

Drawing name: \\jchmas\JCH-Data\Projects\210834-Emerson Pointe\DWG\TOP\16.43 Acres (East Porcuf)\210834-Emerson Pointe.dwg SHEET 1 May 15, 2025 1:07pm by Jim

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
HTM DEVELOPERS, LLC.
A PORTION OF SECTION 4 , TOWNSHIP 15 SOUTH, RANGE 22 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA
"EMERSON POINTE PHASE 3"

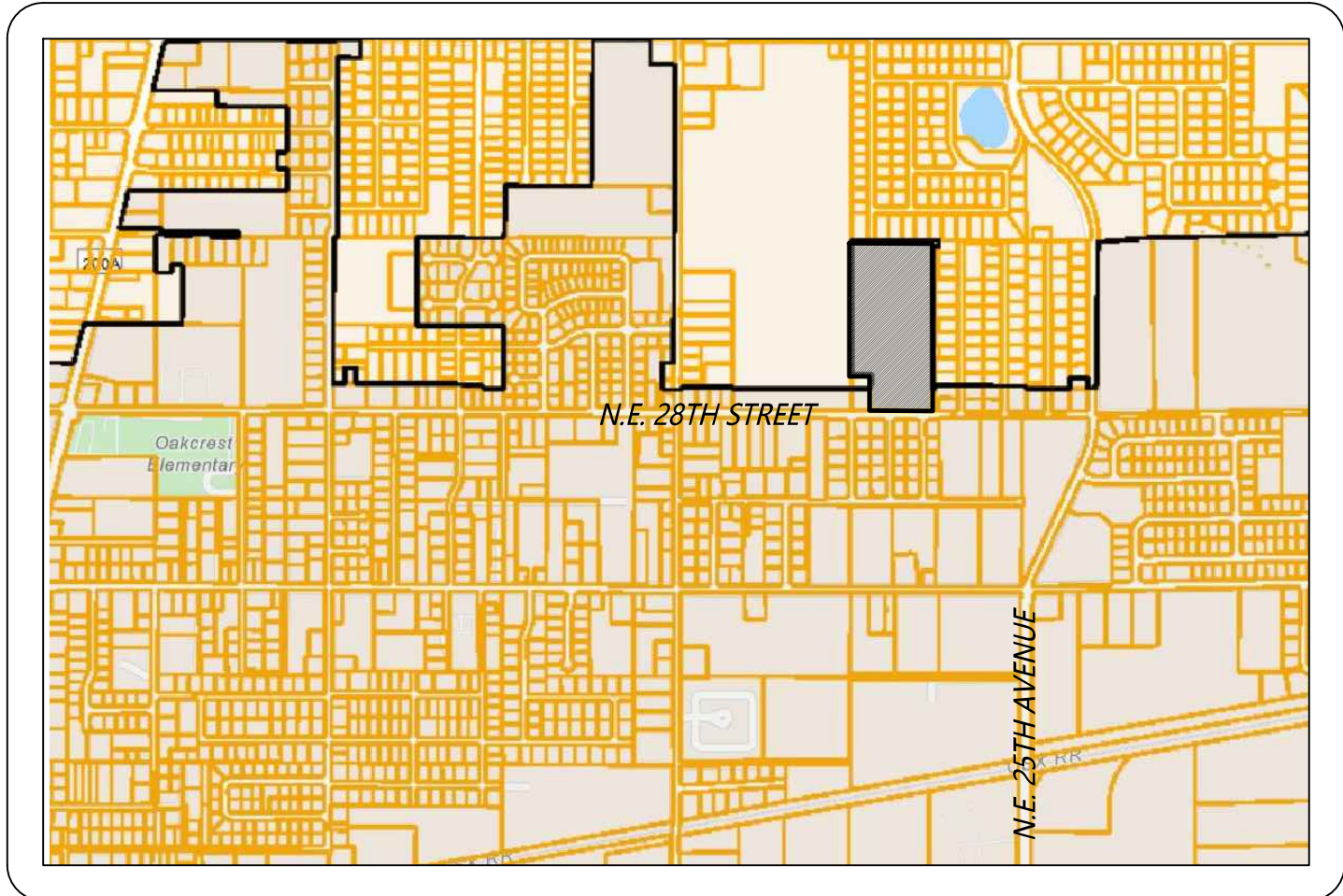
LEGEND AND ABBREVIATIONS:

±	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
(F)	FIELD MEASURE
(D)	DEED MEASURE
(C)	CALCULATED 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
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
CCR	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 4"x4" CONCRETE MONUMENT (AS NOTED)
⊕	CONTROL/BENCHMARK AS DESCRIBED
⊕	CURB INLET GRATE
⊕	CATCH BASIN
⊕	STORM MANHOLE
⊕	MITERED END SECTION
⊕	SANITARY MANHOLE
⊕	SANITARY CLEANOUT
⊕	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
⊕	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
⊕	WETLAND FLAG
⊕	SIGN
⊕	BOLLARD
⊕	FLAG POLE
⊕	MAILBOX
—	HEDGE ROW
—	LINE BREAK
—x—x—	FENCE LINE AS NOTED
—OH—	OVERHEAD UTILITY LINE
—1/8—	APPROXIMATE TOP OF BANK
—1/5—	APPROXIMATE TOE OF SLOPE
---100---	EXISTING CONTOUR
—UG GAS—	UNDERGROUND GAS LINE
—OH—	OVERHEAD UTILITY LINE

TREE LEGEND	
(SIZE DENOTED INSIDE SYMBOL)	
●	CAMPHOR
○	CEDAR
●	CHERRY
●	CHINABERRY
●	CYPRESS
○	DOGWOOD
●	ELM
●	GUM
●	HICKORY
●	HOLLY
●	LAUREL OAK
●	OAK
●	MAGNOLIA
●	MAPLE
●	MIMOSA
●	MISC
●	LIVE OAK
●	PALM
●	PECAN
●	PINE TREE
●	SUGAR HACKBERRY
●	SYCAMORE

VICINITY MAP:

NOT TO SCALE



SURVEY NOTES:

- DATE OF FIELD SURVEY: JULY 31, 2023.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C05286, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOODING.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- 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 JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON GIS DATA FROM CITY OF OCALA.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION U 427, ELEVATION 59.81' (NAVD 1988).
- TREE LOCATIONS DEPICTED HEREON ARE BASED ON CLIENT SPECIFICATIONS.
- THE AS SURVEYED LEGAL DESCRIPTION DEPICTED HEREON IS ONE IN THE SAME AS PROVIDED IN TILE COMMITMENT #.....

PARCEL DATA:

PARCEL ID: 24278-000-01
"VACANT LAND"

CERTIFICATIONS:

AKERMAN LLP
FIRST AMERICAN TITLE INSURANCE COMPANY
D.R. HORTON, INC.

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 8386, PAGE 1754)

THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST,
EXCEPT THE SOUTH 40.00 FEET FOR ROAD RIGHT OF WAY

AND EXCEPT THE NORTH 250.00 FEET OF THE SOUTH 290.00 FEET OF THE WEST 150.00 FEET FOR
WATER RETENTION BASIN

AND EXCEPT THE EAST 50.00 FEET THEREOF

AND EXCEPT THE NORTHERLY 50.00 FEET THEREOF

ALL LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(AS SURVEYED)

A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH,
RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID
SECTION 4; THENCE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4
OF SAID SECTION 4, S.00°06'05"W., 50.00 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 8386, PAGE 1754 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND
THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF
SAID LANDS, S.89°40'50"E., 611.45 FEET TO THE EAST BOUNDARY OF SAID LANDS; THENCE DEPARTING
SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°01'51"E., 1,230.89 FEET TO
THE SOUTH BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH
BOUNDARY OF SAID LANDS, N.89°26'09"W., 463.64 FEET TO THE WEST BOUNDARY OF SAID LANDS;
THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS THE
FOLLOWING THREE (3) COURSES: (1) N.00°03'28"E., 249.93 FEET; (2) THENCE N.89°36'03"W., 149.93
FEET; (3) THENCE N.00°04'10"E., 978.77 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING
16.43 ACRES, MORE OR LESS.

SHEET 1 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER



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
5J.17.050--052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Christopher J. Howson

5-15-25

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

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)

R E V I S I O N S				
FB/PG	DATE	DRAWN	REVISION	OKD
FOLDER	6-20-24	MRD	UPDATE ALL VIABLE TREES	CJH
	10-17-24	CJH	REVISE PER ATTORNEY COMMENTS	CJH
	12/9/24	CJH	ADD CERTS	CJH
	4/10/25	JLT	ADDRESS COMMENTS FROM CITY OF OCALA	CJH
	5/15/25	JLT	ADDRESS COMMENTS FROM CITY OF OCALA	CJH



LOCATED IN SECTION 4, TOWNSHIP 15
SOUTH, RANGE 22 EAST

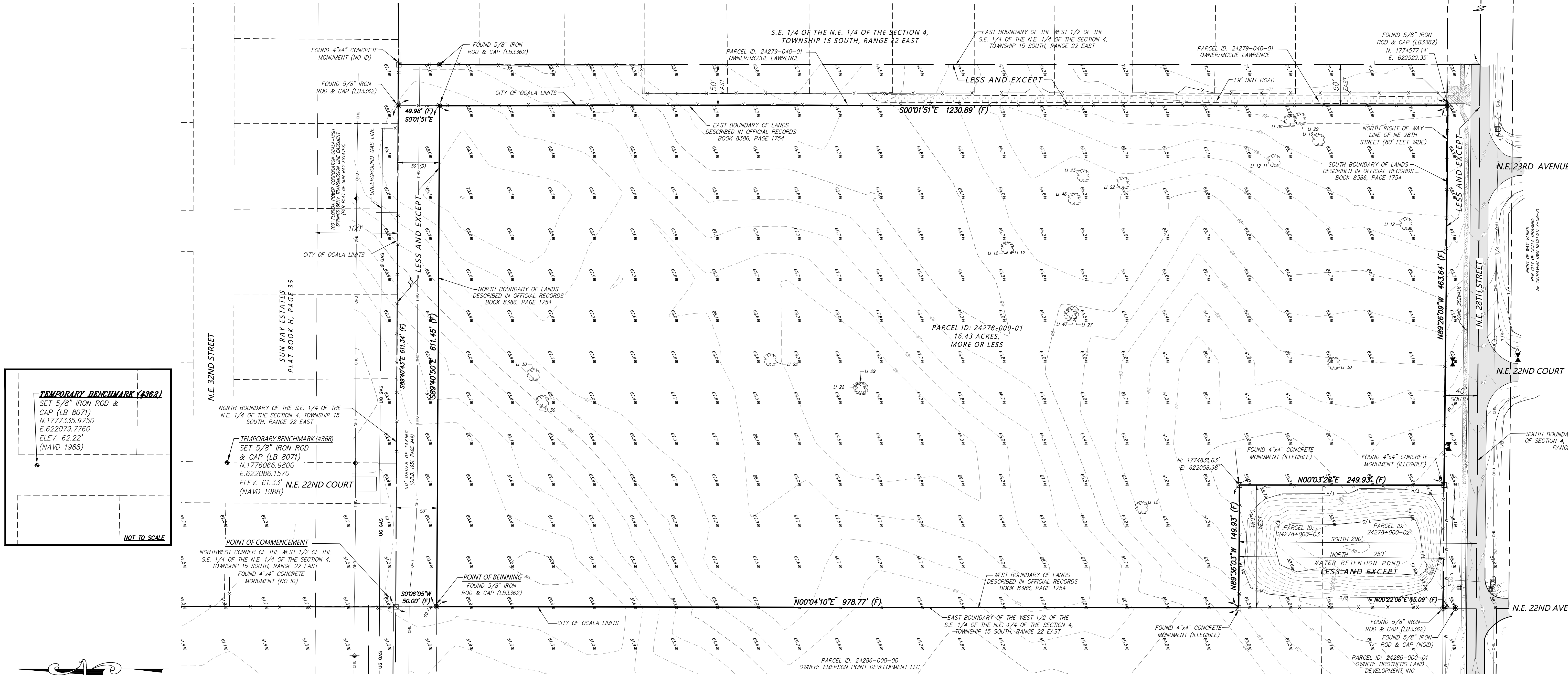
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY &
TOPOGRAPHIC SURVEY -FOR-
HTM DEVELOPERS, LLC.

FB/PG		FIELD DATE		JOB NO. 210834TOP0ADDR4 (16.43)	1 OF 2
---		07/31-2023			
DRAWING DATE	BY	APPROVED		SCALE 1" = 60'	
08/24/2023	M.A.	C.J.H			

Drawing name: \\jch\proj\04-Data\Projects\210834 Emerson Pointe\04 NE 35th Street\DWG\210834 TOPOADDR (16.434).dwg SHEET 2 May 15, 2025 1:43pm by Jim

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
HTM DEVELOPERS, LLC.
A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA
"EMERSON POINTE PHASE 3"



SHEET 2 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
FOLDER	6-20-24	MRD	UPDATE ALL VIABLE TREES	CJH
	10-17-24	CJH	REVISE PER ATTORNEY COMMENTS	CJH
	12/9/24	CJH	ADD CERTS	CJH
	4/2/25	JLT	ADDRESS COMMENTS FROM CITY OF OCALA	CJH
	5/15/25	JLT	ADDRESS COMMENTS FROM CITY OF OCALA	CJH

**JCH**
CONSULTING GROUP, INC.
LAND DEVELOPMENT + SURVEYING + MAPPING
PLANNING + ENVIRONMENTAL + G.I.S.
40 SW 15TH STREET, OCALA, FLORIDA 34717
PHONE: (352) 405-1482 FAX: (352) 272-8335 WWW.JCHG.COM
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 4, TOWNSHIP 15
SOUTH, RANGE 22 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY &
TOPOGRAPHIC SURVEY -FOR-
HTM DEVELOPERS, LLC.

FB/PG		FIELD DATE		JOB NO. 210834TOPOADDR3 (16.43)	2 OF 2
---		07/31-2023			
DRAWING DATE	BY	APPROVED		SCALE 1" = 60'	
08/24/2023	M.A.	CJH			