SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS PLANNED DEVELOPMENT"

LEGAL DESCRIPTION:

(PER SHORE TO SHORE TITLE, LLC TITLE COMMITMENT FILE NO. 21201179, ISSUING OFFICE FILE NO. 5210654, BEARING A COMMITMENT DATE OF FEBRUARY 23, 2022, REVISION 'A' DATED MARCH 08, 2022)

PARCEL 1:
THE WEST 1/2, LYING SOUTH AND WEST OF STATE ROAD #200 AND THE WEST 10 ACRES OF THE EAST 1/2, ALL IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; BEING ALSO DESCRIBED AS THE WEST 85 FEET OF THE EAST 1/2 AND ALL OF THE WEST 1/2 EXCEPT THAT PART OF THE NW 1/4 OF THE NW 1/4 THEREOF LYING NORTH AND WEST OF STATE HIGHWAY #200 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1083.00 FEET SOUTH AND 20.00 FEET EAST OF THE NORTHWEST CORNER OF SECTION 9, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF A COUNTY GRADED ROAD, THENCE SOUTH 211.30 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, THENCE N.41°20'E. 210.70 FEET ALONG SAID STATE ROAD RIGHT OF WAY LINE, THENCE N.69°06'W. 149.00 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST;

LESS AND EXCEPT:
TRACT A: BEGIN AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S.89°57'48"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 2021.84 FEET, THENCE N.00°02'12"E. 24.57 FEET, THENCE N.89°53'04"W. 821.84 FEET, THENCE N.89°50'37"W. 1173.91 FEET, THENCE N.00°25'39"E. 1171.66 FEET, THENCE N.00°29'05"E. 1466.16 FEET, THENCE N.00°35'12"E. 1231.04 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, THENCE S.41°49'12"W., ALONG SAID RIGHT OF WAY LINE 43.83 FEET TO THE WEST BOUNDARY OF AFORESAID SECTION 9, THENCE S.00°27'00"W., ALONG SAID WEST BOUNDARY, 1198.14 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 9, THENCE CONTINUE ALONG THE WEST BOUNDARY OF SECTION 9 A BEARING AND DISTANCE OF S.00°27'22"W. 2666.16 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF SW 60th AVENUE AND SW 80TH STREET.

ALSO LESS AND EXCEPT: THE SOUTH 25 FEET OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, EXCEPT THE SOUTH 25.00 FEET OF THE WEST 2021.84 FEET THEREOF.

ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF SW 80TH STREET.

ALSO LESS AND EXCEPT: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID CORNER BEING AT THE CENTERLINE INTERSECTION OF S.W. 80TH STREET AND S.W. 60TH AVENUE, THENCE N.00°27'22"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 27.98 FEET, THENCE S.89°50'37"E. A DISTANCE OF 25.88 FEET TO THE POINT OF BEGINNING, THENCE N.00°25'10"E., ALONG THE EAST LINE OF THE EXISTING RIGHT OF WAY OF S.W. 60TH AVENUE A DISTANCE OF 100.00 FEET; THENCE S.36°32'42"E. TO A POINT ON THE NORTH LINE OF THE EXISTING RIGHT OF WAY OF S.W. 80TH STREET (HAVING A RIGHT OF WAY OF 50.00 FEET) A DISTANCE OF 124.72 FEET; THENCE N.89°50'37"W., ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

ALSO LESS AND EXCEPT PART 'A' ROAD RIGHT OF WAY:
COMMENCE AT THE POINT OF INTERSECTION OF THE BASE LINE OF SURVEY OF STATE ROAD NO. 200 AND THE WEST LINE OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING 1270.49 FEET N.00°11'53"E. OF THE WEST 1/4 CORNER OF SAID SECTION 9 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 36100-2521; THENCE N.41°33'00"E., ALONG SAID BASE LINE OF SURVEY, 43.97 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE (SAID RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 1559, PAGE 586, PUBLIC RECORDS OF MARION COUNTY, FLORIDA) FOR THE POINT OF BEGINNING: THENCE CONTINUE N.41°33'00"E., ALONG SAID BASE LINE OF SURVEY, 1822.27 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9, SAID POINT BEING 1233.01 FEET N.89°56'35"E. OF THE NORTHWEST CORNER OF SAID SECTION 9; THENCE N.89°56'35"E., ALONG SAID NORTH LINE 144.75 FEET; THENCE S.00°03'25"E. 33.00 FEET; THENCE S.77°54'57"W. 57.59 FEET TO A POINT BEING 96.00 FEET SOUTHEASTERLY OF AS MEASURED PERPENDICULAR TO SAID BASE LINE SURVEY; THENCE S.41°33'00"W. PARALLEL WITH SAID BASE LINE OF SURVEY 579.15 FEET; THENCE S.48°27'00"E. 3.00 FEET TO A POINT BEING 99.00 FEET SOUTHEASTERLY OF AS MEASURED PERPENDICULAR TO SAID BASE LINE OF SURVEY; THENCE S.41°33'00"W., PARALLEL WITH SAID BASE LINE OF SURVEY, 1381.20 FEET TO SAID EXISTING EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE; THENCE N.00°19'51"E., ALONG SAID EASTERLY RIGHT OF WAY LINE AND ITS NORTHERLY PROJECTION THEREOF, 150.24 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT PART 'B' WATER RETENTION AREA:
COMMENCE AT THE POINT OF INTERSECTION OF THE BASE LINE SURVEY OF STATE ROAD NO. 200 AND THE WEST LINE OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING 1270.49 FEET N.00°11'53"E. OF THE WEST 1/4 CORNER OF SAID SECTION 9 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 36100-2521; THENCE N.41°33'00"E., ALONG SAID BASE LINE OF SURVEY, 500.79 FEET; THENCE S.47°45'44"E. 99.01 FEET TO A POINT ON THE NEW RIGHT OF WAY LINE OF STATE ROAD NO. 200 AS DESCRIBED AND LOCATED IN PART "A" ABOVE, SAID POINT BEING 99.00 FEET SOUTHEASTERLY OF AS MEASURED PERPENDICULAR TO SAID BASE LINE AND ALSO BEING THE SOUTHWESTERLY CORNER OF A STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION 30 FOOT STORM SEWER EASEMENT AND MAINTENANCE ROAD RIGHT OF WAY AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE CONTINUE S.47°45'44"E., ALONG THE SOUTHERLY LINE OF SAID EASEMENT 222.93 FEET; THENCE N.85°46'34"E., CONTINUING ALONG SAID SOUTHERLY EASEMENT LINE, 410.43 FEET FOR THE POINT OF BEGINNING: SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 158.16 FEET, A CENTRAL ANGLE OF 52°16'21" AND A CHORD BEARING OF N.16°51'39"E.; THENCE FROM A TANGENT BEARING OF N.09°16'32"W., RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 144.29 FEET TO THE POINT OF TANGENCY; THENCE N.42°59'49"E. 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 81.56 FEET, A CENTRAL ANGLE OF 53°07'03" AND A CHORD BEARING OF N.69°33'21"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 75.61 FEET TO A POINT OF NON-TANGENCY; THENCE S.58°17'34"E. 299.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 254.02 FEET, A CENTRAL ANGLE OF 72°57'02" AND A CHORD BEARING OF S.39°00'17"W; THENCE FROM A TANGENT BEARING OF S.02°31'46"W., RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 323.42 FEET TO A POINT OF NON-TANGENCY; THENCE S.86°05'47"W. 50.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 338.62 FEET, A CENTRAL ANGLE OF 43°57'44" AND A CHORD BEARING OF N.53°56'40"W. THENCE FROM A TANGENT BEARING OF N.75°55'32"W., RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 259.82 FEET TO A POINT OF NON-TANGENCY AND THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT (JAGUAR/LAND ROVER PARCEL):

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21, EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 9, S.00°31'56"W., 40.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 66 STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT MAINTENANCE MAP AS RECORDED IN ROAD MAP BOOK 2, PAGES 37 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING FIVE (5) COURSES, (1.) N.89°47'49"W., 1,277.93 FEET; (2.) THENCE N.89°47'51" W., 1278.08 FEET; (3.) THENCE N.89°48'41"W., 84.99 FEET; (4.) THENCE N.89°48'30"W., 1,312.50 FEET; (5.) THENCE S.79°10'56"W., 20.99 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36100-2521, DATED 06/14/1994 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, S.41°48'24"W., 415.75 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, S.48°43'58"E., 573.43 FEET; THENCE S.41°16'02"W., 211.13 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 19°50'32", AND A CHORD BEARING AND DISTANCE OF N.70°18'23"W., 161.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.77 FEET TO A POINT OF TANGENCY; THENCE N.80°13'39"W., 150.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 32°01'52", AND A CHORD BEARING AND DISTANCE OF N.64°12'43"W., 204.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 206.85 FEET TO A POINT OF TANGENCY; THENCE N.48°11'47"W., 98.88 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 THE FOLLOWING THREE (3) COURSES, (1.) N.41 °48'13"E., 239.03 FEET; (2.) THENCE N.43°22'03"W., 2.96 FEET; (3.) THENCE N.41°48'24"E., 163.39 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
(A) THE NW 1/4; (B) THE WEST 1/2 OF THE NE 1/4; (C) THE NW 1/4 OF THE SE 1/4; (D) THE NORTH 1/2 OF THE SW 1/4; ALL IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT (SCHOOL BOARD PARCEL):
A PORTION OF THE N.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 10; THENCE ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 10, S.89°07'24"E., A DISTANCE OF 1644.23 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°52'36"E., A DISTANCE OF 158.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE (BEING A 120 FOOT PROPOSED RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.30°08'30"W., A DISTANCE OF 1166.50 FEET; THENCE N.29°51'30"E., A DISTANCE OF 438.57 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 120 FOOT PROPOSED RIGHT OF WAY, SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2023.00 FEET, A CENTRAL ANGLE OF 35°53'04" AND A CHORD BEARING AND DISTANCE OF S.48°05'02"E., 1246.40 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY, A DISTANCE OF 1267.01 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY, S.30°08'30"E., A DISTANCE OF 200.00 FEET TO A POINT ON AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE; THENCE DEPARTING SAID SOUTHWESTERLY PROPOSED RIGHT OF WAY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE, S.59°51'30"W., A DISTANCE OF 763.78 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THE SW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT-OF-WAY OVER THE SOUTH BOUNDARY FOR S.W. 80TH STREET.

PARCEL 4:
THE EAST 1/2 OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 85.00 FEET THEREOF, AND EXCEPT ROAD RIGHT-OF-WAY OVER THE NORTH BOUNDARY FOR S.W. 66TH STREET, AND THE SOUTH BOUNDARY FOR S.W. 80TH STREET.

EXCEPT FROM PARCEL 2(A), 2(B) AND 4(A) ROAD RIGHT-OF-WAY OVER THE NORTH BOUNDARY FOR S.W. 66TH STREET.

EXCEPT FROM PARCEL 3, ROAD RIGHT-OF-WAY OVER THE SOUTH BOUNDARY FOR S.W. 80TH STREET.

LESS AND EXCEPT FROM ALL THE FOREGOING:

(SEQUEL PARCEL I):
A PORTION OF LAND LYING IS SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 9; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES), AND THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET THE FOLLOWING THREE (3) COURSES, (1) N.89°57'43"W., 621.74 FEET; (2.) THENCE S.01°44'53"E., 0.43 FEET; (3.) THENCE N.89°53'40"W., 550.98 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°06'20"E., 787.81 FEET; THENCE N.89°52'31"W., 290.86 FEET; THENCE N.00°07'51"E., 1,536.48 FEET; THENCE N.89°40'51"E., 12.47 FEET; THENCE N.00°06'51"E., 222.88 FEET; THENCE N.26°41'10"E., 296.29 FEET; THENCE S.89°58'29"E., 2,709.32 FEET; THENCE S.00°01'51"W., 2,813.15 FEET TO THE AFORESAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET; THENCE ALONG SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE, N.89°58'09"W., 1,395.18 FEET TO THE POINT OF BEGINNING.

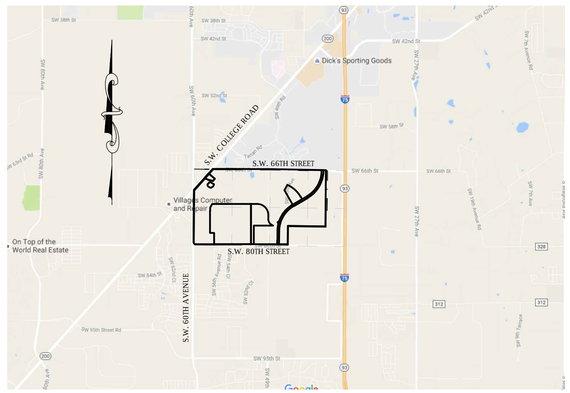
AND ALSO LESS AND EXCEPT:

(SEQUEL PARCEL II):
A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 9; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°58'09"E., 1395.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°01'51"E., 2,813.15 FEET; THENCE S.89°58'29"E., 450.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 89°58'29", AND A CHORD BEARING AND DISTANCE OF S.44°59'15"E., 1,088.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,209.17 FEET TO A POINT OF TANGENCY; THENCE S.00°00'00"E., 290.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 71°49'46", AND A CHORD BEARING AND DISTANCE OF S.35°54'53"E., 551.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 589.22 FEET TO A POINT OF TANGENCY; THENCE N.89°58'09"W., 1,344.03 FEET; THENCE S.00°01'51"W., 1,306.54 FEET TO THE AFORESAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.89°58'09"W., 200.00 FEET TO THE POINT OF BEGINNING.

VICINITY MAP:

SCALE 1" = 5000'



SHEET 1 OF 18
ONE IS NOT COMPLETE WITHOUT THE OTHERS

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY SHORE TO SHORE TITLE, LLC TITLE COMMITMENT FILE NO. 21201179, ISSUING OFFICE FILE NO. 5210654, BEARING A COMMITMENT DATE OF FEBRUARY 23, 2022, REVISION 'A' DATED MARCH 08, 2022. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 7: EASEMENT RECORDED IN DEED BOOK 264, PAGE 292, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE, AREA AFFECTED IS DEPICTED HEREON.

ITEM 8: EASEMENT RECORDED IN DEED BOOK 264, PAGE 330, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE, AREA AFFECTED IS DEPICTED HEREON.

ITEM 9: EASEMENT RECORDED IN DEED BOOK 283, PAGE 224 AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND IS DEPICTED HEREON.

ITEM 10: EASEMENT RECORDED IN BOOK 157, PAGE 614 AFFECTS THE SUBJECT PARCEL, IN BLANKET IN NATURE AND IS NOT DEPICTED HEREON.

ITEM 11: EASEMENT RECORDED IN BOOK 173, PAGE 433, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE AND IS DEPICTED HEREON.

ITEM 12: EASEMENT RECORDED IN BOOK 282, PAGE 408, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.

ITEM 13: EASEMENT RECORDED IN BOOK 288, PAGE 327, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.

ITEM 14: EASEMENT RECORDED IN BOOK 402, PAGE 330, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.

ITEM 15: EASEMENT RECORDED IN BOOK 687, PAGE 178, AS AFFECTED BY BOOK 1858, PAGE 99 AND BOOK 2053, PAGE 1738. EASEMENT IN BOOK 2053, PAGE 1733 AFFECTS THE SUBJECT PARCEL AND IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.

ITEM 16: EASEMENT RECORDED IN BOOK 858, PAGE 486 AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND IS DEPICTED HEREON. EASEMENT RECORDED IN BOOK 1735, PAGE 1310, AND BOOK 2009, PAGE 1823 DOES NOT AFFECT THE SUBJECT PARCEL AND IS DEPICTED HEREON. EASEMENT RECORDED IN BOOK 2009, PAGE 1815 AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.

ITEM 17: EASEMENT RECORDED IN BOOK 1089, PAGE 919, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE, AREA AFFECTED IS DEPICTED HEREON.

ITEM 18: EASEMENT RECORDED IN BOOK 1178, PAGE 875, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.

ITEM 19: DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN BOOK 1197, PAGE 878 AS AFFECTED BY BOOK 2489, PAGE 256 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 20: EASEMENT RECORDED IN BOOK 1233, PAGE 1083, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE, AREA AFFECTED IS DEPICTED HEREON.

ITEM 21: EASEMENT RECORDED IN BOOK 1401, PAGE 116, AS AFFECTED BY BOOK 6849, PAGE 1896 AND BOOK 6835, PAGE 236, AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 22: EASEMENT RECORDED IN BOOK 1416, PAGE 667 AS AFFECTED BY BOOK 5649, PAGE 1962, BOOK 6858, PAGE 764 AND EASEMENT RECORDED IN BOOK 1735, PAGE 1310 AND BOOK 2009, PAGE 1823, AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 23: UNRECORDED AGREEMENT REGARDING HORSE CEMETERY, POSSIBLE/APPROXIMATE LOCATION IS NOTED HEREON.

ITEM 24: EASEMENTS RECORDED IN BOOK 2029, PAGE 1275, BOOK 2017, PAGE 588, BOOK 1990, PAGE 1877, BOOK 1922, PAGE 1083, BOOK 1922, PAGE 1092 AND IN BOOK 4228, PAGE 255 AFFECT THE SUBJECT PARCEL AND ARE DEPICTED HEREON.

ITEM 25: EASEMENT AS EVIDENCED IN BOOK 2058, PAGE 1269 AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

ITEM 26: EASEMENT AS EVIDENCED IN BOOK 2058, PAGE 1279 AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

ITEM 27: GRANT OF FLOODING EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3063, PAGE 1365, AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 28: RIGHT OF WAY AGREEMENT RECORDED IN BOOK 6123, PAGE 1155, AFFECTS THE SUBJECT PARCEL BUT HAS INSUFFICIENT INFORMATION TO DETERMINE EXACT LOCATION AND IS NOT DEPICTED HEREON.

ITEM 29: RESOLUTIONS RECORDED IN BOOK 6657, PAGE 1883, IN BOOK 7060, PAGE 1704 AND IN BOOK 7448, PAGE 1653 AFFECT SUBJECT PARCEL AND ARE NOT DEPICTED HEREON. RESOLUTIONS RECORDED IN BOOK IN BOOK 6703, PAGE 968 AND IN BOOK 6727, PAGE 1133, DO NOT AFFECT THE SUBJECT PARCEL AND ARE NOT DEPICTED HEREON.

ITEM 30: EASEMENTS CREATED BY AGREEMENT RECORDED IN BOOK 6728, PAGE 1044 AFFECT SUBJECT PROPERTY AND ARE DEPICTED HEREON.

ITEM 31: INTENTIONALLY DELETED

ITEM 32: EASEMENT RECORDED IN BOOK 6858, PAGE 765 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 33: EASEMENT RECORDED IN BOOK 6890, PAGE 1001 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 34: DRAINAGE EASEMENTS RECORDED IN BOOK 6933, PAGE 1904, BOOK 6933, PAGE 1917 AND BOOK 6933, PAGE 1921 AFFECT THE SUBJECT PARCEL AND ARE DEPICTED HEREON.

ITEM 35: EASEMENT RECORDED IN BOOK 6988, PAGE 1221 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 36: DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 7196, PAGE 835 AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.

ITEM 37: EASEMENT RECORDED IN BOOK 7327, PAGE 265 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 38: DECLARATION OF COVENANTS, RESTRICTIONS AND USE AGREEMENTS AS RECORDED IN BOOK 7351, PAGE 1651 AND BOOK 7103, PAGE 337 DO NOT AFFECT THE SUBJECT PARCEL, CONTAIN SEVERAL EASEMENTS AND USE AGREEMENTS WHICH BENEFIT THE SUBJECT PARCEL, BUT DO NOT CONTAIN EXACT LOCATIONS AND ARE NOT DEPICTED HEREON. ITEMS CONTAINING MORE SPECIFIC LOCATION DETAILS ARE DEPICTED HEREON.

NOTE: ENVIRONMENTAL RESOURCE PERMIT AS RECORDED IN BOOK 6773, PAGE 588 AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

FLOOD CERTIFICATION:

PROPERTY LIES IN FLOOD ZONES "X" – AN AREA OF MINIMAL FLOODING, ZONE "X 0.2%" – AN AREA OF 1% ANNUAL CHANCE OF FLOOD WITH AN AVERAGE DEPTH LESS THAN ON FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE "AE" – AN AREA OF SPECIAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP NUMBER 12083C0702E, REVISED PRELIMINARY APRIL 19, 2017.

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LEGEND UNLESS OTHERWISE NOTED

- ℄ = CENTERLINE OF RIGHT OF WAY
- R/W = RIGHT OF WAY LINE
- ORB = OFFICIAL RECORDS BOOK OF MARION COUNTY
- NAVD = NORTH AMERICAN VERTICAL DATUM
- = FOUND 5/8" IRON ROD & CAP (LB 2893) UNLESS OTHERWISE NOTED
- = FOUND NAIL & DISK (AS NOTED)
- = FOUND CONCRETE MONUMENT (AS NOTED)
- = FOUND 5/8" IRON ROD & CAP (LB 6895)
- = FOUND 4"X4" CONCRETE MONUMENT (NO I.D.)
- = SET 5/8" IRON ROD & CAP (LB 8071)
- = FOUND 8" CONCRETE MONUMENT
- = WATER METER
- = IRRIGATION CONTROL VALVE
- = HOSE BIBB
- = TELEPHONE BOX
- = FIBER OPTIC CABLE MARKER
- = ELECTRIC BOX
- = CABLE BOX
- = GAS LINE MARKER
- = SIGN
- = WOOD POWER POLE
- = METAL LIGHT POLE
- = GUY ANCHOR
- = MAIL BOX
- = FLAG POLE
- = WATER VALVE
- = FIRE HYDRANT
- = WELL
- = SANITARY MANHOLE
- = SANITARY CLEANOUT
- = DRAINAGE MANHOLE
- = STORM DRAINAGE INLET
- = STORM DRAINAGE GRATE
- = CONTROL/BENCHMARK AS DESCRIBED
- P.L.S. = REGISTERED LAND SURVEYOR
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- L.B. = LICENSED BUSINESS
- (D) = DEED DIMENSION
- (C) = CALCULATED DIMENSION
- (F) = FIELD MEASUREMENT BASED ON FLORIDA STATE PLANE GRID
- (MRW) = MARION COUNTY RIGHT OF WAY MAP
- (DOTRW) = FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY
- (CRW) = MARION COUNTY CONSTRUCTION RIGHT OF WAY
- E.O.P. = EDGE OF PAVEMENT
- STA = STATION
- INV = INVERT
- F.F.E. = FINISH FLOOR ELEVATION
- P.V.C. = POLYVINYL CHLORIDE
- R.C.P. = REINFORCED CONCRETE PIPE
- C.M.P. = CORRUGATED METAL PIPE
- H.D.P.E. = HIGH DENSITY POLYETHYLENE
- HPPP = HIGH PERFORMANCE POLYPROPYLENE
- CPP = CORRUGATED PLASTIC PIPE
- OHU = OVERHEAD UTILITY LINE
- E = UNDERGROUND ELECTRIC
- WM = UNDERGROUND WATERMAIN
- BFOC = UNDERGROUND FIBER OPTIC CABLE
- FM = UNDERGROUND FORCEMAIN
- G = UNDERGROUND GAS LINE
- = BROKEN LINE; NOT DRAWN TO SCALE
- = DENOTES CONCRETE
- = DENOTES PAVEMENT

SHEET INDEX

SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, CURVE & LINE TABLES
3	OVERALL TOPOGRAPHY & FLOOD ZONE DELINEATION
4-15	PROPERTY DETAILS
16-18	S.W. 49TH AVENUE ROAD DETAILS

NOTES:

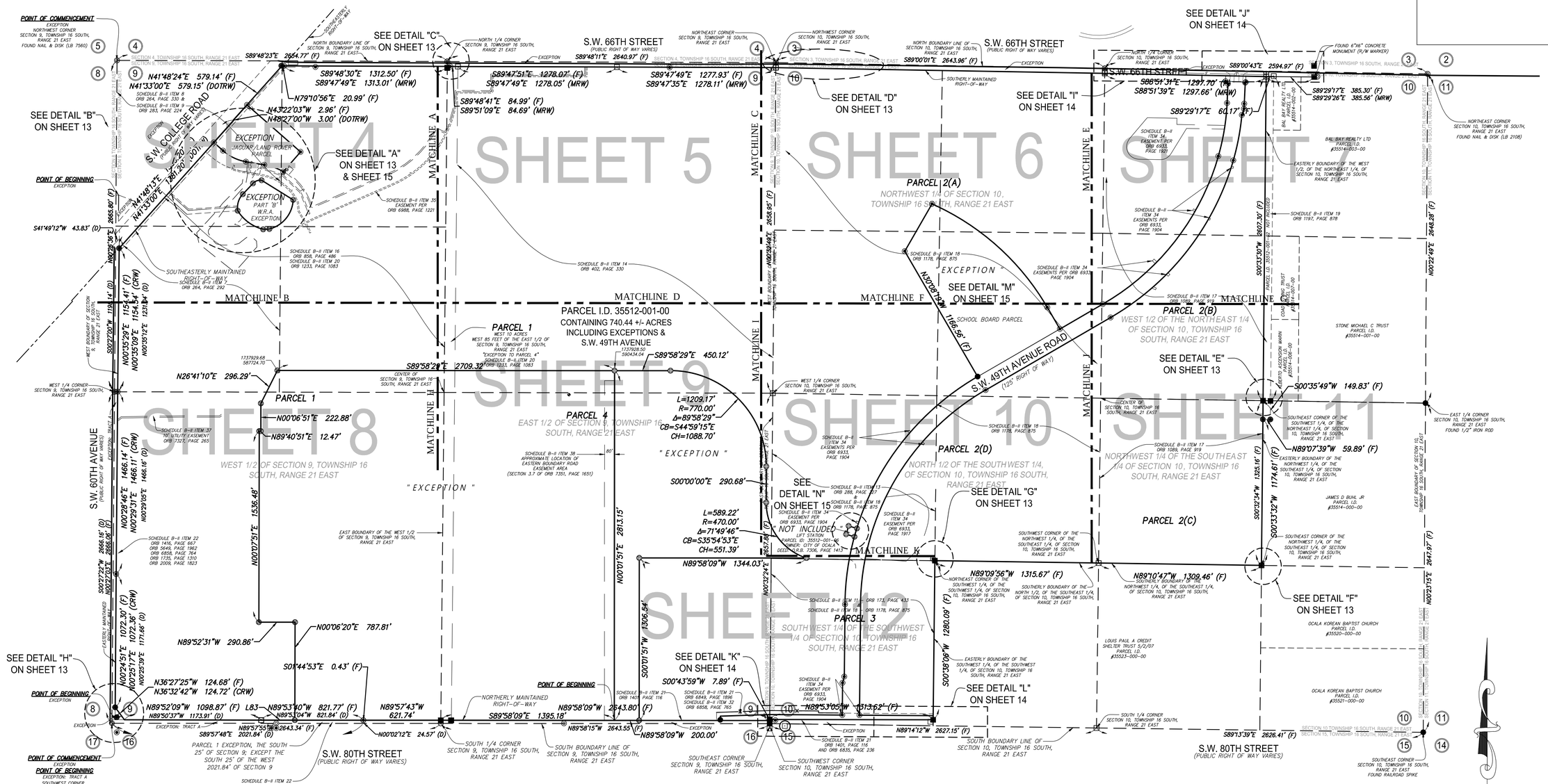
1. DATE OF FIELD SURVEY: JANUARY 13, 2022.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATION OF RECORD. PUBLIC RECORDS. PUBLIC RECORDS NOT SEARCH BY JCH CONSULTING GROUP, INC.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE FLORIDA WEST GRID NAD-83, (CORS96)(EPOCH:2002.0000)(2011 ADJUSTMENT), BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
5. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
6. ADDITION

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	144.29	158.16	052°16'19"	139.34	S17°06'52"W
C2	75.61	81.56	053°06'53"	72.93	S69°48'34"W
C3	323.43	254.02	072°57'04"	302.02	N39°15'30"E
C4	259.82	338.62	043°57'46"	253.50	S53°41'20"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	20.00
L2	S0°00'00"E	211.30
L3	N41°20'00"E	210.70
L4	N69°06'00"W	149.00
L5	N41°48'03"E	44.28
L6	S89°48'12"E	144.75
L7	S0°11'48"W	33.00
L8	S78°10'10"W	57.59
L9	S0°35'04"W	150.24
L10	N41°49'12"E	44.00
L11	N43°15'02"E	119.59
L12	S58°02'21"E	299.45
L13	S86°21'00"W	50.16
L83	S89°53'40"E	270.79



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SHEET 2 OF 18
ONE IS NOT COMPLETE WITHOUT THE OTHERS

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NO.	REVISIONS	BY	DATE
5.			
4.	ADDRESS COMMENTS	MRD	10/17/23
3.	ADDITIONAL TOPO AND SOIL BORINGS	MRD	9/19/23
2.	ADDITIONAL TREES	MRD	8/21/23
1.	REVS PER RECEIPT OF NEW TITLE COMM	KLJ	3/8/22

DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 400'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING;
PLANNING; ENVIRONMENTAL, G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4655
10570 SE 147TH STREET, OCALA, FLORIDA 34472
PHONE: 352-622-0927 FAX: 352-622-0928 WWW.JCHGROUP.COM

BOUNDARY & TOPOGRAPHIC SURVEY FOR: D.R. HORTON, INC.

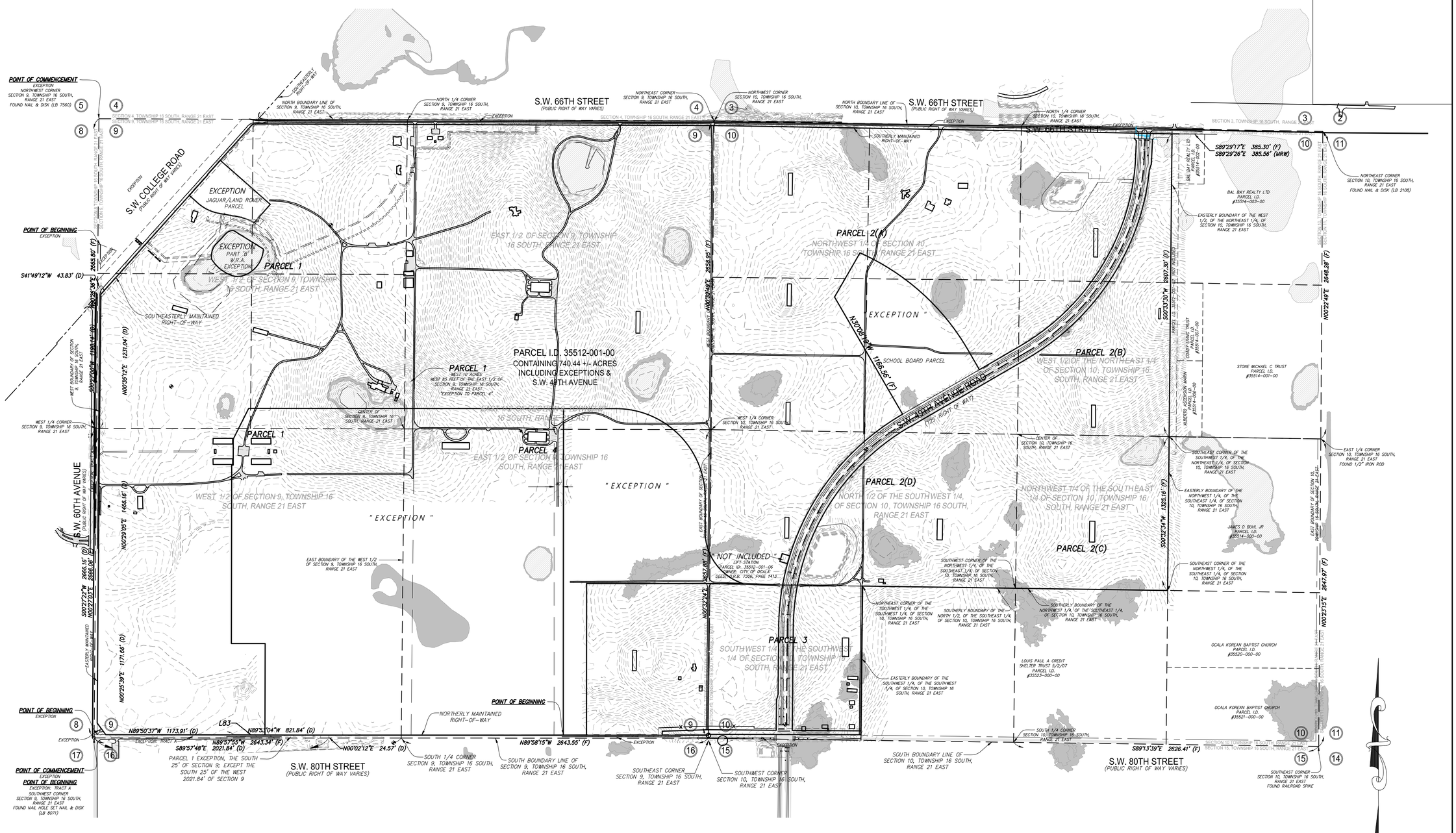
REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

FILE: WINDING OAKS FARM

J.O.# 16365
DWG.# 16365TOPOR5
SHT 2 OF 18

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"



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REVISED:	
REVISED:	
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CERTIFICATE OF AUTHORIZATION NO. LB4653
9532 SE 175th STREET, OCALA, FLORIDA 34472
(352) 307-1963 • FAX (352) 307-1964 • jchconsultingg@yahoo.com

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
15–5/62
16–2/13–28
21–8/52–54
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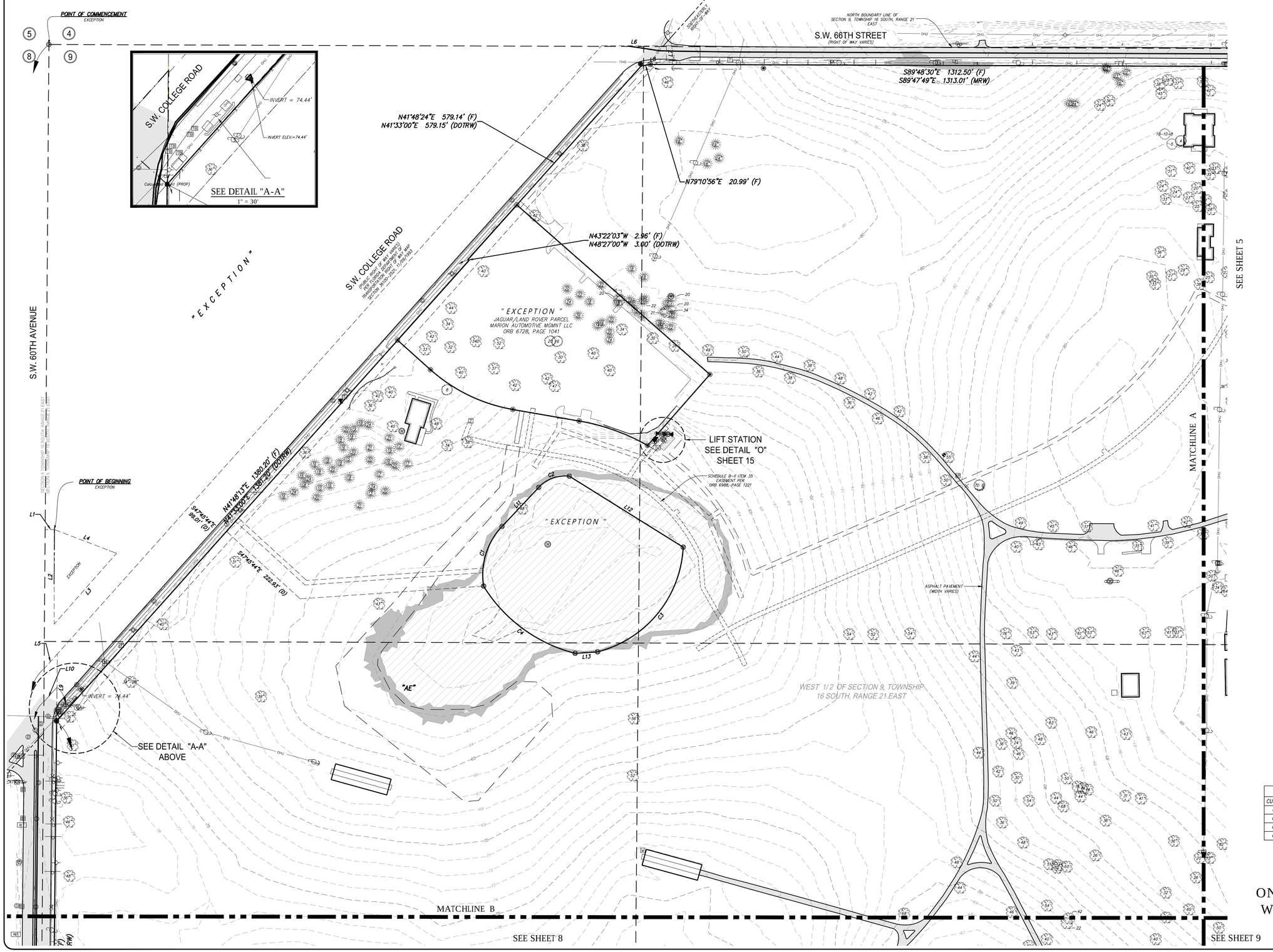
"WINDING OAKS PLANNED DEVELOPMENT"



1 INCH = 100 FEET

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CYPRESS
- DOGWOOD
- HICKORY
- HOLLY
- MAGNOLIA
- MAPLE
- MISC
- OAK
- PALM
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- PINE

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C4	259.82	338.62	043°57'46"	253.50	S53°41'20"E

SHEET 4 OF 18
ONE IS NOT COMPLETE
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DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
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420 NW 15TH STREET, OCALA, FLORIDA 34475
PHONE (352) 732-8192 • FAX (352) 732-8212 • WWW.JCHGROUP.COM

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
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FILE: WINDING OAKS FARM

J.O.# 16365
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SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
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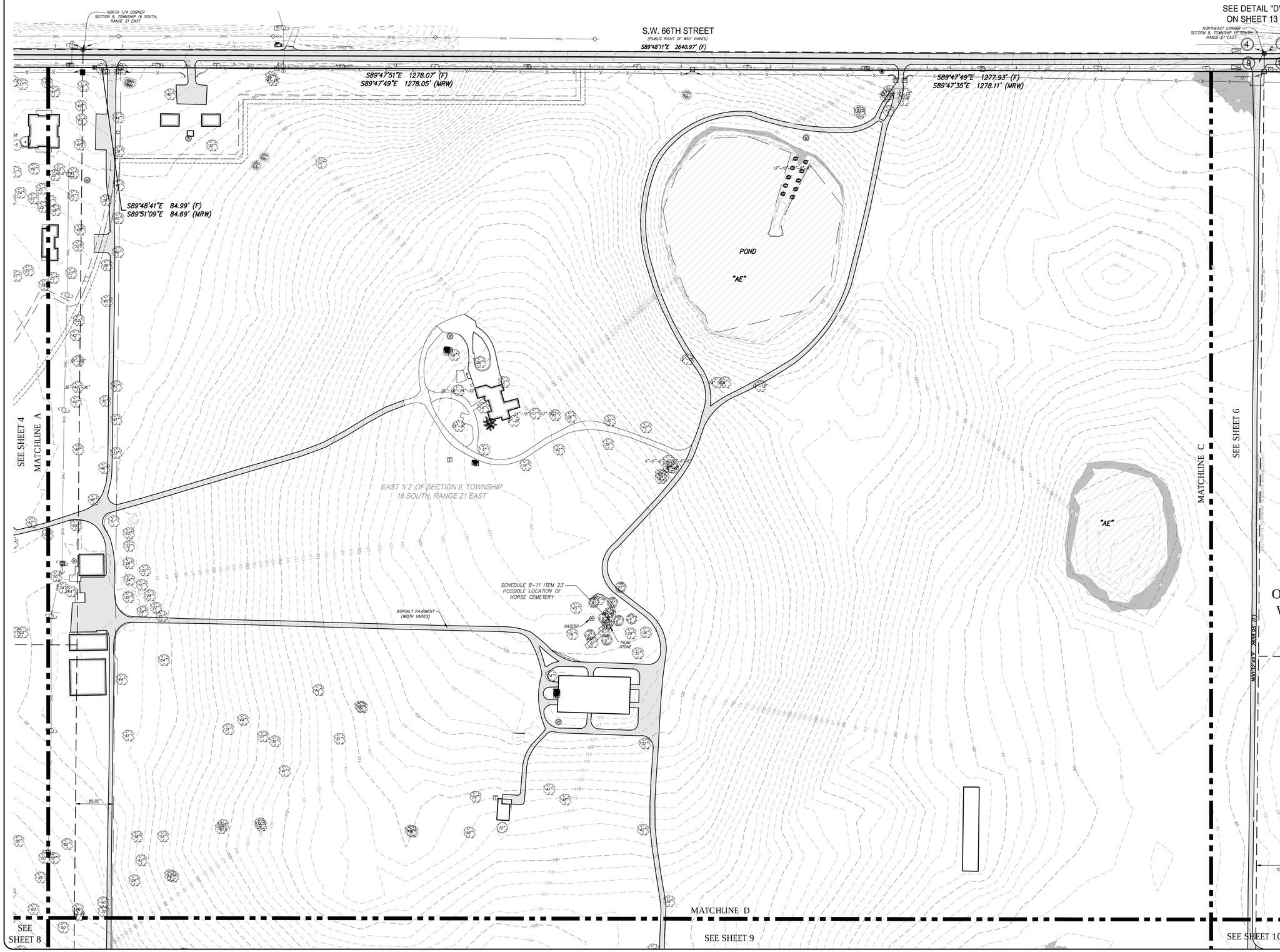
"WINDING OAKS PLANNED DEVELOPMENT"



SHEET 5 OF 18
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CYPRESS
- DOGWOOD
- HICKORY
- HOLLY
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2035 SE 17TH STREET, OCALA, FLORIDA 34471
PHONE (352) 622-1487 FAX (352) 622-1488 www.jchgroup.com

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
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J.O.# 16365
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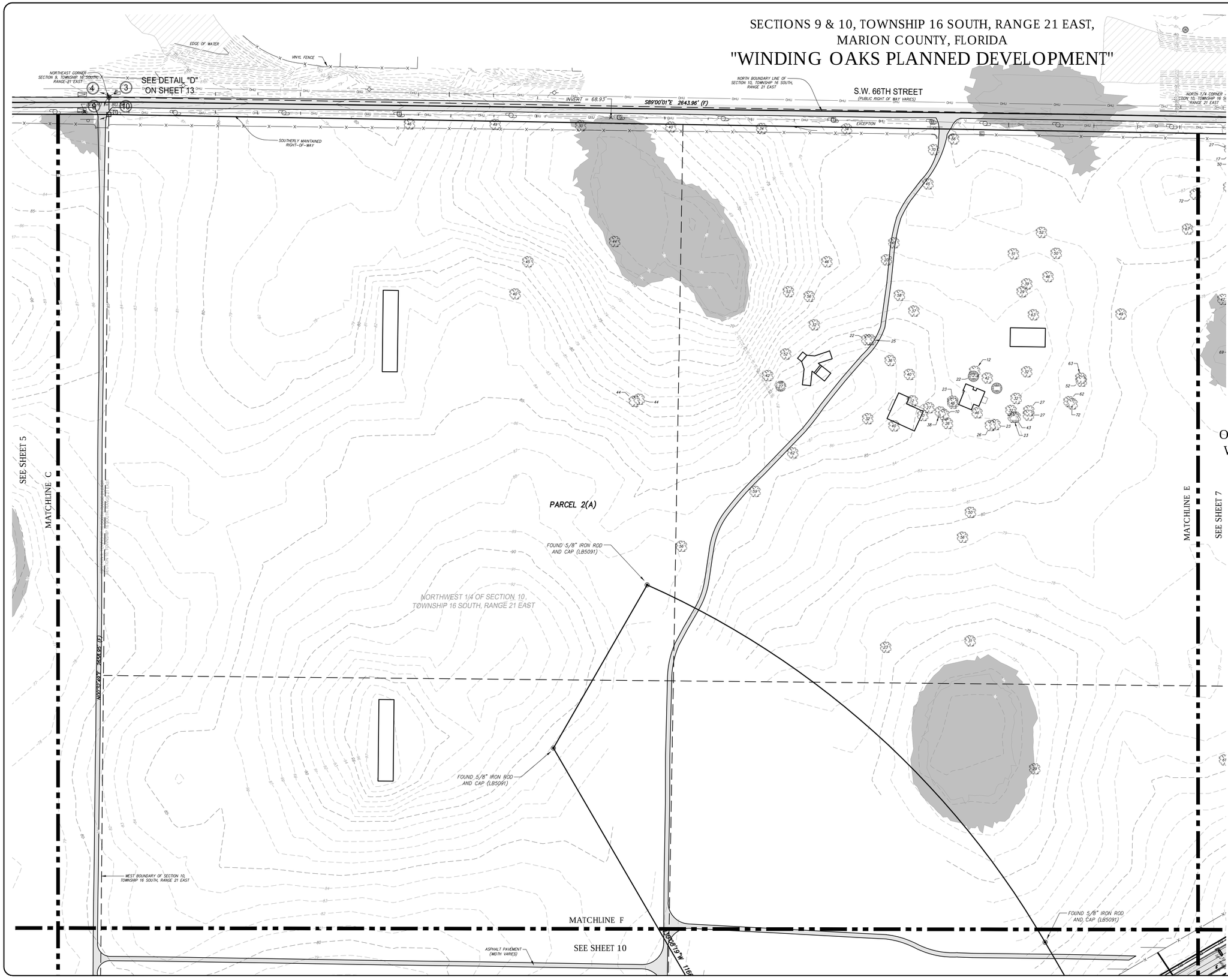
SHT 5 OF 18

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"



SHEET 6 OF 18
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TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CYPRESS
- DOGWOOD
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REVISED:
REVISED:
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BOUNDARY & TOPOGRAPHIC
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J.O.# 16365
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SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
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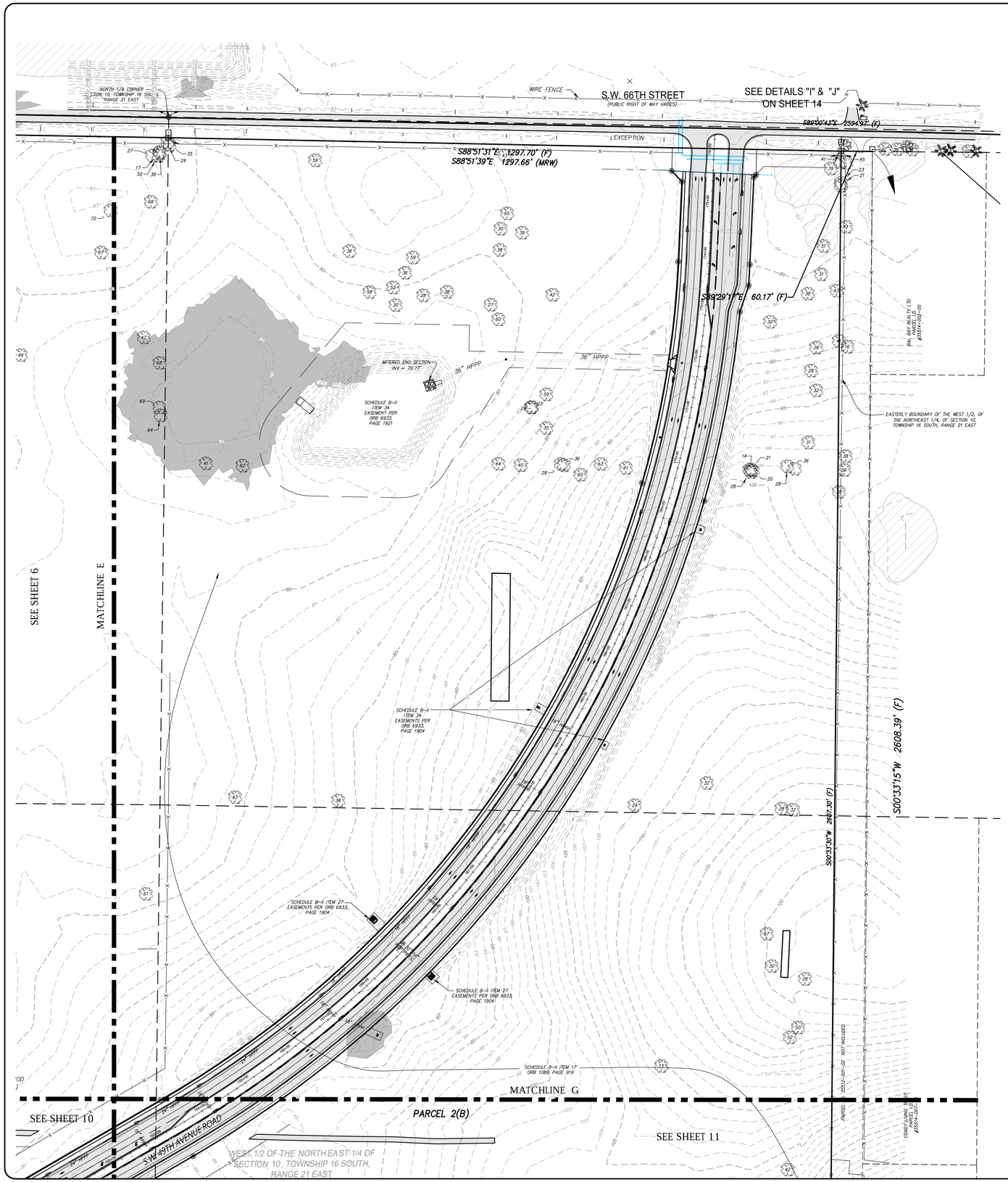
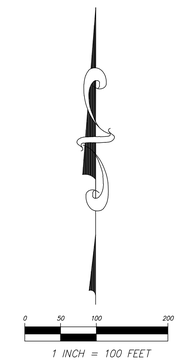
"WINDING OAKS PLANNED DEVELOPMENT"





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SHEET 7 OF 18
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DRAWN: K.L.J.
REVISED:
REVISED: C.J.H.
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

JCH
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LAND DEVELOPMENT • SURVEYING & MAPPING;
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4653
6236 SW 13TH STREET, OCALA, FLORIDA 34474
PHONE (352) 622-3025 • FAX (352) 622-3033 • www.jchgroup.com

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
15-5/62
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FILE: WINDING OAKS FARM

J.O.# 16365
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SHT 7 OF 18

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
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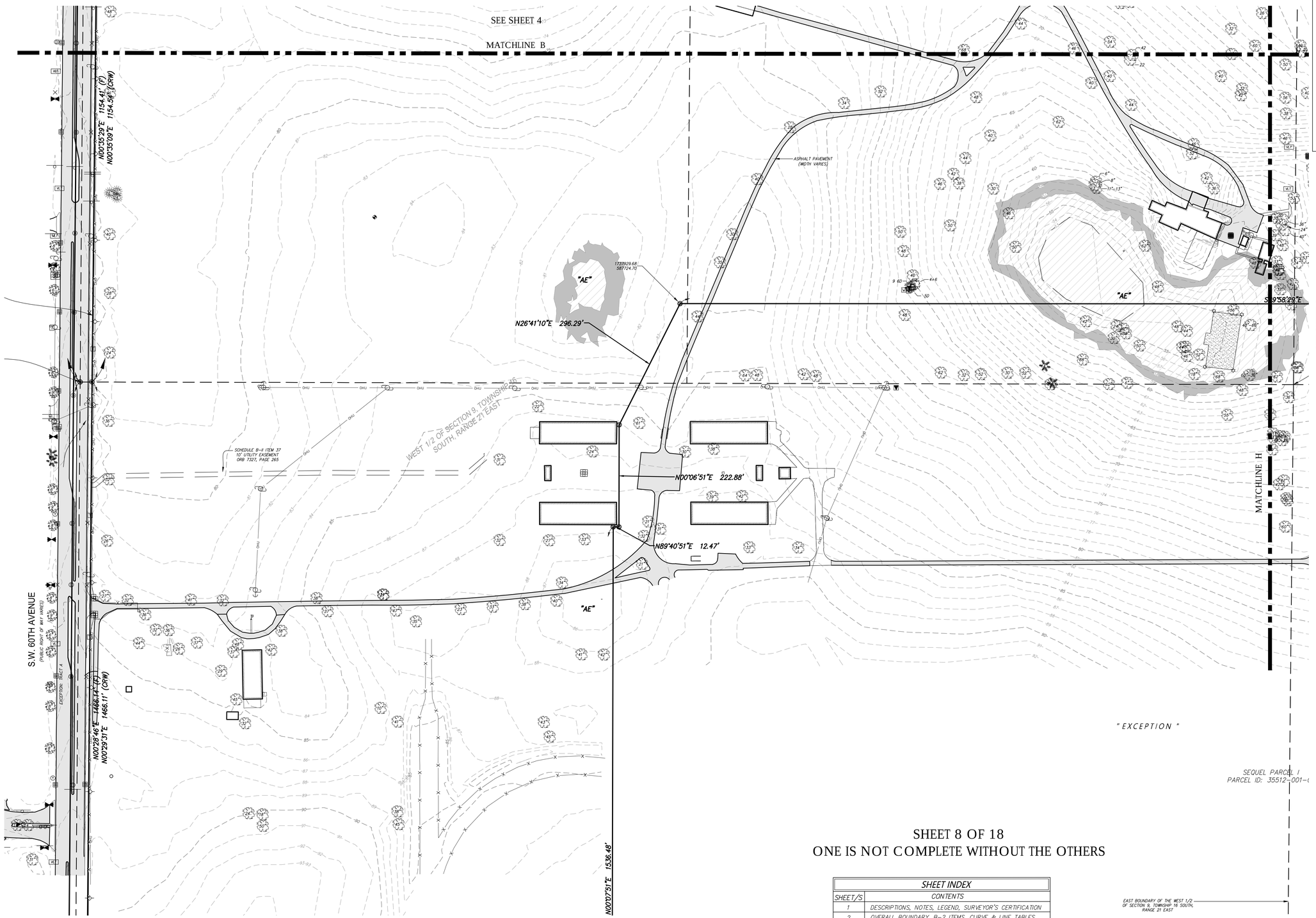
"WINDING OAKS PLANNED DEVELOPMENT"



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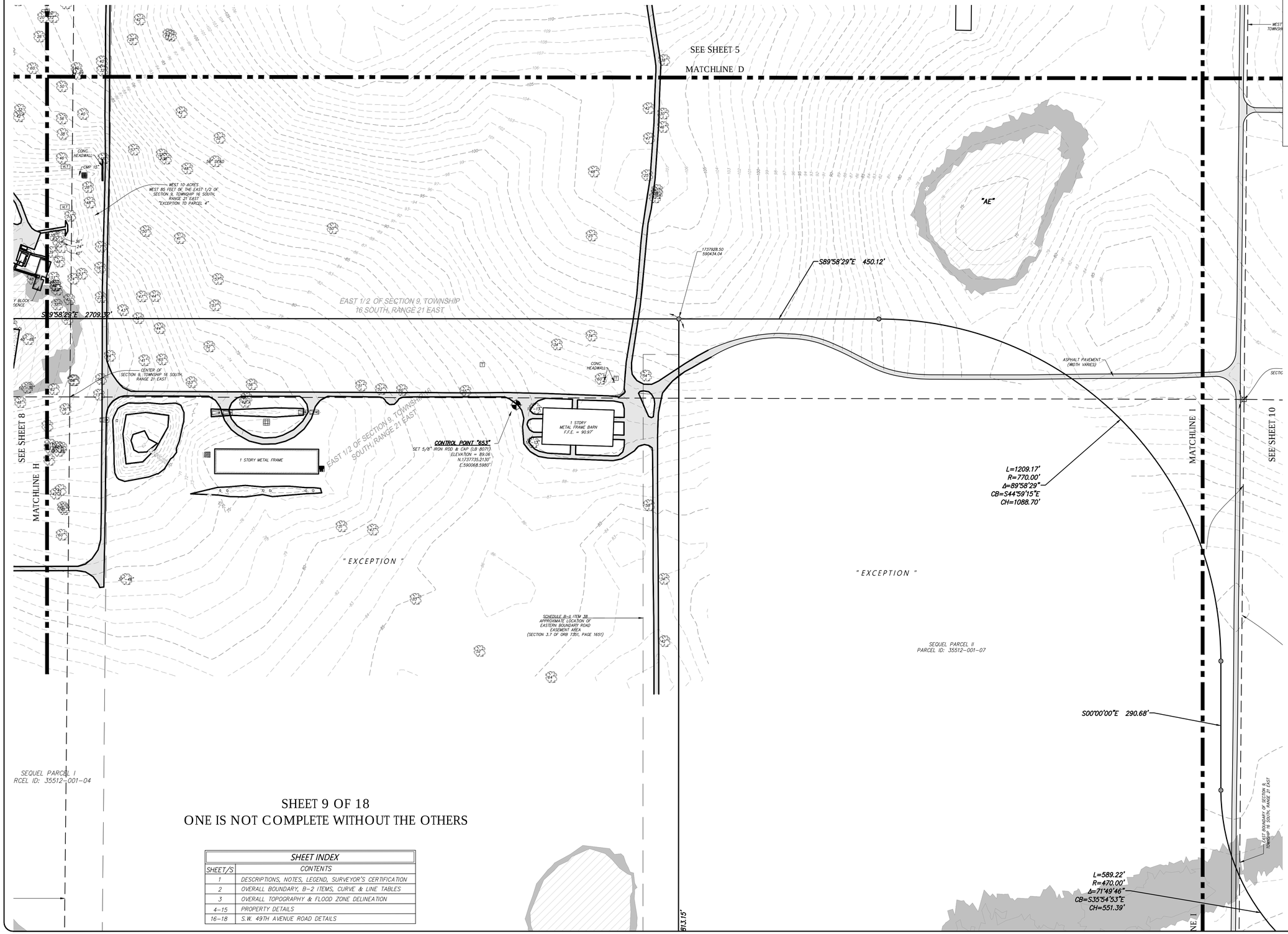

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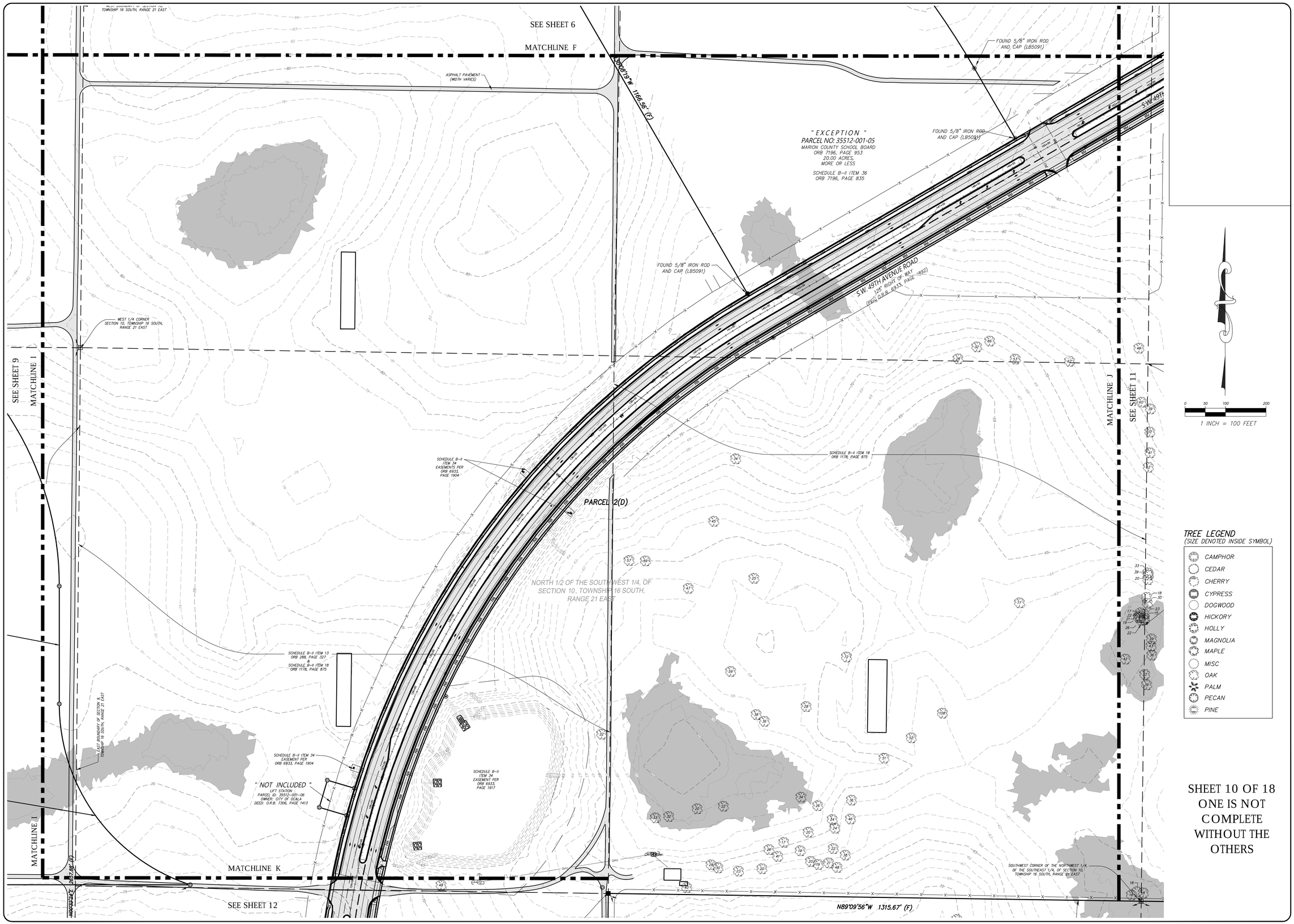
CERTIFICATE OF AUTHORIZATION NO. LB 8071
6236 SW 13TH STREET, OCALA, FLORIDA 34474
PHONE (352) 622-3007 FAX (352) 622-3073 www.jchcg.com

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
15-5/162
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

FILE: WINDING OAKS FARM

J.O.# 16365
DWG.# 16365TOPOR5
SHT 9 OF 18



SHEET 10 OF 18
ONE IS NOT
COMPLETE
WITHOUT THE
OTHERS

NO.	REVISIONS	BY	DATE
5.			
4.	ADDRESS COMMENTS	MRD	10/17/23
3.	ADDITIONAL TOPO AND SOIL BORINGS	MRD	9/19/23
2.	ADDITIONAL TREES	MRD	8/21/23
1.	REVS PER RECEIPT OF NEW TITLE COMM	KLJ	3/8/22

DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING;
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4653
2601 SW 37TH AVENUE, OCALA, FLORIDA 34474
PHONE (352) 622-1487 • FAX (352) 622-1488 • www.jchgroup.com

BOUNDARY & TOPOGRAPHIC SURVEY FOR: D.R. HORTON, INC.

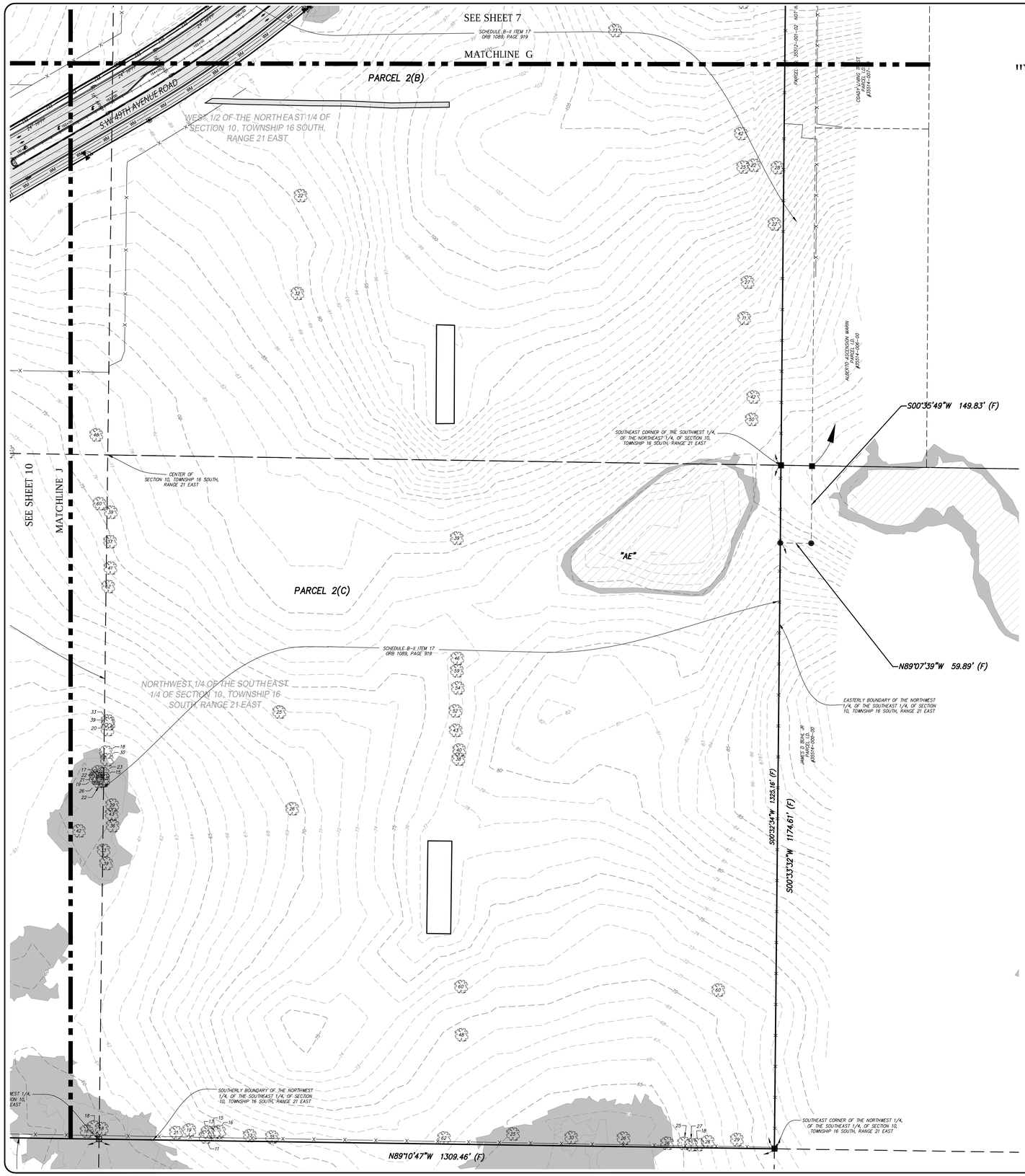
REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

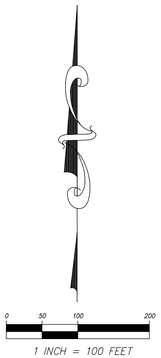
FILE: WINDING OAKS FARM

J.O.# 16365
DWG.# 16365TOPOR5
SHT 10 OF 18

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"





TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CYPRESS
- DOGWOOD
- HICKORY
- HOLLY
- MAGNOLIA
- MAPLE
- MISC
- OAK
- PALM
- PECAN
- PINE

SHEET 11 OF 18
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SHEET INDEX

SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, CURVE & LINE TABLES
3	OVERALL TOPOGRAPHY & FLOOD ZONE DELINEATION
4-15	PROPERTY DETAILS
16-18	S.W. 49TH AVENUE ROAD DETAILS

NO.	REVISIONS	BY	DATE
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4.	ADDRESS COMMENTS	MRD	10/17/23
3.	ADDITIONAL TOPO AND SOIL BORINGS	MRD	9/19/23
2.	ADDITIONAL TREES	MRD	8/21/23
1.	REVS PER RECEIPT OF NEW TITLE COMM	KLJ	3/3/22

DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING;
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4653
6236 SR 13 TO POLLEY, OCALA, FLORIDA 34472
PHONE (352) 622-3007 • FAX (352) 622-3008 • www.jchcg.com

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
D.R. HORTON, INC.

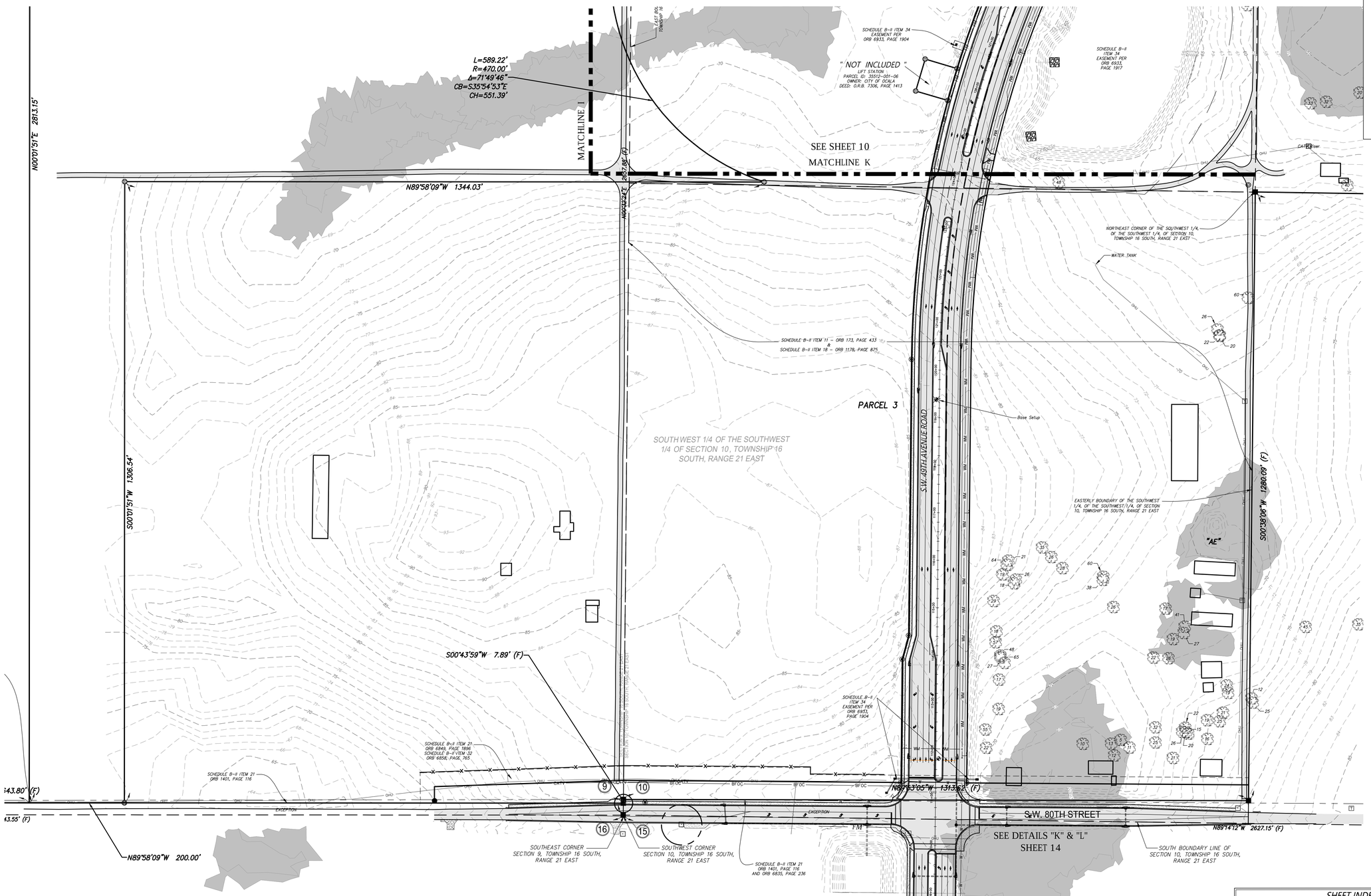
REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

FILE: WINDING OAKS FARM

J.O.# 16365
DWG.# 16365TOPOR5
SHT 11 OF 18

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
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16-18	S.W. 49TH AVENUE ROAD DETAILS

SHEET 12 OF 18
ONE IS NOT COMPLETE WITHOUT THE OTHERS

NO.	REVISIONS	BY	DATE
5.			
4.	ADDRESS COMMENTS	MRD	10/17/23
3.	ADDITIONAL TOPO AND SOIL BORINGS	MRD	9/19/23
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DRAWN: K.L.J.
REVISED:
REVISED: C.J.H.
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING •
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4653
2035 SE 17TH STREET, OCALA, FLORIDA 34471
PHONE (352) 622-0587 FAX (352) 622-0588 www.jchgroup.com

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
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16-2/13-28
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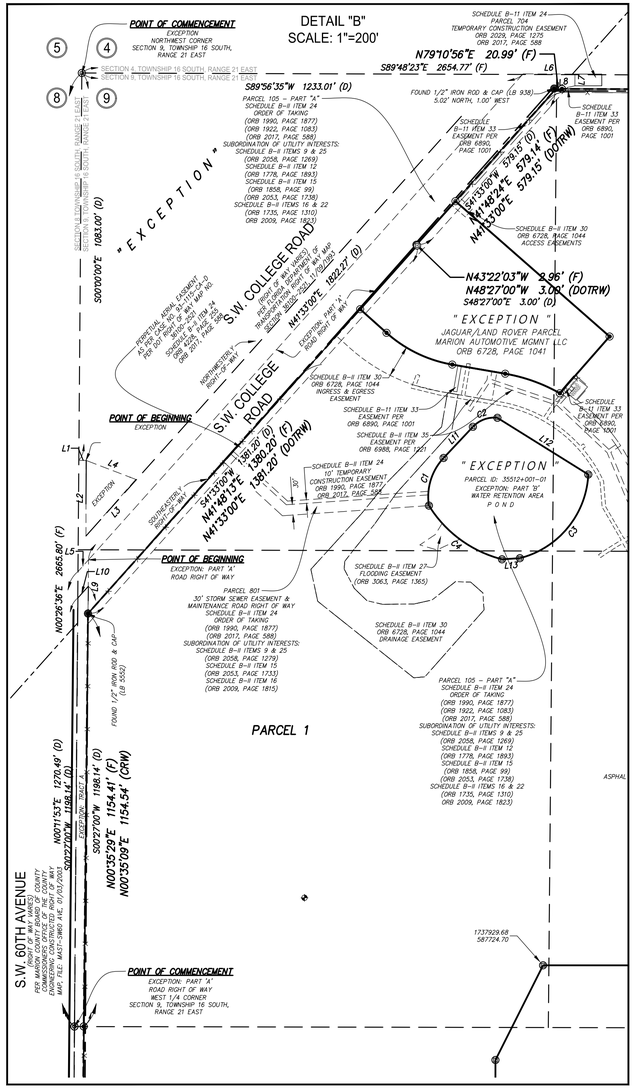
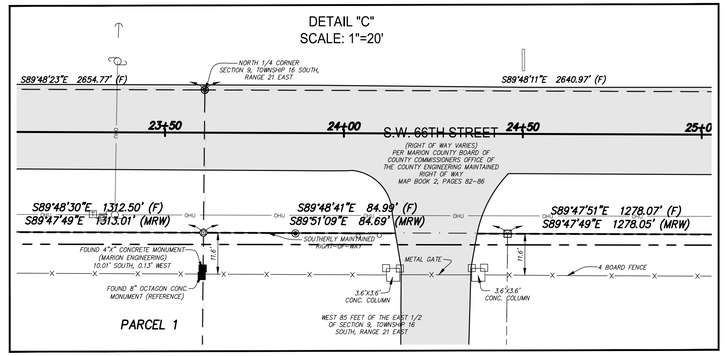
FILE: WINDING OAKS FARM

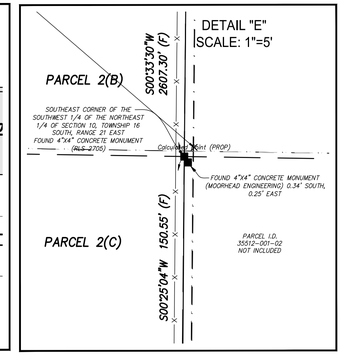
J.O.# 16365
DWG.# 16365TOPOR5
SHT 12 OF 18

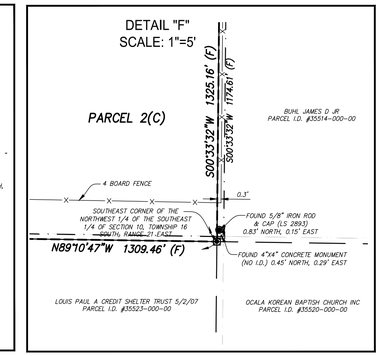
SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

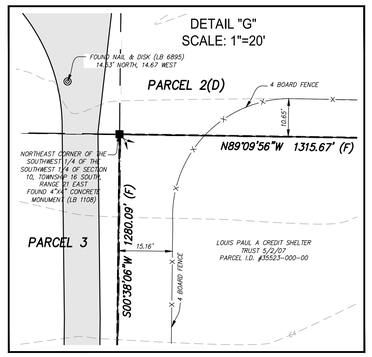
"WINDING OAKS PLANNED DEVELOPMENT"







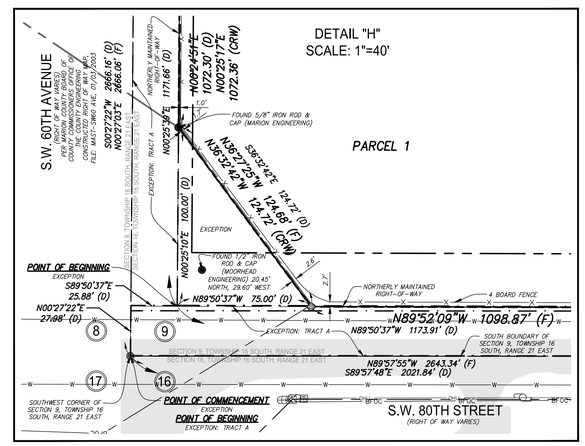


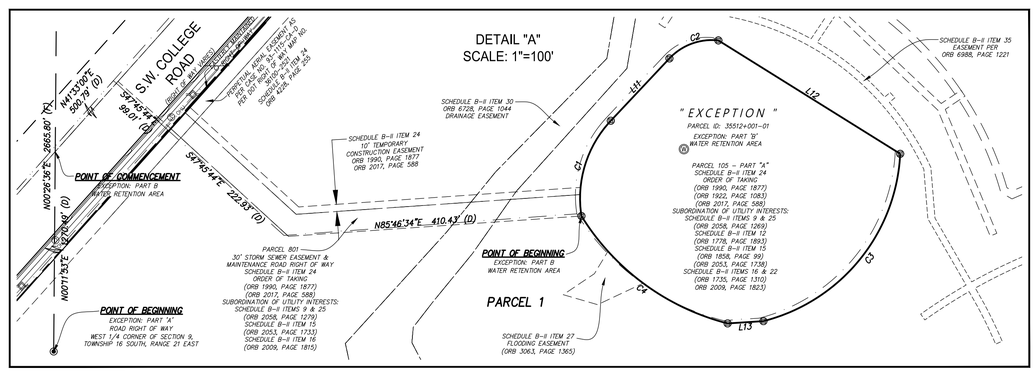


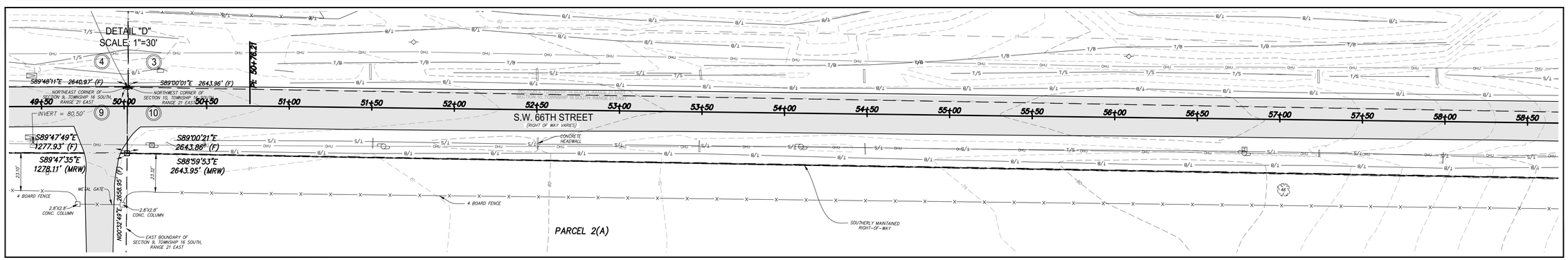
LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	20.00
L2	S0°00'00"E	211.30
L3	N41°20'00"E	210.70
L4	N69°06'00"W	149.00
L5	N41°48'03"E	44.28
L6	S89°48'12"E	144.75
L7	S0°11'48"W	33.00
L8	S78°10'00"W	57.59
L9	S0°35'04"W	150.24
L10	N41°49'12"E	44.00
L11	N43°15'02"E	119.59
L12	S58°02'21"E	299.45
L13	S86°21'00"W	50.16
L83	S89°53'40"E	270.79

SHEET 13 OF 18
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	144.29	158.16	052°16'19"	139.34	S17°06'52"W
C2	75.61	81.56	053°06'53"	72.93	S69°48'34"W
C3	323.43	254.02	072°57'04"	302.02	N39°15'30"E
C4	259.82	338.62	043°57'46"	253.50	S53°41'20"E







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4-15	PROPERTY DETAILS
16-18	S.W. 49TH AVENUE ROAD DETAILS

NO.	REVISIONS	BY	DATE
5.	ADDITIONAL TOPO	MRD	11/6/23
4.	ADDRESS COMMENTS	MRD	10/17/23
3.	ADDITIONAL TOPO AND SOIL BORINGS	MRD	9/19/23
2.	ADDITIONAL TREES	MRD	8/21/23
1.	REVS PER RECEIPT OF NEW TITLE COMM	KLJ	3/8/22

DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: VARIES

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4593
10200 NW 25TH STREET, SUITE B-101, MIAMI, FL 33172
420 SE 13TH STREET, OCALA, FLORIDA 34471
PHONE: 305-592-6998 • FAX: 305-592-0831 • WWW.JCHGROUP.COM

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

FILE: WINDING OAKS FARM

J.O.# 16365
DWG.# 16365TOPOR6
SHEET 13 OF 18

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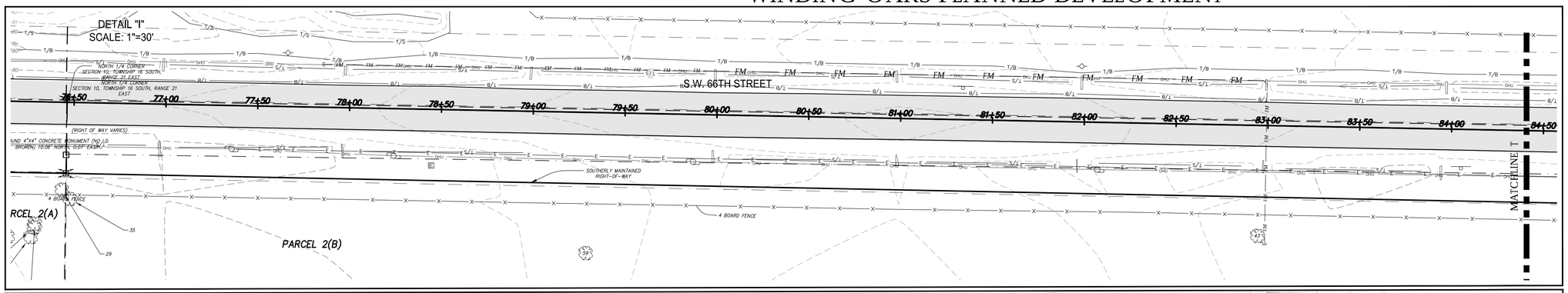
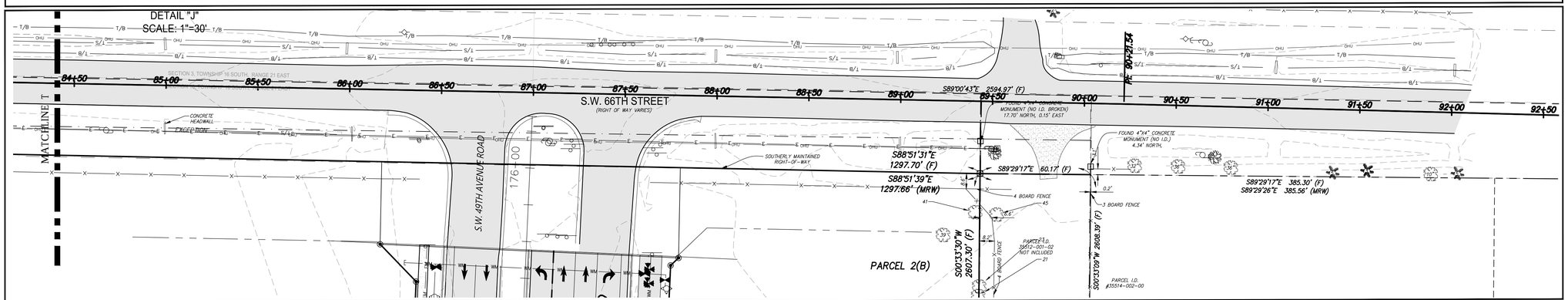
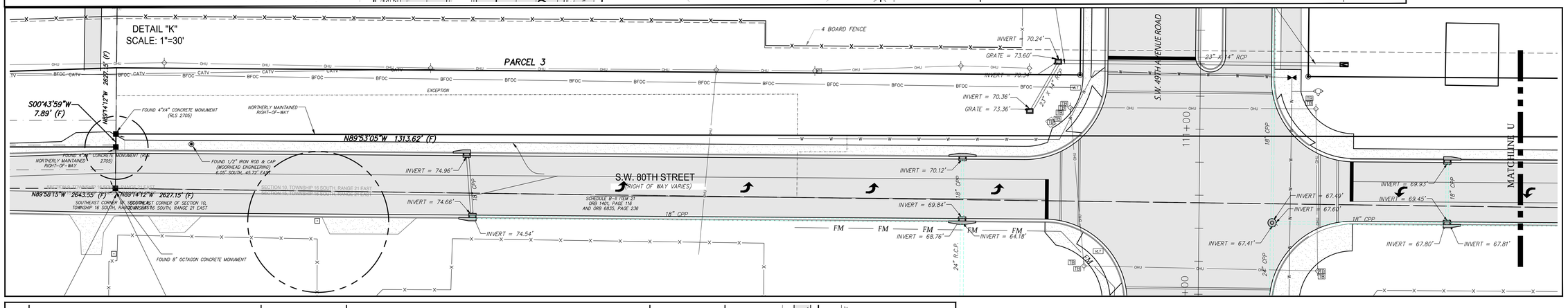
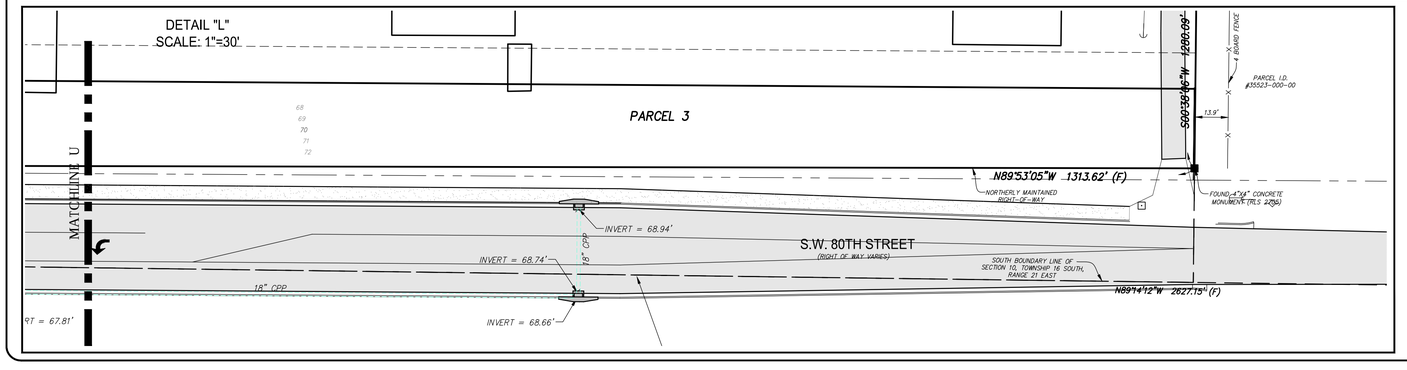
SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"









SHEET 14 OF 18
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, CURVE & LINE TABLES
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NO.	REVISIONS	BY	DATE
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1.	REVS PER RECEIPT OF NEW TITLE COMM	KLJ	3/3/22

DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 30'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4655
4250 SE 13TH STREET, OCALA, FLORIDA 34471
PHONE (352) 622-2487 • FAX (352) 622-2488 • WWW.JCHGROUP.COM

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

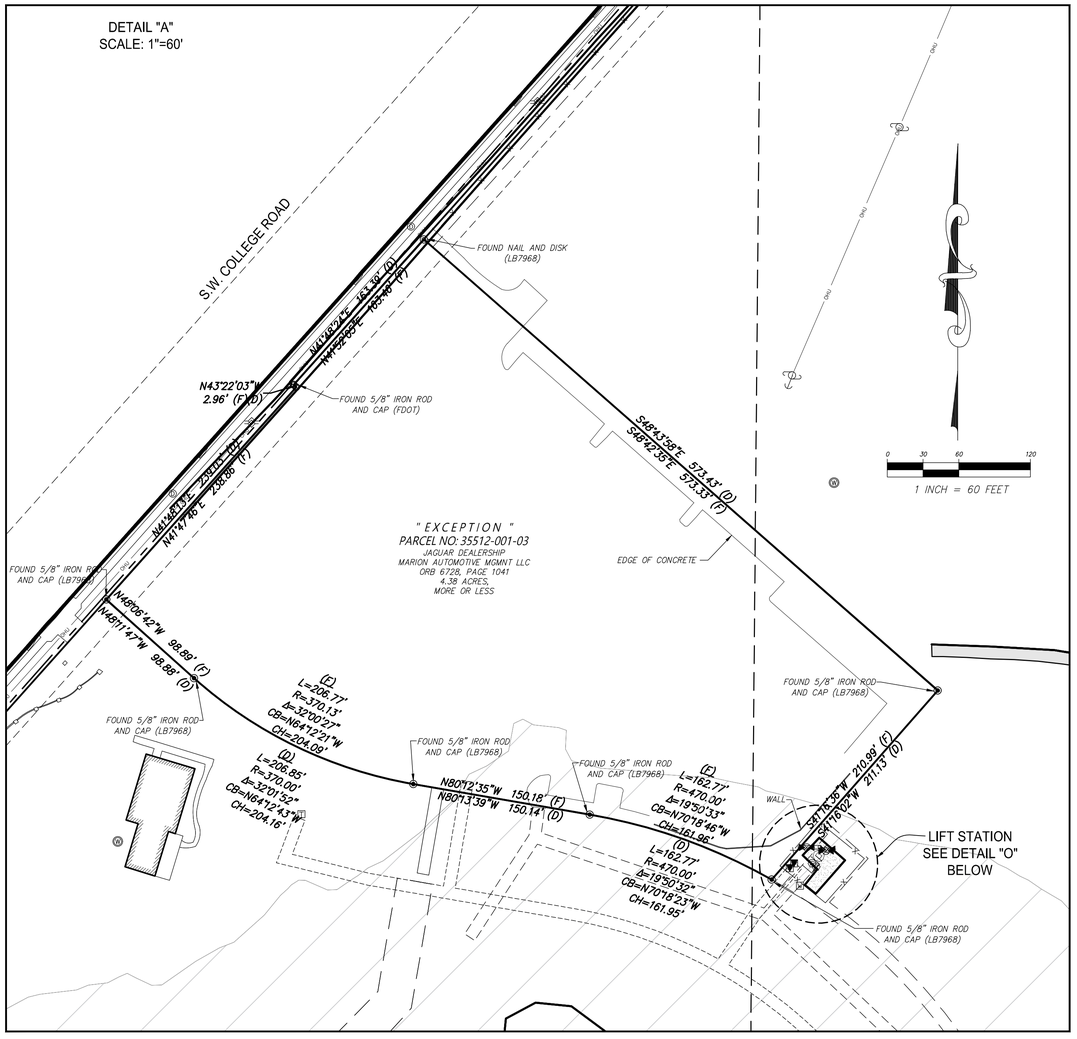
REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

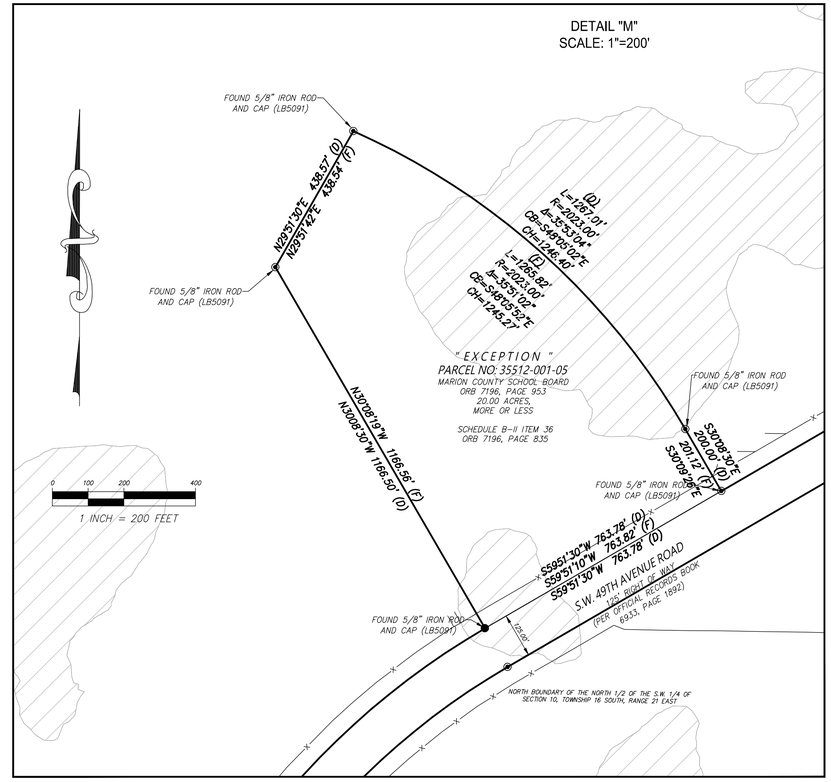
FILE: WINDING OAKS FARM

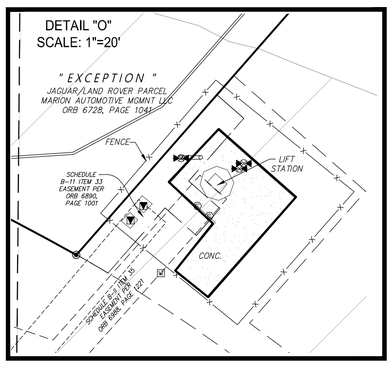
J.O.# 16365
DWG.# 16365TOPOR5
SHEET 14 OF 18

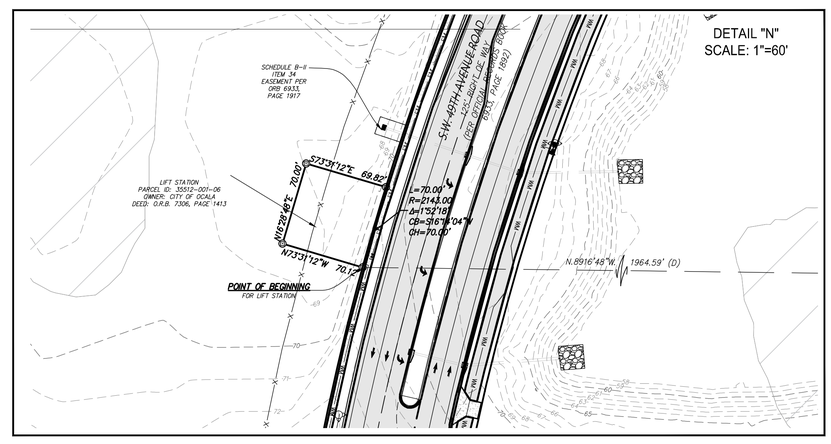
SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"









SHEET 15 OF 18
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4.	ADDRESS COMMENTS	MRD	10/17/23
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DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: VARIES

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING;
PLANNING; ENVIRONMENTAL; G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4673
10930 NW 138TH STREET, OCALA, FLORIDA 34475
(352) 347-0741 FAX: (352) 347-0746
PHONE: (352) 347-0741 E-MAIL: JCH@JCHGROUP.NET WWW.JCHGROUP.NET

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
15-5/62
16-2/13-28
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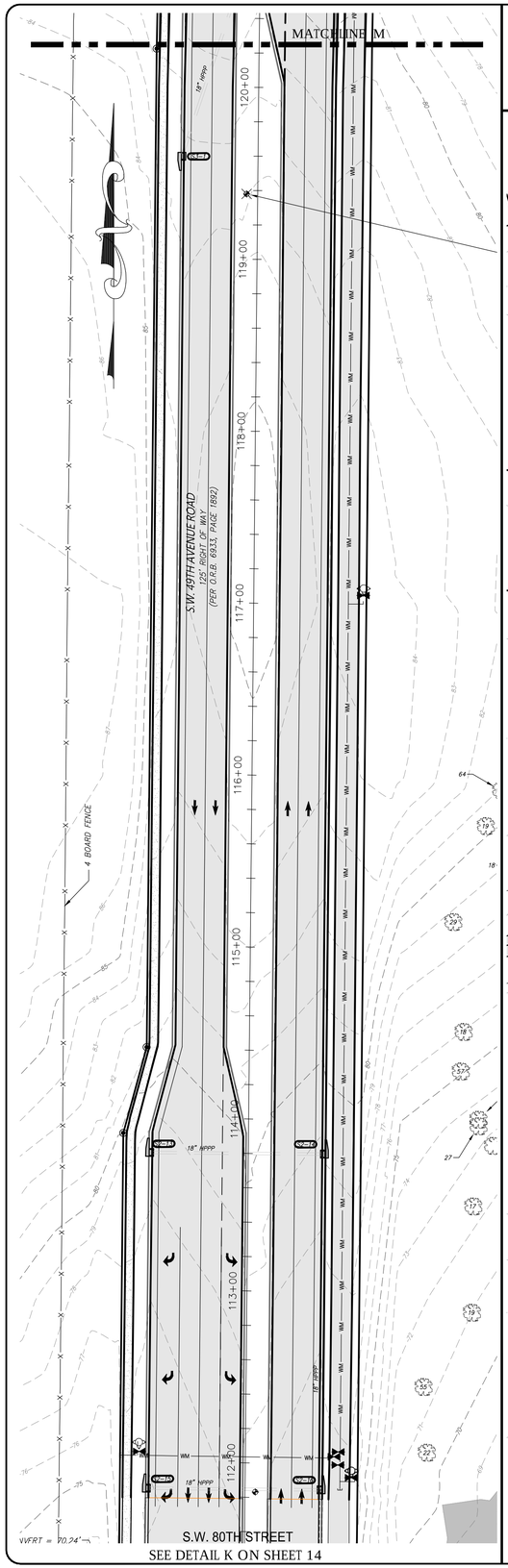
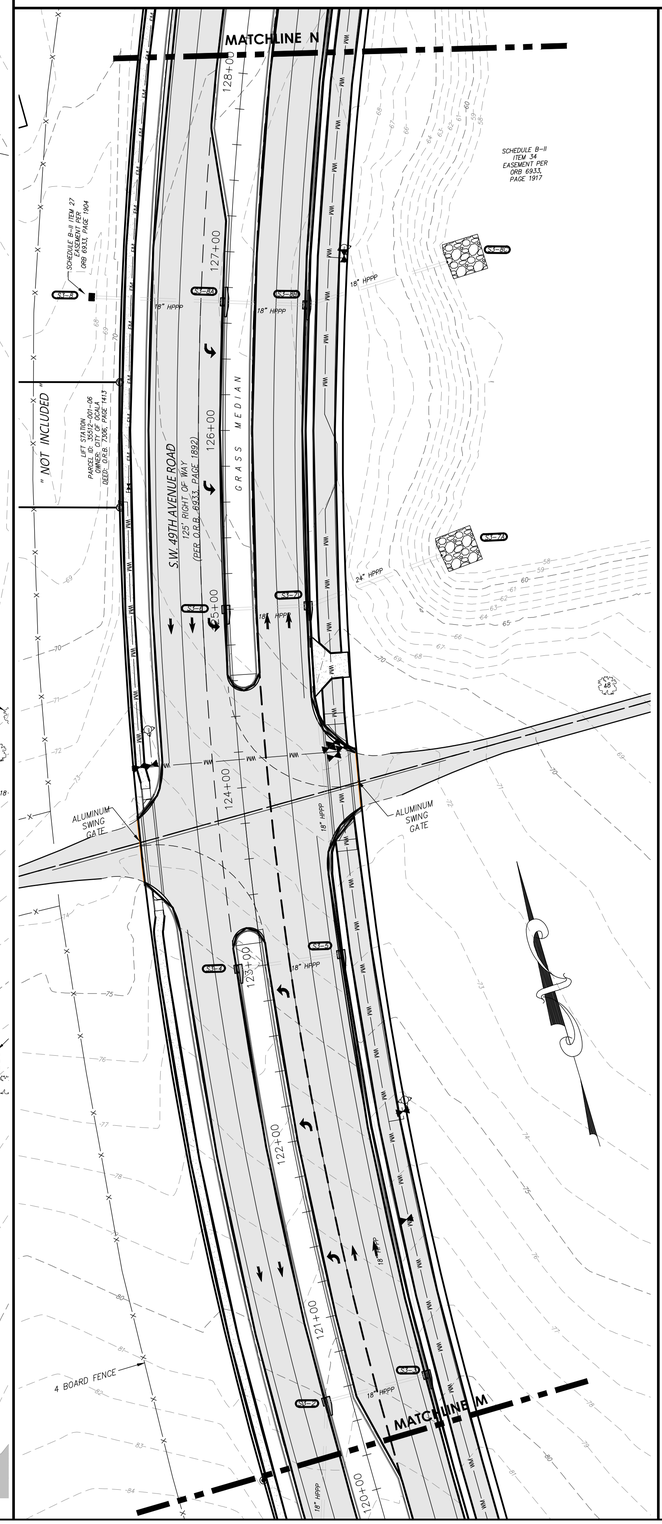
FILE: WINDING OAKS FARM

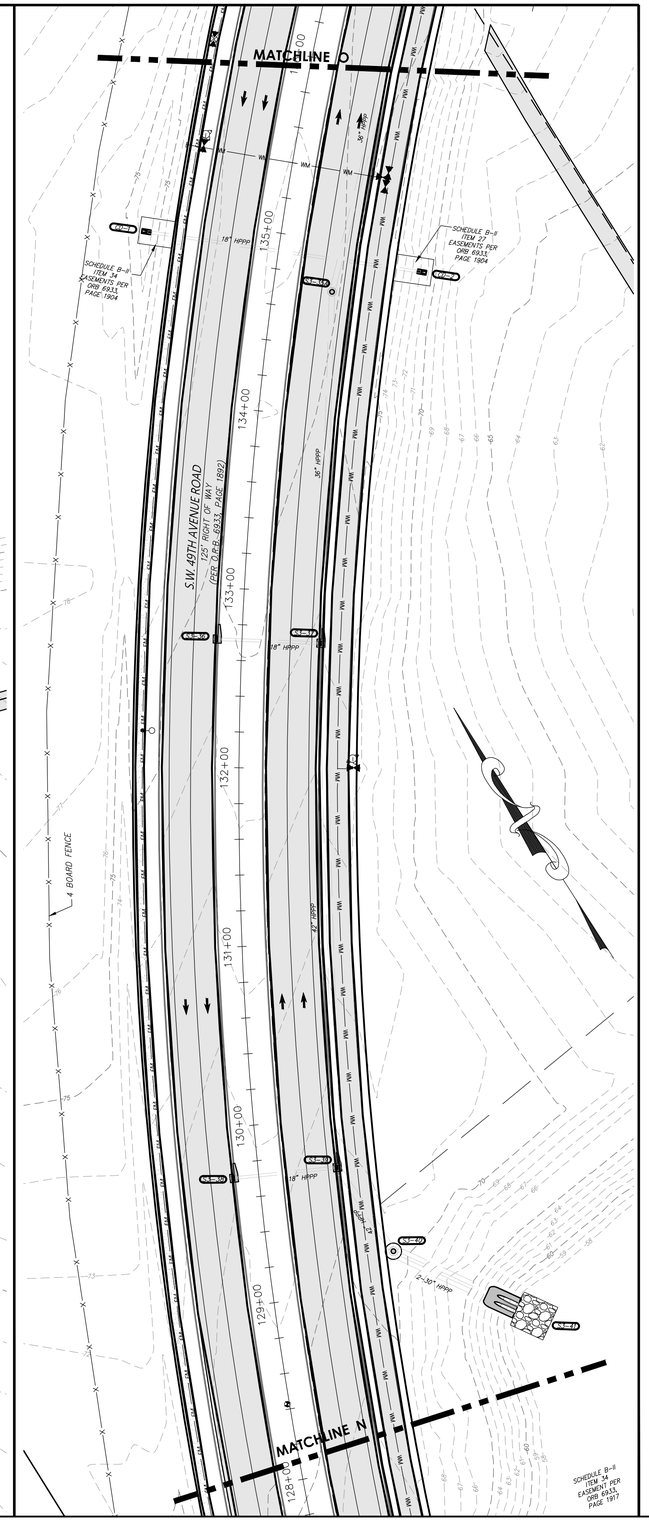
J.O.# 16365
DWG.# 16365TOPOR5
SHT 15 OF 18

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"







0 20 40 80
1 INCH = 40 FEET

STORM DATA

STRUCTURE TABLE		STRUCTURE TABLE	
NAME	DETAILS	NAME	DETAILS
S2-13	STA. 113+79.88, 57.29' LT E.O.P.: 78.46' INV OUT: 73.81' 18" E	S3-8	W/2' SLOT = 67.26' (S) STA. 126+71.57, 76.22' LT GRATE: 67.74' INV OUT: 63.89' 18" E
S2-14	STA. 113+79.73, 44.19' RT E.O.P.: 78.76' INV IN: 73.55' 18" W INV OUT: 72.80' 18" S	S3-8A	STA. 126+71.81, 1.69' LT E.O.P.: 68.94' INV IN: 63.70' 18" W INV OUT: 63.70' 18" E
S2-15	STA. 111+84.96, 57.38' LT E.O.P.: 75.91' INV OUT: 71.22' 18" E	S3-8B	STA. 126+71.80, 44.34' RT E.O.P.: 67.79' INV IN: 63.18' 18" W INV OUT: 62.04' 18" E
S2-16	STA. 111+84.79, 44.28' RT E.O.P.: 76.20' INV IN: 70.98' 18" W INV IN: 67.97' 18" N	S3-8C	MITERED END SECTION STA. 127+00.30, 121.60' RT INV IN: 58.11' 18" W
S3-1	STA. 119+59.38, 44.27' LT E.O.P.: 82.19' INV OUT: 77.55' 18" N	S3-35A	STA. 134+72.64, 33.28' RT RIM: 75.13' INV IN: 64.42' 36" NE INV OUT: 64.42' 36" SW
S3-2	STA. 120+54.10, 13.72' LT E.O.P.: 80.09' INV IN: 75.54' 18" S INV OUT: 75.52' 18" E	S3-36	STA. 132+71.03, 13.81' LT E.O.P.: 74.53' INV OUT: 69.94' 18" SE
S3-3	STA. 120+54.79, 44.27' RT E.O.P.: 79.34' INV IN: 74.70' 18" W INV OUT: 74.60' 18" N	S3-37	STA. 132+67.90, 44.32' RT E.O.P.: 73.80' INV IN: 69.11' 18" NW INV IN: 64.22' 36" NE INV OUT: 64.03' 42" SW
S3-4	STA. 123+00.00, 13.83' LT E.O.P.: 74.98' INV OUT: 70.37' 18" E	S3-38	STA. 129+71.33, 13.78' LT E.O.P.: 71.14' INV OUT: 66.81' 18" SE
S3-5	STA. 123+00.00, 44.25' RT E.O.P.: 73.45' INV IN: 68.78' 18" W INV IN: 68.76' 18" S INV OUT: 68.72' 18" N	S3-39	STA. 129+71.79, 44.15' RT E.O.P.: 70.43' INV IN: 65.80' 18" NW INV IN: 63.64' 42" NE INV OUT: 63.64' 42" S
S3-6	STA. 125+00.00, 1.70' LT E.O.P.: 70.28' INV OUT: 65.70' 18" E	S3-40	STA. 129+20.85, 69.13' RT RIM: 70.52' INV IN: 60.51' 42" N INV OUT: 60.51' 30" SE
S3-7	STA. 120+00.04, 44.43' RT E.O.P.: 69.10' INV IN: 64.32' 18" W INV IN: 64.34' 18" S INV OUT: 58.98' 24" E	S3-41	MITERED END SECTION (DUAL PIPES) STA. 128+74.99, 132.64' RT INV IN: 57.56' 30" NW
S3-7A	MITERED END SECTION STA. 125+26.15, 119.74' RT INV IN: 57.87' 24" W		

SHEET 16 OF 18
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CYPRESS
- DOGWOOD
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MISC
- OAK
- PALM
- PECAN
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16-18	S.W. 49TH AVENUE ROAD DETAILS

NO.	REVISIONS	BY	DATE
5.			
4.	ADDRESS COMMENTS	MRD	10/17/23
3.	ADDITIONAL TOPO AND SOIL BORINGS	MRD	9/19/23
2.	ADDITIONAL TREES	MRD	8/21/23
1.	REVS PER RECEIPT OF NEW TITLE COMM	KLJ	3/3/22

DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 40'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING;
PLANNING; ENVIRONMENTAL; G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4073
2035 SE 17TH STREET, OCALA, FLORIDA 34471
PHONE (352) 622-0927 FAX (352) 622-0928 WWW.JCHGROUP.COM

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

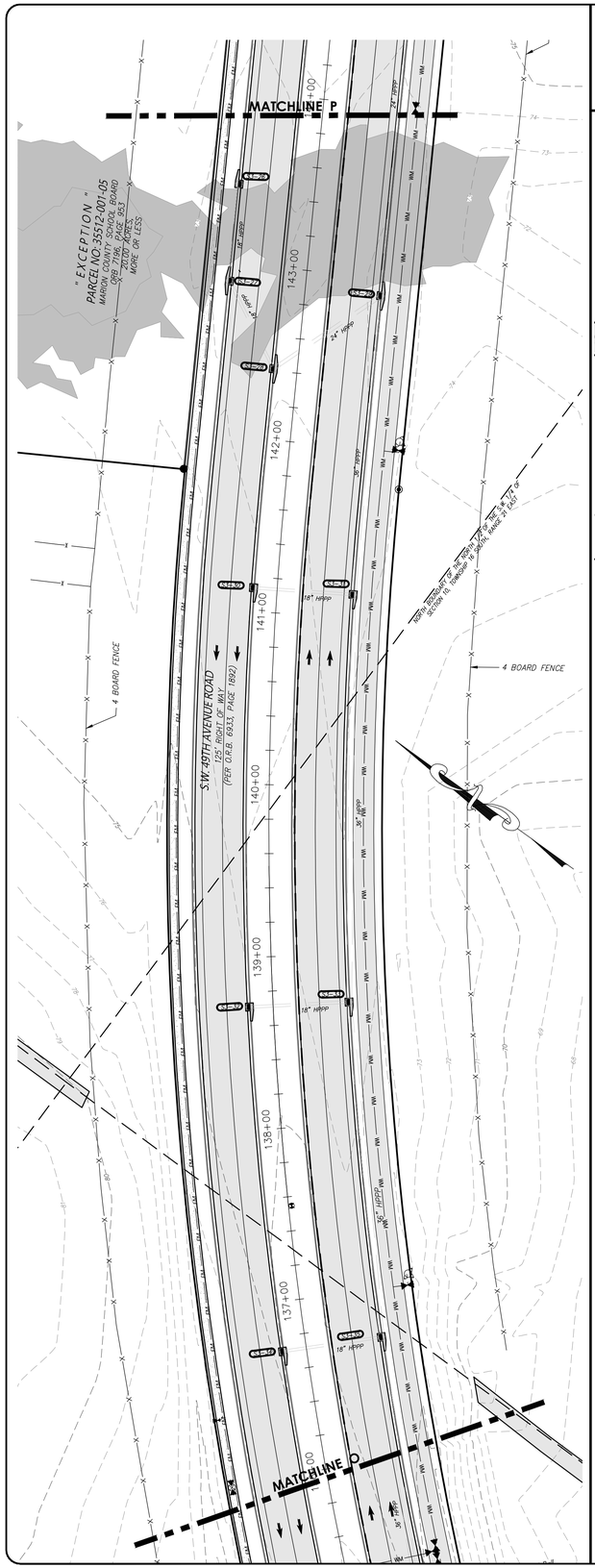
REFERENCES:
15-5/82
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

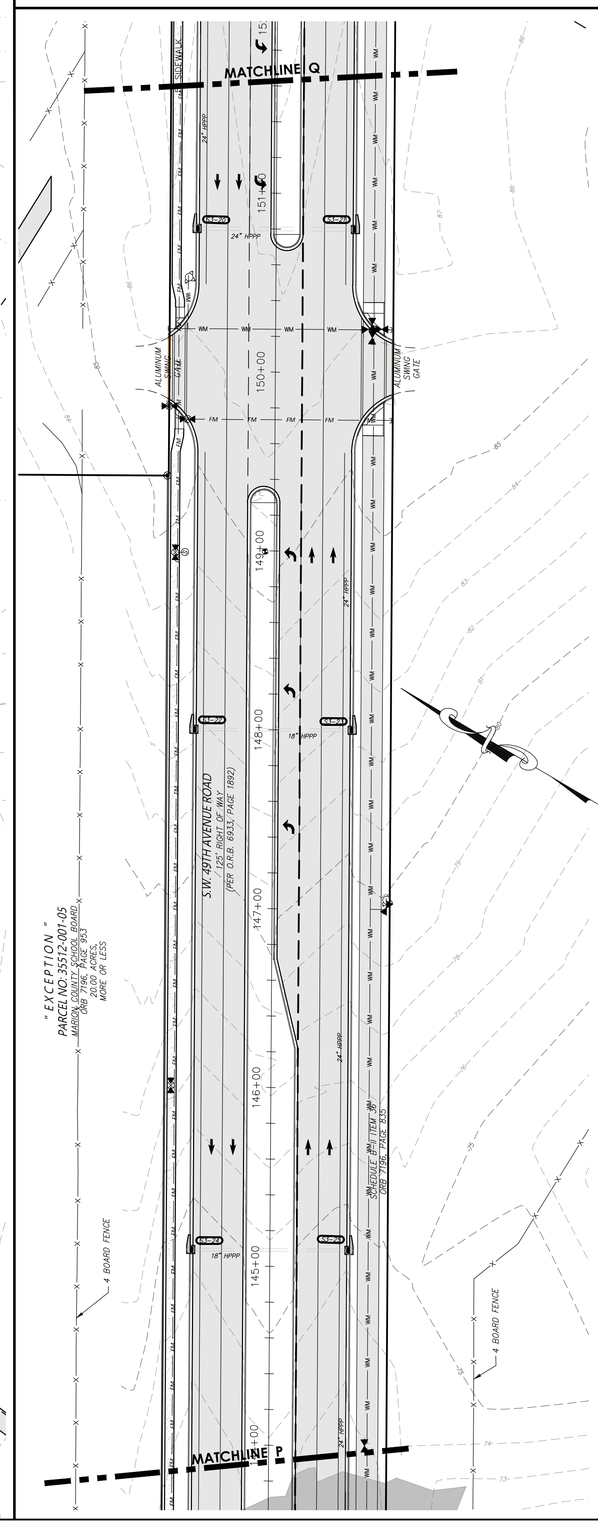
FILE: WINDING OAKS FARM

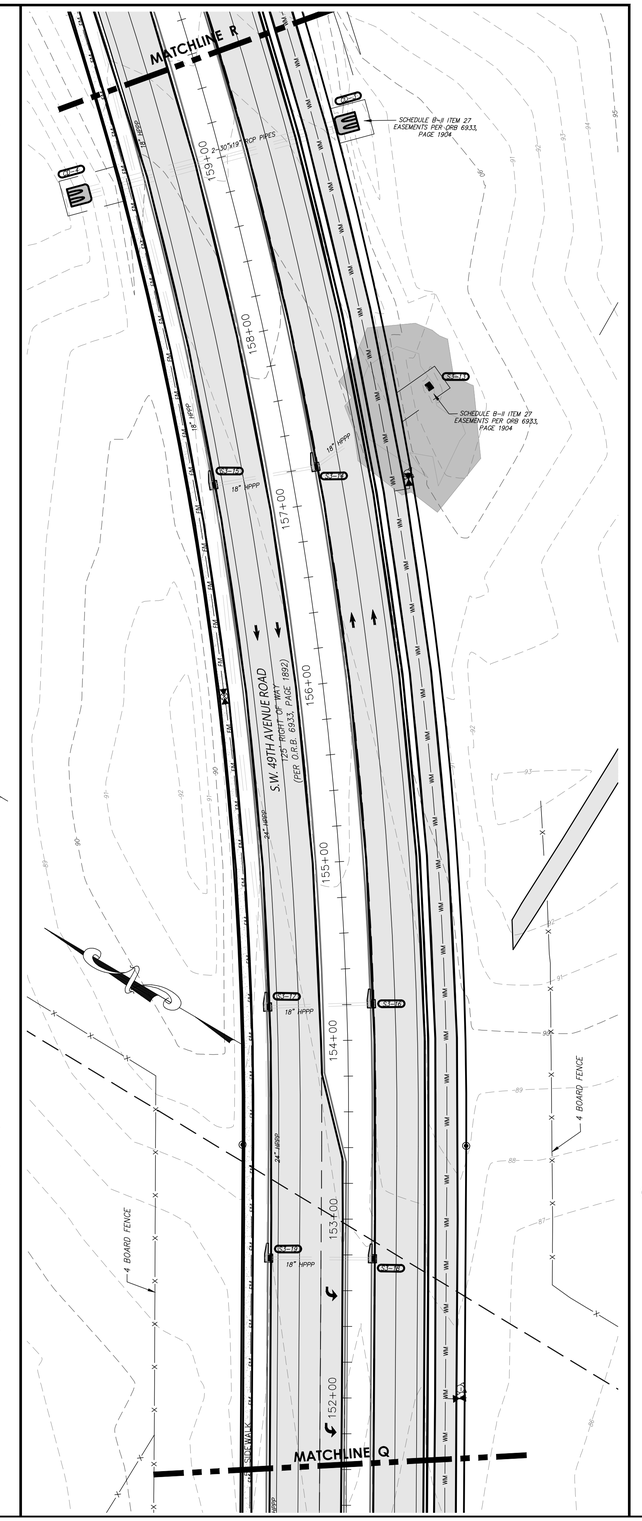
J.O.# 16365
DWG.# 16365TOPOR5

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"







0 20 40 80
1 INCH = 40 FEET

STORM DATA			
STRUCTURE TABLE		STRUCTURE TABLE	
NAME	DETAILS	NAME	DETAILS
S3-13	STA. 157+51.75, 84.68' RT GRATE: 87.82' INV OUT: 82.40' 18" NW	S3-26	STA. 143+45.81, 44.09' LT E.O.P.: 72.03' INV OUT: 67.49' 18" SW
S3-14	STA. 157+19.76, 13.76' RT E.O.P.: 89.25' INV IN: 80.96' 18" SE INV OUT: 80.92' 18" NW	S3-27	STA. 142+89.66, 44.16' LT E.O.P.: 72.25' INV IN: 67.33' 18" NE INV OUT: 67.31' 18" SW
S3-15	STA. 157+20.03, 44.20' LT E.O.P.: 88.59' INV IN: 81.29' 18" NE INV IN: 80.77' 18" SE INV OUT: 80.73' 24" SW	S3-28	STA. 142+41.26, 13.69' LT E.O.P.: 72.60' INV IN: 67.16' 18" NE INV OUT: 67.13' 24" E
S3-16	STA. 154+19.65, 13.71' RT E.O.P.: 88.20' INV OUT: 83.81' 18" NW	S3-29	STA. 142+89.43, 44.27' RT E.O.P.: 71.79' INV IN: 66.93' 24" W INV IN: 65.79' 24" NE INV OUT: 65.30' 36" SW
S3-17	STA. 154+18.95, 44.26' LT E.O.P.: 87.51' INV IN: 82.94' 18" SE INV IN: 80.18' 24" NE INV OUT: 80.17' 24" SW	S3-30	STA. 141+13.55, 13.76' LT E.O.P.: 73.13' INV OUT: 68.66' 18" SE
S3-18	STA. 157+77.89, 13.76' RT E.O.P.: 87.72' INV OUT: 83.14' 18" NW	S3-31	STA. 141+13.72, 44.28' RT E.O.P.: 72.41' INV IN: 67.70' 18" NW INV IN: 65.09' 36" NE INV OUT: 65.09' 36" SW
S3-19	STA. 152+78.11, 44.17' LT E.O.P.: 86.99' INV IN: 82.47' 18" SE INV IN: 79.86' 24" NE INV OUT: 79.86' 24" SW	S3-32	STA. 138+71.20, 13.75' LT E.O.P.: 74.07' INV OUT: 69.63' 18" SE
S3-20	STA. 150+79.87, 44.14' LT E.O.P.: 86.29' INV IN: 79.52' 24" NE INV OUT: 79.47' 24" SE	S3-33	STA. 138+71.35, 44.33' RT E.O.P.: 73.39' INV IN: 68.83' 18" NW INV IN: 64.85' 36" NE INV OUT: 64.85' 36" SW
S3-21	STA. 150+79.81, 44.20' RT E.O.P.: 86.26' INV IN: 79.29' 24" NW INV OUT: 79.18' 24" SW	S3-34	STA. 136+71.22, 13.77' LT E.O.P.: 74.89' INV OUT: 70.46' 18" SE
S3-22	STA. 148+00.00, 44.20' LT E.O.P.: 81.82' INV OUT: 77.30' 18" SE	S3-35	STA. 136+71.88, 44.23' RT E.O.P.: 74.15' INV IN: 69.62' 18" NW INV IN: 64.65' 36" NE INV OUT: 64.62' 36" SW
S3-23	STA. 147+99.98, 44.20' RT E.O.P.: 81.81' INV IN: 77.02' 18" NW INV IN: 74.83' 24" NE INV OUT: 74.70' 24" SW	CD-3	MITERED END SECTION MULTIPLE PIPE CD-3/CD-3A STA. 158+98.27, 77.44' RT INV OUT: 87.11' 30" NW
S3-24	STA. 145+09.13, 44.27' LT E.O.P.: 74.23' INV OUT: 69.71' 18" SE	CD-4	MITERED END SECTION MULTIPLE PIPE CD-4/CD-4A STA. 158+97.80, 87.89' LT INV IN: 85.33' 30" SE
S3-25	STA. 145+09.58, 44.21' RT E.O.P.: 74.25' INV IN: 69.47' 18" NW INV IN: 68.41' 24" NE INV OUT: 67.86' 24" SW		

SHEET 17 OF 18
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CYPRESS
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DRAWN: K.L.J.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 40'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING;
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4851
CERTIFICATE OF AUTHORIZATION NO. LB4851
6236 SW 27TH STREET, OCALA, FLORIDA 34474
PHONE (352) 622-0927 • FAX (352) 622-0928 • WWW.JCHGROUP.COM

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

REFERENCES:
15-5/62
16-2/13-28
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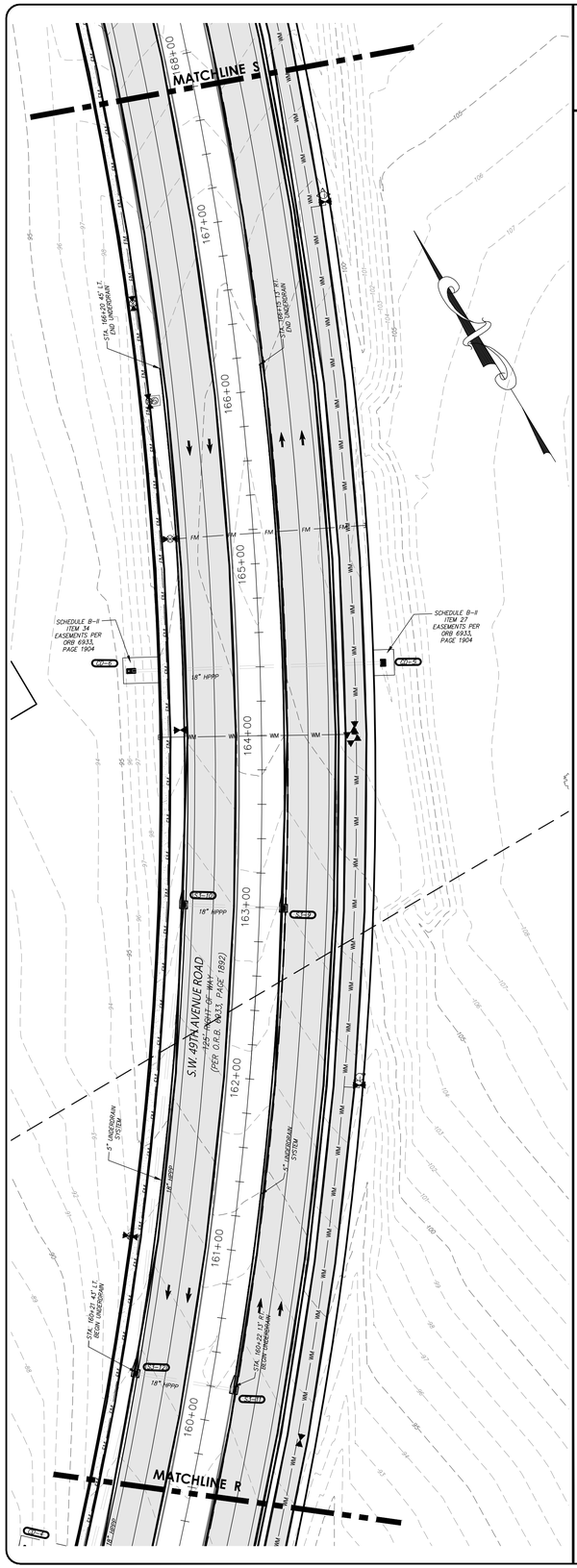
23-7/2-3

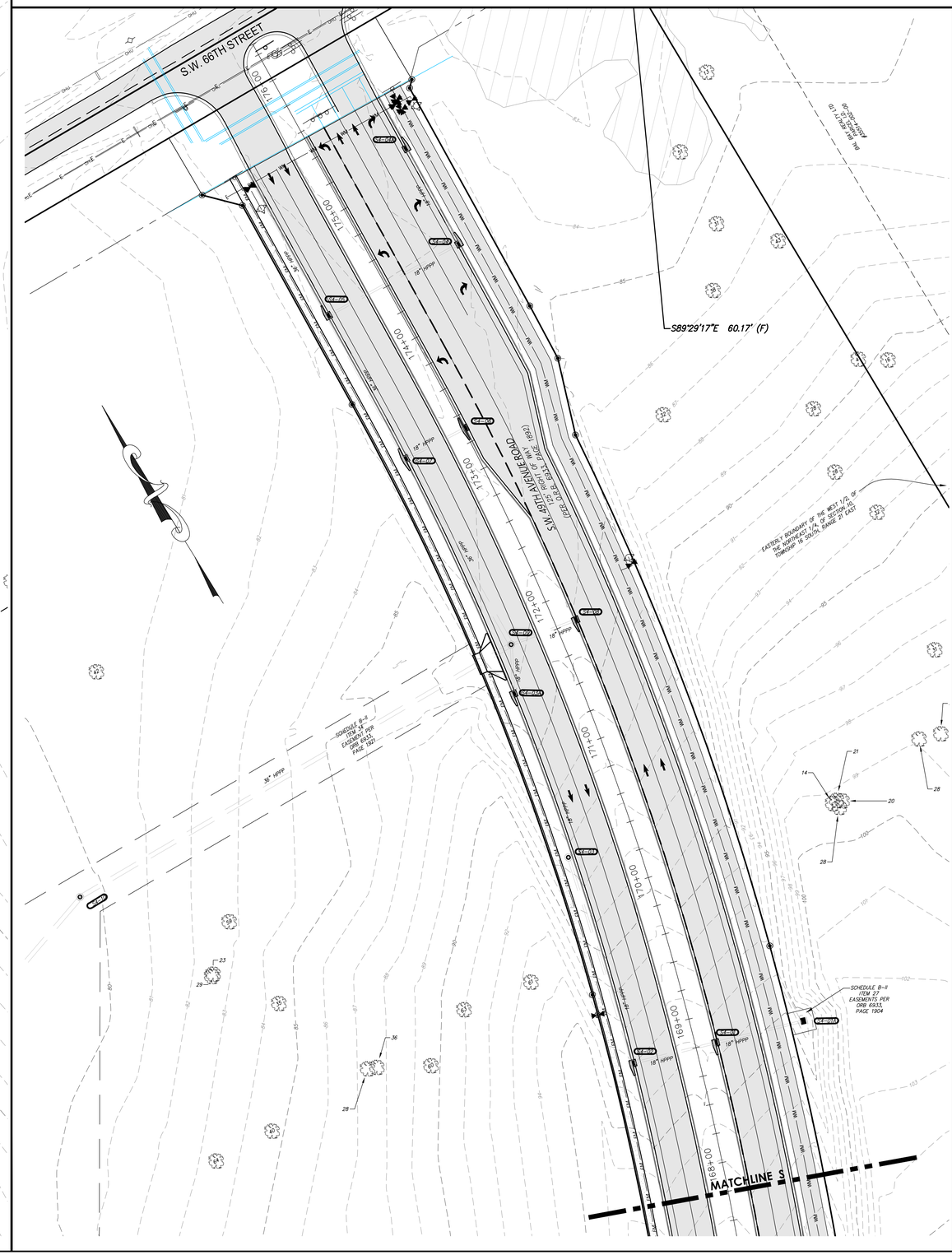
FILE: WINDING OAKS FARM

J.O.# 16365
DWG.# 16365TOPOR5
SHT 17 OF 18

SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

"WINDING OAKS PLANNED DEVELOPMENT"





1 INCH = 40 FEET

SHEET 18 OF 18
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TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

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APPROVED:	C.J.H.
SCALE: 1" = 40'	

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CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING;
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB4653
10200 NW 25TH STREET, SUITE B-111, MIAMI, FL 33172
(305) 592-2830 FAX (305) 592-7710 WWW.JCHGROUP.COM

BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
D.R. HORTON, INC.

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FILE: WINDING OAKS FARM

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