

September 5, 2025

PROJECT NAME: OCALA CROSSINGS SOUTH PHASE 5

PROJECT NUMBER: 2024070059

APPLICATION: FINAL PLAT #32865

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.H - Maintenance agreement
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate
STATUS OF REVIEW: INFO
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.E - Indemnification agreement
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads
STATUS OF REVIEW: INFO
REMARKS:

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement
STATUS OF REVIEW: INFO
REMARKS: No contiguous sustainable ag lands to this phase.
- 13 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org
STATUS OF REVIEW: INFO
REMARKS: If you have not already done so, please email the CAD to Laura.Johnson@marionfl.org.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: INFO
REMARKS: PUD Case No. 21036Z
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: The improvement plan shall be approved prior to Final Plat review. This item will remain as NO until the improvement plan is approved.
7/14 - Improvement plan approved on 5/5/25
- 16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
STATUS OF REVIEW: INFO
REMARKS:
- 17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
STATUS OF REVIEW: INFO
REMARKS:

- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities

STATUS OF REVIEW: INFO
REMARKS:
- 19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
STATUS OF REVIEW: INFO
REMARKS:
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged
STATUS OF REVIEW: INFO
REMARKS:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
STATUS OF REVIEW: INFO
REMARKS:
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:
- 23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:
- 26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 27 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
STATUS OF REVIEW: INFO
REMARKS:

- 28 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 29 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:

Ocala Crossings South Phase Five

A PLANNED UNIT DEVELOPMENT
AND
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

DESCRIPTION

COMMENCING AT THE NW CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S.02°02'00"W, ALONG THE WEST BOUNDARY OF SAID SECTION 22 A DISTANCE OF 1308.10 FEET TO THE SW CORNER OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 22, THENCE S.89°33'09"E, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 22, A DISTANCE OF 851.74 FEET TO THE EAST BOUNDARY OF SW 48TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6881, PAGES 0725-0730 PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE BOUNDARY OF Ocala Crossings South Phase Two, FOR THE NEXT NINETEEN (19) CALLS: (1) NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE 100.72 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 87°00'00" AND CHORD BEARING AND DISTANCE OF S.43°47'01"E, 35.83 FEET; (2) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 36.04 FEET TO A POINT OF TANGENCY; (3) S.89°33'09"E, 124.58 FEET; (4) S.89°33'09"E, 102.36 FEET; (5) S.89°33'09"E, 112.70 FEET; (6) N.02°02'00"E, 519.89 FEET TO THE POINT OF BEGINNING. (7) S.89°33'09"E, 167.45 FEET; (8) S.01°33'22"W, 300.00 FEET; (9) S.89°28'38"E, 165.00 FEET; (10) S.01°33'22"W, 4.78 FEET TO A POINT OF CURVE CONCAVE WESTWARD AND HAVING A RADIUS OF 225.00 FEET, CENTRAL ANGLE OF 114°10'00" AND CHORD BEARING AND DISTANCE OF S.01°28'57"E, 6.80 FEET; (11) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 6.82 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 91°00'00" AND CHORD BEARING AND DISTANCE OF S.43°47'01"E, 35.81 FEET; (12) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 45.00 FEET TO A POINT OF TANGENCY; (13) S.89°33'09"E, 370.08 FEET; (14) N.01°33'22"E, 919.78 FEET; (15) S.89°33'09"E, 90.00 FEET; (16) S.01°33'22"E, 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE NORTHEASTWARD AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 87°00'00" AND CHORD BEARING AND DISTANCE OF N.45°33'22"E, 35.36 FEET; (17) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF TANGENCY; (18) N.01°33'22"E, 75.00 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE SOUTHWESTWARD AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING AND DISTANCE OF N.44°28'38"W, 35.36 FEET; (19) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF TANGENCY; (20) N.01°33'22"E, 75.00 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE SOUTHWESTWARD AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING AND DISTANCE OF N.44°28'38"W, 35.36 FEET; (21) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET TO A POINT OF TANGENCY; (22) N.01°33'22"E, 75.00 FEET TO A POINT OF CURVE WITH A CURVE CONCAVE SOUTHWESTWARD AND HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 90°00'00" AND CHORD BEARING AND DISTANCE OF N.44°28'38"W, 35.36 FEET; (23) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE 25.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW 48TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6881, PAGES 0725-0730 PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) CALLS: (1) S.01°33'22"W, 124.84 FEET; (2) S.11°04'27"W, 31.66 FEET; (3) S.01°33'22"W, 437.08 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7803, PAGE 470, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N.01°01'00"E, ALONG SAID NORTH BOUNDARY 410.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.70 ACRES MORE OR LESS

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 SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CLERK'S CERTIFICATE

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF Ocala Crossings South Phase Five, THREE FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2025, AT _____ PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

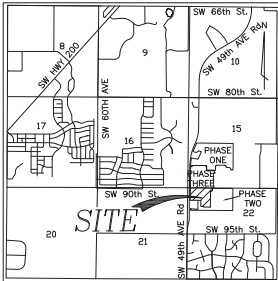
BY: GREGORY C. HANRELL
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2025, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

ATTEST: GREGORY C. HANRELL
CLERK OF THE CIRCUIT COURT



VICINITY MAP

SCALE: 1" = 1/2 mile

APPROVAL OF COUNTY OFFICIALS: (DEVELOPMENT REVIEW COMMITTEE)

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

SIGNATURE _____ Ocala Crossings South, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY EXECUTIVE REAL ESTATE HOLDINGS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER

PRINT NAME _____
STATE OF _____
COUNTY OF _____

BY: STEVEN FISCHER AS MANAGER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 2025,
BY STEVEN FISCHER, AS MANAGER OF EXECUTIVE REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE Ocala Crossings South, LLC.

NOTARY CHECK ONE OF THE FOLLOWING
PERSONALLY KNOWN OR
DEVELOPED IDENTIFICATION

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME
COMMISSION NUMBER
COMMISSION EXPIRES _____

NOTARY SEAL/STAMP

SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT OF Ocala Crossings South Phase Five, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS ALONG THE BOUNDARY HEREIN MADE IN PLACE ON THE 22ND OF MAY 2025, THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMAKERS, 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.

ANDRUS M. GAUDET P.S.M. #2316
A.M. GAUDET & ASSOCIATES INC. L.B. #7158
PROJECT SURVEYOR

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING - LAND PLANNING
4709 SE 120th PLACE, SUITE 3, BELLEVUE, FLORIDA 34420
PHONE: (352) 245-2708 FAX: (352) 245-2883

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

ADVISORY NOTES:

- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREIN IS MEDIUM DENSITY RESIDENTIAL, AND PUD RESPECTIVELY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #080300000E, MARION COUNTY, FLORIDA, DATED 4-18-2017, THE PROPERTY DESCRIBED HEREIN LIES IN FLOOD ZONE X. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREIN SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- ALL LOT/TRACTS SHALL USE THIS SUBMISSION INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO SW 49TH AVENUE ROAD AND SW 58TH STREET IS PROHIBITED.
- THIS PLAT CONTAINS 134 RESIDENTIAL LOTS AND 0.84 MILES OF ROAD.
- BEARINGS BASED ON GRID NORTH WITH THE WEST BOUNDARY OF THE NW 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEARING S.00°02'00"E.
- HORIZONTAL DATUM SHOWN HEREIN BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK, FLORIDA WEST ZONE (NAD 83).
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR REDIVIDED FOR THE SAME PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNLESS A REPLAT IS FILED WITH THE MARION COUNTY AND SAID REPLAT COMPLETES THE DEVELOPMENT OF THE LAND DEVELOPMENT CODE.
- ALL LOT/TRACTS PERMANENT CENTRAL POINTS MUST BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE EXPIRATION OF SAID.
- THIS PLAT IS SUPPORTED BY A BOUNDARY SURVEY BY A.M. GAUDET & ASSOCIATES INC. DATED MAY 22ND, 2025 OF THE HEREIN DESCRIBED LANDS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE OVERLIESE OF THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE INSTRUMENTS RECORDED IN O.R. BOOK 6884, PAGE 1389, SUPPLEMENT TO THE DECLARATION RECORDED IN O.R. BOOK 8143, PAGE 1419, O.R. BOOK 8172, PAGE 292 AND O.R. BOOK 8356, PAGE 1198 AND AMENDED IN O.R. BOOK 8306, PAGE 1198 AND O.R. BOOK 8287, PAGE 1669, AND SUPPLEMENTED FOR PHASE FIVE IN O.R. BOOK 8306, PAGE 1669. PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL FRONT LOT LINES AND A MINIMUM 5' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL REAR LOT LINES. UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL REAR LOT LINES UNLESS A DIFFERENT DIMENSION IS OTHERWISE SPECIFIED HEREIN. ADDITIONALLY THERE IS A MINIMUM 10' WIDE ASSOCIATED EASEMENT ADJACENT AND PARALLEL TO ALL STREETS AND RIGHTS OF WAY WHERE LOTS ARE NOT PRESENT. SHOULD MULTIPLE LOTS BE UTILIZED FOR ONE BUILDING OR EASEMENTS ALONG COMMON LOT LINES SHALL BE REMOVED UNLESS EXISTING DRAINAGE OR UTILITIES EXIST THEREIN.
- TRACTS A, B, C, D, E AND F ARE DESIGNATED FOR OPEN SPACE, LANDSCAPING, DRAINAGE AND RECREATION USE. TRACT A IS ALSO DESIGNATED FOR DRAINAGE RETENTION USE. ALL TRACTS INCLUDE A BLANKET UTILITY, DRAINAGE AND LANDSCAPE EASEMENT, BUT ARE NOT DEDICATED FOR OR LIMITED TO SUCH USES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENTLY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENTLY DETERMINATION AND FINAL APPROVAL. TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENT REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO SITE PLAN, AND/OR BUILDING PERMIT REVIEW.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY FLORIDA AS A CONDITION OF PRESENTING 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 HEREIN THAT THE LANDS DESCRIBED HEREIN ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FUND 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.
- SHORT TRIANGLE NOTE: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VISION, BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET AND EIGHT FEET ABOVE THE CENTER LINE GRADES OF INTERSECTING STREETS SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN THE TRIANGLE FORMED BY THE TANGENTS AND THE CHORD CONNECTING THE BEGINNING AND THE END OF A 25' RIGHT OF WAY CURVE.
- DEVELOPMENT AGREEMENTS FOR THIS SUBDIVISION ARE DEVELOPER'S AGREEMENT RECORDED IN O.R. BOOK 6144, PAGE 300, ASSIGNMENT AND ACKNOWLEDGEMENT IN O.R. BOOK 6765, PAGE 472, O.R. BOOK 7450, PAGE 1220, AND O.R. BOOK 6881, PAGE 1388 AND AS MODIFIED BY MODIFICATIONS RECORDED IN O.R. BOOK 6813, PAGE 681 AND O.R. BOOK 6901, PAGE 1832.
- AN 10' WIDE LANDSCAPE BUFFER EXISTS ALONG THE WEST AND NORTH BOUNDARY OF THIS SUBDIVISION FOR PUD REQUIREMENT. NO IMPROVEMENTS OR STRUCTURES OF ANY KIND SHALL BE ALLOWED WITHIN THIS AREA BY THE RESIDENT. SEED SUBDIVISION IMPROVEMENT PLANS FOR DETAILS OF TYPE "C" BUFFER.
- ALL TRACTS AND AREAS DESIGNATED AS "LANDSCAPE BUFFER" AND "LANDSCAPE EASEMENT" DESCRIBED HEREIN ARE DESIGNATED AS MARION PRETTY LANDSCAPE AREAS AS IDENTIFIED ON THE MASTER PLAN AND IMPROVEMENT PLANS SHEET L-400, AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION. MARION PRETTY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND FIELD RESTRICTIONS, IS DEDICATED TO BE MAINTAINED AS MARION PRETTY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-PHOTO TOXIC PLANTS, AND LAWN CHEMICALS (FERTILIZER AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- THIS PLAT IS SUBJECT TO AN ORDINANCE ESTABLISHING Ocala Crossings SOUTH PHASE FIVE TO A MUNICIPAL SERVICE BENEFIT UNIT IMPROVEMENT AREA.
- NO IMPROVEMENT SHALL BE LOCATED WITHIN THE SHORT TRIANGLE AS CORPUS AND CLOSER THAN 4 FEET FROM THE END OF THE PAVEMENT PC AS DETAILED HEREIN AND PER APPROPRIATE TITLE FORD SERVICES LLC FOR FRANK WENERS & BLACK, P.L.L.C.
- A SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST TO THE PLAT DEPOSITED HEREIN HAS BEEN SEPARATELY FILED AND RECORDED IN THE MARION COUNTY PUBLIC RECORDS OFFICIAL RECORD BOOK 8306, PAGE 1669.
- STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGING INTO TRACT "C", AS IDENTIFIED IN THE PLAT OF Ocala Crossings South Phase 2, RECORDED IN PLAT BOOK 15, PAGES 171 THROUGH 175 AND TRACT "A", AS IDENTIFIED IN PLAT OF Ocala Crossings South Phase 3, RECORDED IN PLAT BOOK 16, PAGES 82 AND 83, ALL PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE HEREIN DESCRIBED PROPERTY IS LOCATED WITHIN A SECONDARY SPRINGS PROTECTION OVERLAY ZONE.
- THIS SUBDIVISION SHALL BE SERVED BY MARION COUNTY UTILITIES CENTRAL WATER AND SEWER.

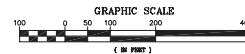
OCALA CROSSINGS SOUTH PHASE FIVE

A PLANNED UNIT DEVELOPMENT
AND
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____

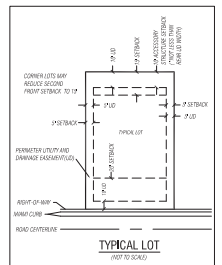
SHEET 2 OF 2

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING - LAND PLANNING
4709 SE 102ND PLACE SUITE 3 BELLEVILLE, FLORIDA 34420
PHONE: (352) 245-2708 FAX: (352) 245-2883



- LEGEND:**
- = FOUND 4"x4" CONCRETE MONUMENT
 - = SET NAIL WITH DISK "LS 5316 PPM" UNLESS OTHERWISE NOTED
 - = SET 5/8" IRON ROD WITH CAP "LS 5316 PPM" UNLESS OTHERWISE NOTED
 - = FOUND 5/8" IRON ROD NO ID
 - UDL = UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.
 - UD = UTILITY AND DRAINAGE EASEMENT.
 - DE = DRAINAGE EASEMENT.
 - R/W = RIGHT OF WAY
 - (D) = PLAT DIMENSION
 - PC = POINT OF CURVE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVE
 - POB = POINT OF BEGINNING
 - ORB = OFFICIAL RECORDS BOOK
 - SF = SQUARE FEET
 - = PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER

POINT	NORTHING	EASTING	SCALE
1	1729735.27	591864.24	0.99945915
2	1729725.45	591844.12	0.99945918
3	1729710.53	591842.23	0.99945918
4	1729660.79	591828.79	0.99945920
5	1729533.77	591824.94	0.99945921
6	1729533.87	592235.32	0.99945960
7	1729522.22	592402.85	0.99945938
8	1729672.25	592299.21	0.99945938
9	1729670.53	592564.19	0.99945912
10	1729665.65	592564.15	0.99945912
11	1729658.84	592526.58	0.99945912
12	1729652.84	592526.74	0.99945909
13	1729652.84	592526.74	0.99945909
14	1729652.84	592526.74	0.99945909
15	1729652.84	592526.74	0.99945909
16	1729652.84	592526.74	0.99945909
17	1729652.84	592526.74	0.99945909
18	1729652.84	592526.74	0.99945909
19	1729652.84	592526.74	0.99945909
20	1729652.84	592526.74	0.99945909



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	100.73	1524.30	0.2303	50.36	N02°10'07"E	100.73
C2	39.84	25.00	91°32'40"	25.46	S42°47'00"E	35.83
C3	6.82	25.00	134.99	3.41	S07°22'27"E	6.82
C4	40.08	25.00	91°38'14"	25.81	S43°37'00"E	35.98
C5	39.27	25.00	90°00'00"	25.00	N45°23'22"E	35.36
C6	39.27	25.00	90°00'00"	25.00	N45°23'22"E	35.36
C7	23.21	25.00	53°11'18"	12.52	S63°23'43"E	22.38
C8	23.18	25.00	53°07'49"	12.50	N62°52'44"E	22.36
C9	16.09	25.00	36°52'14"	8.33	N17°52'44"E	15.81
C10	23.18	25.00	53°07'49"	12.50	S63°23'43"E	22.36
C11	16.09	25.00	36°52'14"	8.33	S18°28'28"E	15.81
C12	23.18	25.00	53°07'49"	12.50	S63°23'43"E	22.36
C13	16.09	25.00	36°52'14"	8.33	N17°52'44"E	15.81
C14	39.27	25.00	90°00'00"	25.00	S42°47'00"E	35.83
C15	39.27	25.00	90°00'00"	25.00	N45°23'22"E	35.36
C16	39.27	25.00	90°00'00"	25.00	S42°47'00"E	35.83
C17	39.27	25.00	90°00'00"	25.00	N45°23'22"E	35.36
C18	39.27	25.00	90°00'00"	25.00	S42°47'00"E	35.83
C19	39.27	25.00	90°00'00"	25.00	N45°23'22"E	35.36
C20	39.27	25.00	90°00'00"	25.00	S42°47'00"E	35.83
C21	39.27	25.00	90°00'00"	25.00	N45°23'22"E	35.36
C22	114.14	100.00	88°15'54"	67.79	S08°20'28"E	112.22
C23	37.84	100.00	21°44'08"	19.30	S12°20'28"E	37.71
C24	196.35	125.00	90°00'00"	125.00	S45°23'22"E	176.78
C25	235.82	150.00	90°00'00"	150.00	S45°23'22"E	212.13
C26	39.27	25.00	90°00'00"	25.00	N45°23'22"E	35.36
C27	39.27	25.00	90°00'00"	25.00	S42°47'00"E	35.83
C28	39.27	25.00	90°00'00"	25.00	N45°23'22"E	35.36
C29	39.27	25.00	90°00'00"	25.00	S42°47'00"E	35.83
C30	39.27	25.00	90°00'00"	25.00	N45°23'22"E	35.36
C31	39.27	25.00	90°00'00"	25.00	S42°47'00"E	35.83
C32	39.23	25.00	89°54'52"	24.86	N45°20'51"E	35.33
C33	39.25	25.00	90°00'00"	25.04	S42°48'00"E	35.35

