



SUBMITTAL SUMMARY REPORT 32694

PLAN NAME: FREEDOM PARK COMMERCIAL & PROFESSIONAL CENTER **LOCATION:**
APPLICATION DATE: 04/03/2025 **PARCEL:** 35699-006-05
DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Travis Barrineau	R.M. BARRINEAU AND ASSOCIATES, INC.
Applicant	Travis Barrineau	R.M. BARRINEAU AND ASSOCIATES, INC.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	05/14/2026	05/21/2026	06/02/2026	Approved
OCE: Plan Review (DR) v.1	02/09/2026	02/23/2026	03/16/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/21/2026	05/15/2026	Approved
<i>Corrections</i>	2.12.28 - Road identification (Resolved) - Corrective Action: Please correct according to the markups shown on drawing/plan sheets. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/21/2026	05/27/2026	Approved
Fire Marshal (Plans) (Fire)		05/21/2026	05/14/2026	Pending Assignment
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	05/21/2026	05/15/2026	Approved
<i>Corrections</i>	2.12.9 - Existing, proposed & adjacent ROWs (Resolved) - Corrective Action: Interior ROW names need to be on plans - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/21/2026	05/18/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/21/2026	05/20/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/21/2026	05/20/2026	Informational

Comments

Checked map/Sunbiz
- Sec. 2.19.1. - Applicability.
The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.
Sec.2.19.2.G – Title Certification
All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec.6.2.1. – Requirements.
Sec.6.2.1.A.
Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.
Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;
Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:
Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:
1. WHEN COVENANTS, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."
2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"
Sec.6.3.1.D -
The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms

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set forth below:

Sec.6.3.1.D(1) –

All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.

Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"

"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"

Sec.6.3.1.D.(b)(1)(2)(3)

Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:

1. For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

2. For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec.6.3.1.D(c)(1)(2) - Utility Easements, select as appropriate:

1. "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

2. "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)1(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Sec.6.3.1.D(2) - Add the appropriate closing.

Sec.6.3.1.D(2)(a) - If corporation:

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20_____.

(FULL CORPORATE NAME), a corporation of the State of _____

By: _____

(Signature of president or vice president or chief executive above)

Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).

Sec.6.3.1.D(2)(b) - If individual:

IN WITNESS WHEREOF, (I) (we), (name(s)), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.

WITNESSES:

_____ (signature)

(Typed name) _____

Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a) -

Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:

Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:

"[MORTGAGEE or PARTY OF INTEREST] CONSENT

The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."

Sec.6.3.1.D(3)(a)(1)(a)(b)(c) – Provide the appropriate closing.

If corporation:

a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20_____.

(Full Corporate Name), A Corporation of the State of _____

By (Signature of President Vice President or Chief Executive Officer)

(Typed name and title of Officer)

(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.

b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.

WITNESSES (repeat signature below as necessary for each owner).

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(Signature) _____
 (Typed name)

c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a)(2)(a)(b)(c) –

Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:

a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.

Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:

Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.

Sec.6.3.1(F)(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;

Sec.6.3.1(F)(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;

Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:
 a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;
 b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and
 c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.

The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.

Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:

"CERTIFICATE OF COST ESTIMATE
 I, _____, A Florida registered engineer, License No. _____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is \$ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.

 (Signature)
 (Name, Florida Registered Engineer
 License No. _____)"
 (AFFIX SEAL)

- DR 5/20/26

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/21/2026	05/15/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Small	05/21/2026	05/18/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/21/2026	05/17/2026	Approved
Corrections	6.11.4 - Access management (Resolved) - Corrective Action: Provide a public cross access easement along SW 59th Court and SW 91st Place. - 6.11.4 - Access management: Access management shall be provided in accordance with Section 6.11.4 and 6.11.5			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/21/2026	05/21/2026	Approved

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/23/2026	02/17/2026	Requires Re-submit
Corrections	2.12.28 - Road identification (Not Resolved) - Corrective Action: Please correct according to the markups shown on drawing/plan sheets. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Comments	Road names for SW 59th Court & SW 91st Place are missing. Please add on all future submittals.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/23/2026	02/18/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	02/23/2026	02/09/2026	Not Required

FREEDOM PARK COMMERCIAL & PROFESSIONAL CENTER

SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA.

DESCRIPTION:

A PORTION OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W, A DISTANCE OF 439.80 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°41'32"E, A DISTANCE OF 45.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARIES); SAID POINT ALSO BEING THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3148, PAGE 164 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°41'32"E, A DISTANCE OF 400.00 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, S.00°32'01"W, A DISTANCE OF 849.58 FEET; THENCE N.89°41'28"W, A DISTANCE OF 328.97 FEET; THENCE N.44°52'36"W, A DISTANCE OF 99.74 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°32'01"E, A DISTANCE OF 779.27 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 7.74 ACRES, MORE OR LESS.

SUBJECT TO A 20 FOOT LANDSCAPE BUFFER AND UTILITY EASEMENT DESCRIBED AS FOLLOWS:

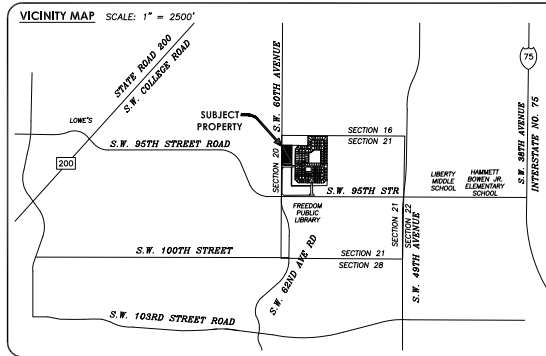
COMMENCE AT THE N.W. CORNER OF SAID SECTION 21; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 21, S.00°32'01"W, A DISTANCE OF 1219.18 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°41'28"E, A DISTANCE OF 55.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (RIGHT OF WAY WIDTH VARIES); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°32'01"E, A DISTANCE OF 28.08 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.44°52'36"E, A DISTANCE OF 111.21 FEET; THENCE S.89°41'28"E, A DISTANCE OF 320.80 FEET; THENCE S.00°32'01"W, A DISTANCE OF 20.00 FEET; THENCE N.89°41'28"W, A DISTANCE OF 328.97 FEET; THENCE N.44°52'36"W, A DISTANCE OF 99.74 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING S.00°32'01"W.
3. STATE PLANE COORDINATES ARE BASED ON FLORIDA WEST GRID NAD-83 (CORRS96)(EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0013. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.
4. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE:
 - 4.1. EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
 - 4.2. ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND MARION COUNTY BOARD OF COUNTY COMMISSIONERS, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER MARION COUNTY OR THE SELLER OF SAID LOTS OR TRACTS.
5. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
6. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS.
9. WATER AND SEWER UTILITIES SHALL BE PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
10. ANY REFERENCE HEREIN TO OFFICIAL RECORDS BOOKS ARE REFERRING TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
11. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
12. ALL LOTS SHOWN HEREIN ARE SUBJECT TO MARION COUNTY LAND DEVELOPMENT REVIEW AT THE TIME OF DEVELOPMENT.
13. NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 7771, PAGE 1083 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND NOT DEPICTED HEREON.
14. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7342, PAGE 1946 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON.
15. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7309, PAGE 347 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON.
16. RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4719, PAGE 1334, DOES NOT AFFECT SUBJECT PROPERTY S.W. 60TH AVENUE IS SHOWN HEREON.
17. PROPERTY CONTAINED IN THIS SUBDIVISION IS SUBJECT TO A ACCESS MANAGEMENT AND DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5163, PAGE 1026.

ADVISORY NOTICES: PER MARION COUNTY LAND DEVELOPMENT CODE 6.3.1.C(15)

1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON ARE COMMERCIAL AND COMMUNITY BUSINESS (C-2) RESPECTIVELY.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12083C0704E, MARION COUNTY, FLORIDA, COMMUNITY NO. 120160, PANEL NO. 0704E, DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOODING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF MARION COUNTY.
4. THIS PLAT CONTAINS 7 LOTS, 3 TRACTS AND 0.21 MILES OF ROAD.
5. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORDS BOOK _____ PAGE _____.
6. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC UTILITY CAPACITY FOR FUTURE DEVELOPMENT. THE PROPERTY IS SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
7. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
8. MARION COUNTY HAS THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE FUTURE DRAINAGE FACILITIES ON EACH LOT IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.
9. THE DEVELOPER, SUCCESSORS AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVAL BY COUNTY OFFICIALS:

DEVELOPMENT REVIEW COMMITTEE:
APPROVED:

- BY: _____ COUNTY ENGINEERING
- BY: _____ COUNTY FIRE SERVICES
- BY: _____ COUNTY GROWTH SERVICES
- BY: _____ COUNTY SURVEYOR
- BY: _____ COUNTY UTILITIES
- BY: _____ COUNTY BUILDING SAFETY

APPROVAL BY ADMINISTRATIVE AUTHORITY

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2026, THE FOREGOING PLAT WAS APPROVED BY THE ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA

BY: _____ ATTEST
COUNTY ADMINISTRATOR, OR DESIGNATED ADMINISTRATIVE OFFICIAL
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "FREEDOM PARK COMMERCIAL & PROFESSIONAL CENTER" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2026, AT _____ A.M./P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT APH OCALA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "FREEDOM PARK COMMERCIAL & PROFESSIONAL CENTER," BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACTS A AND B AS SHOWN HEREIN, ARE HEREBY RESERVED AS PRIVATE RIGHT OF WAY, TO BE OWNED AND MAINTAINED BY FREEDOM PARK COMMERCIAL & PROFESSIONAL CENTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "HOA"), BEING THE HOMEOWNERS' ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS AND GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. TRACTS A AND B WILL ALSO SERVE AS PARALLEL ACCESS EASEMENT DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC.

TRACT C IS RESERVED AS A DRAINAGE RETENTION AREA TO BE OWNED AND MAINTAINED BY THE HOA. THE DRAINAGE RETENTION AREA AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED AS PRIVATE TO THE HOA FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS AND EASEMENTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

THE HOA SHALL BE RESPONSIBLE FOR PROVIDING MAINTENANCE TO RIGHTS-OF-WAY, ROAD MAINTENANCE, DRAINAGE RETENTION AREAS, DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, STREET LIGHTING, ROADWAY IMPROVEMENTS AND GATE MAINTENANCE UNLESS AND UNTIL RESPONSIBILITY FOR THE SAME IS TRANSFERRED TO AND ACCEPTED BY THE FREEDOM PARK COMMERCIAL & PROFESSIONAL CENTER MUNICIPAL SERVICES BENEFIT UNIT FOR GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS.

THE HOA IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.

IN WITNESS WHEREOF, APH OCALA, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER ON THIS _____ DAY OF _____, 2026.

BY: _____ ALEX HOYOS, AS MANAGER
WITNESS: _____
PRINTED NAME: _____
WITNESS: _____
PRINTED NAME: _____

CONSENT OF MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: CITY BANK CAPITAL, THE OWNER AND HOLDER, OF CERTAIN MORTGAGE, AS RECORDED IN ORB 7406, PG 1648, ASSIGNMENT OF RENTS AND LEASES AS RECORDED IN ORB 7406, PAGE 1656, MORTGAGES IN FAVOR OF DEMETRIK LECORN AS RECORDED IN ORB 8298, PAGE 796 AND ORB 8627, PAGE 526, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION HEREIN.

IN WITNESS WHEREOF SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ON THIS _____ DAY OF _____, 2026

BY: _____ JOHN SANCHEZ, SVP COMMERCIAL BANKING
WITNESS: _____ SIGNATURE _____ WITNESS: _____ SIGNATURE _____
PRINTED NAME _____ PRINTED NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026, BY _____

PERSONALLY KNOWN
 PRODUCED IDENTIFICATION
NOTARY PUBLIC
STATE OF _____

SURVEYOR'S CERTIFICATE:

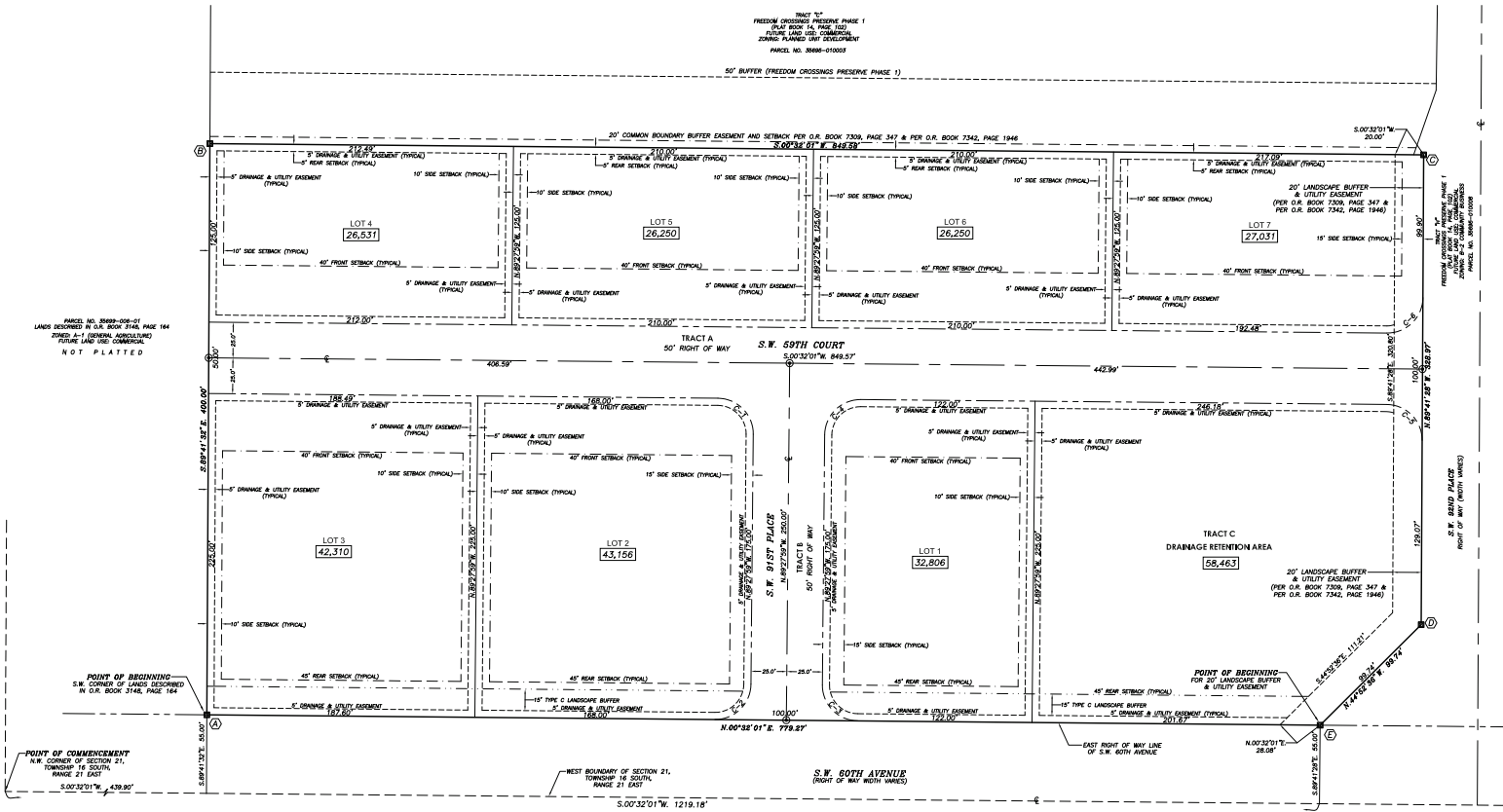
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: _____ TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 29TH LOOP, SUITE 103, OCALA, FLORIDA 34471



FREEDOM PARK COMMERCIAL & PROFESSIONAL CENTER

SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA.



APPROVAL OF WAIVER:
PRELIMINARY PLAT, LDC SECTION 2.17.1, APPROVED JUNE 21, 2025.

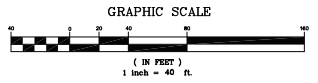
- LEGEND:**
- (A) = STATE PLANE COORDINATE
 - € = CENTERLINE OF RIGHT OF WAY
 - d.r. = OFFICIAL RECORDS OF MARION COUNTY
 - [7,000] = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT
FOUND 4" x 4" CONCRETE MONUMENT - LB 5091
 - = PERMANENT REFERENCE MONUMENT
SET 4" x 4" CONCRETE MONUMENT - LB 5091
 - = FOUND NAIL & DISC - LB 5091

STATE PLANE COORDINATES:

POINT	NORTHING	EASTING	SCALE FACTOR
COORD 0013	1725550.441	586972.398	0.99994631
(A)	1729367.735	586404.229	0.99994675
(B)	1729365.697	586804.224	0.99994669
(C)	1728516.153	586796.542	0.99994669
(D)	1728517.837	586467.582	0.99994674
(E)	1728588.493	586397.189	0.99994675

CURVE TABLE:

NO.	DETA	RADIUS	LENGTH	CHORD	C.B.
C-1	90°00'00"	25.00'	39.27'	35.36'	S.45°32'01"W
C-2	90°00'00"	25.00'	39.27'	35.36'	N.44°27'59"W
C-3	90°00'00"	25.00'	39.27'	35.36'	N.45°32'01"E
C-4	90°00'00"	25.00'	39.27'	35.36'	S.44°27'59"E
C-5	89°46'51"	25.00'	39.17'	35.29'	S.43°25'17"W
C-6	89°13'29"	25.00'	39.37'	35.42'	N.42°54'43"W



SURVEYOR'S CERTIFICATE:
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY:
TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471

**R.M. BARRINEAU
AND ASSOCIATES, INC.**
PROFESSIONAL SURVEYORS & MAPPERS
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471
PHONE: (352) 315-1111 FAX: (352) 315-0771
WWW.RMBARRINEAU.COM
REQUALIFIED SURVEYOR PLAT/PROJECTOR - CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU 02-20-2025

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471