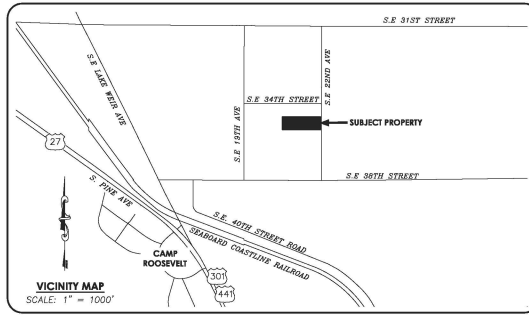


DOUGLAS M. DAWSON SUBDIVISION

A REPLAT OF A PORTION OF LOT 11 DAVIS TILSON LAND, AS RECORDED IN PLAT BOOK E, PAGE 47 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 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.
- BEARINGS ARE ASSUMED BASED ON THE WEST RIGHT OF WAY LINE OF S.E. 22ND AVENUE AS BEING N.00°17'24"W.
- STATE PLANE COORDINATES ARE BASED ON FLORIDA WEST GRID NAD-83 (CORRS94)(EPOCH:2002.0000). BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO THE CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINT 0206. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.
- ANY REFERENCE HEREIN TO OFFICIAL RECORDS BOOKS ARE REFERRING TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE:
 - EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
 - 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.
- 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.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



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.

DESCRIPTION:

A PORTION OF LOT 11, DAVIS TILSON LAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 48 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE S.E. 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 28, N.89°58'28"E., A DISTANCE OF 1295.90 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°02'45"W., A DISTANCE OF 32.18 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.E. 38TH STREET SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF S.E. 22ND AVENUE (BEING A 50 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, N.00°02'45"W., A DISTANCE OF 858.81 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, N.00°17'24"W., A DISTANCE OF 211.50 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N.89°58'38"W., A DISTANCE OF 641.07 FEET; THENCE S.00°14'22"E., A DISTANCE OF 212.04 FEET; THENCE S.89°59'30"E., A DISTANCE OF 641.25 FEET TO THE POINT OF BEGINNING, SAID LANDS BEING 3.12 ACRES MORE OR LESS.

APPROVED WAIVERS:

- 2.17.1 – PRELIMINARY PLAT – APPROVED JUNE 16, 2023
- 6.12.2 – RIGHT OF WAY – APPROVED JUNE 3, 2024
- 6.12.12 – SIDEWALKS – APPROVED JUNE 3, 2024

APPROVAL BY COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:

APPROVED:

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

APPROVAL BY 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
OF MARION COUNTY, FLORIDA
- ATTEST: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT SUSAN PEREZ, ELIZABETH NORTON, AND DOUGLAS L. DAWSON, AS SUCCESSOR CO-TRUSTEES OF THE DOUGLAS M. DAWSON REVOCABLE TRUST AGREEMENT DATED JUNE 4, 1997, FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "DOUGLAS M. DAWSON SUBDIVISION", BEING IN MARION COUNTY, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN. IN WITNESS WHEREOF, SUSAN PEREZ, ELIZABETH NORTON AND DOUGLAS L. DAWSON, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS OWNERS ON THIS _____ DAY OF _____, 2024.

- BY: _____ WITNESS: _____
SUSAN PEREZ, OWNER
PRINTED NAME: _____
- BY: _____ WITNESS: _____
ELIZABETH NORTON, OWNER
PRINTED NAME: _____
- BY: _____ WITNESS: _____
DOUGLAS L. DAWSON, OWNER
PRINTED NAME: _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY SUSAN PEREZ, ELIZABETH NORTON, AND DOUGLAS L. DAWSON AS OWNERS.

- PERSONALLY KNOWN
 PRODUCED IDENTIFICATION

NOTARY PUBLIC _____
STATE OF _____

CLERK OF THE COURTS CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "DOUGLAS M. DAWSON SUBDIVISION" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2024, AS PLATTED 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

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

- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREIN IS MEDIUM DENSITY RESIDENTIAL.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12083G05380, MARION COUNTY, FLORIDA, COMMUNITY NO. 120160, PANEL NO. 05380, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREIN LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREIN SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF MARION COUNTY.
- THIS PLAT CONTAINS 3 LOTS AND 0.00 MILES OF ROAD.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR SERVED 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 TO A LATER DEVELOPMENT REVIEW STAGE.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREIN 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.
- LOTS WITHIN THIS SUBDIVISION SHALL REQUIRE A STORMWATER DRAINAGE DESIGN SITE PLAN IN COMPLIANCE WITH MARION COUNTY LAND DEVELOPMENT CODE STORMWATER MANAGEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. THE SITE PLAN SHALL BE APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THIS SITE IS LOCATED IN THE SILVER SPRINGS PRIMARY SPRINGS PROTECTION ZONE.
- LOTS 1 AND 3 ARE SERVED BY PRIVATE WELLS ON EACH LOT WHEN THESE WELLS THAT ARE IN USE AT THE TIME OF PLATTING FAIL, THE LOTS WILL BE REQUIRED TO CONNECT TO THE CITY OF Ocala WATER CONNECTION AVAILABLE ON SE 22nd AVENUE. WHEN LOT 2 IS PERMITTED FOR DEVELOPMENT, IT WILL BE REQUIRED TO CONNECT TO THE AVAILABLE WATER LINE.
- THE THREE LOTS IN THIS SUBDIVISION SHALL BE SERVED BY A COMMON DRIVEWAY. THE DEVELOPER OF THE SUBDIVISION HAS EXECUTED AN "EASEMENT AND MAINTENANCE COVENANT" RECORDED IN ORD _____ PG _____ TO PROVIDE FOR A SINGLE ACCESS INGRESS/EGRESS AND WATER LINE/WELL EASEMENT. THE COVENANT PROVIDES FOR MAINTENANCE OF THE DRIVEWAY AND WATER LINE/WELLS.
- THE 3 LOTS IN THIS SUBDIVISION ARE SERVED BY PRIVATE SEPTIC SYSTEMS. APPLICATION FOR REPAIR OR INSTALLATION OF NEW SYSTEMS SHALL BE MADE TO DDH-ENVIRONMENTAL HEALTH.

SURVEYOR'S CERTIFICATE:

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

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



DOUGLAS M. DAWSON SUBDIVISION

A REPEAT OF A PORTION OF LOT 11 DAVIS TILSON LAND, AS RECORDED IN PLAT BOOK E, PAGE 47 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA,

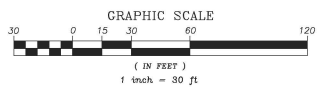
PLAT BOOK _____, PAGE _____
SHEET 2 OF 2



R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471
TEL: 352.369.4477
WWW.RMBARRINEAU.COM
REGINALD M. BARRINEAU, P.S.M. - HOLDER - CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LB 5087

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STATE PLANE COORDINATES			
POINT	NORTHING	EASTING	SCALE FACTOR
????			
(A)	1751864.649	621827.897	0.9994252
(B)	1751653.154	621828.060	0.9994257
(C)	1751655.984	621186.815	0.9994257
(D)	1751868.028	621186.835	0.9994257

- LEGEND:** UNLESS OTHERWISE NOTED
- (A) = STATE PLANE COORDINATE
 - ⊕ = CENTERLINE OF RIGHT OF WAY
 - C.B. = CHORD BEARING
 - O.R.C. = OFFICIAL RECORDS OF MARION COUNTY
 - ⊙ = FOUND RAILROAD SPIKE
 - = FOUND 4" x 4" CONCRETE MONUMENT - MOOREHEAD
 - = SET 4" x 4" CONCRETE MONUMENT - LB 5091

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