

April 18, 2024

PROJECT NAME: OCALA CROSSINGS SOUTH PHASE 3

PROJECT NUMBER: 2023010074

APPLICATION: FINAL PLAT #31013

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering  
STATUS OF REVIEW: INFO  
REMARKS: Modified 10' C-Type buffer along western and southern property boundary lines.
- 2 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.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC  
STATUS OF REVIEW: INFO  
REMARKS: 4/10/24-fee due with resubmittal  
2/21/24-fee due with resubmittal - sk
- 4 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:
- 5 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.
- 6 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PCP's are set.
- 7 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.F(3) - PCPs shall be set  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PCP's are set.
- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat  
STATUS OF REVIEW: NO  
REMARKS: Number of dwellings increases from preliminary (146) to final (147) by one dwelling unit. Waiver must be obtained for increase in units for Preliminary and Improvement plans stating the number of lots is 146.

- 9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 2.19.2.G - Title Certification or title opinion, no more than 30 days old  
STATUS OF REVIEW: NO  
REMARKS:
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party  
STATUS OF REVIEW: NO  
REMARKS: need original document for recording purposes
- 11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.F(4) - A certificate of title requirements  
STATUS OF REVIEW: NO  
REMARKS:
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Additional Right-of-Way comments  
STATUS OF REVIEW: NO  
REMARKS: need originals for any legal documents for recording purposes  
Proof of current taxes paid



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

AR 31013

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 04/16/2024 Parcel Number(s): 35623-001-01 Permit Number: AR# 31013

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: OCALA CROSSINGS SOUTH PHASE 3 - FINAL PLAT Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): OCALA CROSSINGS SOUTH, LLC, STEVEN FISCHER  
Signature: *Steven Fischer*  
Mailing Address: 2500 WESTON RD, SUITE 311 City: WESTON  
State: FLORIDA Zip Code: 33331 Phone # 954-385-3332  
Email address: \_\_\_\_\_

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO  
Mailing Address: 170 SE 32ND PLACE City: OCALA  
State: FL Zip Code: 34471 Phone # 352-433-2185  
Email address: PAOLO@MASTROSERIOENG.COM

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.4.4.A - Project is Consistent with Preliminary Plat  
Reason/Justification for Request (be specific): Pre Plat shows 146 lots, Final Plat shows 147 lots. A waiver is requested to allow the 1 - lot increase. The additional lot has paved roadway frontage, water, & sewer services.

**DEVELOPMENT REVIEW USE:**

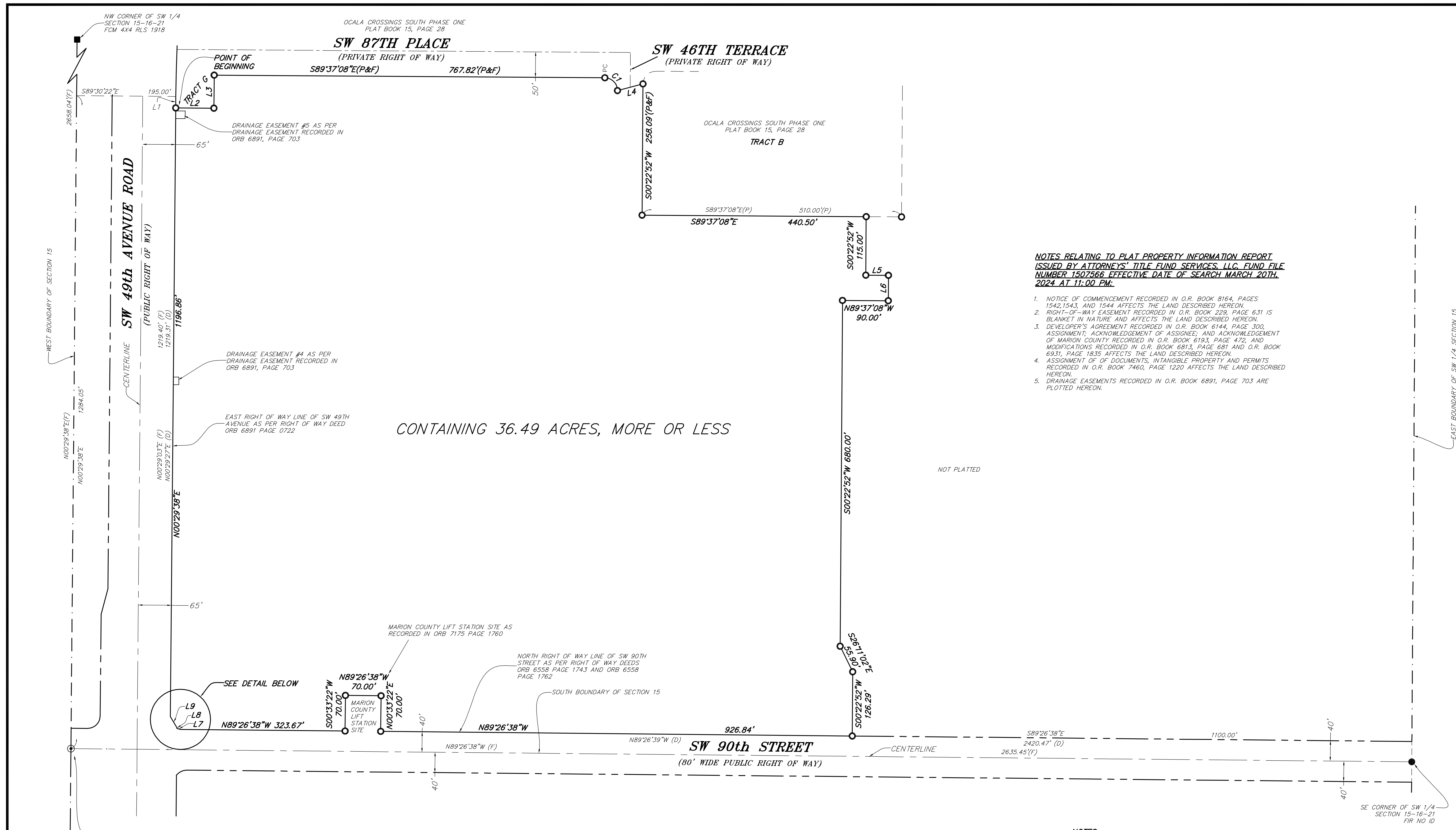
Received By Email Date 4/16/24 Date Processed: 4/18/24 BM Project # 2023010074 AR # 31013

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

Revised 6/2021

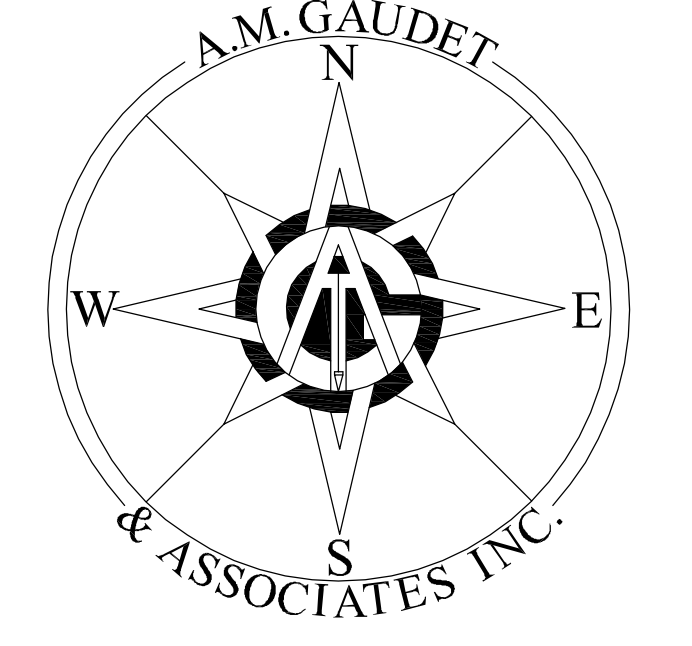
Empowering Marion for Success

marionfl.org



**NOTES RELATING TO PLAT PROPERTY INFORMATION REPORT ISSUED BY ATTORNEYS' TITLE FUND SERVICES, LLC, FUND FILE NUMBER 1507566 EFFECTIVE DATE OF SEARCH MARCH 20TH, 2024 AT 11:00 PM:**

1. NOTICE OF COMMENCEMENT RECORDED IN O.R. BOOK 8164, PAGES 1542, 1543, AND 1544 AFFECTS THE LAND DESCRIBED HEREON.
2. RIGHT-OF-WAY EASEMENT RECORDED IN O.R. BOOK 229, PAGE 631 IS BLANKET IN NATURE AND AFFECTS THE LAND DESCRIBED HEREON.
3. DEVELOPER'S AGREEMENT RECORDED IN O.R. BOOK 6144, PAGE 300, ASSIGNMENT, ACKNOWLEDGEMENT OF ASSIGNEE, AND ACKNOWLEDGEMENT OF MARION COUNTY RECORDED IN O.R. BOOK 6193, PAGE 472, AND MODIFICATIONS RECORDED IN O.R. BOOK 6813, PAGE 681 AND O.R. BOOK 6931, PAGE 1839 AFFECTS THE LAND DESCRIBED HEREON.
4. ASSIGNMENT OF DOCUMENTS, INTANGIBLE PROPERTY AND PERMITS RECORDED IN O.R. BOOK 7460, PAGE 1220 AFFECTS THE LAND DESCRIBED HEREON.
5. DRAINAGE EASEMENTS RECORDED IN O.R. BOOK 6891, PAGE 703 ARE PLOTTED HEREON.



**GENERAL LEGEND**

- = FOUND 4"x 4" CONCRETE MONUMENT
- = FOUND 5/8" IRON ROD LB 696
- = FOUND NAIL WITH DISK LS 5316
- ⊙ = SET 5/8" IRON ROD WITH CAP MARKED A.M. GAUDET LS 5316 PRM UNLESS OTHERWISE NOTED
- = LINE NOT DRAWN TO SCALE
- FCM = FOUND CONCRETE MONUMENT
- ORB = OFFICIAL RECORDS BOOK
- FIRC = FOUND IRON ROD/PIN AND CAP
- FIR = FOUND IRON ROD/PIN NO ID
- LS = LAND SURVEYOR
- LB = LICENSED BUSINESS
- (D) = DESCRIBED OR DEED DIMENSION
- (F) = FIELD MEASUREMENT
- (C) = CALCULATED DIMENSION
- (P) = PLAT DIMENSION
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVE

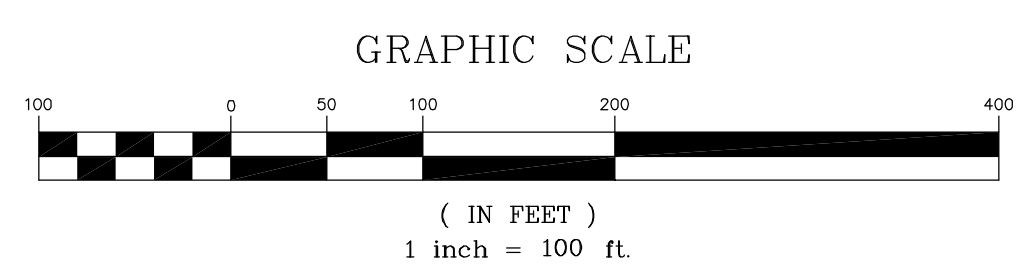
**DESCRIPTION**

COMMENCE AT THE SW CORNER OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N00°29'38"E, ALONG THE WEST BOUNDARY OF SAID SECTION 15, A DISTANCE OF 1284.05 FEET; THENCE S89°30'22"E, 195.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE (65.00 FEET FROM CENTERLINE) AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6891, PAGES 0722-0730 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S00°29'38"W, ALONG SAID EAST RIGHT-OF-WAY LINE, 22.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH BOUNDARY OF OCALA CROSSINGS SOUTH PHASE ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 28, PUBLIC RECORDS OF MARION COUNTY, FLORIDA S89°37'08"E, 75.01 FEET; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY FOR THE NEXT SIX (6) CALLS, (1) N00°29'38"E, 65.00 FEET, (2) S89°37'08"E, 767.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S44°37'08"E, 35.36 FEET, (3) SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, (4) DEPARTING SAID CURVE ALONG A NON-TANGENT LINE, N75°18'04"E, 51.78 FEET, (5) S00°22'52"W, 258.09 FEET, (6) S89°37'08"E, 440.50 FEET; THENCE S00°22'52"W, 115.00 FEET; THENCE S89°37'08"E, 44.50 FEET; THENCE S00°22'52"W, 50.00 FEET; THENCE N89°37'08"W, 90.00 FEET; THENCE S00°22'52"W, 680.00 FEET; THENCE S26°11'02"E, 55.90 FEET; THENCE S00°22'52"W, 126.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 90TH STREET (40.00 FEET FROM CENTERLINE) AS PER RIGHT-OF-WAY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGE 1743 AND OFFICIAL RECORDS BOOK 6558, PAGE 1762 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N89°26'38"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 926.84 FEET TO THE BOUNDARY OF A MARION COUNTY LIFT STATION SITE AS RECORDED IN OFFICIAL RECORDS BOOK 7175, PAGE 1760, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID LIFT STATION SITE BOUNDARY FOR THE NEXT THREE (3) CALLS, (1) N00°33'22"W, 70.00 FEET, (2) N89°26'38"W, 70.00 FEET, (3) S00°33'22"W, 70.00 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF SW 90TH STREET; THENCE N89°26'38"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 323.67 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N75°07'57"W, 7.08 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT THREE (3) CALLS, (1) N00°29'38"E, 1.28 FEET, (2) N30°09'48"W, 25.50 FEET, (3) N00°29'38"E, 1196.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.49 ACRES, MORE OR LESS.

LINE	LENGTH	BEARING
L1	22.45	S00°29'38"W
L2	75.01	S89°37'08"E
L3	65.00	N00°29'38"E
L4	51.78	N75°18'04"E
L5	44.50	S89°37'08"E
L6	50.00	S00°22'52"W
L7	7.08	N75°07'57"W
L8	1.28	N00°29'38"E
L9	25.50	N30°09'48"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
CT	39.27	25.00	90°00'00"	25.00	S44°37'08"E	35.36



**NOTES**

1. SURVEY BASED ON EXISTING MONUMENTATION, RECORD PLAT, AND RECORDS OF THIS COMPANY.
2. BEARINGS BASED ON THE WEST BOUNDARY OF SECTION 15 ASSUMED TO BEAR N00°29'38"E.
3. ALL STREET RIGHT-OF-WAYS SHOWN ARE PHYSICALLY OPEN.
4. UNDERGROUND UTILITIES, NOT LOCATED.
5. DESCRIPTION WRITTEN PER THIS SURVEY.
6. UNDERGROUND IMPROVEMENTS, AND UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
7. LANDS WERE NOT ABSTRACTED BY THIS COMPANY FOR OWNERSHIP, EASEMENTS OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.

**CERTIFY TO:**

OCALA CROSSING SOUTH LLC

DATE OF FIELD SURVEY: DECEMBER 11TH, 2023

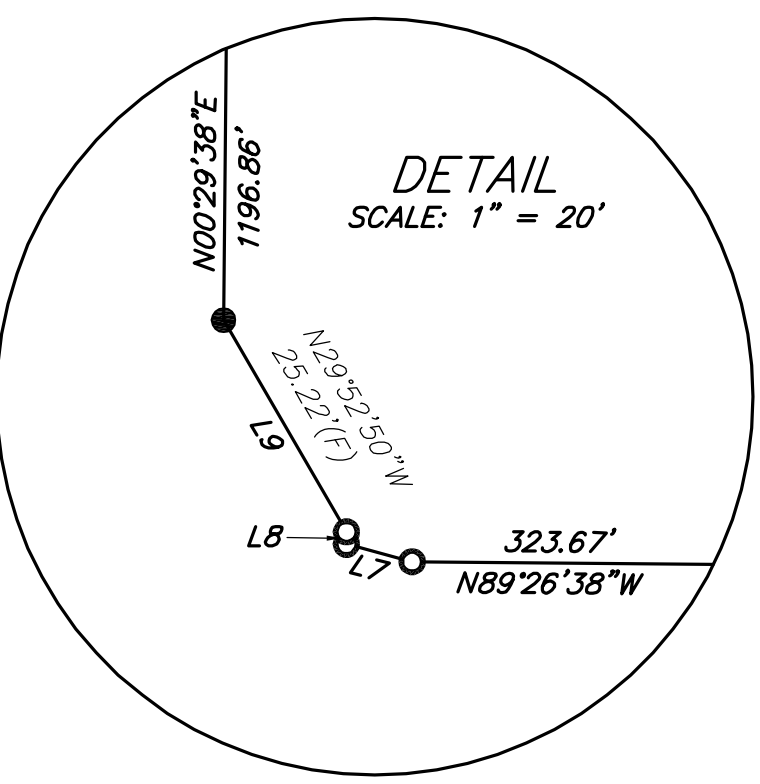
I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

PRINTED SURVEY MAPS AND THE PRINTED COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND UNLESS PRINTED COPIES OF ORIGINALLY SIGNED AND SEALED DOCUMENTS ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

A.M. GAUDET & ASSOCIATES, INC. LB# 7158  
ANDRUS M. GAUDET  
REGISTERED LAND SURVEYOR # 5316  
STATE OF FLORIDA

REVISED 3-25-24 UPDATED TITLE REPORT

<b>BOUNDARY SURVEY</b>		
<b>OCALA CROSSINGS SOUTH PHASE 3</b>		
<b>A.M. GAUDET &amp; ASSOCIATES INC.</b> LAND SURVEYING - LAND PLANNING 4709 SE 102ND PLACE BELLEVUE, FLORIDA 34420 SUITE 3 P.O. BOX 4073 BELLEVUE, FLORIDA 34421 PHONE: 352-245-2708 FAX: 352-245-2883		
Job No.: 20-035	Drawing: 20035P3	Scale: 1" = 100'
Drawn by: AMG	Approved by: AMG	F.B. Pg.
Date Finished:	Office: 12/11/2023	Field: 12/11/2023
SHEET NO. <u> 1 </u> OF <u> 1 </u> SHEETS		
<p>This plat has been produced for the purposes and uses of the client named herein, its agents or assigns. Any reproduction of this plat, in total or part, by any method, without authorization or approval of said client or this company is strictly forbidden.</p>		



# OCALA CROSSINGS SOUTH PHASE THREE

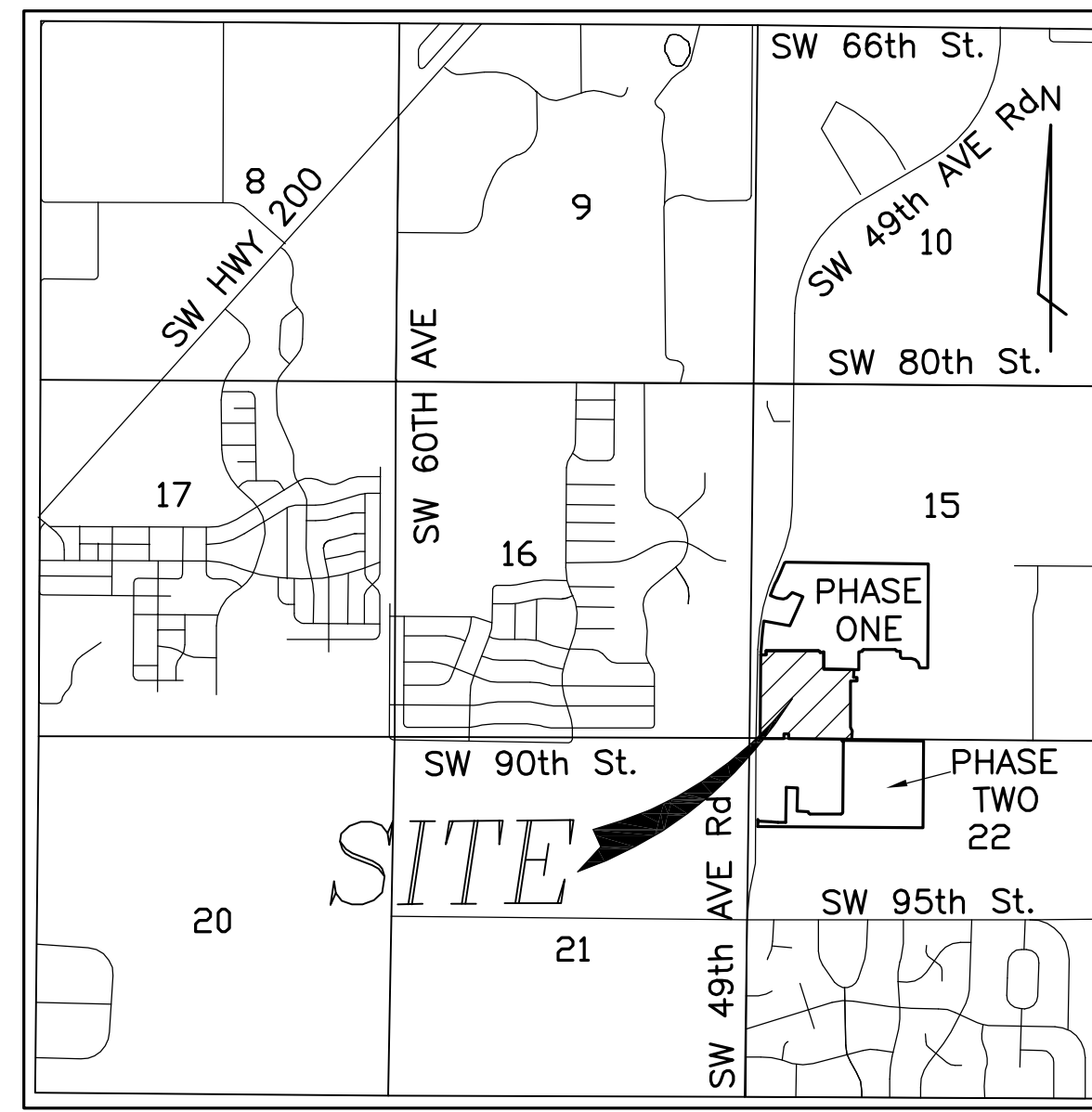
PREPARED BY  
**A.M. GAUDET & ASSOCIATES INC.**  
 LAND SURVEYING - LAND PLANNING  
 4709 SE 102nd PLACE, SUITE 3, BELLEVUE, FLORIDA 34420  
 PHONE: (352) 245-2708 FAX: (352) 245-2883

A PLANNED UNIT DEVELOPMENT  
 AND  
 A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
 MARION COUNTY, FLORIDA

**DESCRIPTION**

COMMENCE AT THE SW CORNER OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N00°29'38"E ALONG THE WEST BOUNDARY OF SAID SECTION 15, A DISTANCE OF 1284.05 FEET; THENCE S89°30'22"E, 195.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE (65.00 FEET FROM CENTERLINE) AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6891, PAGES 0722-0730 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S00°29'38"W, ALONG SAID EAST RIGHT-OF-WAY LINE, 22.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH BOUNDARY OF OCALA CROSSINGS SOUTH PHASE ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGE 28, PUBLIC RECORDS OF MARION COUNTY, FLORIDA S89°37'08"E, 75.01 FEET; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY FOR THE NEXT SIX (6) CALLS, (1) N00°29'38"E 65.00 FEET, (2) S89°37'08"E 767.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S44°37'08"E 35.36 FEET, (3) SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, (4) DEPARTING SAID CURVE ALONG A NON-TANGENT LINE, N75°18'04"E 51.78 FEET, (5) S00°22'52"W, 258.09 FEET, (6) S89°37'08"E 440.50 FEET; THENCE S00°22'52"W 115.00 FEET; THENCE S89°37'08"E 44.50 FEET; THENCE S00°22'52"W 50.00 FEET; THENCE N89°37'08"W 90.00 FEET; THENCE S00°22'52"W 680.00 FEET; THENCE S26°11'02"E 55.90 FEET; THENCE S00°22'52"W 126.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 90TH STREET (40.00 FEET FROM CENTERLINE) AS PER RIGHT-OF-WAY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGE 1743 AND OFFICIAL RECORDS BOOK 6558, PAGE 1762 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N89°26'38"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 926.84 FEET TO THE BOUNDARY OF A MARION COUNTY LIFT STATION SITE AS RECORDED IN OFFICIAL RECORDS BOOK 7175, PAGE 1760, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID LIFT STATION SITE BOUNDARY FOR THE NEXT THREE (3) CALLS, (1) N00°33'22"E 70.00 FEET, (2) N89°26'38"W 70.00 FEET, (3) S00°33'22"W 70.00 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF SW 90TH STREET; THENCE N89°26'38"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 323.67 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N75°07'57"W, 7.08 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT THREE (3) CALLS, (1) N00°29'38"E 1.28 FEET, (2) N30°09'48"W, 25.50 FEET, (3) N00°29'38"E 1196.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.49 ACRES, MORE OR LESS.



**VICINITY MAP**  
 SCALE: 1" = 1/2 mile

**DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT OCALA CROSSINGS SOUTH LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS OCALA CROSSINGS SOUTH PHASE THREE, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS: (A) ALL STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC.. 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. OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE RIGHT-OF-WAYS AS INDICATED HEREON, AND THE ROADS, STREET SIGNS AND MARKINGS INCLUDED THEREIN. (B) ALL UTILITY EASEMENTS AND UTILITY TRACTS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND IRRIGATION FACILITIES AND FOR NO USE INCONSISTENT THEREWITH AND ARE FURTHER RESERVED FOR SUCH USES BY UTILITIES (MUNICIPAL AND PRIVATE) INCLUDING ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST. SUMTER ELECTRIC COOPERATIVE INC. SHALL HAVE A NON-EXCLUSIVE EASEMENT IN, OVER, UNDER, AND THROUGH, AND THE NON-EXCLUSIVE RIGHT TO USE SAID ROADWAY AND ALL UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC FACILITIES, AND PURPOSES INCIDENTAL THERETO, AS WELL AS THE RIGHT OF INGRESS AND EGRESS FOR THE SAME PURPOSES. (C) A INGRESS/EGRESS/UTILITY EASEMENT IS HEREBY GRANTED OVER THE PRIVATE STREETS AND RIGHTS OF WAY FOR GAS, TELEPHONE, ELECTRIC, CABLE, WATER AND SEWER. (D) ALL DRAINAGE AND LANDSCAPE EASEMENTS AND STORMWATER MANAGEMENT TRACTS AS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER EASEMENT AND/OR MANAGEMENT TRACTS, 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. (E) NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS OF WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

IN WITNESS WHEREOF THE DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS \_\_\_\_DAY OF \_\_\_\_\_ 2024.

WITNESSES:  
 \_\_\_\_\_  
 Ocala Crossings South, LLC,  
 A Florida Limited Liability Company  
 BY: EXECUTIVE REAL ESTATE HOLDINGS, LLC,  
 A Florida Limited Liability Company ITS MANAGER  
 \_\_\_\_\_  
 PRINT NAME  
 \_\_\_\_\_  
 SIGNATURE  
 \_\_\_\_\_  
 PRINT NAME  
 STATE OF \_\_\_\_\_ BY: \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_ STEVEN FISCHER AS MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  
 PHYSICAL PRESENCE  ONLINE NOTARIZATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
 BY STEVEN FISCHER, AS MANAGER OF EXECUTIVE REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING  
 \_\_\_\_\_  
 \_\_\_\_\_ PERSONALLY KNOWN OR  
 \_\_\_\_\_ PRODUCED IDENTIFICATION  
 IDENTIFICATION PRODUCED  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC PRINTED NAME  
 COMMISSION NUMBER \_\_\_\_\_  
 COMMISSION EXPIRES \_\_\_\_\_



**SURVEYOR'S CERTIFICATE:**

I CERTIFY THIS PLAT OF OCALA CROSSINGS SOUTH PHASE THREE, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 11TH OF DECEMBER 2023, THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, 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. #5316  
 A.M. GAUDET & ASSOCIATES INC. L.B. #7158  
 PROJECT SURVEYOR

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

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: \_\_\_\_\_  
 MICHELLE STONE  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

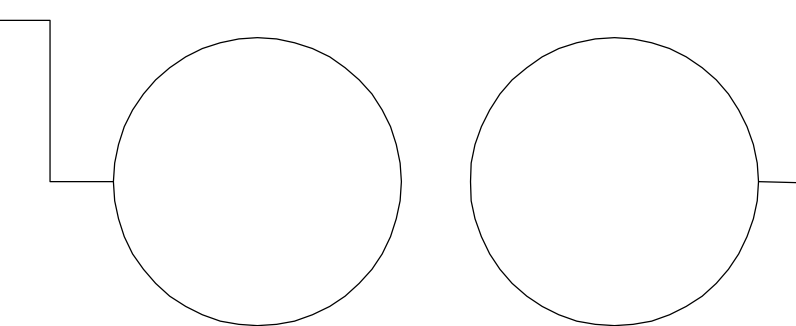
ATTEST: \_\_\_\_\_  
 GREGORY C. HARRELL  
 CLERK OF THE CIRCUIT COURT

**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.

**CLERK'S CERTIFICATE:**

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF OCALA CROSSINGS SOUTH PHASE THREE FOR RECORDING. THIS PLAT FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_ AND RECORDED ON PAGE \_\_\_\_ OF PLAT BOOK \_\_\_\_ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: \_\_\_\_\_  
 GREGORY C. HARRELL  
 CLERK OF THE CIRCUIT COURT

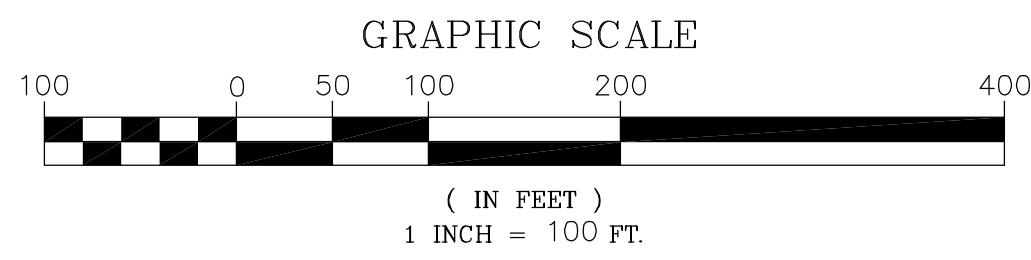




# OCALA CROSSINGS SOUTH PHASE THREE

A PLANNED UNIT DEVELOPMENT  
AND  
A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA

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



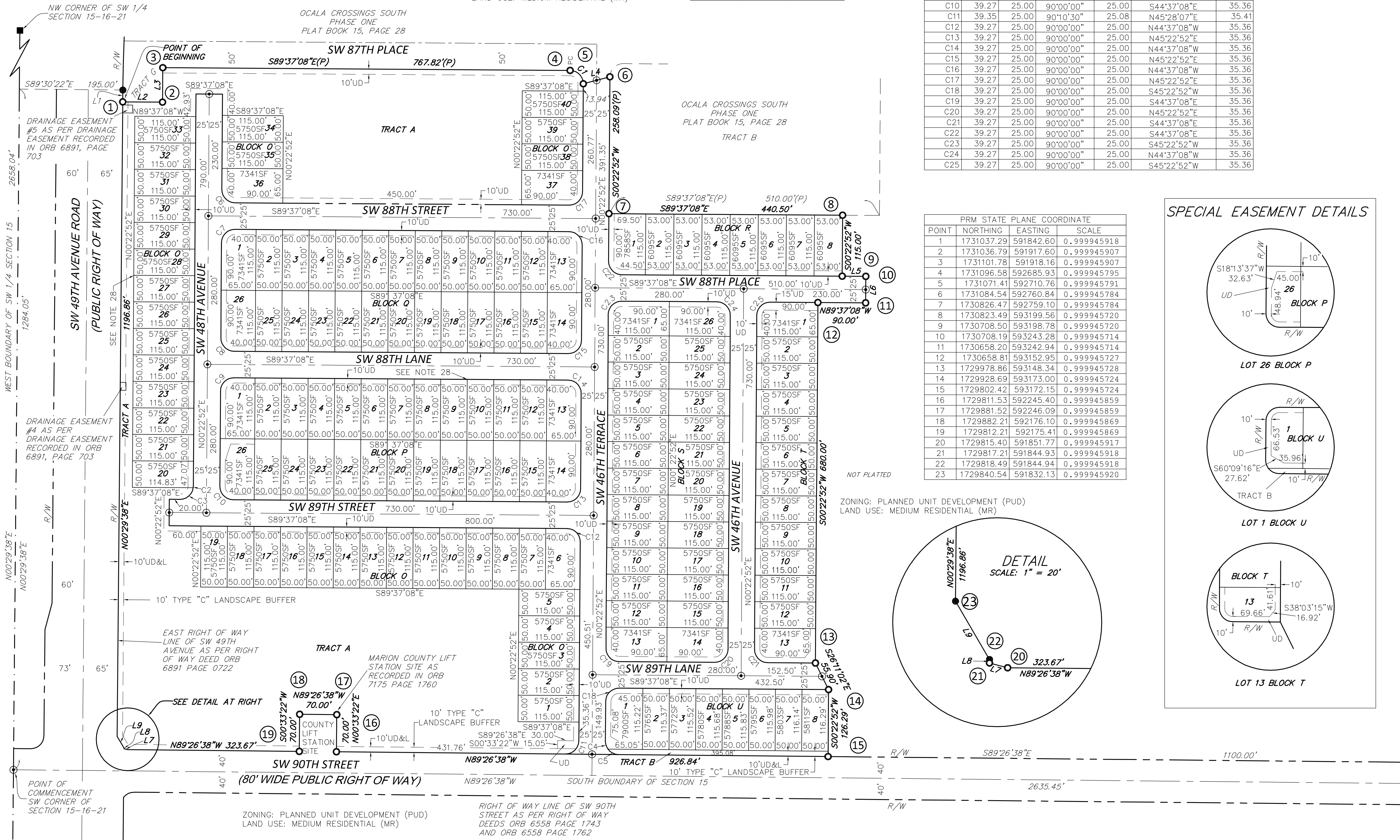
ZONING: PLANNED UNIT DEVELOPMENT (PUD)  
LAND USE: MEDIUM RESIDENTIAL (MR)

LINE	LENGTH	BEARING
L1	22.45	S00°29'38"W
L2(P)	75.01	S89°37'08"E
L3(P)	65.00	N00°29'38"E
L4(P)	51.78	N75°18'04"E
L5	44.50	S89°37'08"E
L6	50.00	S00°22'52"W
L7	7.08	N75°07'57"W
L8	1.28	N00°29'38"E
L9	25.50	N30°09'48"W

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1(P)	39.27	25.00	90°00'00"	25.00	S44°37'08"E	35.36
C2	2.94	25.00	6°43'39"	1.47	N03°44'41"E	2.93
C3	36.33	25.00	83°16'21"	22.22	N48°44'41"E	33.22
C4	16.01	25.00	36°41'41"	8.29	S17°57'59"E	15.74
C5	23.18	25.00	53°07'48"	12.50	S62°52'44"E	22.36
C6	39.27	25.00	90°00'00"	25.00	S44°37'08"E	35.36
C7	39.27	25.00	90°00'00"	25.00	S45°22'52"W	35.36
C8	39.27	25.00	90°00'00"	25.00	S44°37'08"E	35.36
C9	39.27	25.00	90°00'00"	25.00	S45°22'52"W	35.36
C10	39.27	25.00	90°00'00"	25.00	S44°37'08"E	35.36
C11	39.35	25.00	90°10'30"	25.08	N45°28'07"E	35.41
C12	39.27	25.00	90°00'00"	25.00	N44°37'08"W	35.36
C13	39.27	25.00	90°00'00"	25.00	N45°22'52"E	35.36
C14	39.27	25.00	90°00'00"	25.00	N44°37'08"W	35.36
C15	39.27	25.00	90°00'00"	25.00	N45°22'52"E	35.36
C16	39.27	25.00	90°00'00"	25.00	N44°37'08"W	35.36
C17	39.27	25.00	90°00'00"	25.00	N45°22'52"E	35.36
C18	39.27	25.00	90°00'00"	25.00	S45°22'52"W	35.36
C19	39.27	25.00	90°00'00"	25.00	S44°37'08"E	35.36
C20	39.27	25.00	90°00'00"	25.00	N45°22'52"E	35.36
C21	39.27	25.00	90°00'00"	25.00	S44°37'08"E	35.36
C22	39.27	25.00	90°00'00"	25.00	S44°37'08"E	35.36
C23	39.27	25.00	90°00'00"	25.00	S45°22'52"W	35.36
C24	39.27	25.00	90°00'00"	25.00	N44°37'08"W	35.36
C25	39.27	25.00	90°00'00"	25.00	S45°22'52"W	35.36

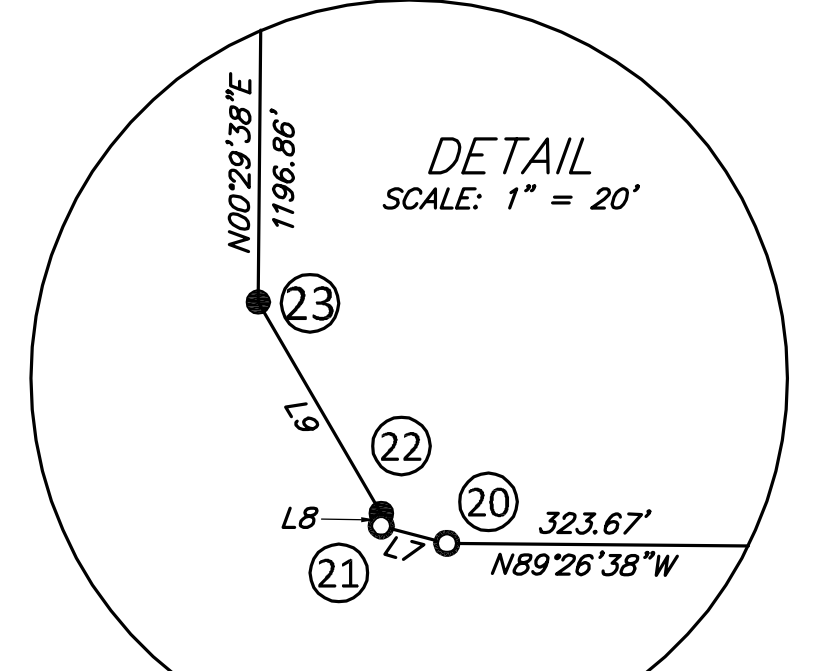
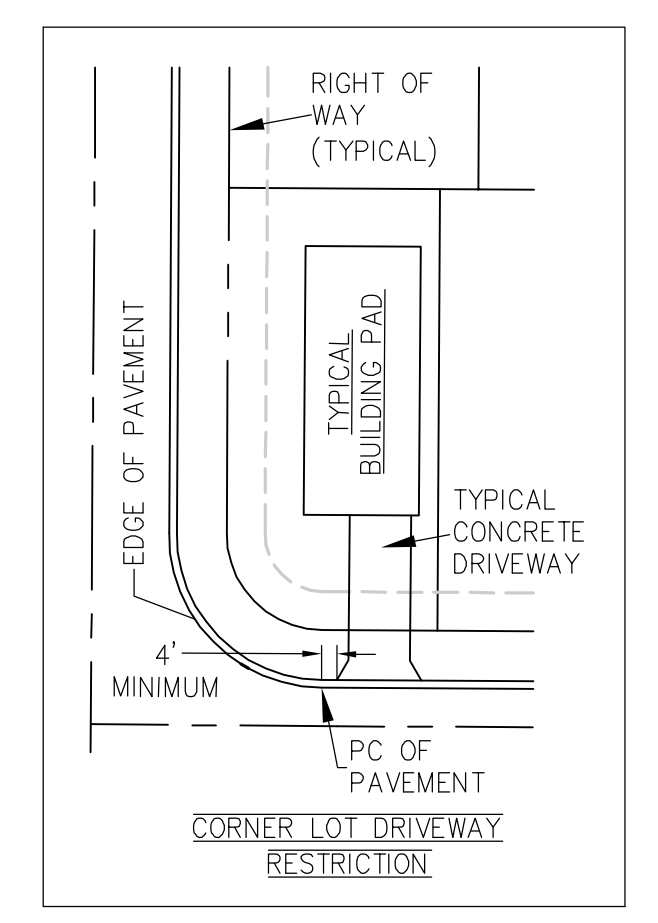
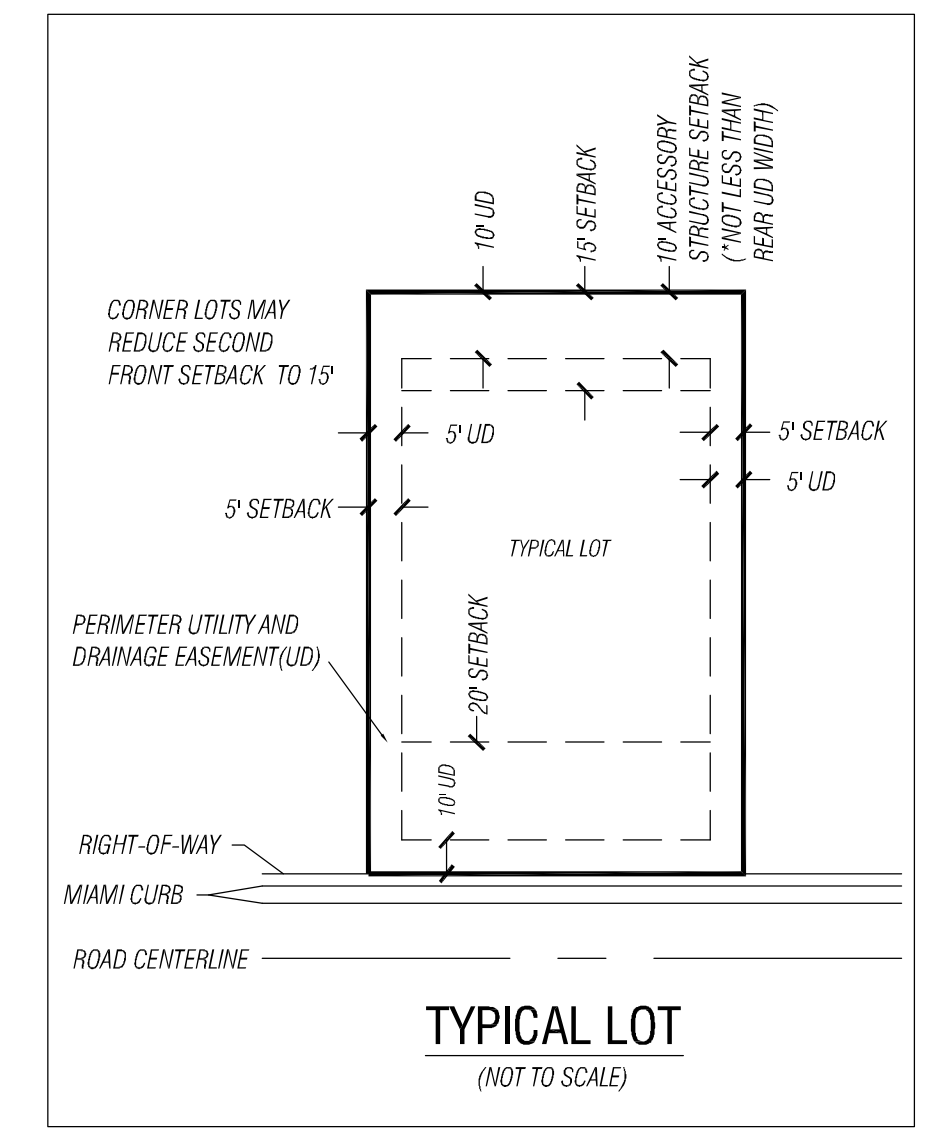
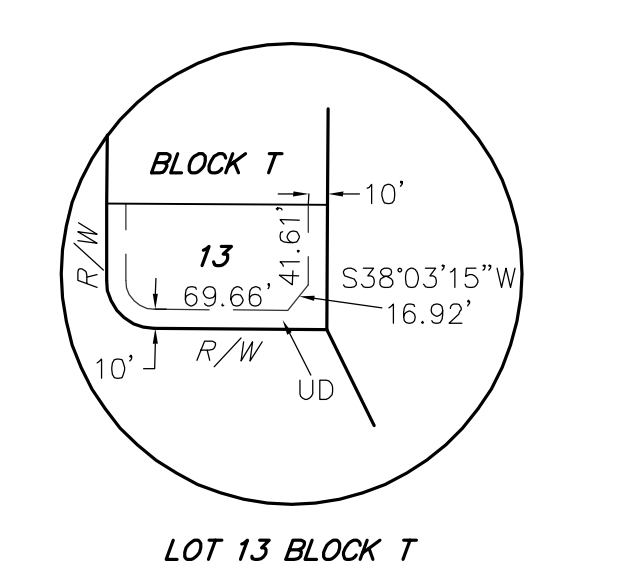
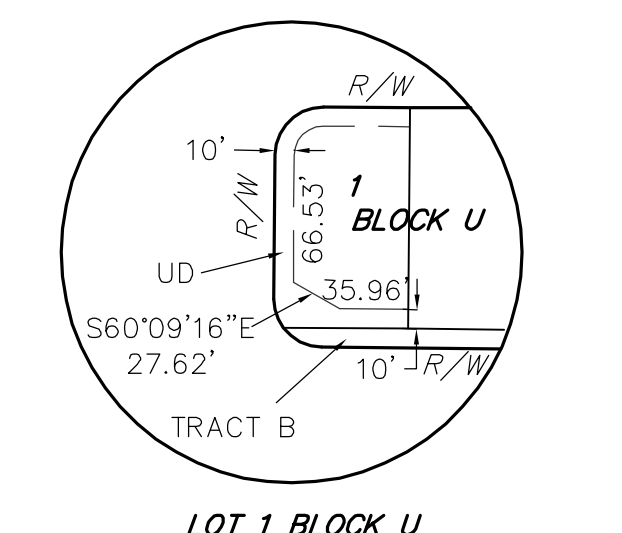
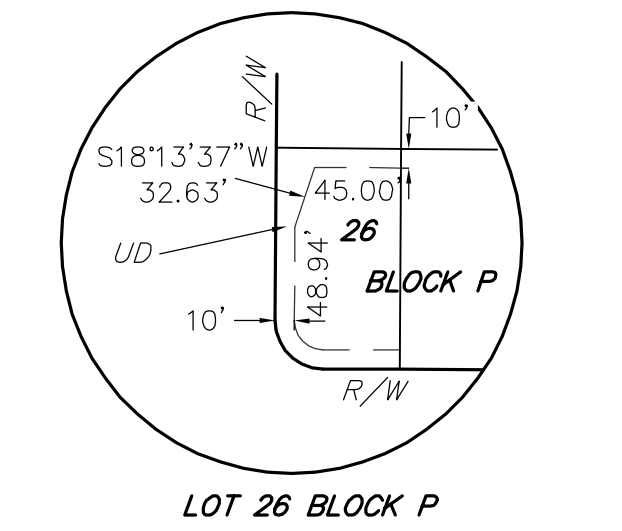
**LEGEND:**

- = FOUND 4"x 4" CONCRETE MONUMENT "RLS 1918"
- ⊙ = SET NAIL WITH DISK "LS 5316 PCP" UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD WITH CAP "LS 5316 PRM" UNLESS OTHERWISE NOTED
- = FOUND 5/8" IRON ROD AND CAP "LB 696"
- UD&L = UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.
- UD = UTILITY AND DRAINAGE EASEMENT.
- R/W = RIGHT OF WAY
- (P) = PLAT DIMENSION
- PC = POINT OF CURVE
- PT = POINT OF TANGENCY
- PCU = POINT OF CURSUS
- ORB = SQUARE RECORDS BOOK
- SF = SQUARE FEET
- # = PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER



POINT	NORTHING	EASTING	SCALE
1	1731037.29	591842.60	0.999945918
2	1731036.79	591917.60	0.999945907
3	1731101.78	591918.16	0.999945907
4	1731096.58	592685.93	0.999945795
5	1731071.41	592710.76	0.999945791
6	1731084.54	592760.84	0.999945784
7	1730826.47	592759.10	0.999945784
8	1730823.49	593199.56	0.999945720
9	1730708.50	593198.78	0.999945720
10	1730708.19	593243.28	0.999945714
11	1730658.20	593242.94	0.999945714
12	1730658.81	593152.95	0.999945727
13	1729978.86	593148.34	0.999945728
14	1729928.69	593173.00	0.999945724
15	1729802.42	593172.15	0.999945724
16	1729811.53	592245.40	0.999945859
17	1729881.52	592246.09	0.999945859
18	1729882.21	592176.10	0.999945869
19	1729812.21	592175.41	0.999945869
20	1729815.40	591851.77	0.999945917
21	1729817.21	591844.93	0.999945918
22	1729818.49	591844.94	0.999945918
23	1729840.54	591832.13	0.999945920

**SPECIAL EASEMENT DETAILS**



SE CORNER OF SW 1/4 SECTION 15-16-21 FOUND IRON ROD NO 10