

# WINDING OAKS RESIDENTIAL PHASE 2

A PLANNED DEVELOPMENT  
PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
CITY OF OCALA,  
MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_ PAGE \_\_\_\_  
SHEET 1 OF 4

## SURVEYOR'S NOTES:

- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT 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.
- PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
- 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.
- THIS PLAT IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, LEGAL AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3 AND 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.
- BEARINGS ARE ASSUMED BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING S.00°38'06"W.
- STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013, (NAD-83) 1990 ADJUSTMENT, STATE PLANE FLORIDA WEST ZONE, SCALE FACTOR: 0.999945934.
- ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
- ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0702E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOOD HAZARD, FLOOD ZONE "X" SHADED - AN AREA WITH MODERATE FLOOD HAZARD, AND FLOOD ZONE "AE" BASE FLOOD ELEVATION 69.5 - AN AREA WITHIN THE 100 YEAR 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.
- THIS PLAT CONTAINS SEVENTY-SEVEN (77) LOTS, THREE (3) TRACTS AND 0.49 MILES OF ROAD.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT, 5 FOOT DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG THE SIDE AND 10 FOOT REAR WALL ACCESS EASEMENT AS SET FORTH ON THE DETAIL IDENTIFIED AS "TYPICAL LOT DETAIL" ON SHEET 2. ALL PUBLIC AND/OR PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
- THIS PLAT IS SUBJECT TO THE FOLLOWING:
  - MORTGAGE AS RECORDED AS RECORDED IN OFFICIAL RECORDS BOOK 8380, PAGE 321.
  - NOTICE OF COMMENCEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8407, PAGE 527.
  - RIGHT OF WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 173, PAGE 433 AND RELEASED IN OFFICIAL RECORDS BOOK 8619, PAGE 685.
  - RIGHT OF WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 288, PAGE 327 AND RELEASED IN OFFICIAL RECORDS BOOK 8619, PAGE 683.
  - UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 875. [THE WORK ORDER DEFINING THE SPECIFIC LOCATION OF THE EASEMENT DOES NOT APPEAR TO BE INCLUDED WITH THE RECORDED INSTRUMENT]
  - RIGHT-OF-WAY AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6123, PAGE 1155.
  - RESOLUTION 2021-20 AS RECORDED IN OFFICIAL RECORDS BOOK 7448, PAGE 1653.
  - RELOCATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6849, PAGE 1896.
  - PERPETUAL UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6858, PAGE 765.
  - DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6933, PAGE 1904 AND BOOK 6933, PAGE 1917.
  - RESTRICTIVE COVENANTS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 7103, PAGE 337 AND AMENDED IN BOOK 7351, PAGE 1651.
  - ASSIGNMENT OF TRANSPORTATION IMPACT FEE CREDITS RECORDED IN BOOK 8469, PAGE 888 AND BOOK 8477, PAGE 1387.
  - ENVIRONMENTAL PERMITS AS RECORDED IN OFFICIAL RECORDS BOOK 6773, PAGE 588 AND BOOK 8381, PAGE 1932.
- ALL OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- SEPARATE INSTRUMENTS SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN OFFICIAL RECORDS BOOK 8634, PAGE 1772.
- ALL BEARINGS ALONG CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

## 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 \_\_\_\_ 2025.

ATTES:

\_\_\_\_\_  
SEAN LANIER, P.E.  
CITY ENGINEER

\_\_\_\_\_  
KEVIN LOPEZ  
CHAIRMAN

## 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 \_\_\_\_ 2025.

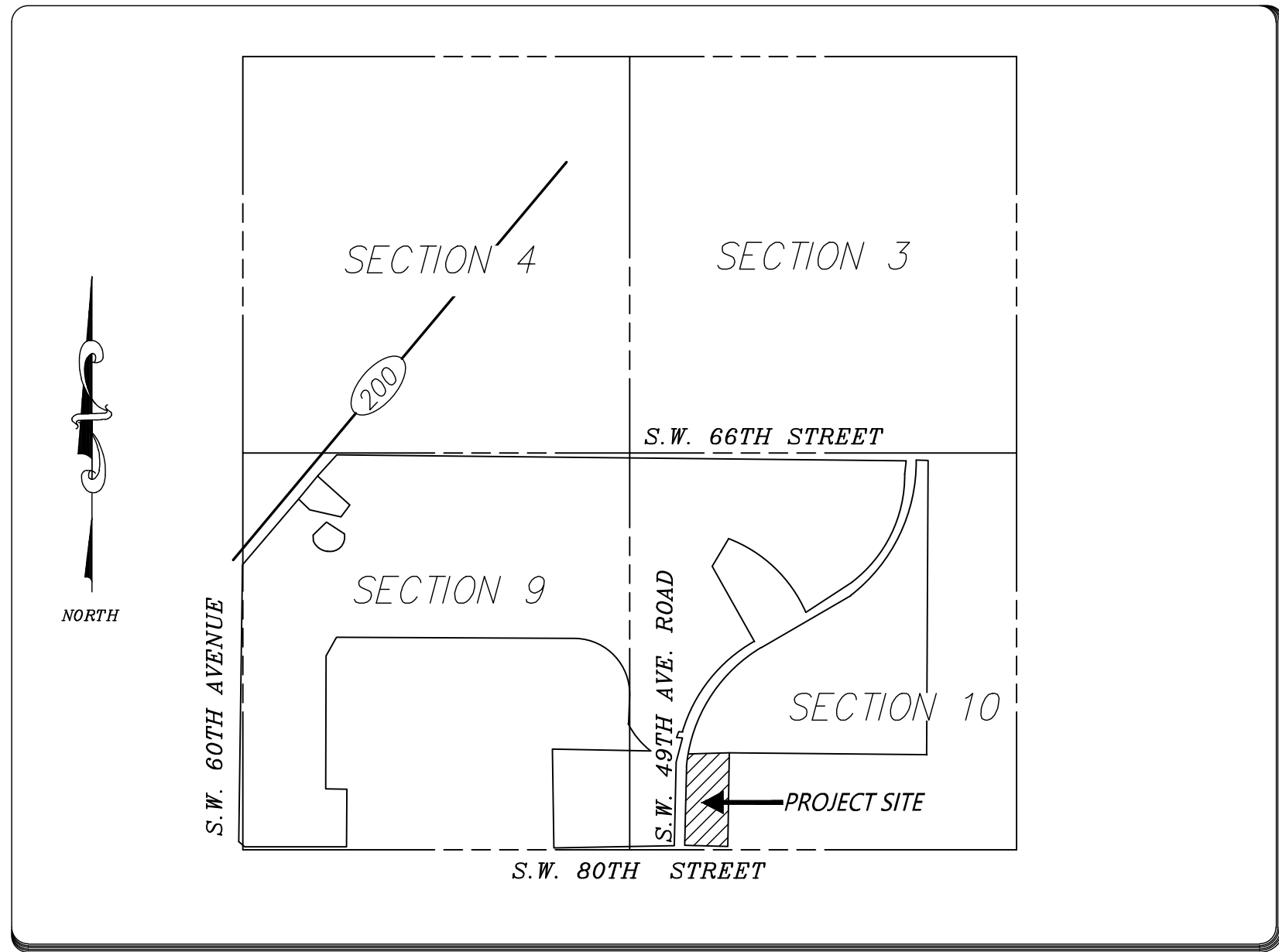
ATTES:

\_\_\_\_\_  
ANGEL B. JACOBS  
CITY CLERK

\_\_\_\_\_  
KRISTEN M. DREYER  
PRESIDENT, CITY COUNCIL

COUNCIL SEAL:

## LOCATION MAP NOT TO SCALE



ADVISORY NOTICE:  
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.

## DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 9 S.89°58'15"E., 2,643.55 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 S.89°14'12"E., 1313.57 FEET; THENCE N.00°36'16"E., 81.18' TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY N.89°36'20"W., 592.57 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG THE EASTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) THE FOLLOWING TWO (2) COURSES: (1) N.00°34'55"E., 889.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 11°52'03", AND A CHORD BEARING AND DISTANCE OF N.06°29'39"E., 417.23 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.98 FEET TO A POINT OF CUSP A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°42'13", AND CHORD BEARING AND DISTANCE OF S.38°25'26"E., 38.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.38 FEET TO A POINT OF TANGENCY; THENCE S.89°16'33"E., 266.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°42'16", AND A CHORD BEARING AND DISTANCE OF S.70°55'25"E., 78.71 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, DISTANCE OF 80.08 FEET TO END OF SAID CURVE; THENCE S.89°26'18"E., 185.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE EASTERLY BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, S.00°38'06"W., 1,246.75 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 17.11 ACRES, MORE OR LESS.

## CITY ATTORNEY APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED AS TO FORM AND LEGALITY ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2025.

\_\_\_\_\_  
BY: WILLIAM E. SEXTON  
CITY ATTORNEY

## CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "WINDING OAKS RESIDENTIAL PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_, 2025, 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 OF REVIEW:

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 FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_ 2025.

\_\_\_\_\_  
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 KL WINDING OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "WINDING OAKS RESIDENTIAL PHASE 2", 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:

- TO THE CITY OF OCALA, A MUNICIPAL SUBDIVISION OF THE STATE OF FLORIDA, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
  - ALL RIGHTS-OF-WAY AS SHOWN HEREON AS TRACT "A"; TO BE CONVEYED IN FEE SIMPLE TO THE CITY OF OCALA FOR USE AS A PUBLIC RIGHTS-OF-WAY. SUBJECT TO THE CITY'S APPROVAL AND ACCEPTANCE PROCESS, THE CITY OF OCALA SHALL HAVE THE RIGHT AND OBLIGATION TO OPERATE AND MAINTAIN TRACT "A".
  - THE CITY OF OCALA IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON ALL DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREON 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.
- TO THE WINDING OAKS PHASE TWO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("THE HOA"), THE FOLLOWING:
  - TRACTS "B" AND "C" AS SHOWN HEREON, TO BE CONVEYED IN FEE SIMPLE TO THE HOA AS PRIVATE COMMON AREA FOR THE OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE RETENTION, STORMWATER IMPROVEMENTS, UTILITIES, LANDSCAPING, BUFFERS, OPEN SPACE, AND SIGNAGE. AN EASEMENT IS HEREBY GRANTED TO THE PUBLIC BY THE DEVELOPER WHICH PROVIDES VOLUME IN THE DRAINAGE RETENTION AREAS FOR STORAGE AND DISPOSAL OF RUNOFF FROM PUBLIC RIGHTS OF WAY LOCATED WITHIN THE DRAINAGE BASIN.
- TO SECO ELECTRIC:
  - THAT THE PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON ARE GRANTED TO SECO ENERGY FOR INGRESS AND EGRESS, AND THE INITIAL INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF ELECTRICAL FACILITIES AND EQUIPMENT.
  - AN ELECTRIC UTILITY EASEMENT OVER AND ACROSS THE 10 FOOT PUBLIC UTILITY EASEMENT (PUE) SHOWN HEREON AND BEING ALONG THE FRONT OF ALL LOTS AND ADJACENT TO ALL RIGHTS-OF-WAYS; AND WITHIN ALL TRACTS.
- TO BLUE STREAM COMMUNICATIONS:
  - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO BLUE STREAM COMMUNICATIONS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.
- THE UTILITY EASEMENTS SHOWN OR NOTED HEREON ARE GRANTED TO THE HOA AND TO PUBLIC UTILITY PROVIDERS FOR THE INITIAL 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 UPON ACCEPTANCE BY THE CITY OF OCALA GRANTED TO THE SAME, AND BEING FURTHER RESERVED FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS MAY BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.

WITNESSES:

\_\_\_\_\_  
WITNESS SIGNATURE

\_\_\_\_\_  
PRINT NAME:

\_\_\_\_\_  
WITNESS SIGNATURE

\_\_\_\_\_  
PRINT NAME:

DEVELOPER AND OWNER:  
KL WINDING OAKS LLC  
BY: THE KOLTER GROUP LLC, ITS MANAGER  
ADDRESS: 105 N.E. 1ST STREET  
DELRAY BEACH, FL 33444

BY: \_\_\_\_\_  
JAMES HARVEY  
ITS: AUTHORIZED SIGNATORY

## NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_, 2025, BY \_\_\_\_ HE EITHER (A) \_\_\_\_ IS PERSONALLY KNOWN TO ME, OR (B) \_\_\_\_ HAS PRODUCED \_\_\_\_ AS IDENTIFICATION.

☐ PERSONALLY KNOWN BY ME, OR  
☐ PRODUCED IDENTIFICATION \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC: SIGNATURE

\_\_\_\_\_  
NAME: NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NUMBER: \_\_\_\_\_  
COMMISSION EXPIRATION: \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

\_\_\_\_\_  
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

SURVEYOR SEAL:





# WINDING OAKS RESIDENTIAL PHASE 2

## A PLANNED DEVELOPMENT

PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST

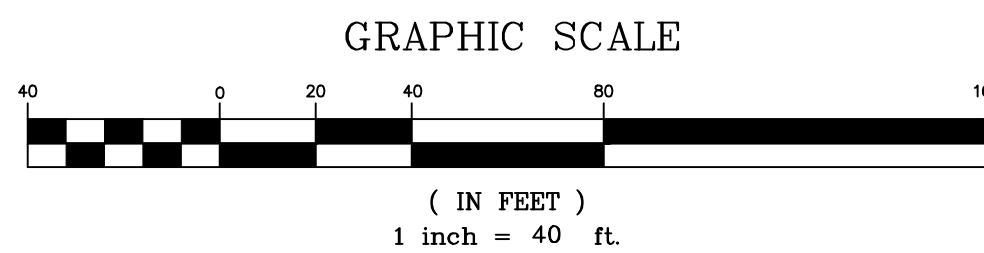
CITY OF OCALA,  
MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_ PAGE \_\_\_\_  
SHEET 3 OF 4

- LEGEND** UNLESS OTHERWISE NOTED
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  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING
  - ℄ = CENTERLINE OF RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
  - R/W = RIGHT OF WAY LINE
  - LB = LICENSE BUSINESS
  - LS = LAND SURVEYOR
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - P.T. = POINT OF TANGENCY
  - L.E. = LANDSCAPE EASEMENT
  - A.E. = ACCESS EASEMENT
  - IRF = FOUND IRON ROD
  - CMF = FOUND CONCRETE MONUMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - AC. = ACRES
  - (NR) = NOT RADIAL
  - (8,000) = SQUARE FOOTAGE AREA
  - = 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 (P.R.M. JCH LB 8071)
  - ⊙ = PERMANENT CONTROL POINT  
SET NAIL & DISC (P.C.P. LB 8071)
  - = PERMANENT REFERENCE MONUMENT  
FOUND NAIL (NO IDENTIFICATION)

REMAINING PORTION OF  
PARCEL ID: 35512-002-00  
OWNER: KL WINDING OAKS LLC  
NOT PLATTED

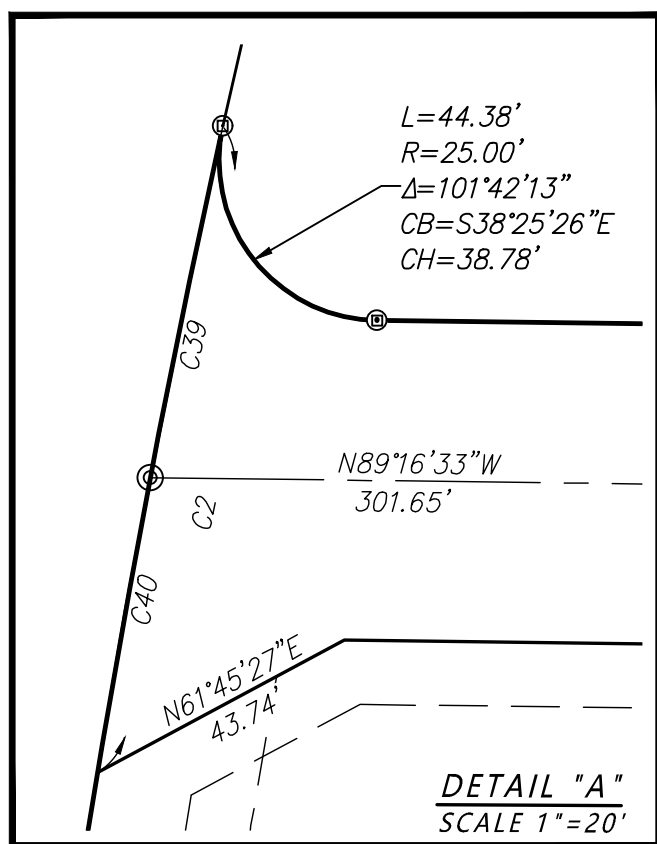
NORTHEAST CORNER OF THE  
SOUTHWEST 1/4, OF THE SOUTHWEST  
1/4 OF SECTION 10, TOWNSHIP 16  
SOUTH, RANGE 21 EAST  
FOUND 4"x4" CONCRETE  
MONUMENT (LB 1108)



### NOTE:

THIS PLAT IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, NOTES, DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT/TRACT DIMENSIONS SEE SHEETS 3 AND 4.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	315.08'	2018.00'	008°56'45"	314.76'	N05°58'00"E
C2	102.91'	2018.00'	002°55'18"	102.89'	N10°58'01"E
C3	156.92'	100.00'	089°54'39"	141.31'	S44°19'13"E
C6	78.54'	50.00'	090°00'00"	70.71'	N45°38'06"E
C7	117.69'	75.00'	089°54'39"	105.98'	S44°19'13"E
C8	39.27'	25.00'	090°00'00"	35.36'	S45°38'06"W
C9	5.14'	75.00'	003°55'46"	5.14'	S88°40'13"W
C10	32.46'	75.00'	024°48'01"	32.21'	S74°18'20"W
C11	32.46'	75.00'	024°48'01"	32.21'	S49°30'19"W
C12	32.46'	75.00'	024°48'01"	32.21'	S24°42'18"W
C13	15.28'	75.00'	011°40'11"	15.25'	S06°28'12"W
C14	39.27'	25.00'	090°00'00"	35.36'	N45°38'06"E
C15	39.25'	25.00'	089°56'48"	35.34'	N44°23'30"W
C16	39.27'	25.00'	090°00'01"	35.36'	N45°34'55"E
C17	0.02'	25.00'	000°03'12"	0.02'	N89°21'54"W
C18	39.27'	25.00'	090°00'00"	35.36'	N44°21'54"W
C29	20.16'	125.00'	009°14'34"	20.14'	N03°59'11"W
C30	42.51'	125.00'	019°28'59"	42.30'	N18°20'58"W
C31	53.41'	125.00'	024°28'50"	53.00'	N40°19'52"W
C32	39.27'	25.00'	090°00'00"	35.36'	N45°38'06"E
C33	39.27'	25.00'	090°00'00"	35.36'	S44°21'54"E
C37	45.03'	2018.00'	001°16'43"	45.03'	S11°47'19"W
C38	31.30'	550.00'	003°15'37"	31.29'	N46°58'24"E
C39	56.09'	2018.00'	001°35'33"	56.08'	S11°37'54"W
C40	46.82'	2018.00'	001°19'45"	46.82'	S10°10'15"W



# WINDING OAKS RESIDENTIAL PHASE 2

A PLANNED DEVELOPMENT

PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST

CITY OF OCALA,

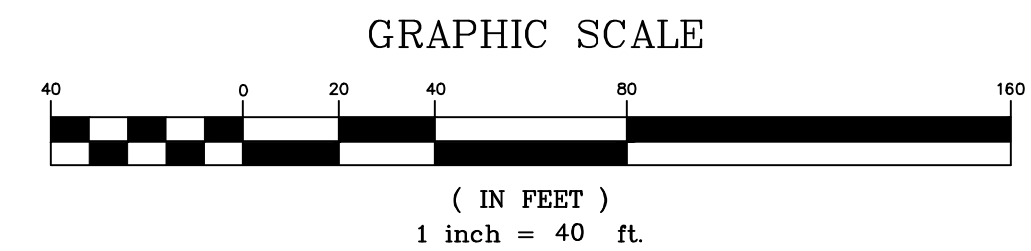
MARION COUNTY, FLORIDA

## LEGEND

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  - = PERMANENT REFERENCE MONUMENT  
FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - ⊙ = PERMANENT REFERENCE MONUMENT  
SET 5/8" IRON ROD & CAP (P.R.M. JCH LB 8071)
  - ⊙ = PERMANENT CONTROL POINT  
SET NAIL & DISC (P.C.P. LB 8071)
  - = PERMANENT REFERENCE MONUMENT  
FOUND NAIL (NO IDENTIFICATION)

## NOTE:

THIS PLAT IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, NOTES, DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT/TRACT DIMENSIONS SEE SHEETS 3 AND 4.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°34'55"W	15.00
L2	S89°36'20"E	27.00

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	78.54'	50.00'	090°00'00"	70.71'	N45°38'06"E
C5	78.54'	50.00'	090°00'00"	70.71'	N44°21'54"W
C14	39.27'	25.00'	090°00'00"	35.36'	N45°38'06"E
C15	39.25'	25.00'	089°56'48"	35.34'	N44°23'30"W
C16	39.27'	25.00'	090°00'01"	35.36'	N45°34'55"E
C17	0.02'	25.00'	000°03'12"	0.02'	N89°21'54"W
C18	39.27'	25.00'	090°00'00"	35.36'	N44°21'54"W
C19	3.95'	75.00'	003°01'01"	3.95'	N00°52'24"W
C20	31.29'	75.00'	023°54'19"	31.07'	N14°20'04"W
C21	31.29'	75.00'	023°54'19"	31.07'	N38°14'23"W
C22	31.29'	75.00'	023°54'19"	31.07'	N62°08'42"W
C23	19.98'	75.00'	015°16'02"	19.93'	N81°43'53"W
C24	3.54'	75.00'	002°42'17"	3.54'	N89°16'58"E
C25	31.29'	75.00'	023°54'19"	31.07'	N75°58'40"E
C26	31.29'	75.00'	023°54'19"	31.07'	N52°04'21"E
C27	31.29'	75.00'	023°54'19"	31.07'	N28°10'02"E
C28	20.39'	75.00'	015°34'46"	20.33'	N08°25'29"E
C34	39.27'	25.00'	090°00'00"	35.36'	N45°38'06"E
C35	39.27'	25.00'	090°00'00"	35.36'	N44°21'54"W

