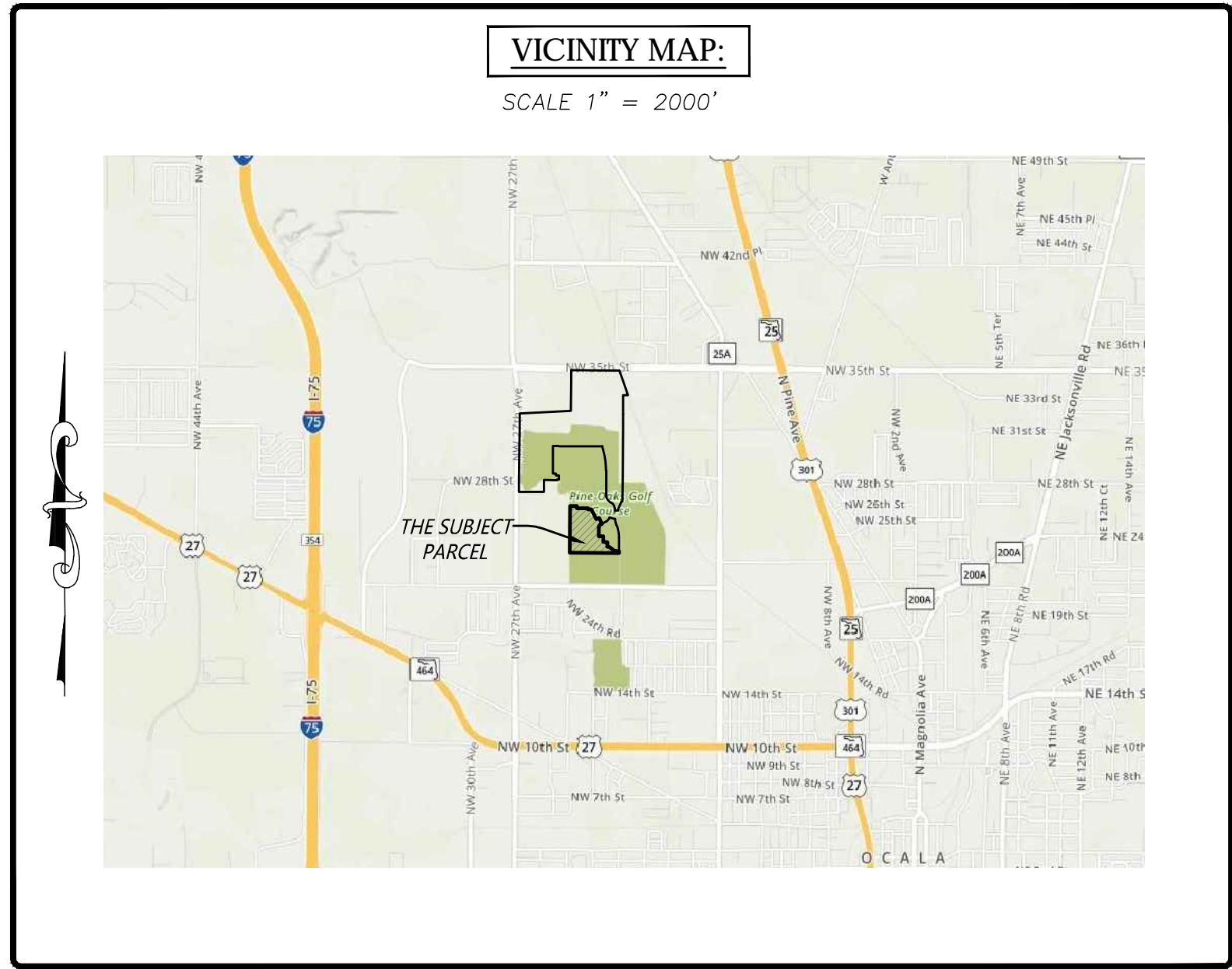


Drawing name: Z:\Projects\190634 West Oak; Pine Oaks Golf Course [DWG] (Boundary Plat) (Phase 2) 190634BNDRT-Phase 2.dwg SHEET 1 Nov 06, 2023 9:16am By: maric

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
CL	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
PCC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
□	PERMANENT REFERENCE MONUMENT
	FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
●	PERMANENT REFERENCE MONUMENT
	FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊙	PERMANENT REFERENCE MONUMENT
	SET 5/8" IRON ROD & CAP (PRM JCH LB8071)
○	PERMANENT CONTROL POINT
	SET NAIL & DISK (LB8071)
▤	CURB INLET GRATE
⊕	CATCH BASIN
⊙	STORM MANHOLE
▤	MITERED END SECTION
⊕	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊕	ELECTRIC MANHOLE
⊙	ELECTRIC METER
▤	ELECTRIC RISER BOX
▤	CABLE TELEVISION RISER BOX
▤	TELEPHONE RISER BOX
▤	UTILITY RISER
⊕	WELL
⊕	WATER SPIGOT
▤	IRRIGATION CONTROL VALVE
▤	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
▤	BACK FLOW PREVENTER
▤	AIR CONDITIONER PAD
▤	GAS VALVE
▤	GAS METER
▤	GAS LINE MARKER
▤	CONCRETE UTILITY POLE
▤	METAL UTILITY POLE
▤	WOOD UTILITY POLE
▤	UTILITY POLE GUY ANCHOR
☆	LIGHT POLE
▤	SPOT/GROUND LIGHT
▤	ELECTRIC TRANSFORMER
▤	WETLAND FLAG
▤	SIGN
•	BOLLARD
▤	FLAG POLE
▤	MAILBOX
▤	HEDGE ROW
▤	LINE BREAK
—X—X—	FENCE LINE AS NOTED
—OHL—	OVERHEAD UTILITY LINE
—BFOC—	UNDERGROUND FIBER OPTIC
—S—	UNDERGROUND SANITARY SEWER
—SAN FM—	UNDERGROUND FORCE MAIN
—OHL—	OVERHEAD UTILITY LINE
—E—	UNDERGROUND ELECTRIC LINE
—CATV—	UNDERGROUND TV CABLE LINE
▤	STROM DRAINAGE LINE

BOUNDARY SURVEY FOR:
WEST OAK PHASE 2
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SURVEY NOTES

- DATE OF FIELD SURVEY: SEPTEMBER 03, 2019
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER PROPERTY INFORMATION REPORT FATIC FILE NO: 110042892 BY FIRST AMERICAN TITLE INSURANCE COMPANY. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS BEING N.00°28'33"E.
- STATE PLANE 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.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0508E, EFFECTIVE DATE OF APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND AREA OF MINIMAL FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- HORIZONTAL CLOSURE FOR SUBJECT PARCEL IS 1/87,643.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- PER CLIENT REQUEST INTERIOR IMPROVEMENT WERE NOT LOCATED ONLY WITH 10 FEET FROM THE PROPERTY LINE.
- UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
- ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM N.W. 35TH STREET, N.W. 27TH AVENUE, AND N.W. 21ST STREET (ALL PUBLIC RIGHT OF WAY).

LEGAL DESCRIPTION:

A REPLAT OF A PORTION OF TRACTS "D" OF WEST OAK PHASE 1 AS RECORDED IN PLAT BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST CITY OF OCALA, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7464, PAGE 157 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID NORTH BOUNDARY, N.89°28'23"W, 1,246.91 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 1, N.00°28'33"E, 1,183.58 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°31'27"E, 124.88 FEET; THENCE S.86°24'09"E, 50.07 FEET; THENCE S.00°28'32"W, 50.00 FEET; THENCE N.90°00'00"E, 280.01 FEET; THENCE S.00°28'33"W, 29.88 FEET; THENCE N.90°00'00"E, 88.47 FEET; THENCE S.26°11'42"E, 280.00 FEET; THENCE N.63°48'18"E, 76.76 FEET; THENCE S.26°11'42"E, 165.00 FEET; THENCE S.63°48'18"W, 24.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 63°19'46", AND A CHORD BEARING AND DISTANCE OF S.32°08'26"W, 104.99 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.53 FEET TO A POINT OF TANGENCY; THENCE S.00°28'33"W, 216.24 FEET; THENCE S.89°31'27"E, 115.00 FEET; THENCE S.00°28'31"W, 145.61 FEET; THENCE S.89°46'26"E, 100.12 FEET; THENCE S.00°32'24"W, 115.11 FEET; THENCE S.89°27'36"E, 5.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 55°55'52", AND A CHORD BEARING AND DISTANCE OF S.61°29'40"E, 140.68 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 146.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 56°00'25", AND A CHORD BEARING AND DISTANCE OF S.61°31'56"E, 93.90 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.75 FEET TO A POINT OF TANGENCY; THENCE S.89°32'09"E, 84.22 FEET; THENCE S.00°25'08"W, 55.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 21.03 ACRES, MORE OR LESS.

PROPERTY DATA:

PARCEL ID: 21418-000-00
OWNER: WEST OAK DEVELOPERS LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 517.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

R E V I S I O N S				
FB/PG	DATE	DRAWN	REVISION	OKD
	10/27/23	M.A.	ADDRESS STAFF COMMENTS	CJH
	10/12/23	C.J.H.	ADDRESS STAFF COMMENTS	CJH

**JCH**
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
420 SW 15TH STREET, OCALA, FLORIDA 34771
PHONE: (352) 465-1482 FAX: (888) 272-8335 WWW.JCHG.COM
CERTIFICATE OF AUTHORIZATION - LB 8071

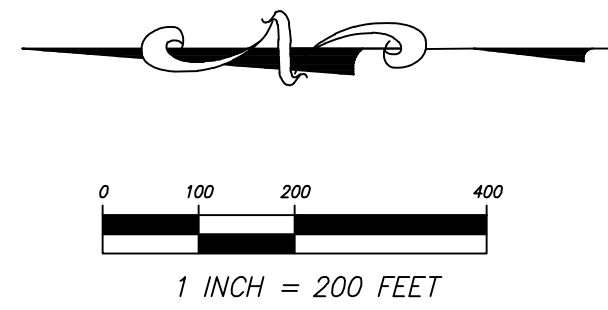
LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

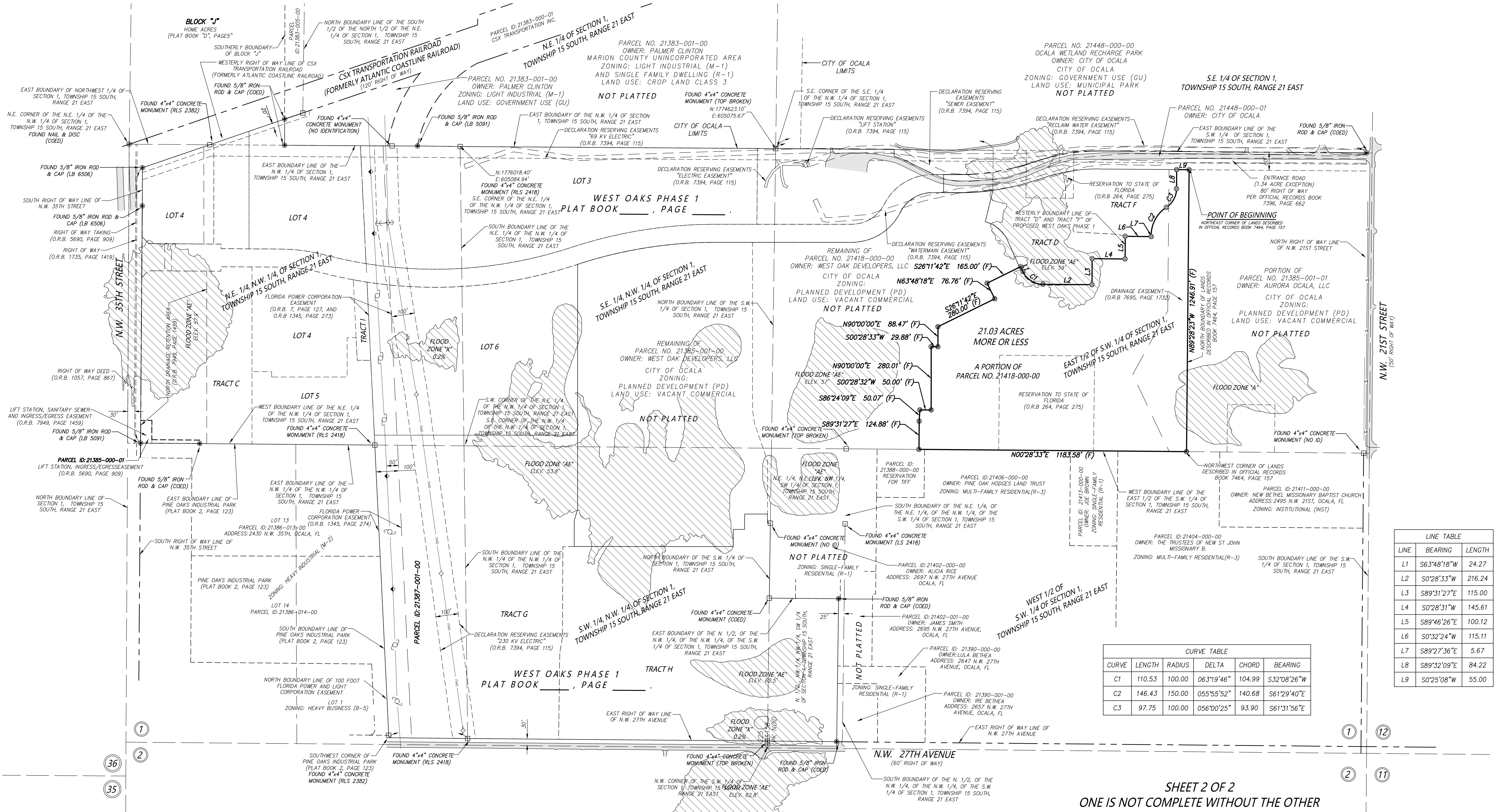
PLAT OF BOUNDARY SURVEY
—FOR—
WEST OAK DEVELOPERS LLC

FB/PG		FIELD DATE		JOB NO. 190634BNDRT1	1 OF 2
19-6/58-61		09/03/2019			
DRAWING DATE	BY	APPROVED		SCALE 1" = 200'	
09/10/2019	M.A.	C.J.H			

Drawing name: Z:\Projects\190634\BNDR\Phase 2\190634BNDR-Phase 2.dwg SHEET 2 Nov 06, 2023 9:16am by maric



BOUNDARY SURVEY FOR:
WEST OAK PHASE 2
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	110.53	100.00	063°19'46"	104.99	S32°08'26"W
C2	146.43	150.00	055°55'52"	140.68	S61°29'40"E
C3	97.75	100.00	056°00'25"	93.90	S61°31'56"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°48'18"W	24.27
L2	S0°28'33"W	216.24
L3	S89°31'27"E	115.00
L4	S0°28'31"W	145.61
L5	S89°46'26"E	100.12
L6	S0°32'24"W	115.11
L7	S89°27'36"E	5.67
L8	S89°32'09"E	84.22
L9	S0°25'08"W	55.00

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
	10/27/23	M.A.	ADDRESS STAFF COMMENTS	CJH
	10/12/23	C.J.H.	ADDRESS STAFF COMMENTS	CJH

JCH
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40 SW 15TH STREET, OCALA, FLORIDA 34701
PHONE: (352) 405-1482 FAX: (352) 272-8335 WWW.JCHGROUP.COM
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

FB/PG		FIELD DATE		JOB NO. 190634BNDR	2 OF 2
19-6/58-61		09/03/2019			
DRAWING DATE	BY	APPROVED	SCALE 1" = 200'		
09/10/2019	M.A.	C.J.H.			