

June 6, 2025

PROJECT NAME: CORTA - OCALA WEST - PARCELS 24 AND 25

PROJECT NUMBER: 2024020037

APPLICATION: PRELIMINARY PLAT #31849

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements  
STATUS OF REVIEW: INFO  
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements  
STATUS OF REVIEW: INFO  
REMARKS: (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing  
STATUS OF REVIEW: INFO  
REMARKS: Phasing implications to be reviewed with the improvement/site plan.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way  
STATUS OF REVIEW: INFO  
REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and final plat submittal.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map  
STATUS OF REVIEW: INFO  
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.

- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13 - Stormwater Management  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.
- 9 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](mailto:kevin.vickers@marionfl.org).
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 8/16/24-add waivers if requested in future
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to DOH
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.12.12 - [Sidewalks Provided?]  
STATUS OF REVIEW: INFO  
REMARKS: For future development on this property, sidewalk shall be required to connect existing sidewalk along the SW 200.
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?  
STATUS OF REVIEW: INFO  
REMARKS: A traffic study shall be required for future development on this parcel.

- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to MCU.
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities  
STATUS OF REVIEW: INFO  
REMARKS: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 31849
- 18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: INFO  
REMARKS: 6.14.4 and 6.16.4 - To address water and waste water: Any waiver request to the ROW width shall require Engineer to identify water and sewer mains within the Typical Section, and confirmation of access to mains is within the required easements or ROW identified in LDC Secs 6.15.4 (water) & 6.16.4 (wastewater). Waiver approvals shall be conditional to showing the cross section with the utility mains' placement in the cross section, centered within the easement or ROW. Final review of mains and services placement remains deferred until the Improvement Plan or Site Plan stage through Development Review, as applicable.
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan  
STATUS OF REVIEW: INFO  
REMARKS: Information appears to indicate a replat of two parcels.
- 20 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments  
STATUS OF REVIEW: INFO  
REMARKS: All items applied for must be listed.
- 21 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 - Provision for subdivision signs  
STATUS OF REVIEW: INFO  
REMARKS: Will there be signs?
- 22 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning comments  
STATUS OF REVIEW: INFO  
REMARKS: Items requested as required to be submitted with this plan even if they were submitted with another plan.
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.13/14/15 - General Exhibits  
STATUS OF REVIEW: NO  
REMARKS: Please submit a USGS Quadrangle Map, FEMA FIRM or Firmette Map, NRCS soils map and National Wetland Inventory maps. Please indicate the site location on each of these maps.

24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided?  
STATUS OF REVIEW: NO  
REMARKS: Please show tract identifiers/designations on the plan.



**Marion County  
Board of County Commissioners**

**AR 31849**

**Office of the County Engineer**

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

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 6/5/25 Parcel Number(s): 3501-200-024 & 3501-200-025 Permit Number: BLD 2024072405

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

Project Name: Mavis Tire Lots 24 and 25 Commercial ☒ Residential ☐  
Subdivision Name (if applicable): Lots 24 and 25 Plat AR #31849  
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): CORTA Ocala 200, LLC Cory Presnick, Manager  
Signature: \_\_\_\_\_  
Mailing Address: 1112 1st Street City: Neptune Beach  
State: FL Zip Code: 32266 Phone # 404-625-5119  
Email address: cpresnick@cortadev.com

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

Firm Name (if applicable): CORTA Ocala, LLC Contact Name: Cory Presnick  
Mailing Address: 1112 1st Street City: Neptune Beach  
State: FL Zip Code: 32266 Phone # 404-625-5119  
Email address: cpresnick@cortadev.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 2.1.3 Review and approval procedures  
Reason/Justification for Request (be specific): This request is to release building permit for Mavis Tire new store construction prior to Final Plat completion. This Plat was simply combining Lots 24 and 25 - we may not have really even needed to Re-Plat to just combine these lots but that is the process we are going through and are at Final Plat Final Plat is AR 31849. This site is not within the CORTA Commons PUD but is separate between Wawa and CORTA

**DEVELOPMENT REVIEW USE:**

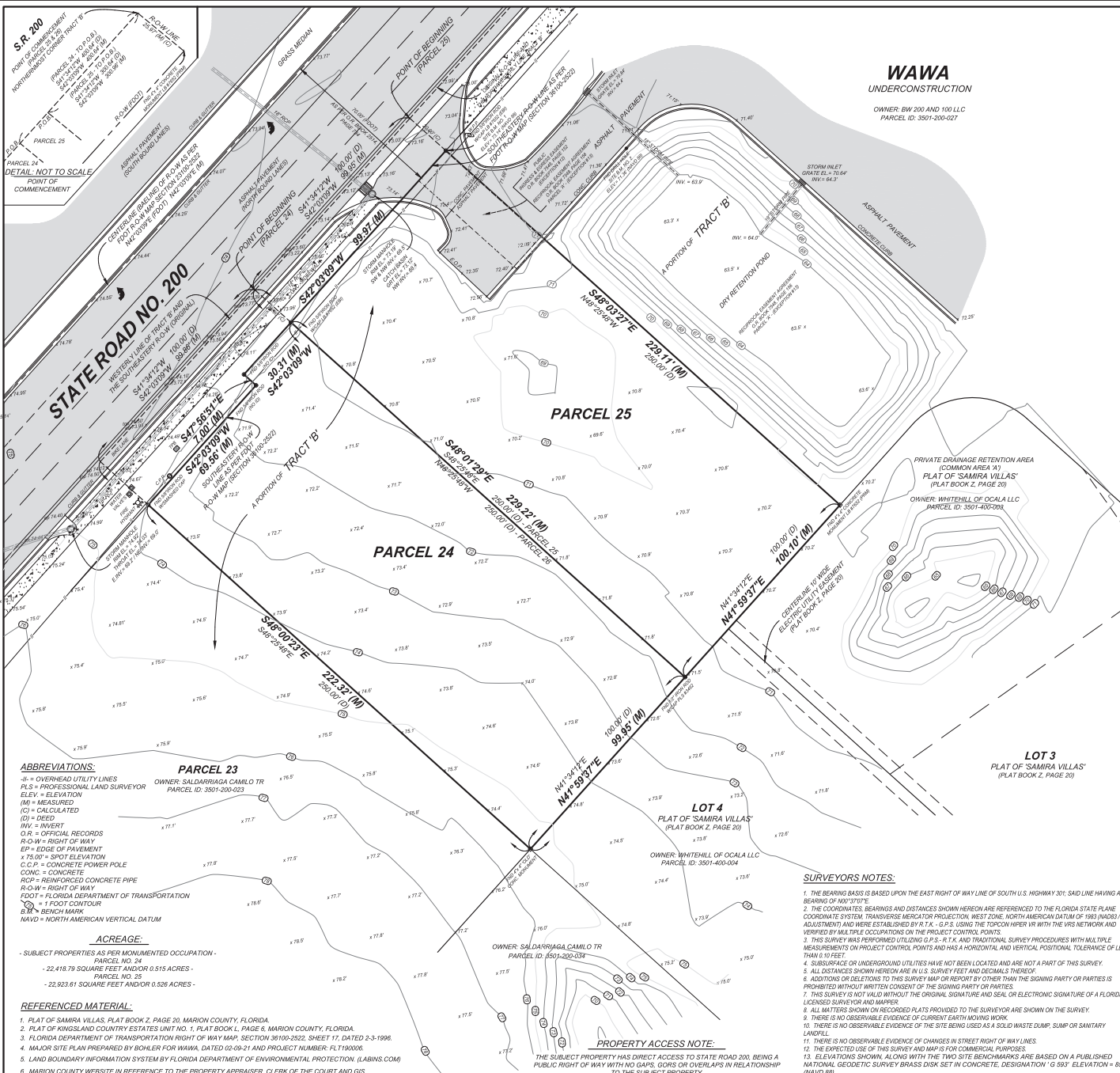
Received By: email Date Processed: 6/6/2025 Project # 2024020037 AR # 31849

**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): \_\_\_\_\_









**BOUNDARY & TOPOGRAPHIC SURVEY**  
ALSO BEING AN  
**ALTA / NSPS LAND TITLE SURVEY**  
BEING A PORTION OF TRACT 'B'  
KINGSLAND COUNTRY ESTATES UNIT 1, PLAT BOOK L, PAGE 6  
MARION COUNTY, FLORIDA  
LYING IN SECTIONS 24 AND 25 - TOWNSHIP 16 SOUTH - RANGE 20 EAST

**LEGAL DESCRIPTION:**  
TRACT B, KINGSLAND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK L, PAGE 6, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
PARCEL NO. 24: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S. 41°34'12" W. ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 400.64 FEET TO THE POINT OF BEGINNING; THENCE S. 41°34'12" W., 100.00 FEET; THENCE S. 41°29'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO THE POINT OF BEGINNING.  
AND  
PARCEL NO. 25: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S. 41°34'12" W. ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 300.64 FEET TO THE POINT OF BEGINNING; THENCE S. 41°34'12" W., 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO THE POINT OF BEGINNING.  
LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS TAKEN FOR ROAD RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**TITLE REVIEW:**  
LANDS SHOWN HEREON WERE ABSTRACTED FOR RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: UNKNOWN, ISSUING OFFICE FILE NUMBER: INVPL1989 1/13/2023. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE COMMITMENT THAT ARE PLOTTABLE ARE SHOWN ON THIS "ALTA/NSPS LAND TITLE SURVEY".  
**SCHEDULE B - SECTION II**  
1 - 6. STANDARD EXCEPTIONS, NOT ADDRESSED.  
7. ALL MATTERS CONTAINED ON THE PLAT OF KINGSLAND COUNTRY ESTATES UNIT 1, AS RECORDED IN PLAT BOOK L, PAGES 6 AND 7, OF THE PUBLIC RECORDS MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY (BEING A PORTION OF TRACT B) WITH NO PLOTTABLE EASEMENTS.  
8. EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 164, PAGE 450, PUBLIC RECORDS MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.  
9. EASEMENT TO FLORIDA POWER CORPORATION CONTAINED IN OFFICIAL RECORDS BOOK 264, PAGE 327, PUBLIC RECORDS MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.  
10. RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 481, PAGE 134, OFFICIAL RECORDS BOOK 489, PAGE 534, OFFICIAL RECORDS BOOK 1326, PAGE 857, OFFICIAL RECORDS BOOK 1353, PAGE 1723, OFFICIAL RECORDS BOOK 1763, PAGE 1376, TOGETHER WITH AND AS AFFECTED BY OFFICIAL RECORDS BOOK 1270, PAGE 1390 AND OFFICIAL RECORDS BOOK 1271, PAGE 899, PUBLIC RECORDS MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.  
11. EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 1217, PAGE 1060, PUBLIC RECORDS MARION COUNTY, FLORIDA, DOES NOT AFFECT THE SUBJECT PROPERTY.  
12. PUBLIC INGRESS AND EGRESS EASEMENT TO MARION COUNTY IN OFFICIAL RECORDS BOOK 7548, PAGE 152, PUBLIC RECORDS MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED SURVEY MAP.  
13. RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS IN OFFICIAL RECORDS BOOK 7548, PAGE 156, PUBLIC RECORDS MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED SURVEY MAP.  
14. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY, - NOT A SURVEY MATTER.

**FLOOD ZONE:**  
LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" AND A SMALL PORTION THAT LIES IN "AE" (EL. 00) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 13080CBM (MARION COUNTY 191610), DATED APRIL 18, 2017. NOTE: THE SMALL PORTION MENTIONED ABOVE HAS RECENTLY BEEN FILLED AND IMPROVED BY ENTRANCE / EXIT. (SEE MOST NORTHERLY CORNER OF PARCEL 24)

**WETLAND NOTE:**  
LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

**SURVEYORS CERTIFICATION:**  
TO: CORITA OCALA 300, LLC  
INVESTMENT TITLE OF FL, LLC  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, EFFECTIVE DATE OF FEBRUARY 23, 2021, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10, 13, 14, 16 AND 19 OF TABLE 4, THEREOF AND MEETS THE APPLICABLE CODES AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 2023.  
SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SURVEYORS NOTES:**  
1. THE BEARING BASIS IS BASED UPON THE EAST RIGHT OF WAY LINE OF SOUTH U.S. HIGHWAY 301; SAID LINE HAVING A BEARING OF N07°37'E.  
2. THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) 2011 ADJUSTMENT AND WERE ESTABLISHED BY R.T.K. - G.P.S. USING THE TOPCON HIPER VR WITH THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE PROJECT CONTROL POINTS.  
3. THIS SURVEY WAS PERFORMED UTILIZING G.P.S. - R.T.K. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 1/10 FEET.  
4. SUBSURFACE OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.  
5. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMAL THEREOF.  
6. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.  
7. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
8. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.  
9. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK.  
10. THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.  
11. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.  
12. THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL PURPOSES.  
13. ELEVATIONS SHOWN, ALONG WITH THE TWO SITE BENCHMARKS ARE BASED ON A PUBLISHED NATIONAL GEODETIC SURVEY BRASS DISK SET IN CONCRETE, DESIGNATION "G 593" ELEVATION = 85.92' (MVD 80).

**ABBREVIATIONS:**  
J-L = OVERHEAD UTILITY LINES  
P.L.S. = PROFESSIONAL LAND SURVEYOR  
ELEV. = ELEVATION  
(M) = MEASURED  
(C) = CALCULATED  
(D) = DEED  
INV. = INVERT  
O.R. = OFFICIAL RECORDS  
R.O.W. = RIGHT OF WAY  
EP = EDGE OF PAVEMENT  
+75.00' = SPOT ELEVATION  
C.C.P. = CONCRETE POWER POLE  
CONC. = CONCRETE  
R.C.P. = REINFORCED CONCRETE PIPE  
R.O.W. = RIGHT OF WAY  
F.O.T.W. = FLORIDA DEPARTMENT OF TRANSPORTATION  
1' = 1 FOOT CONTOUR  
B.M. = BENCHMARK  
NAVD = NORTH AMERICAN VERTICAL DATUM

**ACREAGE:**  
- SUBJECT PROPERTIES AS PER MONUMENTED OCCUPATION -  
- PARCEL NO. 24 - 22,418.79 SQUARE FEET AND/OR 0.515 ACRES -  
- PARCEL NO. 25 - 22,923.61 SQUARE FEET AND/OR 0.526 ACRES -

**REFERENCED MATERIAL:**  
1. PLAT OF SAMIRA VILLAS, PLAT BOOK Z, PAGE 20, MARION COUNTY, FLORIDA.  
2. PLAT OF KINGSLAND COUNTRY ESTATES UNIT NO. 1, PLAT BOOK L, PAGE 6, MARION COUNTY, FLORIDA.  
3. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36100-2002, SHEET 17, DATED 2-3-1996.  
4. MAJOR SITE PLAN PREPARED BY BOHLER FOR WAWA, DATED 02-09-21 AND PROJECT NUMBER: FL170006.  
5. LAND BOUNDARY INFORMATION SYSTEM BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, (LABINS.COM)  
6. MARION COUNTY WEBSITE IN REFERENCE TO THE PROPERTY APPRAISER, CLERK OF THE COURT AND GIS.

**PROPERTY ACCESS NOTE:**  
THE SUBJECT PROPERTY HAS DIRECT ACCESS TO STATE ROAD 200, BEING A PUBLIC RIGHT OF WAY WITH NO GAPS, CLOS OR OVERLAPS IN RELATIONSHIP TO THE SUBJECT PROPERTY.

signed by  
Craig  
Date: 2023.12.29  
15:55:39  
05/07  
CRAIG D. WATSON  
PROFESSIONAL SURVEYOR & MAPPER  
NO. 6497 STATE OF FLORIDA

DATE	REVISIONS
12-28-23	NEW TITLE & CERTIFICATIONS

PREPARED FOR: COREMARK GROUP, LLC 392 MAIN STREET, WYCKOFF, NJ 07461	ADDRESS: UNASSIGNED XXXX STATE ROAD 200 OCALA, FL 34476
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**CRAIG WATSON AND ASSOCIATES LLC**  
PROFESSIONAL SURVEYING  
MAPPING

130 S INDIAN RIVER DRIVE  
SUITE 202  
FT. PIERCE, FLORIDA 34950  
PHONE 772-334-0868  
CELL 772-260-0249

DATE: 09-29-23
SCALE: 1" = 20'
DRAWN BY: C.D.W.
CHECKED BY: C.D.W.
JOB NUMBER: 23106

SHEET NUMBER  
1 of 1