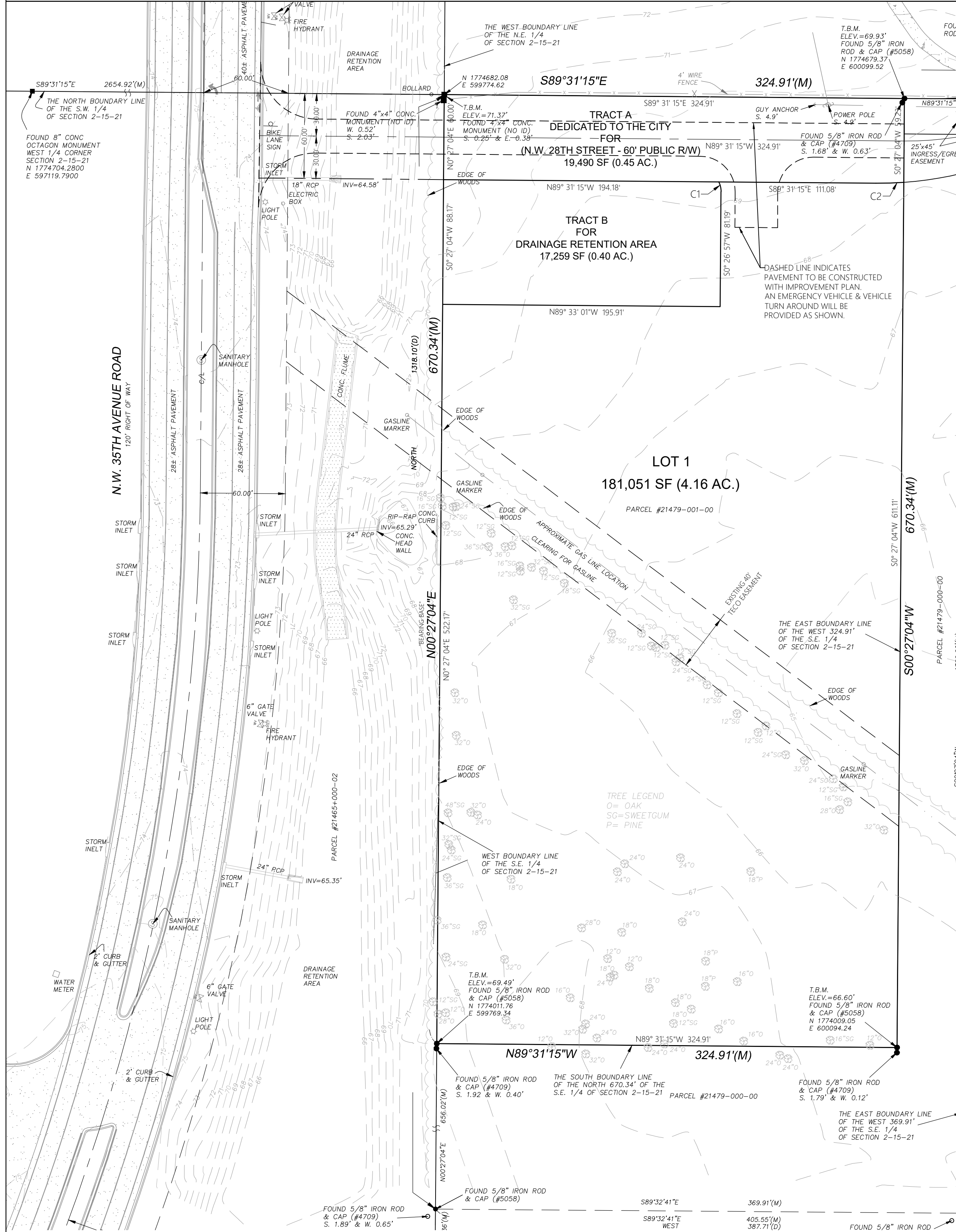
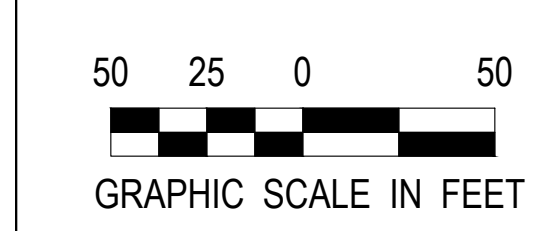


MY 3 ROSE COMMERCIAL DEVELOPMENT - CONCEPTUAL PLAN



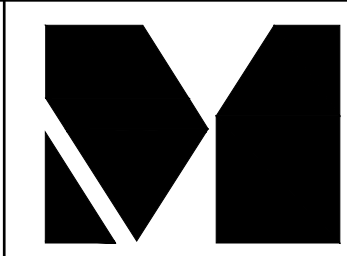
PROPOSED CONCEPTUAL PLAN: SCALE: 1" = 50'



DATE:	REVISION DESCRIPTION:
1-10-23	RESPONSE TO RAI CITY SUBMITTAL 1
03-10-23	RESPONSE TO RAI CITY SUBMITTAL 2



SCALE: 1" = 50'



MASTROSERIO ENGINEERING, INC
 CIVIL * ENVIRONMENTAL * SITE DESIGN
 170 SE 32ND PLACE
 OCALA, FL 34471
 PH: (352) 433-2185
 PAOLO@MASTROSERIOENG.COM

ACCESS NOTE:
 ACCESS WILL BE PROVIDED FROM FUTURE N.W. 28TH STREET WHICH IS PROPOSED TO BE CONSTRUCTED ALONG THE NORTH SIDE OF PROPERTY.

LOT 1 ACCESS WILL BE FROM FUTURE N.W. 28TH STREET.

DRAINAGE NOTE:
 TRACT B IS A PROPOSED D.R.A. IN ORDER TO PROVIDE WATER QUANTITY AND QUALITY FOR N.W. 28TH STREET. LOT 1 WILL DRAIN TO PROPOSED ON-SITE DRAINAGE RETENTION AREAS.

PROPOSED DEVELOPMENT:
 AN EXISTING LOT SPLIT, A PORTION OF THE PARCEL TO BE DEDICATED TO THE CITY OF OCALA FOR NW 28TH STREET (TRACT A) AND A DRAINAGE RETENTION AREA (TRACT B). THE REMAINING PARCEL (LOT 1) WILL BE DEVELOPED AS FOLLOWS:
 COMMERCIAL BUILDINGS WITH ASSOCIATED CONCRETE, ALL UNDERGROUND AND UTILITIES, SIGNING AND STRIPING AND DRAINAGE CONVEYANCE SYSTEMS. ALL IMPROVEMENTS IN THIS DEVELOPMENT PLAN SHALL BE CONSTRUCTED, AS-BUILT, AND SUBMITTED TO THE PROJECT ENGINEER & APPLICABLE AGENCIES FOR FINAL APPROVAL.
 THE REMAINING PARCEL WILL NOT BE SUBDIVIDED. EACH BUILDING UNIT WILL BE LEASED.

LOT BREAKDOWN:
 THE PROVIDED PLAN SHEET SHOWS AN EXISTING 217,800 S.F. PROPERTY TO BE SEPARATED INTO ONE FEE SIMPLE LOT FOR FUTURE COMMERCIAL DEVELOPMENT AND A PORTION OF THE PARCEL DEDICATED TO THE CITY FOR ROAD RIGHT-OF-WAY AND DRAINAGE RETENTION AREA. THE PROPOSED TRACTS A & B AND LOT 1 ARE DIMENSIONED AS SHOWN ON THE PLAN.

DESCRIPTION: PER SURVEY
 THE NORTH 670.34 FEET OF THE WEST 324.91 FEET OF THE FOLLOWING:
 COMMENCING AT A POINT 2243.49 FEET WEST OF NORTHEAST CORNER OF NORTH 1/2 OF SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE RUN SOUTH PARALLEL WITH EAST BOUNDARY OF SECTION 1319.22 FEET TO SOUTH BOUNDARY LINE OF NORTH 1/2 OF SE 1/4; THENCE WEST 387.71 FEET TO QUARTER SECTION LINE RUNNING NORTH AND SOUTH THROUGH CENTER OF SECTION; THENCE NORTH ALONG SAID QUARTER SECTION LINE 1318.1 FEET TO NORTHWEST CORNER OF NORTH 1/2 OF SE 1/4 THENCE EAST 389.91 FEET TO POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 25 FEET OF THE FOLLOWING COMMENCING AT A POINT 2243.49 FEET WEST OF NORTHEAST CORNER OF NORTH 1/2 OF SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE RUN SOUTH PARALLEL WITH EAST BOUNDARY OF SECTION 1319.22 FEET TO SOUTH BOUNDARY LINE OF NORTH 1/2 OF SE 1/4; THENCE WEST 387.71 FEET TO QUARTER SECTION LINE RUNNING NORTH AND SOUTH THROUGH CENTER OF SECTION; THENCE NORTH ALONG SAID QUARTER SECTION LINE 1318.1 FEET TO NORTHWEST CORNER OF NORTH 1/2 OF SE 1/4 THENCE EAST 389.91 FEET TO POINT OF BEGINNING.

PROPOSED DESCRIPTION AND DEDICATION ON SITE PLAN:
 LEGAL DESCRIPTION: PARCEL # 21479-001-00
 THE UNDERSIGNED, AS OWNER (DEVELOPER) OF ALL THE LANDS AND REFERRED TO MY 3 ROSE AND DESCRIBED IN THE LEGAL DESCRIPTION ABOVE, DEDICATES THE FOLLOWING:
 1. TRACTS A & B WILL BE DEDICATED TO THE CITY FOR THE USE OF A PUBLIC ROAD AND A DRAINAGE RETENTION AREA.

TRAFFIC STATEMENT (ENTIRE SITE):
 BASED ON I.T.E. CODE 130 (INDUSTRIAL PARK), THIS DEVELOPMENT WILL GENERATE 148 AVERAGE DAILY TRIPS, 17 A.M. & 17 P.M. PEAK HOUR TRIPS. TRIP COUNTS BASED ON FITTED CURVE EQUATION FOR 1,000 SF GRAASS FLOOR AREA

I.T.E. CODE	DESCRIPTION	BLDG. AREA	AVERAGE DAILY TRIPS	P.M. PEAK HOUR TRIPS
130		43,560 SF	148 TRIPS	17 TRIPS

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.16	15.00	27.34	N13° 40' 10"W	7.09
C2	19.67	250.00	4.51	N88° 13' 31"E	19.66

SIDEWALK WAIVER NOTE:
 AS DISCUSSED WITH STAFF, DUE TO THE LIMITED AMOUNT OF RIGHT OF WAY, THE SIDEWALK CAN ONLY BE PLACED ON ONE SIDE OF THE ROAD. THE SIDEWALK WILL BE SHOWN ON THE IMPROVEMENT PLAN. A SIDEWALK WAIVER REQUEST WILL BE PROVIDED WITH THE IMPROVEMENT PLAN SUBMITTAL.

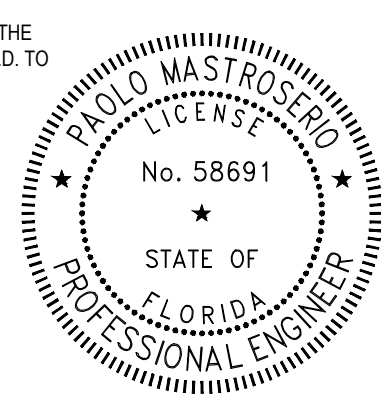
ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE PROPOSED DRAINAGE FACILITIES ARE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS, THAT THE ADJACENT PROPERTIES WILL BE PROTECTED FROM STORM WATER DAMAGE RESULTING FROM THIS DEVELOPMENT, THAT SIGHT DISTANCES COMPLY WITH THE CITY OF OCALA LAND DEVELOPMENT CODE, AND THAT THIS PLAN MEETS THE REQUIREMENTS OF THE APPROPRIATE WATER MANAGEMENT DISTRICT AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

IF DIGITALLY SIGNED AND SEALED:
 PAOLO MASTROSERIO, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 58691. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PAOLO MASTROSERIO, P.E. ON THE DATE SHOWN HEREON. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

IF PRINTED SIGNED AND SEALED:
 I HEREBY CERTIFY THAT THESE PLANS MEET THE REQUIREMENTS OF THE APPLICABLE LOCAL GOVERNMENT AGENCY, F.D.O.T., F.O.P.E. AND W.M.D. TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____
 PAOLO MASTROSERIO, P.E. 58691
 MASTROSERIO ENGINEERING, INC. CA#26159
 170 SE 32ND PLACE
 OCALA, FL 34471



OPERATION & MAINTENANCE:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

AS REQUIRED BY THE WATER MANAGEMENT DISTRICT (WMD), WE ARE ADVISING YOU THAT YOU AND YOUR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PROPOSED DRAINAGE FACILITIES FOR THE ABOVE REFERENCED PROJECT. THE SWALES AND/OR DRAINAGE RETENTION FACILITIES SHALL BE MOWED ON A REGULAR BASIS AND ANY EROSION SHALL BE REPAIRED AND SODDED IMMEDIATELY UPON DISCOVERY. ANY TRASH OR DEBRIS SHALL BE REMOVED FOLLOWING EACH STORM. ALL DRAINAGE STRUCTURES SHALL BE INSPECTED EVERY SIX (6) MONTHS TO DETERMINE THE NEED FOR ANY REPAIR OR CLEARANCE OF SEDIMENT. SEDIMENT SHOULD BE REMOVED FROM THE PONDS WHEN IT ACCUMULATES TO A POINT AT WHICH STORAGE VOLUMES ARE REDUCED BELOW DESIGN LEVELS.

IN ADDITION, YOU OR YOUR DESIGNATED REPRESENTATIVE SHALL INSPECT THE SWALES AND/OR DRAINAGE RETENTION FACILITIES MONTHLY AND FOLLOWING HEAVY RAINFALL FOR THE FORMATION OF SNIKHOLES. SHOULD A SNIKHOLE FORM, YOU MUST FOLLOW ALL APPLICABLE PROCEDURES IN ACCORDANCE WITH WATER MANAGEMENT DISTRICT CRITERIA. AT SUCH TIME, YOU MUST ALSO NOTIFY THE PROJECT ENGINEER AND WMD WITHIN 48 HOURS OF DISCOVERY OF SAID SNIKHOLE, AND SUBMIT A DETAILED REPAIR PLAN FOR WRITTEN APPROVAL WITHIN 30 DAYS OF SAID DISCOVERY. ANY CHANGES TO THE TYPICAL SINK CHIMNEY REPAIR DETAIL, AS SHOWN ON THE ENGINEERING PLANS, SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

DATE: _____
 LALGIE LAKERAM
 5680 SW 150TH LN
 OCALA, FLORIDA 34473
 PHONE: (352) 387-1597

- GENERAL NOTES:** AS APPLICABLE
- THE BOUNDARY & TOPOGRAPHIC SURVEY & TREE WAS PROVIDED BY MILAM LAND SURVEYING INC.
 - COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.
 - DRIVEWAYS IN THIS DEVELOPMENT SHALL BE PRIVATE. THE TYPICAL PAVEMENT WIDTH, SIGNAGE & STRIPING SHALL BE PROVIDED AS SHOWN ON THESE PLANS.
 - ALL PAVEMENT IN THIS DEVELOPMENT WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR/24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS.
 - UNITS ACCESSED FROM PROPOSED DRIVEWAY/ROADWAY AS SHOWN ON PLANS.
 - A TRAFFIC STUDY IS NOT REQUIRED. SEE TRAFFIC STATEMENT.
 - ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS.
 - THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACE AS SHOWN ON THESE PLANS.
 - THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.
 - MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
 - AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REVIEW AGENCIES INVOLVED IN THIS PROJECT.
 - AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE REVIEW AGENCIES, AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.
 - ALL SIGNAGE MUST COMPLY WITH CHAPTER 110 OF THE CODE OF ORDINANCES AND WILL BE APPROVED AND PERMITTED SEPARATELY FROM THE SITE PLAN.
 - NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A 'SITE PERMIT' FROM THE CITY. CALL THE CITY GROWTH MANAGEMENT DEPARTMENT @ (352) 629-8421 TO SCHEDULE THE PRE-CONSTRUCTION MEETING WHICH MUST BE HELD BEFORE INSTALLING ANY REQUIRED EROSION CONTROLS OR OBTAINING ANY SITE PERMITS.

- WATER AND SEWER CONSTRUCTION NOTES:** AS APPLICABLE
- WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF OCALA UTILITY DIVISION, AND THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE. ON-SITE WATER MAINS AND SERVICES TO BE MAINTAINED BY THE OWNER.
 - SEWAGE COLLECTION SHALL BE PROVIDED BY THE CITY OF OCALA UTILITY DIVISION, AND THE COLLECTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE. ON-SITE GRAVITY SEWER MAINS AND SERVICES AND PUMP STATIONS TO BE MAINTAINED BY THE OWNER.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF OCALA STANDARDS, VOLUME III, CITY STANDARD SPECIFICATIONS.
 - ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS. LDR102-312, 312-217(R)(CC)
 - FIRE HYDRANT LOCATIONS MEET CODE & ARE SHOWN ON THESE PLANS. ALL FIRE HYDRANTS AND APPARATUS MUST COMPLY WITH FFPC SECTION 3-5.6 & SECTION 3-7.1 WHEN APPLICABLE. PUBLIC FIRE HYDRANTS TO BE FACTORY PAINTED RED. PRIVATE FIRE HYDRANTS TO BE FACTORY PAINTED YELLOW.
 - INFO ONLY - CONNECTION CHARGES:
 WATER: (2) - 58' METERS PROPOSED - CONNECT TO PROPOSED SYSTEM
 SEWER: CONNECT TO EXISTING SYSTEM IN NW 35TH AV RD.
 IRRIGATION METER: N/A
 IMPACT FEES: TO BE DETERMINED BY THE BUILDING DEPARTMENT
 - ESTIMATED WATER USAGE = 1500 GPD
 - ESTIMATED IRRIGATION USAGE = N/A
 - ESTIMATED SEWER USAGE = 1200 GPD
 - ALL EXISTING AND PROPOSED WATER, SEWER, OR REUSE APPURTENANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE C.O.

- TREE SURVEY & TREE PRESERVATION NOTE:**
 AT THIS TIME, ONLY A PORTION OF THE SITE HAS A TREE SURVEY. A FULL TREE SURVEY WILL BE PROVIDED WITH THE IMPROVEMENT PLAN SUBMITTAL. THE TREE PRESERVATION CALCULATIONS WILL BE PROVIDED WITH IMPROVEMENT PLAN AND SITE PLAN SUBMITTAL. AT A MINIMUM, 1 SHADE TREE PER 7,500 S.F. WILL BE PROVIDED OR MITIGATED PER CODE. THE EXISTING GAS LINE EASEMENT WILL NOT BE INCLUDED IN THE TREE PRESERVATION CALCULATIONS.
- (TRACT A & B = 181,051 SF / 17,500 = 24 SHADE TREES)
 (LOT 1 = 181,051 SF - 16,219 S.F. GAS EASEMENT / 7,500 = 22 SHADE TREES)
- ITEMS REQUIRED PRIOR TO C.O.:**
- AS-BUILT
 - PROJECT COMPLETION CERTIFICATION

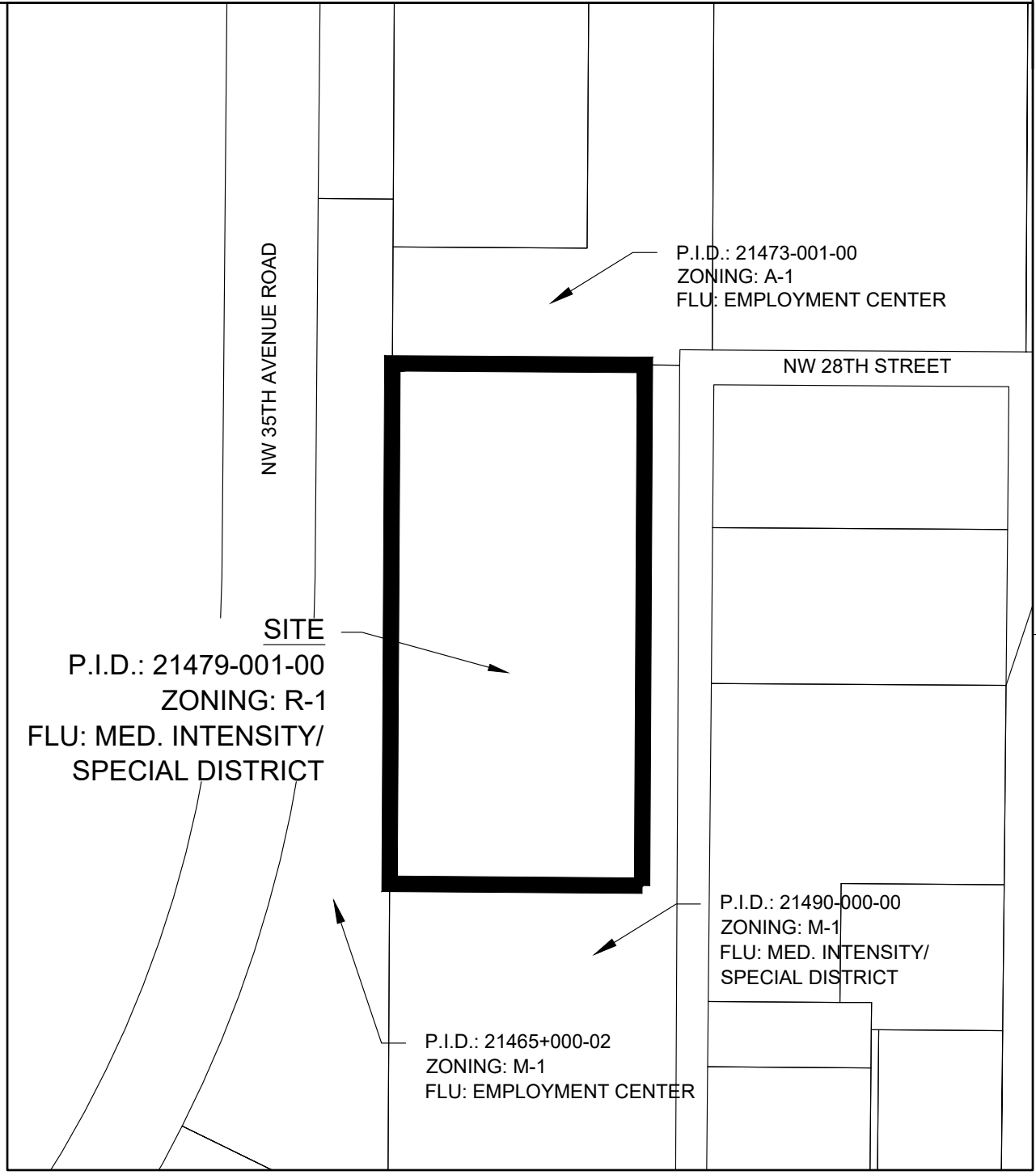
- ITEMS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE:**
- TBD

OPERATION & MAINTENANCE NOTE:
 ALL BUILDINGS, PAVEMENT & DRAINAGE COLLECTION SYSTEMS ON LOT 1 SHALL BE OPERATED AND MAINTAINED BY THE OWNER. TRACTS 1 & 2 WILL BE DEDICATED TO THE CITY OF OCALA.

PRE SITE MEETING GENERAL NOTE:
 PRIOR TO CONSTRUCTION, A PRE-SITE MEETING WILL BE REQUIRED ON THIS SITE.

NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A 'SITE PERMIT' FROM THE CITY. CALL THE CITY GROWTH MANAGEMENT DEPARTMENT @ (352) 629-8421 TO SCHEDULE THE PRE-CONSTRUCTION MEETING WHICH MUST BE HELD BEFORE INSTALLING ANY REQUIRED EROSION CONTROLS OR OBTAINING ANY SITE PERMITS.

- SANITATION IMPACT FEE NOTE:**
 COMMERCIAL SOLID WASTE IMPACT FEE SHALL BE CALCULATED, DUE, AND PAYABLE WITHIN 30 DAYS OF PERMANENT ELECTRIC SERVICE. THE COMMERCIAL IMPACT FEE SHALL BE DETERMINED AT THE TIME OF SITE PLAN DEVELOPMENT REVIEW.
- ELECTRIC SERVICE NOTE:**
- THIS DEVELOPMENT WILL BE SERVED BY OCALA ELECTRIC UTILITY (OEU).
 - FOR ALL UNDERGROUND ELECTRIC POWER LINES ON PRIVATE PROPERTY, A TEN (10) FOOT ELECTRIC DISTRIBUTION EASEMENT WILL BE REQUIRED. FOR OVERHEAD CONSTRUCTION, A TWENTY (20) FOOT EASEMENT WILL BE REQUIRED. ALSO, FOR ANY OVERHEAD POWER LINES, BOTH EXISTING AND PROPOSED, A TEN (10) FOOT TREE-TRIMMING EASEMENT WILL BE REQUIRED (SEC.70-585 AND SEC. 70-602).



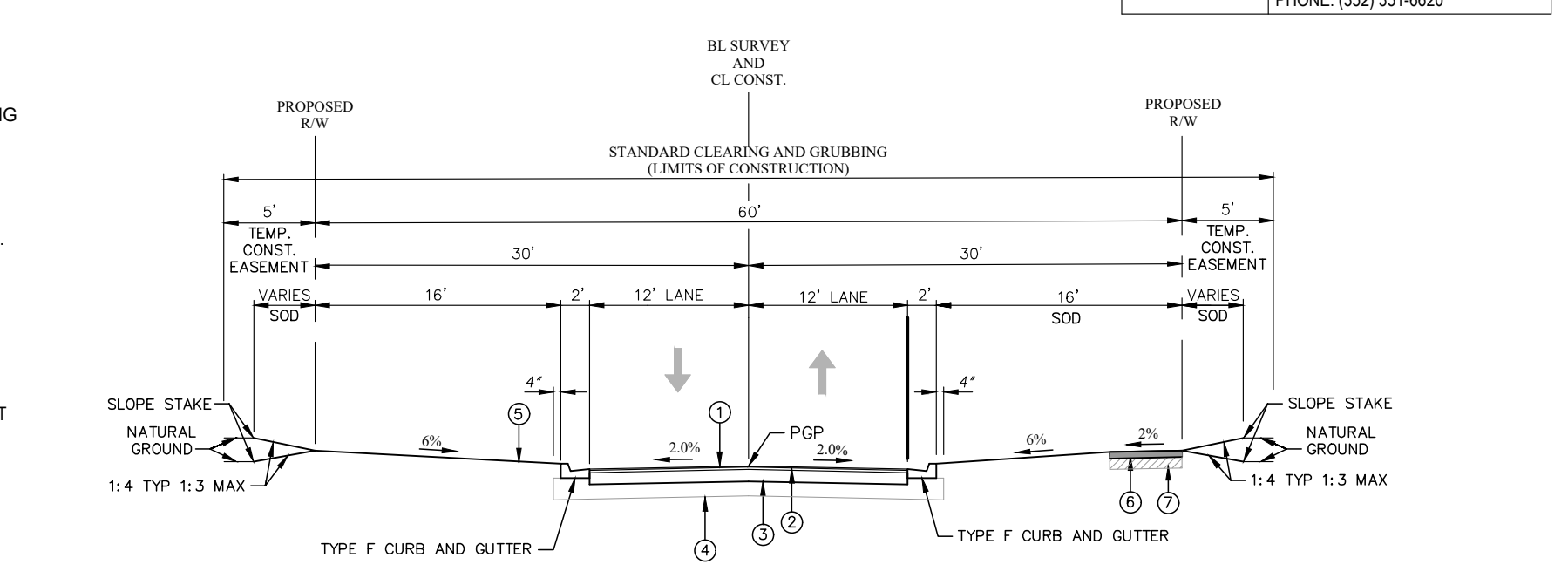
VICINITY MAP
 SCALE: 1" = 200'
 SEC 2, TWP 15 S, RGE 21 E

SITE DATA:

1. PROJECT NAME:	MY 3 ROSE SITE PLAN
2. SITE ADDRESS:	TBD
CONTACT:	LALGIE LAKERAM 5680 SW 150TH LN OCALA, FL 34473
3. PARCEL I.D.:	21479-001-00
4. LAND USE:	MEDIUM INTENSITY / SPECIAL DISTRICT
5. GROSS SITE AREA:	217,800 SF (5.00 AC)
6. EXISTING ZONING:	R-1
7. PROPOSED ZONING:	M-1
8. PRESENT USE:	VACANT
9. DEVELOPED USE:	LIGHT INDUSTRIAL
10. PROPOSED BUILDING INFORMATION:	1 STORY (50' TOTAL HT.)
11. BUILDING SETBACKS:	REQUIRED: 40 FT FRONT: 0 FT SIDE: 10 FT REAR: 0 FT
12. PROPOSED SITE AREAS:	181,051 SF / 4.16 AC. TRACT A R/W DEDICATION (NW 28TH STREET): 19,490 SF / 0.45 AC. TRACT B DRAINAGE RETENTION DEDICATION: 17,259 SF / 0.40 AC.
13. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.	
14. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF OCALA LAND DEVELOPMENT CODE REQUIREMENTS.	36,210 SF (MINIMUM 20%)
15. OPEN SPACE PROVIDED:	

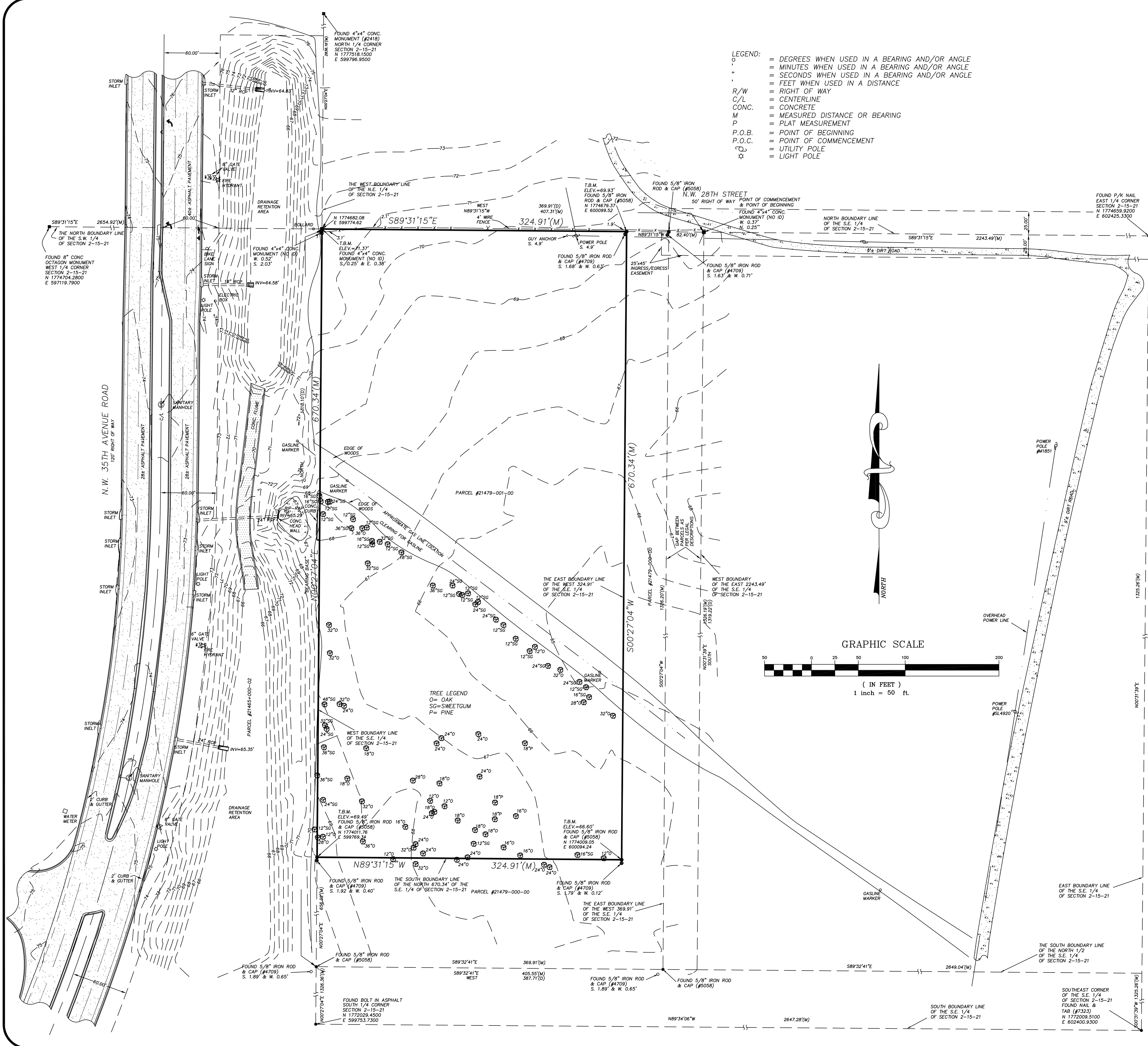
UTILITY/GOVERNING AGENCIES CONTACTS

PLANNING	CITY OF OCALA 201 SE 3RD STREET, 2ND FLOOR OCALA, FLORIDA 34470 PHONE: (352) 629-8313
ZONING	CITY OF OCALA 201 SE 3RD STREET, 2ND FLOOR OCALA, FLORIDA 34470 PHONE: (352) 629-8335
FIRE	CITY OF OCALA FIRE DEPARTMENT 3001 NE 21ST STREET OCALA, FLORIDA 34470 PHONE: (352) 629-8356
BUILDING	CITY OF OCALA 201 SE 3RD STREET, 2ND FLOOR OCALA, FLORIDA 34470 PHONE: (352) 629-8311
GAS	TECO PEOPLES GAS OCALA, FLORIDA PHONE: (352) 0111
ENGINEERING	CITY OF OCALA PUBLIC WORKS 1805 NE 30TH AVENUE, BLDG 600 OCALA, FLORIDA 34470 PHONE: (352) 351-6772
STORM SEWER	
SANITARY SEWER	
WATER	
TRAFFIC	
ELECTRIC	OCALA ELECTRIC UTILITY (OEU) 1805 NE 30TH AVENUE, BLDG 400 OCALA, FLORIDA 34470 PHONE: (352) 351-6620

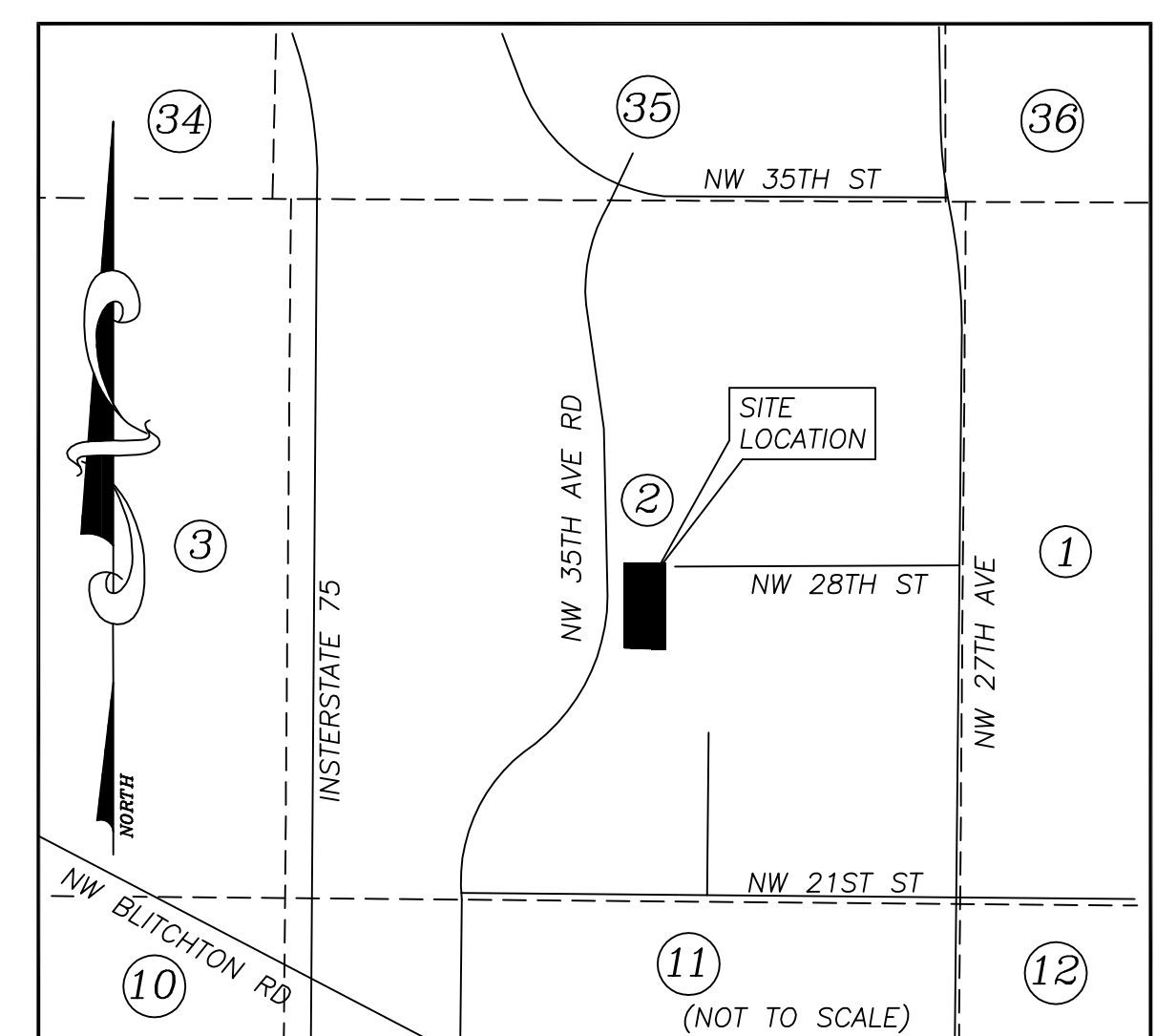


- PAVEMENT DESIGN:**
- FRICITION COURSE: FC-9.5 (1")
 - TYPE SP STRUCTURAL COURSE (TRAFFIC LEVEL C) (2")
 - LENEROCK BASE (LBR 100) (10")
 - TYPE B STABILIZATION (LBR 40 MINIMUM) (12")
 - FRICITION COURSE FC-9.5 (1.5")
 - 5" CONCRETE SIDEWALK
 - TYPE B STABILIZATION (LBR 40 MINIMUM) (6")

SURVEYOR	MILAM LAND SURVEYING, INC. GARV L. MILAM, PSM 2102 N.E. 3RD STREET OCALA, FL 34470 PHONE: (352) 622-7224 EMAIL: OFFICE@MILAMS.COM
OWNER/DEVELOPER	LALGIE LAKERAM 5680 SW 150TH LN OCALA, FL 34470 CONTACT: LALGIE LAKERAM EMAIL: MY3ROSE@AOL.COM
INDEX OF SHEETS:	C1 CONCEPTUAL PLAN S1 SURVEY
PROJECT: MY 3 ROSE COMMERCIAL DEVELOPMENT CITY OF OCALA, FL, SEC 02/TWN 15/RGE 21.: MARION COUNTY, FL	JOB#: 20-04
TITLE: CONCEPTUAL PLAN	SHEET C1 of 1



LEGEND:
 ° = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 ' = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 " = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 ' = FEET WHEN USED IN A DISTANCE
 R/W = RIGHT OF WAY
 C/L = CENTERLINE
 CONC. = CONCRETE
 M = MEASURED DISTANCE OR BEARING
 P = PLAT MEASUREMENT
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 ☉ = UTILITY POLE
 ✕ = LIGHT POLE



LOCATION MAP
 SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

DESCRIPTION:
 THE NORTH 670.34 FEET OF THE WEST 324.91 FEET OF THE FOLLOWING:
 COMMENCING AT A POINT 2243.49 FEET WEST OF NORTHEAST CORNER OF NORTH 1/2 OF SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE RUN SOUTH PARALLEL WITH EAST BOUNDARY OF SECTION 1319.22 FEET TO SOUTH BOUNDARY LINE OF NORTH 1/2 OF SE 1/4; THENCE WEST 387.71 FEET TO QUARTER SECTION LINE RUNNING NORTH AND SOUTH THROUGH CENTER OF SECTION; THENCE NORTH ALONG SAID QUARTER SECTION LINE 1318.1 FEET TO NORTHWEST CORNER OF NORTH 1/2 OF SE 1/4 THENCE EAST 369.91 FEET TO POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 25 FEET OF THE EAST 45 FEET OF THE FOLLOWING: COMMENCING AT A POINT 2243.49 FEET WEST OF NORTHEAST CORNER OF NORTH 1/2 OF SE 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE RUN SOUTH PARALLEL WITH EAST BOUNDARY OF SECTION 1319.22 FEET TO SOUTH BOUNDARY LINE OF NORTH 1/2 OF SE 1/4; THENCE WEST 387.71 FEET TO QUARTER SECTION LINE RUNNING NORTH AND SOUTH THROUGH CENTER OF SECTION; THENCE NORTH ALONG SAID QUARTER SECTION LINE 1318.1 FEET TO NORTHWEST CORNER OF NORTH 1/2 OF SE 1/4 THENCE EAST 369.91 FEET TO POINT OF BEGINNING.

- NOTES:
- 1) BEARING BASED ASSUMED DATUM ALONG THE WEST BOUNDARY LINE OF THE S.E. 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 21 EAST; BEARING BEING N00°27'04"E.
 - 2) SURVEY BASED ON EXISTING MONUMENTATION.
 - 3) DESCRIPTION AS PER O.R. BOOK 6447, PAGE 942, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 - 4) BOUNDARY SURVEY FOR LAKERAM LALGIE.
 - 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
 - 6) UNDERGROUND AND OVERHEAD IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
 - 7) LANDS SHOWN HEREON ARE NOT SUBJECT TO THE FLOOD PRONE AREA AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 12083C 0508 D, DATED AUGUST 28, 2008, AND IS CONSIDERED TO BE IN ZONE "X".
 - 8) REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
 - 9) THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS 1 FOOT IN 10,000 FEET.
 - 10) 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 MILAM LAND SURVEYING, INC.
 - 11) FENCES, SYMBOLS, MONUMENTATION, AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES AND MAY NOT BE SHOWN TO SCALE.
 - 12) ELEVATIONS AND STATE PLANE COORDINATES ARE BASED UPON THE GPS RTK NETWORK DATUM FROM LENGEMANN'S L-NET DATABASE AND HAVE BEEN ESTABLISHED ON THIS SITE BY RTK GPS. THE VERTICAL DATUM IS BASED ON NAVD-88 DATUM AND THE HORIZONTAL DATUM IS BASED ON NAD 83 (2007 ADJUSTMENT).
 - 13) TREE LOCATION OF 8" DIAMETER OR GREATER TREES BETWEEN THE SOUTH BOUNDARY OF GASLINE CLEARING AND THE SOUTH BOUNDARY OF PARCEL.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY L. MILAM P.S.M. #5058
 MILAM LAND SURVEYING, INC. L.B. #6802
 2102 N.E. 3rd STREET
 OCALA, FLORIDA 34470
 (352) 622-7224

ELECTRONIC APPROVAL STAMP AREA

NO.	BY	DATE	REVISION PER CITY COMMENTS
1	GM	1/12/23	

Milam Land Surveying
 PROFESSIONAL SURVEYORS & MAPPERS
 2102 N.E. 3rd STREET, OCALA, FLORIDA 34470
 (352) 622-7224 OFFICE (866) 425-3128 FAX

PROJECT NAME
 BOUNDARY SURVEY FOR:
 LAKERAM LALGIE

DRAWN BY: RAB DATE: 10/1/19
 CHECKED BY: GM BOOK NO.: 211/40-42
 JOB NO.: 19-190