

DESCRIPTIONS: (SEE NOTES 3 & 4)

PARCEL 1:
THE NE 1/4 AND THE NORTH 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

PARCEL 2:
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

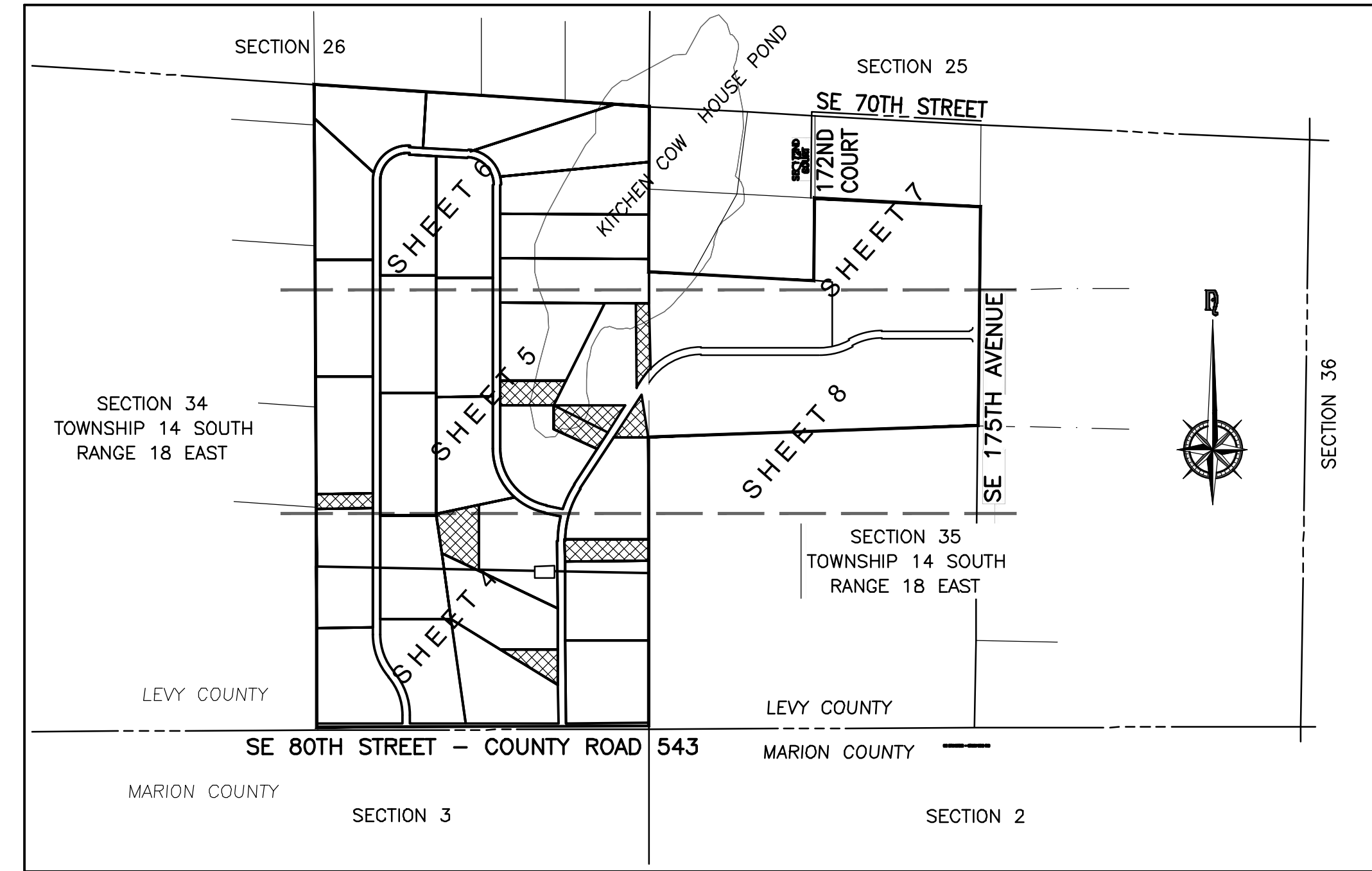
PARCEL 3:
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

PARCEL 4:
THE SOUTH 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.

GENERAL NOTES:

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE LEVY COUNTY OFFICIAL RECORDS.
- ALL RECORDING DATA REFERENCES THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.
- THE LEGAL DESCRIPTIONS FOR PARCELS 1, 2 AND 3 SHOWN HEREON ARE RECORDED IN O.R. BOOK 1563, PAGE 558, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.
- THE LEGAL DESCRIPTION FOR PARCEL 4 SHOWN HEREON IS RECORDED IN O.R. BOOK 1563, PAGE 558, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.
- THIS PRELIMINARY PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT OR ABSTRACT FOR PARCEL 4 AND THEREFORE MAY NOT SHOW ALL EASEMENTS AND ENCUMBRANCES OF RECORD.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 88°52'39" E FOR THE SOUTH LINE OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12075C0555F, LEVY COUNTY, FLORIDA, EFFECTIVE DATE: NOVEMBER 2, 2012, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "A" (AN AREA OF NO BASE FLOOD ELEVATIONS DETERMINED), THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF PRELIMINARY PLAT PREPARATION AND WERE DOWNLOADED FROM THE NATIONAL FLOOD HAZARD LAYER (NFHL) VIEWER (ARCGIS.COM) THAT IS OPERATED AND MAINTAINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA. THE FLOOD ZONE A ELEVATIONS WILL BE DETERMINED IN THE CONSTRUCTION PLAN REVIEW.
- THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS "ARR" AGRICULTURAL/RURAL RESIDENTIAL, ACCORDING TO THE CURRENT ZONING INTERACTIVE MAP OPERATED AND MAINTAINED BY THE GEOGRAPHIC INFORMATION SYSTEMS DIVISION OF THE LEVY COUNTY SYSTEMS MANAGEMENT DEPARTMENT.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE LEVY COUNTY LAND DEVELOPMENT CODE AND / OR A LEGITIMATE DEVELOPMENT AGREEMENT WITH LEVY COUNTY, SUCH SETBACKS SHALL BE SUBJECT TO FUTURE MODIFICATION THROUGH ADMINISTRATIVE ACTION AS APPROPRIATE AND AS ALLOWED BY SAID LAND DEVELOPMENT CODE.
- LANDSCAPE BUFFERS SHALL BE IN ACCORDANCE WITH THE LEVY COUNTY LAND DEVELOPMENT CODE AND / OR AS PROVIDED BY A LEGITIMATE DEVELOPMENT AGREEMENT WITH LEVY COUNTY; SUCH BUFFERS SHALL BE SUBJECT TO FUTURE MODIFICATION THROUGH ADMINISTRATIVE ACTION AS APPROPRIATE AND AS ALLOWED PROVIDED BY SAID LAND DEVELOPMENT CODE.
- TRACTS "A" THROUGH "H" ARE TO BE DEDICATED FOR PUBLIC USE FOR STORM WATER DRAINAGE. TRACT "G" IS ALSO RESERVED FOR A COMMUNITY PARK. THE PROPOSED ROAD RIGHT-OF-WAYS ARE TO BE DEDICATED TO THE PUBLIC FOR TRANSPORTATION, PUBLIC AND PRIVATE UTILITIES, STORM WATER DRAINAGE, TELECOMMUNICATION AND CABLE TELEVISION.
- NO FIELD DELINEATION OF JURISDICTIONAL WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WAS PERFORMED CONCERNING THE SUBJECT PROPERTY NOR WAS ANY INFORMATION PROVIDED CONCERNING THE PRESENCE OF JURISDICTIONAL WETLANDS IN CONJUNCTION WITH THE PREPARATION OF THIS PRELIMINARY PLAT. HOWEVER, THE NATIONAL WETLANDS INVENTORY INDICATES THE PRESENCE OF JURISDICTIONAL WETLANDS LYING WITHIN PORTIONS OF THE SUBJECT PROPERTY, THE LIMITS OF WHICH ARE SHOWN HEREON BASED ON SPATIAL DATA OBTAINED FROM THE WETLANDS MAPPER DATABASE OPERATED AND MAINTAINED BY THE U.S. FISH & WILDLIFE SERVICE; AS SUCH, THIS LINE REPRESENTS AN APPROXIMATION OF THE EXTENT TO WHICH THE SUBJECT PROPERTY MAY BE IMPACTED BY JURISDICTIONAL WETLANDS.
- THIS PLAT CONTAINS 37 LOTS, 8 DRAINAGE TRACTS, 1 COMMUNITY PARK OVER DRAINAGE TRACT "G", AND 3.09 MILES OF PUBLIC ROADS.
- SE 80TH STREET - COUNTY ROAD 543, LEVY COUNTY, FLORIDA (HALF RIGHT-OF-WAY WIDTH IS 25.00 FEET PER LANDGARD, LLC BOUNDARY SURVEY) NW 27TH STREET, MARION COUNTY, FLORIDA (HALF RIGHT-OF-WAY WIDTH IS 30.00 FEET PER DEED RECORDED IN OFFICIAL RECORDS BOOK 1338, PAGE 151, PUBLIC RECORDS OF MARION COUNTY, FLORIDA), SE 175TH AVENUE (MAINTAINED RIGHT-OF-WAY WIDTH VARIES PER LANDGARD SURVEY), SE 70TH STREET AND SE 172ND COURT (BOTH ARE 30.00 FEET WIDE RIGHT-OF-WAYS PER LANDGARD, LLC SURVEY) ALL ARE PUBLICLY MAINTAINED RIGHT-OF-WAYS.
- FUNCTIONAL ACCESS TO LOTS SHALL BE SUBJECT TO THE REQUIREMENTS OF THE LEVY COUNTY LAND DEVELOPMENT CODE AS APPLICABLE IN CONSIDERATION OF THE FUTURE DEVELOPMENT.
- WATER SERVICE WILL BE ACCOMPLISHED BY INDIVIDUAL WELLS.
- SEWAGE DISPOSAL WILL BE ACCOMPLISHED BY INDIVIDUAL SEPTIC SYSTEMS.
- THERE ARE NOT PROPOSED DEED RESTRICTIONS AT THIS TIME.
- THE PROPOSED LOTS, PROPOSED ROAD RIGHT-OF-WAYS (60.00 FEET WIDE) AND PROPOSED DRAINAGE TRACTS WERE DESIGNED BY PIGEON-ARDURRA, LLC.
- THE OPEN SPACE REQUIREMENT IS 100 ACRES PER 1000 PEOPLE. THERE ARE 37 LOTS AT 2.5 PEOPLE PER LOT WHICH IS 93 PEOPLE DIVIDED BY 1000, TIMES 100 ACRES EQUALS 9.3 ACRES OF WHICH 10% MUST BE UPLANDS = 0.93 ACRES. THE DRAINAGE AND OPEN SPACE WITHIN THE EASEMENT ALONG THE EAST SIDE OF LOTS 8, 9, 10 & 11 AND TRACT F EXCEEDS THE 9.3 ACRES REQUIRED, TRACT F HAS +/-1.5 ACRES OF UPLAND WHICH EXCEEDS THE 0.93 ACRES REQUIRED.
- TRACT G IS TO BE USED AS PUBLIC PARK AND DRAINAGE. THE REAQUIRED AREA IS 93 PEOPLE DIVIDED BY 1000 TIMES 10 WHICH IS 0.9 ACRES. TRACT G IS 1.54 ACRES WHICH EXCEEDS THE REQUIRED AREA.
- BUILDING SETBACKS ARE TO BE: FRONT - 50.00', BACK - 50.00', SIDE - 10.00', ALONG FLOOD ZONE - 25.00'

SHADY HAMMOCK ESTATES
BOUNDARY SURVEY AND PRELIMINARY PLAT
SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST
LEVY COUNTY, FLORIDA



VICINITY MAP
SCALE: 1" = 1000'

PROJECT SUMMARY			
1. INTENDED USAGE	RESIDENTIAL	8. WATER & FIREFLOW SUPPLY:	INDIVIDUAL WELLS
2. LOTS	37	9. SEWAGE DISPOSAL SYSTEM:	INDIVIDUAL SEPTIC SYSTEMS
3. TOTAL AREA OF LOTS:	373.57 ACRES ±	10. ROAD STATUS:	PUBLIC
4. NUMBER OF DRAINAGE TRACTS:	8	11. DRAINAGE STATUS:	PUBLIC
5. AREA OF TRACTS:	15.75 ACRES	12. PARCEL ACCOUNT NUMBERS:	
6. NUMBER OF COMMUNITY PARKS:	1 (BEING DRAINAGE TRACT "G")	PARCEL 1:	0463500000
7. LENGTH OF ROADWAY:	3.09 MILES ±	PARCEL 2:	0464400100
8. AREA OF ROADWAY:	23.42 ACRES ±	PARCEL 3:	0464400200
9. TOTAL AREA:	412.74 ACRES ±	PARCEL 4:	0463700000
10. EXISTING LAND USE:	6000 - PASTURE	13. GROSS DENSITY:	0.09 UNITS/ACRE

SURVEYOR'S CERTIFICATE: (FOR PLAT)

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

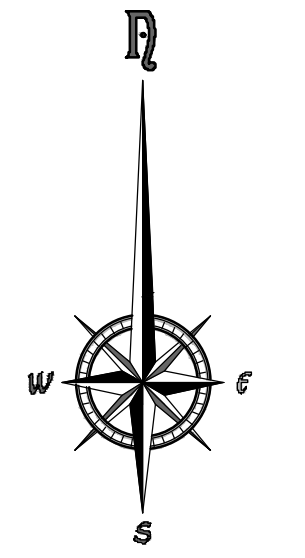
GARY L. MILAM
P.S.M. #5058, L.B. #2610
ARDURRA GROUP, INC.
OCALA SURVEY DIVISION
2182 N.E. 2nd STREET
OCALA, FLORIDA 34470
(352) 622-7224

SURVEYOR'S CERTIFICATE: (FOR BOUNDARY SURVEY)

I HEREBY CERTIFY THAT WE HAVE MADE A PRELIMINARY PLAT OF THE ABOVE DESCRIBED PROPERTY AND THAT THE BOUNDARY SURVEY UPON WHICH IT IS BASED MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THOMAS R. BON
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6547
LANDGARD, LLC LICENSED BUSINESS NO. LB. 8326

SHEET INDEX:	
SHEET 1	VICINITY MAP, DESCRIPTION AND NOTES
SHEET 2	BOUNDARY SURVEY
SHEET 3	INDEX MAP/PARCEL LAYOUT
SHEET 4	LOTS 1, 2, 15, 16, 23, 24, 25, 26 & 27 DRAINAGE TRACTS "B", "E" & "H"
SHEET 5	LOTS 3, 4, 12, 13, 14, 17, 18, 21, 22 & 28 DRAINAGE TRACTS "A", "C", "D", "F" & "G"
SHEET 6	LOTS 5, 6, 7, 8, 9, 10, 11, 19 & 20
SHEET 7	LOTS 33 & 34
SHEET 8	LOT 29, 30, 31, 32, 33, 34, 35, 36 & 37, DRAINAGE TRACT "F" AND DRAINAGE TRACT AND COMMUNITY PARK TRACT "G"



BOUNDARY SURVEY AND
PRELIMINARY PLAT
SHADY HAMMOCK ESTATES
SE 80TH STREET - COUNTY ROAD 543

PREPARED FOR
DIX DEVELOPMENT, LLC

SCALE:	NO. SCALE:	NO. SCALE:
DATE:	CHECKED:	DATE:
DRAWN:	FIELD BOOK:	DATE:
PAGE:	DATUM:	FILE NO.:
		JOB NO.:
		SHEET:

ARDURRA GROUP, INC. D.B.A.
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Pigeon-Ardurra, LLC
ENGINEERS & MAPPERS
SURVEYORS & MAPPERS
(352) 987-7789 voice
(352) 687-7788 fax

SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2610

File No.
506.01001

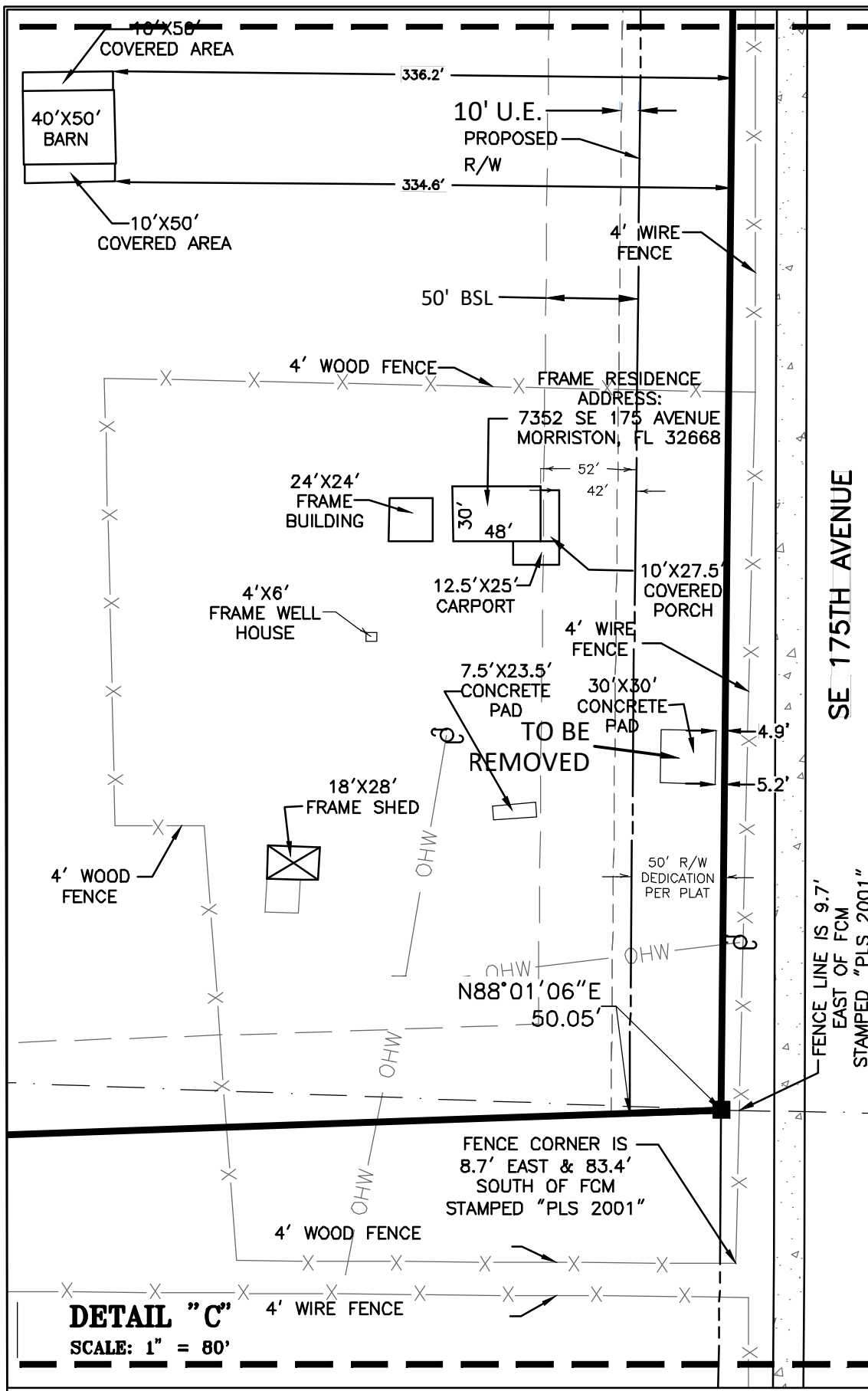
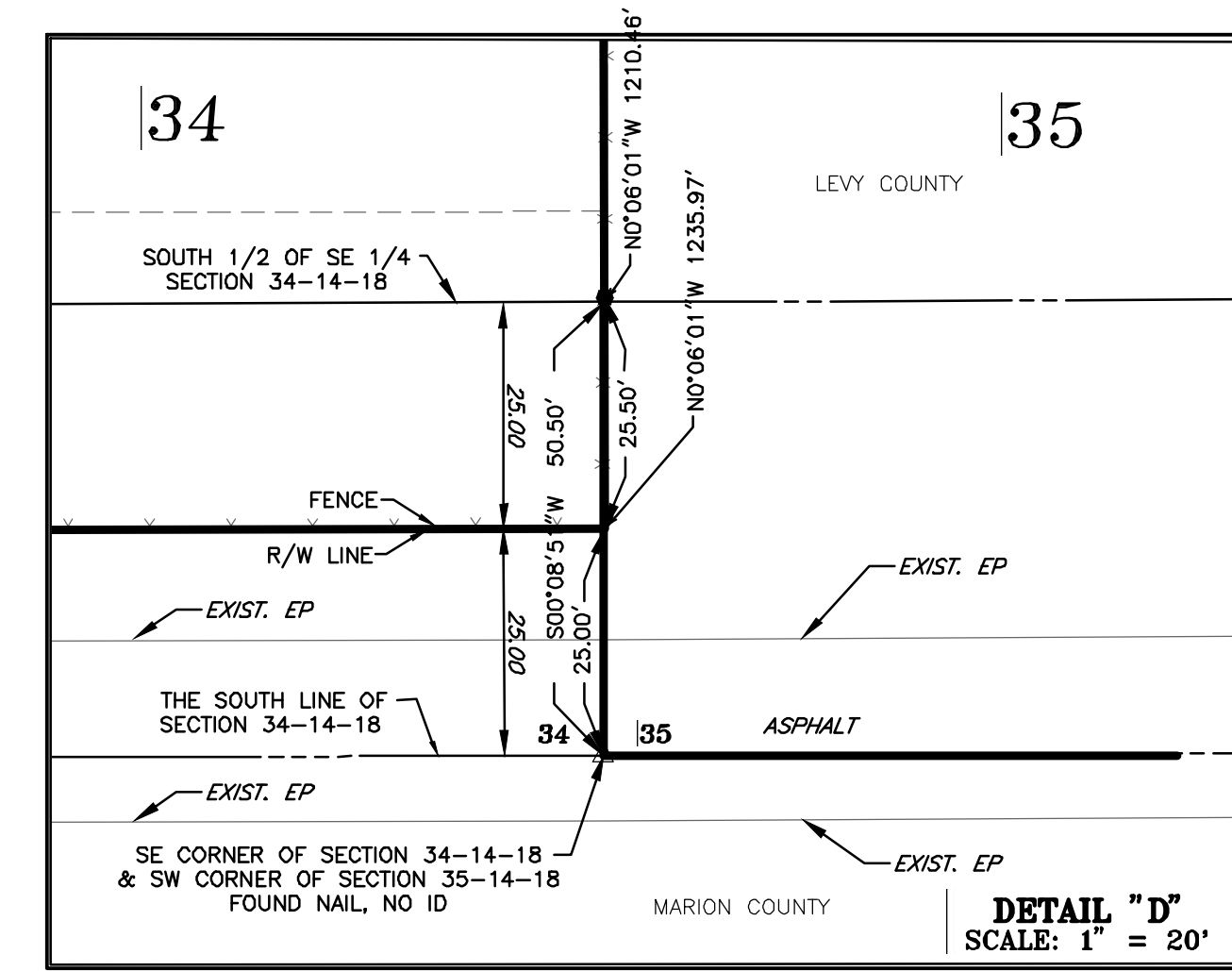
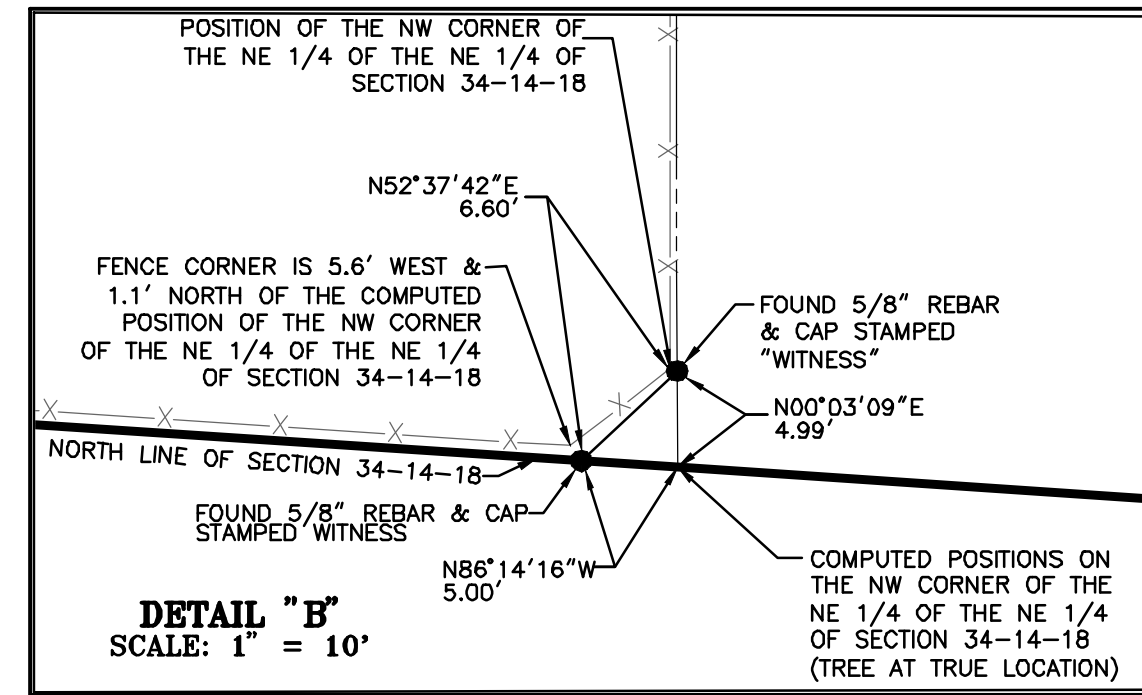
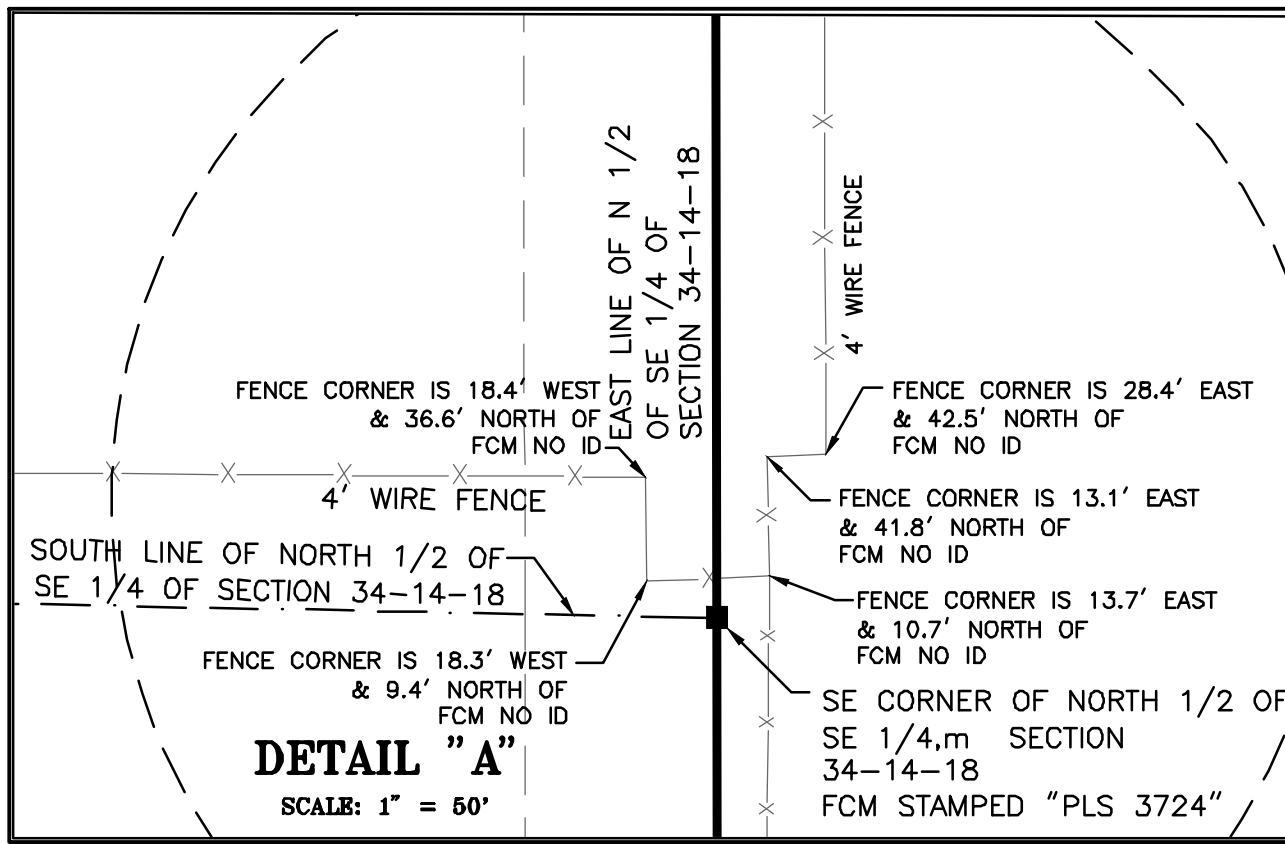
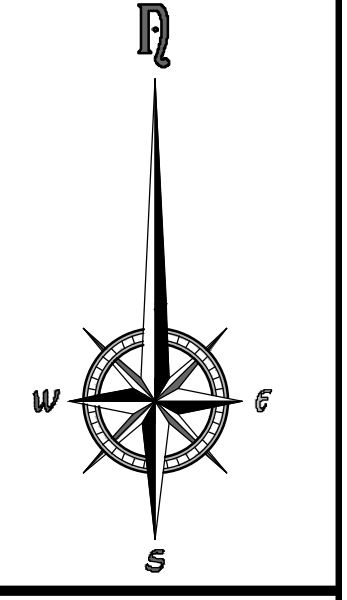
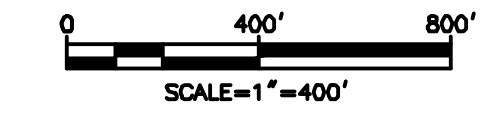
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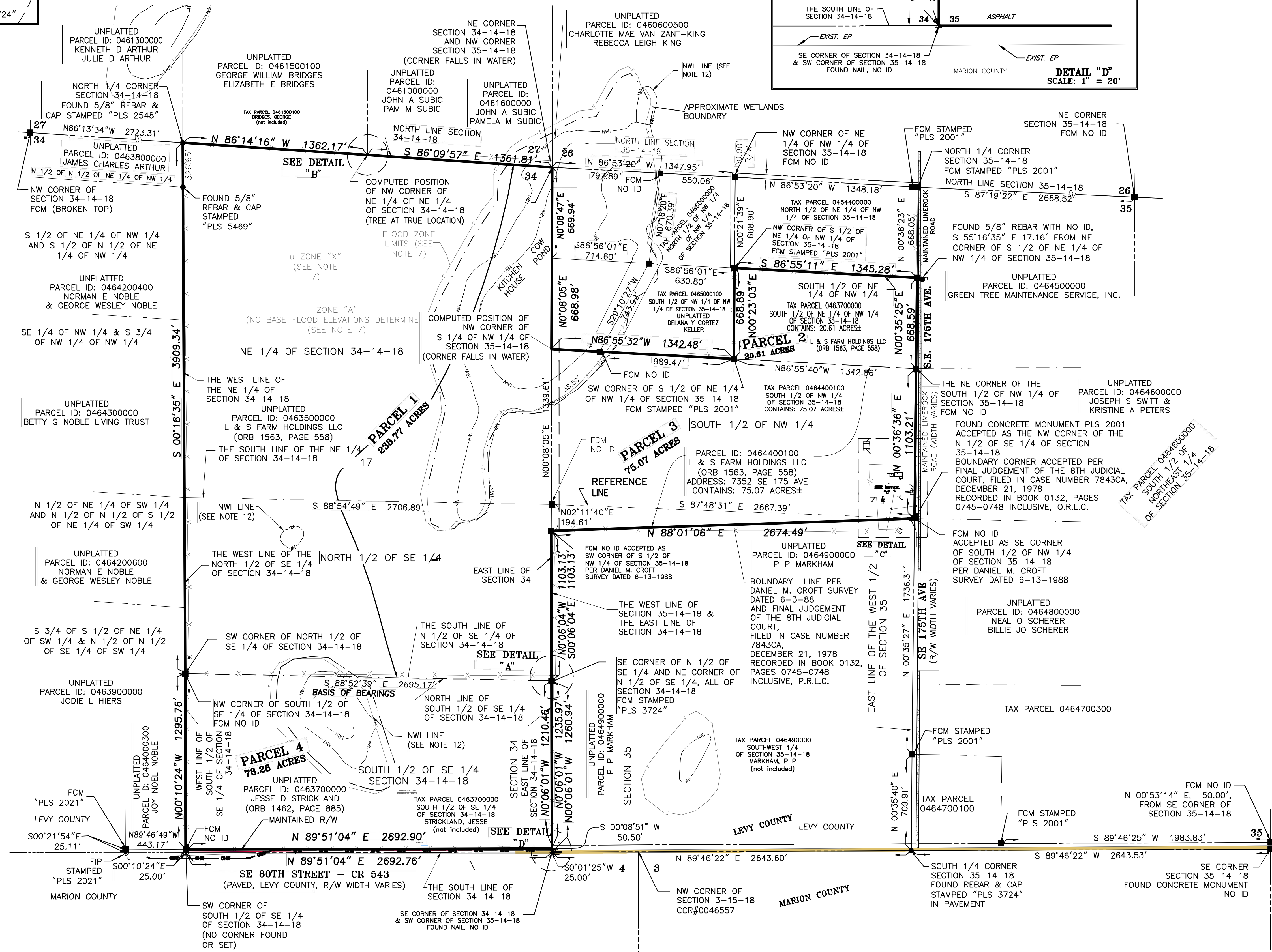
SHADY HAMMOCK ESTATES

BOUNDARY SURVEY AND PRELIMINARY PLAT

SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST LEVY COUNTY, FLORIDA



- LEGEND:**
- 1/2" REBAR & CAP, SET - LB 8326 (SIR)
 - 4"x4" CONCRETE MONUMENT, FOUND AS NOTED (FCM)
 - 5/8" REBAR & CAP, FOUND AS NOTED (FIR)
 - 1/2" IRON PIPE, FOUND (FIP)
 - △ NAIL & DISK, FOUND
 - ⊙ POWER POLE
 - CCR CERTIFIED CORNER RECORDS
 - PLS PROFESSIONAL LAND SURVEYOR
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - LB LICENSED BUSINESS
 - PUE PUBLIC UTILITIES EASEMENT
 - BSL BUILDING SETBACK LINES
 - OHP OVERHEAD POWER
 - OHW OVERHEAD WIRE
 - R/W RIGHT OF WAY
 - CLF CHAIN LINK FENCE
 - HWF HOG WIRE FENCE
 - ORB OFFICIAL RECORDS BOOK
 - PRM PERMANENT REFERENCE MARKER
 - GLO GOVERNMENT LAND OFFICE
 - ID IDENTIFICATION
 - NWI NATIONAL WETLANDS INVENTORY
 - F- FLOOD ZONE LIMITS (SEE NOTE 7)



**BOUNDARY SURVEY AND
PRELIMINARY PLAT
SHADY HAMMOCK ESTATES**

SE 80TH STREET - COUNTY ROAD 543

**PREPARED FOR
DIX DEVELOPMENT, LLC**

SCALE: AS SHOWN	DATE: 04-05-2022	DRAWN: N/A	DATE: 04-05-2022
CHECKED: GLM	DATE: 04-05-2022	FIELD BOOK: N/A	DATE: 04-05-2022
FILE NO.: 506.01.001	DATE: 04-05-2022	DATE: 04-05-2022	DATE: 04-05-2022
SHEET: 5-02 OF 08	DATE: 04-05-2022	DATE: 04-05-2022	DATE: 04-05-2022

**ARDURRA GROUP, INC. D.B.A.
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**SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2610**

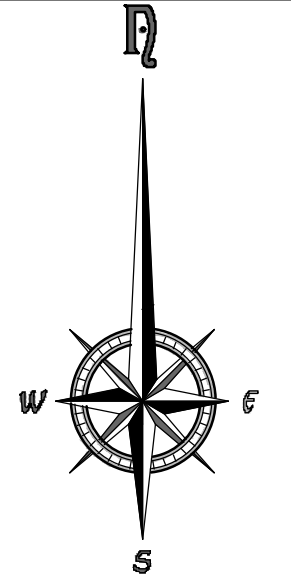
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506.01.001

Job No.
506.01

S-02 of 08

SHADY HAMMOCK ESTATES
BOUNDARY SURVEY AND
PRELIMINARY PLAT
SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST
LEVY COUNTY, FLORIDA

0 400' 800'
SCALE=1"=400'



BOUNDARY SURVEY AND
PRELIMINARY PLAT
SHADY HAMMOCK ESTATES
SE 80TH STREET - COUNTY ROAD 543

PREPARED
FOR
DIX DEVELOPMENT, LLC

NO. DATE: SECTIONS 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA
REVISONS:
APPRO. BY

SCALE: 1" = 400'
DATE: 04-05-2022
CHECKED: GLM
DRAWN: LJC
FIELD BOOK: N/A
PAGE: N/A
DATUM: NAD 83
FILE NO.: 506.01.001
JOB NO.: 506.01
SHEET: 5-03 OF 08

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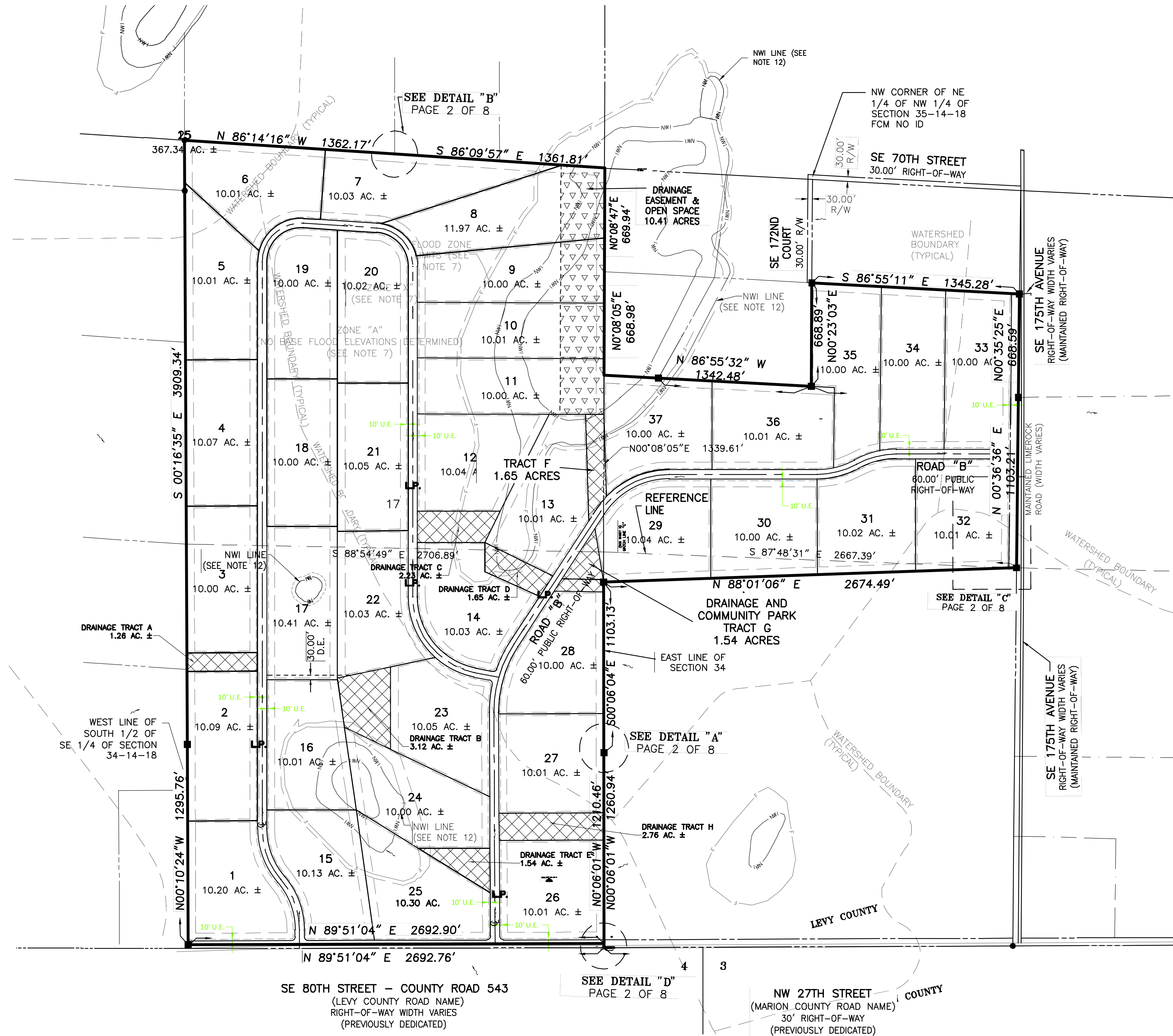
S-03 of 08

LEGEND:

- C = CURVE - SEE CURVE TABLE
- C/L = CENTER LINE
- L.P. = LOW POINT (PROPOSED)
- PC = POINT OF CURVATURE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- = FLOW ARROW (DIRECTION OF SHEET FLOW)
- = FLOOD ZONE LIMITS (SEE NOTE 7)
- - - = CENTERLINE OF RIGHT-OF-WAY (PROPOSED)
- - - = RIGHT-OF-WAY LINE
- - - = NATIONAL WETLANDS INVENTORY LINE
- - - = SECTION LINE
- [Cross-hatched] = DRAINAGE TRACT
- [Triangles] = DRAINAGE EASEMENT

WETLAND CLASSIFICATION CODES

- PEM1C - PALUSTRINE, EMERGENT, PERSISTENT WETLAND, SEASONALLY FLOODED
- PEM1F - PALUSTRINE EMERGENT PERSISTENT WETLAND SEMIPERMANENTLY FLOODED
- PABE/UBH - PALUSTRINE, AQUATIC BED, SEASONALLY FLOODED/SATURATED, UNCONSOLIDATED BOTTOM, PERMANENTLY FLOODED

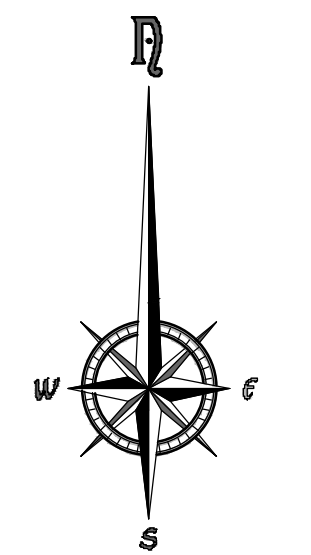
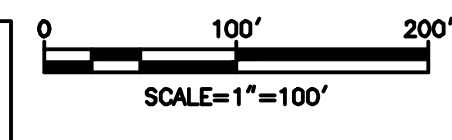


SEE SHEETS 4 THROUGH 8 FOR GEOMETRICAL DATA.

SHADY HAMMOCK ESTATES
 BOUNDARY SURVEY AND PRELIMINARY PLAT
 SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST
 LEVY COUNTY, FLORIDA

LEGEND:

- C = CURVE - SEE CURVE TABLE
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- BSL = BUILDING SETBACK LINE
- = FLOW ARROW (DIRECTION OF SHEET FLOW)
- = FLOOD ZONE LIMITS (SEE NOTE 7)
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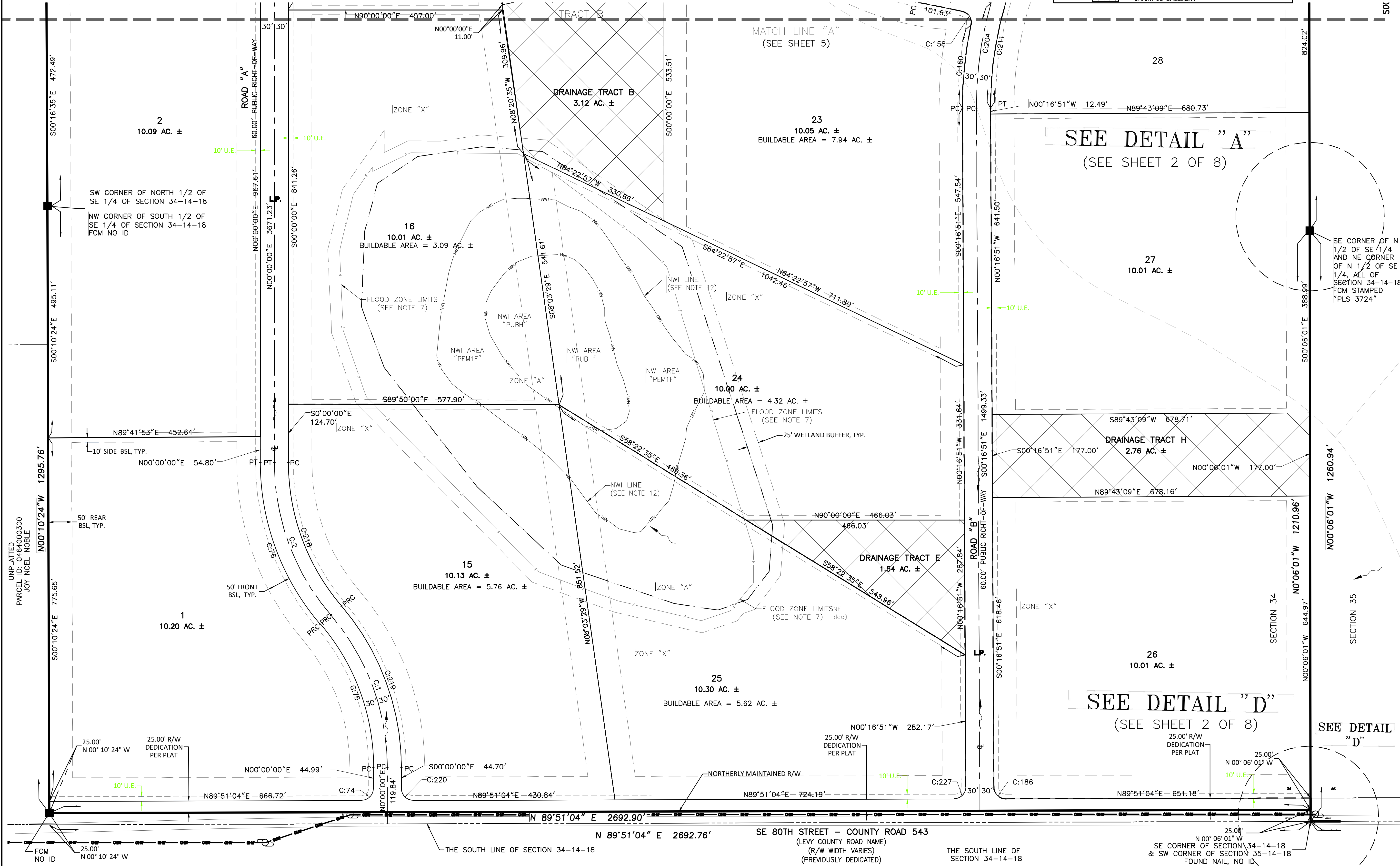


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BOUNDARY SURVEY AND PRELIMINARY PLAT
SHADY HAMMOCK ESTATES
SE 80TH STREET - COUNTY ROAD 543

PREPARED FOR
DIX DEVELOPMENT, LLC

NO.	DATE:	REVISIONS:

ARDURRA GROUP, INC. D.B.A.
Pigeon-Ardurra, LLC
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 SURVEYORS & MAPPERS

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File No.
506.01.001

Job No.
506.01

S-04 of 08

T:\506 DIX Development\Levy Co\dwg_PSM\2022_06_28-REVISED LOTS\PRE-PLAT\004 50601 PRE-PLAT SHEETS.dwg, 10/10/2022 10:34:30 AM, tstokes, ARCH expand D (36.00 x 24.00 inches), 1:1

SHADY HAMMOCK ESTATES

BOUNDARY SURVEY AND PRELIMINARY PLAT

SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST

LEVY COUNTY, FLORIDA

CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:5	500.00'	685.19'	78°31'02"	S39°15'31"E	632.82'
C:138	627.42'	102.29'	9°20'29"	S38°11'44"W	102.18'
C:159	530.00'	285.08'	30°49'06"	N63°06'29"W	281.65'
C:161	530.00'	441.23'	47°41'56"	N23°50'58"W	428.59'
C:192	800.00'	238.47'	17°04'46"	S24°34'28"W	237.59'
C:211	770.00'	448.79'	33°23'41"	S16°24'59"W	442.47'
C:212	25.00'	34.14'	78°14'21"	N63°31'24"E	31.55'

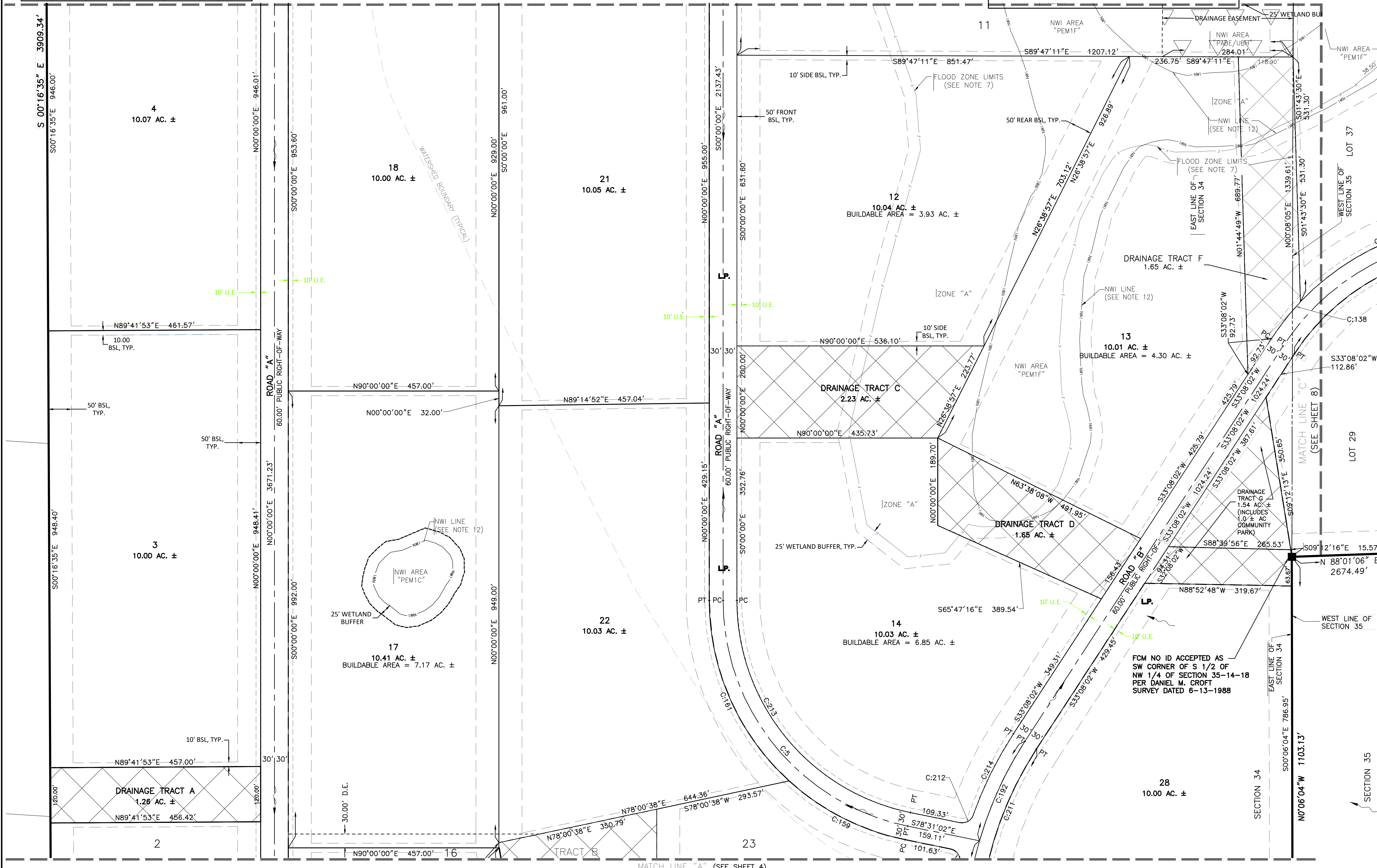
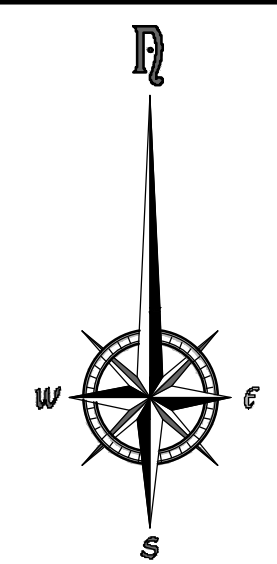
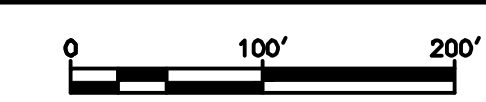
CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:214	830.00'	197.96'	13°39'55"	N26°16'53"E	197.49'

WETLAND CLASSIFICATION CODES

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 PEM1F - PALUSTRINE EMERGENT PERSISTENT WETLAND SEMIPERMANENTLY FLOODED
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- B.S.L. = BUILDING SETBACK LINE
- F.A. = FLOW ARROW (DIRECTION OF SHEET FLOW)
- F.Z.L. = FLOOD ZONE LIMITS (SEE NOTE 7)
- C.R.O.W. = CENTERLINE OF RIGHT-OF-WAY (PROPOSED)
- R.O.W. = RIGHT-OF-WAY LINE
- N.W.I. = NATIONAL WETLANDS INVENTORY LINE
- S.L. = SECTION LINE
- B.S.L. = BUILDING SETBACK LINE
- D.T. = DRAINAGE TRACT
- D.E. = DRAINAGE EASEMENT



**BOUNDARY SURVEY AND
PRELIMINARY PLAT
SHADY HAMMOCK ESTATES**

SE 80TH STREET - COUNTY ROAD 543

**PREPARED FOR
DIX DEVELOPMENT, LLC**

NO. DATE: _____
 REVISIONS: _____
 APP'D. BY: _____

SCALE: 1" = 100'
 DATE: 04-05-2022
 CHECKED: GLM
 DRAWN: LUC
 FIELD BOOK: N/A
 DATUM: N/A
 FILE NO.: 506.01.001
 JOB NO.: 506.01
 SHEET: 5-05 OF 08

ARDURRA GROUP, INC. D.B.A.
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 (352) 987-7789 voice
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**SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2610**

File No.
506.01.001

Job No.
506.01

S-05 of 08

T:\506 DIX Development\Levy Co\dwg_PSM\2022_06_28-REVISED LOTS\PRE-PLAT\04 50601 PRE-PLAT SHEETS.dwg, 10/10/2022 10:35:27 AM, tstones, ARCH expand D (36.00 x 24.00 inches), 1:1

SHADY HAMMOCK ESTATES

BOUNDARY SURVEY AND PRELIMINARY PLAT

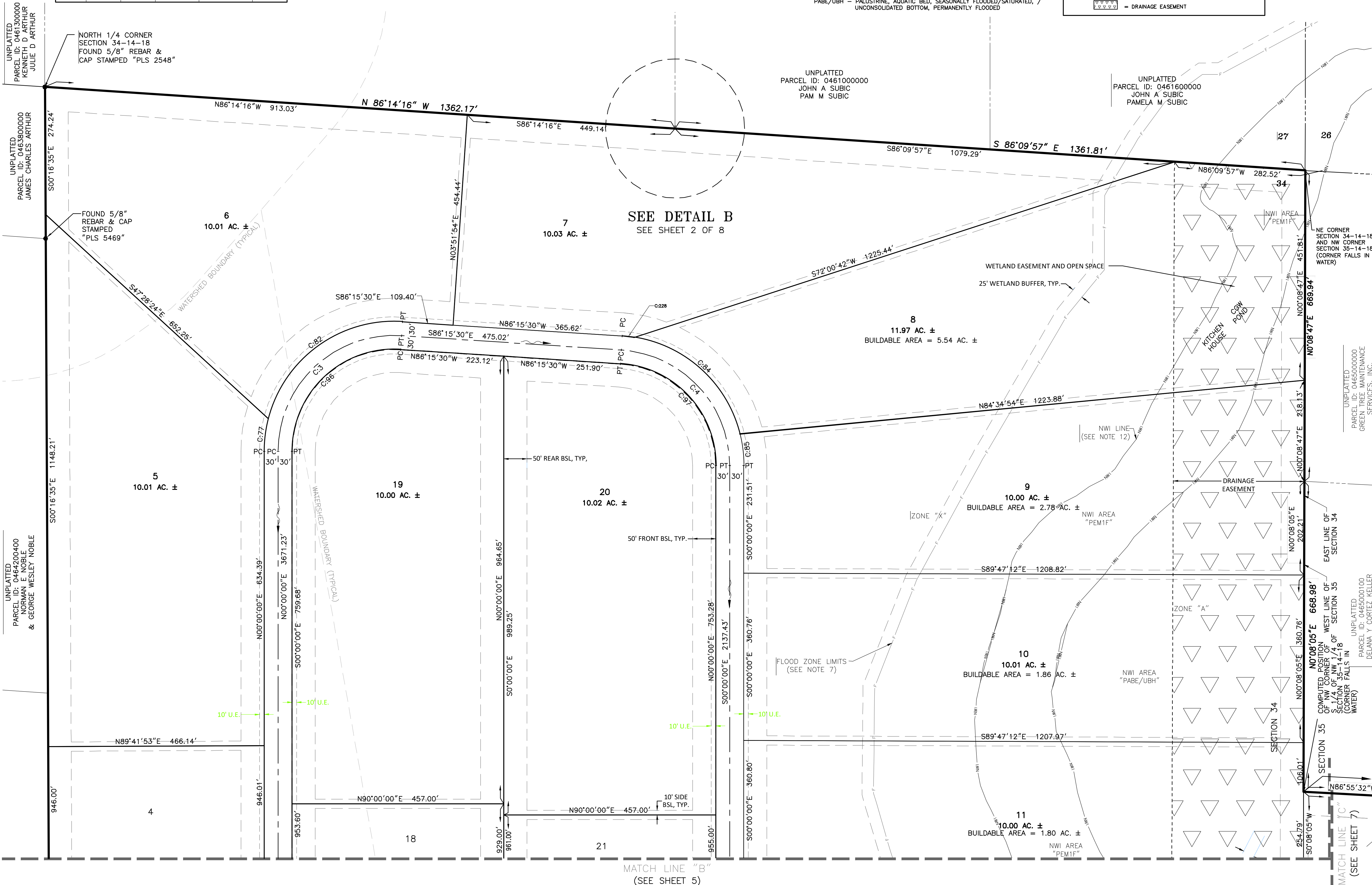
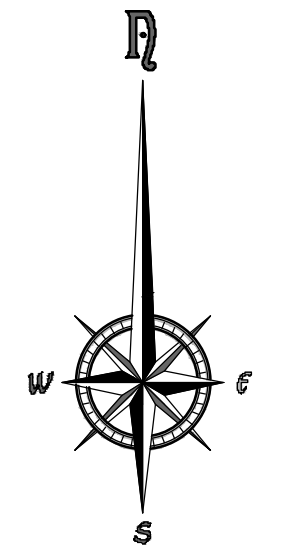
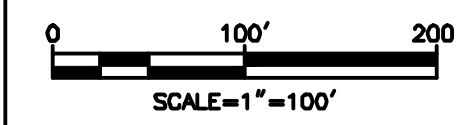
SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST LEVY COUNTY, FLORIDA

CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:3	250.00'	409.02'	93°44'30"	N46°52'15"E	364.91'
C:4	250.00'	376.37'	86°15'30"	S43°07'45"E	341.82'
C:7	280.00'	71.24'	14°34'40"	N7°17'20"E	71.05'
C:82	280.00'	386.87'	79°09'50"	N54°09'35"E	356.82'
C:84	280.00'	326.60'	66°49'52"	S47°37'57"E	308.40'
C:85	280.00'	68.25'	13°58'00"	S6°59'00"E	68.08'

CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:96	220.00'	359.94'	93°44'30"	S46°52'15"W	321.12'
C:97	220.00'	331.21'	86°15'30"	N43°07'45"W	300.80'
C:228	280.00'	25.46'	5°12'38"	N83°39'11"W	25.45'

- LEGEND:**
- C/ = CURVE - SEE CURVE TABLE
 - C/L = CENTER LINE
 - L.P. = LOW POINT (PROPOSED)
 - PC = POINT OF CURVATURE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - PRC = POINT OF REVERSE CURVATURE
 - PT = POINT OF TANGENCY
 - BSL = BUILDING SETBACK LINE
 - FA = FLOW ARROW (DIRECTION OF SHEET FLOW)
 - FL = FLOOD ZONE LIMITS (SEE NOTE 7)
 - RL = RIGHT-OF-WAY LINE
 - R/L = CENTERLINE OF RIGHT-OF-WAY (PROPOSED)
 - NW = NATIONAL WETLANDS INVENTORY LINE
 - SL = SECTION LINE
 - BL = BUILDING SETBACK LINE
 - D.E. = DRAINAGE EASEMENT

- WETLAND CLASSIFICATION CODES**
- PEM1C - PALUSTRINE, EMERGENT, PERSISTENT WETLAND, SEASONALLY FLOODED
 - PEM1F - PALUSTRINE EMERGENT PERSISTENT WETLAND SEMIPERMANENTLY FLOODED
 - PABE/UBH - PALUSTRINE, AQUATIC BED, SEASONALLY FLOODED/SATURATED, / UNCONSOLIDATED BOTTOM, PERMANENTLY FLOODED



**BOUNDARY SURVEY AND
PRELIMINARY PLAT
SHADY HAMMOCK ESTATES
SE 80TH STREET - COUNTY ROAD 543**

PREPARED FOR
DIX DEVELOPMENT, LLC

UNPLATTED
PARCEL ID: 046500000
GREENLEAF ESTATE SERVICE, INC.

SCALE: 1" = 100'
DATE: 04-05-2022
CHECKED: GLM
DRAWN: LJC
FIELD BOOK: N/A
PAGE: N/A
DATUM: N/A
FILE NO.: 506.01.001
JOB NO.: 506.01
SHEET: 5-06 OF 08

UNPLATTED
PARCEL ID: 046500000
DELANA Y. CORTEZ KELLER

ARDURRA GROUP, INC. D.B.A.
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Ocala, Florida 34471
TEL: 352-987-7899
FAX: 352-987-7899

SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2610

File No.
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S-06 of 08

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WETLAND CLASSIFICATION CODES
 PEM1C - PALUSTRINE, EMERGENT, PERSISTENT WETLAND, SEASONALLY FLOODED
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SHADY HAMMOCK ESTATES

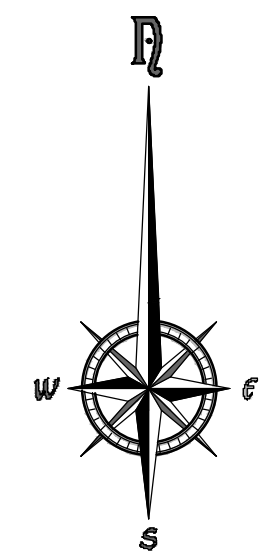
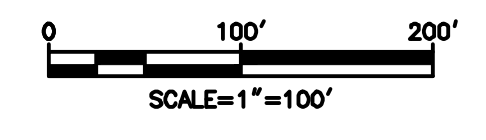
BOUNDARY SURVEY AND PRELIMINARY PLAT

SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST

LEVY COUNTY, FLORIDA

LEGEND:

- C: = CURVE - SEE CURVE TABLE
- C/L = CENTER LINE
- L.P. = LOW POINT (PROPOSED)
- PC = POINT OF CURVATURE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- BSL = BUILDING SETBACK KINE
- = FLOW ARROW (DIRECTION OF SHEET FLOW)
- = FLOOD ZONE LIMITS (SEE NOTE 7)
- = CENTERLINE OF RIGHT-OF-WAY (PROPOSED)
- = RIGHT-OF-WAY LINE
- = NATIONAL WETLANDS INVENTORY LINE
- = SECTION LINE
- = BUILDING SETBACK LINE
- = DRAINAGE TRACT
- [Symbol] = DRAINAGE EASEMENT



NORTH SECTION
FCM S

**BOUNDARY SURVEY AND
PRELIMINARY PLAT
SHADY HAMMOCK ESTATES**

SE 80TH STREET - COUNTY ROAD 543

**PREPARED FOR
DIX DEVELOPMENT, LLC**

APPRO. BY: _____
NO. _____ DATE: _____
REVISIONS: _____

SCALE: 1" = 100'
 DATE: 04-05-2022
 CHECKED: GLM
 DRAWN: LUC
 FIELD BOOK: N/A
 PAGE: N/A
 DATUM: NAD 83
 FILE NO.: 506.01.001
 JOB NO.: 506.01
 SHEET: 5-07 OF 08

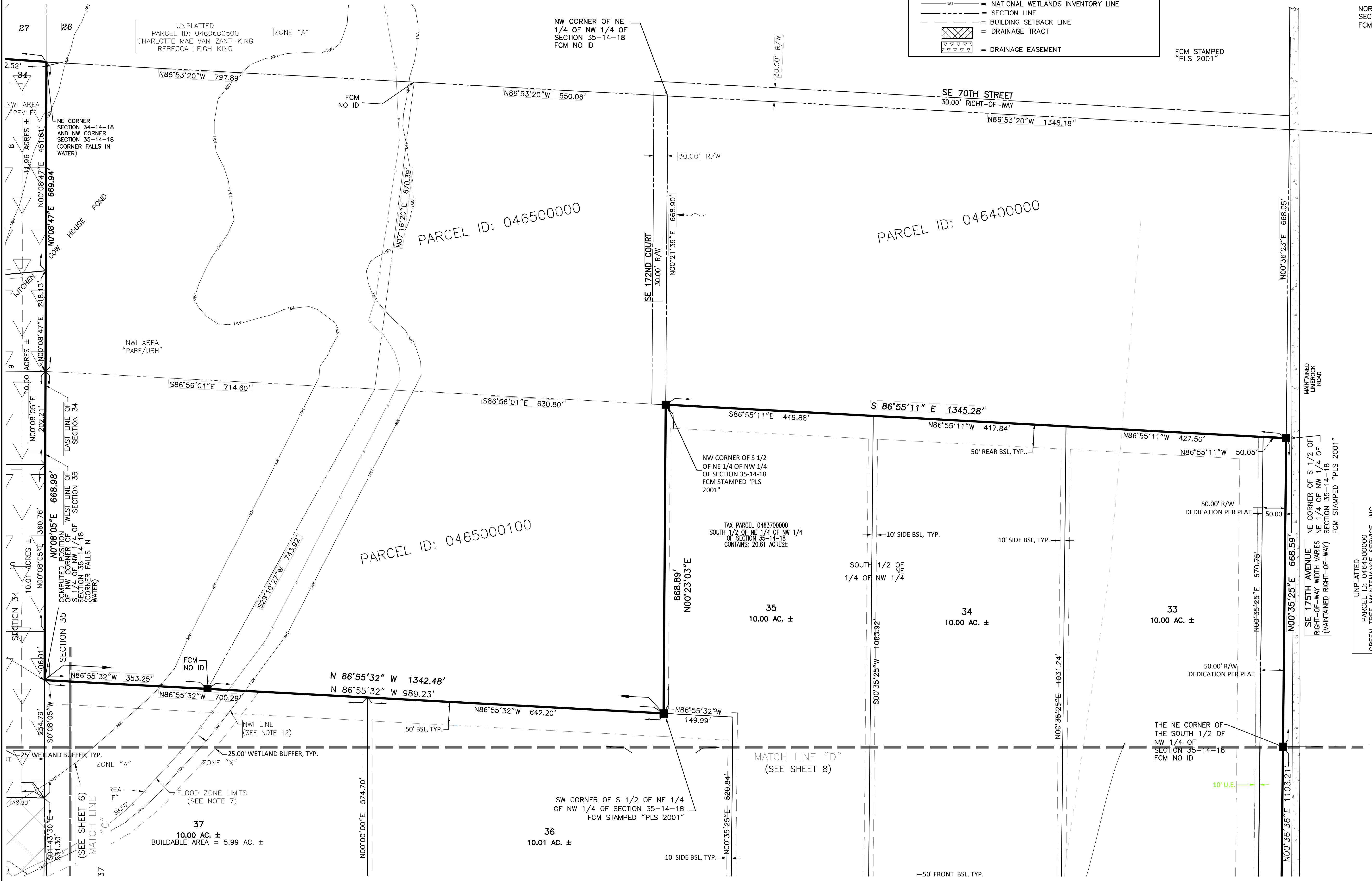
ARDURRA GROUP, INC. D.B.A.
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 (352) 687-7788 fax

**SURVEYING & MAPPING
LICENSED BUSINESS NO. LB 2610**

File No.
506.01.001

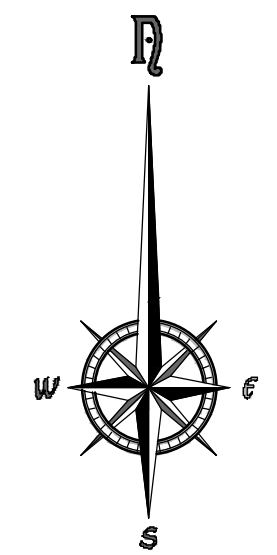
Job No.
506.01

S-07 of 08



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SHADY HAMMOCK ESTATES
BOUNDARY SURVEY AND
PRELIMINARY PLAT
 SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST
 LEVY COUNTY, FLORIDA



CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:123	25.00'	39.00'	89°23'24"	N45°18'18"E	35.17'
C:128	560.00'	453.21'	46°22'12"	N66°48'54"E	440.95'
C:138	627.42'	102.29'	9°20'29"	S38°11'44"W	102.18'
C:141	560.00'	174.54'	17°51'27"	S70°06'21"W	173.83'
C:142	500.00'	144.56'	16°33'54"	S69°27'35"W	144.05'
C:143	560.00'	107.17'	10°57'55"	N84°31'03"E	107.01'
C:144	500.00'	106.97'	12°15'28"	N83°52'16"E	106.77'
C:151	500.00'	251.53'	28°49'22"	S75°35'19"W	248.88'

CURVE TABLE					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:152	560.00'	281.71'	28°49'22"	S75°35'19"W	278.75'
C:153	25.00'	39.54'	90°36'36"	S44°41'42"E	35.54'
C:200	500.00'	496.25'	56°51'58"	S61°34'01"W	476.13'
C:201	530.00'	526.02'	56°51'58"	S61°34'01"W	504.70'
C:202	530.00'	266.62'	28°49'22"	N75°35'19"E	263.82'
C:203	530.00'	266.62'	28°49'22"	S75°35'19"W	263.82'

- LEGEND:**
- C = CURVE - SEE CURVE TABLE
 - C/L = CENTER LINE
 - L.P. = LOW POINT (PROPOSED)
 - P.C. = POINT OF CURVATURE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.T. = POINT OF TANGENCY
 - BSL = BUILDING SETBACK LINE
 - = FLOW ARROW (DIRECTION OF SHEET FLOW)
 - = FLOOD ZONE LIMITS (SEE NOTE 7)
 - = CENTERLINE OF RIGHT-OF-WAY (PROPOSED)
 - = RIGHT-OF-WAY LINE
 - = NATIONAL WETLANDS INVENTORY LINE
 - = SECTION LINE
 - = BUILDING SETBACK LINE
 - = DRAINAGE TRACT
 - = DRAINAGE EASEMENT

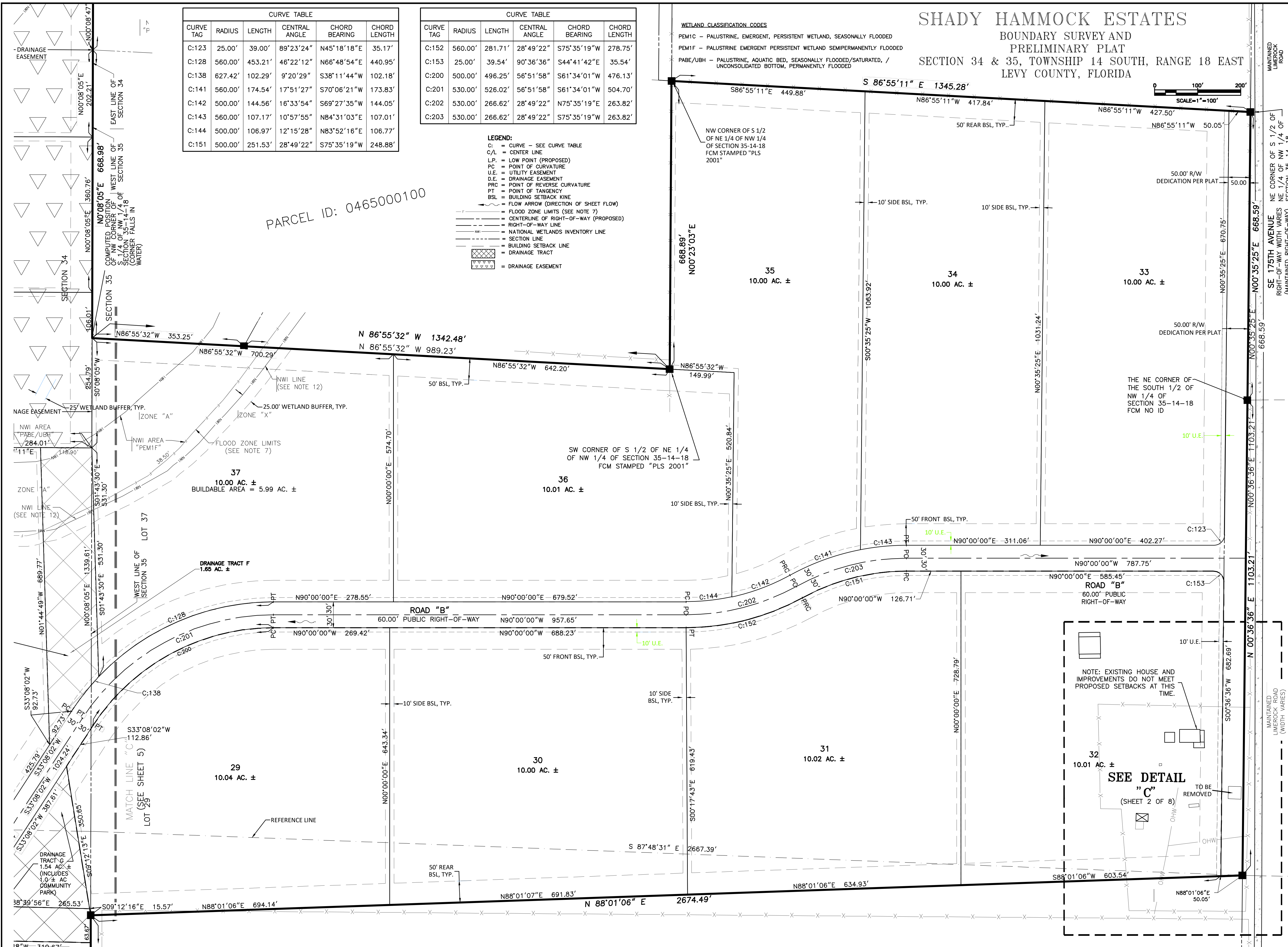
WETLAND CLASSIFICATION CODES

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PEM1F - PALUSTRINE EMERGENT PERSISTENT WETLAND SEMIPERMANENTLY FLOODED

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PARCEL ID: 0465000100



BOUNDARY SURVEY AND
PRELIMINARY PLAT
SHADY HAMMOCK ESTATES
SE 80TH STREET - COUNTY ROAD 543

PREPARED FOR
DIX DEVELOPMENT, LLC

NO. DATE: _____
 REVISIONS: _____
 APP'D. BY: _____

SCALE: 1" = 100'
 DATE: 04-05-2022
 CHECKED: GLM
 DRAWN: "D" U.C.
 FIELD BOOK: N/A
 PAGE: ?
 DATUM: L.K. F.A.T.
 FILE NO.: 506.01.001
 JOB NO.: 506.01
 SHEET: 5-08 OF 08

ARDURRA GROUP, INC. D.B.A.
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 (882) 981-7708 fax

SURVEYING & MAPPING
 LICENSED BUSINESS NO. LB 2610

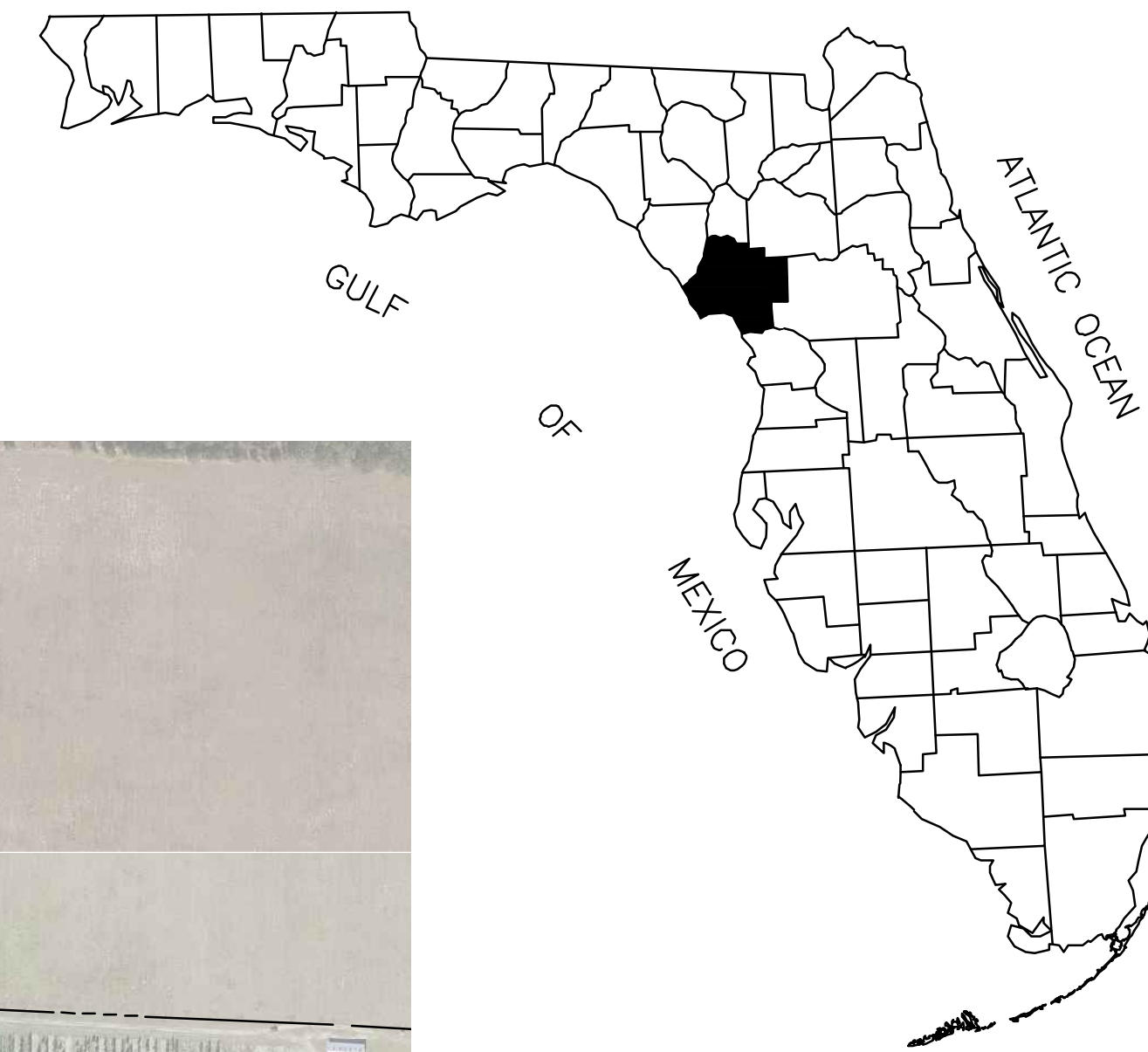
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506.01.001

Job No.
506.01

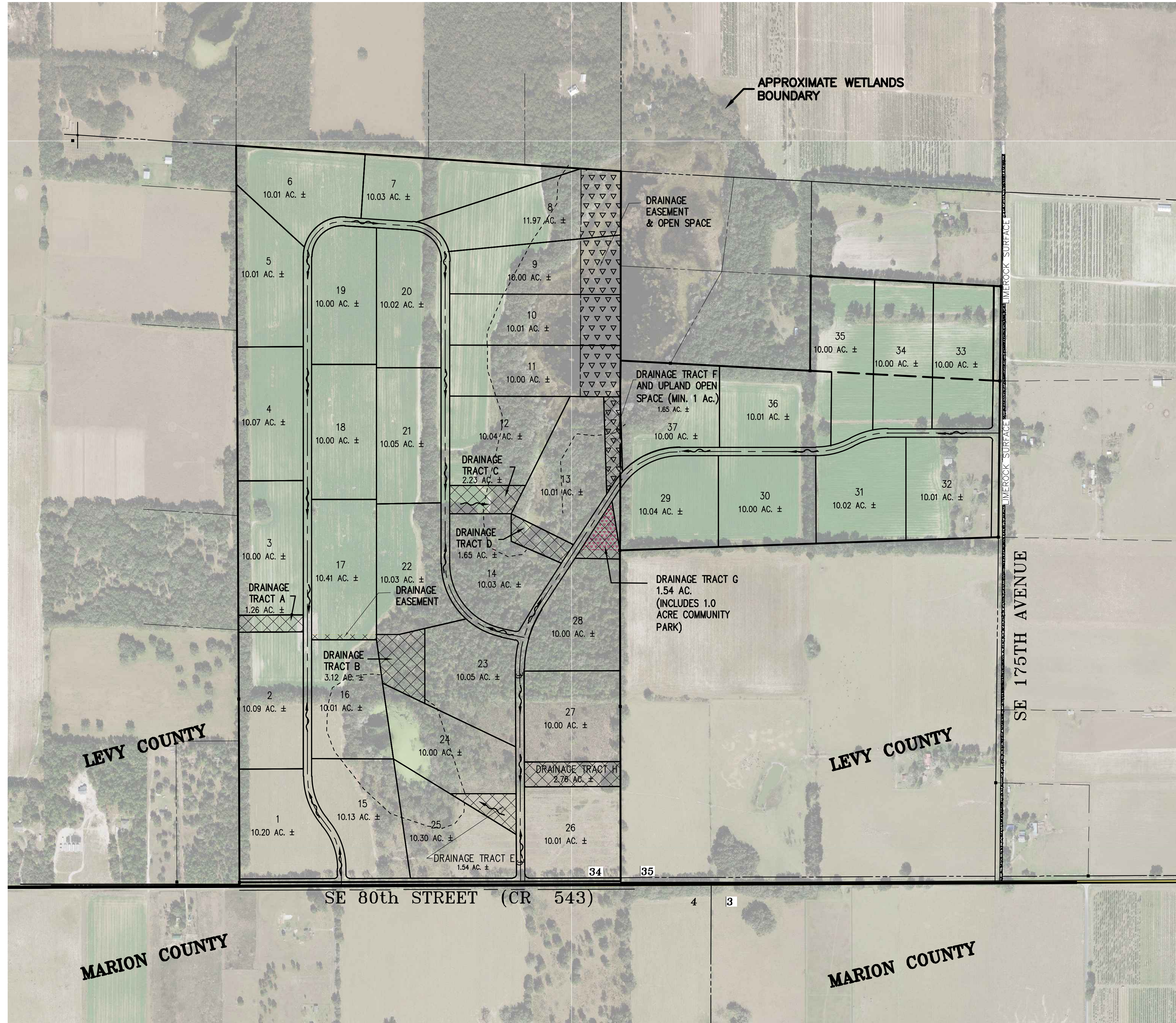
S-08 of 08

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SHADY HAMMOCK ESTATES
 BOUNDARY SURVEY AND
 PRELIMINARY PLAT
 SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST
 LEVY COUNTY, FLORIDA



PROJECT LOCATION
 LEVY COUNTY

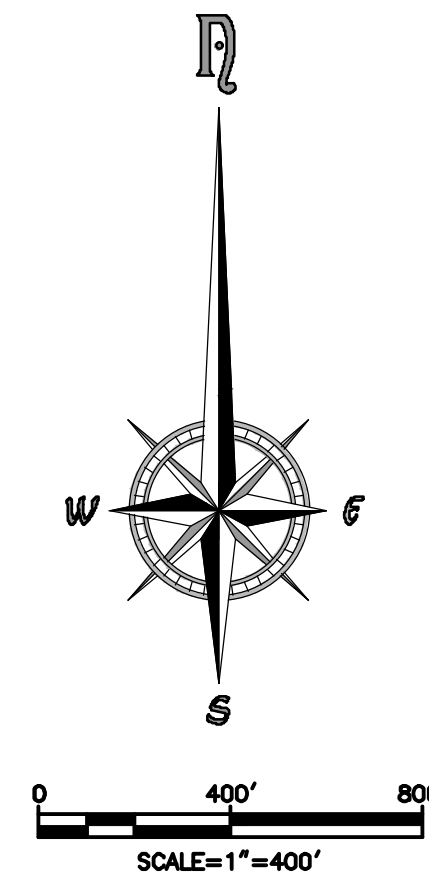


NOTE:

1. AERIAL IMAGE OBTAINED FROM FDOT DATA BASE 2020.
2. AERIAL IMAGE SCREENED 60%.

LEGEND

- (L.P.) LOW POINT
- ~ DIRECTION OF DRAINAGE
- ▭ DRAINAGE TRACTS
- PRE-DEVELOPMENT WATERSHED BOUNDARY
- - - APPROXIMATE WETLANDS BOUNDARY
- ▭ OPEN SPACE



**BOUNDARY SURVEY AND
 PRELIMINARY PLAT
 SHADY HAMMOCK ESTATES
 S.E. 80TH STREET - COUNTY ROAD 543**

**PREPARED FOR
 DIX DEVELOPMENT, LLC**

SCALE:	09-14-2021
DATE:	CHECKED: G.M.
DRAWN:	FIELD BOOK:
PAGE:	DATE:
DRAWN:	FILE NO.: 506.01.001
DATE:	JOB NO.: 506.01
SHEET:	1 OF 1

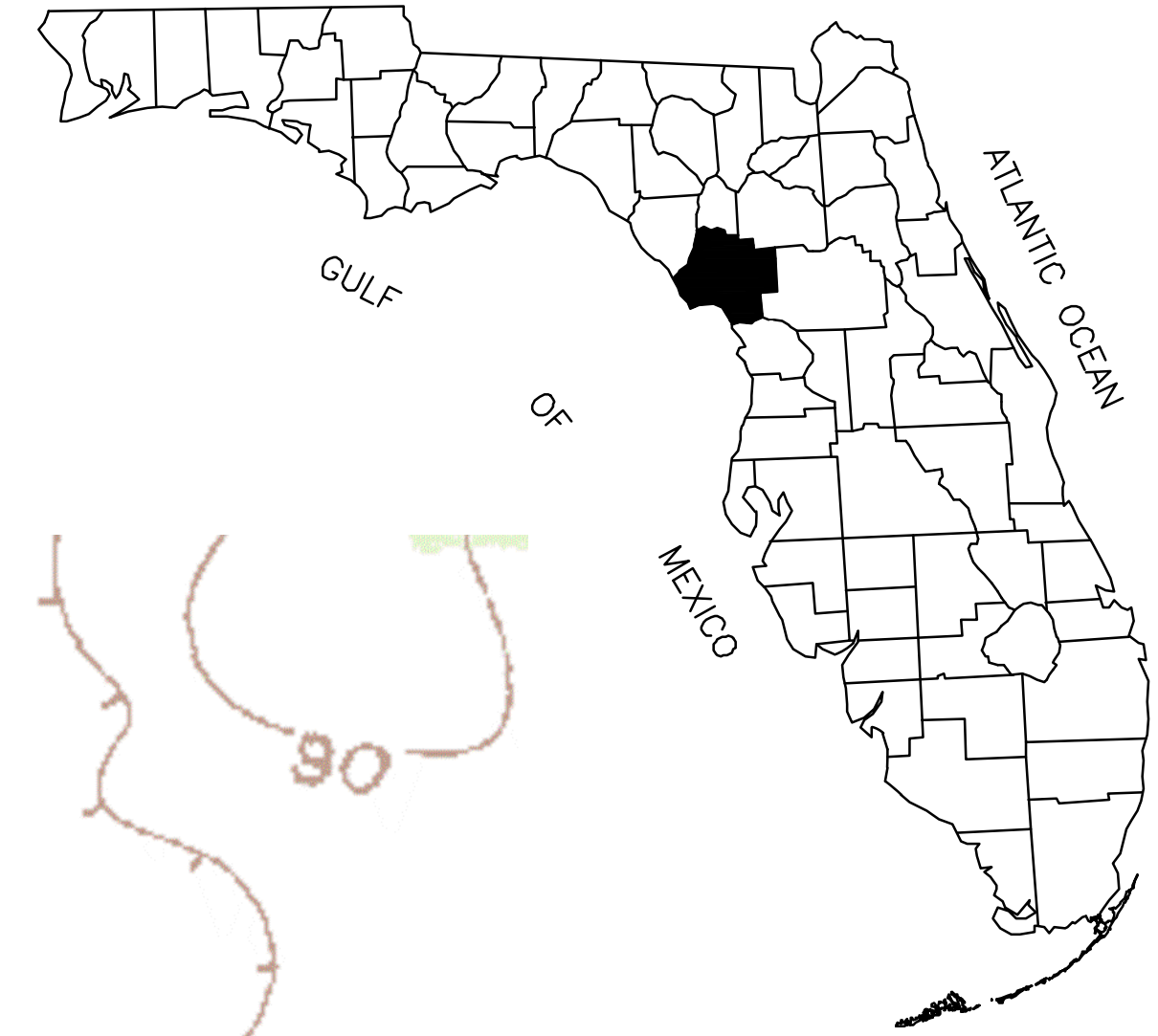
ARDURRA GROUP, INC., D.B.A.
Pigeon-Ardura, LLC
 CIVIL ENGINEERS • PLANNERS
 SURVEYORS & MAPPERS
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 Ocala, Florida 34471
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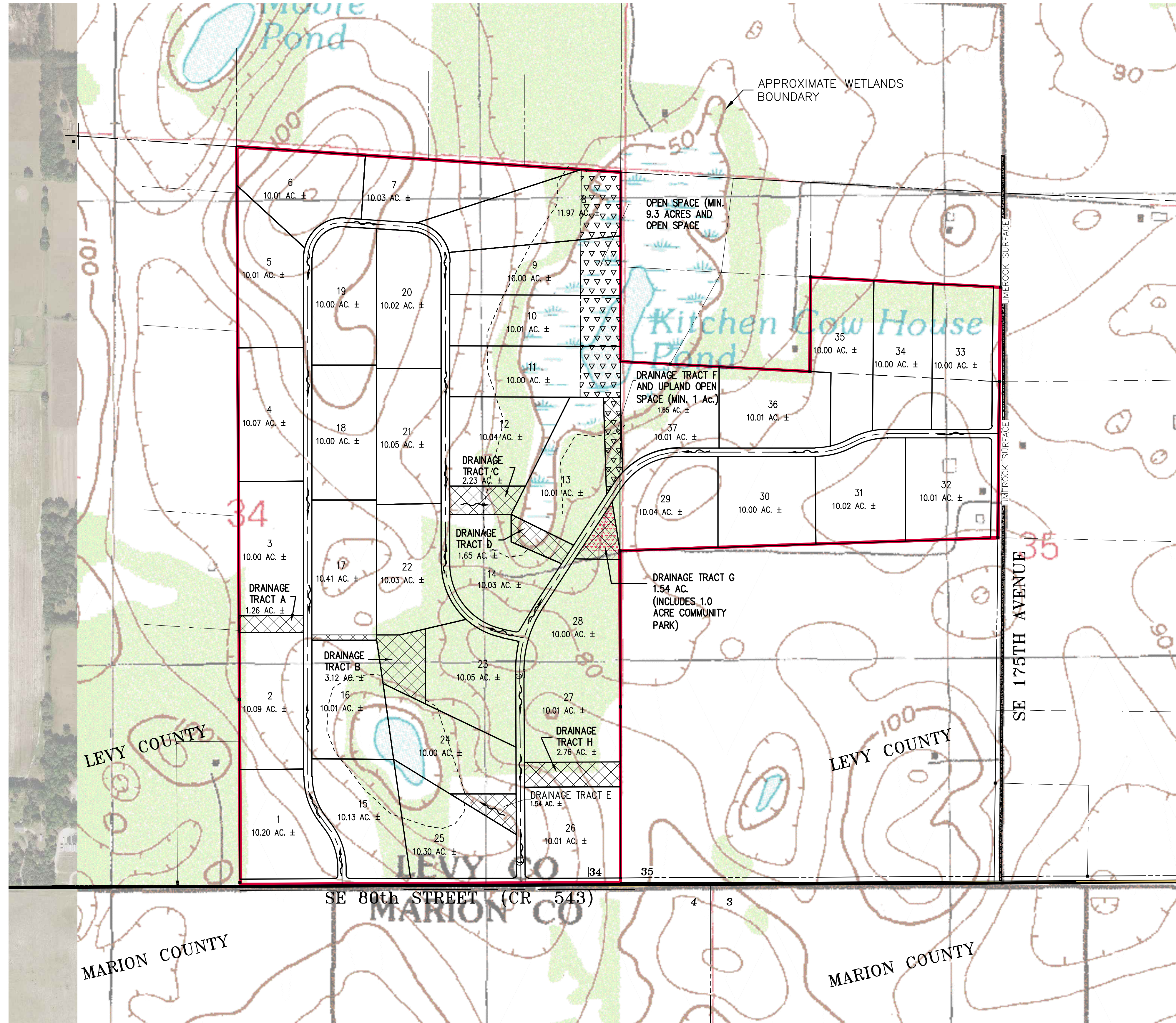
Job No.
 506.01

SHEET 1 OF 1

SHADY HAMMOCK ESTATES
 BOUNDARY SURVEY AND
 PRELIMINARY PLAT
 SECTION 34 & 35, TOWNSHIP 14 SOUTH, RANGE 18 EAST
 LEVY COUNTY, FLORIDA



PROJECT LOCATION
 LEVY COUNTY

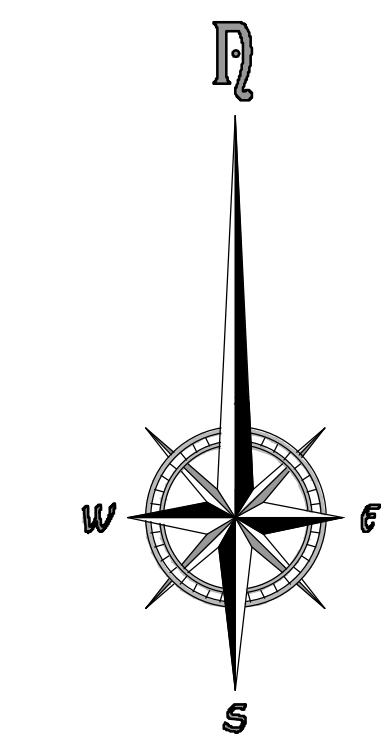


NOTE:

1. TOPOGRAPHIC IMAGE AND CONTOUR DATA OBTAINED FROM USGS QUADRANGLE MAP FOR ROMEO, FL 2021.
2. CONTOUR INTERVAL 10 FEET.

LEGEND

- LOW POINT
- DIRECTION OF DRAINAGE
- DRAINAGE TRACTS
- PRE-DEVELOPMENT WATERSHED BOUNDARY
- APPROXIMATE WETLANDS BOUNDARY
- OPEN SPACE



**BOUNDARY SURVEY AND
 PRELIMINARY PLAT
 SHADY HAMMOCK ESTATES**

S.E. 80TH STREET - COUNTY ROAD 543

**PREPARED FOR
 DIX DEVELOPMENT, LLC**

SECTIONS 34, TOWNSHIP 14 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA

SCALE:	09-14-2021
DATE:	C.M.
CHECKED:	
DRAWN:	
FIELD BOOK:	
PAGE:	
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FILE NO.:	506.01.001
JOB NO.:	506.01
SHEET:	1 OF 1

ARDUPRA GROUP, INC., D.B.A.
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**SURVEYING & MAPPING
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SHEET 1 OF 1