

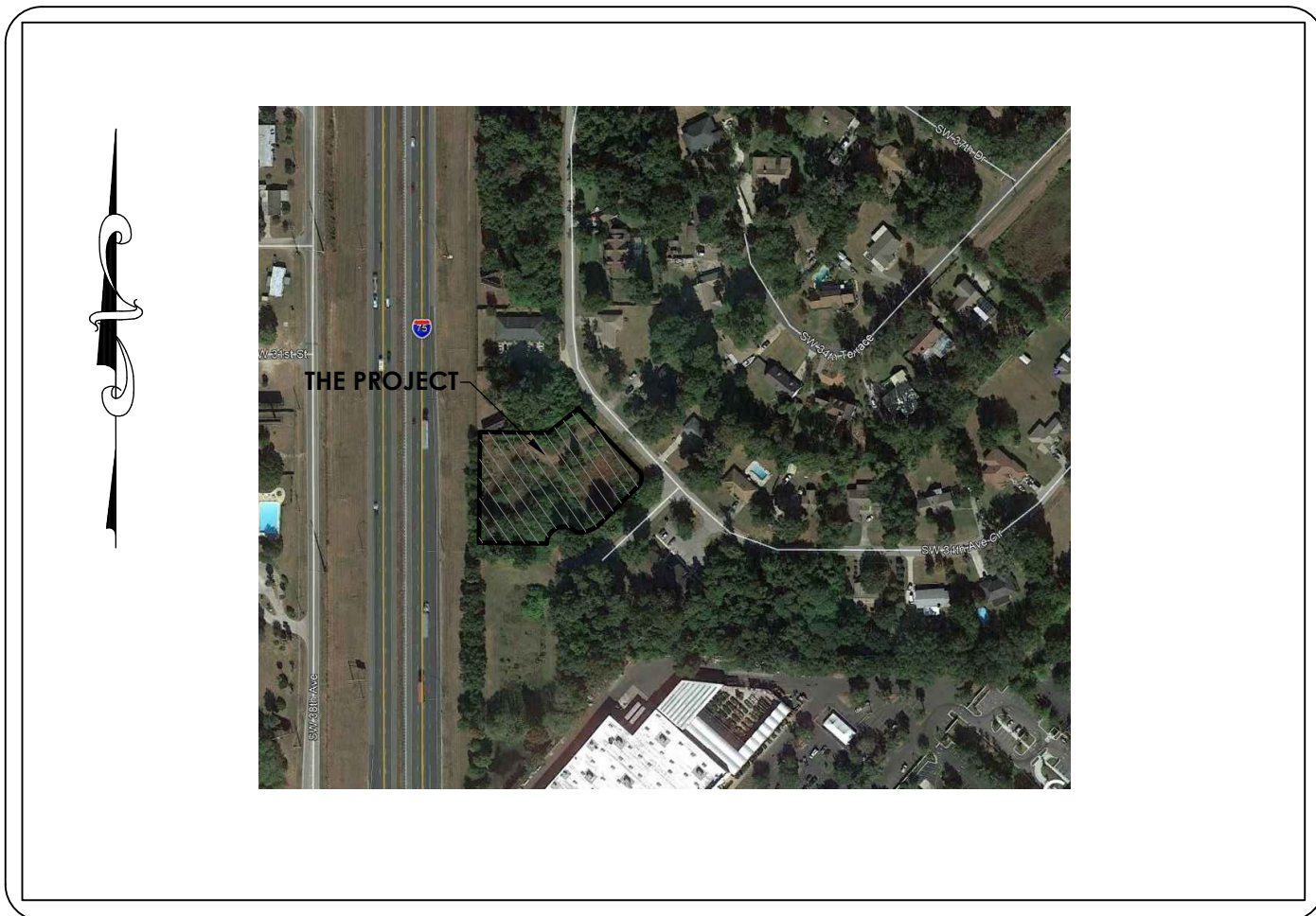
**SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
COLLEGE PARK SECOND ADDITION**

LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
EL. ELEVATION
LB. LICENSED BUSINESS
NO. NUMBER
LS. LAND SURVEYOR
I.D. IDENTIFICATION
ORB. OFFICIAL RECORDS BOOK
C. CENTERLINE
R. RADIUS
L. ARC LENGTH
Δ. DELTA (CENTRAL ANGLE)
(P). PLAT MEASURE
(D). DEED MEASURE
(C). CALCULATED MEASURE
(F). FIELD MEASURE
(S). SIGN
C.D. CHORD LENGTH
C.B. CHORD BEARING
POC. 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
● FOUND 5/8" IRON ROD & CAP (AS NOTED)
● FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊙ FOUND NAIL & DISC (AS NOTED)
□ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
⊕ CONTROL/BENCHMARK AS DESCRIBED
▣ CURB INLET GRATE
⊞ CATCH BASIN
① STORM MANHOLE
⊞ MITERED END SECTION
⑤ SANITARY MANHOLE
⊞ SANITARY CLEANOUT
⊞ ELECTRIC MANHOLE
⊞ ELECTRIC METER
⊞ 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
Δ 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
⊞ YARD DRAIN
— LINE BREAK
—X—X— FENCE LINE AS NOTED
— OH — OVERHEAD UTILITY LINE

VICINITY MAP:

NOT TO SCALE



SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

SURVEY NOTES:

1. DATE OF FIELD SURVEY: APRIL 19, 2018.
2. BEARINGS AND 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.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0516E, EFFECTIVE DATE OF APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
4. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
5. 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.
6. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
7. 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.
8. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED. SITE IS VACANT OF BUILDINGS OR OTHER FIXED IMPROVEMENTS.
9. WETLAND AREAS WERE NOT ADDRESSED AS PART OF THIS SURVEY.
10. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
11. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
12. THIS SURVEY IS BASED ON BOUNDARY SURVEY COMPLETED BY BOWYER-SINGLETON & ASSOCIATES, INC, JOB#3SSV-J2, DATED 07/24/2007.

EASEMENTS & ENCUMBRANCES:

1. EASEMENT IN OFFICIAL RECORDS BOOK 254, PAGE 221. AFFECTS THE SUBJECT PARCEL AND IS BLANKET IN NATURE AND NOT DEPICTED HEREON.
2. EASEMENT IN OFFICIAL RECORDS BOOK 1135, PAGE 1306. DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
3. AGREEMENT IN OFFICIAL RECORDS BOOK 1141, PAGE 159. DOES NOT AFFECT THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
4. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT IN OFFICIAL RECORDS BOOK 7719, PAGE 1689. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 7454, PAGE 1490)

LOTS 14, 15, AND 16, BLOCK "M", COLLEGE PARK SECOND ADDITION , AS RECORDED IN PLAT BOOK H, PAGES 36 & 36A, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(AS SURVEYED)

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°19'47"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°05'48"W, 35.36 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 35.36 FEET TO THE BEGINNING OF A NON-TANGENT 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.00°35'52"E, 149.33 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTHWEST 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, SAID LANDS CONTAINING 1.71 ACRES, MORE OR LESS.

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 5J17.050-.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.

R E V I S I O N S				
FB/PG	DATE	DRAWN	REVISION	CKD
	04/05/23	CJH	ADDRESS STAFF COMMENTS	CJH



LOCATED IN SECTION 26, TOWNSHIP 15
SOUTH, RANGE 21 EAST

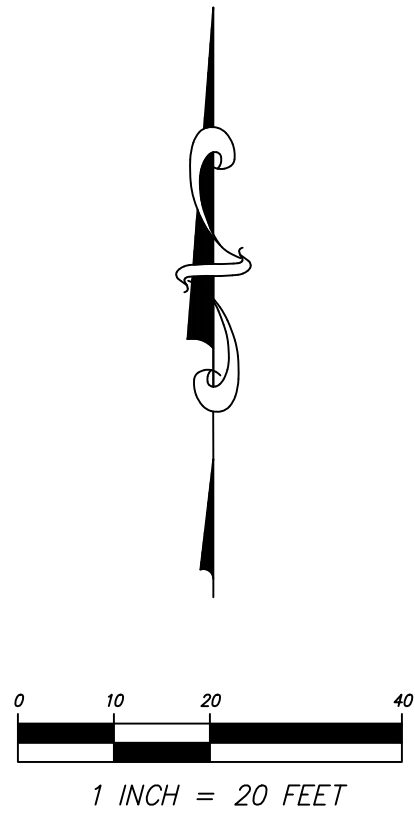
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
ARMSTRONG HOMES

FB/PG		FIELD DATE		JOB NO. 18301BNDR PLAT	<div style="text-align: center; vertical-align: middle;"> 1 OF 2 </div>
17-2/54-57		04/19/18			
DRAWING DATE	BY	APPROVED		SCALE 1" = 20'	
07/20/2022	M.A.	C.J.H.			

Drawing name: Z:\Projects\18301 College Park 2nd Add, Lots 14-16, Block M; College Park Apts\DWG\BOUNDARY & TOPO\18301 BND PLAT.dwg SHEET 1 Apr 13, 2023 9:45pm by: chowson

SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
COLLEGE PARK SECOND ADDITION
PLAT BOOK H, PAGE(S) 36-36A



INTERSTATE HIGHWAY NO. 75

POINT OF BEGINNING
FOUND 4"x4" CONCRETE MONUMENT (NO ID)
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 LINE OF
INTERSTATE HWY NO.75

CHAIN LINK FENCE

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

CHAIN LINK FENCE

1753225.94
597265.78
FOUND 4"x4" CONCRETE MONUMENT (NO ID)
SOUTHWEST CORNER LOT 16
COLLEGE PARK SECOND ADDITION
(PLAT BOOK "H", PAGE 36-36A)
BLOCK "M"

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 2 FOR NOTES, LEGENDS,
SURVEYOR'S CERTIFICATION, ETC.

BLOCK "M"

LOT 13

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

EAST 150.00' (P)
S89°19'45"E 149.89' (F)

FOUND 4"x4" CONCRETE MONUMENT (NO ID)

LOT 14

PARCEL ID: 2378-013-014
1.71 ACRES MORE OR LESS

LOT 16

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

N89°15'22"W 149.33' (F)
EAST 149.29' (P)

DRAINAGE BASIN NO. 1

BLOCK "M"

FOUND 4"x4" CONCRETE MONUMENT (NO ID)

S80°34'50"W 85.11' (P)
N51°24'31"E 85.89' (F)

FOUND 4"x4" CONCRETE MONUMENT (BROKEN)

FOUND 4"x4" CONCRETE MONUMENT (BROKEN)

WESTERLY RIGHT OF WAY LINE OF
S.W. 36TH CIRCLE (PLAT)

EASTERLY RIGHT OF WAY LINE OF
S.W. 36TH CIRCLE (PLAT)

S44°22'20"E 164.87' (C)
S44°22'26"E 104.89' (F)
S69°00'00"E 108.00' (P)

FOUND IRON ROD & CAP (LB 1221)

NORTHERLY RIGHT OF WAY LINE OF
S.W. 36TH TERRACE (PLAT)

LOT 15

SET 5/8" ROD & CAP (LB 807)
WITNESS 5.00'

S45°22'50"W 115.00' (F)
S69°00'00"W 115.00' (P)

S.W. 36TH TERRACE (P)
S.W. 34TH TERRACE (S)
50' PUBLIC RIGHT OF WAY
(21'-0" ASPHALT)

SOUTHERLY RIGHT OF WAY LINE OF
S.W. 36TH TERRACE (PLAT)

LOT 18

CURVE TABLE (C)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	90.38	37.50	138°05'23"	70.04	S69°08'23"W

CURVE TABLE (F)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	90.75	37.50	138°39'00"	70.17	S69°58'59"W
C2	28.04	75.00	021°25'25"	27.88	S80°02'18"W
C3	30.81	75.00	023°32'10"	30.59	S57°26'19"W
C4	39.28	25.00	090°00'54"	35.36	S00°58'44"W
C5	24.42	254.35	005°30'01"	24.41	S41°49'47"E
C6	58.84	75.00	044°57'00"	57.34	N68°12'27"E

CURVE TABLE (P)			
CURVE	RADIUS	CHORD	BEARING
C1	37.50	69.59	S68°05'42"W
C2	75.00	27.88	S79°11'21"W
C3	75.00	30.65	S56°47'21"W
C4	25.00	35.36	S00°00'00"E
C5	254.35	24.76	S42°12'35"E
C6	75.00	57.42	S67°27'03"W

C6
L=58.84'
R=75.00'
Δ=44°57'00"
CB=S68°12'27"W
CH=57.34'

CURB INLET
INACCESSIBLE AT
TIME OF SURVEY
TOP ELEV. = 72.52'

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	04/05/23	CJH	ADDRESS STAFF COMMENTS	CJH

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 465-1482 FAX: (352) 272-8335 WWW.JCHG.COM
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 26, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
ARMSTRONG HOMES

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17-2/54-57		04/19/18			
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