

May 2, 2025

PROJECT NAME: LAKE WEIR-BEACH SECTION PARTIAL REPLAT

PROJECT NUMBER: 2022070167

APPLICATION: FINAL PLAT #29814

- 1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: INFO
REMARKS: 4/11/25 - Due to waiver of preliminary plat and improvement plan, it is understood that a traffic study is being deferred until site plan review.
- 2 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: The subject parcels, 4855-002-000 and 48770-000-00, are located within the Marion County Utility (MCU) service area; however, they are currently outside the standard connection distance for the proposed development. The nearest available MCU water main is approximately 5,800 feet away. Future development or a change in use may require connection to utility services if infrastructure is extended closer to the parcels due to ongoing growth in the area.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.C -Owner and applicants name
STATUS OF REVIEW: INFO
REMARKS: Name, address, phone number, and signature of the owner and applicant (these signatures are not required until the final submittal).
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.C(15)(d) - Legal documents & cross reference book & page
STATUS OF REVIEW: INFO
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:

- 8 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated
STATUS OF REVIEW: INFO
REMARKS: See markup on Lake Weir Beach Plat.
- 9 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.
- 10 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PRM's are set.
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: INFO
REMARKS: Preliminary plat waiver ar 28941
- 12 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.3.1.C(15)(e) - Internal roadways
STATUS OF REVIEW: NO
REMARKS: 4/10/25 - Code requires surveyor note #10 prohibiting direct access to East Highway 25 to be a listed item under "Advisory Notices".
No lots shall have direct access to CR 25. The following note shall be included on the plat: "All lots/tracts shall use this subdivision's internal roadways for vehicle/driveway access. Direct vehicle/driveway access to CR 25 is prohibited."
- 13 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.3.1.C(15)(f) - Miles of road
STATUS OF REVIEW: NO
REMARKS: 4/11/25 - Advisory note #4 is valid indicating 0 miles of road only if DRC waiver is approved to eliminate SE 136th Ct as a roadway.
Please provide the required note.
- 14 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4 - Access management
STATUS OF REVIEW: NO
REMARKS: 4/10/25 - 1) Lots 1, 2, and 3 are being shown without legal access to a public road given that direct access to E HWY 25 is prohibited. The western portion of parcels 48770-000-00 and 4855-002-000 must also have access to SE 136th Ct. 2) A 24' wide paved cross-access is required for the commercial properties along E HWY 25. Public cross access easement must be shown on plat or provided by a recorded easement if DRC waiver is sought and approved. 3) Since improvement plan requirement was waived, plat must indicate terms of construction for the cross-access with language approved by the County Engineer. Several of the lots are arranged such that they would only have access to CR 25. An additional access road needs to be included to provide access to these lots that is not on CR 25 especially given that these lots are only 30 feet wide. All lots within the subdivision must be prohibited from accessing CR 25 directly.

- 15 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 4/10/25 - 1) Right-of-way must be platted or dedicated, providing necessary access to Lots 1,2, and 3, and the portions of parcels 48770-000-00 and 4855-002-000 not shown on plat. Right-of-way must be shown on plat but can be provided by easement if approved by DRC. 2) A DRC waiver is required for the subdivision street to become a driveway or to otherwise be maintained less than Code minimums of 50' right of way with 5' easements on each side.
Subdivision streets are required to have 50' of right-of-way with 5' easements on each side.
- 16 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 4/11/25 - Due to waiver of preliminary plat, final plat must indicate sidewalks are required along E HWY 25 for the width of the entire parcel and along one side of SE 136th Ct. Waiver to sidewalk requirements may be considered by DRC. The portion along E HWY 25 is subject to a fee-in-lieu of construction. If approved, the fee comes out to \$5,975.00.
Sidewalk must be provided along one side of internal roads and along the frontage with CR 25. An improvement plan is required for this construction.
- 17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: show land use and zoning on project parcel(s) and on adjacent properties.
- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: show proposed buffers
- 19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: NO
REMARKS: Craig Curry is Chair. Kathy Bryant is the new chair. Please revise. 4-9-25 HR



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

AR #29814

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4/24/25 Parcel Number(s): 4855-002-00 and 48770-000-00 Permit Number: AR 29814

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: LAKE WEIR-BEACH SECTION PARTIAL REPLAT Commercial ☐ Residential ☒
Subdivision Name (if applicable): LAKE WEIR-BEACH SECTION PARTIAL REPLAT
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): Black Rock Lake Weir LLC
Signature: _____
Mailing Address: 700 SE 95th Street City: Ocala
State: FL Zip Code: 34480 Phone # 352-817-7522
Email address: mendola.tony@gmail.com

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

****Tillman and Associates submitting and presenting on behalf of RM Barrineau & Associates****

Firm Name (if applicable): RM Barrineau Contact Name: Travis Barrineau
Mailing Address: 1309 SE 25th Loop, Suite 103 City: Ocala
State: FL Zip Code: 34471 Phone # 352-622-3133
Email address: travis@barrineau.com & permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.24 and 6.8.6 Buffers
Reason/Justification for Request (be specific): Preliminary plat was waived, final plat shows type C along E Highway 25. Type E buffer required along western boundary (Residential next to Residential) Property under same ownership and purpose of this plat was to change status of right of way from public to private.

DEVELOPMENT REVIEW USE:

Received By: Email 4/24/25 Date Processed: 4/25/25 CF Project # 2022070167 AR # 29814

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): _____



Marion County Board of County Commissioners

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.11.4 Access Management and 7.3.1-TS 003- typical

Reason/Justification for Request (be specific): Applicant request cross access easement paving to be deferred on lots 1-4 until those lots are sold and developed. Note on plat indicates those lots shall not have direct access to E Highway 25.

Section & Title of Code (be specific) 6.12.2 Right of Way

Reason/Justification for Request (be specific): Applicant is requesting waiver for subdivision street to become private driveway with it being only 50' wide and no 5' easements.

Section & Title of Code (be specific) 6.12.12 Sidewalks

Reason/Justification for Request (be specific): Applicant is requesting full waiver of sidewalks on both E Highway 25 and SE 136th Court which is now a private drive. Use of property is not changing.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

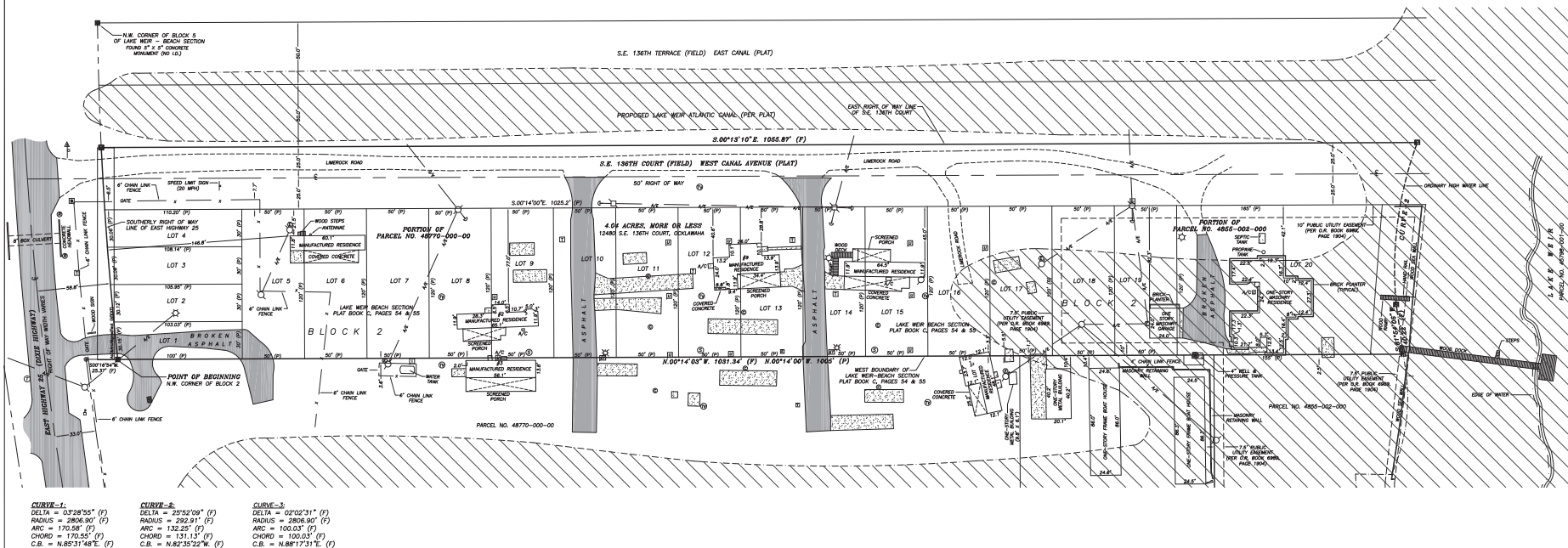
Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

SECTION 5, TOWNSHIP 17 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA



CURVE-1:
DELTA = 03°28'55" (°)
RADIUS = 2806.90' (°)
ARC = 170.55' (°)
CHORD = 170.55' (°)
C.B. = N.85°31'44"E (°)

CURVE-2:
DELTA = 25°52'09" (°)
RADIUS = 292.91' (°)
ARC = 132.25' (°)
CHORD = 131.13' (°)
C.B. = N.82°35'22"W (°)

CURVE-3:
DELTA = 02°02'31" (°)
RADIUS = 2806.90' (°)
ARC = 100.03' (°)
CHORD = 100.03' (°)
C.B. = N.88°17'31"E (°)

DESCRIPTION:

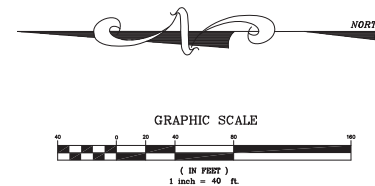
BLOCK 2, OF LAKE WEIR-BEACH SECTION, AS PER PLAT RECORDED IN PLAT BOOK C, PAGES 54 AND 55, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF WEST CANAL STREET (S.E. 136TH COURT) LYING EAST OF AND ADJACENT TO SAID BLOCK 2, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID BLOCK 2, SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2806.90 FEET, A CENTRAL ANGLE OF 03°28'55" AND A CHORD BEARING AND DISTANCE OF N.85°31'44"E= 170.55 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25 (RIGHT OF WAY WIDTH VARIES), A DISTANCE OF 170.55 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.E. 136TH COURT (BEING A 50 FOOT RIGHT OF WAY); THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25, ALONG THE EAST RIGHT OF WAY LINE OF S.E. 136TH COURT, S.00°13'10"E, A DISTANCE OF 1055.87 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF LAKE WEIR, SAID POINT BEING A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 292.91 FEET, A CENTRAL ANGLE OF 25°52'09" AND A CHORD BEARING AND DISTANCE OF N.82°35'22"W, 131.13 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ORDINARY HIGH WATER LINE, A DISTANCE OF 132.25 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID ORDINARY HIGH WATER LINE, S.81°54'04"W, A DISTANCE OF 40.22 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LAKE WEIR-BEACH SECTION; THENCE DEPARTING SAID ORDINARY HIGH WATER LINE OF LAKE WEIR, ALONG THE WEST BOUNDARY OF SAID LAKE WEIR-BEACH SECTION, N.00°14'03"W, A DISTANCE OF 1031.34 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 4.04 ACRES, MORE OR LESS.

NOTES:

1. DATE OF FIELD SURVEY: AUGUST 21, 2020.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS ARE ASSUMED BASED ON THE WEST RIGHT OF WAY LINE OF S.E. 136TH COURT, AS BEING S.00°14'00"E.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ANY ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
10. RIPARIAN RIGHTS WERE NOT ESTABLISHED BY THIS SURVEY.
11. ADEQUATE HAS BEEN CALCULATED TO THE ORDINARY HIGH WATER LINE SHOWN HEREON.
12. ORDINARY HIGH WATER LINE DEPICTED HEREON WAS PROVIDED BY THE MARION COUNTY ZONING DEPARTMENT AT AN ELEVATION OF 57.4' NAVD-29 THE CONVERSION FROM NAVD-29 TO NAVD-88 FOR THIS SITE IS -0.95' TO EQUAL 56.45' (NAVD-88).

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FLOOD CERTIFICATION:

PROPERTY LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "AE" - AN AREA OF SPECIAL FLOOD HAZARD, PER THE FLOOD INSURANCE RATE MAP, MAP NO. 120830700, COMMUNITY PANEL NO. 120160 0770 D, EFFECTIVE AUGUST 28, 2008. (BASE FLOOD ELEVATION = 59')

LEGEND

- = CENTERLINE OF RIGHT OF WAY
- C.B. = CHORD BEARING
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- = FOUND 4" x 4" CONCRETE MONUMENT (NO IDENTIFICATION)
- = SET 4" x 4" CONCRETE MONUMENT (LB 5091)
- = FOUND 1/2" IRON ROD & CAP (FSM 2235)
- (F) = FIELD MEASUREMENT
- (D) = DEED DIMENSION
- (P) = PLAT DIMENSION
- (C) = CALCULATED DIMENSION
- (S) = SANITARY CLEANOUT
- = SANITARY MANHOLE
- = UTILITY HOOKUP (ELECTRIC, HOSE BIBB, ETC.)
- = STORM DRAINAGE GRATE
- = CABLE BOX
- = TELEPHONE BOX
- = METAL REFLECTOR POST
- ▲ = FIBER OPTIC CABLE MARKER
- = SIGN
- = TELEPHONE MANHOLE
- ▲ = TELEPHONE CABLE MARKER
- = ELECTRIC TRANSFORMER
- = ELECTRIC METER
- = CONCRETE LIGHT POLE
- = ELECTRIC BOX
- = LIGHT POLE
- = WOOD POWER POLE
- = CONCRETE POWER POLE
- = GUY ANCHOR
- = WATER METER
- = FIRE HYDRANT
- = IRRIGATION CONTROL VALVE
- = MAILBOX
- ▲ = AERIAL ELECTRIC
- = BROKEN LINE, NOT DRAWN TO SCALE
- = DENOTES CONCRETE
- = DENOTES ASPHALT
- = FLOOD ZONE "AE" AN AREA OF SPECIAL FLOOD HAZARD

CERTIFIED TO:

1. BLACK ROCK LAKE WEIR, LLC
2. ANTHONY P. MENDOLA
3. DRUMMOND COMMUNITY BANK
4. GILGAN, GOODING, BATSEL, ANDERSON & PHELAN, P.A.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE: TRAVIS P. BARRINEAU, P.S.M. - LS 6897
DWG.# 19076
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NO.	REVISIONS	BY	DATE

DRAWN: K.L.A.	REUSED: T.P.B.
REVISIONS: T.P.B.	APPROVED: T.P.B.
SCALE: 1" = 40'	

R.M. BARRINEAU
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 6897
10000 W. UNIVERSITY BLVD., SUITE 200, TAMPA, FL 33613
TEL: 813.288.1111 FAX: 813.288.1112
WWW.RMBARRINEAU.COM

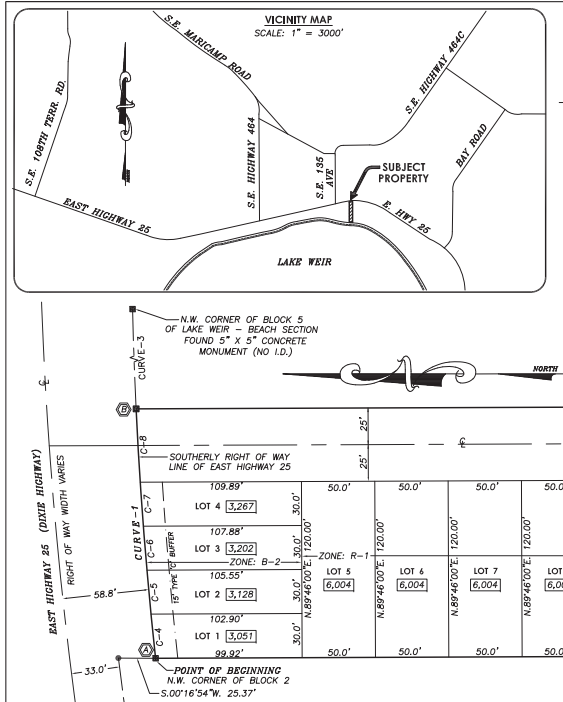
BOUNDARY SURVEY FOR:
BLACK ROCK LAKE WEIR, LLC

REFERENCES: F.B. 631, FOS. 1-12 F.B. 628	J.O.# 19076 DWG.# 19076 SHT 1 OF 1
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LAKE WEIR-BEACH SECTION PARTIAL REPLAT

A REPLAT OF BLOCK 2 AND ADJACENT WEST CANAL PER PLAT OF LAKE WEIR-BEACH SECTION.
AS RECORDED IN PLAT BOOK C, PAGES 54 AND 55, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA,
SECTION 5, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PLAT BOOK ____, PAGE ____
SHEET 1 OF 1



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
CURVE-1	03°28'55"	2806.90'	170.58'	170.55'	S.85°31'48"W.
CURVE-2	22°54'09"	282.91'	132.25'	131.13'	N.82°35'22"W.
CURVE-3	02°02'11"	2806.90'	100.03'	100.03'	S.88°12'11"W.
C-4	00°37'01"	2806.90'	30.23'	30.23'	S.84°05'51"W.
C-5	00°36'53"	2806.90'	30.12'	30.12'	S.84°42'48"W.
C-6	00°36'51"	2806.90'	30.09'	30.09'	S.85°19'41"W.
C-7	00°36'49"	2806.90'	30.07'	30.07'	S.85°56'11"W.
C-8	01°01'19"	2806.90'	50.07'	50.07'	S.86°45'35"W.
C-9	15°45'29"	292.91'	80.56'	80.31'	N.87°38'41"W.
C-10	10°06'40"	292.91'	51.69'	51.62'	N.74°42'37"W.

STATE PLANE COORDINATES			
POINT	NORTHING	EASTING	SCALE FACTOR
NCS H424	1709631.0310	684417.2080	0.99994209
(A)	1712016.1443	679449.0828	0.99994180
(B)	1712029.1487	679619.1352	0.99994181
(C)	1710973.2763	679621.3889	0.99994181
(D)	1710990.4096	679491.3838	0.99994180
(E)	1710984.8106	679451.5514	0.99994180

DESCRIPTION:

BLOCK 2, OF LAKE WEIR-BEACH SECTION, AS PER PLAT RECORDED IN PLAT BOOK C, PAGES 54 AND 55, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF WEST CANAL STREET (S.E. 136TH COURT) LYING EAST OF AND ADJACENT TO SAID BLOCK 2, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID BLOCK 2, SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2806.90 FEET, A CENTRAL ANGLE OF 03°28'55" AND A CHORD BEARING AND DISTANCE OF N.85°31'48"W., 170.55 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25 (RIGHT OF WAY WIDTH VARIES), A DISTANCE OF 170.58 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.E. 136TH COURT (BEING A 50 FOOT RIGHT OF WAY); THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF EAST HIGHWAY 25, ALONG THE EAST RIGHT OF WAY LINE OF S.E. 136TH COURT, S.00°13'10"E., A DISTANCE OF 1055.87 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF LAKE WEIR, SAID POINT BEING A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 282.91 FEET, A CENTRAL ANGLE OF 22°54'09" AND A CHORD BEARING AND DISTANCE OF N.82°35'22"W., 131.13 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ORDINARY HIGH WATER LINE, A DISTANCE OF 132.25 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID ORDINARY HIGH WATER LINE, S.81°54'06"W., A DISTANCE OF 40.22 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LAKE WEIR-BEACH SECTION; THENCE DEPARTING SAID ORDINARY HIGH WATER LINE OF LAKE WEIR, BOUNDARY OF SAID LAKE WEIR-BEACH SECTION; THENCE DEPARTING SAID ORDINARY HIGH WATER LINE OF LAKE WEIR, ALONG THE WEST BOUNDARY OF SAID LAKE WEIR-BEACH SECTION, N.00°14'03"W., A DISTANCE OF 1031.34 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 4.04 ACRES, MORE OR LESS.

APPROVAL BY COUNTY OFFICIALS; DEVELOPMENT REVIEW COMMITTEE:

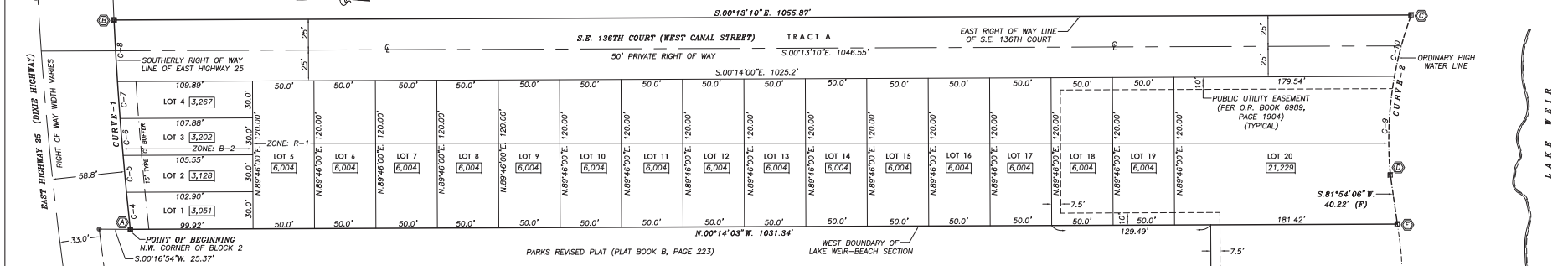
APPROVED:

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

LEGEND: UNLESS OTHERWISE NOTED

(A) = STATE PLANE COORDINATE
(C.B.) = CENTERLINE OF RIGHT OF WAY
C.B. = CHORD BEARING
O.R. = OFFICIAL RECORDS OF MARION COUNTY
= FOUND 4" x 4" CONCRETE MONUMENT - NO I.D.
= SET 4" x 4" CONCRETE MONUMENT - LB 5091
[6.004] = SQUARE FOOTAGE OF LOT
--- = BROKEN LINE; NOT DRAWN TO SCALE

LAKE WEIR-BEACH SECTION (PLAT BOOK C, PAGES 54-55)



ADVISORY NOTICES: PER MARION COUNTY LAND DEVELOPMENT CODE 6.3.1.C(15)
1. THE CURRENT FUTURE LAND USE DESIGNATION IS COMMERCIAL AND THE ZONING CLASSIFICATION IS R-1 (SINGLE FAMILY DWELLING) AND R-2 (COMMUNITY BUSINESS) FOR THE PROPERTY DESCRIBED HEREON.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12063C0700, MARION COUNTY, FLORIDA, COMMUNITY NO. 120160, PANEL NO. 07702, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "A" - AN AREA OF SPECIAL FLOOD HAZARD, 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.
3. 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.
4. THIS PLAT CONTAINS 20 LOTS, 1 TRACT AND 0.00 MILES OF ROAD.
5. 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 TO A LATER DEVELOPMENT REVIEW STAGE.
6. 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 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.
7. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 30' OR 1/2 THE LOT WIDTH FROM PAYMENT POINT OF TANGENCY, WHICHEVER IS LESS.
8. LOTS 1-4 SHALL REQUIRE A STORMWATER DESIGN SITE PLAN, FOR DEVELOPMENT. THE PLAN SHALL BE IN COMPLIANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE. THE DEVELOPER HAS EXECUTED A "DECLARATION RESERVING EASEMENTS", TO PROVIDE FOR A SINGLE ACCESS INGRESS AND EGRESS EASEMENT TO TRACT A FILED IN OFFICIAL RECORDS BOOK ____ PAGE ____ PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

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

R.M. BARRINEAU
AND ASSOCIATES

PROFESSIONAL SURVEYORS & MAPPERS

Client: Professional Plan 1309 S.E. 25th Loop Suite 103 Ocala, Florida 34471

Phone: (352) 525-1313 FAX: (352) 525-1311 www.barrineau.com

REGISTRATION: BARRINEAU, TRAVIS P. - CERTIFICATE OF AUTHORIZATION NO. LB 5091

TRAVIS P. BARRINEAU, P.S.M. - LB 5091

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. 136TH COURT, AS BEING S.00°14'03"E.
- STATE PLANE COORDINATES ARE BASED FLORIDA STATE GRID NAD-83 (CONSEG)(EPOCH2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK. 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:
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.
- 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 ALSO BE CONSTRUCTED, INSTALLED, MAINTAINED, OPERATED AND OPERATED 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY COMPANY. THE INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE MARION COUNTY PUBLIC SERVICE COMMISSION.
- HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7042, PAGE 1225 OF THE PUBLIC RECORDS OF MARION COUNTY AFFECTS SUBJECT PROPERTY.
- ALL LOTS SHOWN HEREON SHALL USE A TRACT FOR VEHICLE/DRIVEWAY ACCESS, NO LOT SHALL HAVE DIRECT ACCESS TO EAST HIGHWAY 25.
- IN EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 429, PAGE 737 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AFFECTS LOTS 9-16 OF THE PLAT AND IS BLANKET IN NATURE.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED EASEMENTS 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.

CONSENT OF MORTGAGEE:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE 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 WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6989, PAGE 1918, AND ASSIGNMENT OF RENTS AS RECORDED IN OFFICIAL RECORDS BOOK 6989, PAGE 1926, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SEACOST BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS ON THIS ____ DAY OF ____, 2025.

SEACOST BANK

_____, PRESIDENT

WITNESS:

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 ____, 2025, BY _____

AS PRESIDENT FOR SEACOST BANK.

☐ PERSONALLY KNOWN

☐ PRODUCED IDENTIFICATION

NOTARY PUBLIC _____

STATE OF _____

CITY OF _____

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 "LAKE WEIR-BEACH SECTION PARTIAL REPLAT" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS ____ DAY OF ____, 2025, AT ____ A.M./P.M. AND RECORDED ON PAGE ____ OF PLAT BOOK ____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____

GEORGEY C. HARRELL

CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT BLACK ROCK LAKE WEIR, LLC A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN (OTHER THAN THAT PORTION OF WEST CANAL STREET DESCRIBED IN THE DESCRIPTION ON THIS PLAT) AS "LAKE WEIR-BEACH SECTION PARTIAL REPLAT" BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A, AS SHOWN HEREIN IS HEREBY DEDICATED TO THE DEVELOPER, AS A PRIVATE DRIVEWAY. THE DEVELOPER SHALL HAVE RESPONSIBILITY TO MAINTAIN THE DRIVEWAY. 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 TRACT A. 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 AT RISK.

ANY OTHER UTILITY EASEMENT(S) SHOWN OR NOTED ARE RESERVED EXCLUSIVELY FOR SUCH USES BY THE UTILITIES (MUNICIPAL, GOVERNMENTAL, AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENT(S) SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.

IN WITNESS WHEREOF, BLACK ROCK LAKE WEIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER ON THIS ____ DAY OF ____, 2025.

BLACK ROCK LAKE WEIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____

ANTHONY P. MENDOLA, MANAGER

WITNESS: _____

PRINTED NAME: _____

WITNESS: _____

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 ____, 2025, BY _____

ANTHONY P. MENDOLA, AS MANAGER FOR BLACK ROCK LAKE WEIR, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

☐ PERSONALLY KNOWN

☐ PRODUCED IDENTIFICATION

NOTARY PUBLIC _____

STATE OF _____