

AGENCY	PERMIT #	SUBMITTED	STATUS

DATE	REVISIONS	BY

PLANNED DEVELOPMENT (PD) PLANS FOR KINWARD AT HEATHBROOK

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00° 37' 42" EAST 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF 'HEATH BROOK HILLS' SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 436.94 FEET; THENCE NORTH 00° 31' 20" EAST, 499.53 FEET; THENCE NORTH 89° 43' 12" WEST, 219.96 FEET; THENCE SOUTH 00° 32' 25" WEST, 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY, NORTH 89° 44' 43" WEST, 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 29' 25" EAST, 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00° 49' 55" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 24' 29" EAST, 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 49° 42' 28" EAST, 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00° 14' 59" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 25' 02" EAST, AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY, 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 49° 27' 28" WEST, 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31, A CENTRAL ANGLE OF 00° 19' 14" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 42' 09" EAST, AT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, SOUTH 48° 11' 23" EAST 652.19 FEET; THENCE NORTH 41° 48' 37" EAST 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 42° 22' 44" AND A CHORD BEARING AND DISTANCE OF SOUTH 69° 22' 46" EAST, AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF 'HEATHBROOK SOUTH B-2' SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED 'HEATH BROOK HILLS' SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05° 44' 39" AND A CHORD BEARING AND DISTANCE OF SOUTH 14° 53' 05" EAST, AT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID 'HEATH BROOK HILLS' SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17° 45' 25" EAST, 356.11 FEET; THENCE SOUTH 00° 00' 12" WEST, 365.81 FEET TO THE POINT OF BEGINNING.



SECTION 4; TOWNSHIP 16 SOUTH; RANGE 21 EAST
MARION COUNTY, FLORIDA

Sheet List Table

Sheet Number	Sheet Title
PD00	COVER SHEET
PD01	SITE PLAN
PD02	OPEN SPACE PLAN

SITE DATA

- PARCEL ID NUMBER: 2389-100-009
- ZONING: PLANNED DEVELOPMENT (PD)
- FUTURE LAND USE: LOW INTENSITY (LI)
- EXISTING FLOOD ZONE: ZONES X, A, AND AE
PANEL #12083C0702E
EFFECTIVE DATE APRIL 19, 2017
- BUILDING TYPE: RESIDENTIAL
- BUILDING USE: SINGLE-FAMILY ATTACHED
- PHASE I: 17 BUILDINGS (92 UNITS)
- PHASE II: 9 BUILDINGS (54 UNITS)
- TOTAL PROPOSED UNITS: 146
- PROPOSED DENSITY: 4.53 UNITS / AC (146 UNITS / 32.22 AC)
- REQUIRED PARKING (1 SPACES PER UNIT): 146 SPACES (1 * 146 UNITS)
- PROVIDED GARAGE PARKING: 146 SPACES
PROVIDED DRIVEWAY PARKING: 146 SPACES
PROVIDED AMENITY CENTER PARKING: 11 SPACES
PROVIDED OFFSTREET PARKING: 70 SPACES
TOTAL PARKING (INCLUDES 4 HANDICAP SPACES): 373 SPACES
- TRAFFIC CALCULATIONS:
HEATH BROOK DRI TRIP ASSIGNMENT - 6/20/18

(PER EXHIBIT C OF THE DRI DO) 0.62 NET TRIPS
DISCOUNT PER APPROVED DRI TRAFFIC STUDY 22%
TOTAL NET TRIPS (146 UNITS * 0.4836) 71 NET TRIPS

TRAFFIC STATEMENT: THE PROJECT GENERATES LESS THAN 100 NET NEW PEAK HOUR TRIPS

I:\MARION\KIN VILLAGES\PROJECTS\KINWARD AT HEATH BROOK\CONSTRUCTION\PD00 Forward Cover.dwg PLOT DATE: 12/11/2025 4:13 PM SAVE DATE: 12/11/2025 LAST SAVED BY: KMERITT

KINWARD AT HEATHBROOK

OWNER
KEYS AT OCALA II, LLC
6854 78TH AVENUE N.
PINELLAS PARK, FL 33781

DEVELOPER
EISENHOWER PROPERTY GROUP, LLC
111 S ARMENIA AVE
TAMPA, FL 33609

ENGINEER
CLYMER FARNER BARLEY, INC.
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
BEAU CLYMER, PE
FL LIC. NO. 99053
(352) 913-2360

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
GARY L. MILAM, PSM
FL LIC. NO. 5058
(352) 913-2360



CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, MIDDLETON, FL 34762
(352) 748-3126

NOT FOR CONSTRUCTION

PROPOSED TREE SCHEDULE

(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)

ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL. MIN. ALL REQUIRED ORNAMENTAL TREES TO BE 30 GALLON MIN.

Shade Trees

- Bald Cypress
- Live Oak
- Pine, various species
- Red Maple
- Shumard Oak
- Southern Magnolia

Ornamental Trees

- Bottlebrush
- Crape Myrtle
- Holly, various
- Japanese Blueberry
- Ligustrum Tree
- Little Gem Magnolia
- Pindo Palm
- Sabal Palm

GENERAL NOTES:

1. Full landscape and irrigation plans demonstrating compliance with all City of Ocala and Heathbrook requirements will be provided at the time of site submittal.
2. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
3. All plant material used shall be equal to or exceed the grade of Florida #1 as per "Grades and Standards for Nursery Plants", State of Florida, latest edition.
4. All landscaping shall be installed in a professional manner following acceptable nursery practices as set by the Florida Nurserymen and Growers Association (FNGA).
5. The Owner, including successors and assigns, shall be responsible for the maintenance of the landscaping on-site and the grassed rights-of-way.
6. All landscaped areas shall be watered by a 100% automatic irrigation system equipped with a rain sensor device pursuant to F.S. Chapter 3173. The water source shall be an irrigation well, location tbd. An irrigation plan shall be submitted prior to co, if required.
7. Landscaping shall conform generally to water-efficient design principles, including the use of native and/or drought tolerant species.
8. Designs shown are diagrammatic and the final design will vary from what is shown herein as needed to accommodate site conditions, existing trees to remain, and other contextual issues.

SITE DATA

Total Site Area: 32.22 ac.
(See CIVIL Site Plan prepared by Clymer Farmer Barley, Inc.)

INTERIOR LANDSCAPE CALCULATIONS

See Sheet 4

OPEN SPACE CALCULATIONS

Refer to CIVIL drawings for Open Space calculations.

TREE CALCULATIONS

Based on site survey data prepared 5/15/21 by Devel & Associates and provided by Clymer Farmer Barley Inc.

Detailed tree preservation and removal plans will be prepared during the permitting process

MITIGATION TREE CALCULATIONS

Total existing trees = 1194
Total shade trees required to be preserved = 129 (4 trees/acre x 32.22 ac)
Total trees preserved = 346
Total shade trees preserved = 315 (assumes miscellaneous trees are shade)

SITE SHADE TREE CALCULATIONS

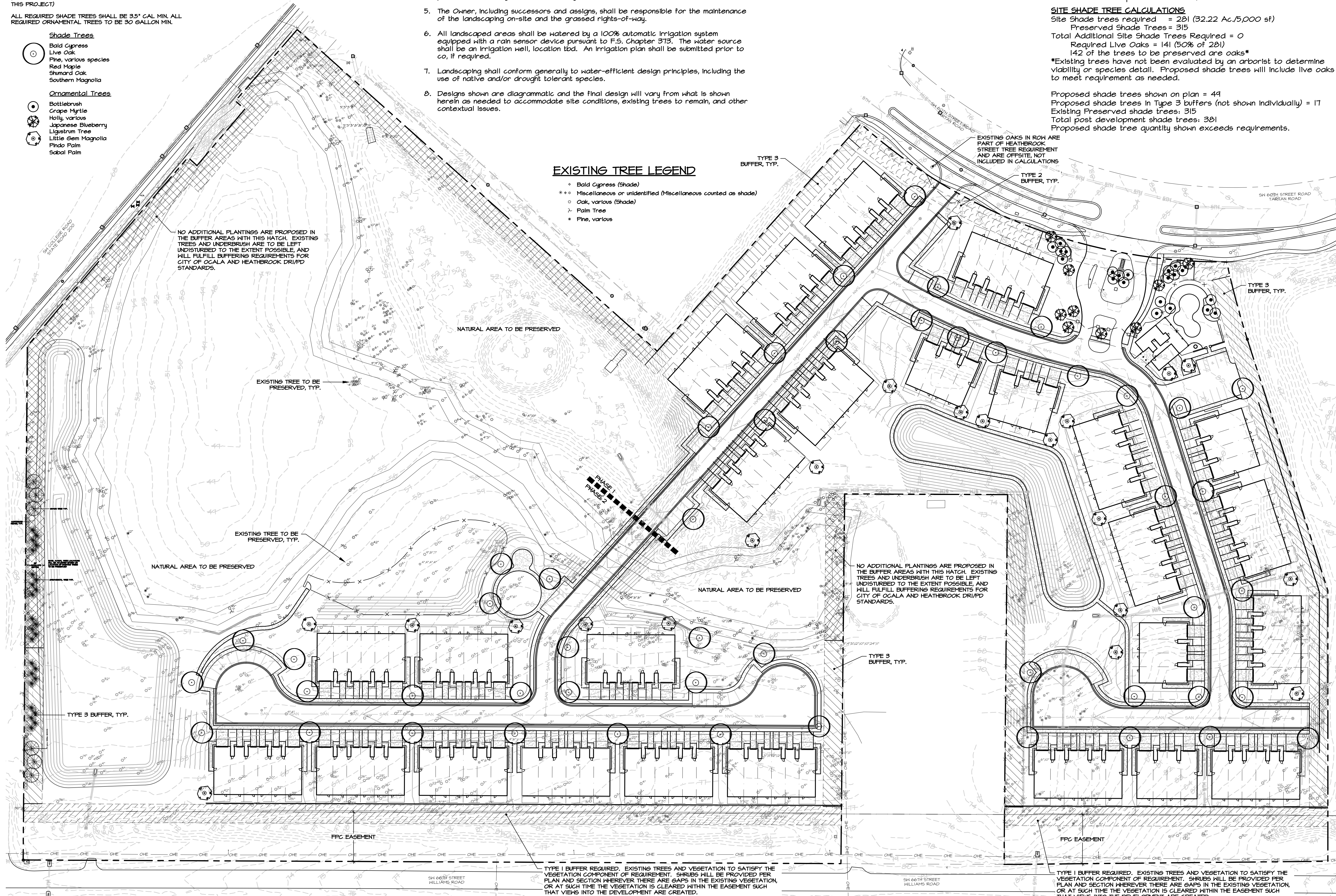
Site Shade trees required = 281 (32.22 Ac./5,000 sf)
Preserved Shade Trees = 315
Total Additional Site Shade Trees Required = 0
Required Live Oaks = 141 (50% of 281)
142 of the trees to be preserved are oaks*

*Existing trees have not been evaluated by an arborist to determine viability or species detail. Proposed shade trees will include live oaks to meet requirement as needed.

Proposed shade trees shown on plan = 49
Proposed shade trees in Type 3 buffers (not shown individually) = 17
Existing Preserved shade trees: 315
Total post development shade trees: 381
Proposed shade tree quantity shown exceeds requirements.

EXISTING TREE LEGEND

- Bald Cypress (Shade)
- * Miscellaneous or unidentified (Miscellaneous counted as shade)
- Oak, various (Shade)
- Palm Tree
- Pine, various

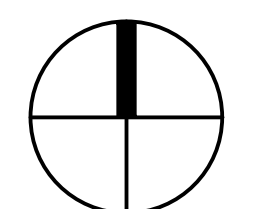


MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street • Ocala, FL • 352.351.3500 • www.MPA-LA.com

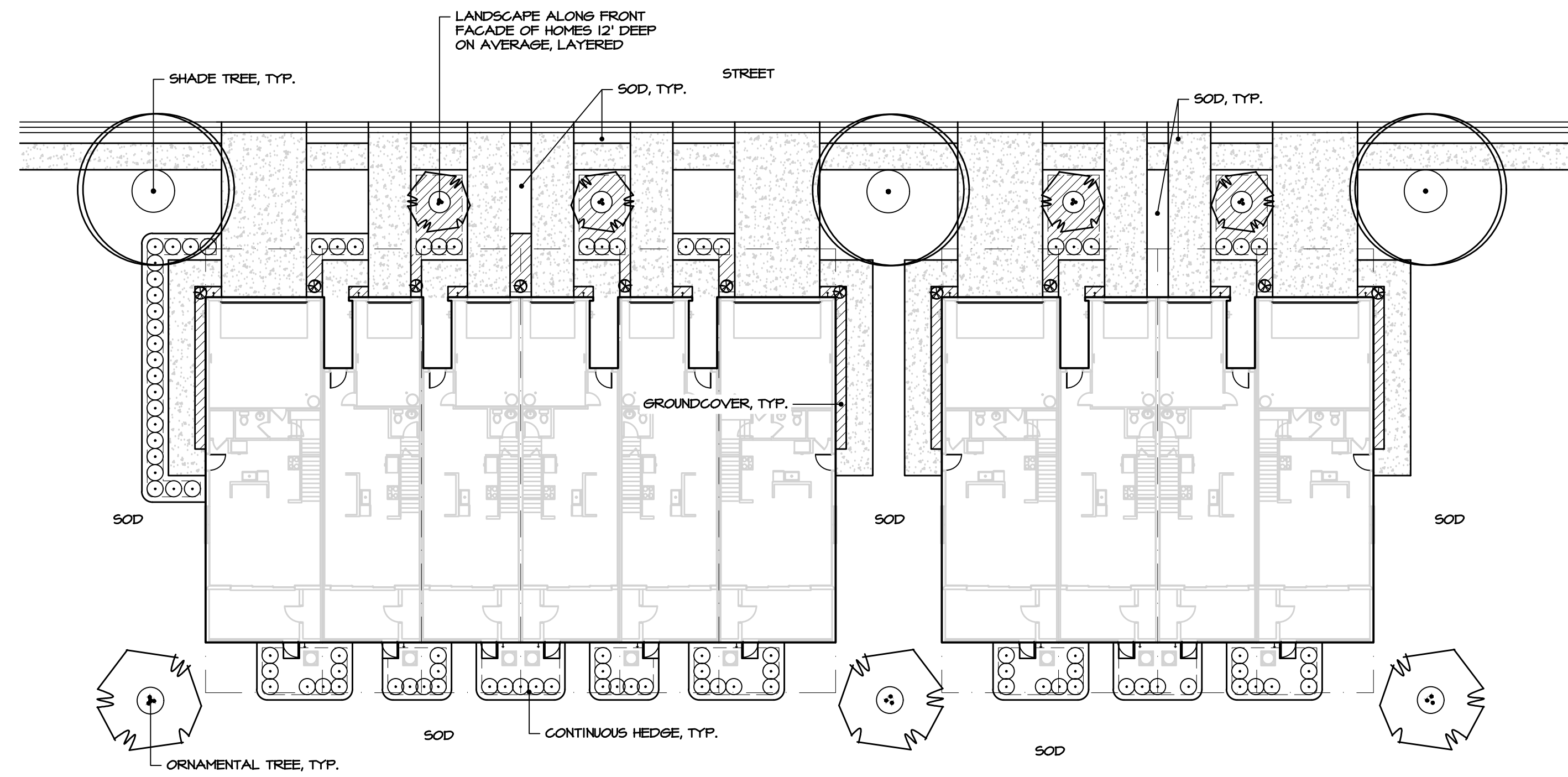
KINWARD AT HEATHBROOK
OCALA, FLORIDA
MASTER LANDSCAPE AND TREE PRESERVATION PLAN

DATE: 2/6/26
DWN BY: ABT
CHKD BY: SMS

SHEET 4 OF 1



SCALE: 1"=60'



PROPOSED LANDSCAPE MATERIALS SCHEDULE

(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)
 ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL. MIN.
 ALL REQUIRED ORNAMENTAL TREES SHALL BE 30 GALLON MIN. 6'-8" IN HEIGHT.
 ALL REQUIRED SHRUB MATERIAL SHALL BE 3 GALLON MIN.

Shrubs/Groundcover/Accent Plants

- African Iris, white
- Annals, seasonal
- Arabesque Miscanthus
- Bamboo
- Blueberry Flax Lily
- Confederate Jasmine
- Coolibee
- Cordgrass
- Crimum Lily, red
- Curly Leaf Ligustrum
- Desert Candle
- Dwarf Bamboo
- Dwarf Burford Holly
- Dwarf Confederate Jasmine
- Dwarf Mexican Petunia, purple
- Dwarf Nandina
- Dwarf Walters Viburnum
- Dwarf Yaupon Holly
- Emerald Goddess Liriope
- Evergreen Paspalum
- Golden Dewdrop
- Green Fountain Grass
- Indian Hawthorn, white
- Japanese Yew
- Ligustrum
- Lily-of-the-Nile
- Mixed Annuals & Perennials
- Muhly Grass
- Pampas Grass
- Parson's Juniper
- Plumbago
- Sandwicha Viburnum
- Sax Palmetto
- Society Garlic
- Sweet Viburnum
- Trailing Lantana, purple

Ornamental Trees

- Bottlebrush
- Crape Myrtle
- Holly, various
- Japanese Blueberry
- Ligustrum Tree
- Little Gem Magnolia
- Pindo Palm
- Sabal Palm

Shade Trees

- Bald Cypress
- Live Oak
- Pine, various species
- Red Maple
- Shumard Oak
- Southern Magnolia

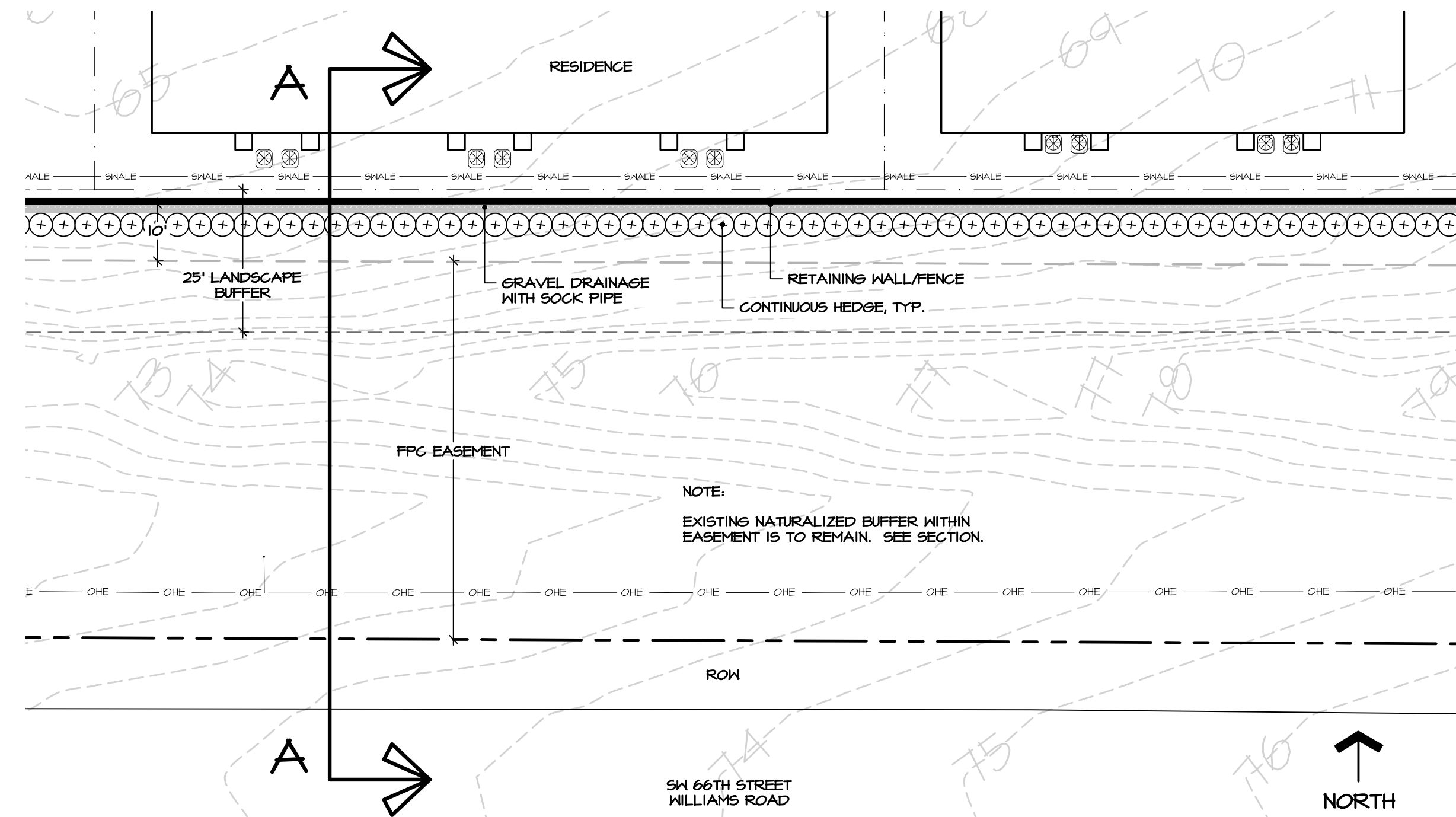
Sod
 SOD = Irrigated St Augustine
 SODI = Unirrigated Bahia

NOTES:

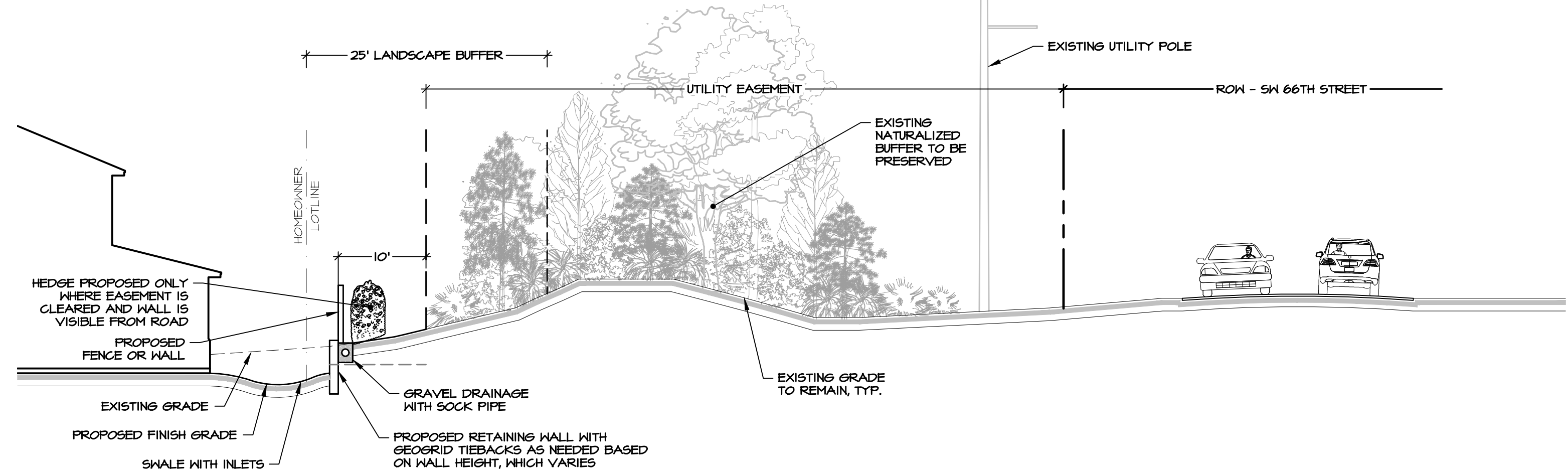
1. A FENCE OR WALL AT LEAST SIX (6) FEET IN HEIGHT WILL BE CONSTRUCTED ALONG PORTIONS OF THE BUFFER.
2. BERMS WILL BE PROVIDED WHERE REQUIRED AND IF COMPATIBLE WITH SITE GRADING

UNIT TYPICAL LANDSCAPE FOR 4 AND 6 UNIT BUILDINGS

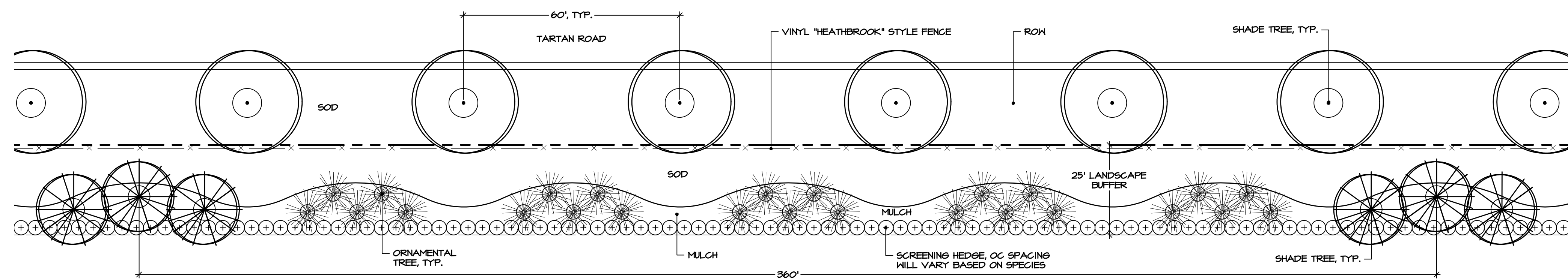
SCALE: 1" = 20'



TYPE I TYPICAL BUFFER

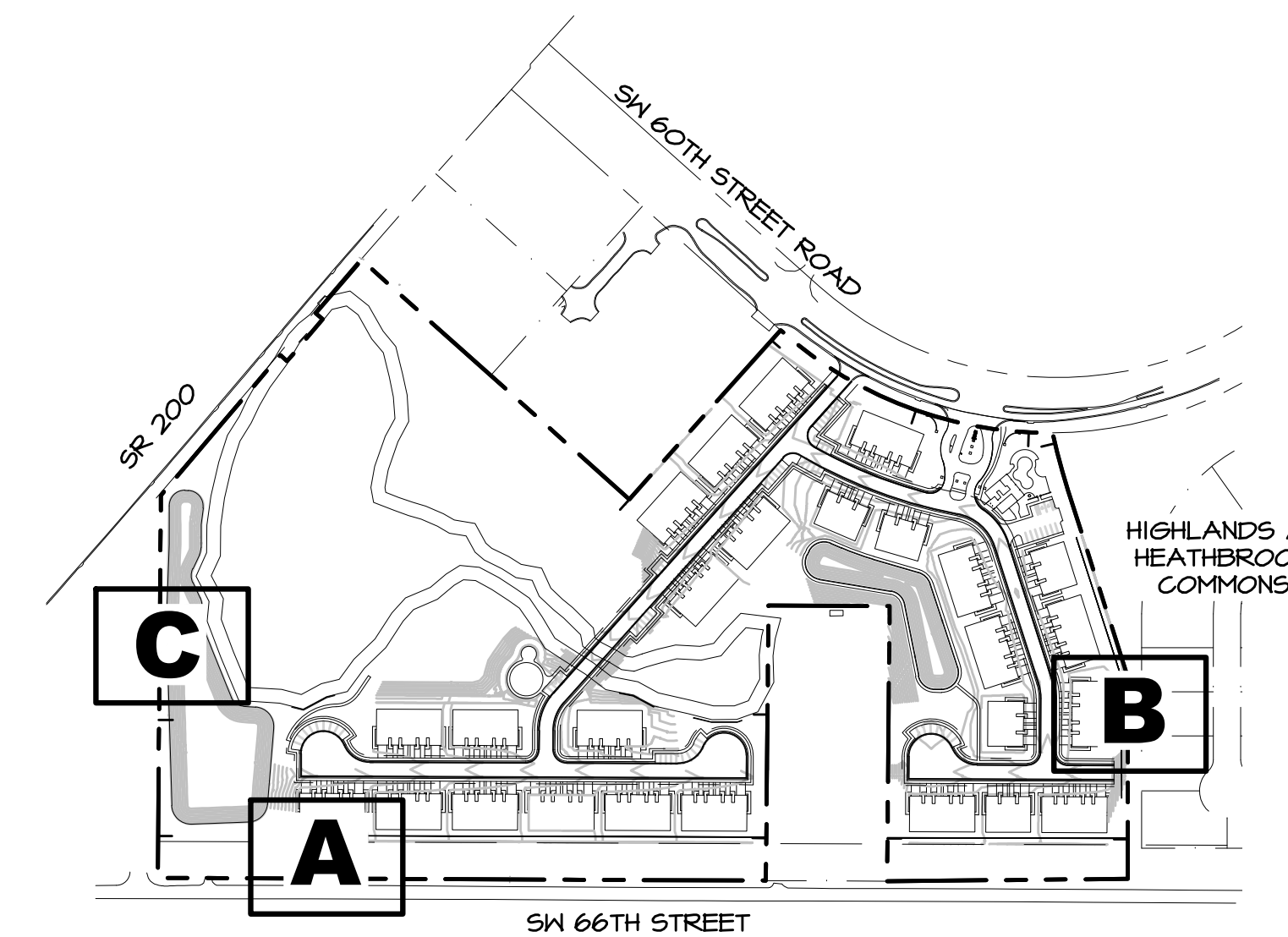


SECTION A-A THRU TYPE I BUFFER



TYPE 2 TYPICAL BUFFER (FRONTAGE TARTAN ROAD)

SCALE: 1" = 20'



LOCATION MAP, NOT TO SCALE

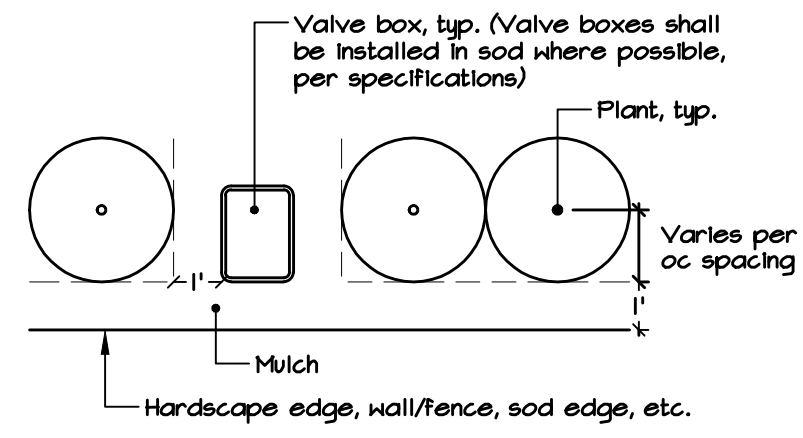
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KINWARD AT HEATHBROOK
 OCALA, FLORIDA
UNIT TYPICAL LANDSCAPE AND LANDSCAPE BUFFER PLAN

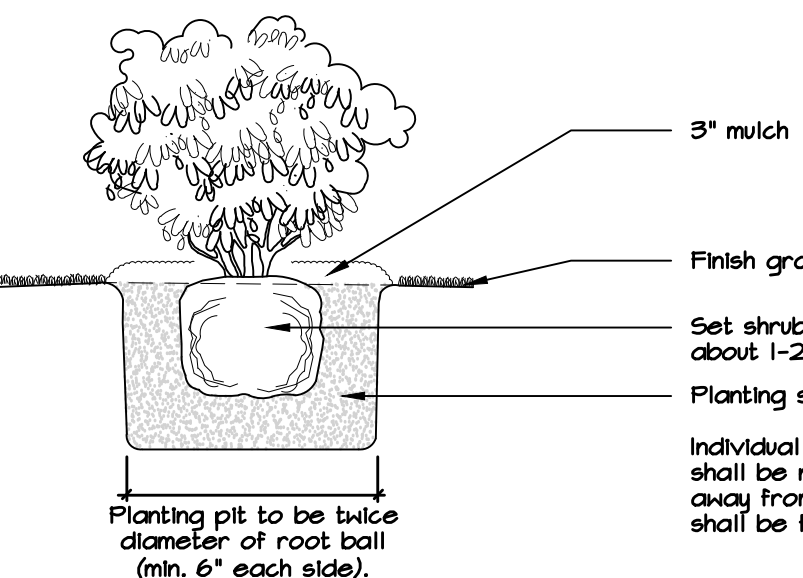
DATE: 2/6/26
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 CHKD. BY: SMS

SHEET 5 OF 1

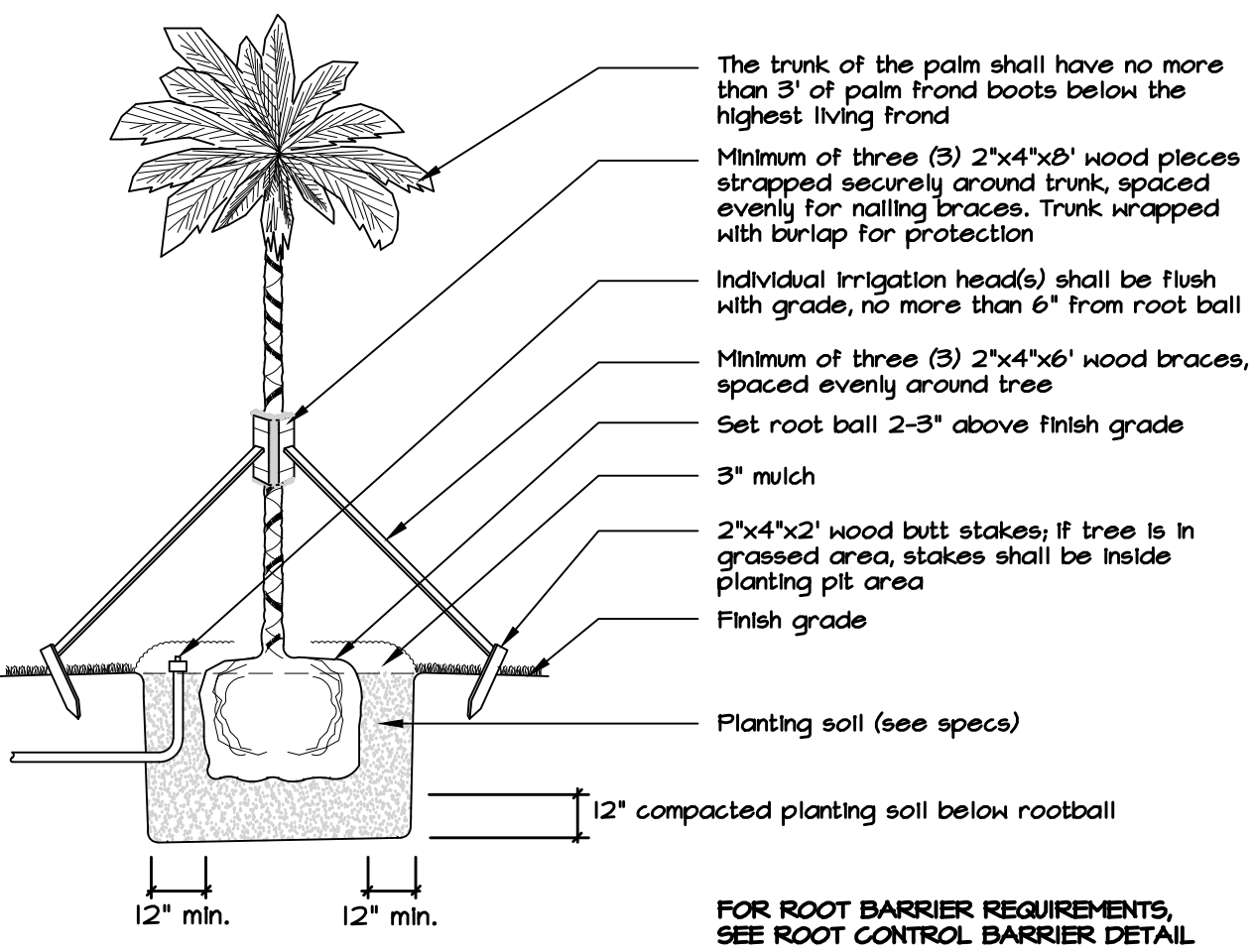


As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec. trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1" from the edge, unless otherwise noted

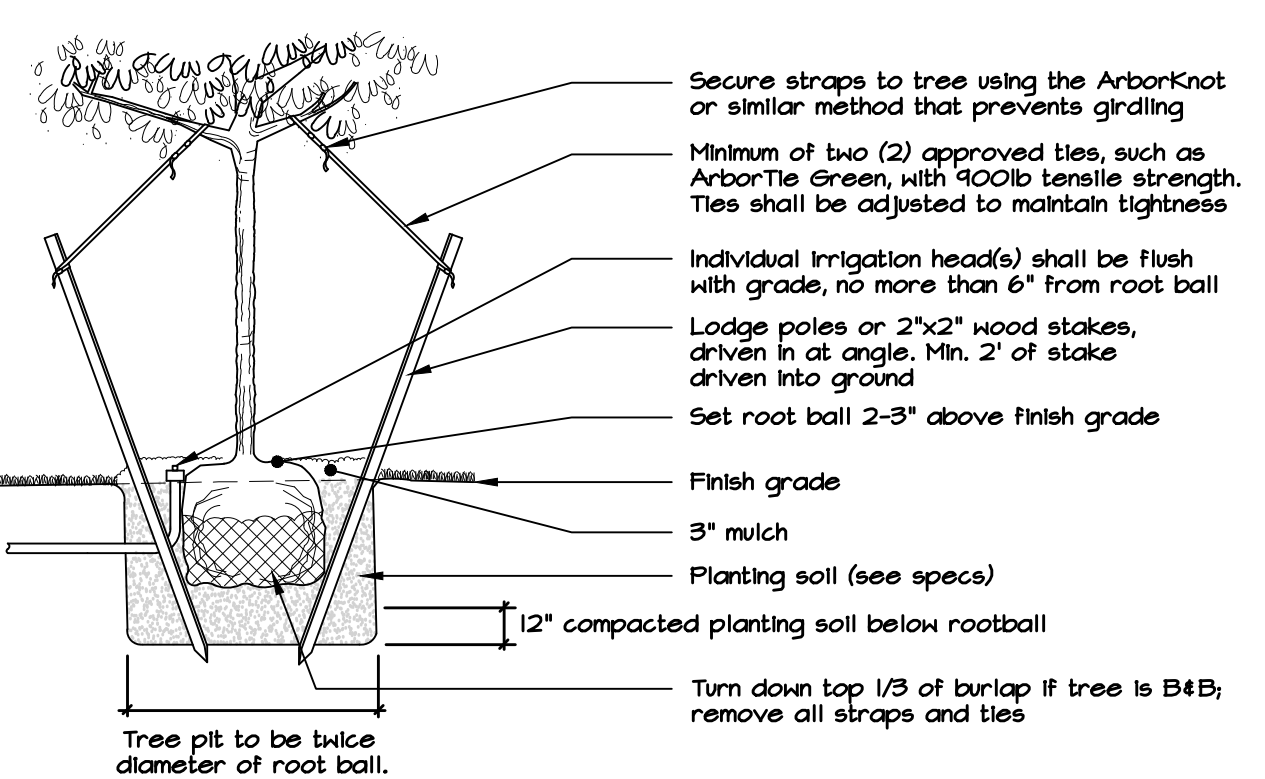
OFFSET DETAIL
N.T.S.



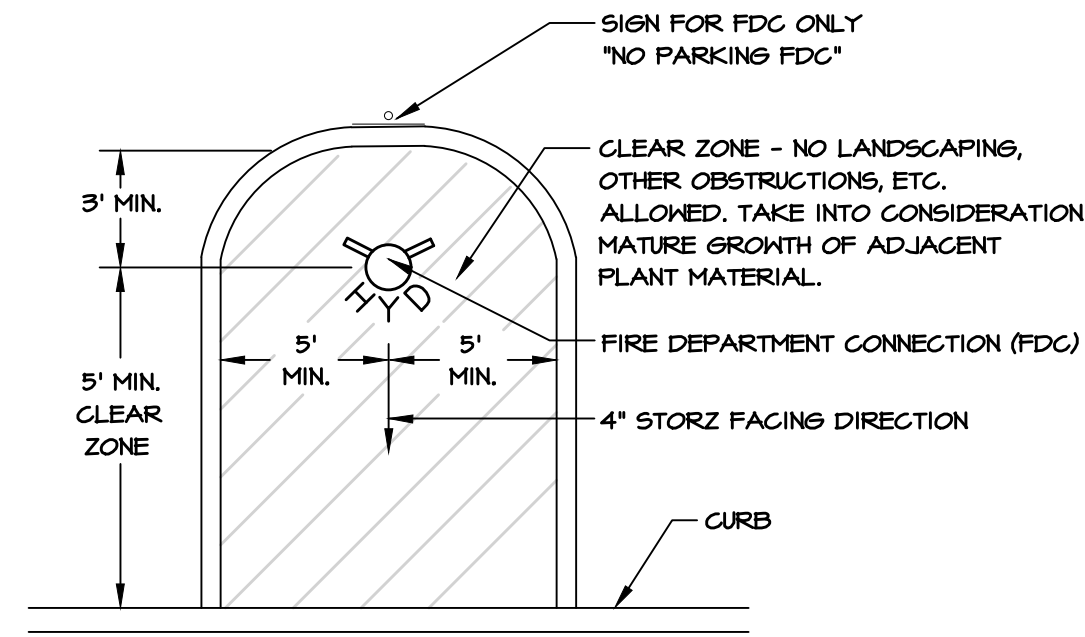
SHRUB INSTALLATION DETAIL



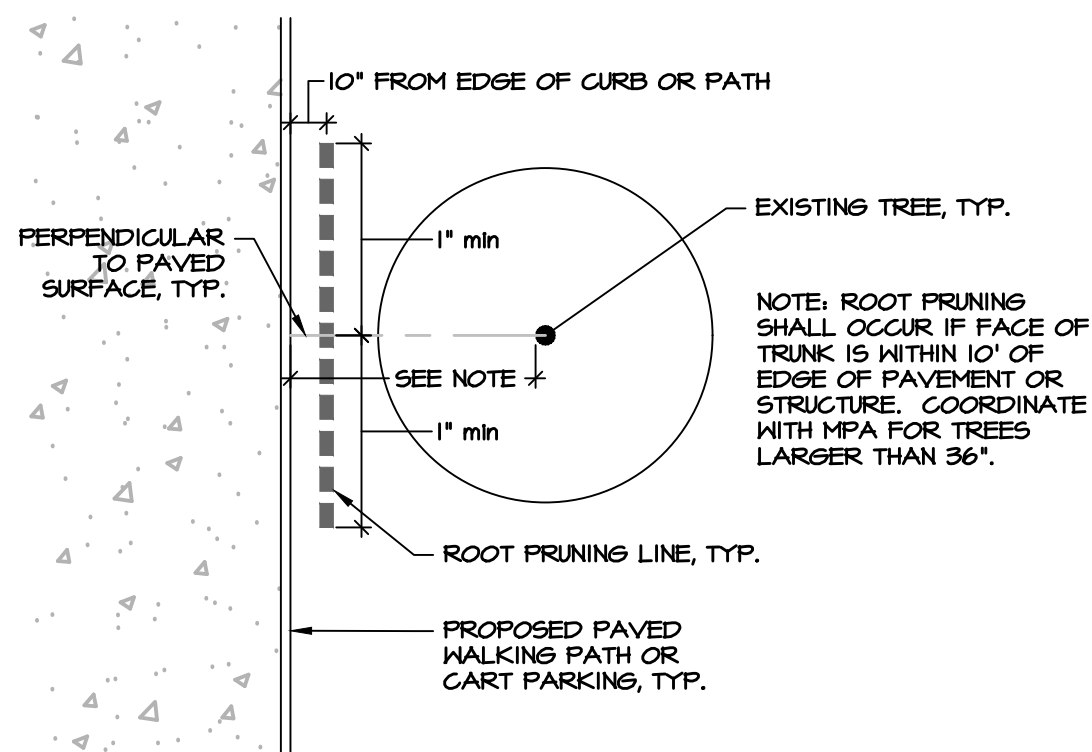
PALM INSTALLATION DETAIL



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.

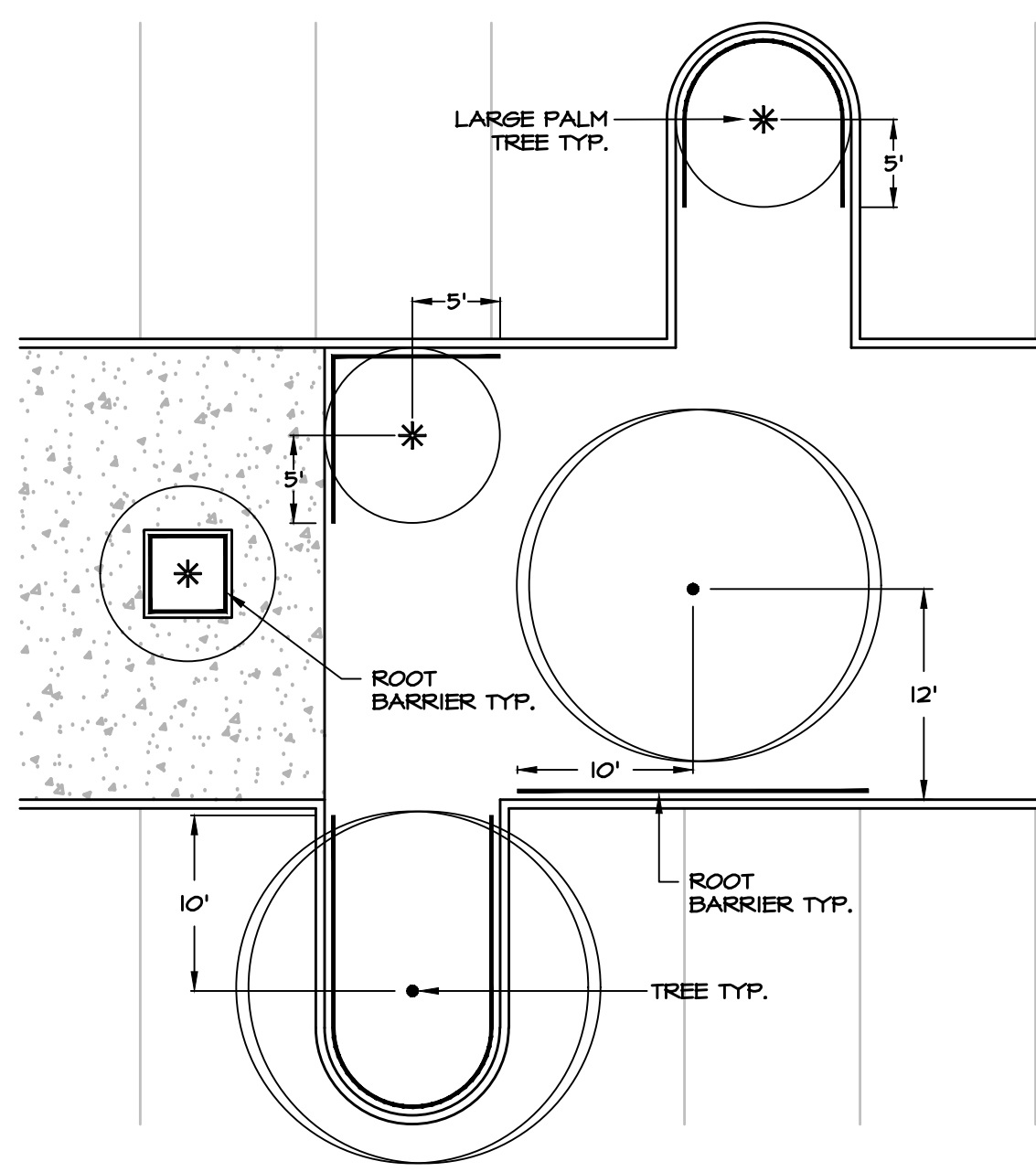


FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL
N.T.S.



TYPICAL ROOT PRUNING PLAN
SCALE: 1" = 10'

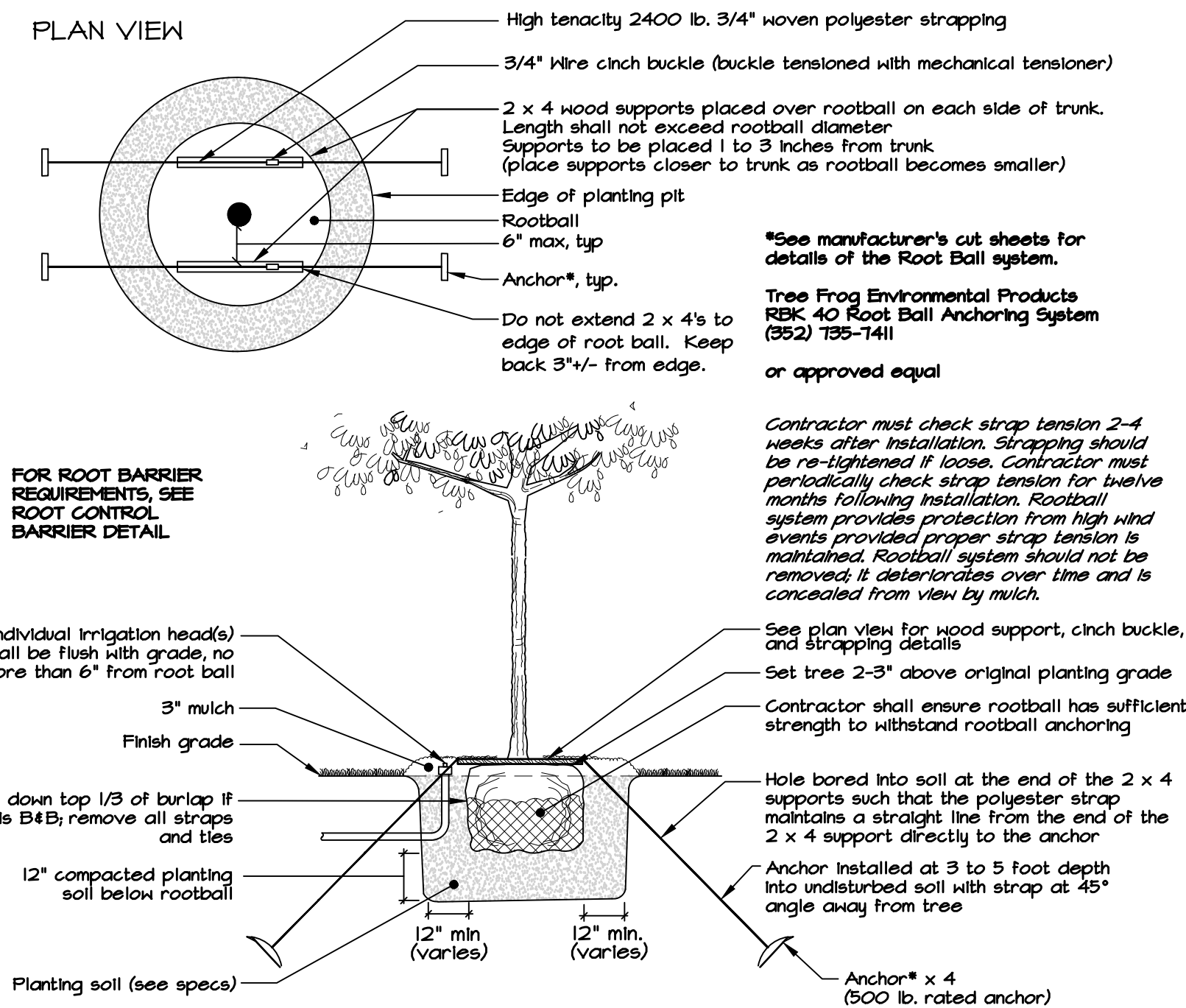
NOTES:
TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.
TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE
LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINO PALM, WASHINGTON PALM
THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.



ROOT CONTROL BARRIER DETAIL
1" = 10'

IRRIGATION SPECIFICATIONS

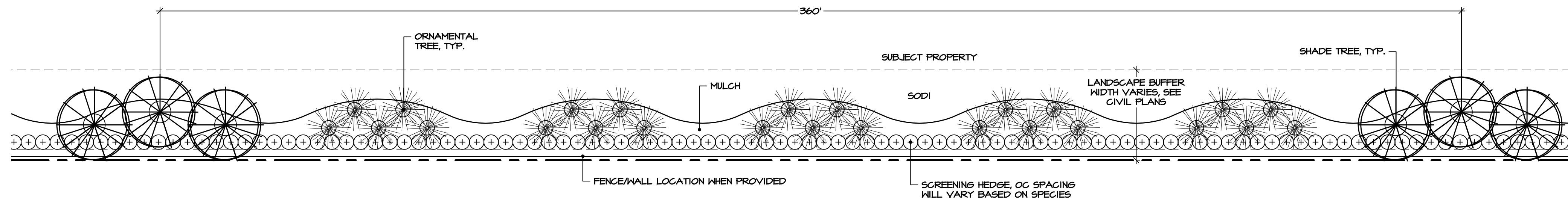
- All landscaped and sodded areas are to be fully irrigated with an automatic irrigation system, excluding those areas deemed natural or low-maintenance landscapes. To ensure minimum installation standards, the following standards are to be observed:
- Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not meet or is subject to rejection, and replacement by the contractor at his own cost.
 - The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system that provides 100% coverage under normal wind conditions.
 - All irrigation systems shall be designed with maximum attention to water conservation techniques. These shall include, but are not limited to: separation of zones for turf, beds, and annuals; use of pressure regulating heads and valves; triangular spacing of heads for efficient 100% coverage; use of drip and low volume heads; provision of rain sensors; and use of in-head check valves for low heads to prevent loss of water.
 - All irrigation components shall be installed in accordance with the manufacturer's specifications.
 - All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
 - The water source shall be as shown on the plans. The system shall include all labor, equipment, materials, permits, fees, and taxes to provide a complete and properly operating system meeting the following performance requirements and provisions:
 - Include a backflow prevention device as necessary to meet local code provisions
 - Documentation and submittal of actual water supply performance prior to commencing installation.
 - Provide complete submittals for approval prior to commencing work
 - Warranty work for 1 year minimum
 - The system shall be fully automatic.
 - All zone pipe shall be class 160 PVC or better. PVC mains shall be schedule 40 PVC. Spray and rotor heads shall not be combined on the same zones. All pop-up rotors shall be connected to the supply lines with swing joints or flex hose, as shall all spray heads located next to drives or roads. All PVC fittings shall be Schedule 40, Type I, NSF approved conforming to the ASTM-D2466 requirements. Any pipe installed and subsequently removed shall not be reinstalled.
 - All lines shall be visually inspected for leaks by conducting an operation test prior to backfilling of trenches.
 - All pipe and control tubing routed under roads and paved areas shall be sleeved and placed in a minimum of 24 inches below grade and backfilled with clean sand. No rock shall come in contact with the PVC pipe.
 - Irrigation piping shall be installed in trenches with a minimum of 12" of cover, except where existing conditions require less cover. The irrigation contractor shall exercise care in digging and work so as not to damage existing facilities; the irrigation contractor shall be responsible for any damage caused by his representatives or his work. Where trenching is required within the drip line of trees to be preserved, this work shall be routed under or around major roots by hand digging.
 - Irrigation heads shall be set so that the final level of ground around the heads conforms to the surrounding grades, or as otherwise specified. Risers are considered unsightly and hazardous and shall be prohibited in any situation where 12" pop-ups, under-trenching, or other coverage methods can be used. Where risers are used, they shall be schedule 40 PVC and all visible equipment shall be painted with flat brown or black enamel paint so as to blend with the surrounding material.
 - The use of barbed insertion type fittings (couplings, tees, elbows, etc.) between the sprinkler and the PVC service is prohibited.
 - Separate zones shall be provided covering annuals for independent operation.
 - All remote control valves shall be installed in a rectangular Ametek-type valve box, amply sized for access. Valves shall be placed in unobtrusive turf areas rather than bare areas. Valves shall be installed in 8" round valve boxes with 8" of gravel for drainage, and 2" min of coiled wire. Two spare controller wires shall be run in such a manner that both would be available for back up use at any valve, if necessary. Any control wires which cannot be installed with the mainline shall be run in conduit, 12" deep min.
 - A #14/1 UF. locator wire shall be installed in all mainline trenches. This wire shall be taped to the mainline at no more than 10' intervals, using fiber-reinforced strapping tape. This wire shall be installed from valve to valve, including gate valves, and looped generously within the valve box.
 - Rain sensors shall be mounted in an obscure but unobstructed location.
 - The irrigation system should be timed to operate during non-business hours, and in accordance with any applicable water management restrictions.
 - The irrigation contractor shall adjust all heads and automatic equipment upon completion of installation to provide optimum performance.
 - After completion, testing, and adjustment of the system, the irrigation contractor shall instruct the parcel developer's maintenance personnel in the operation and maintenance of the system.
 - Warranty: The Contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Reproducible as-built copies from the original plan showing dimensioned locations of all system components shall be required for final payment.



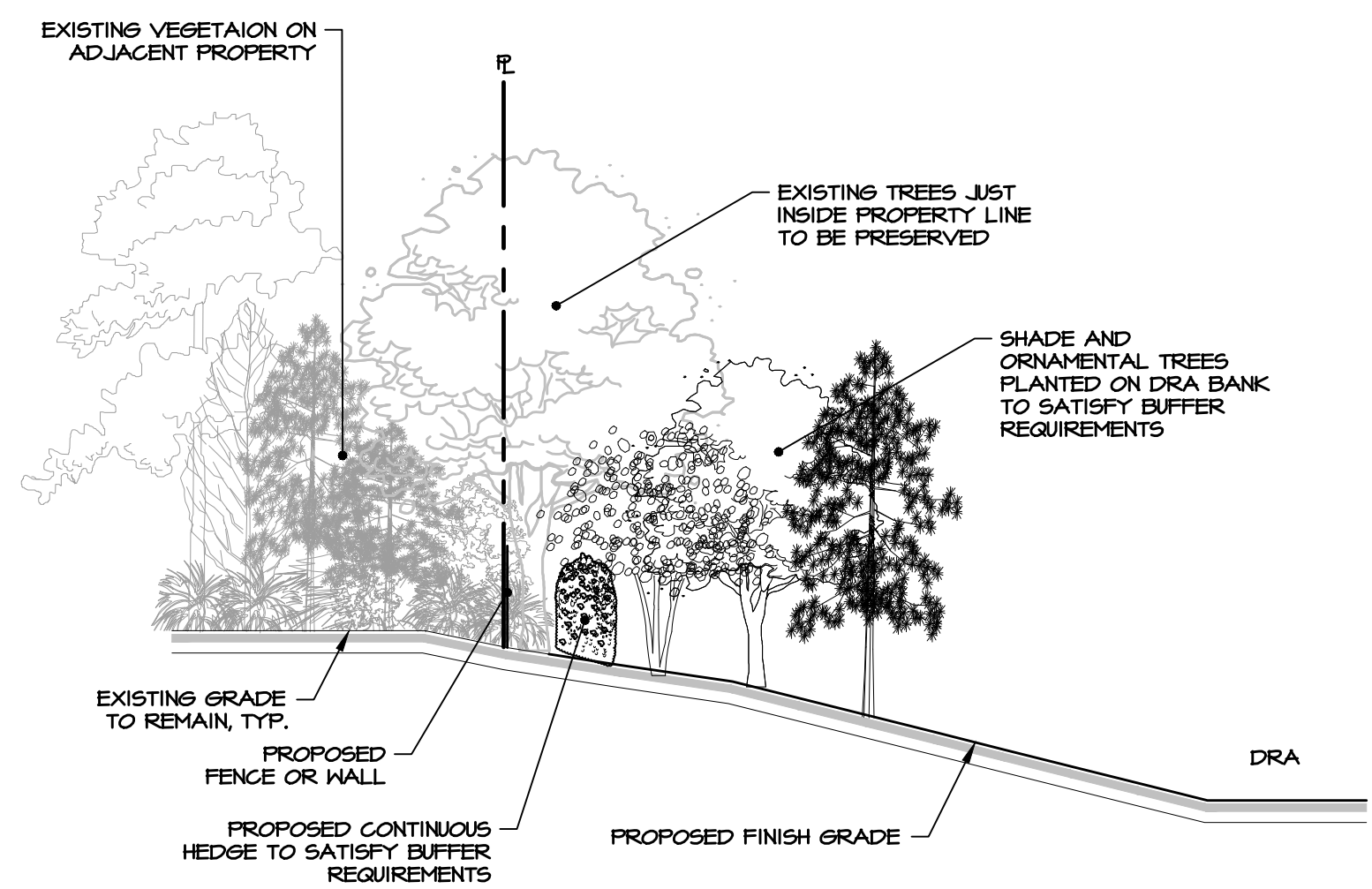
TREE INSTALLATION DETAIL
FOR 3-4" CAL., 45-100 GAL. TREES OR B4B TREES UP TO 40" DIAMETER ROOTBALL

LANDSCAPE SPECIFICATIONS

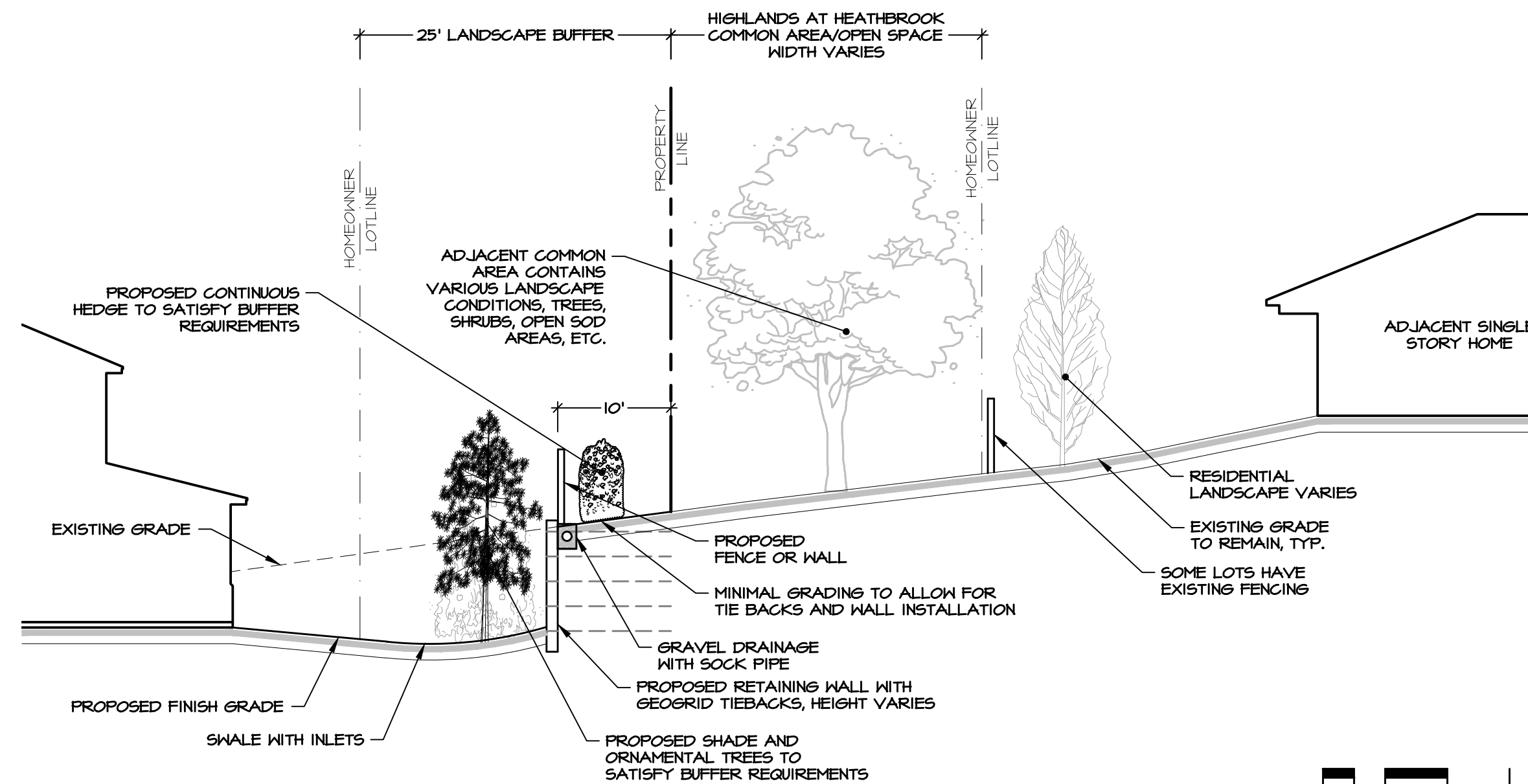
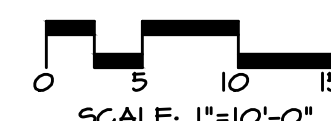
- Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not meet or is subject to rejection, and replacement by the contractor at his own cost.
- All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, current edition.
- All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner; the Contractor shall be responsible for notifying the Landscape Architect of any conditions which would adversely affect the completed work.
- The Contractor shall report any detrimental soil, drainage, conflicts or other any conditions which would affect the health and performance of the landscaping.
- The Contractor shall be responsible for following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
- The contractor shall report and repair any damage caused by his work or actions, and maintain the jobsite in a clean, professional, and workmanlike manner.
- The contractor shall coordinate with all other aspects of the job affecting the finished character of the landscaping - particularly the drainage system - to achieve proper results, including adjustments to plant locations if required.
- The Contractor shall be responsible for the grading, 14", in all areas of the site to be landscaped. The Contractor is responsible for ensuring that surface drainage is not affected or hindered in any manner due to any reason.
- The Contractor shall be responsible for the thorough removal of existing vegetation and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation. A pre-emergent herbicide approved by the Landscape Architect shall be applied in accordance with the manufacturer's instructions for all plant beds.
- The Contractor shall be responsible for the proper location, layout, and orientation of trees and planting beds.
- Limerock, debris, and other unsuitable materials shall be removed from the planting areas, and clean sandy fill used to bring all areas to proper grade. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils). Fertilizer shall be Agriform tablets or approved equal, incorporated into all shrub and tree planting pits per the manufacturer's instructions. Backfill shall consist of equal parts clean sandy fill and potting soil mix, well mixed.
- Beds for plant material 3 gallon or smaller shall be amended first by rototilling the planted areas to a depth of 6-8". 3" of organic planting soil mix shall then be thoroughly amended into the previously rototilled area to a depth of 6-8". If necessary, existing soil shall be removed so that the finished bed area is at the appropriate elevation in respect to adjacent landscape, lawn, and hardscape areas, and to adjacent structures. This measure shall be included in the line item cost for Site Preparation.
- Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the manufacturer's rates. Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.
- Refer to the Details for tree and plant installation requirements. Care shall be taken to insure that all plants are set properly and the finish grade conforms to adjacent lawns, walks, pavement, etc. All plant beds and tree rings shall be top-dressed with 3" pine straw mulch.
- The Landscape Architect reserves the right to field locate or review flagged locations of any or all proposed plantings. Locations of trees and plants shall be coordinated with irrigation head locations to insure proper coverage, including minor adjustments of plant and head locations as needed.
- Any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
- Trees shall be staked and guyed in accordance with the details provided.
- No substitutions shall be permitted without prior approval from the Landscape Architect.
- All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
- Sod shall be clean and weed-free as indicated in the areas shown on the plan. Sod shall be installed in a level, clean manner without noticeable grade differences, rough edges, or gaps. Sod shall be rolled, and staked as necessary to prevent erosion.
- The Contractor shall be responsible for surveying any property lines, easements, or other boundaries if required to control the proper location of work within the project.
- The Contractor shall be responsible for the thorough repair of existing grade, turf, landscaping, etc. damaged in the course of work.
- The Contractor is entirely responsible for the work until the job is in full and exact compliance and conformity with provisions expressed or implied in the plans and Specifications and as otherwise directed and determined by the Landscape Architect.
- The Contractor is responsible for maintenance of the project during construction and shall bear all risk of loss, theft or damage to the project until all punchlist items are satisfactorily resolved and the job is officially turned over. Plantings shall be maintained by watering, removing dead branches, resetting plants to proper grades and upright positions, staking to ensure vertical growth, weeding, mowing, and any other operations necessary to complete maintenance, including the replacement of any material that exhibits visible and unsightly evidence of "shocking" without full recovery prior to job completion and final inspection.
- Warranty: All new plant material, except seed, sod and trees, shall be guaranteed for 90 days, and shall be alive and in satisfactory growth for each specific plant at the end of the warranty period. Trees, Palms, and specimen plants shall be guaranteed for a period of 1 year and sod for a period of 60 days. Seeded areas shall have adequate germination and coverage within 90 days, contingent upon sufficient rainfall or watering by owner. The warranty period shall commence upon the date of release of the retainage for the job, or for any defined phase of the job.
- At the end of the warranty period, and at any time during that period, any plant material that has died or is not in satisfactory condition as determined by the Owner and/or the Landscape Architect, shall be removed and replaced with new healthy material of the original specified size and type within 10 calendar days. Excluded are replacements of plants due to acts of God, theft, vandalism, or acts of negligence on the part of others, and due to deleterious soil and/or drainage conditions which the contractor documented to the attention of the Owner and Landscape Architect at the time of installation. The new material shall be guaranteed as outlined above, commencing the date that the job is accepted. The Contractor shall be responsible for the cost of all material and labor.



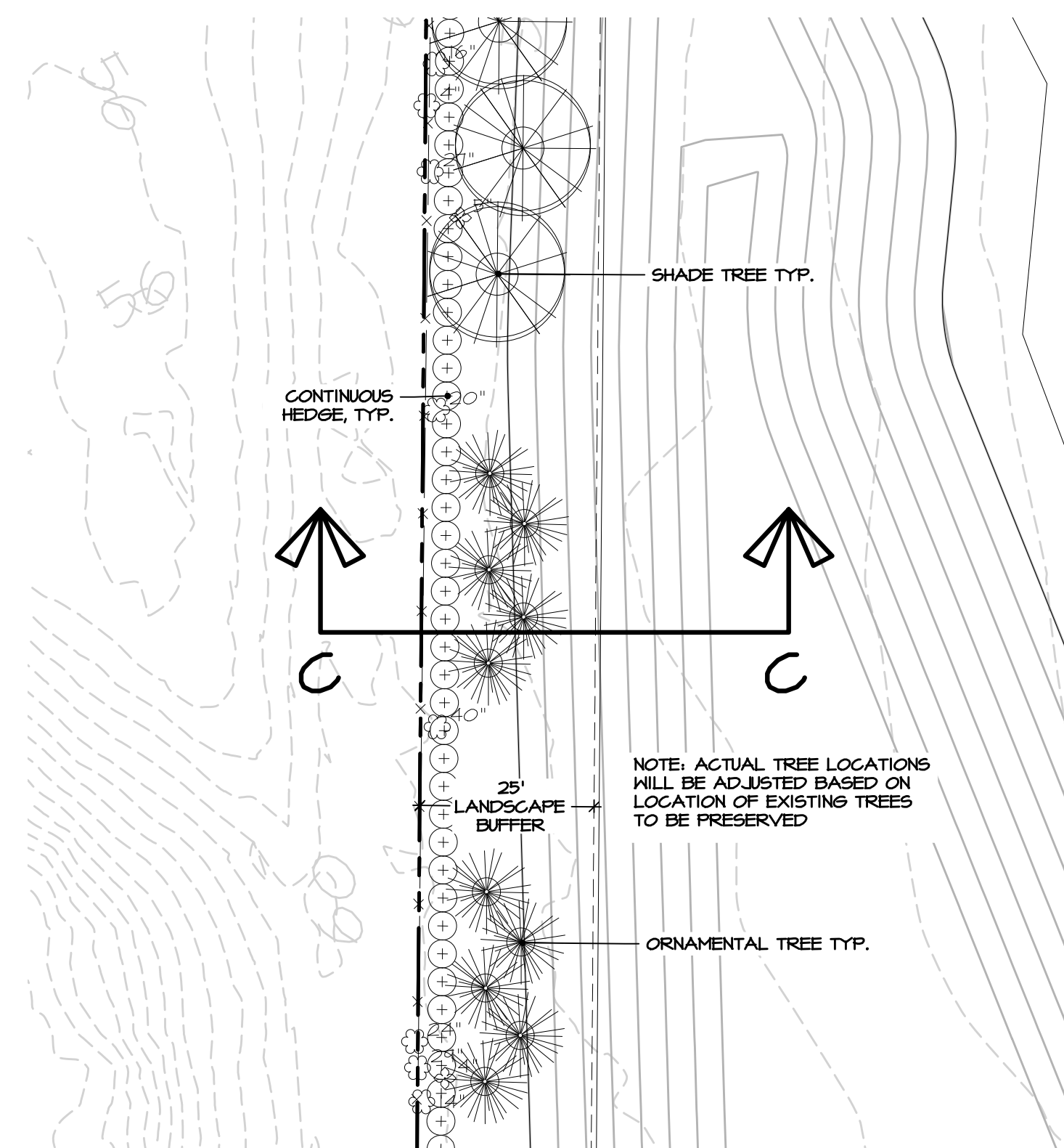
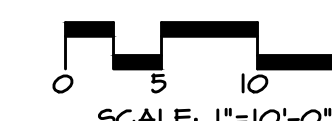
TYPE 3 TYPICAL BUFFER



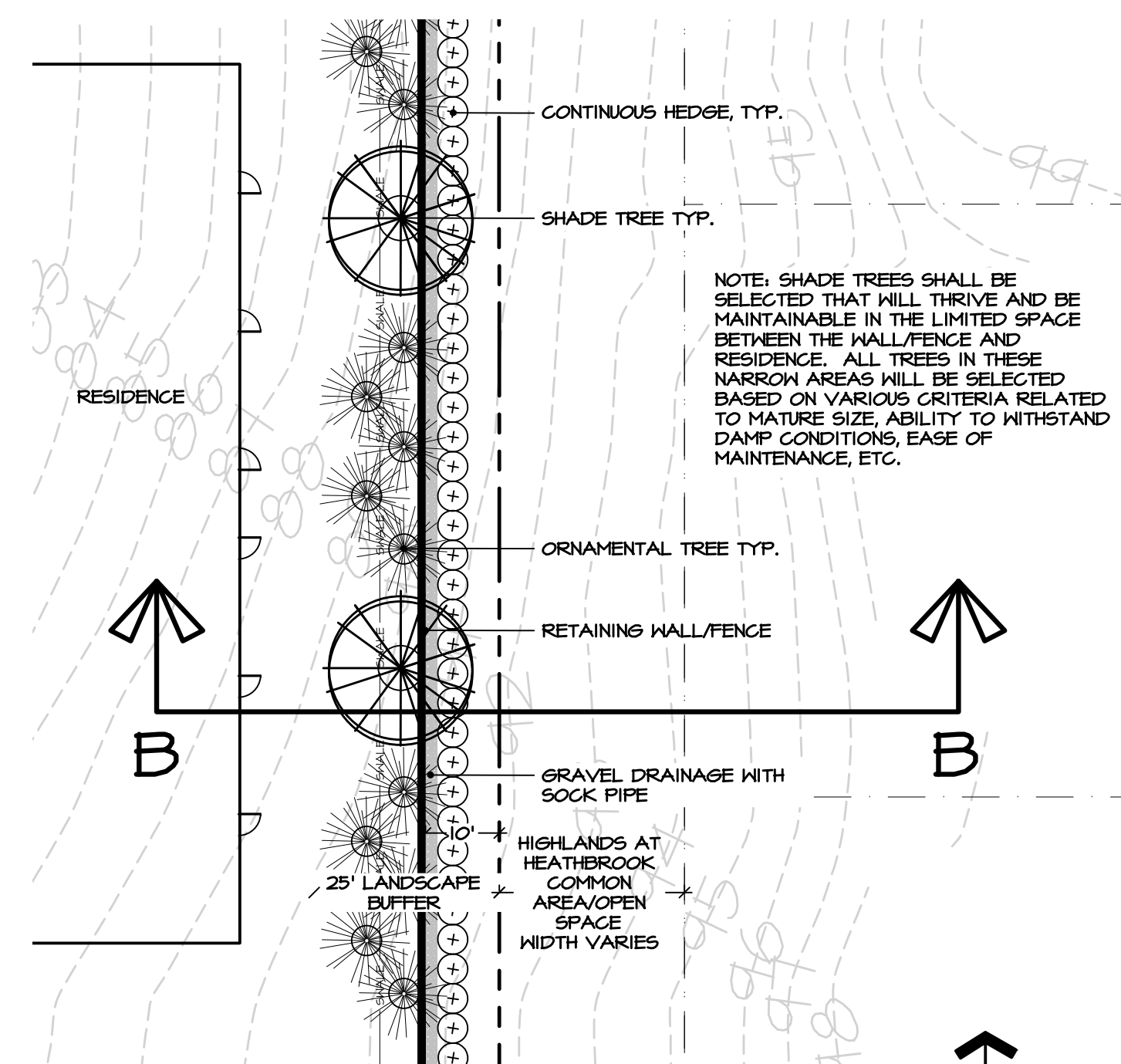
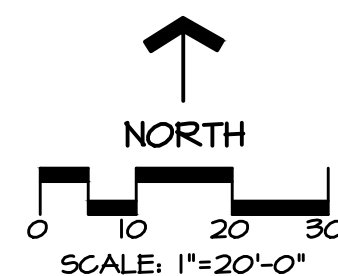
SECTION C-C THRU WEST TYPE 3 BUFFER



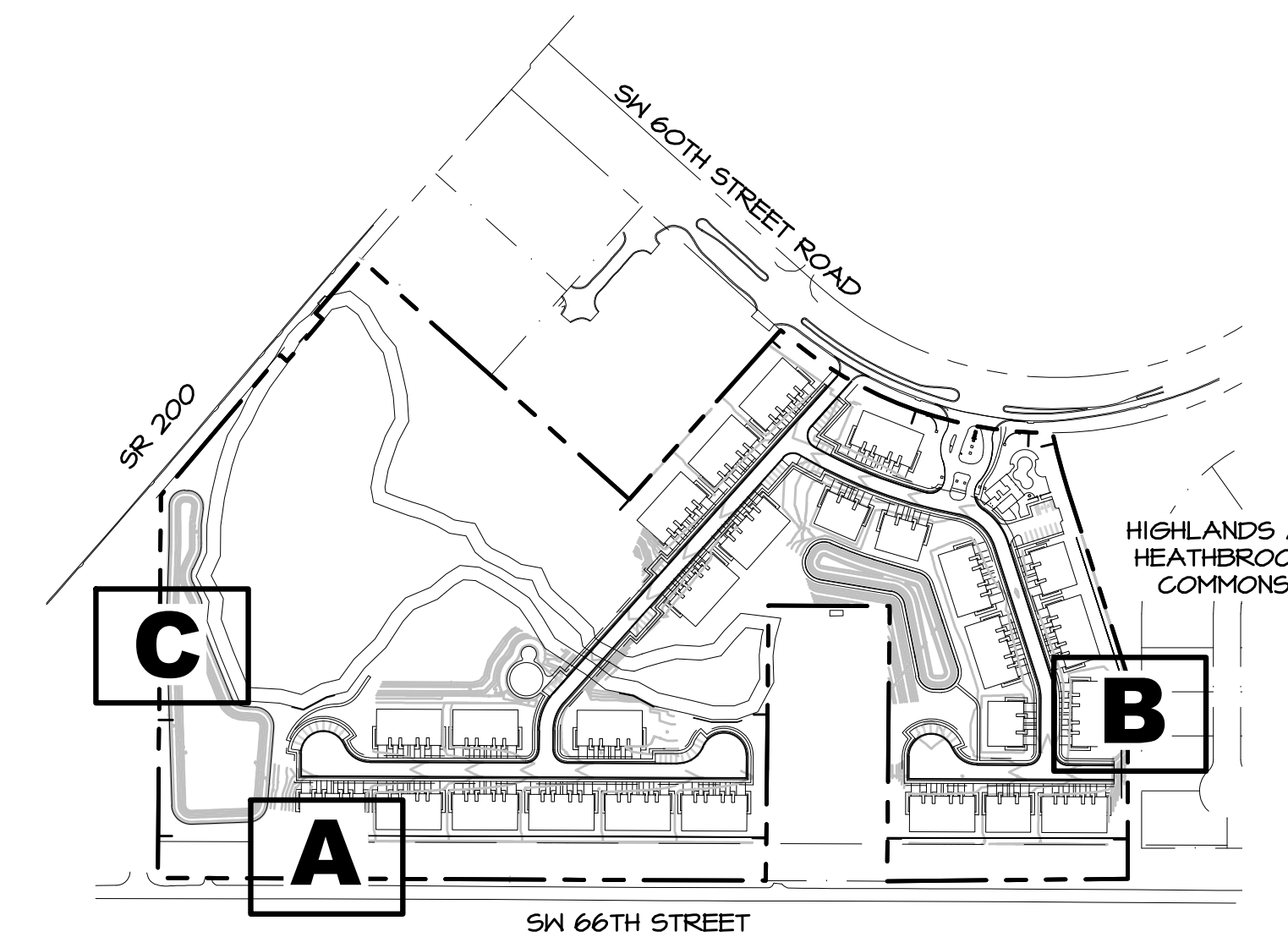
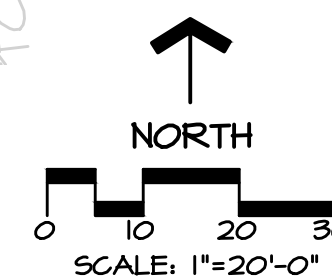
SECTION B-B THRU EAST TYPE 3 BUFFER



WEST TYPE 3 BUFFER



EAST TYPE 3 BUFFER



LOCATION MAP, NOT TO SCALE

MPA Michael Pape & Associates, PA
 LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
 2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

KINWARD AT HEATHERBROOK
 OCALA, FLORIDA
 UNIT TYPICAL LANDSCAPE AND
 LANDSCAPE BUFFER PLAN

DATE: 2/6/26
 DWN BY: ABT
 CHKD. BY: SMS

SHEET 6 OF 1

NOT FOR CONSTRUCTION

ALTA/NSPS LAND TITLE SURVEY BOUNDARY SURVEY

-FOR-

EISENHOWER PROPERTY GROUP, LLC

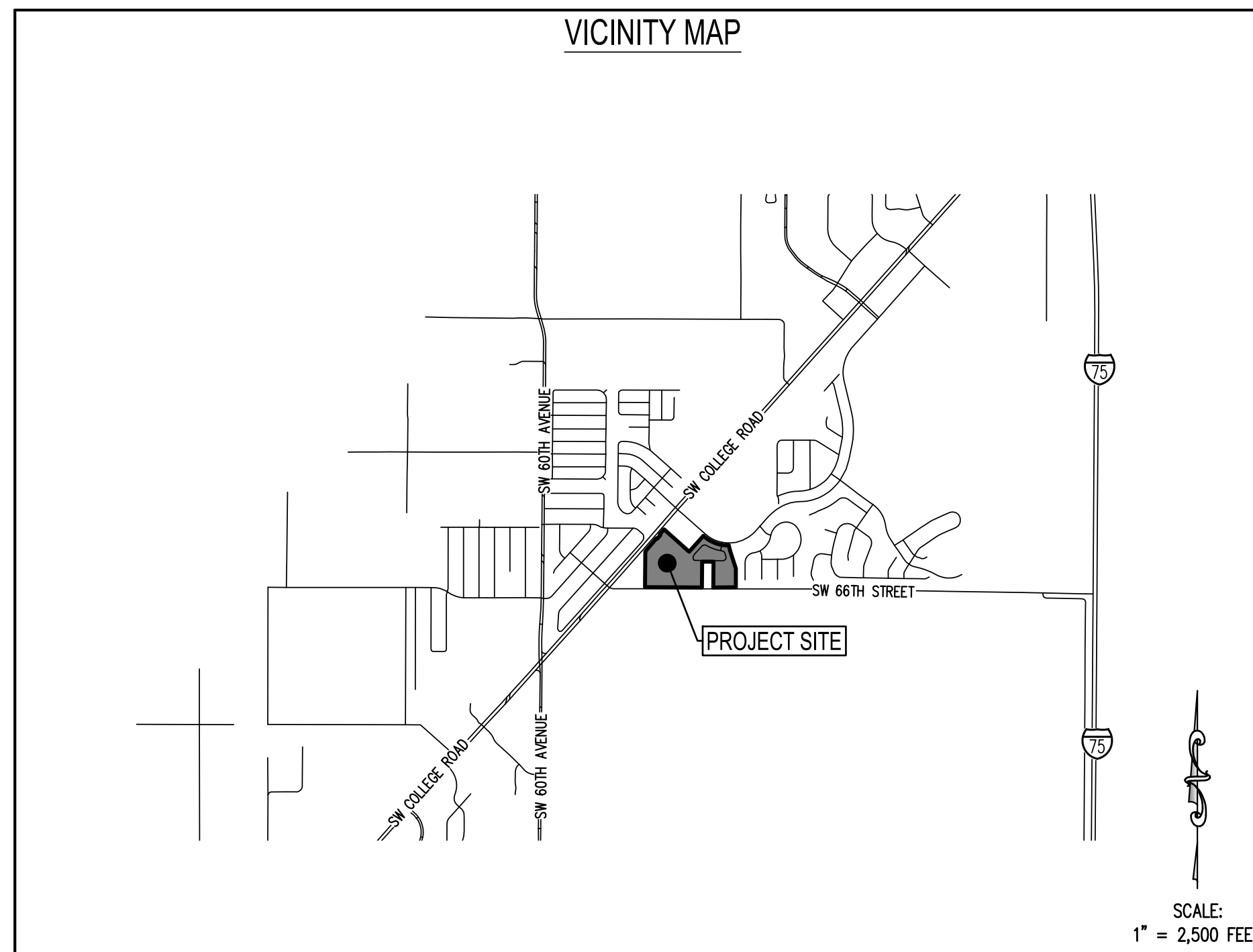
KEYS OCALA
SECTION 04, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	IMPROVEMENT DETAIL

SCHEDULE B, SECTION II EXCEPTIONS: (SEE SURVEY NOTE #5)

ITEMS 1-6: NOT ADDRESSED (STANDARD EXCEPTIONS)

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- STANDARD EXCEPTIONS:
 - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **SURVEY COMMENT: STANDARD EXCEPTION, ITEMS HAVE BEEN SHOWN OR NOTED ON SURVEY.**
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **SURVEY COMMENT: STANDARD EXCEPTION, NONE HAVE BEEN PROVIDED AND/OR SHOWN ON SURVEY.**
 - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
 - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
- RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 11, PAGE 675; AS SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 1735, PAGE 1316. **SURVEY COMMENT: THE RIGHT OF WAY EASEMENT RECORDED IN BOOK 11, PAGE 675 AFFECTS THIS PARCEL AS SHOWN ON SHEET 2, THE SUBORDINATION RECORDED IN BOOK 1735, PAGE 1316 RUNS WESTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200 AND NORTH OF THIS PARCEL, IT DOES NOT AFFECT THIS PARCEL.**
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, INC. RECORDED AUGUST 27, 1959 IN OFFICIAL RECORDS BOOK 17, PAGE 536, AS PARTIALLY RELEASED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 687, PAGE 238 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 701, PAGE 265, AND AS SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED JUNE 27, 1991 IN OFFICIAL RECORDS BOOK 1748, PAGE 1768. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, INC. RECORDED SEPTEMBER 3, 1959 IN OFFICIAL RECORDS BOOK 18, PAGE 308. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED JULY 27, 1964 IN OFFICIAL RECORDS BOOK 195, PAGE 321; AS SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 1735, PAGE 1316. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- DEVELOPMENT ORDER HEATHBROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330; AND NOTICE OF ADOPTION OF DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER BETWEEN THE CITY OF OCALA INC., A FLORIDA CORPORATION, RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704 PAGE 1380. **SURVEY COMMENT: NOT A SURVEYOR ITEM, NOT PLOTTABLE, NO LEGAL DESCRIPTION.**
- INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT BY PHYLIS DUDLEY, SUCCESSOR TRUSTEE, RECORDED DECEMBER 13, 2001 IN OFFICIAL RECORDS BOOK 3071, PAGE 516. **SURVEY COMMENT: AFFECTS- PLOTTED, SEE SHEET 2.**
- ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS BY OCALA TROPHY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, RECORDED DECEMBER 13, 2001 IN OFFICIAL RECORDS BOOK 3071, PAGE 521. **SURVEY COMMENT: DOES NOT AFFECT, NOT PLOTTED.**
- RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED DECEMBER 13, 2001 IN OFFICIAL RECORDS BOOK 3071, PAGE 528; AND AS MAY BE FURTHER AMENDED.
NOTE: THIS EXCEPTION OMTS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. **SURVEY COMMENT: DOES NOT AFFECT, NOT PLOTTED.**
- DEVELOPER'S AGREEMENT BY AND BETWEEN OCALA TROPHY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP- OCALA 200, INC., A FLORIDA CORPORATION; AND THE CITY OF OCALA RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3099, PAGE 372; AS AMENDED IN FIRST AMENDMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; SECOND AMENDMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 493; FOURTH AMENDMENT RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1045; AND FIFTH AMENDMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; SEVENTH AMENDMENT RECORDED APRIL 12, 2006 IN OFFICIAL RECORDS BOOK 4404, PAGE 1015; EIGHTH AMENDMENT RECORDED FEBRUARY 21, 2007 IN OFFICIAL RECORDS BOOK 4717, PAGE 1; NINTH AMENDMENT RECORDED DECEMBER 27, 2012 IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND TENTH AMENDMENT RECORDED SEPTEMBER 8, 2016 IN OFFICIAL RECORDS BOOK 6451, PAGE 1549. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BETWEEN THE CITY OF OCALA. OCALA TROPHY LIMITED PARTNERSHIP AND OCALA 200 INC., RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1621. **SURVEY COMMENT: NOT A SURVEYOR ITEM, NOT PLOTTABLE, NO LEGAL DESCRIPTION.**
- ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS BY OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118. **SURVEY COMMENT: NOT A SURVEYOR ITEM, NOT PLOTTABLE, NO LEGAL DESCRIPTION.**
- EASEMENT AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 126. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- MATTERS AS SHOWN ON THE PLAT OF HEATHBROOK SOUTH B-2, RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119; WITH MORTGAGEE'S CONSENT, JOINDER AND RATIFICATION CONCERNING PLAT RECORDED JUNE 12, 2003 IN OFFICIAL RECORDS BOOK 3437, PAGE 880. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- DEED AND DRAINAGE EASEMENT BETWEEN OCALA TROPHY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND HEATH BROOK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, RECORDED MAY 15, 2003 IN OFFICIAL RECORDS BOOK 3416, PAGE 557. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
- AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BETWEEN THE CITY OF OCALA AND OCALA TROPHY LTD. (FORMERLY "OCALA TROPHY LIMITED PARTNERSHIP") RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- RESOLUTION NO. 2003-116 AMENDING THE DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1690. **SURVEY COMMENT: THIS IS THE RESOLUTION FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT (DRI), AFFECTS THE ENTIRE PARCEL BLANKET IN NATURE, NOT PLOTTED.**
- RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH CONTAIN PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN THAT HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003 IN OFFICIAL RECORDS BOOK 3587, PAGE 1612, AS RE-RECORDED MARCH 4, 2004 IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; AS AMENDED IN FIRST AMENDMENT TO HEATH BROOK MASTER ASSOCIATION DECLARATION RECORDED MAY 18, 2006 IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT TO HEATH BROOK MASTER ASSOCIATION DECLARATION RECORDED FEBRUARY 22, 2011 IN OFFICIAL RECORDS BOOK 5481, PAGE 1518; AMENDMENT TO RESIDENTIAL ARCHITECTURAL STANDARDS EXHIBIT G OF HEATH BROOK MASTER ASSOCIATION DECLARATION RECORDED JANUARY 27, 2012 IN OFFICIAL RECORDS BOOK 5624, PAGE 581; MASTER ASSOCIATION CONSENT RECORDED JUNE 1, 2021 IN OFFICIAL RECORDS BOOK 7476, PAGE 1645; COVENANT REGARDING HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED FEBRUARY 23, 2022 IN OFFICIAL RECORDS BOOK 7707, PAGE 138; AND JOINDER TO HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 19, 2024 IN OFFICIAL RECORDS BOOK 8496, PAGE 906, AND AS MAY BE FURTHER AMENDED.
NOTE: THIS EXCEPTION OMTS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. **SURVEY COMMENT: NOT A SURVEYOR ITEM, DOES NOT AFFECT, NOT PLOTTED.**
- DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5082, PAGE 952. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- ASSIGNMENT OF DEVELOPER'S ENTITLEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 7612, PAGE 1664. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- ASSIGNMENT OF DEVELOPER'S ENTITLEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 7640, PAGE 616. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- RESOLUTION 2022-33 RECORDED IN OFFICIAL RECORDS BOOK 7785, PAGE 258. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
- THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. **SURVEY COMMENT: NOT A SURVEYOR ITEM.**



SURVEY NOTES:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050-.052 FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE NORTH RIGHT-OF-WAY LINE OF SW 66TH STREET HAS A BEARING OF NORTH 89°44'43" WEST.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0702E, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X", WITHIN ZONE "A" AND WITHIN ZONE "AE" WITH A BASE FLOOD ELEVATIONS NOTED ON SHEET 3 (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988). FLOOD ZONES HAVE BEEN DEPICTED HEREON SHEET 3.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER BY8125022020, EFFECTIVE FEBRUARY 13, 2025 AT 8:00 A.M. THE DESCRIPTION OF THE LAND DEPICTED CONTAINED IN THIS BOUNDARY SURVEY IS PER SAID COMMITMENT.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
- THE AERIAL IMAGE DEPICTED HEREON IS DATED MARCH 12, 2025 AND WAS OBTAINED BY THIS FIRM.
- DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- THE SITE ADDRESS FOR THIS PARCEL IS 5451 S.W. 66TH STREET, OCALA, FLORIDA 34474.
- THERE ARE NO PARKING SPACES IN THE SUBJECT PARCEL.
- SUBJECT PARCEL CONTAINS: ±32.22 ACRES
- THERE ARE NO BUILDINGS CURRENTLY ON SITE.
- ZONING:
PD (PLANNED DEVELOPMENT), AS SHOWN IN "THE KEYS AT OCALA II", PD STANDARDS PREPARED BY NATIVE ENGINEERING, PLLC.
SETBACKS:
MINIMUM FRONT SETBACK FROM INTERIOR ROAD = 27 FEET
MINIMUM INTERIOR SIDE YARD SETBACK = 7.5 FEET (TOTAL 15 FEET BETWEEN BUILDINGS, EXCLUDING EAVES AND OVERHANGS NOT TO EXCEED 2.5 FEET)
STREET SIDE YARD SETBACK = 10 FEET (NOT INCLUDING PARKING)
INTERIOR REAR YARD SETBACK = 15 FEET (TOTAL OF 30 FEET BETWEEN BUILDINGS, NOT INCLUDING REAR PATIO)
STREET REAR YARD SETBACK = 20 FEET
REAR SETBACK TO PROPERTY LINE = 20 FEET
LOT WIDTH = 100 FEET (LOTS MAY NOT BE CREATED IN ANY SIZE IN THE FUTURE)
MAXIMUM BUILDING HEIGHT = 35 FEET (BUILDINGS CAN BE 2 OR 3 STORY)
OPEN SPACE = 40% OF THE TOTAL GROSS ACREAGE. OPEN SPACE SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS SUCH AS COURTYARDS, STREETSCAPES, SIDEWALKS, PLAYGROUNDS, DOG PARKS, LANDSCAPE ISLANDS, PATIOS, FLOODPLAINS, ROOF AREAS AND OTHER SIMILAR OPEN SPACES. WATER RETENTION AREAS THAT ARE DESIGNATED AS AESTHETIC LAKES OR DRY PONDS WITH A 4:1 GENTLE SLOPE MAY ALSO BE COUNTED AS OPEN SPACE.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00° 37' 42" EAST 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 436.94 FEET; THENCE NORTH 00° 31' 20" EAST, 499.53 FEET; THENCE NORTH 89° 43' 12" WEST, 219.96 FEET; THENCE SOUTH 00° 32' 25" WEST, 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY, NORTH 89° 44' 43" WEST, 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 29' 25" EAST, 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00° 49' 55" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 24' 29" EAST, 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 49° 42' 28" EAST, 16.16 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00° 14' 59" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 25' 02" EAST, AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY, 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 49° 27' 28" WEST, 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31, A CENTRAL ANGLE OF 00° 19' 14" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 42' 09" EAST, AT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, SOUTH 48° 11' 23" EAST 652.19 FEET; THENCE NORTH 41° 48' 37" EAST 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET; A CENTRAL ANGLE OF 42° 22' 44" AND A CHORD BEARING AND DISTANCE OF SOUTH 69° 22' 46" EAST, AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF "HEATHBROOK SOUTH B-2" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05° 44' 39" AND A CHORD BEARING AND DISTANCE OF SOUTH 14° 53' 05" EAST, AT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17° 45' 25" EAST, 356.11 FEET; THENCE SOUTH 00° 00' 12" WEST, 365.81 FEET TO THE POINT OF BEGINNING.

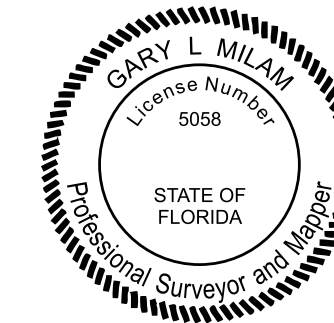
SURVEYOR'S CERTIFICATE:

TO EISENHOWER PROPERTY GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY; BAYSHORE TITLE, A DIVISION OF LANDCASTLE TITLE GROUP, LLC; COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/13/2025.
DATE OF PLAT OR MAP: 03/20/2025

I FURTHER CERTIFY THIS SURVEY 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.

GARY L. MILAM, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5058



DATE	REVISIONS
4/02/2025	ADDED BURNING LOCATIONS

CLIENT: EISENHOWER PROPERTY GROUP, LLC
JOB NO.: SP2025.0084
DRAWING DATE: 03/20/2025
DRAWING BY: MIB
FIELD BOOK: V925-6, PAGE: 70-71

DATE OF SURVEY: 03/13/2025
CHECKED BY: GJM

KEYS OCALA
SECTION 04
TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY SURVEY
FOR
EISENHOWER PROPERTY GROUP, LLC

SHEET 01 OF 03

LEGEND

±	MORE OR LESS
CONC	CONCRETE
LB	LICENSED BUSINESS
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
W/	WITH
PCP	PERMANENT CONTROL POINT
PSM	PROFESSIONAL SURVEYOR & MAPPER
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
■	FOUND CONCRETE MONUMENT (AS NOTED)
○	FOUND NAIL & DISK (C&A POP PSM 4606)
○	FOUND 5/8" IRON ROD & CAP (AS NOTED)
○	SANITARY MANHOLE
○	STORM MANHOLE
○	WELL (SIZE NOTED)
○	WATER METER
○	WATER VALVE
○	FIRE HYDRANT
○	CONCRETE UTILITY POLE
○	METAL UTILITY POLE
○	WOOD UTILITY POLE
○	GUY ANCHOR
○	SIGN
○	BOLLARD
○	TELEVISION RISER
○	UNDERGROUND FIBER OPTIC CABLE MARKER
○	GATE POST
○	CURB INLET
○	FENCE
○	OVERHEAD UTILITY LINE
○	LINE BREAK

INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	IMPROVEMENT DETAIL

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	N48°04'47"W	16.34'
L2	S49°00'16"E	16.94'
L40	S71°03'24"W	112.92'
L41	S174°3'25"E	75.87'
L42	S35°00'39"W	95.44'
L43	S87°04'24"W	14.94'
L44	S88°04'25"W	26.18'
L45	S89°55'35"W	38.13'
L46	N87°52'57"W	97.63'
L48	S89°24'52"W	157.76'
L49	N63°38'47"W	5.57'
L50	N03°31'11"W	42.45'
L51	N18°06'43"E	80.42'
L52	N41°27'44"E	34.78'
L53	N41°53'27"E	174.95'
L54	N81°06'06"E	94.97'
L55	S70°49'10"E	334.11'
L56	S48°27'22"E	51.03'

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23002.31'	0°50'01"	334.63'	S40°24'34"W	334.62'
C2	22818.31'	0°15'02"	99.77'	S40°19'43"W	99.77'
C3	22835.31'	0°19'12"	127.53'	S40°52'23"W	127.53'
C4	729.73'	42°24'04"	540.03'	N69°19'51"W	527.79'
C5	1124.47'	5°30'23"	108.07'	N14°56'09"W	108.02'
C6	735.47'	4°15'56"	606.72'	N65°36'07"E	589.86'
C7	22835.31'	0°55'34"	369.10'	S41°22'31"W	369.10'

CURVE TABLE (D)

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23002.31'	0°49'59"	333.98'	N40°24'29"E	333.97'
C2	22818.31'	0°14'59"	99.50'	N40°25'02"E	99.50'
C3	22835.31'	0°19'14"	127.74'	N40°42'09"E	127.74'
C4	730.00'	42°22'44"	539.94'	S69°22'46"E	527.72'
C5	1080.00'	5°44'39"	108.28'	S14°53'05"E	108.23'

CURVE TABLE (P)

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	730.00'	47°37'16"	606.74'	N65°37'22"E	589.39'

LINE TABLE (P)

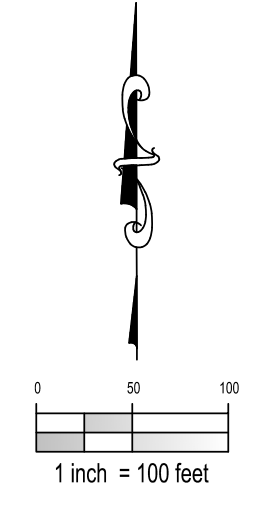
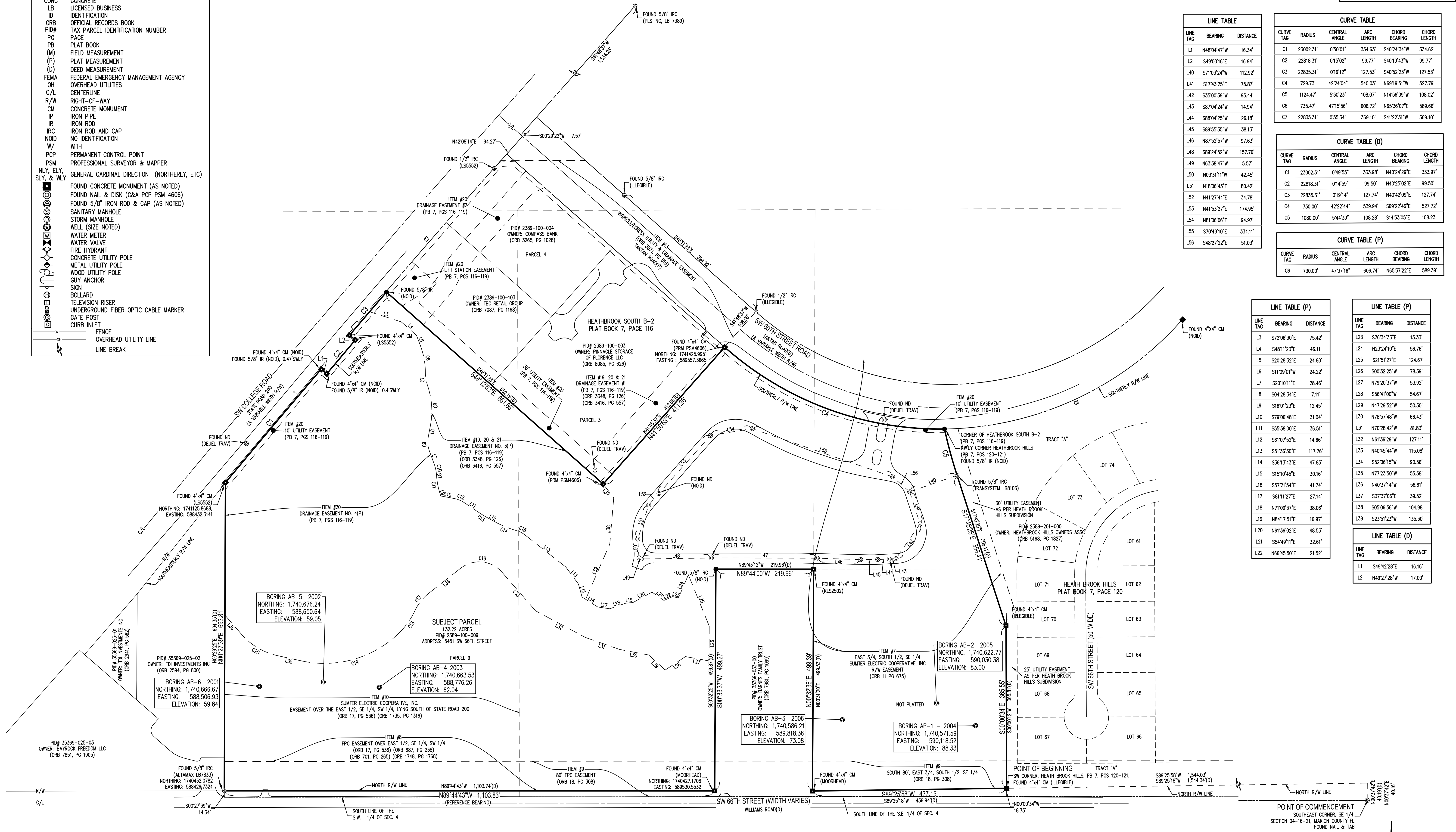
LINE TAG	BEARING	DISTANCE
L3	S72°06'30"E	75.42'
L4	S48°11'23"E	46.11'
L5	S20°28'32"E	24.80'
L6	S11°09'01"W	24.22'
L7	S20°10'11"E	28.46'
L8	S04°28'34"E	7.11'
L9	S16°01'23"E	12.45'
L10	S79°06'48"E	31.04'
L11	S55°38'00"E	36.51'
L12	S61°07'52"E	14.66'
L13	S51°36'30"E	117.76'
L14	S36°13'43"E	47.85'
L15	N17°23'50"E	55.58'
L16	S57°21'54"E	41.74'
L17	S81°17'27"E	27.14'
L18	N71°09'37"E	38.06'
L19	N84°17'51"E	16.97'
L20	N61°36'02"E	48.53'
L21	S54°49'11"E	32.81'
L22	N66°45'50"E	21.52'

LINE TABLE (P)

LINE TAG	BEARING	DISTANCE
L23	S76°34'33"E	13.33'
L24	N23°24'10"E	56.76'
L25	S21°51'27"E	124.67'
L26	S00°32'25"W	78.39'
L27	N79°20'37"W	53.92'
L28	S56°41'00"W	54.67'
L29	N47°29'52"W	50.30'
L30	N78°51'48"W	66.43'
L31	N70°28'42"W	81.83'
L32	N61°36'29"W	127.11'
L33	N40°45'44"W	115.08'
L34	S52°06'15"W	90.56'
L35	N77°23'50"W	55.58'
L36	N40°37'14"W	56.61'
L37	S37°37'06"E	39.52'
L38	S05°06'56"W	104.98'
L39	S23°51'23"W	135.30'

LINE TABLE (D)

LINE TAG	BEARING	DISTANCE
L1	S49°42'28"E	16.16'
L2	N49°27'28"W	17.00'



CFB SURVEYING
COUNTY, FLORIDA

DATE: 4/02/2025
 REVISIONS:
 ADDED BORING LOCATIONS

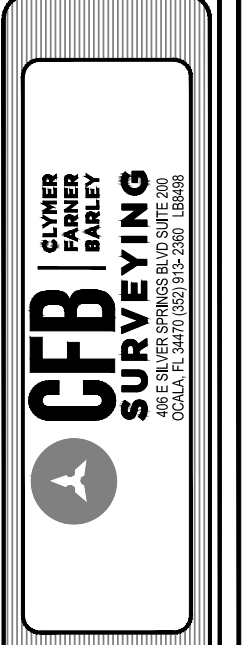
CLIENT: EISENHOWER PROPERTY GROUP, LLC
 JOB NO.: SP2025.0084
 DRAWING NO.: 03/70/2025
 DRAWING BY: MIB
 FIELD BOOK: V25-6, PAGE: 70-71

KEYS: Ocala SECTION 04
 TOWNSHIP 18 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

BOUNDARY SURVEY FOR EISENHOWER PROPERTY GROUP, LLC

SHEET 02 OF 03

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	IMPROVEMENT DETAIL



DATE	4/02/2025
REVISIONS	ADDED BORING LOCATIONS
CLIENT	EISENHOWER PROPERTY GROUP, LLC
JOB NO.	SP2025.0084
DRAWING DATE	03/17/2025
DRAWN BY	MB
CHECKED BY	CM
FIELD BOOK	V925-6, PAGE 70-71

KEYS Ocala
SECTION 04
TOWNSHIP 18 SOUTH, RANGE 21 EAST
WALTON COUNTY, FLORIDA

BOUNDARY SURVEY
FOR
EISENHOWER PROPERTY GROUP, LLC

SHEET 03 OF 03

LEGEND	
±	MORE OR LESS
CONC	CONCRETE
LB	LICENSED BUSINESS
ID	IDENTIFICATION
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