OCALA PRESERVE PHASE 8

PLAT BOOK 15, PAGE 149

SHEET 1 OF 8

A REPLAT OF A PORTION OF ASHLEY FARMS GOLF AND COUNTRY CLUB – 1D AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 65 THROUGH 72, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

A PLANNED UNIT DEVELOPMENT
SECTIONS 33 & 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M. C.F.M. LS 6553
426 S.W. 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 401-1402 FAX (866) 275-4338 www.JCHcg.com

SURVEYOR'S 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. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE: MEDIUM DENSITY RESIDENTIAL.
3. THIS PLAT CONTAINS 232 LOTS, 17 TRACTS AND 1.28 MILES OF ROAD.
4. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH BOUNDARY OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, AS BEING S89°34'13"E.
5. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0009 AND 0017, NAD–83 (1990 ADJUSTMENT). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
6. NO LOT SHALL BE DIVIDED OR RE–SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE, VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
7. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6162, PAGE 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN MARION COUNTY OFFICIAL RECORDS.
8. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
   UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE:
   A. EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
   B. 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 SELLER OF SAID LOTS OR TRACTS.
9. ADVISORY NOTICE – ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.12083C0550G, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. 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.
10. 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.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
13. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE 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 A TO LATER DEVELOPMENT REVIEW STAGE.
14. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS. PROHIBITED DRIVEWAY LOCATIONS ALONG INTERNAL SUBDIVISION ROADWAYS ARE HATCHED HEREON.
15. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.
16. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.
17. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
18. THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETED WITHOUT THE OTHERS. FOR DEDICATION, NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR BOUNDARY DETAIL AND LEGAL DESCRIPTION SEE SHEET 2, FOR LOTS DIMENSIONS SEE SHEET 3, 4, 5, 6, 7, AND 8.
19. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THE PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN, AND/OR ESTABLISHED BY, THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 7 ABOVE, INCLUDING SUPPLEMENTS THERETO, AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS, AS SUPPLEMENTED.
20. 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.
21. NO MONUMENTATION WAS RECOVERED FOR THE UNDERLYING PLAT OF ASHLEY FARMS GOLF AND COUNTRY CLUB – PHASE 10, AS RECORDED IN PLAT BOOK 11, PAGES 65 THROUGH 72 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
22. ADVISORY NOTICE – 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 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 LANDS 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.
23. THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS PERPETUAL, NON–EXCLUSIVE AND PRIVATE EASEMENTS FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF PATHS, DRIVEWAYS, SIDEWALKS AND TRAILS OVER AND ACROSS ALL TRACTS AS SHOWN ON THIS PLAT; PROVIDED, HOWEVER, NONE OF THE FOREGOING USES OR IMPROVEMENTS SHALL OBSTRUCT OR UNREASONABLY INTERFERE WITH STORM WATER CONVEYANCE OR WITH THE PURPOSE OF ANY DRAINAGE EASEMENT.
24. DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER, THE CDD, THE ASSOCIATION OR ANY OF THEIR SUCCESSORS OR ASSIGNS.
25. WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S OR OTHER PARTY'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER OR SUCH OTHER PARTY TO WHOM THE DEVELOPER OR SUCH OTHER PARTY HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER OR SUCH OTHER PARTY IN THIS PLAT, WHICH WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
26. EXCEPT FOR THOSE PORTIONS OF THE LANDS DEPICTED ON THIS PLAT OWNED BY THE CDD, THE DEVELOPER OWNS THE RESIDENTIAL BUILDING LOTS AND ALL OTHER TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID DEVELOPER–OWNED LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT–FOR–PROFIT CORPORATIONS: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
27. FOR THE PURPOSES OF THIS PLAT: (A) "UTILITY" OR "UTILITIES" SHALL MEAN AND REFER TO EACH FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH SEWER, WATER, REUSE WATER, ELECTRIC AND GAS SERVICE, EACH CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. §151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH MONITORING SERVICE, AND EACH OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE; AND (B) "UTILITY PROVIDER" SHALL MEAN AND REFER TO EACH OPERATOR OR PROVIDER OF ANY FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH OPERATOR OR PROVIDER OF ANY SEWER, WATER, REUSE WATER, ELECTRIC OR GAS SERVICE, EACH OPERATOR OR PROVIDER OF ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. § 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF, EACH OPERATOR OR PROVIDER OF A MONITORING SERVICE, AND EACH OPERATOR OR PROVIDER OF ANY OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE.
28. PURSUANT TO SECTION 193.0235, F.S., ALL COMMON AREA TRACTS DEDICATED TO OR OTHERWISE OWNED BY A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON AREAS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

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.

SURVEYOR'S CERTIFICATE:

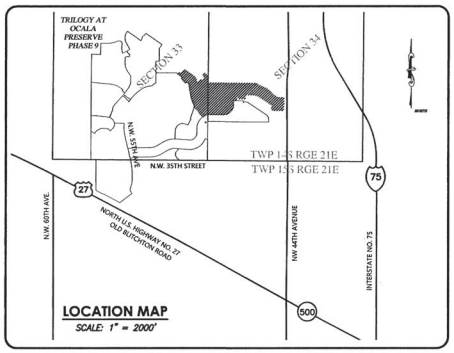
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND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

BY: 06/07/2023

CHRISTOPHER J HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 S.W 15TH STREET, OCALA, FL 34471

"I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES, AS A "PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MARION COUNTY."

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471



LOCATION MAP
SCALE: 1" = 2000'

APPROVAL BY COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:
APPROVED:

BY: _____ COUNTY ENGINEERING
BY: _____ COUNTY FIRE SERVICES
BY: _____ COUNTY GROWTH SERVICES
BY: _____ COUNTY SURVEYOR (acting)
BY: _____ COUNTY UTILITIES
BY: Michelle Lonedle COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 2023 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: _____
CRAIG CURRY, CHAIRMAN,
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

SEAL

BY: _____
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 "OCALA PRESERVE PHASE 8" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS 21 DAY OF June, AT 8:10 A.M./P.M. AND RECORDED ON PAGE 149 OF PLAT BOOK 15 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

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

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS DAY BY Christian Cotter AS Chairman OF OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN X OR WHO PRODUCED IDENTIFICATION _____ AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS Chairman OF SAID CORPORATION, ALL BY AND WITH THE AUTHORITY OF THE MEMBERS OF SAID COMPANY.

WITNESS MY HAND AND SEAL THIS 14th DAY OF June, 2023.

COMMISSION EXPIRES: 8.12.2023

BRANDY BOHART
MY COMMISSION # GG 364865
EXPIRES: August 12, 2023
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC: Brandy Bohart
STATE OF: Florida

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP INC. (THE"DEVELOPER"), AND OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "CDD") ARE COLLECTIVELY THE FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "OCALA PRESERVE PHASE 8", BEING IN MARION COUNTY, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

OCALA PRESERVE ASSOCIATION, INC. SHALL HEREINAFTER BE REFERRED TO AS THE "ASSOCIATION."

THE INTERIOR RIGHTS OF WAYS SHOWN ON THIS PLAT AND DESIGNATED AS TRACT A, ARE HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE TO THE ASSOCIATION. TRACT A IS HEREBY RESERVED AS PRIVATE ROAD(S) FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. THE DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON–EXCLUSIVE PRIVATE EASEMENT OVER AND ACROSS TRACT A FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER, THE ASSOCIATION AND THE CDD, AND THEIR DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; (C) EACH NOT–FOR PROFIT ASSOCIATION FROM TIME TO TIME GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. THE ASSOCIATION IS THE OPERATIONAL AND MAINTENANCE ENTITY FOR TRACT A.

ALL PUBLIC AUTHORITIES (INCLUDING, BUT NOT LIMITED TO, THE CDD) 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 OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

MARION COUNTY, FLORIDA IS HEREBY GRANTED AN EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL AREAS LOCATED WITHIN TRACT A FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SANITARY SEWER AND WATER FACILITIES, LINES, OR EQUIPMENT. SUCH FACILITIES, LINES, AND EQUIPMENT SHALL, UPON COMPLETION OF CONSTRUCTION, BE MAINTAINED, REPAIRED, AND/OR REPLACED BY MARION COUNTY; PROVIDED, HOWEVER, IN THE EVENT THAT MARION COUNTY IS REQUIRED TO DEMOLISH OR REMOVE ANY PORTION OF STREET PAVEMENT, ROADWAY SURFACE INCLUDING BUT NOT LIMITED TO PAVERS, GUTTERS OR PRIVATE DRAINAGE IMPROVEMENTS, CURBING, LANDSCAPING, OR GRASS AREAS IN ORDER TO ENABLE THE COUNTY TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE ANY SUCH FACILITIES, MARION COUNTY SHALL, UPON COMPLETION OF SUCH MAINTENANCE, REPAIRS, AND/OR REPLACEMENT, REASONABLY RECONSTRUCT AND RESTORE ALL DISTURBED STREET PAVEMENT, ROADWAY SURFACE (INCLUDING BUT NOT LIMITED TO PAVERS), GUTTER OR PRIVATE DRAINAGE IMPROVEMENT, CURBING, LANDSCAPING, AND GRASS AREAS TO THEIR ORIGINAL CONDITION, PROVIDED, HOWEVER, THAT THE COUNTY SHALL ONLY BE REQUIRED TO RECONSTRUCT AND REPAIR SUCH STREET PAVEMENT OR ROADWAY SURFACE TO THE PREVAILING MINIMUM CONSTRUCTION QUALITY STANDARDS IN THEIR JURISDICTION.

TRACT C, TRACT D, TRACT E, TRACT F, TRACT G, TRACT J, TRACT K, TRACT L, TRACT N, TRACT P, AND TRACT Q, ARE HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE TO THE ASSOCIATION, AND THE ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACT C, TRACT D, TRACT E, TRACT F, TRACT G, TRACT J, TRACT K, TRACT L, TRACT N, TRACT P, AND TRACT Q. DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, A PRIVATE, PERPETUAL NON–EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT C, TRACT D, TRACT E, TRACT F, TRACT G, TRACT J, TRACT K, TRACT L, TRACT N, TRACT P, AND TRACT Q FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACT B, TRACT H, TRACT J, TRACT M, AND TRACT O ARE HEREBY RESERVED AS A DRAINAGE / RETENTION AREAS AND ARE HEREBY DEDICATED, RESERVED AND CONVEYED IN FEE SIMPLE TO THE CDD, AND THE CDD SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACT B, TRACT H, TRACT J, TRACT M, AND TRACT O. DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, A PRIVATE, PERPETUAL NON–EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT B, TRACT H, TRACT J, TRACT M, AND TRACT O FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

DEVELOPER HEREBY FURTHER RESERVES AND DEDICATES TO THE ASSOCIATION PERPETUAL, NON–EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ANY AND ALL LANDSCAPE EASEMENTS, TRAIL EASEMENTS, WALL EASEMENTS AND ACCESS EASEMENTS SHOWN OR NOTED HEREIN FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION IMPROVEMENTS, WALLS, FENCES, BERMS, OPEN SPACE, AMENITIES, PARK FACILITIES, BUFFERS, TRAILS, PATHS, SIDEWALKS, SIGNAGE, LIGHTING, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER, ITS DESIGNATED SUCCESSORS AND ASSIGNS.

DEVELOPER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CDD PERPETUAL, NON–EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" FOR ACCESS, DRAINAGE, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DRAINAGE OR OTHER IMPROVEMENTS. FURTHER, DEVELOPER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CDD PERPETUAL, NON–EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" FOR SURFACE AND STORM WATER DRAINAGE, LAKE AND RETENTION AREA MAINTENANCE, INSTALLATION AND MAINTENANCE AND REPLACEMENT OF IRRIGATION LINES AND OTHER IMPROVEMENTS, AND FOR ACCESS OVER, UNDER AND ACROSS ALL PORTIONS OF THE PLAT DEPICTED OR NOTED AS "DRAINAGE EASEMENT."

DEVELOPER HEREBY DEDICATES, GRANTS AND CONVEYS TO THE CDD PERPETUAL, NON–EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "UTILITY EASEMENTS" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF UTILITY OR OTHER IMPROVEMENTS.

THE UTILITY EASEMENTS SHOWN OR NOTED HEREIN ARE RESERVED FOR SUCH USES BY UTILITY PROVIDERS (PUBLIC OR PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEVELOPER. THE DEVELOPER FURTHER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, A PRIVATE, PERPETUAL NON–EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL SUBDIVIDED LOTS, INCLUDING BUT NOT LIMITED TO ALL AREAS IDENTIFIED ON THE PLAT AS UTILITY EASEMENTS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF UTILITY, AND ALL OTHER NECESSARY FACILITIES. THE FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES, NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS. IT IS ANTICIPATED THAT THE POTABLE WATER, WASTEWATER AND RECLAIMED SYSTEMS (IF ANY) SHALL BE CONSTRUCTED BY THE CDD OR THE DEVELOPER AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM THE CDD OR THE DEVELOPER TO THE COUNTY, AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE COUNTY'S FINAL ACCEPTANCE OF SUCH SYSTEM(S).

DEVELOPER HEREBY RESERVES, DEDICATES, GRANTS AND CONVEYS PERPETUAL, NON–EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL UTILITY EASEMENTS SHOWN OR NOTED HEREIN TO ALL STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI–PUBLIC UTILITIES, SERVICERS AND PROVIDERS, SELECTED AND APPROVED BY THE DEVELOPER, ASSOCIATION AND/OR CDD, FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO THE CDD, ASSOCIATION AND/OR THE OWNERS. THE FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES, NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS. THE OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SURFACE AREAS ON THEIR INDIVIDUAL LOTS NOW OR HEREINAFTER DESIGNATED AS UTILITY EASEMENTS.

DEVELOPER HEREBY RESERVES UNTO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, A NON–EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENTS OVER AND ACROSS THE FRONT, SIDE AND REAR OF ALL LOTS ON THIS PLAT. SAID NON–EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF UNDERGROUND UTILITY CONDUITS AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINE THAT THE DEVELOPER ELECTS TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS, INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONS