



SUBMITTAL SUMMARY REPORT FinalPlat-000699-2026

PLAN NAME: Diamond A	LOCATION: 5101 SW HWY 484 OCALA,
APPLICATION DATE: 04/29/2026	PARCEL: 41200-056-04
DESCRIPTION: Commercial shopping center subdivision - Northwest corner of SW Hwy 484 and SW 49th Court Road in McGinley North Commerce Center PUD in order to develop property.	

CONTACTS	NAME	COMPANY
Applicant	Melinda Clemons	Rogers Engineering & Land Surveying, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	04/30/2026	05/14/2026	05/18/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Kristie Wright	05/14/2026	05/12/2026	Approved
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/14/2026	05/18/2026	Approved
	Fire Marshal (Plans) (Fire)	Anthony Marino	05/14/2026	04/30/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	05/14/2026	05/17/2026	Requires Re-submit
<i>Corrections</i>	2.12.4.L - DRI/FQD Compliance Note? (Resolved) - Corrective Action: N/A – Not a DRI. - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS [SITE PLAN/SUBDIVISION PLAT] IS SUBJECT TO THE TERMS AND CONDITIONS OF THE [PROJECT NAME DRI/FQD] DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."				
<i>Corrections</i>	2.12.10 - Easement (Not Resolved) - Corrective Action: INFO – Staff notes the plat creates a series of access, drainage, and utility easements that are further illustrated on Sheet 3 of 4. Deferring any further comments to other reviewing offices. - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.				
<i>Corrections</i>	2.12 - Lot area & lot width (Resolved) - Corrective Action: YES – Lot & tract dimensions and area acreage listed on Sheet 2 of 4. - 2.12 - Lot area & lot width: Provide area and width of each lot in the site data table and show them on the plan.				
<i>Corrections</i>	6.3.1.C(15)(j) - Sustainable Ag land statement (Not Resolved) - Corrective Action: NO – The off-site portion of PID# 41200-056-00 qualifies as Sustainable Ag Land and must be designated as such by the plat and the plat must include the corresponding plat note [LDC Section 6.3.1.C(15)(j)] - 6.3.1.C(15)(j) - Sustainable Ag land statement: If applicable, the contiguous sustainable agricultural land statement shall be provided.				
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - Corrective Action: NO – 1) Correct ALL of the plat sheets, particularly Sheet 4, to show the full extension of the CR 475A Overlay Buffer along the site's full SW 49th Court Road frontage, as required by the site's PUD approval (Page 5 of the PUD Approval Letter provided in the application's attached documents) and as depicted on the project's Preliminary Plat (AR 31953) Sheet No. 03.01. 2) The plat indicates a SECO Easement will overlay the required CR 475A Buffer; this is inconsistent with LDC requirements. If such an overlay was authorized by a LDC Waiver, that waiver must be cited on the plan along with any conditions of that waiver approval. Staff is currently unable to verify that such a waiver has been granted. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)				
<i>Corrections</i>	2.12 - Development Agreements (Not Resolved) - Corrective Action: NO – Revise the Plat to ADD the following note to the Cover Sheet's Advisory Notices: "Development of this property is subject to a Development Agreement, as may be amended from time to time; currently including the following at the time of recording of this plat: Original 2019 - OR Bk/Pg 7110/0001-0067, Amendment 2025 – OR Bk/Pg 8612/1236-1288." - 2.12 - Development Agreements: List of Development Agreements including Marion County Official Record Book and Page.				
<i>Corrections</i>	2.12.22 - Tracts (Not Resolved) - Corrective Action: NO – Revise the plat dedication to state the exact corporate name of the cite "Association" [LDC Section 6.3.1.D(1)(a)] – The dedication's initial statement of the name must be the full name, but it may then an alternative reference such as "Association" may then be established to be used through the remainder of the dedication. - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.				
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Not Resolved) - Corrective Action: INFO – Any waivers approved for this Final Plat must be identified including citing the LDC item, DRC action, and DRC condition(s) (if any). - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.				
<i>Corrections</i>	2.12.4 - Zoning Classification-adjacent properties (Not Resolved) - Corrective Action: NO – Revise the plat to indicate the zoning classification of adjacent parcels. - 2.12.4 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.				
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Not Resolved) - Corrective Action: YES – Future land use listed in Cover Sheet Advisory Notice #1. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.				

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	05/14/2026	05/17/2026	Requires Re-submit
<i>Corrections</i>	2.12 - Phases of development (Resolved) - Corrective Action: N/A – Plat is for full project site. - 2.12 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
<i>Corrections</i>	2.12 - Owner and applicant name (Not Resolved) - Corrective Action: INFO/YES - Owner and applicant/surveyor names are provided on the plat Cover Sheet. (Deferring any further comment to OCE for coordination of signatures and recording.) - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
<i>Corrections</i>	2.12.23 - Building lot typicals (Not Resolved) - Corrective Action: NO - REVISE Sheet 2 of 4 to include the “dashed line” representing the boundaries of various easements is included in that page’s LEGEND to clearly indicate the “dashed lines” represent easements and NOT building setback requirements. [Development of the site’s resulting lots is subject to compliance with the Regional Business (B-4) zoning uses and DEVELOPMENT STANDARDS per the site’s PUD approval (Page 4 of the PUD Approval Letter provided in the application’s attached documents.) - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
<i>Corrections</i>	2.12.19 - Dimension & location of site improvement (Resolved) - Corrective Action: YES – Plat identifies DRAs, lift station, and additional Hwy 484 right-of-way. - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
<i>Corrections</i>	2.12 - Rezoning (Not Resolved) - Corrective Action: NO – Revise Cover Sheet Advisory Notice #1 to add the following at the end of the first sentence: “...planned unit development (P.U.D.), REFERENCE ZONING CASE NO. 191107Z; AS A COMMERCIAL SITE UNDER THE PUD, THE SITE IS SUBJECT TO COMPLIANCE WITH THE REGIONAL BUSINESS (B-4) ZONING USES AND DEVELOPMENT STANDARDS.” - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - Corrective Action: YES – Preliminary Plat and Improvements Plans have been completed and approved by DRC/OCE; Improvement Plans are under construction, pending As-Built clearance. Defer any further remarks to OCE. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with Pre-Plat and Improvement Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
<i>Corrections</i>	6.3.1.D(1)(e) - Park dedication statement (Resolved) - Corrective Action: N/A – No formal parks provided. - 6.3.1.D(1)(e) - Park dedication statement: If applicable, Park dedication statement shall be included: "Tracts [identify each tract as appropriate] are dedicated in perpetuity for the [exclusive use and enjoyment of the owners of lots in this subdivision or use and enjoyment of the public, complete accordingly] and shall be the perpetual maintenance obligation of [state exact name of entity or Marion County, Florida, complete accordingly]."			
<i>Corrections</i>	2.12.9 - Existing, proposed & adjacent ROWs (Not Resolved) - Corrective Action: NO – Staff notes the plat dedicates the Tract “F” right-of-way privately to the “association” and an area for additional right-of-way adjacent to SW Hwy 484 “to the public” – the County Surveyor and County Attorney’s Office must verify that the general reference used for the dedication is acceptable, or if that area should be identified as a TRACT “G.”. - 2.12.9 - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.			
<i>Corrections</i>	2.12.4 - Land Use Designation-adjacent properties (Not Resolved) - Corrective Action: NO – Revise the plat to indicate the future land use designation of the adjacent parcels. - 2.12.4 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - Corrective Action: YES - Concurrency deferral statement provided at Cover Sheet Advisory Notice #8. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County’s Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) 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 has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
<i>Corrections</i>	2.12 - Special Use Permits (Not Resolved) - Corrective Action: INFO – The site was the subject of two prior SUPs 030514SU, Resolution No. 03-R-141 and 051107SU, Resolution No. 05-R-544 that have formally expired as staff is unaware of any further extension being granted at this time. - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
<i>Corrections</i>	2.12/4.2 - Building height (Not Resolved) - Corrective Action: N/A – See other zoning comment under item #7. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
<i>Corrections</i>	6.3.1.A - Satisfy sub-title requirements? (Resolved) - Corrective Action: YES – PUD referenced along with S/T/R. - 6.3.1.A - Satisfy sub-title requirements?: Provide applicable sub-title requirements, including but not limited to PUD name, hamlet name, etc.			
<i>Corrections</i>	6.3.1.C(15)(b) - Flood zone determination listed (Resolved) - Corrective Action: YES - Cover Sheet Advisory Note #2 provides flood zone information. - 6.3.1.C(15)(b) - Flood zone determination listed: 6.3.1.C(15)(b) - Lists flood zone determination statement: "According to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Community Panel #[complete accordingly], Marion County, Florida, Dated [complete accordingly], the property described hereon lies in Flood Zone [complete accordingly (X, A, AE, etc.) for all zones applicable to the property]. The flooding limits have been identified here within as currently established at the time of final plat recording. All persons with an interest in the lands described hereon should evaluate current floodplain limits as they may be amended from time to time as determined by FEMA"			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Not Resolved) - Corrective Action: NO – Correct Cover Sheet General Note #10 to identify that the site is the SECONDARY springs protection OVERLAY zone. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - Corrective Action: N/A - Duplicate review comment item. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Not Resolved) - Corrective Action: N/A – See other zoning comment under item #7. - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	05/14/2026	05/17/2026	Requires Re-submit
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - Corrective Action: INFO – Review completed by Chris Rison, Growth Services Planning & Zoning, 352-438-2624. - Additional Growth Services Comments			
<i>Corrections</i>	2.12 - Variances (Not Resolved) - Corrective Action: N/A – No variances are applicable to this property. - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	6.3.1.D(1)(f) - Conservation dedication statement (Resolved) - Corrective Action: N/A – No formal conservation areas provided. - 6.3.1.D(1)(f) - Conservation dedication statement: If applicable, Conservation dedication statement shall be included: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			
<i>Corrections</i>	2.12/4.2 - Lot setback (Not Resolved) - Corrective Action: N/A – See other zoning comment under item #7. - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan. [6.3.1.C(11) - For projects subject to a PUD zoning consistent with Division 4, a summary of the corresponding development standards shall be provided, including one or more typical setback graphics which reflect the standards applicable to the area of the Final Plat.]			
<i>Comments</i>	Revisions required; wavier confirmation required, and if approved, must be referenced on plat. CHRIS RISON, GSPZ; XT 2624.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/14/2026	05/01/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/14/2026	05/14/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	05/14/2026	05/18/2026	Informational
<i>Comments</i>	Title Opinion dated 4/20. Will need to be updated with resubmittal (if applicable) -EMW 05.18.2026			

The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.

Sec.2.19.2.G – Title Certification
All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.

Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec.6.2.1. – Requirements.
Sec.6.2.1.A.
Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.

Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form;

Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order:
Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations:
1. WHEN COVENANTS, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____."

2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"

Sec.6.3.1.D -
The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below:
Sec.6.3.1.D(1) –
All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a name or entity is used within a dedication item, the exact legal name of the entity shall be provided.
Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"
"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"
Sec.6.3.1.D.(b)(1)(2)(3)
Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:
1. For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
2. For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. 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."
3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec.6.3.1.D(c)(1)(2) - Utility Easements, select as appropriate:
1. "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
2. "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

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Sec.6.3.1.D(c)1(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] 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."

Sec.6.3.1.D(f) -

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

Sec.6.3.1.D(2) - Add the appropriate closing.

Sec.6.3.1.D(2)(a) - If corporation:

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its _____ and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____ day of _____, 20_____.

(FULL CORPORATE NAME), a corporation of the State of _____

By: _____

(Signature of president or vice president or chief executive above)

Type Name and Title of Officer (signature must have two (2) witnesses or be under corporate seal).

Sec.6.3.1.D(2)(b) - If individual:

IN WITNESS WHEREOF, (I) (we), (name(s), have hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.

WITNESSES:

_____ (signature)

(Typed name)

Sec.6.3.1.D(2)(c) - Add the acknowledgement (witnesses and notary) of those executing the dedication consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a) -

Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:

Provide the joinder and consent to the dedication by a mortgagee or other party in interest as a direct statement on the Final Plat as follows:

"[MORTGAGEE or PARTY OF INTEREST] CONSENT

The undersigned hereby certifies that it is the holder of (a) mortgage(s), lien(s), or other encumbrance(s) upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage(s), lien(s), or other encumbrance(s) which (is)(are) recorded in Official Record Book _____ at page(s) _____ of the public records of Marion County, Florida, shall be subordinated to the dedication shown hereon."

Sec.6.3.1.D(3)(a)1(a)(b)(c) - Provide the appropriate closing.

If corporation:

a. IN WITNESS WHEREOF, The said Corporation has caused the presents to be signed by its _____ and its Corporate Seal to be affixed hereon by and with the authority of its Board of Director this _____ day of _____, 20_____.

(Full Corporate Name), A Corporation of the State of _____

By (Signature of President Vice President or Chief Executive Officer)

(Typed name and title of Officer)

(AFFIX CORPORATE SEAL) or have two witnesses as listed in Item 2 below. b.

b. If individual: IN WITNESS WHEREOF, (I) (We), _____ Do hereunto set (my) (our) hand(s) and seal(s) this _____ day of _____, 20_____.

WITNESSES (repeat signature below as necessary for each owner).

(Signature)

(Typed name)

c. Add the acknowledgment (witnesses and notary) of those executing the Mortgagee or party of interest consent consistent with § 689.01 FS.

Sec.6.3.1.D(3)(a)2(a)(b)(c) -

Provide the joinder and consent as a separate instrument joining in and ratifying the plat and all dedications thereon, in accordance with § 177.081 FS, as follows:

a. The final plat and the separate instrument(s) shall be recorded within the Marion County Public Records concurrently and include coordinated references between the documents as provided in following Section 6.3.1.D(3)(a)2.b and c.

b. The following statement shall be placed on the final plat: "A separate instrument(s) serving as joinder and consent for a mortgagee or other party of interest to the Plat depicted hereon has been separately filed and recorded in the Marion County Public Records Official Record Book (enter number), pages (enter number) to (enter number)," as assigned by the Clerk of the Court's Office.

c. The separate instrument shall utilize the same general form as provided in Section 6.3.1.D(3)(a)1(a) above and shall include the final plat's official name as listed on the final plat and include a blank entry reference for the Marion County Public Records Plat Book and Page(s) as assigned by the Clerk of the Court's Office.

Sec.6.3.1.F. - The following supporting documentation shall also be provided as appropriate:

Sec.6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development.

Sec.6.3.1.F(2) - For a subdivision with privately dedicated improvements, a copy of the completed and filed documents demonstrating the private entity is properly established, operating, and eligible to be responsible for the improvements so dedicated to the association. In the case of an entity previously created and encompassing the proposed subdivision, documents demonstrating the continued establishment of the entity and its acceptance of responsibility for the improvements to be conveyed shall be required;

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Sec.6.3.1(F)(3) - A copy of the final protective covenants and deed restrictions, where such covenants and restrictions are required or established by the applicant, in a form to be recorded and cross-referenced to the submitted Final Plat. In the case where covenants and restrictions are previously recorded and applicable to a proposed subdivision, a copy of the effective covenants and deed restrictions shall also be provided;

Sec.6.3.1(F)(4)(a)(b)(c)- A certificate of title demonstrating the following:

- a. The lands as described and shown on the plat are in the name of, and apparent record title is held by, the person, persons, or organizations executing the dedication;
- b. That all taxes have been paid on said property as required by § 197.192 FS, as amended; and
- c. The official record book and page number of all mortgages, liens, or other encumbrances against the land, and the names of all persons holding an interest in such mortgage, lien or encumbrance.

The title certification shall be an opinion of a Florida attorney-at-law or the certification of an abstract or title insurance company licensed to do business in Florida. The County reserves the right to require that the title certification be brought current at the time of Final Plat approval.

Sec.6.3.1.F(5) - When required in conjunction with an Improvement or Maintenance Agreement, an itemized cost estimate prepared and certified by the developer's engineer including the cost of construction of all required improvements in the following form:

"CERTIFICATE OF COST ESTIMATE

I, _____, A Florida registered engineer, License No. _____, do hereby certify to Marion County that a cost estimate has been prepared under my responsible direction for those improvements itemized in this exhibit and that the total cost estimate for said improvements is \$ _____. This estimate has been prepared, in part, to induce approval by the County of a Final Plat for the _____ Subdivision, and for the purpose of establishing proper surety amounts associated therewith.

(Signature)
(Name, Florida Registered Engineer
License No. _____)"
(AFFIX SEAL)

OCE Stormwater (Permits & Plans) (Office of the County Engineer) Alexander Turnipseed 05/14/2026 05/01/2026 Requires Re-submit

Corrections 2.12.22 - Stormwater Tract/Right-of-Way (**Not Resolved**) - Please label the area (in square feet) of all parcels being created by this plat.

Corrections Additional Stormwater comments (**Not Resolved**) - Info: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

OCE Survey (Plans) (Office of the County Engineer) Theresa Smail 05/14/2026 05/14/2026 Approved

OCE Traffic (Permits & Plans) (Office of the County Engineer) Chris Zeigler 05/14/2026 05/17/2026 Requires Re-submit

Corrections 6.11.4 - Access management (**Not Resolved**) - **Corrective Action:** Tract "F" should extend to the northern limits of the plat to provide access to Lots 8 and 9. - 6.11.4 - Access management: Access management shall be provided in accordance with Section 6.11.4 and 6.11.5

Corrections 6.11.4 - Access management (**Not Resolved**) - **Corrective Action:** Note 5 also needs to include SW 49th Avenue Road. - 6.11.4 - Access management: Access management shall be provided in accordance with Section 6.11.4 and 6.11.5

Utilities (OCE Plans) (Utilities) Heather Proctor 05/14/2026 05/14/2026 Approved

Corrections 7.2.16 Lift Station (**Resolved**) - **Corrective Action:** Tract B is dedicated to Marion County Utilities for a Public Lift Station. Dedication is stated on sheet 1. - 7.2.16 Lift Station: 50'x50' tract for future lift station dedication shown

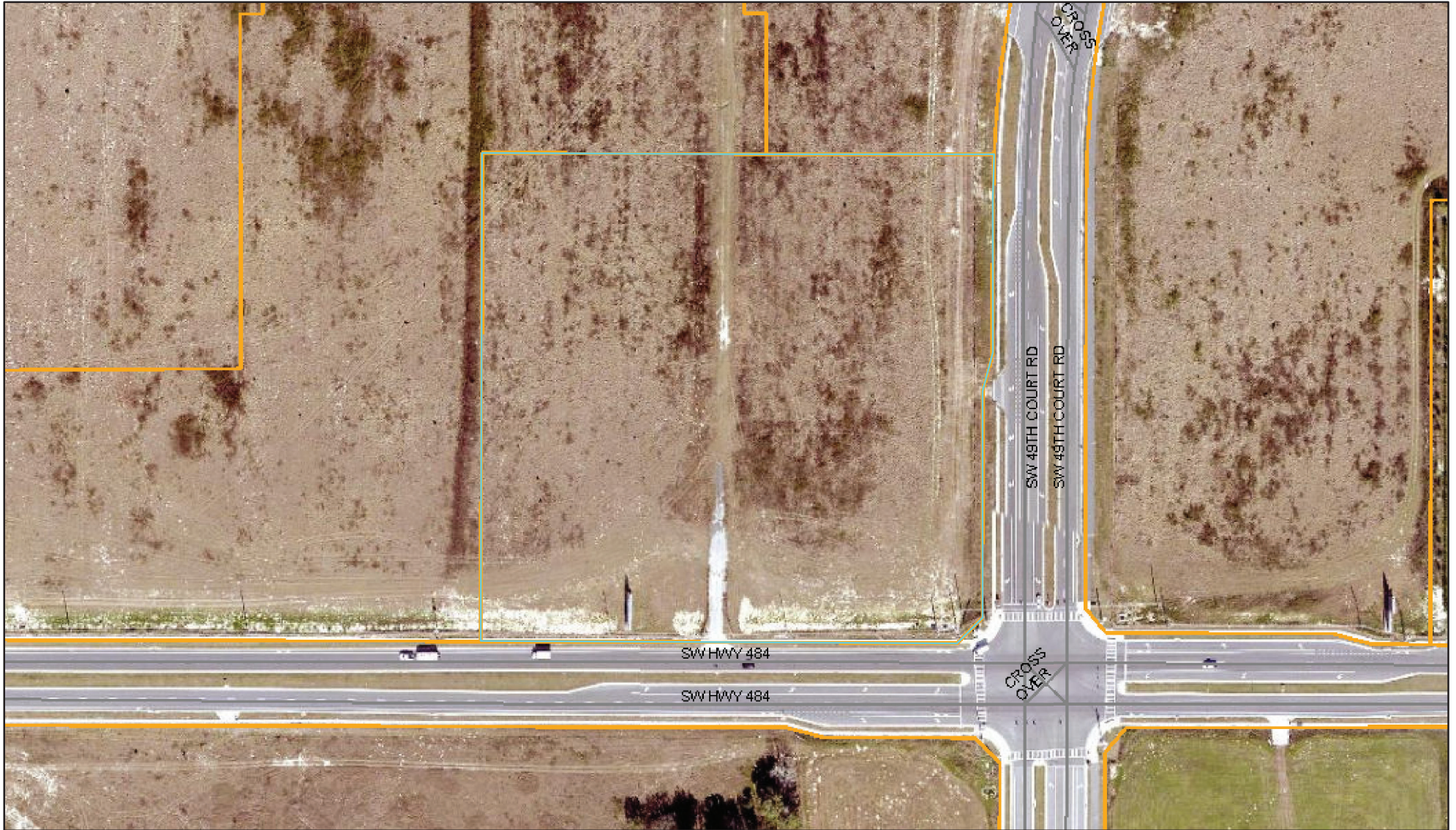
Corrections Review Fee as applicable (per Resolution) (**Resolved**) - **Corrective Action:** \$130.00 - Review Fee as applicable (per Resolution): MCU review fee for this submittal

Comments The project is within the Marion County Utilities service area and is connecting to water and sewer. Major Site Plan 31954.

- eREVIEW SESSION FILES:**
- Articles 1-28-25_v1.pdf
 - Bylaws 1-9-25_v1.pdf
 - Declarations 6-15-25_v1.pdf
 - DIAMOND A BOUNDARY SURVEY_digitally signed.pdf
 - DIAMOND A PLAT SET.pdf
 - Joinder and Consent - McGinley (with 484 Docs) 4-28-26.pdf
 - Joinder and Consent - McGinley (with Coyote Docs) 4-28-26.pdf
 - Joinder and Consent - McGinley 4-28-26.pdf
 - Joinder and Consent -MidFlorida 4-28-26.pdf
 - Plat Letter-FL Revised.pdf

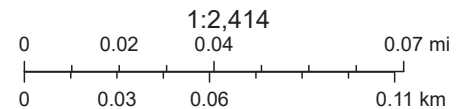
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Alexander	Area needs to be identified in SF	05/01/2026 12:12	PMDIAMOND A PLAT SET.pdf	2
Chris Zeigler	30'-0"	05/17/2026 7:58	PMDIAMOND A PLAT SET.pdf	2
Chris Zeigler	60'-0"	05/17/2026 7:58	PMDIAMOND A PLAT SET.pdf	2
Chris Zeigler	60'-0"	05/17/2026 7:58	PMDIAMOND A PLAT SET.pdf	2

ArcGIS Web Map



6/24/2026, 8:12:22 AM

- Marion County
- Streets
- Aerial 2024
- Parcels
- Green: Band_2
- Blue: Band_3
- Red: Band_1



Marion County BOCC, Marion County Property Appraiser



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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 06/23/2026 Parcel Number(s): _____ Permit Number: 000699-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Diamond A 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): Diamond A LLC
Signature: Matt Fabian
Mailing Address: P.O. Box 772169 City: Ocala
State: Florida Zip Code: 34477 Phone # 352-427-2320
Email address: rkrogers@rogerseng.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): Rogers Engineering and Land Surveyin Contact Name: Melinda Clemons
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala
State: Florida Zip Code: 34471 Phone # 352-622-9214
Email address: mclemons@rogerseng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Sec. 6.8.6(i) Plantings in buffers shall not conflict with utilities.
Reason/Justification for Request (be specific): _____
The recently recorded SECO easement along the SW HWY 484 frontage was not discovered until the title work was done for the Opinion of Title that accompanies the Final Plat approval. The proposed 20 ft wide Utility Easement along the SW 49th Court Road frontage was required by SECO for their facilities that were recently installed along (con't)

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____

CLEAR FORM



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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): the full length of this right-of-way, including the lands north of the shopping center. All of SECO's facilities are located in the rear 5 feet of both easements, with the exception of their facilities serving the signalized intersection. We have confirmed that the proposed buffer plantings will not be in conflict with the electric utilities at both buffer locations. (con't)

Section & Title of Code (be specific) _____ Approval is requested to permit the required 20 feet Utility Easement
Reason/Justification for Request (be specific): and the CR475A Overlay Buffer to overlap, allowing both requirements to be satisfied within the same 20 feet wide area. [REDACTED]

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

From: [Velasco, Alejandro](#)
To: [Matt Fabian](#)
Cc: [Rodney Rogers](#); [Harvey Vandeven](#)
Subject: RE: Diamond A Easement/Buffer
Date: Tuesday, June 23, 2026 2:44:47 PM

Yes this is correct.

Alejandro Velasco | Project Engineer Supervisor | E: Alejandro.Velasco@secoenergy.com | O: 352-569-9647 | C: 352-661-0479

From: Matt Fabian <mattpfabian@gmail.com>
Sent: Tuesday, June 23, 2026 2:35 PM
To: Velasco, Alejandro <alejandro.velasco@secoenergy.com>
Cc: Rodney Rogers <rkrogers@rogerseng.com>; Harvey Vandeven <harvey.vandeven@gmail.com>
Subject: Diamond A Easement/Buffer

CAUTION: This email originated from outside SECO Energy. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Alejandro - Just so that I don't misrepresent what we just discussed, can you please confirm that you are comfortable with the below statement?

SECO is willing to allow the Developer to use the 20' easement for the buffer required, as long as SECO is guaranteed access to the underground utilities?

We will do our best to plant the shade trees required on the front of the 20' easement to ensure that we stay far enough away from your utilities.

Thanks.

Matt Fabian
352.239.0683
Proverbs 21:5

RESUBMIT

DIAMOND A

A PLANNED UNIT DEVELOPMENT

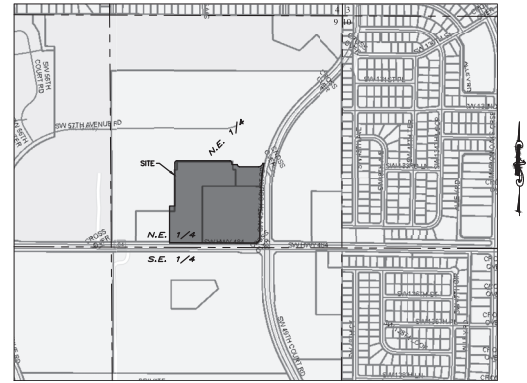
A PORTION OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

ADVISORY NOTICE:

- THE CURRENT FUTURE LAND USE DESIGNATION FOR THE PROPERTY DESCRIBED HEREON IS EMPLOYMENT CENTER AND THE ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS PLANNED UNIT DEVELOPMENT (P.U.D.). ALL ADJACENT PROPERTIES HAVE, AS OF THE DATE OF THIS PLAT, THE FUTURE LAND USE DESIGNATION OF EMPLOYMENT CENTER AND THE ZONING CLASSIFICATION OF P.U.D. LOT OWNERS SHOULD BE ADVISED THAT THESE ARE SUBJECT TO CHANGE AT ANY TIME.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120160, PANEL 0715, SUFFIX B, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD). ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOOD ZONE DESIGNATIONS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.
- DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR FLORIDA CROSSROADS COMMERCE PARK NORTH AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE BEING FILED IN OFFICIAL RECORDS BOOK _____ PAGE _____ PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE ARE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ALL LOTS/TRACTS SHOWN HEREON, EXCEPT FOR LOT 1, SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO S.W. HIGHWAY NO. 484, EXCEPT FOR LOT 1, IS PROHIBITED.
- THIS PLAT CONTAINS 10 LOTS, 6 TRACTS AND 1356 FEET OF ROAD RIGHTS-OF-WAY.
- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS "DIAMOND A" PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE "DEVELOPMENT AGREEMENT CONCERNING CONCURRENCY AND IMPACT FEE CREDITS FOR FLORIDA CROSSROADS COMMERCE PARK PHASE TWO" PER MARION COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 10.6.1, AS MAY BE AMENDED FROM TIME TO TIME INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AS MAY BE APPLICABLE, RECORDED IN OFFICIAL RECORDS BOOK 8612, PAGE 1236, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- 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, 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 OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY THE 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.
- ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
 - 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.

GENERAL NOTES:

- THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS PREPARED BY THIS FIRM, DATED APRIL 2026, PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
- FIELD MEASURED BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES AND LABELS HEREON. ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES IN THESE UTILITY EASEMENTS (INCLUDING ELECTRIC, TELECOMMUNICATIONS AND NATURAL GAS).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO ALLOW 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, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- DRAINAGE EASEMENTS SHOWN HEREON ARE RESERVED FOR THE INSTALLATION AND OPERATION OF STORMWATER DRAINAGE INFRASTRUCTURE AND SHALL BE MAINTAINED BY THE FLORIDA CROSSROADS COMMERCE PARK NORTH PROPERTY OWNER'S ASSOCIATION, INC.
- THE CONSTRUCTION, MAINTENANCE AND EASEMENT AGREEMENT, RECORDED IN O.R.B. 7916, PAGE 1088, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, PROVIDES EASEMENTS THAT ARE NOT ACCURATELY PLOTTABLE OVER THE PROPERTY BEING PLATTED AND LOT OWNERS SHOULD RELY ON THE EXHIBITS WITHIN THE DOCUMENT.
- THE FOLLOWING DOCUMENTS ARE APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN HEREON, BUT DO NOT REPRESENT A SURVEY OR PLAT MATTER:
 - DEVELOPMENT AGREEMENT RECORDED IN O.R.B. 7110, PAGE 1;
 - ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R.B. 7668, PAGE 628;
 - DEVELOPER'S AGREEMENT FOR SW 57th AVENUE ROAD RECORDED IN O.R.B. 8522, PAGE 1731;
 - DEVELOPMENT AGREEMENT RECORDED IN O.R.B. 8612, PAGE 1236;
 - MEMORANDUM OF LEASE RECORDED IN O.R.B. 8734, PAGE 381;
 - MEMORANDUM OF LEASE RECORDED IN O.R.B. 8734, PAGE 399;
 - MORTGAGE RECORDED IN O.R.B. 7341, PAGE 1236;
 - COLLATERAL ASSIGNMENT OF LEASES RENTS AND PROFITS RECORDED IN O.R.B. 7348, PAGE 1293;
 - CORRECTIVE MORTGAGE RECORDED IN O.R.B. 7367, PAGE 1895;
 - CORRECTIVE COLLATERAL ASSIGNMENT OF LEASES RENTS AND PROFITS RECORDED IN O.R.B. 7367, PAGE 1922;
 - MORTGAGE MODIFICATION RECORDED IN O.R.B. 7916, PAGE 785;
 - WRAPAROUND PURCHASE MONEY MORTGAGE DEED RECORDED IN O.R.B. 7916, PAGE 826; AND
 - NOTICE OF LIMITATION RECORDED IN O.R.B. 7916, PAGE 826; AND
 - MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT RECORDED IN O.R.B. 8969, PAGE 1141.
- 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 INFRASTRUCTURE IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER SYSTEMS OWNED AND MAINTAINED BY MARION COUNTY UTILITIES.
- PROPERTY IS LOCATED WITHIN THE PRIMARY ZONE OF THE SPRINGS PROTECTION ZONE.
- FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE IS PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
- THE MARION FRIENDLY LANDSCAPE AREAS (MLA), AS SHOWN ON THE SUBDIVISION IMPROVEMENT PLAN, ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME, IRRIGATION, NON-DROUGHT TOLERANT PLANTS AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- THE LANDSCAPE BUFFERS AND SETBACKS SHOWN HEREON ARE CURRENT AS OF THE DATE OF THIS PLAT. LOT OWNERS SHOULD BE ADVISED THESE MAY BE CHANGED BY FUTURE AMENDMENTS TO THE LAND DEVELOPMENT CODE.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- A SEPARATE INSTRUMENT, SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTIES' INTEREST TO THE PLAT DEPICTED HEREON, HAS BEEN SEPARATELY FILED AND RECORDED IN OFFICIAL RECORD BOOK _____ PAGE(S) _____ PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS ASSIGNED BY THE CLERK OF THE COURT'S OFFICE.



LOCATION MAP

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEPARTING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N00°11'33"E ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 60.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF S.W. HIGHWAY NO. 484 (WIDTH VARIES); COMMENCING SAID WEST LINE, PROCEED S89°44'31"E ALONG SAID RIGHT-OF-WAY LINE, 700.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTH, 411.64 FEET; THENCE EAST, 60.00 FEET; THENCE NORTH, 483.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 39.27 FEET (CHORD BEARING AND DISTANCE OF N45°00'00"E, 35.36 FEET); THENCE EAST, 591.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 39.27 FEET (CHORD BEARING AND DISTANCE OF S45°00'00"E, 35.36 FEET); THENCE SOUTH, 18.02 FEET; THENCE EAST, 60.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, 39.27 FEET (CHORD BEARING AND DISTANCE OF S45°00'00"E, 35.36 FEET); THENCE EAST, 214.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 78°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 68.07 FEET (CHORD BEARING AND DISTANCE OF N02°00'00"E, 62.93 FEET); THENCE S27°00'00"E, 13.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 49th COURT ROAD (WIDTH VARIES); SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1492.00 FEET AND A CENTRAL ANGLE OF 11°44'09"; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, 305.61 FEET (CHORD BEARING AND DISTANCE OF S06°07'46"W, 305.07 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S00°15'42"W, 206.04 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S14°50'10"W, 51.66 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S00°15'42"W, 301.03 FEET; THENCE CONTINUE ALONG A DEVIATION IN SAID RIGHT-OF-WAY LINE S45°15'42"W, 46.70 FEET TO A POINT ON A FORESBAD NORTH RIGHT-OF-WAY LINE OF S.W. HIGHWAY NO. 484; THENCE N89°44'31"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 981.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.56 ACRES, MORE OR LESS.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREON 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.

SHEET 2 CONTAINS: THE PLAT MAP
SHEET 3 CONTAINS: EASEMENT DETAILS
SHEET 4 CONTAINS: 20' WIDE 475A OVERLAY BUFFER EASEMENT DETAIL

CERTIFICATE OF APPROVAL BY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY, THAT ON THIS _____ DAY OF _____ 20____, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA.

BY: _____
COUNTY ADMINISTRATOR, or
DESIGNATED ADMINISTRATIVE OFFICIAL

ATTEST:

BY: _____
GREGORY C. HARRELL
CLERK OF COURT

OWNERS ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DIAMOND A, LLC, A Florida Limited Liability Company AND 484 ROAD RUNNER RESOURCES, LLC, A Florida Limited Liability Company, AS FEE SIMPLE OWNERS OF THE LAND DESCRIBED HEREON AND LOCATED IN MARION COUNTY, FLORIDA, HAVE CAUSED SAID LANCES TO BE SURVEYED AND PLATTED AS "DIAMOND A", AND HEREBY RESERVES FEE TITLE TO THE LOTS AND DOES HEREBY DEDICATE AS FOLLOWS:

THE TRACTS SHALL BE CONVEYED AND THE EASEMENTS SHALL BE GRANTED BY THE OWNERS TO THE FOLLOWING ENTITIES BY THIS PLAT FOR THE PURPOSES STATED:

TRACT "A" IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE "ASSOCIATION" FOR A DRAINAGE RETENTION AREA FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

TRACT "B" IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY MARION COUNTY UTILITIES FOR A SANITARY SEWER LIFT STATION FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION.

TRACTS "C", "D", AND "E" ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE "ASSOCIATION" FOR DRIVEWAYS AND ACCESS, DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED OVER SAID TRACTS FOR INGRESS & EGRESS BY THE PUBLIC, DRAINAGE CONVEYANCE SYSTEMS SERVING THE DRIVEWAYS AND LOTS, AND PUBLIC OR PRIVATE UTILITIES.

TRACT "F" IS HEREBY DEDICATED AND SHALL BE MAINTAINED BY THE "ASSOCIATION" FOR A PRIVATE ROADWAY (S.W. 53rd AVENUE), AND ACCESS, DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED OVER SAID TRACT FOR INGRESS & EGRESS BY THE PUBLIC, DRAINAGE CONVEYANCE SYSTEMS SERVING THE ROADWAY, AND PUBLIC OR PRIVATE UTILITIES.

THE BOARD OF COUNTY COMMISSION AND MARION COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF THE SUBDIVISION IMPROVEMENTS, BUT ARE GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE PRIVATE DRAINAGE RETENTION AREA (TRACT "A") IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED AT RISK.

THE ADDITIONAL RIGHT-OF-WAY ADJACENT TO S.W. HIGHWAY NO. 484 AND S.W. 49th COURT ROAD, AS SHOWN ON THE ATTACHED PLAT, ARE HEREBY DEDICATED TO THE GENERAL PUBLIC FOR THE PERPETUAL USE AND BENEFIT OF THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.

THE SHARED CROSS ACCESS EASEMENT SHOWN ON LOT 1 IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC, AND MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF THE OWNER OF LOT 1.

ALL UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED PUBLICLY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.

IN WITNESS WHEREOF HARVEY W. VANDEVEN, AS MANAGER, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____ 20____.

WITNESS #1: _____ OWNER/DEVELOPER:
DIAMOND A, LLC, A Florida Limited Liability Company

SIGNATURE _____

PRINT NAME _____ HARVEY W. VANDEVEN, MANAGER

WITNESS #2: _____

SIGNATURE _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 20____ BY HARVEY W. VANDEVEN, AS MANAGER.

NAME: _____ (PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

PERSONALLY KNOWN
OR

PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

IN WITNESS WHEREOF RICHARD W. MCGINLEY, AS MANAGER, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____ 20____.

WITNESS #1: _____ OWNER/DEVELOPER:
484 ROAD RUNNER RESOURCES, LLC, A Florida Limited Liability Company

SIGNATURE _____

PRINT NAME _____ RICHARD W. MCGINLEY, MANAGER

WITNESS #2: _____

SIGNATURE _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ 20____ BY RICHARD W. MCGINLEY, AS MANAGER.

NAME: _____ (PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

PERSONALLY KNOWN
OR

PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

SURVEYOR'S CERTIFICATION:

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, 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.

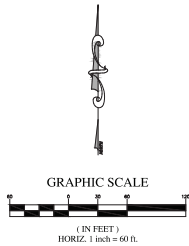
PREPARED BY:

ROGERS ENGINEERING & LAND SURVEYING

DIAMOND A

A PLANNED UNIT DEVELOPMENT

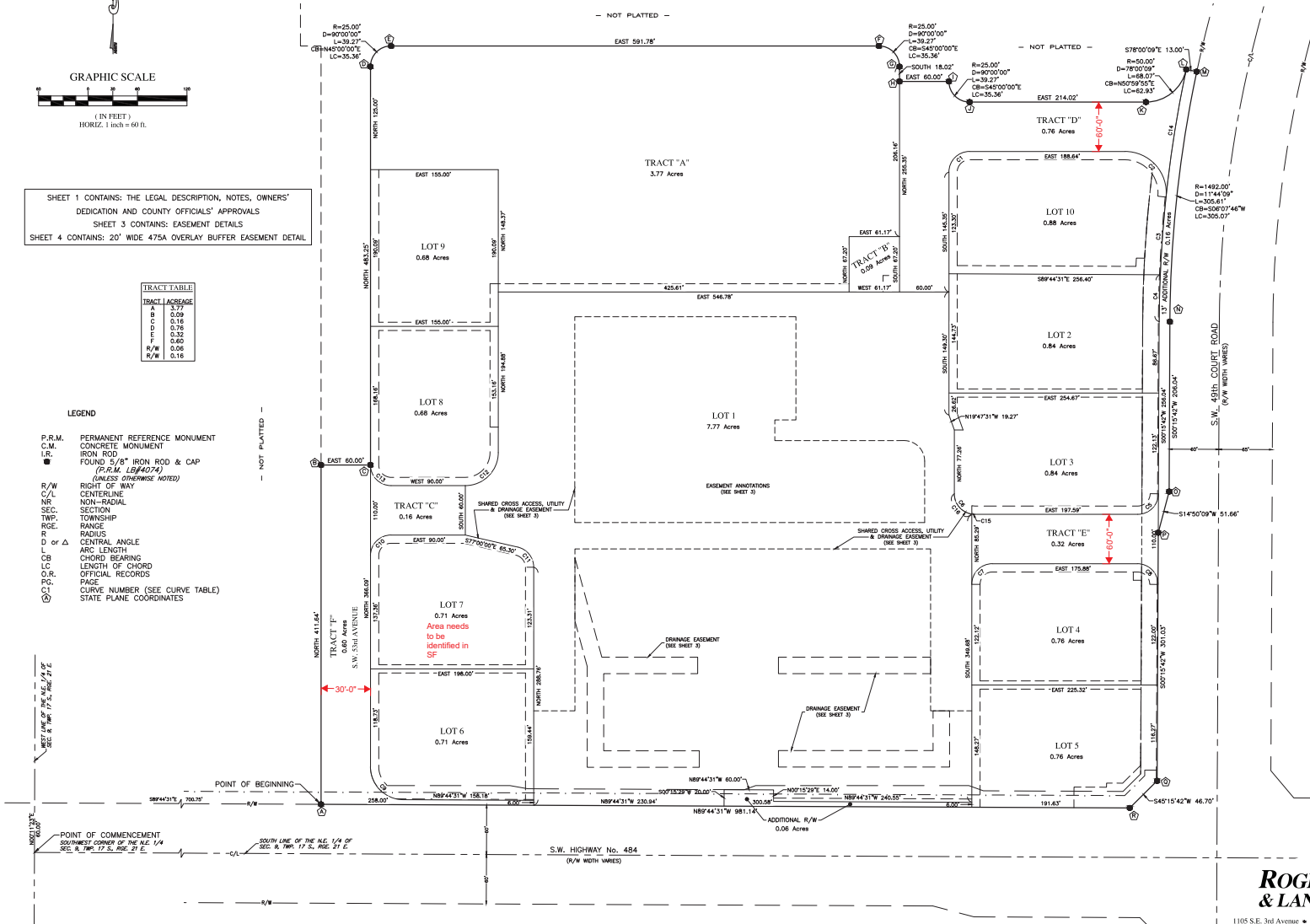
A PORTION OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 1 CONTAINS: THE LEGAL DESCRIPTION, NOTES, OWNERS' DEDICATION AND COUNTY OFFICIALS' APPROVALS
SHEET 3 CONTAINS: EASEMENT DETAILS
SHEET 4 CONTAINS: 20' WIDE 475A OVERLAY BUFFER EASEMENT DETAIL

TRACT TABLE	
A	3.77
B	0.09
C	0.16
D	0.76
E	0.32
F	0.60
R/W	0.06
R/W	0.16

- LEGEND**
- P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - IR. IRON ROD
 - FOUND 5/8" IRON ROD & CAP (P.R.M. LB#4074) (UNLESS OTHERWISE NOTED)
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - NR NON-RADIAL
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - R. RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R. OFFICIAL RECORDS
 - PG. PAGE
 - CT CURVE NUMBER (SEE CURVE TABLE)
 - STATE PLANE COORDINATES



STATE PLANE COORDINATES			
N	1705902.1752	E	589453.3316
N	1706113.8180	E	589453.3312
N	1706113.8180	E	589513.3313
N	1706795.0677	E	589513.3313
N	1706822.0677	E	589508.3313
N	1706822.0677	E	590130.1139
N	1706797.0677	E	590125.1139
N	1706779.0474	E	590208.1107
N	1706786.5487	E	590208.1107
N	1706794.0474	E	590454.1289
N	1706793.6540	E	590454.1289
N	1706790.9517	E	590454.1289
N	1706487.6236	E	590482.2376
N	1706487.6236	E	590482.2376
N	1706231.6514	E	590482.2376
N	1705930.6246	E	590467.6352
N	1705897.7554	E	590434.4644

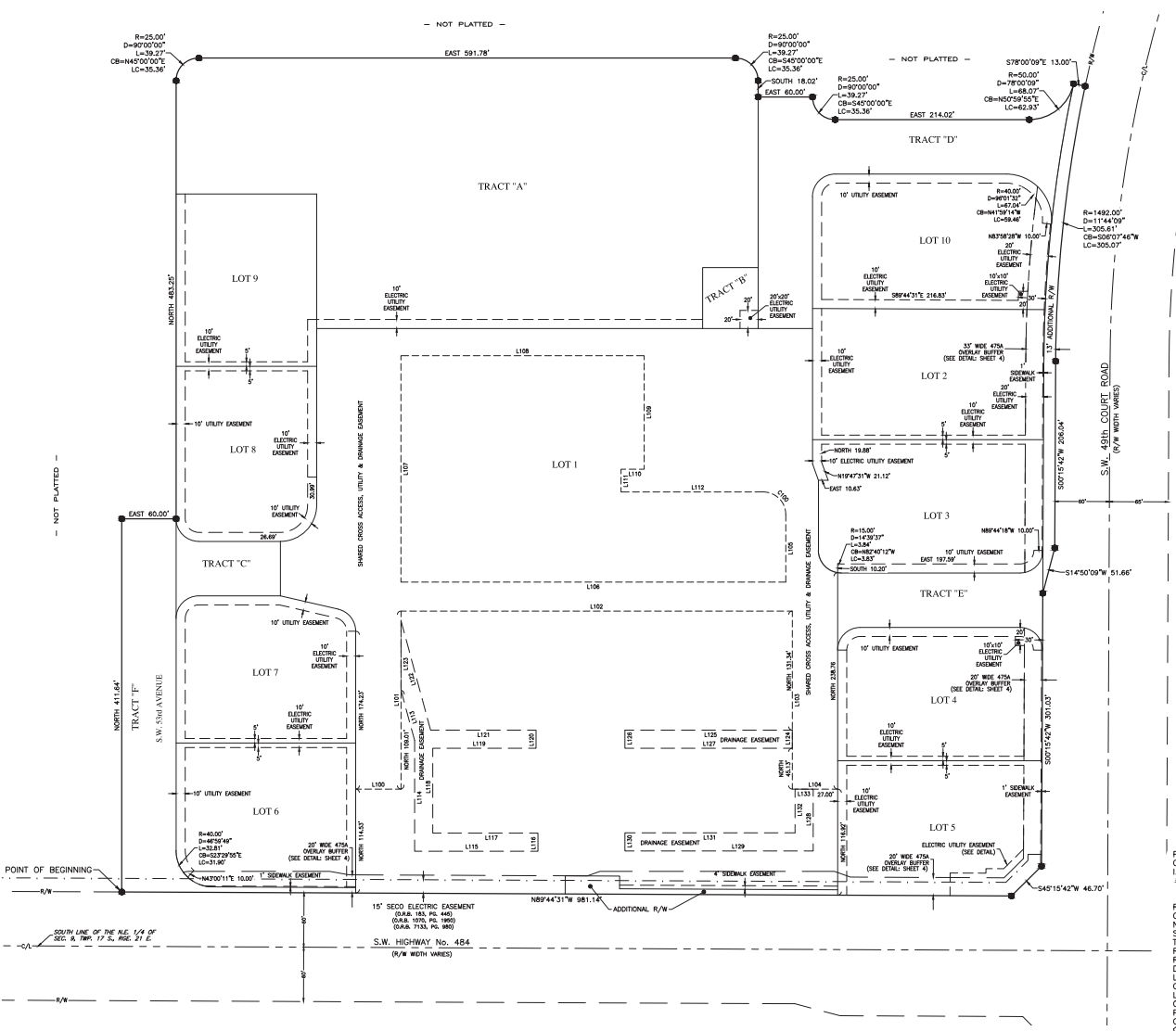
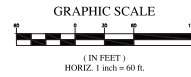
CURVE TABLE						
CURVE #	R	Δ	L	CB	LC	
C1	25.00'	90°00'00"	39.27'	S48°00'00"W	26.36'	
C2	50.00'	90°00'00"	78.54'	S48°00'00"W	52.72'	
C3	100.00'	107°30'48"	84.48'	S41°30'38"W	84.48'	
C4	100.00'	107°30'48"	84.48'	S17°03'43"W	84.48'	
C5	25.00'	90°00'00"	39.27'	S48°00'00"W	26.36'	
C6	25.00'	90°00'00"	39.27'	S48°00'00"W	26.36'	
C7	25.00'	90°00'00"	39.27'	S48°00'00"W	26.36'	
C8	25.00'	90°00'00"	39.27'	S48°00'00"W	26.36'	
C9	40.00'	89°44'51"	42.80'	S48°00'00"W	36.44'	
C10	25.00'	90°00'00"	39.27'	S48°00'00"W	26.36'	
C11	25.00'	177°00'00"	33.60'	N28°00'00"W	31.17'	
C12	40.00'	90°00'00"	50.88'	S48°00'00"W	46.87'	
C13	25.00'	90°00'00"	39.27'	S48°00'00"W	26.36'	
C14	100.00'	107°30'48"	84.48'	S9°02'42"W	136.79'	
C15	25.00'	90°00'00"	39.27'	S48°00'00"W	26.36'	
C16	25.00'	81°03'57"	35.46'	S40°57'58"W	26.96'	

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DIAMOND A

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MARION COUNTY, FLORIDA

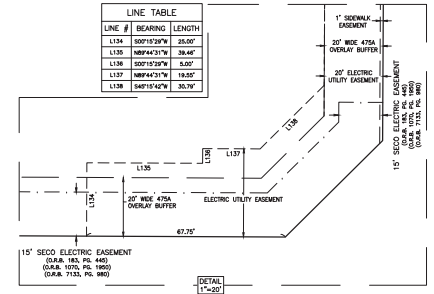


LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L100	N80°00'00"E	50.00'	L117	N80°00'00"E	118.50'
L101	N80°00'00"E	198.47'	L118	N80°00'00"E	83.50'
L102	N80°00'00"E	431.21'	L119	N80°00'00"E	113.58'
L103	S80°00'00"E	198.47'	L120	N80°00'00"E	20.00'
L104	N80°00'00"E	85.00'	L121	N80°00'00"E	116.31'
L105	S80°00'00"E	74.41'	L122	N19°37'35"W	124.85'
L106	S80°00'00"E	424.45'	L123	S80°00'00"E	76.64'
L107	N80°00'00"E	188.84'	L124	N80°00'00"E	20.00'
L108	N80°00'00"E	288.32'	L125	N80°00'00"E	184.59'
L109	S80°00'00"E	125.20'	L126	S80°00'00"E	20.00'
L110	N80°00'00"E	25.51'	L127	N80°00'00"E	124.50'
L111	S80°00'00"E	25.13'	L128	N80°00'00"E	48.14'
L112	N89°37'47"E	156.72'	L129	N80°00'00"E	207.29'
L113	N19°37'35"W	87.13'	L130	S80°00'00"E	20.00'
L114	S80°00'00"E	122.20'	L131	N80°00'00"E	89.20'
L115	N80°00'00"E	136.00'	L132	S80°00'00"E	48.14'
L116	N80°00'00"E	20.00'	L133	N80°00'00"E	20.00'

CURVE #	R	Δ	L	CB	LC
C100	25.00'	80°02'13"	38.20'	S45°01'00"E	25.37'

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SHEET 2 CONTAINS: THE PLAT MAP
SHEET 3 CONTAINS: 20' WIDE 475A OVERLAY BUFFER EASEMENT DETAIL

LINE #	BEARING	LENGTH
L134	S89°15'33"W	25.00'
L135	N89°43'17"W	34.44'
L136	S89°15'33"W	0.00'
L137	N89°43'17"W	19.20'
L138	S45°15'12"W	30.75'



LEGEND

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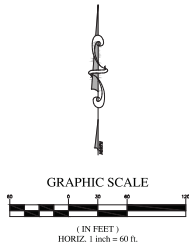
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DIAMOND A

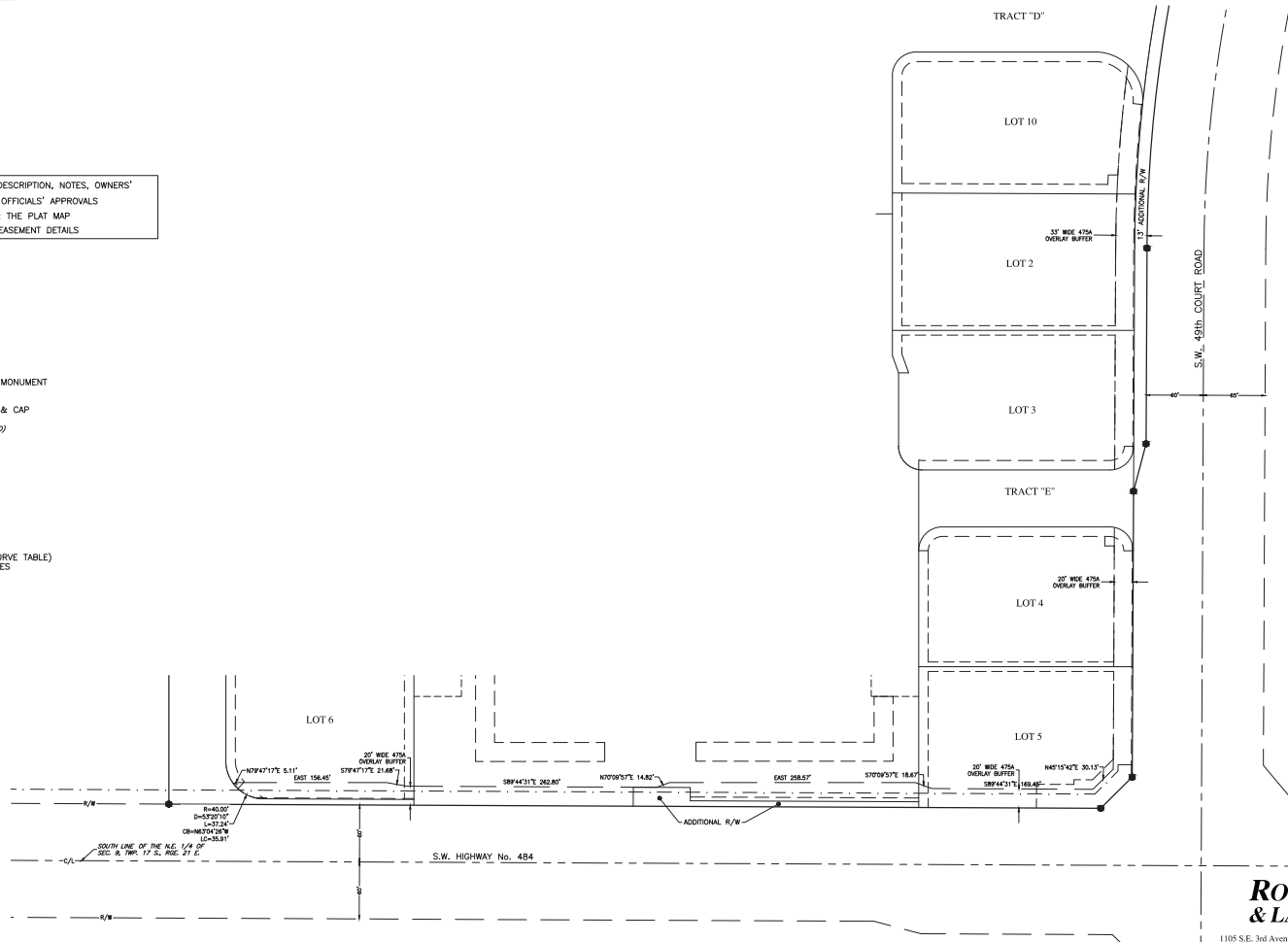
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