



WEST OAK PLANNED DEVELOPMENT (PD) PLANS

SECTION 01, TOWNSHIP 15, RANGE 21
CITY OF OCALA, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S. 0°06'00" W., ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4, 353.6 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID EAST BOUNDARY, 1016.1 FEET TO A POINT THAT LIES 75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N. 89°33'59" W., PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 105.00 FEET; THENCE N. 0°06'00" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 25.00 FEET; THENCE N. 89°33'59" W., PARALLEL WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 121.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 192.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 35TH STREET, SAID SOUTH RIGHT-OF-WAY LINE LYING 30 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 1; THENCE S. 89°59'42" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1207.93 FEET TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE S. 1°10'49" E., ALONG SAID RIGHT-OF-WAY LINE, 343.02 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, ASSUMED TO BEAR S. 89°59'42" EAST, LESS AND EXCEPT THOSE LANDS DESCRIBED IN BOOK 5690, PAGE 909.

AND

THE SE 1/4 OF THE NW 1/4 AND THE SOUTH 100 FEET OF THE NE 1/4 OF THE NW 1/4, EXCEPT THE NORTH 25 FEET OF THE EAST 105 FEET THEREOF, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA.

AND

THE SW 1/4 OF THE NW 1/4, THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4, THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT OF WAY IN BOOK 1002, PAGE 649 AND BOOK 1003, PAGE 1917, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

THE EAST HALF OF SW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT OF WAY IN DEED BOOK 333, PAGE 14, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

THAT PORTION OF BLOCK J, HOME ACRES SUBDIVISION, LYING SOUTH AND WEST OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, BEING IN THE NORTH 1/2 OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK "D", PAGE 5, IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

COMMENCING AT THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND PROCEED S. 89°03'31" E., ALONG THE SOUTH BOUNDARY LINE OF THE SAID N.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 300 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (BEING 60 FEET WIDE), SAID POINT BEING THE POINT-OF-BEGINNING OF TRACT NO. 1 AS DESCRIBED HEREIN; THENCE CONTINUE S. 89°03'31" E., ALONG SAID SOUTH BOUNDARY LINE OF N.W. 1/4 OF N.W. 1/4, A DISTANCE OF 1294.1 FEET TO A CONCRETE MONUMENT AT THE S.E. CORNER OF THE SAID N.W. 1/4 OF N.W. 1/4; THENCE N. 0°02'29" E., ALONG THE EAST BOUNDARY LINE OF SAID N.W. 1/4 OF N.W. 1/4, A DISTANCE OF 434.0 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY LINE OF A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE S. 87°48'00" W., ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 126.30 FEET TO A CONCRETE MONUMENT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE; THENCE S. 0°22'23" W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 348.33 FEET TO A CONCRETE MONUMENT AT THE POINT-OF-BEGINNING. SAID TRACT NO. 1 LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA; SAID TRACT NO. 1 BEING SUBJECT TO A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT ALONG THE NORTH BOUNDARY THEREOF.

ELECTRICAL NOTES:

- CUSTOMER MUST SUBMIT THE OCALA UTILITY SERVICE (OUS) COMMERCIAL LOAD DATA AND THE OUS GENERAL INFORMATION SHEET TO THE GROWTH MANAGEMENT DEPARTMENT PRIOR TO ANY SITE PERMITS BEING ISSUED. DATA SHEETS MUST BE APPROVED BY OUS ENGINEERING PRIOR TO ANY SITE PERMITS BEING ISSUED. MATERIAL LEAD TIMES MAY CAUSE A DELAY IN OBTAINING SERVICE, IF LOAD DATA IS NOT SUBMITTED AS SOON AS POSSIBLE.
- CUSTOMER MUST CONTACT THE OCALA UTILITY SERVICES ENGINEERING DIVISION AT (352) 351-6620 AT LEAST (6) SIX WEEKS PRIOR TO THE START OF CONSTRUCTION TO DISCUSS PERMANENT SERVICE REQUIREMENTS, TEMPORARY CONSTRUCTION POWER, TRANSFORMER LOCATION, AND METER LOCATION. REFERENCE OUS PD20-0004.
- TREES CAN NOT BE PLANTED AROUND, OVER, OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL.
- FOR ALL UNDERGROUND ELECTRICAL POWER LINES ON PRIVATE PROPERTY, A (10) TEN FOOT ELECTRICAL DISTRIBUTION EASEMENT WILL BE REQUIRED. FOR OVER HEAD CONSTRUCTION, A (20) TWENTY FOOT EASEMENT WILL BE REQUIRED. ALSO, FOR ANY OVERHEAD POWER LINES, BOTH EXISTING AND PROPOSED, A (10) FOOT TREE-TRIMMING EASEMENT WILL BE REQUIRED (SEC. 70-585 AND SEC. 70-602).
- UNDERGROUND ELECTRICAL SERVICE WILL BE AT THE CUSTOMER'S EXPENSE (SEC. 70-584 AND SEC. 70-603).
- ALL ELECTRICAL UTILITY FACILITIES SHALL BE INCLUDED ON THE SITE PLAN PRIOR TO SITE PLAN APPROVAL (INCLUDE YELLOW AND BLACK FACILITY ID NUMBER).
- METER LOCATION WILL BE DESIGNATED BY OCALA UTILITY SERVICES (SEC. 70-587), HOWEVER, DESIRED LOCATION MAY BE NOTED ON SITE PLAN.
- THE REQUESTED SERVICE IS 208 VOLT, 3 PHASE. REQUESTED SERVICE VOLTAGE IS NOT GUARANTEED TO BE SUPPLIED, HOWEVER, OUS WILL TRY TO ACCOMMODATE THE REQUEST WHEN PASSABLE (SEC. 70-585 AND SEC. 70-587).
- STREETLIGHTS, IF REQUIRED, WILL BE ADDED AT A ONE TIME CHARGE TO THE CUSTOMER. ESTIMATED COST WILL BE PROVIDED AS PART OF THE ACTUAL ELECTRICAL SERVICE DESIGN (SEC. 70-624).
- CONSTRUCTION FOR TEMPORARY SERVICE LOCATION TO BE DETERMINED BY OCALA UTILITY SERVICES.
- THE FINAL APPROVED REVISED SITE PLAN IS TO BE EMAILED TO JKERR@OCALAFL.ORG USING THE ABOVE MENTIONED OUS SITE PLAN REFERENCE NUMBER.
- ADDITIONAL REQUIREMENTS ARE CONTAINED I CHAPTER 70, ARTICLE VI AND ARTICLE VII OF THE OCALA CODE OF ORDINANCES.
- ANY INSTALLATION OF BILLBOARDS/SIGNS SHALL COMPLY WITH THE LATEST NESC AND OSHA REGULATIONS PERTAINING TO PROXIMITY TO OVERHEAD POWER LINES. NO BILLBOARDS OR SIGNS SHALL BE PLACED IN ANY ELECTRICAL UTILITY EASEMENT WITH THE PERMISSION OF THE UTILITY.

PARCELS #: 21382-001-00, 21385-000-00, 21385-001-00, 21387-000-00,
21387-001-00, 21418-000-00
PROJECT AREA: 216.75 ACRES

EXISTING LAND USE: MEDIUM INTENSITY/ SPECIAL DISTRICT
FUTURE LAND USE: MI-SD: MEDIUM INTENSITY/ SPECIAL DISTRICT
EX. ZONING: GU: GOVERNMENTAL USE
PROPOSED ZONING: PD: PLANNED DEVELOPMENT



VICINITY MAP
SCALE: 1" = 2,000'

INDEX OF SHEETS

01	COVER SHEET
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14	ARCHITECTURAL STYLES

1 of 5 BOUNDARY SURVEY
(PREPARED BY JCH CONSULTING GROUP, INC.)

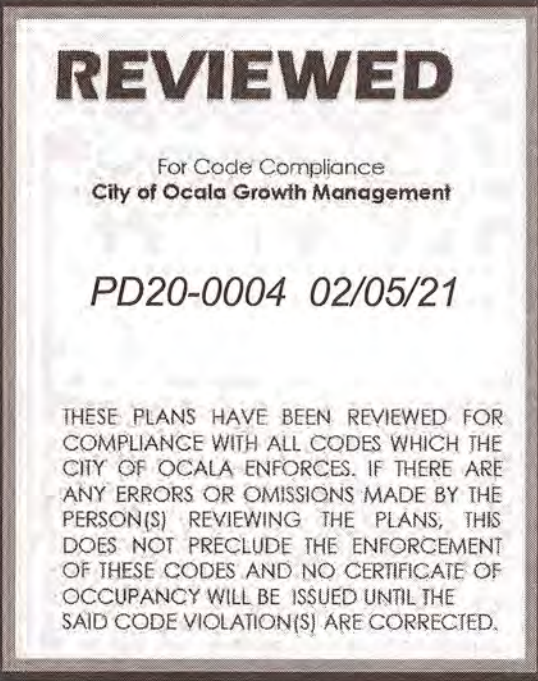
NOTES:

- THIS PROJECT IS LOCATED IN THE PRIMARY SPRINGS PROTECTION ZONE.
- VARIATIONS FROM THE OCALA ZONING CODE CAN BE FOUND ON LOT AND SETBACK DETAIL SHEET AND PD STANDARDS.

OWNER/DEVELOPER:
WEST OAK DEVELOPERS, LLC.
SCOTT SIEMENS
520 E. FORT KING STREET
OCALA, FL 34471
PH: 352-209-8081

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC.
JEFFREY McPHERSON, P.E.
1720 SE 16th AVE. BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
3128 NW BLITCHTON RD
OCALA, FLORIDA 34475
PHONE (352) 405-1482

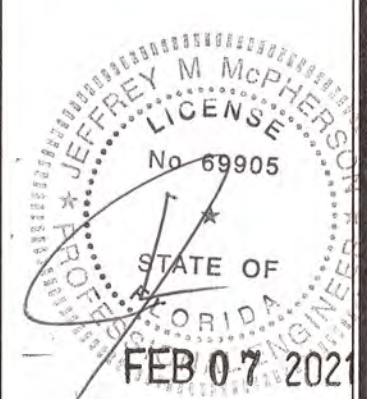


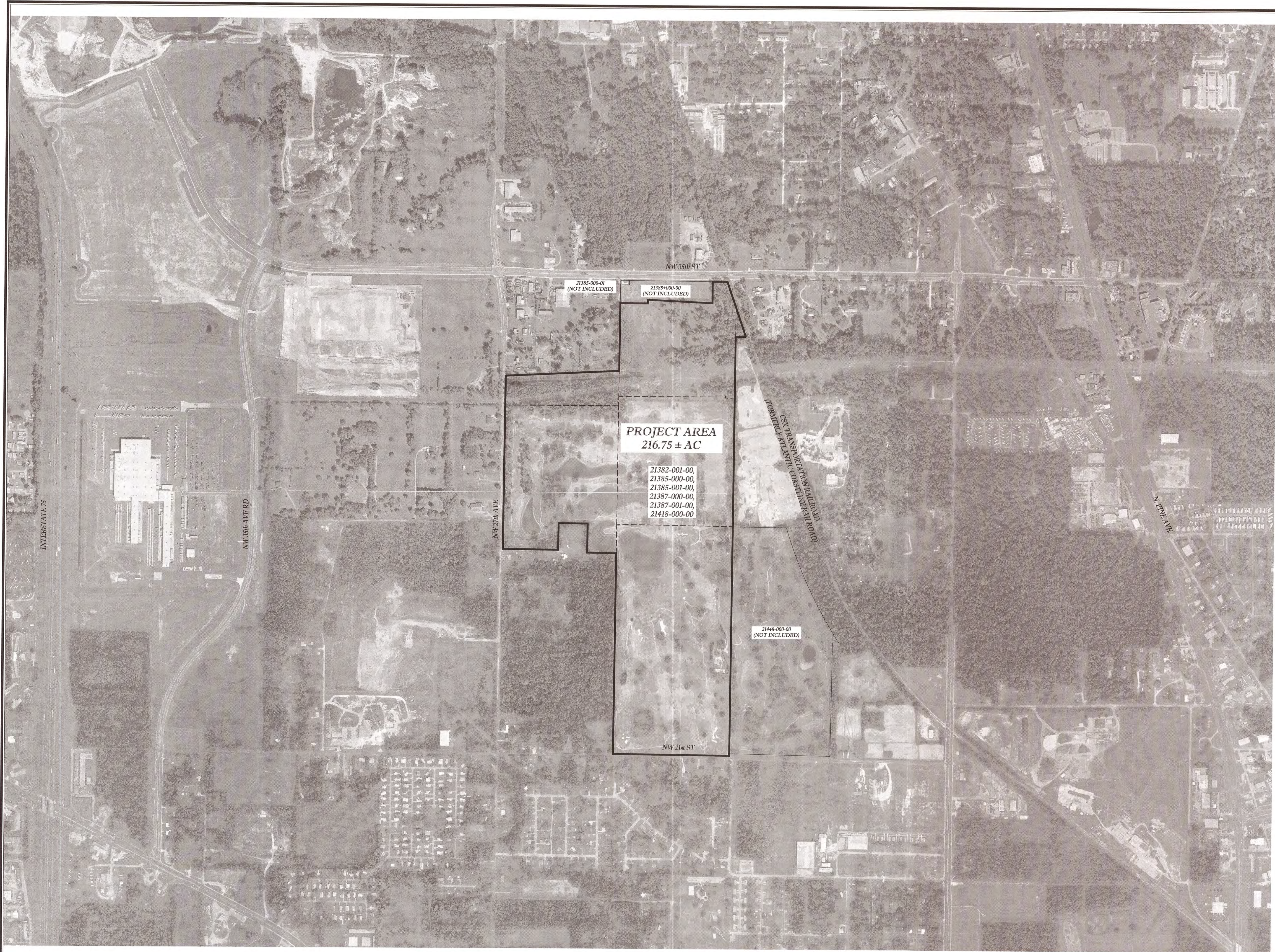
Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26795

REVISIONS	DATE

WEST OAK PD PLANS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA
COVER SHEET

DATE 12/9/2020
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

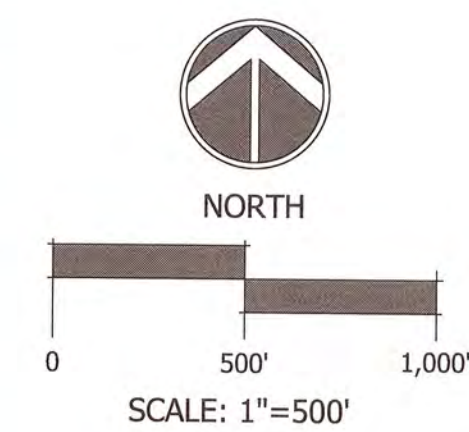




REVIEWED

For Code Compliance
City of Ocala Growth Management

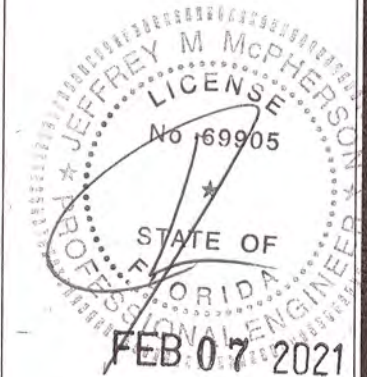
PD20-0004 02/05/21



WEST OAK PD PLANS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

AERIAL PHOTOGRAPH

DATE 12/9/2020
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057



REVISIONS

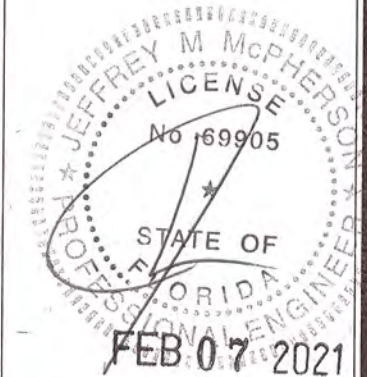
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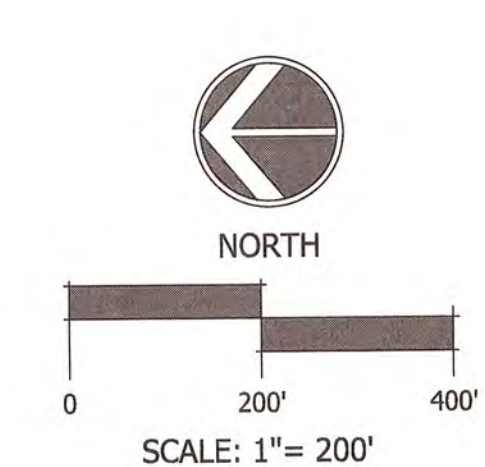
WEST OAK PD PLANS

WEST OAK DEVELOPERS, LLC.

CITY OF OCALA, FLORIDA

DATE 12/9/2020
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057





PD20-0004 02/05/21

Tillman & Associates
—ENGINEERING, LLC.—
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CERTIFICATE OF AUTHORIZATION #26756

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DATE _____

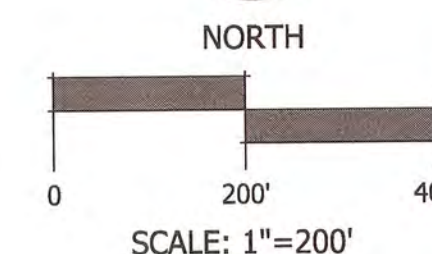
WEST OAK PD PLANS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

DATE 10/18/2020
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JOB NO. 19-5057

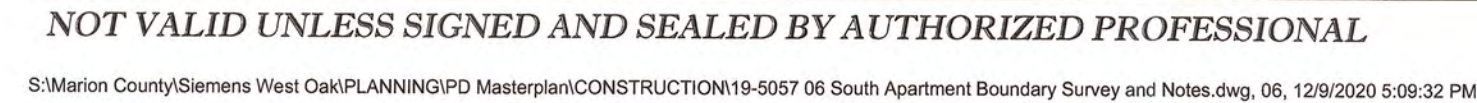
JEFFREY M McPHERSON
 LICENSE
 No 69905
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER
 FEB 07 2021

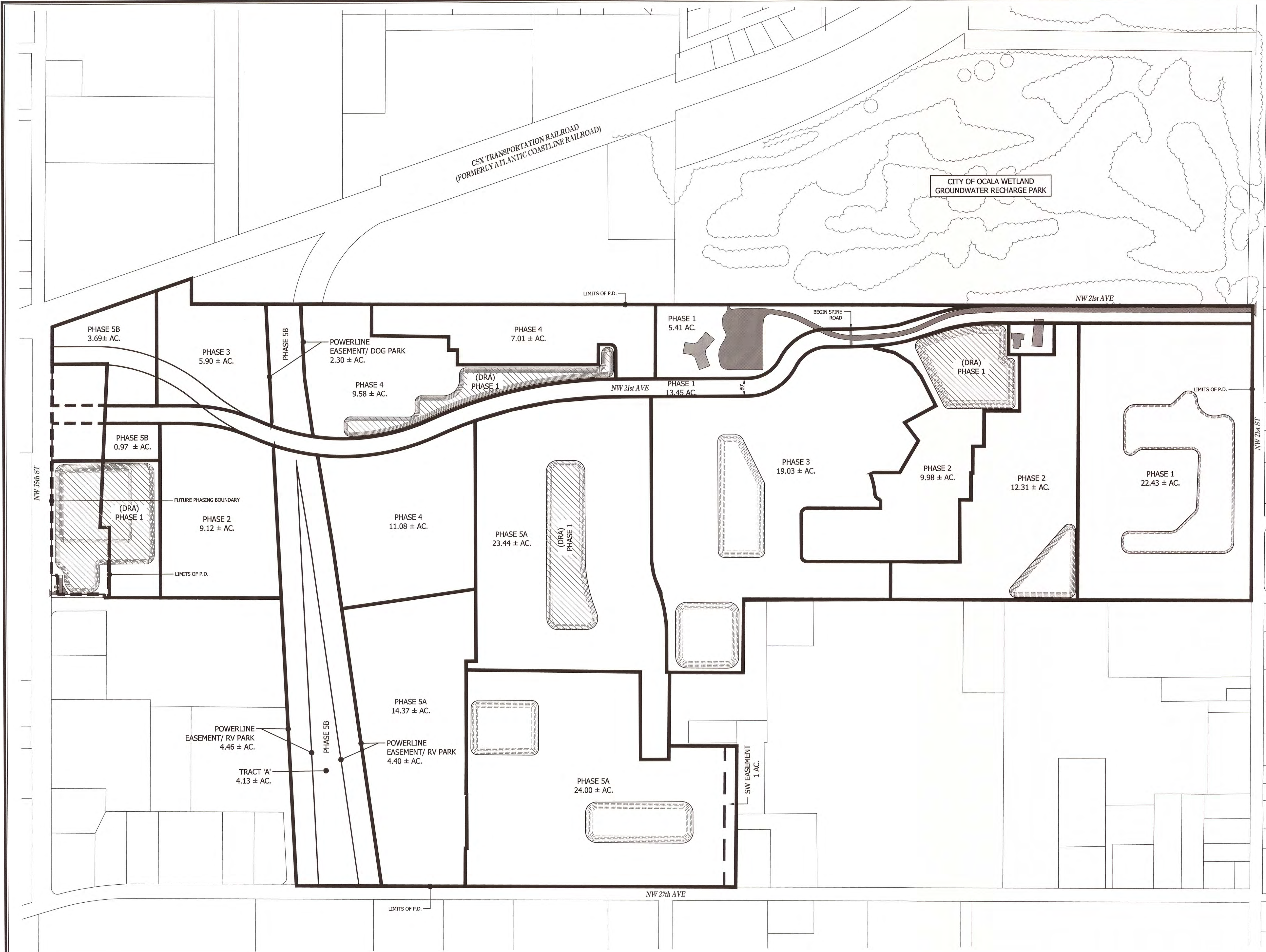
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EQUIVALENCY MATRIX
SEE PD STANDARDS





REVIEWED

For Code Compliance
City of Ocala Growth Management

PD20-0004 02/05/21

PHASING SCHEDULE	
PHASE	UNITS / LOTS
1	SPINE ROAD, DRAS ALONG SPINE ROAD, CLUBHOUSE, 200 APT UNITS
2	100 SFR LOTS + 100 APT UNITS
3	100 SFR LOTS + 100 APT UNITS
4	100 MFR UNITS + 150 MFR UNITS
5A	100 SFR LOTS + 86 SFR LOTS + 282 MFR UNITS
5B	7+ COMMERCIAL OUTPARCELS + DOG PARK/ RV PARK

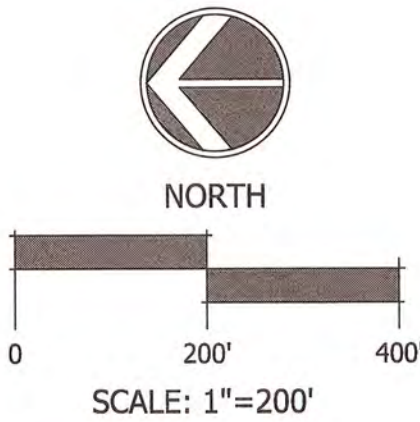
AFFORDABLE HOUSING UNITS		
DWELLING UNITS	20%	MIN. A.H.U.
1,435	0.20	287

- 1) A MINIMUM OF 20% OF THE DWELLING UNITS IN PHASE 1 SHALL BE AFFORDABLE HOUSING UNITS.
- 2) FOR SUBSEQUENT PHASE, THE NUMBER OF DWELLING UNITS TO BE DEVELOPED BY DEVELOPER AS AFFORDABLE HOUSING UNITS SHALL BE THE GREATER OF: (A) 10%; OR (B) 20% OF THE DWELLING UNITS TO BE DEVELOPED BY DEVELOPER IN SUCH PHASE LESS THE AMOUNT BY WHICH THE NUMBER OF AFFORDABLE HOUSING UNITS IN PREVIOUS PHASES EXCEEDS 20% OF THE TOTAL DWELLING UNITS FOR SUCH PHASES.

NOTES

THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER AND THE CITY, AND IN ACCORDANCE WITH PHASING REQUIREMENTS OF THE CITY REDEVELOPMENT AGREEMENT FOR PINE OAKS.

THE DEVELOPER SHALL NOTIFY THE CITY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTALS. EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, AND DEVELOPMENT OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.



Tillman & Associates

ENGINEERING, LLC.

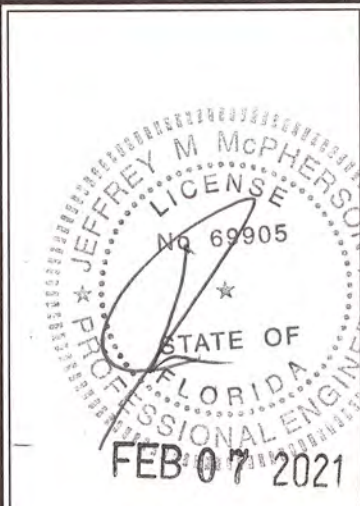
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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CERTIFICATE OF AUTHORIZATION #26796

REVISIONS	
DATE	DESCRIPTION

WEST OAK PD PLANS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

PHASING PLAN

DATE 12/18/2020
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057



PD20-0004 02/05/21

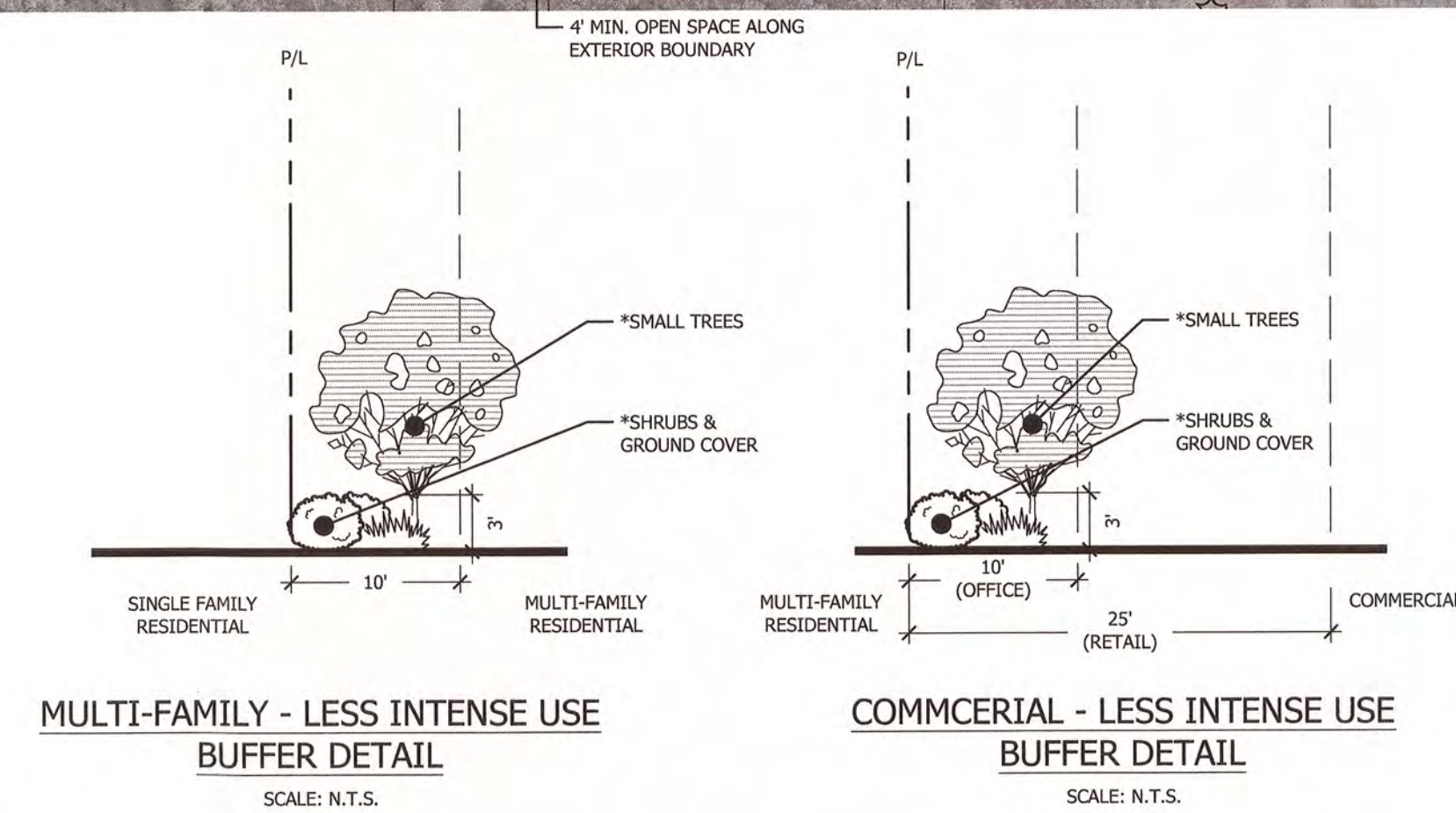
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
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CERTIFICATE OF AUTHORIZATION #26756

DATE _____

BUFFER PLAN

JEFFREY M McPHERSON
LICENSE
No. 69906
STATE OF
FLORIDA
ENGINEER
FEB 07 2021

09



MULTI-FAMILY - LESS INTENSE USE:
MULTI-FAMILY AND MOBILE HOME USE ABUTTING A LESS INTENSIVE USE OR DISTRICT SHALL HAVE A TEN-FOOT-DEEP LANDSCAPE BUFFER AREA OR A FOUR-FOOT-DEEP LANDSCAPED AREA COMBINED WITH A BRICK, STONE OR CONCRETE BLOCK WALL. TREES SHALL BE A MINIMUM OF SIX FEET TO EIGHT FEET IN HEIGHT WHEN INSTALLED. TREES SHALL BE FLORIDA #1. A CONTINUOUS HEDGE SHALL REACH A HEIGHT OF THREE FEET IN TWO YEARS AND SIX FEET IN FOUR YEARS. HEDGE MATERIAL TO BE PLANTED SHALL BE A MAXIMUM OF THREE FEET ON CENTER. PLANTS SHALL BE 18 INCHES TO 24 INCHES MINIMUM HEIGHT AT THE TIME THEY ARE INSTALLED.

NOTE:

1. TREE LOCATIONS ESTIMATION ARE DERIVED FROM AERIAL PHOTOGRAPH.
2. * USE CURRENT CITY TREE LIST PER SECTION 122 - 260

PD20-0004 02/05/21

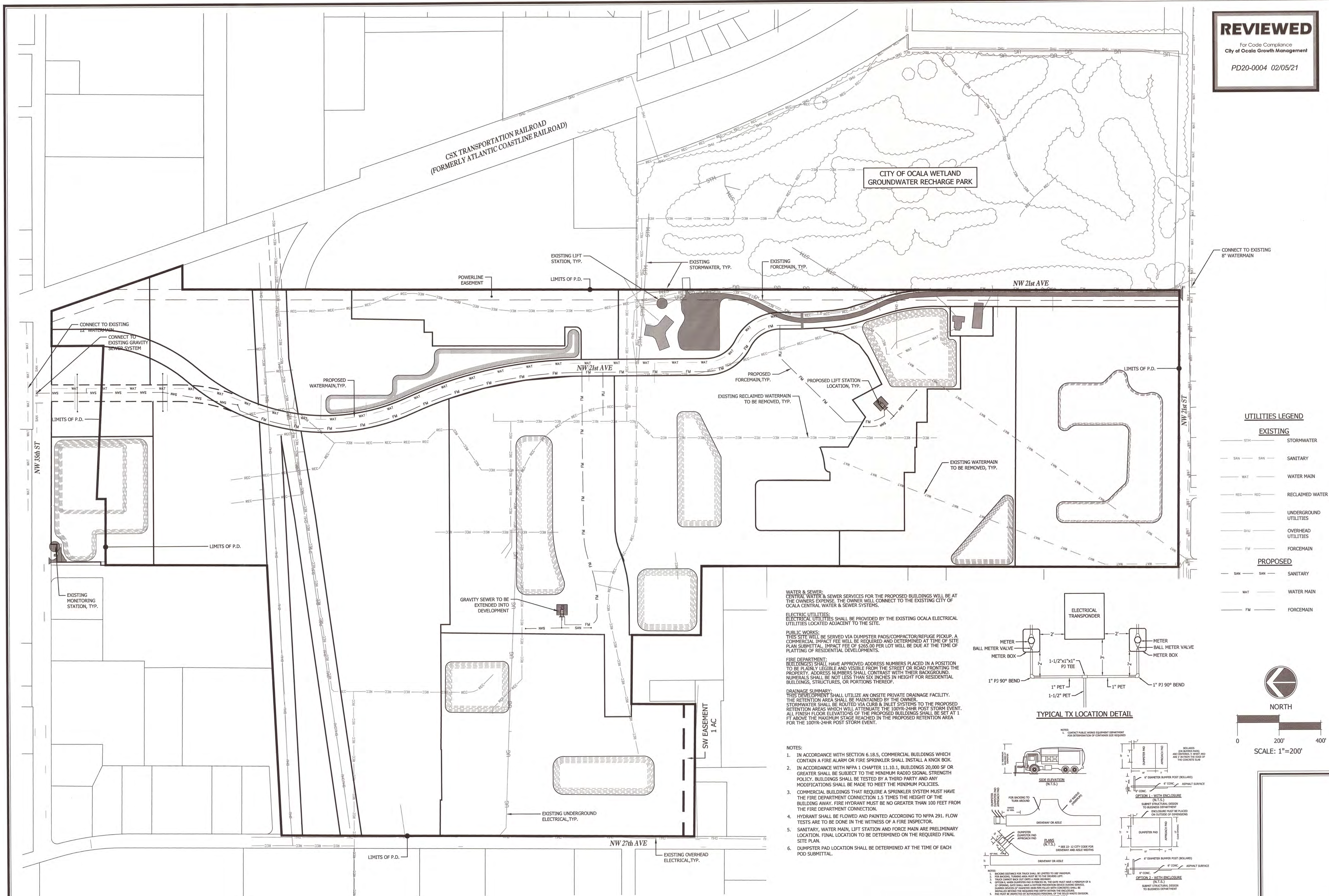
— **ENGINEERING, LLC.** —
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DATE

UTILITY PLAN

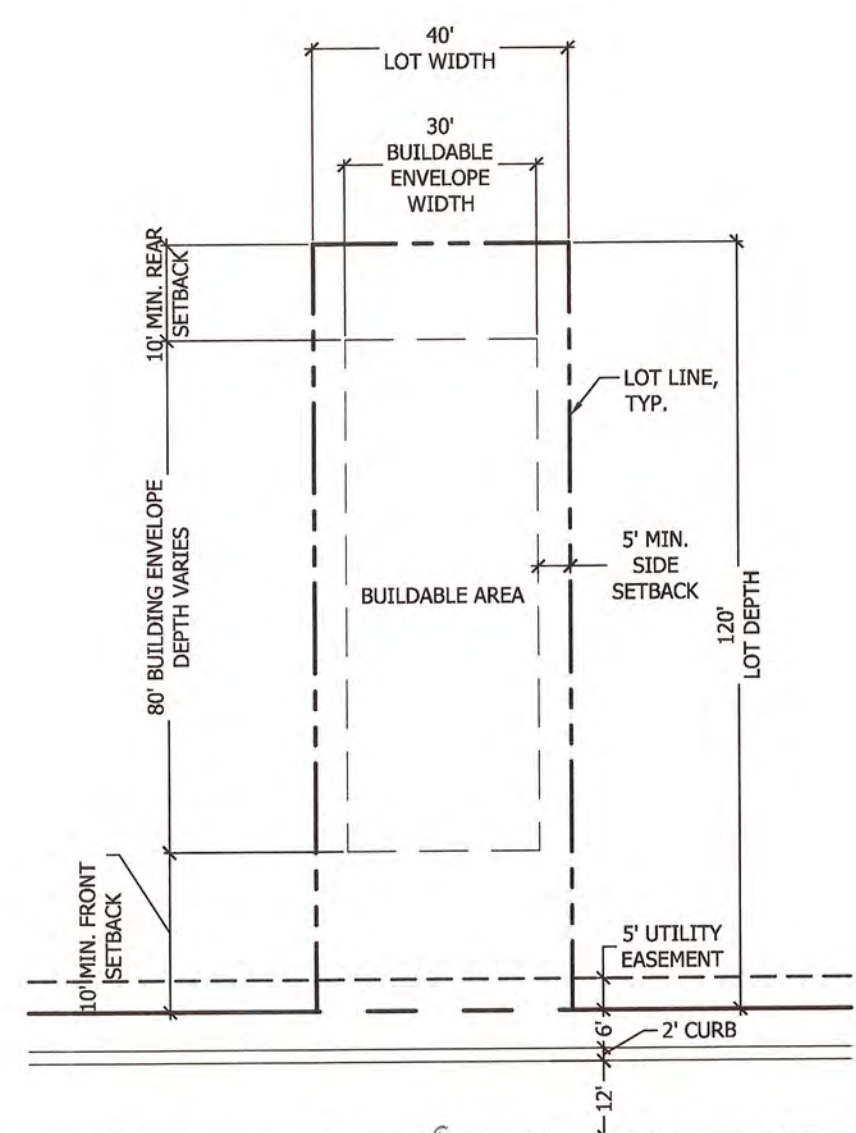
DATE 12/9/2020
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

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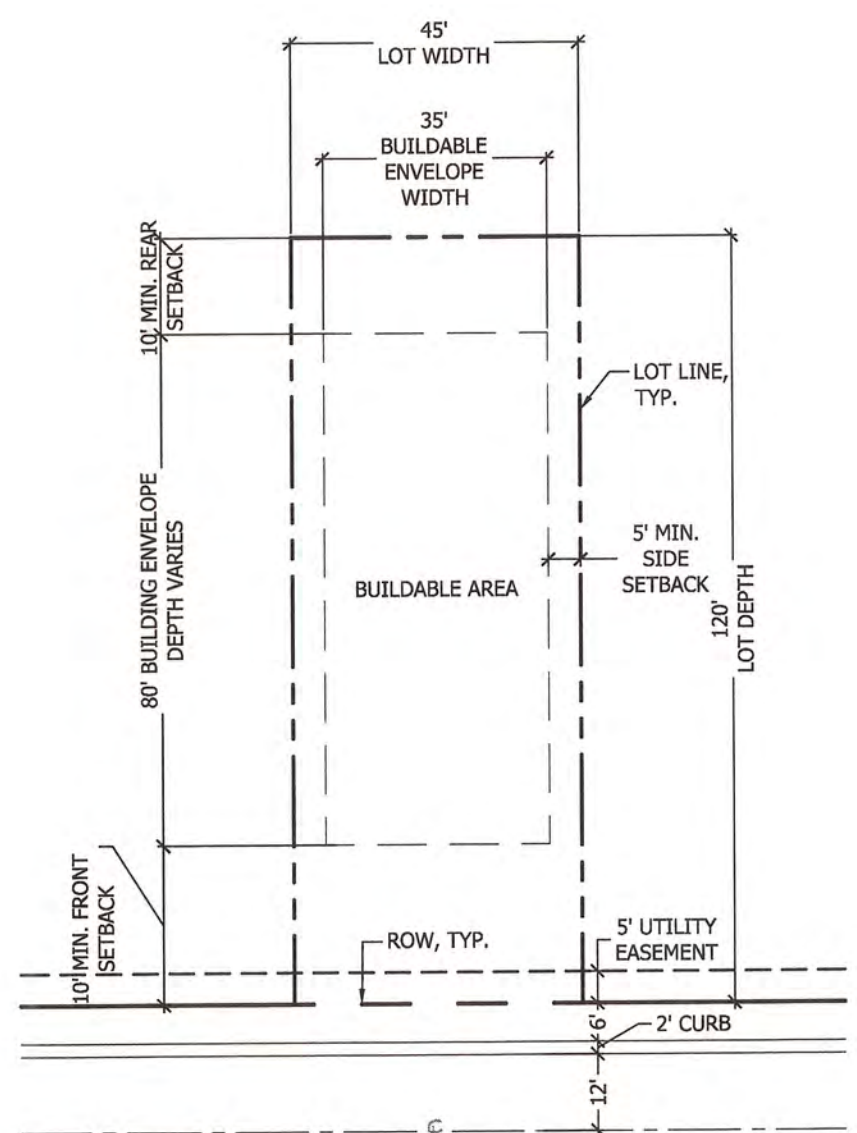


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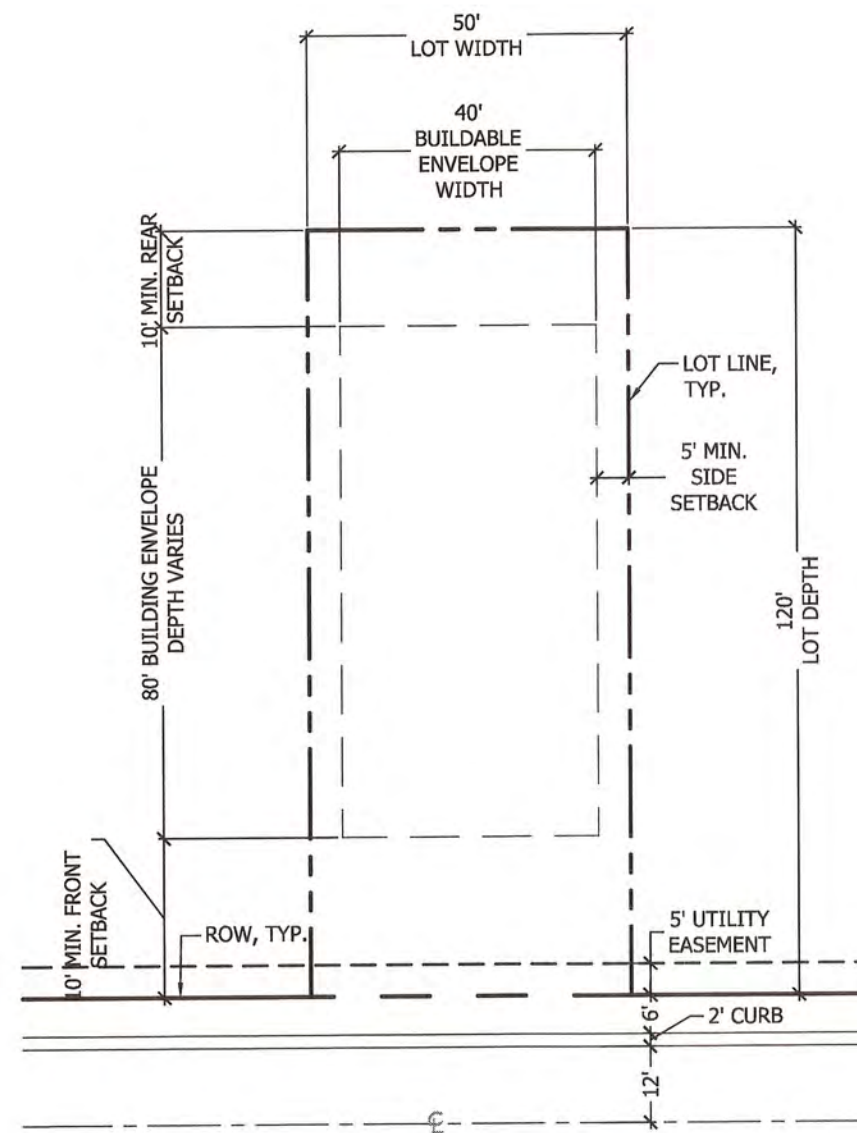
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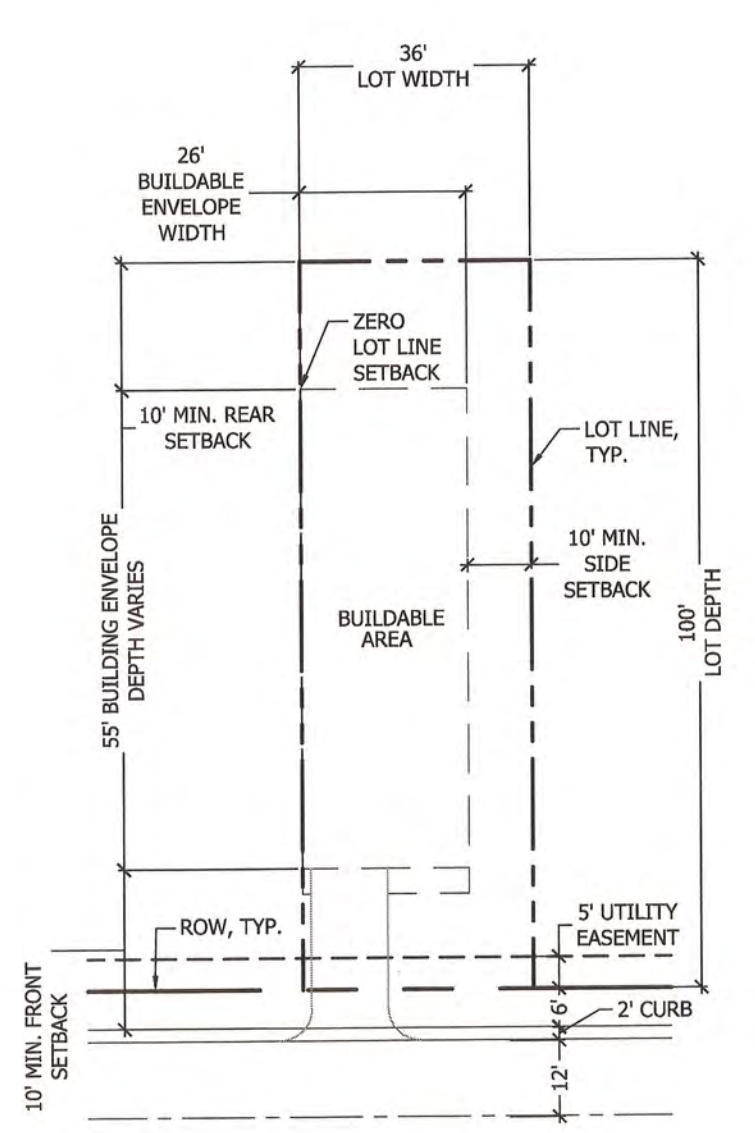
TYPICAL 40' X 120' LOT



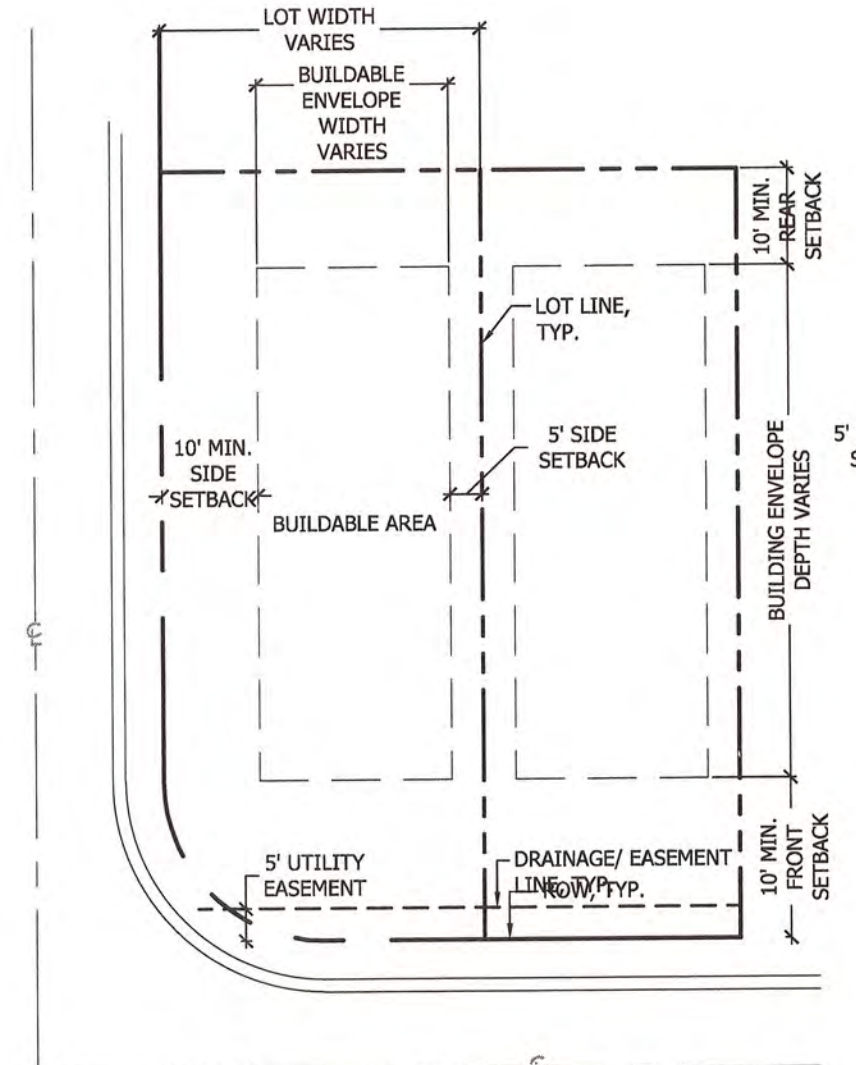
TYPICAL 45' X 120' LOT



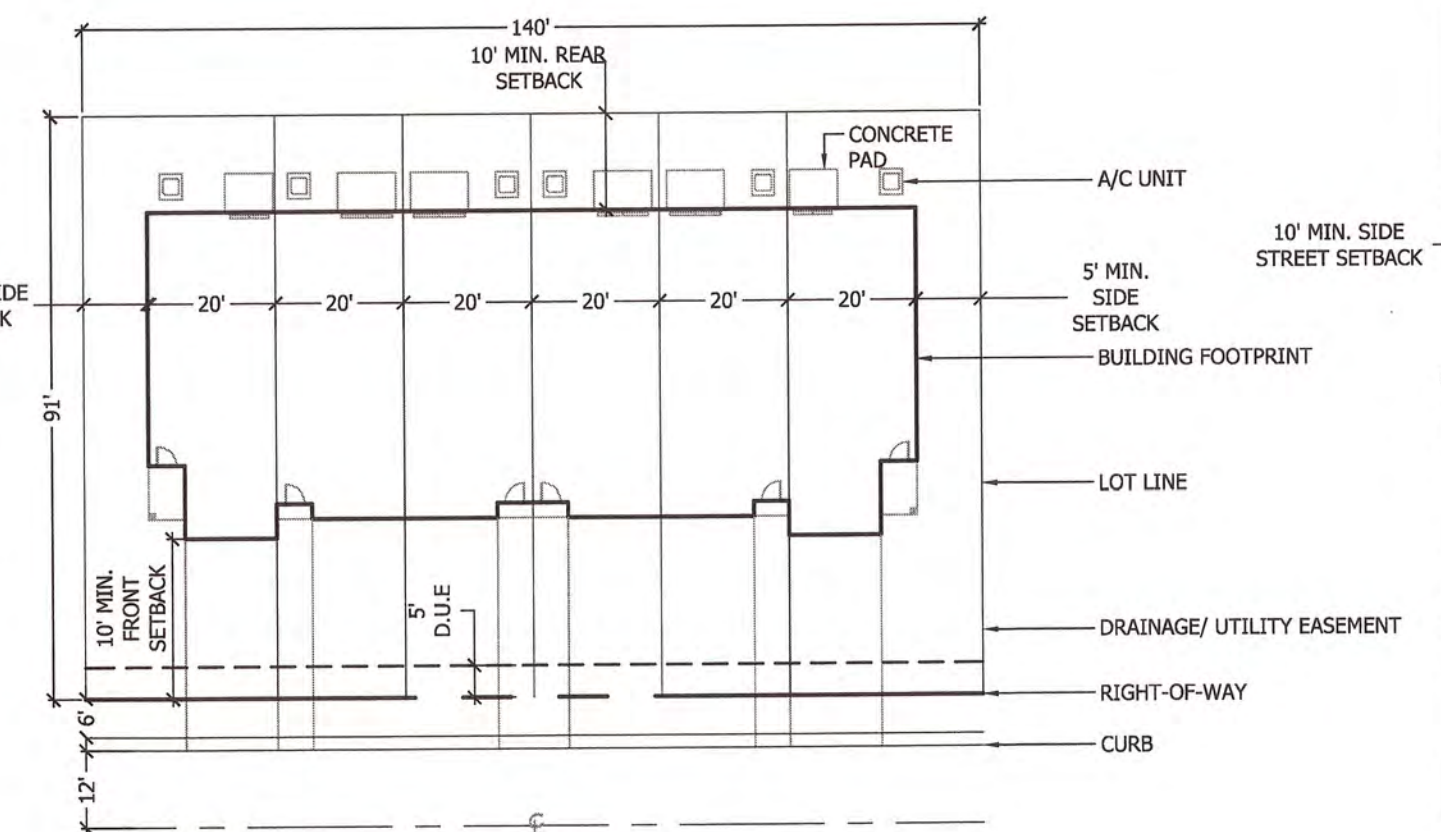
TYPICAL 50' X 120' LOT



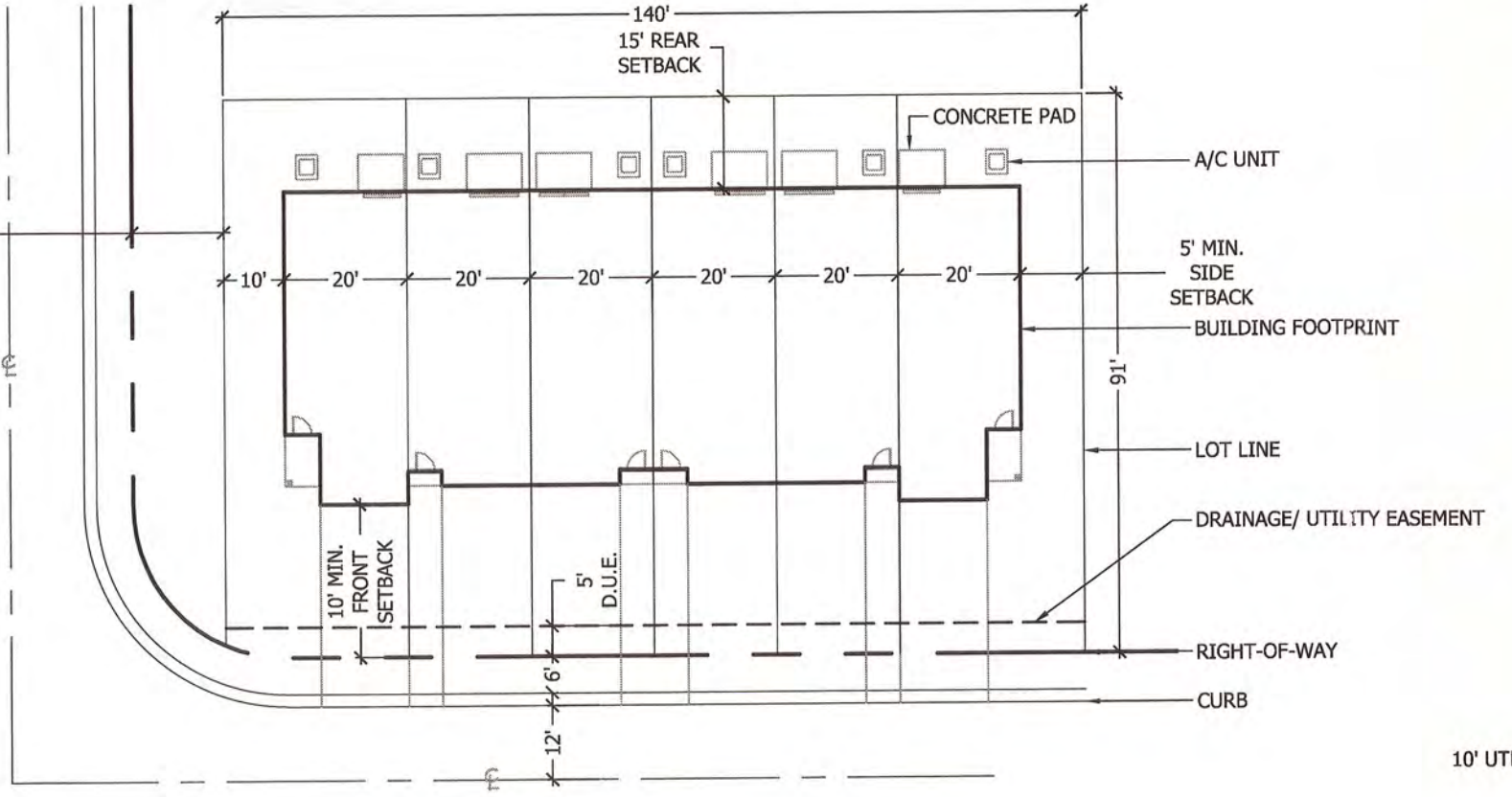
TYPICAL 36' X 100' LOT
(ZERO LOT LINE)



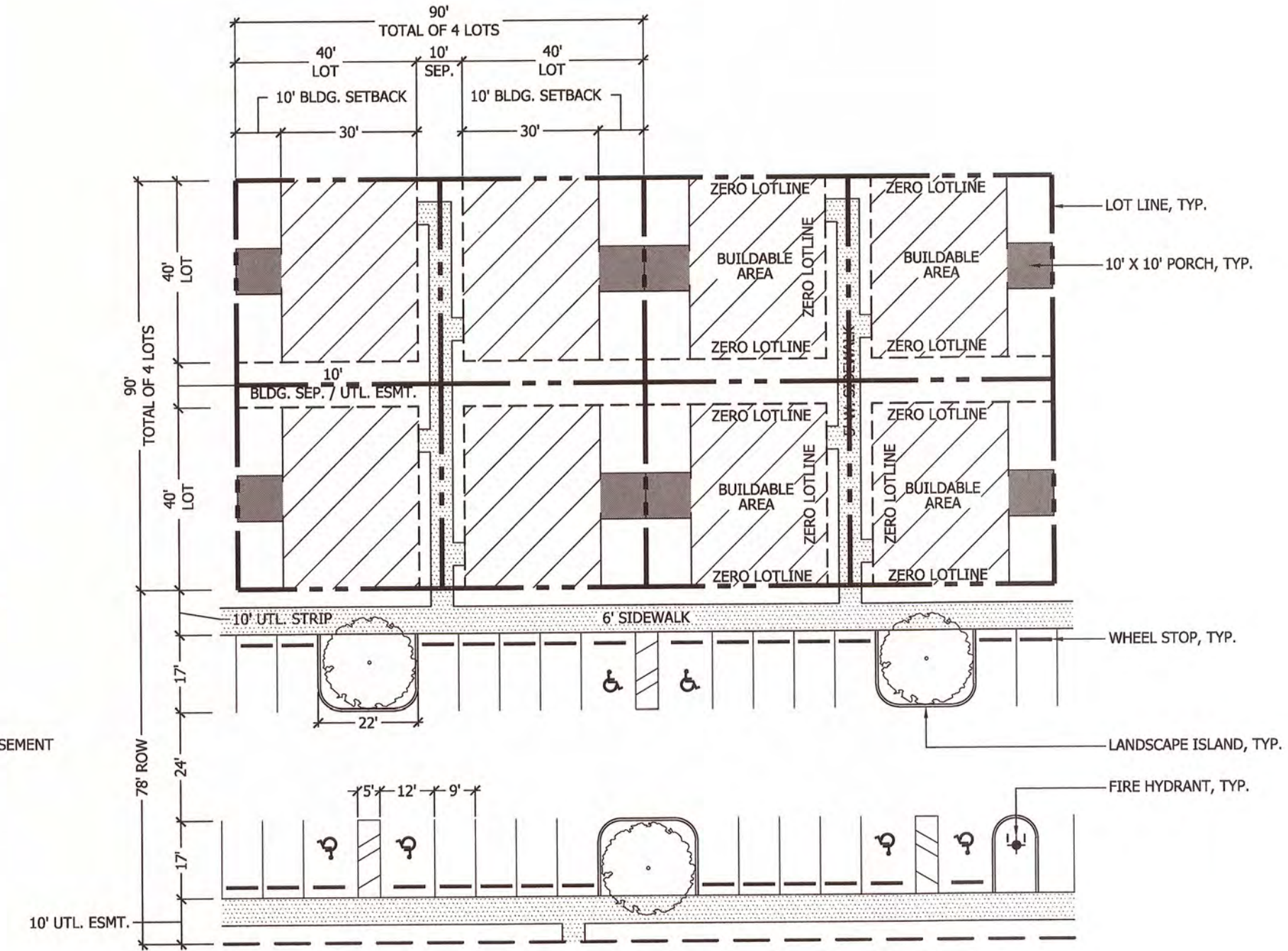
TYPICAL CORNER



TYPICAL TOWNHOME DETAIL

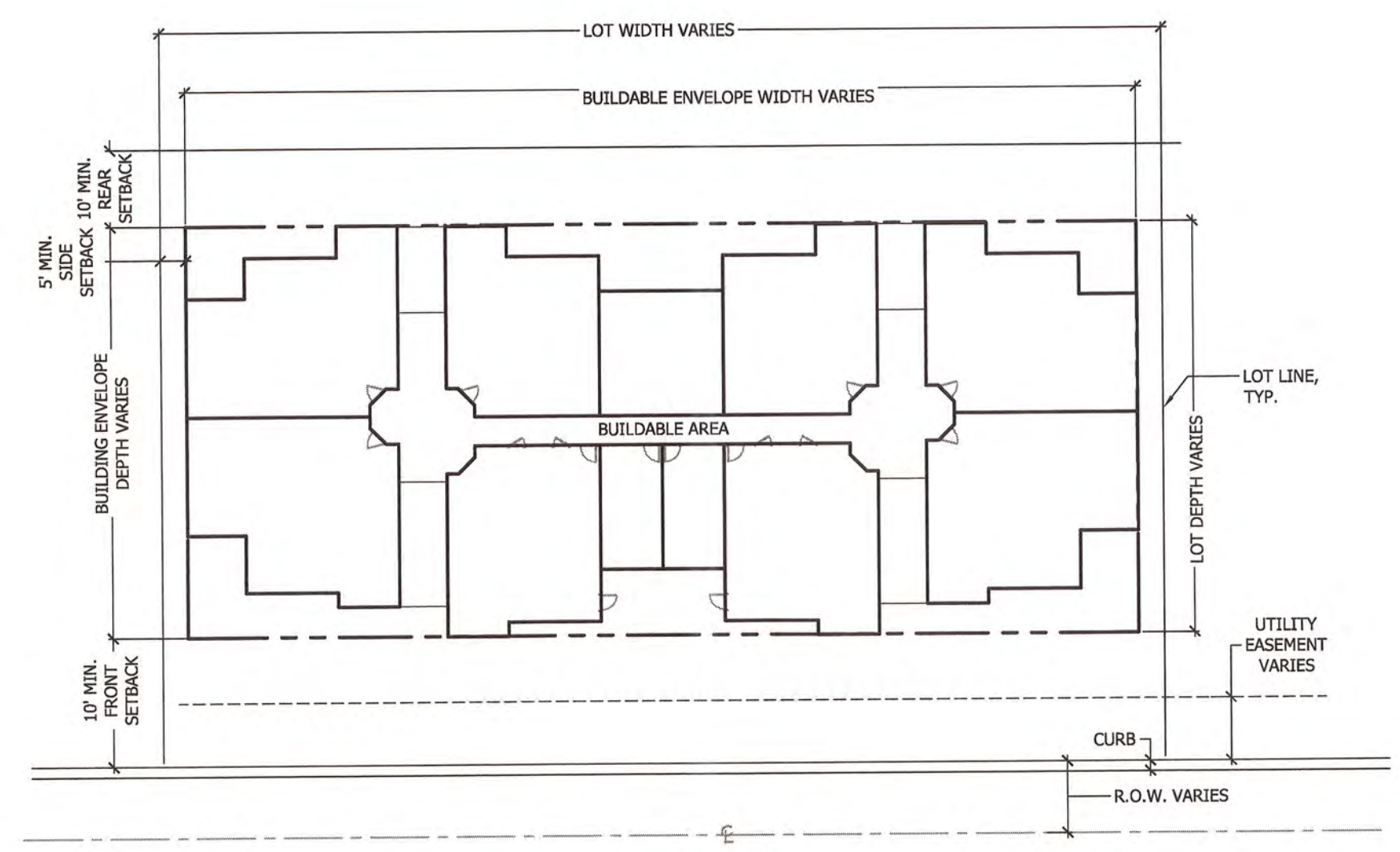


TYPICAL TOWNHOME CORNER DETAIL



TYPICAL 40' X 40' LOT
(CLUSTER CONFIGURATION)
(ZERO LOT LINE)

NOTE: LOT CONFIGURATION SHALL REQUIRE A CONDOMINIUM PLAT.



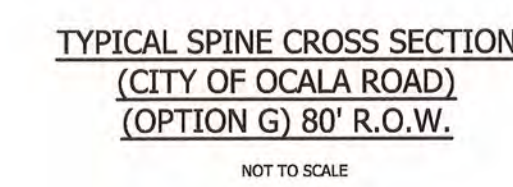
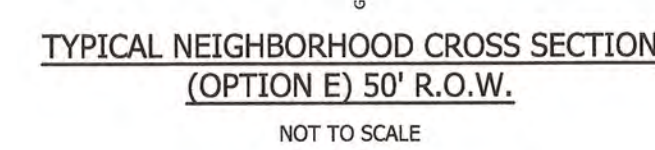
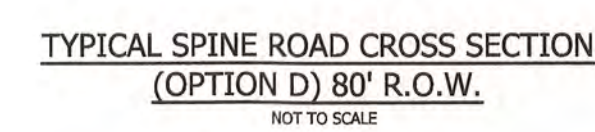
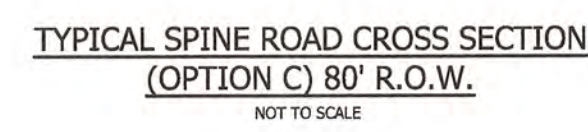
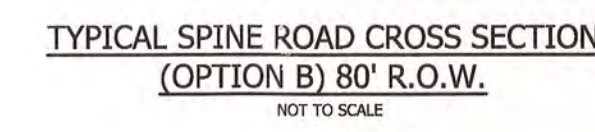
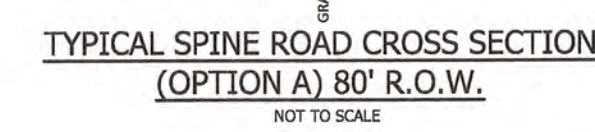
TYPICAL APARTMENT DETAIL

TABLE 1: PROPOSED USES	
CATEGORY	USES
COMMERCIAL	B-1 (NEIGHBORHOOD BUSINESS) AND B-2 (COMMUNITY BUSINESS) USES ONLY. B-4, AND IND. USES SHALL NOT BE PERMITTED.
SFR	RESIDENTIAL LOTS
MFR	TOWNHOMES, DUPLEXES
APT	AFFORDABLE OR MARKET RATE APARTMENTS

TABLE 2: PROPOSED DEVELOPMENT STANDARDS								
STRUCTURE TYPE		MINIMUM LOT			MINIMUM SETBACKS			MAX HEIGHT
		WIDTH	DEPTH	AREA	FRONT	REAR	SIDE/ SIDE YARD	
COM	PRINCIPLE	180'	250'	45,000	40'	25'	10'/15'	50'
	ACCESSORY				* *	5'	5'/5'	30'
SFR	PRINCIPLE	36'	100'	3,600	10'	10'	5' / 10'	50'
	ACCESSORY				* *	5'	5'/5'	18'
MFR/APT	PRINCIPLE	91'	140'	12,740	10'	10'	5' / 10'	50'
	ACCESSORY				* *	5'	5'/5'	30'
<u>PRINCIPAL STRUCTURE</u> A STRUCTURE ON A LOT OR PARCEL WHICH IS USED, ARRANGED, ADAPTED OR DESIGNED FOR THE PREDOMINANT OR PRIMARY USE FOR WHICH THE LOT OR PARCEL IS OR MAY BE USED, SUCH AS HOME, TOWNHOME, APARTMENT, OR COMMERCIAL BUILDING. <u>ACCESSORY STRUCTURE</u> A SUBORDINATE BUILDING OR STRUCTURE ON THE SAME LOT THAT IS DEVOTED TO THE PRINCIPLE STRUCTURE, SUCH AS SHED, CARPORT, POOL, AND POOL ENCLOSURE. *ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED IN THE SIDE AND REAR YARDS.								

PD20-0004 02/05/21

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756



TYPICAL ROADWAY SECTIONS

JEFFREY M McPHERSON
LICENSE
No 59987
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
FEB 07 2021

SINGLE-FAMILY RESIDENCE



REVIEWED

For Code Compliance
City of Ocala Growth Management

PD20-0004 02/05/21

Tillman & Associates
— ENGINEERING, LLC. —

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
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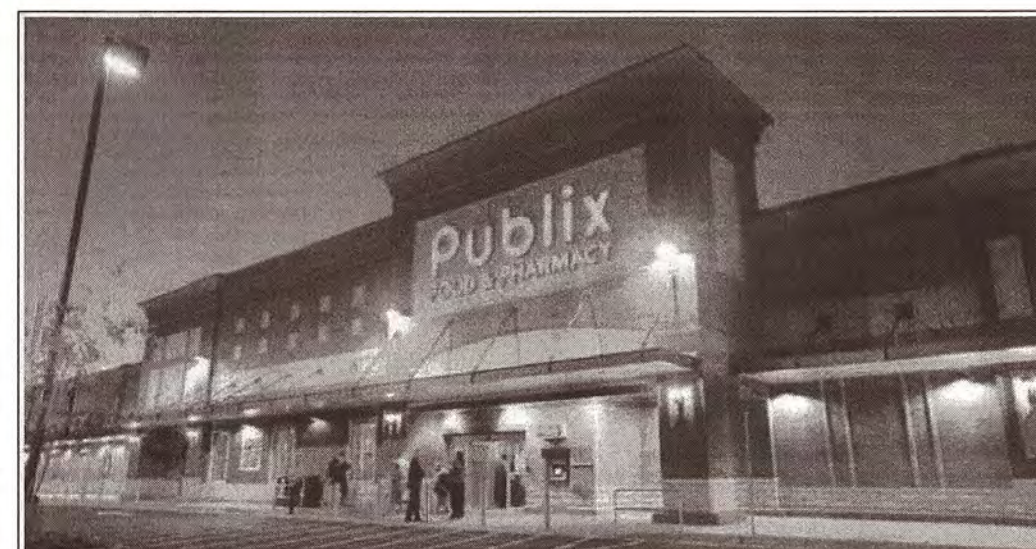
MULTI-FAMILY RESIDENCE



APARTMENTS



COMMERCIAL



NOTE:

1. THE IMAGES ILLUSTRATED HERE ARE TO REPRESENT THE ANTICIPATED ARCHITECTURAL STYLE FOR THE DEVELOPMENT. FINAL ARCHITECTURAL PLANS AND ELEVATIONS WILL BE SUBMITTED AT THE TIME OF MAJOR SITE PLAN REVIEW FOR EACH LOT.

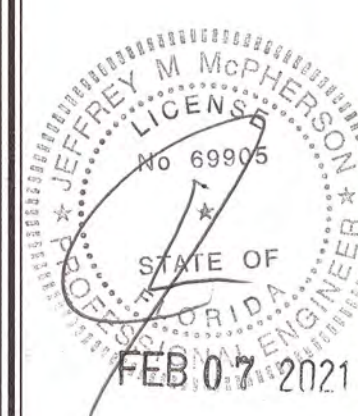
REVISIONS

DATE _____

WEST OAK PD PLANS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

ARCHITECTURAL STYLES

DATE 12/9/2020
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057



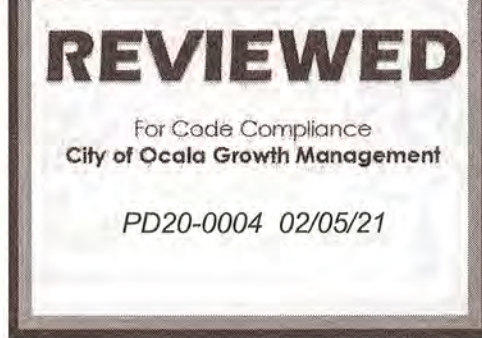
14

Drawing name: Z:\Projects\190634 West Oak, Pine Oaks Golf Course\DWG\190634.dwg SHEET 1 Sep 23, 2019 11:46am by JCH

LEGEND AND ABBREVIATIONS:

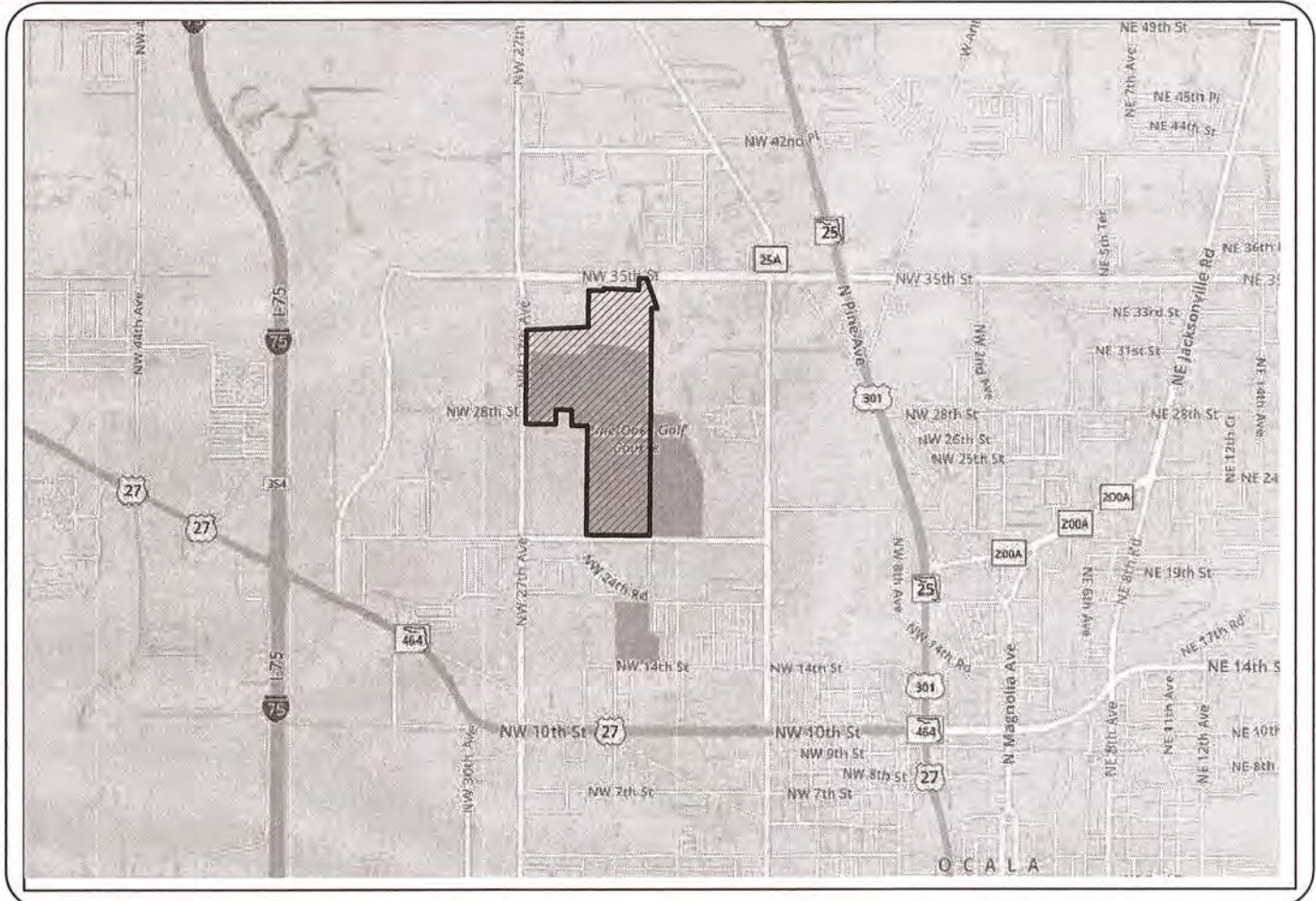
- ± MORE OR LESS
- EL. ELEVATION
- LB. LICENSED BUSINESS
- NO. NUMBER
- LS. LAND SURVEYOR
- I.D. IDENTIFICATION
- ORB. OFFICIAL RECORDS BOOK
- C. CENTERLINE
- R. RADIUS
- L. ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (C) CALCULATED MEASURE
- (F) FIELD MEASURE
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- POC POINT ON CURVE
- POL POINT ON LINE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- PB PLAT BOOK
- ORB. OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- COR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ⊙ FOUND NAIL & DISC (AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- ⊕ CURB INLET GRATE
- ⊖ CATCH BASIN
- ⊙ STORM MANHOLE
- ▭ MITERED END SECTION
- ⊖ YARD DRAINAGE
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT
- ⊖ SANITARY SEWER VALVE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊖ ELECTRIC RISER BOX
- ⊖ CABLE TELEVISION RISER BOX
- ⊖ TELEPHONE RISER BOX
- ⊖ UTILITY RISER
- ⊙ WELL
- ⊖ WATER SPIGOT
- ⊖ IRRIGATION CONTROL VALVE
- ⊖ WATER METER
- ⊖ WATER VALVE
- ⊖ FIRE HYDRANT
- ⊖ BACK FLOW PREVENTER
- ⊖ WATER WHIP
- ⊖ AIR CONDITIONER PAD
- ⊖ GAS VALVE
- ⊖ GAS METER
- ⊖ GAS LINE MARKER
- ⊖ CONCRETE UTILITY POLE
- ⊖ METAL UTILITY POLE
- ⊖ WOOD UTILITY POLE
- ⊖ UTILITY POLE GUY ANCHOR
- ☆ LIGHT POLE
- ⬇ SPOT/GROUND LIGHT
- ⊖ ELECTRIC TRANSFORMER
- ⊖ ELECTRIC VAULT
- * WETLAND FLAG
- SIGN
- BOLLARD
- FLAG POLE
- ⊖ MAILBOX
- LINE BREAK
- x—x— FENCE LINE AS NOTED
- 1/8— APPROXIMATE TOP OF BANK
- 1/8— APPROXIMATE TOE OF SLOPE
- 100--- EXISTING CONTOUR
- s— UNDERGROUND SANITARY SEWER
- OHU— OVERHEAD UTILITY

BOUNDARY SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



VICINITY MAP:

NOT TO SCALE



LEGAL DESCRIPTION:

PARCEL 21418-000-00:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 21418-000-00, ISSUING AGENT GILLIGAN, GOODING, FRANJOLA & BATSEL P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 14, 2018)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE EAST HALF OF SW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT: ROAD RIGHT OF WAY IN DEED BOOK 333, PAGE 14, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 21385-001-00:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 21385-001-00 ISSUING AGENT GILLIGAN, GOODING, FRANJOLA & BATSEL P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 14, 2018):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE SE 1/4 OF THE NW 1/4 AND THE SOUTH 100 FEET OF THE NE 1/4 OF THE NW 1/4; EXCEPT THE NORTH 25 FEET OF THE EAST 105 FEET THEREOF, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA

PARCEL 21385-000-00:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 21385-000-00 ISSUING AGENT GILLIGAN, GOODING, FRANJOLA & BATSEL P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 05, 2018):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S. 0°06'01" W., ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4, 355.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID EAST BOUNDARY, 1101.63 FEET TO A POINT THAT LIES 75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N. 89°33'50" W., PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 105.00 FEET; THENCE N. 0°06'01" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 25.00 FEET; THENCE N. 89°33'50" W., PARALLEL WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 1217.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, SAID POINT LYING 100 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE N. 0°08'23" E., ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 1392.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 35TH STREET, SAID SOUTH RIGHT-OF-WAY LINE LYING 30 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 1; THENCE S. 89°59'42" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1207.93 FEET TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE S. 19°10'49" E., ALONG SAID RIGHT-OF-WAY LINE, 345.02 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, ASSUMED TO BEAR S. 89°59'42" E.

LESS AND EXCEPT: LAND DESCRIBED IN BOOK 5690, PAGE 909

PARCEL 21382-001-00:
(PER OFFICIAL RECORDS BOOK 1508, PAGE 101)

THAT PORTION OF BLOCK J, HOME ACRES SUBDIVISION, LYING SOUTH AND WEST OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, BEING IN THE N 1/2 OF THE N 1/2 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK "D", PAGE 5 IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 21387-001-00:
(PER OFFICIAL RECORDS BOOK 1625, PAGE 558)

COMMENCING AT THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND PROCEED S.89°05'31"E., ALONG THE SOUTH BOUNDARY LINE OF THE SAID N.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 30.00 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (BEING 60 FEET WIDE), SAID POINT BEING THE POINT-OF-BEGINNING OF TRACT NO. 1 AS DESCRIBED HEREIN; THENCE CONTINUE S.89°05'31"E., ALONG SAID SOUTH BOUNDARY LINE OF THE N.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 1294.41 FEET TO A CONCRETE MONUMENT AT THE S.E. CORNER OF THE SAID N.W. 1/4 OF N.W. 1/4; THENCE N.00°27'59"E., ALONG THE EAST BOUNDARY LINE OF SAID N.W. 1/4 OF N.W. 1/4, A DISTANCE OF 431.40 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY LINE OF A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE S.87°14'01"W., ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 1296.30 FEET TO A CONCRETE MONUMENT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE; THENCE S.00°29'23"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 348.33 FEET TO A CONCRETE MONUMENT AT THE POINT-OF-BEGINNING, SAID TRACT NO. 1 LYING AND BEING SITUATED IN MARION COUNTY, FLORIDA, AND CONTAINING 11.58 ACRES OF 504,425 SQUARE FEET, MORE OR LESS, SAID TRACT NO. 1 BEING SUBJECT TO A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT ALONG THE NORTH BOUNDARY THEREOF.

PARCEL 21387-000-00:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 21387-000-00 ISSUING AGENT GILLIGAN, GOODING, FRANJOLA & BATSEL P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 14, 2018):

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

THE SW 1/4 OF THE NW 1/4; THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4; THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA. LESS AND EXCEPT: ROAD RIGHT OF WAY IN BOOK 1002, PAGE 649 AND BOOK 1003, PAGE 1917, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SHEET 1 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING

SEE SHEET 3, 4, AND 5 FOR DRAWING DETAIL

PLAT OF BOUNDARY SURVEY
—FOR—
WEST OAK DEVELOPERS LLC

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5817.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

2/18/21
DATE

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

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
3128 NW BLITCHTON ROAD, OCALA, FLORIDA 34475
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHeg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

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

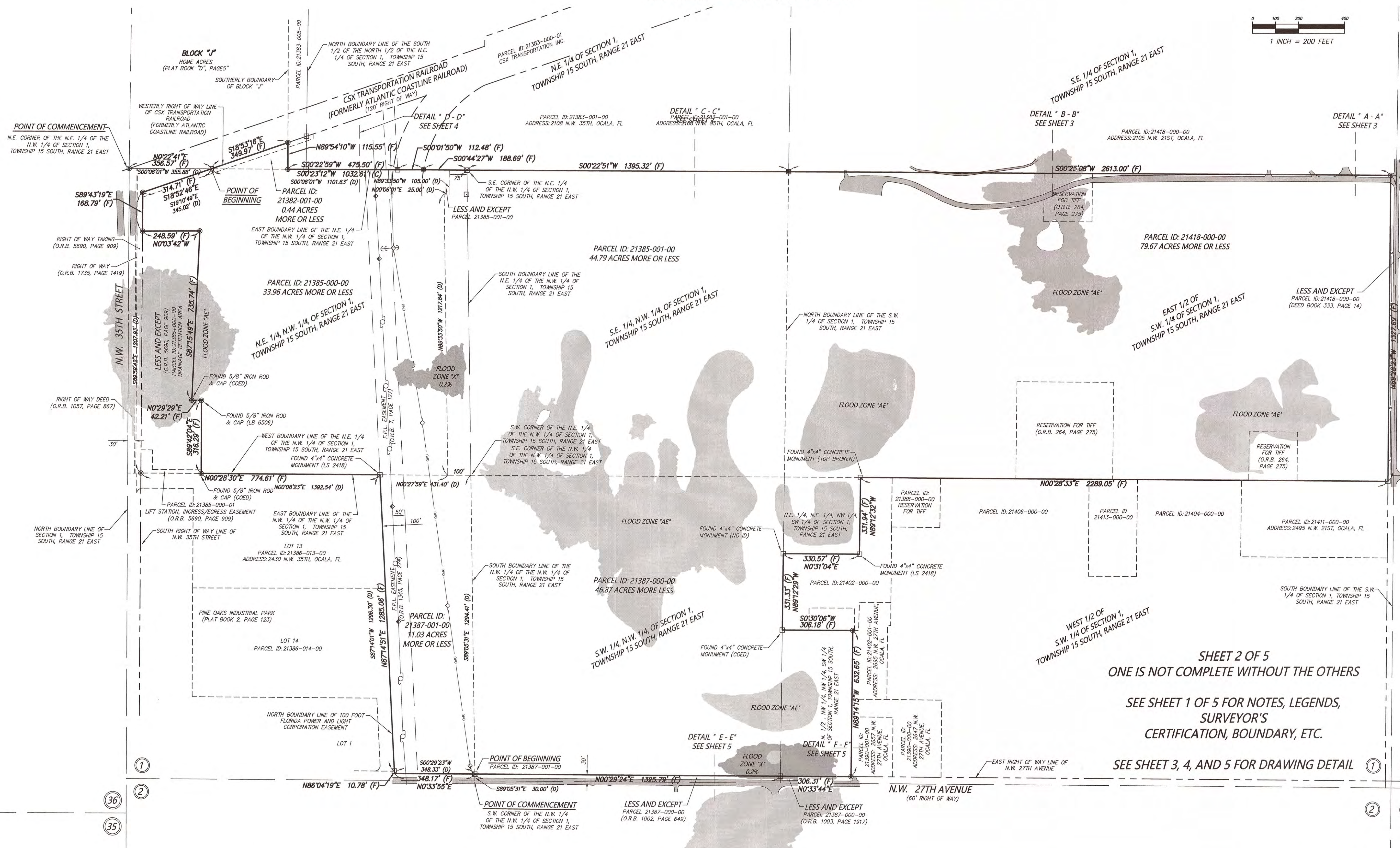
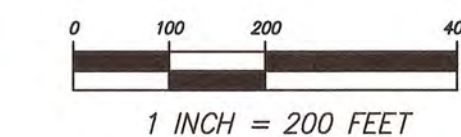
MARION COUNTY, FLORIDA

REVIEWED

For Code Compliance
City of Ocala Growth Management

PD20-0004 02/05/21

BOUNDARY SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 2 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR NOTES, LEGENDS,
SURVEYOR'S
CERTIFICATION, BOUNDARY, ETC.

SEE SHEET 3, 4, AND 5 FOR DRAWING DETAIL

Drawing name: Z:\Projects\190634 West Oak Pine Oaks Golf Course\DWG\190634.dwg SHEET 2 Sep 23, 2019 11:16am by JCH

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT + SURVEYING + MAPPING
PLANNING + ENVIRONMENTAL + G.I.S.
3128 NW BLITCHTON ROAD, OCALA, FLORIDA 34475
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

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

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

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

2 OF 5

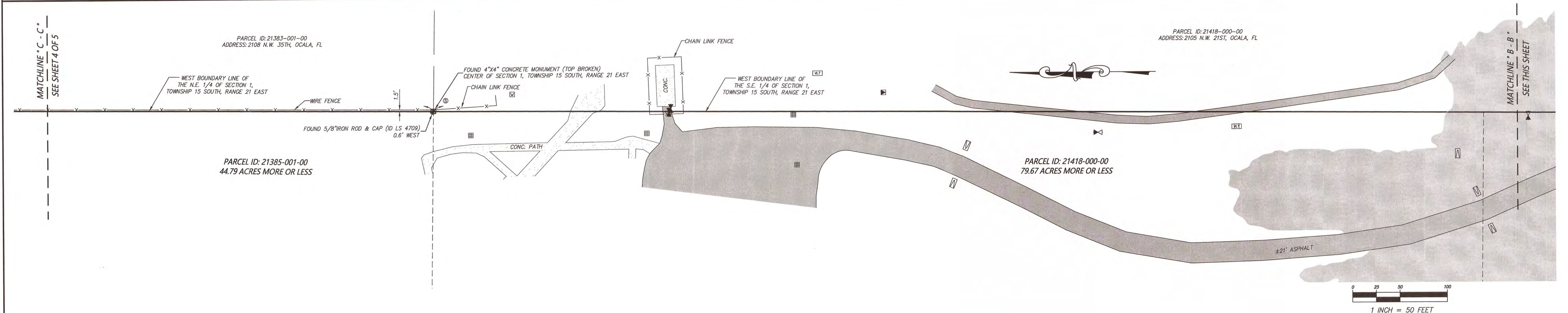
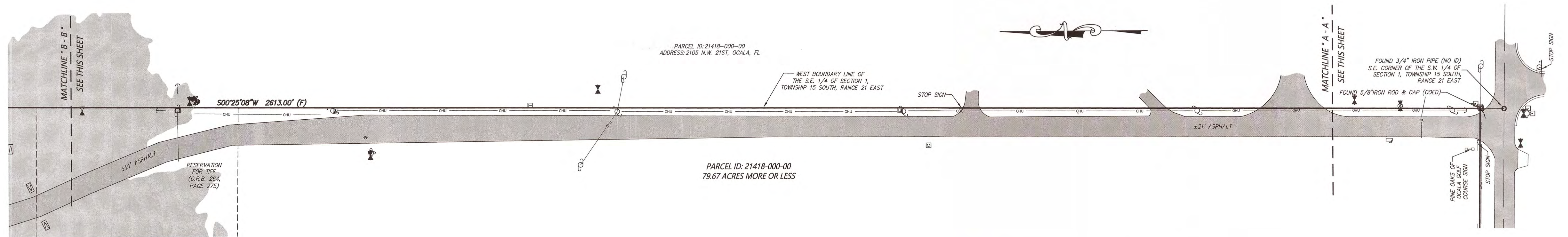
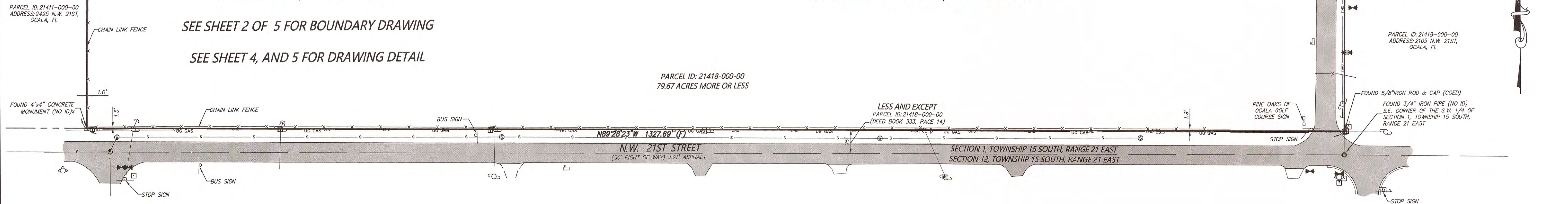
SHEET 3 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR NOTES, LEGENDS, SURVEYOR'S
CERTIFICATION, BOUNDARY, ETC.

SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING

SEE SHEET 4, AND 5 FOR DRAWING DETAIL

BOUNDARY SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



Drawing name: Z:\Projects\190634 West Oak Pine Oaks Golf Course\190634.dwg SHEET 3 Sep 23, 2019 11:40am by: JCH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

**JCH**
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
3128 NW HUTCHINSON ROAD, OCALA, FLORIDA 34475
PHONE: (352) 405-1482 FAX: (888) 272-8335 www.JCHg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

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

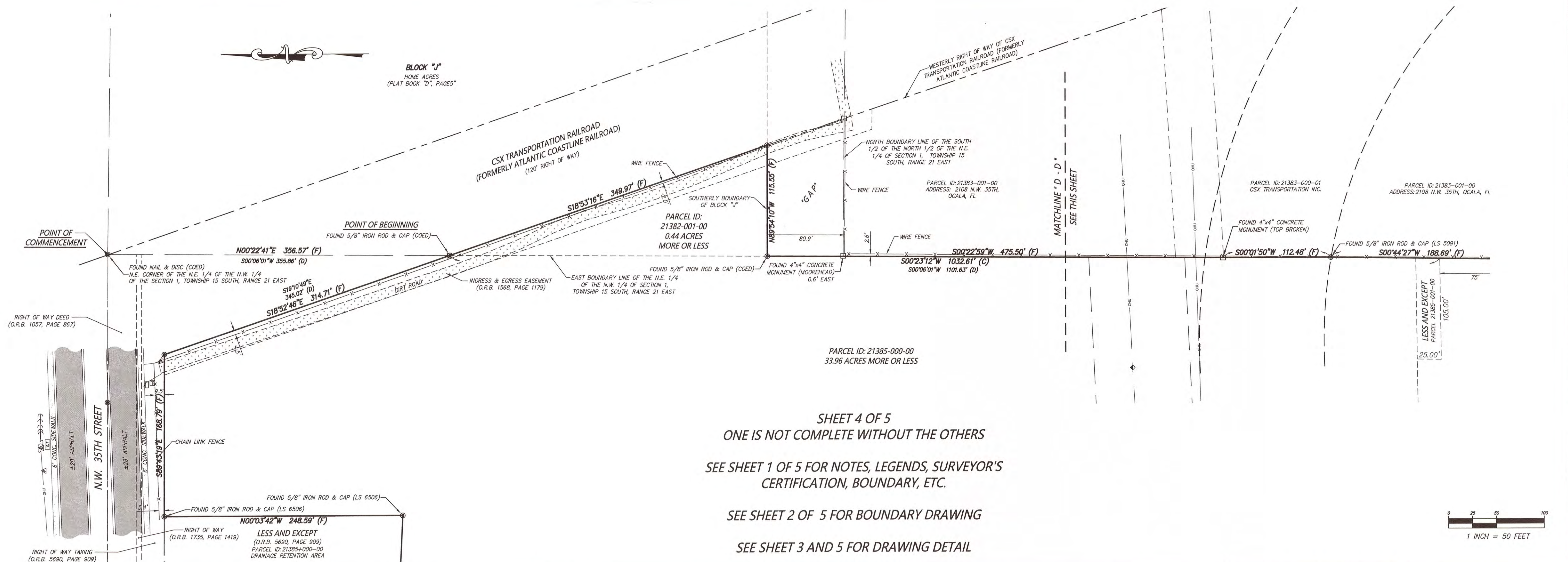
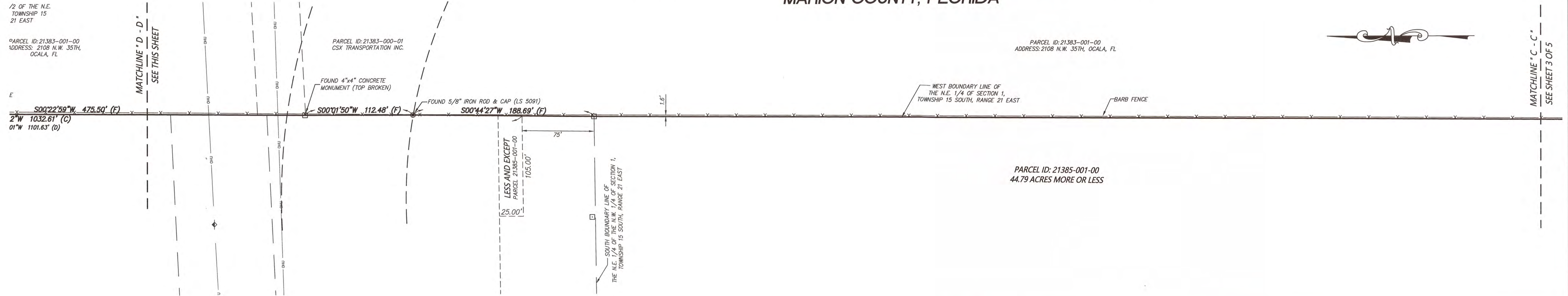
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

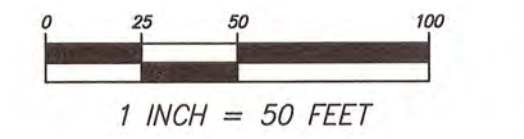
FB/PG		FIELD DATE		JOB NO. 190634
19-6/58-61		09/03/2019		
DRAWING DATE		BY	APPROVED	SCALE 1" = 50'
09/10/2019		M. A.	C.J.H.	

3
OF
5

BOUNDARY SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 4 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 5 FOR NOTES, LEGENDS, SURVEYOR'S
CERTIFICATION, BOUNDARY, ETC.
SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING
SEE SHEET 3 AND 5 FOR DRAWING DETAIL



Drawing name: Z:\Projects\190634 West Oak Pine Oaks Golf Course\DWG\190634.dwg SHEET 4 Sep 23, 2019 11:14am by: JCH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
3128 NW BLITCHTON ROAD, OCALA, FLORIDA 34475
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

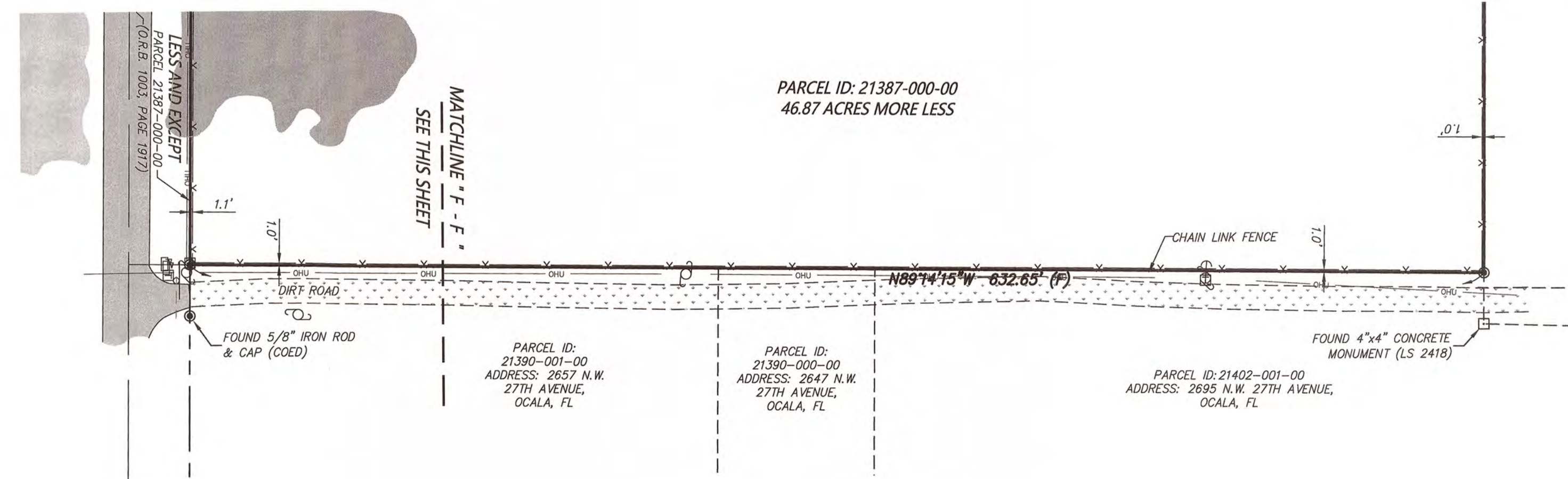
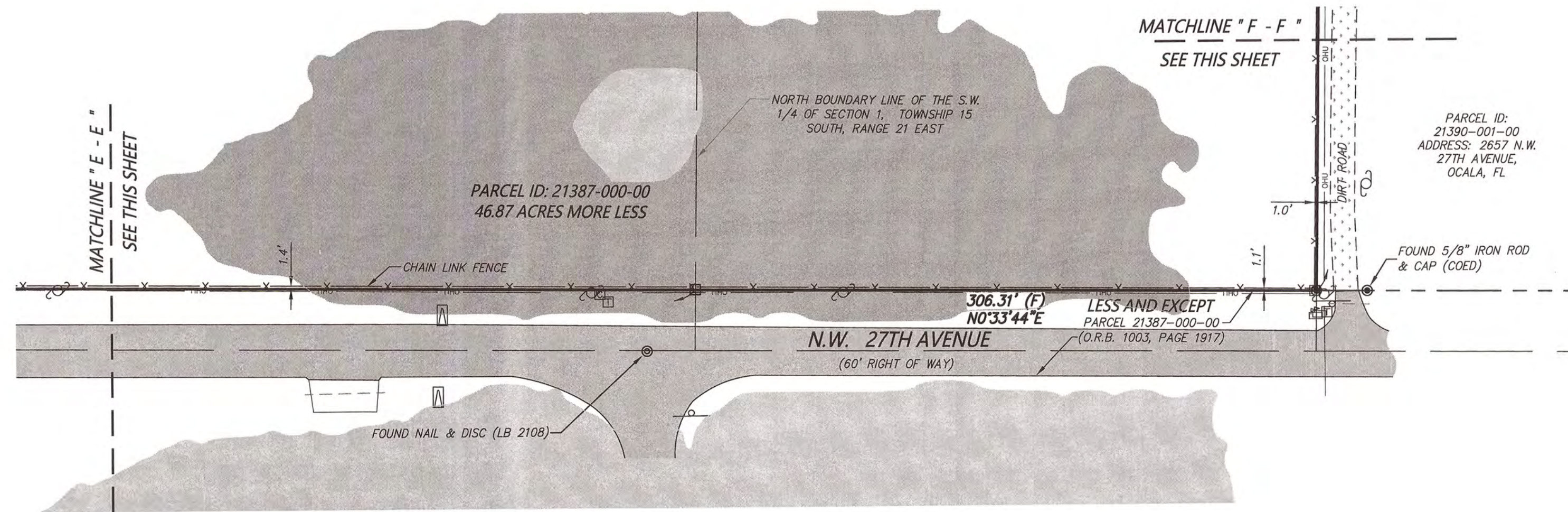
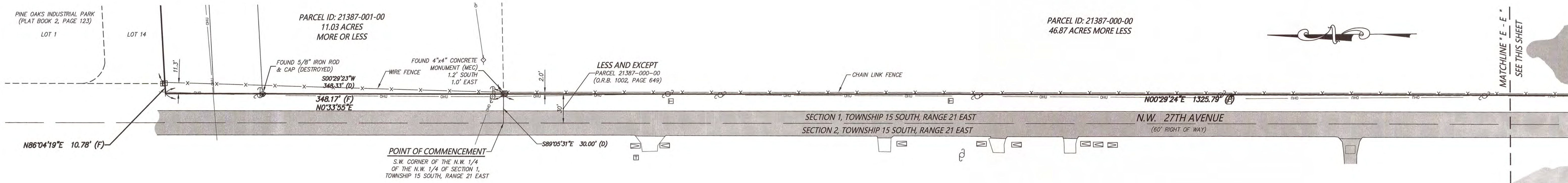
LOCATED IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA	PLAT OF BOUNDARY SURVEY -FOR- WEST OAK DEVELOPERS LLC			FB/PG		FIELD DATE		JOB NO. 190634	4 OF 5	
				19-6/58-61		09/03/2019				
				DRAWING DATE		BY	APPROVED			SCALE 1" = 50'
				09/10/2019		M.A.	CJH			

BOUNDARY SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

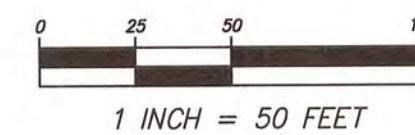
REVIEWED

For Code Compliance
City of Ocala Growth Management

PD20-0004 02/05/21



SHEET 5 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 5 FOR NOTES, LEGENDS, SURVEYOR'S
CERTIFICATION, BOUNDARY, ETC.
SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING
SEE SHEET 3 AND 4 FOR DRAWING DETAIL



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
3128 NW BULFITCH ROAD, OCALA, FLORIDA 34475
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHkg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

FB/PG		FIELD DATE		JOB NO. 190634	5 OF 5
19-6/58-61		09/03/2019			
DRAWING DATE	BY	APPROVED	SCALE		
09/10/2019	M.A.	C.J.H.	1" = 50'		