:29509-000-27



COMMON ORK ENGINEERING, LLC  
1201 LOUISIANA AVE, SUITE C  
WINTER PARK, FL 32789  
TEL: (407) 951-9811  
PHONE: (407) 951-9815

PROJECT # 220.043

DATE 07/16/20  
SHEET 1  
SCALE 1:60

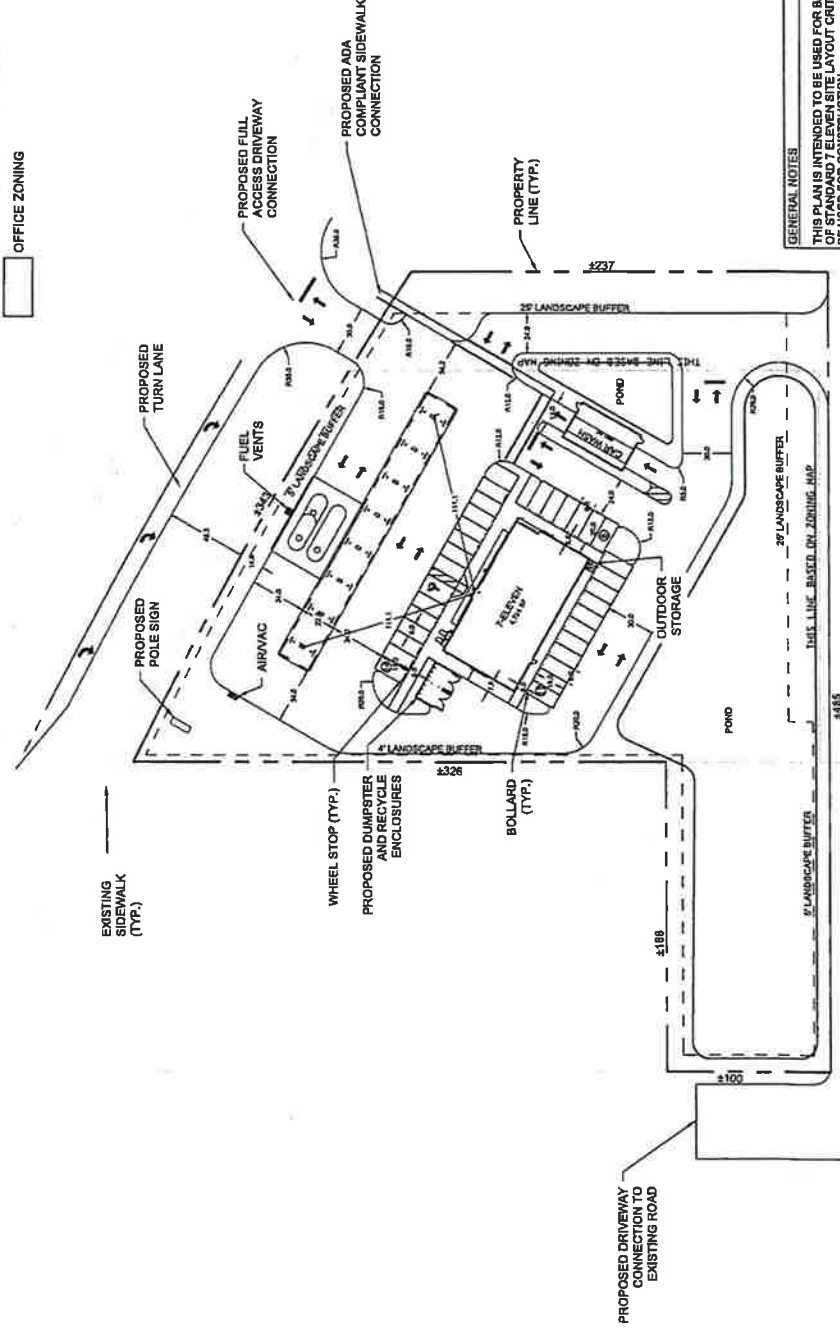
CP2.1



### LAND USE CHART

LOCATION: SE MARICAMP ROAD & SE 25TH AVE  
OCALA, FL 34470  
ZONING: B-2, OP AND O-1  
FLU: LOW INTENSITY  
PROPOSED USE: CONVENIENCE STORE WITH  
GAS PUMPS & FUELING CANOPY  
PROPERTY AREA: ±120,000 SF; ±2.77 AC  
PARKING REQUIRED: 1/250 GFA; 18 STALLS  
PARKING PROPOSED: 31 STALLS  
BUILDING FOOTPRINT: ±4,724  
PROPOSED IIR: ±44%

### OFFICE ZONING



### GENERAL NOTES

THIS PLAN IS INTENDED TO BE USED FOR BASIC CONSIDERATION OF STANDARD 7 ELEVEN SITE LAYOUT CRITERIA AND IT IS NOT TO BE USED FOR CONSTRUCTION.  
ALL EXISTING FEATURES AND PROPERTY LINES ARE SUBJECT TO CHANGE AS DETERMINED IN THE FIELD BY A LICENSED SURVEYOR.

**LEGAL DESCRIPTION:**

A PORTION OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE NORTH 00°01'32" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1897.49 FEET; THENCE SOUTH 89°57'12" EAST, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'12" EAST, A DISTANCE OF 193.10 FEET; THENCE NORTH 00°02'48" EAST, A DISTANCE OF 327.73 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 464 (A 200' WIDE PUBLIC RIGHT OF WAY), ALSO BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND HAVING: A RADIUS OF 3174.05 FEET, A CENTRAL ANGLE OF 06°08'18", A CHORD BEARING OF SOUTH 60°04'09" EAST, AND A CHORD LENGTH OF 339.89 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.05 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 00°03'38" WEST, A DISTANCE OF 258.38 FEET; THENCE NORTH 89°57'12" WEST, A DISTANCE OF 487.70 FEET; THENCE NORTH 00°01'32" EAST, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING

CONTAINING 121,429 SQUARE FEET OR 2.788 ACRES, MORE OR LESS.

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS BEING N.00°01'32"E.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.



RUSSELL S. STRAYER  
PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER LS 6890

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

11/5/2020

DATE

**SHEET 1 OF 2**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**A PORTION OF LAND LYING  
IN THE NW 1/4 OF THE S/W  
1/4 OF SECTION 22,  
TOWNSHIP 15 SOUTH, RANGE  
22 EAST**

**MARION COUNTY, FLORIDA**



2201 CANTU COURT SUITE 107  
SARASOTA, FLORIDA 34232  
PHONE: 941.702.9670  
WWW.DEWBERRY.COM

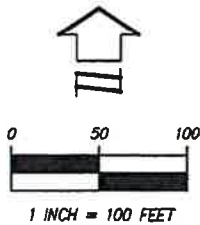
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**CREIGHTON COMPANIES, LLC**

DATE: 11/03/2020  
REV DATE:  
SCALE 1" = N/A

PROJ: 50132107  
DRAWN BY: RSS  
CHECKED BY: RSS



# LEGEND:

—	LINE BREAK
POC	POINT ON A CURVE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
OR	OFFICIAL RECORDS BOOK
PG	PAGE
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD LENGTH
TAN BRG	TANGENT BEARING
sf	SQUARE FEET
ac	ACRES
SEC	SECTION

**MAIRCAMP ROAD**  
(200' PUBLIC RIGHT-OF-WAY)  
STATE OF FLORIDA DEPARTMENT OF  
TRANSPORTATION RIGHT-OF-WAY SECTION NO.  
36600-2611, DATED 8-17-72

$L=340.05'$

$R=3174.05'$

$\Delta=6^{\circ}08'18''$

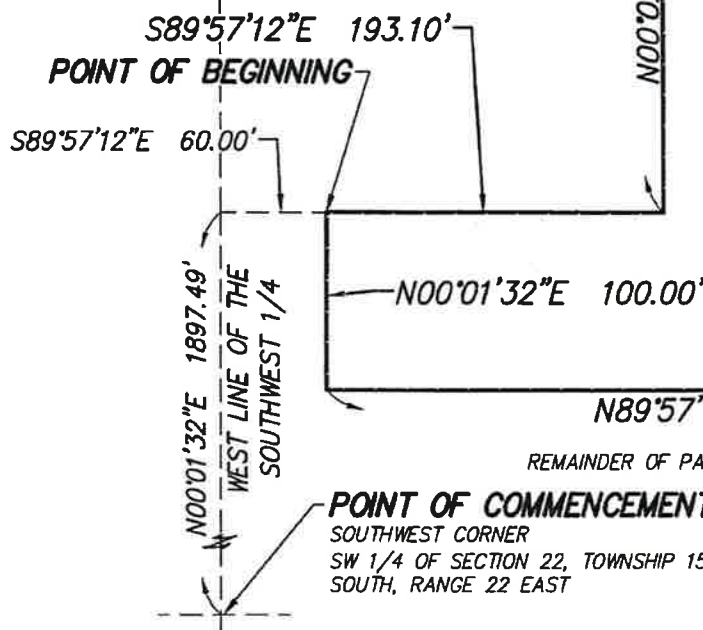
$CB=S60^{\circ}04'09''E$

$CH=339.89'$

PARCEL I.D. #29509-000-55

A PORTION OF  
PARCEL I.D. #29509-000-27

**SUBJECT PARCEL**  
CONTAINING 121,429 SQUARE FEET OR  
2.788 ACRES, MORE OR LESS



SHEET 2 OF 2

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

## SKETCH OF DESCRIPTION

—OF—

A PORTION OF LAND LYING  
IN THE NW 1/4 OF THE S/W  
1/4 OF SECTION 22,  
TOWNSHIP 15 SOUTH, RANGE  
22 EAST

MARION COUNTY, FLORIDA



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SARASOTA, FLORIDA 34232  
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**CREIGHTON COMPANIES, LLC**

DATE: 11/03/2020  
REV DATE:  
SCALE 1" = 100'

PROJ: 50132107  
DRAWN BY: RSS  
CHECKED BY: RSS