June 27, 2024

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

PROJECT NUMBER: 2024020037 APPLICATION: FINAL PLAT #31189

1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?]

STATUS OF REVIEW: INFO

**REMARKS**:

2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

**REVIEW ITEM:** Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: n/a

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

**REVIEW ITEM:** Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact

Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

**REVIEW ITEM: Additional Development Review Comments** 

STATUS OF REVIEW: INFO

REMARKS:

5 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**:

6 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as

such

STATUS OF REVIEW: NO REMARKS: Please note.

7 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale

STATUS OF REVIEW: NO

REMARKS: Please provide written scale.

8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County

**BCC** 

STATUS OF REVIEW: NO

REMARKS: 3/26/24-fee due with resubmittal - sk

9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.18.4.H - Maintenance agreement

STATUS OF REVIEW: NO

REMARKS:

10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate

STATUS OF REVIEW: NO

REMARKS:

11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance

Agreement

STATUS OF REVIEW: NO

REMARKS:

12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.4.A - All improvements are completed & as built inspection complete

STATUS OF REVIEW: NO

REMARKS:

13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.18.4.E - Indemnification agreement

STATUS OF REVIEW: NO

**REMARKS**:

14 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract

STATUS OF REVIEW: NO

REMARKS: Please label the area (in square feet) of all parcel being revised by this plat.

15 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: The LDC requires that the plat include a "Statement identifying legal body responsible for maintenance and management of common areas and improvements". Please identify how stormwater runoff will be accommodated when the parcel develops and identify the entity that will be responsible for the maintenance of the stormwater system.

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.3.1.C(12) - If any portion of the property in the FEMA FIRM

STATUS OF REVIEW: NO

REMARKS: If the FEMA flood zone has not been removed by map amendment, the flood zone needs to be

shown on the plat. Please confirm.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.3.1.C(15) - Off-Site Stormwater Reference

STATUS OF REVIEW: NO

REMARKS: See comment under "2.12.38 - Stormwater Maintenance Entity"

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements

STATUS OF REVIEW: NO

REMARKS: 1) Correct the Cover Sheet zoning notation information to read as follows:

#### "FUTURE LAND USE DESIGNATION: COMMERCIAL (COM)

ZONING CLASSIFICATION: CONDITIONAL COMMUNITY BUSINESS (B-2), per Marion County Resolutions 1989-R-113 (Zoning Case No. 04-8911-4/19891104Z) and 91-R-113 (Zoning Case No. 19910511Z) for the Conditional Zoning information."

2) Delete the other zoning classification information listed (minimum lot area, minimum lot width, maximum building height, maximum floor area ratio, and the all of the setback information) as that is not required for the plat and is subject to potential change over time.

#### 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(14) - Intent & Purpose of All Tracts Identified

STATUS OF REVIEW: NO

REMARKS: The plat references the historic improper divisions of the Kingsland County Estate Tract B as "parcel 24" and "parcel 25" will be combined into a single platted site proposed to be referred to as "Parcel 1". Please revise the proposed title to identify the site as "Lot 1" and revise the Cover Sheet Advisory Notice #4 to reference Lot 1 (rather than Parcel 1), to be consistent with the specific LDC note requirement and limit the potential confusion related using "parcel" as a reference given the historic references shown on the plat.

#### 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(15)(\_\_) - [Springs Protection Note Provided?]

STATUS OF REVIEW: NO

REMARKS: Revise the plat to include the following Advisory Note on the Plat Cover Sheet:

"This site is located within Marion County's Secondary Springs Protection Zone."

#### 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided?

STATUS OF REVIEW: NO

REMARKS: Revise the plat to include the following Advisory Note on the Plat Cover Sheet:

"This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property 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 Site Plan, and/or Building Permit review."

#### 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?]

STATUS OF REVIEW: NO

**REMARKS**:

#### 23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

**REVIEW ITEM:** Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: 1) Preliminary Plat required unless formal LDC Waiver obtained to "skip" directly to Final Plat.

- 2) Revise/correct the reference for the lands northeast of the site they are now part "BW SR 200" Subdivision recorded in Marion County Plat Book 14, Pages 195-196, that is a replat of a portion of tract B of Kingsland County Estates, Plat Book L, Pages 3-6.
- 3) Please confirm the plat's font/point size will remain legible upon reduction to an  $11" \times 17"$  print size. The proposed plat's original  $36" \times 24"$  size is not readily printable for reproduction for subsequent referencing which is a significant concern.

#### 24 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Street names match 9-1-1 road names

STATUS OF REVIEW: NO

REMARKS: Sheet 2 of 23-0865 RE-PLAT SUR-Plat has SW HWY 200 labeled incorrectly as SW State

Road 200 and SW 100th Street labeled incorrectly as Kingsland Country Drive.

25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 2/26/24 - A traffic study is required. No traffic study has been submitted or approved. A

review can't take place without the traffic study.

26 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.C -Owner and applicants name

STATUS OF REVIEW: NO

REMARKS: Please provide on cover sheet.

27 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: Not provided on drawings provided. Should be listed as Commercial FLU and B-2 Zoning for

adjacent properties. Land Use on application should be Commercial.

28 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: No buffering proposed, will require a type C buffer along SR 200 ROW.

29 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.24 Show location and dimensions of required land use buffering.

STATUS OF REVIEW: NO

REMARKS: Show buffer type. width, and location on plan

30 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas

STATUS OF REVIEW: NO

REMARKS: Show MFLA areas and calculations

31 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.2.G - Title Certification or title opinion, no more than 30 days old

STATUS OF REVIEW: NO

**REMARKS**:

32 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.2.H - Legal documents

STATUS OF REVIEW: NO

REMARKS:

33 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations

STATUS OF REVIEW: NO

REMARKS:

34 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(3) - 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:

STATUS OF REVIEW: NO

**REMARKS**:

35 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other

party

STATUS OF REVIEW: NO

REMARKS:

36 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements

STATUS OF REVIEW: NO

**REMARKS**:

37 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions

STATUS OF REVIEW: NO

**REMARKS:** 

38 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F(4) - A certificate of title requirements

STATUS OF REVIEW: NO

**REMARKS**:



# Marion County Board of County Commissioners

Office of the County Engineer

AR31189

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

#### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 06/24/2024	Parcel Number(s): <u>350</u>	1-200-024 & 3501-2	00-025	Permit Number:	
Δ	PROJECT INFO	RMATION: Fill in belo	w as annlicable:			
Z <b>X •</b>	TROSECT INTO		w as applicable.			_
	Project Name: COF	RTA - OCALA WEST - P (if applicable):A PORT	ARCELS 24 & 25		Commercial 🗸	Residential
	Subdivision Name	(if applicable):A PORT	ON OF TRACT B, k	(INGSLAND C	OUNTRY ESTATES	UNIT NO. 1
	UnitBloo	ck <u>B</u> Lot	Tract			
•	DDODEDTV OW	NER'S AUTHORIZAT	ION. The property	ovynor's signot	ura authorized the an	nlicant to got on the
Э.		r this waiver request. Th				
	owner, or original		e signature may be	obtained by en	ian, iax, sean, a iett	i from the property
	۶					
	Name (print):COR	RTA OCALA 200, LLC				
	Signature:					
	Mailing Address:	1112 1ST STREET Zip Code:32266			City:NEPTU	NE BEACH
	State:FL	Zip Code: <u>32266</u>	Phone #404-625-	5119		
	Email address: cpre	esnick@cortadev.com				
~	A DDI TO A NUT INI		11 / 1111 /1	• • • • • • •		1 111 1
C.	all correspondence	FORMATION: The app	oncant will be the po	int of contact d	uring this waiver pro	cess and will receiv
	an correspondence	•				
	Firm Name (if app	olicable)·CHW. AN NV5	COMPANY	Contact Na	ame·CLINTON N. RIO	CKNER. P.S.M.
	Mailing Address:2	olicable): <u>CHW, AN NV5 (</u> 2100 SE 17TH STREET	SUITE 802		City:OCALA	
	State:FL	Zip Code:34471	Phone #352-359-3	3263	enj	
		NT.RICKNER@NV5.CO				
D.	WAIVER INFOR	RMATION:				
	Section & Title of	Code (be specific):		Sec. 2.17.1 I	Preliminary Plat	
	Reason/Justification	on for Request (be specif	ic): <u>There are no cu</u>	rrent plans to i	mprove the properties	s at this time,
		e 2 existing tracts into 1			Can not do a lot comb	ination as they are
	part of an existing	subdivision and have be	en subdivided previ	ously.		
	-					
DE	EVELOPMENT RI	<del></del>				
Re	ceived By:	Date Processed:		Project #		AR #
				_ 110,000 //		
ZC	ONING USE: Parc	cel of record: Yes 🗆 No	□ Eli	igible to apply	for Family Division	: Yes 🗆 No 🗆
Zo	ned:ESC	OZ: P.O.M	Land Use:	Plat	t Vacation Required	l: Yes □ No □
Da	te Reviewed:	Verified by (p	rint & initial):		*	



### Marion County Board of County Commissioners

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#### DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Sec. 2.18.1 - Improvensent 2.18.1 - Improvement Plan
Reason/Justification for Request (be specific): There are no current plans to improve the property, there are
no existing structures on either properties at this time. An existing Boundary and Topographic survey were included on
the initial Final Plat submission. The purpose of this replat is to make the property buildable in the
<u>future</u> .
Section & Title of Code (be specific)  Peason/Justification for Peason(the specific):
Reason/Justification for Request (be specific):
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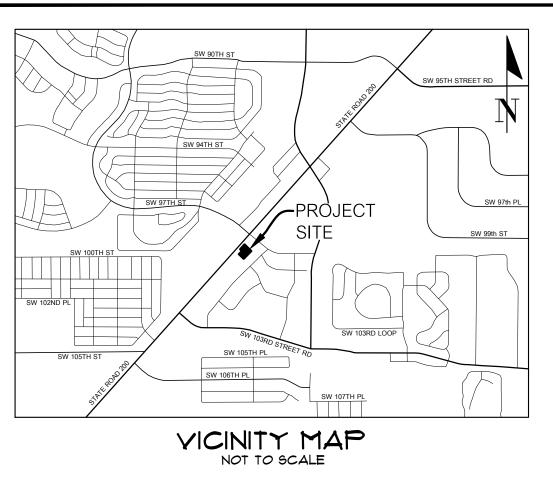


# Jimmy H. Cowan, Jr., CFA Marion County Property Appraiser - Beta Map It+



200ft 2023-12-19A

Click here for Legal Disclaimer



#### **DESCRIPTION:**

TRACT B, KINGSLAND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK L, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY

PARCEL NO. 24: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTY DRIVE; THENCE S. 41°34'12" W., ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B. A DISTANCE OF 400.64 FEET TO THE POINT OF BEGINNING: THENCE S. 41°34'12" W.. 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO

PARCEL NO. 25: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B. SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S. 41°34'12" WEST, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 300.64 FEET TO THE POINT OF BEGINNING; THENCE S. 41°34'12" W., 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS TAKEN FOR ROAD RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING THE SAME AS THE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF TRACT B. KINGSI AND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH. RANGE 20 EAST, AS RECORDED IN PLAT BOOK L. PAGE 3. OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS ALSO RECORDED IN OFFICIAL RECORDS BOOK 1702, PAGE 482 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE

COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE SOUTH 42°03'09" WEST, ALONG SAID ORIGINAL SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200, A DISTANCE OF 300.96 FEET TO THE NORTHERNMOST CORNER OF PARCEL 25 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 1702, PAGE 482; THENCE SOUTH 48°03'27" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 25, A DISTANCE OF 20.90 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 36100-2522 AND TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 48°03'27" EAST, ALONG SAID NORTHEASTERLY LINE OF PARCEL 25, A DISTANCE OF 229.11 FEET TO THE SOUTHEASTERLY LINES OF PARCEL 24 AND 25 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 1702, PAGE 482; THENCE SOUTH 41°59'37" WEST, ALONG LAST SAID SOUTHEASTERLY LINE, A DISTANCE OF 200.05 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 24; THENCE NORTH 48°00'23" WEST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 222.32 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; COURSE NO. 1: NORTH 42°03'09" EAST, A DISTANCE OF 69.56 FEET; COURSE NO. 2: NORTH 47°56'51" WEST, A DISTANCE OF 7.00 FEET; COURSE NO. 3: NORTH 42°03'09'

CONTAINING 1.04 ACRES MORE OR LESS.

EAST, A DISTANCE OF 130.27 FEET TO THE POINT OF BEGINNING.

EASEMENTS AND RIGHTS OF WAY: (AS STATED TITLE WORK PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER "INVFLA1969, DATED NOVEMBER 13TH, 2023)

- 1. 6. STANDARD EXCEPTIONS, NOT ADDRESSED.
- 7. ALL MATTERS CONTAINED ON THE PLAT OF KINGSLAND COUNTY ESTATES UNIT 1, AS RECORDED IN PLAT BOOK L, PAGES 3 THROUGH 6, PUBLIC RECORDS MARION COUNTY, FLORIDA - AFFECTS THE SUBJECT PROPERTY (BEING A PORTION OF TRACT B)
- 8. EASEMENTS TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 164, PAGE 450, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.
- 9. EASEMENT TO FLORIDA POWER CORPORATION CONTAINED IN OFFICIAL RECORDS BOOK 264, PAGE 327, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.
- 10. RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 467, PAGE 134, OFFICIAL RECORDS BOOK 489, PAGE 534, OFFICIAL RECORDS BOOK 1328, PAGE 957; OFFICIAL RECORDS BOOK 1353, PAGE 1723; OFFICIAL RECORDS BOOK 1783, PAGE 1378, TOGETHER WITH AND AS AFFECTED BY OFFICIAL RECORDS BOOK 7270, PAGE 1390 AND OFFICIAL RECORDS BOOK 7271, PAGE 996 PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT
- 11. EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 1217, PAGE 1060, PUBLIC RECORDS MARION COUNTY, FLORIDA. - DOES NOT AFFECT THE SUBJECT PROPERTY.
- 12. PUBLIC INGRESS AND EGRESS EASEMENT TO MARION COUNTY IN OFFICIAL RECORDS BOOK 7548, PAGE 152, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED MAP.
- 13. RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS IN OFFICIAL RECORDS BOOK 7548, PAGE 156. PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED MAP.
- 14. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. - NOT A

## **ADVISORY NOTICES:**

. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS

- 2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #12083C0684E, MARION COUNTY, FLORIDA DATED APRIL 17, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION = 68 FEET). THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE 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 DETERMINED BY FEMA.
- 3. ACCESS TO STATE ROAD 200 IS ACCESSED VIA THE NORTHERLY BOUNDARY LINE. THIS PLAT DOES NOT CONTAIN ANY INTERNAL ROADWAYS.
- 4. THIS PLAT CONTAINS 1 PARCEL AND 0 MILES OF ROAD.
- 5. 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 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.
- 5. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY 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 SITE PLAN, AND/OR BUILDING PERMIT REVIEW.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE MARION COUNTY OFFICIAL RECORDS.

# OCALA WEST - PARCELS 24 \$ 25

A REPLAT OF A PORTION OF TRACT "B" OF KINGSLAND COUNTRY ESTATES UNIT I AS RECORDED IN PLAT BOOK "L", PAGE 6 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

SITUATED IN SECTIONS 24 \$ 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA



**ZONING CLASSIFICATION - COMMUNITY BUSINESS (B-2):** 

ACCESSORY STRUCTURES: 8 FEET EXCEPT FOR GAS PUMPS OR ISLANDS REQUIRE A 25 FEET SETBACK;

MINIMUM LOT AREA:

MINIMUM LOT WIDTH:

MAXIMUM BUILDING HEIGHT: 50 FEET

MINIMUM FRONT SETBACK: 40 FEET (65 FEET WITH GAS PUMP)

GAS PUMP CANOPIES MAY PROTRUDE 10 FEET INTO A REQUIRED SETBACK

MINIMUM REAR SETBACK: 25 FEET (65 FEET WITH GAS PUMP)

MAXIMUM FLOOR RATIO: 1.0

MINIMUM SIDE SETBACK: 10 FEET

NONE

11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com

est. 1988 FLORIDA

# PLAT BOOK\_\_,PAGE \_\_ SHEET ONE OF TWO

#### DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS. THAT CORTA OCALA 200.LLC, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS "OCALA WEST - PARCEL 24 AND 25", BEING IN MARION COUNTY, FLORIDA HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. 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.

IN WITNESS WHEREOF, THE ABOVE NAME 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\_\_\_.

CORTA OCALA 200, LLC

CORY PRESNICK, PRINCIPAL

NOTARY ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF MARION)

COMMISSION EXPIRES:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_PHYSICAL PRESENCE, OR \_\_ONLINE NOTARIZATION, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_, BY \_\_\_\_\_\_AS \_\_\_\_ FOR CORTA OCALA 200. LLC.

NOTARY PUBLIC (SIGNATURE)

COMMISSION NO.:

PERSONALLY KNOWN OR PRODUCED INDENTIFCATION

NOTARY PUBLIC (PRINTED)

TYPE OF INDENTIFICATION PRODUCED\_

#### CLERK OF THE COURT CERTIFICATE OF ACCEPTANCE AND RECORDING

COUNTY OF MARION, STATE OF FLORIDA

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "OCALA WEST - PARCELS 24" & 25" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2024 AT \_\_\_\_; \_\_\_ AM/PM AND RECORDED ON PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRELL

### APPROVAL BY COUNTY OFFICIALS -**DEVELOPMENT REVIEW COMMITTEE:**

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

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON \_\_\_\_/\_\_\_/2024, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

KATHY BRYANT, CHAIRMAN BOARD OF COUNTY COMMISSIONERS MARION COUNTY, FLORIDA ATTEST:

GREGORY C. HARRELL

## SURVEYOR'S CERTIFICATION

CERTIFY THAT THIS PLAT ENTITLED "OCALA WEST - PARCEL 24 AND 25", WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARD 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.

CLINTON N. RICKNER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 7409 CAUSSEAUX, HEWETT, & WALPOLE, INC. LICENSED BUSINESS NO. 5075 11801 RESEARCH DRIVE, ALACHUA, FL 32615

# **SURVEYORS NOTES:**

- 1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 03'09" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200.
- 2. A 5/8" STEEL ROD AND CAP, MARKED "CHW INC LB 5075" WILL BE SET (IF NOT ALREADY) AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- 3. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- 4. MONUMENTATION SHOWN GRAPHICALLY HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- 5. THIS SURVEY WAS PRODUCED WITH THE BENEFITS OF FURNISHED TITLE WORK PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER "INVFLA1969, DATED NOVEMBER 13TH, 2023. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
- 6. THE PURPOSE OF THIS REPLAT IS TO COMBINE PARCELS 24 AND 25. A PORTION OF TRACT B. KINGSLAND COUNTRY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK "L", PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- 7. TOTAL AREA OF PLATTED LANDS IS ± 45,342 SQUARE FEET, OR ± 1.04 ACRES.
- 8. COORDINATES, BEARINGS, AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT)

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 C DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THA ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. = FLOOD INSURANCE RATE MAP R/W = RIGHT OF WAY PB. = PLAT BOOK PG. = PAGE ID. = IDENTIFICATION (M) = DATA BASED ON FIELD MEASUREMENTS (D) = DATA BASED ON DEED OF RECORD O.R. = OFFICIAL RECORDS D.B. = DEED BOOK

= SET 5/8" STEEL ROD & CAP MARKED "CHW PRM LB 5075" ■ = SET CONCRETE MONUMENT "PRM LB 5075" = CONCRETE SURFACE

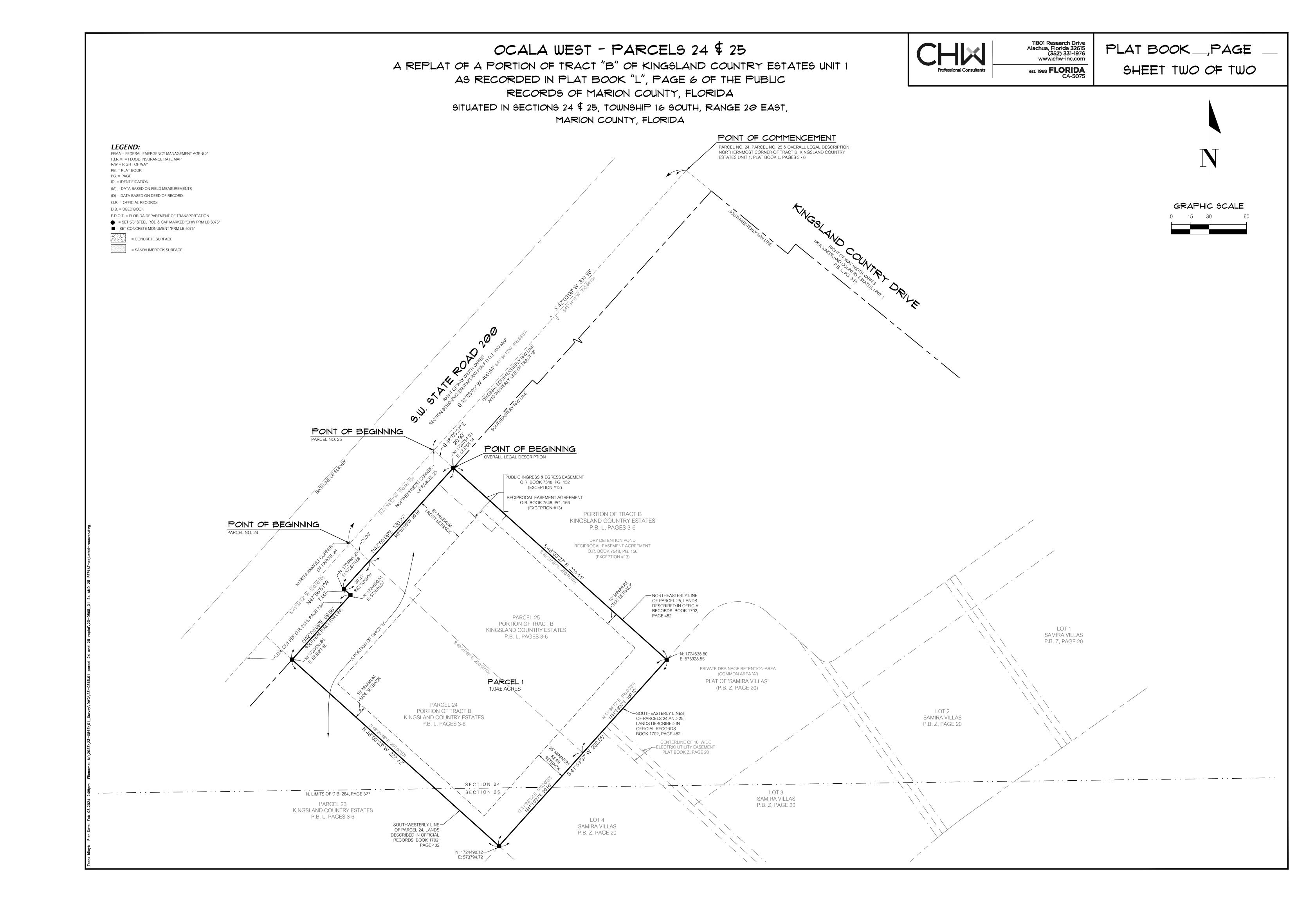
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

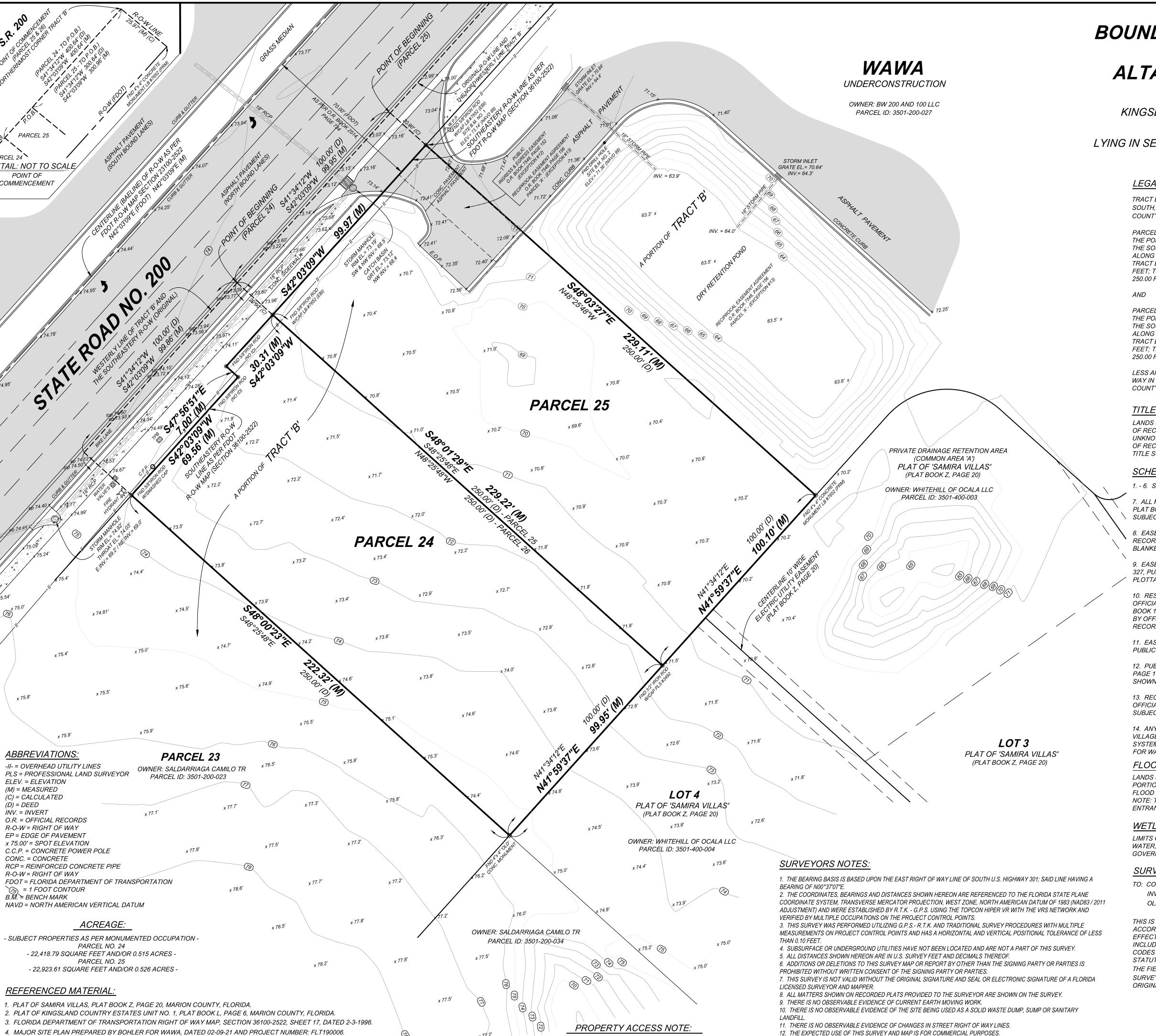
= SAND/LIMEROCK SURFACE

FECTIVE DATE: APRIL 19, 2017.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE ELOODPLAIN. AN IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1 ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION = 68 FEET) AS INTERPOLATED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 12083C0684E (MARION COUNTY 120160





THE SUBJECT PROPERTY HAS DIRECT ACCESS TO STATE ROAD 200, BEING A

TO THE SUBJECT PROPERTY.

PUBLIC RIGHT OF WAY WITH NO GAPS, GORS OR OVERLAPS IN RELATIONSHIP

5. LAND BOUNDARY INFORMATION SYSTEM BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. (LABINS.COM)

6. MARION COUNTY WEBSITE IN REFERENCE TO THE PROPERTY APPRAISER, CLERK OF THE COURT AND GIS.

# **BOUNDARY & TOPOGRAPHIC SURVEY**

ALSO BEING AN

# ALTA / NSPS LAND TITLE SURVEY

BEING A PORTION OF TRACT 'B'

KINGSLAND COUNTRY ESTATES UNIT 1, PLAT BOOK L, PAGE 6

MARION COUNTY, FLORIDA

LYING IN SECTIONS 24 and 25 - TOWNSHIP 16 SOUTH - RANGE 20 EAST

#### LEGAL DESCRIPTION.

TRACT B, KINGSLAND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK L, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 24: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S. 41°34'12" W., ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 400.64 FEET TO THE POINT OF BEGINNING; THENCE S. 41°34'12" W., 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 25: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S. 41°34'12" W., ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 300.64 FEET TO THE POINT OF BEGINNING; THENCE S. 41°34'12" W., 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS TAKEN FOR ROAD RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

#### TITLE REVIEW:

LANDS SHOWN HEREON WERE ABSTRACTED FOR RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: UNKNOWN, ISSUING OFFICE FILE NUMBER: INVFLA1969 11/13/2023. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE COMMITMENT THAT ARE PLOTTABLE ARE SHOWN ON THIS "ALTA/NSPS LAND TITLE SURVEY".

#### SCHEDULE B - SECTION II

1. - 6. STANDARD EXCEPTIONS, NOT ADDRESSED.

7. ALL MATTERS CONTAINED ON THE PLAT OF KINGSLAND COUNTRY ESTATES UNIT 1, AS RECORDED IN PLAT BOOK L, PAGES 3 THROUGH 6, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY (BEING A PORTION OF TRACT B) WITH NO PLOTTABLE EASEMENTS.

8. EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 164, PAGE 450, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

9. EASEMENT TO FLORIDA POWER CORPORATION CONTAINED IN OFFICIAL RECORDS BOOK 264, PAGE 327, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

10. RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 467, PAGE 134, OFFICIAL RECORDS BOOK 489, PAGE 534, OFFICIAL RECORDS BOOK 1328, PAGE 957; OFFICIAL RECORDS BOOK 1353, PAGE 1723; OFFICIAL RECORDS BOOK 1783, PAGE 1378, TOGETHER WITH AND AS AFFECTED BY OFFICIAL RECORDS BOOK 7270, PAGE 1390 AND OFFICIAL RECORDS BOOK 7271, PAGE 996 PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

11. EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 1217, PAGE 1060, PUBLIC RECORDS MARION COUNTY, FLORIDA. - DOES NOT AFFECT THE SUBJECT PROPERTY.

12. PUBLIC INGRESS AND EGRESS EASEMENT TO MARION COUNTY IN OFFICIAL RECORDS BOOK 7548, PAGE 152, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED SURVEY MAP.

13. RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS IN OFFICIAL RECORDS BOOK 7548, PAGE 156, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED SURVEY MAP.

14. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. - NOT A SURVEY MATTER.

### FLOOD ZONE:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" AND A SMALL PORTION THAT LIES IN "AE" (EL. 68') BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12083C0684E (MARION COUNTY 120160), DATED APRIL 19, 2017. NOTE: THE SMALL PORTION MENTIONED ABOVE HAS RECENTLY BEEN FILLED AND IMPROVED BY ENTRANCE / EXIT. (SEE MOST NORTHERLY CORNER OF PARCEL 24)

### WETLAND NOTE:

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

## SURVEYOR'S CERTIFICATION:

TO: CORTA OCALA 200, LLC

13. ELEVATIONS SHOWN, ALONG WITH THE TWO SITE BENCHMARKS ARE BASED ON A PUBLISHED

(NAVD 88).

NATIONAL GEODETIC SURVEY BRASS DISK SET IN CONCRETE, DESIGNATION 'G 593' ELEVATION = 85.92'

INVESTMENT TITLE OF FL LLC

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, EFFECTIVE DATE OF FEBRUARY 23, 2021, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10,13, 14, 16 AND 19 OF TABLE 'A' THEREOF AND MEETS THE APPLICABLE CODES AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 2023.

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

DATE REVISIONS

12-28-23 NEW TITLE & CERTIFICATIONS

NED 200

392 MAIN STRE ADDRES XXXX S

ISON AND ASSOCIATES LL NAL SURVEYING MAPPING

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

DATE: 09-29-23

SCALE: 1" = 20'

DWNG. BY C.D.W.

CHECKED BY: C.D.W.

JOB NUMBER: 23106

SHEET NUMBER

1 OF 1