



JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT/SURVEYING & MAPPING
 PLANNING, ENVIRONMENTAL & GIS
 CONSULTING SERVICES
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OCALA PRESERVE PHASE 12

A PORTION OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST OF MARION COUNTY, FLORIDA AND A REPLAT OF TRACT "D" OF OCALA PRESERVE PHASE 9 PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 125 THROUGH 129, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 A PLANNED UNIT DEVELOPMENT
 SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT BOOK 15, PAGE 11
 SHEET 2 OF 7

SURVEYOR'S NOTES:

1. THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
2. CURRENT ZONING IS PLD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE: MEDIUM DENSITY RESIDENTIAL.
3. THIS PLAT CONTAINS 158 LOTS, 8 TRACTS AND 1.02 MILES OF ROAD.
4. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST, AS BEING N89°34'49"W.
5. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0009 AND 0017, MAD-83 (1990 ADJUSTMENT). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
6. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
7. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6162, PAGE 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN MARION COUNTY OFFICIAL RECORDS.
8. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
 A. EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
 B. ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND MARION COUNTY BOARD OF COUNTY COMMISSIONERS, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER MARION COUNTY OR SELLER OF SAID LOTS OR TRACTS.
9. ADVISORY NOTICE -- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.1208302020, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" -- AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "AE" -- AN AREA WITHIN THE 100 YEARS FLOOD HAZARD. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. THE DEVELOPER WILL BE RESPONSIBLE FOR THE REMOVAL OF THE FLOOD HAZARD ZONE WITHIN SIX MONTHS OF RECORDATION OF THE FINAL PLAT. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
10. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND STRUCKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
13. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED A TO LATER DEVELOPMENT REVIEW STAGE.
14. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS. PROHIBITED DRIVEWAY LOCATIONS ALONG INTERNAL SUBDIVISION ROADWAYS ARE HATCHED HEREON.
15. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.
16. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.
17. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
18. THIS PLAT IS 7 SHEETS IN TOTAL, AND ONE IS NOT COMPLETED WITHOUT THE OTHERS FOR DEDICATION AND ACKNOWLEDGEMENTS. SEE SHEET 1, FOR SURVEYOR'S NOTES. SEE SHEET 2, FOR BOUNDARY DETAIL, AND LEGAL DESCRIPTION. SEE SHEET 3, FOR LOTS DIMENSIONS. SEE SHEET 4, 5, 6, AND 7.

19. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THE PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED BY, AND/OR ESTABLISHED BY, THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 7 ABOVE, INCLUDING SUPPLEMENTS, THERETO, AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS, AS SUPPLEMENTED.
20. ADVISORY NOTICE -- ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND -- THE DEVELOPER, SUCCESSORS AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED, IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LANDS AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LANDS IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
21. THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
22. NO MONUMENTATION WAS RECOVERED FOR THE UNDERLYING PLAT OF ASHLEY FARMS GOLF AND COUNTRY CLUB -- PHASES 1B, AS RECORDED IN PLAT BOOK 11, PAGES 87 THROUGH 92 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
23. ADVISORY NOTICE -- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
24. THE DEVELOPER HEREBY RESERVES TO ITSELF AND ITS DESIGNATED SUCCESSORS AND ASSIGNS PERPETUAL, NON-EXCLUSIVE AND PRIVATE EASEMENTS FOR CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT AND USE OF PATHS, DRIVEWAYS, SIDEWALKS AND TRAILS OVER AND ACROSS ALL TRACTS AS SHOWN ON THIS PLAT, PROVIDED, HOWEVER, NONE OF THE FOREGOING USES OR IMPROVEMENTS SHALL OBSTRUCT OR UNREASONABLY INTERFERE WITH STORM WATER CONVEYANCE OR WITH THE PURPOSE OF ANY DRAINAGE EASEMENT.
25. DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER, THE ASSOCIATION OR ANY OF THEIR SUCCESSORS OR ASSIGNS.
26. WHICHEVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S OR OTHER PARTY'S DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER OR SUCH OTHER PARTY TO WHOM THE DEVELOPER OR SUCH OTHER PARTY HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER OR SUCH OTHER PARTY IN THIS PLAT, WHICH WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
27. EXCEPT FOR THOSE PORTIONS OF THE LANDS DEPICTED ON THIS PLAT OWNED BY THE ASSOCIATION OR THE COO, THE DEVELOPER OWNS THE RESIDENTIAL BUILDING LOTS AND ALL OTHER TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID DEVELOPER-OWNED LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT CORPORATIONS: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
28. FOR THE PURPOSES OF THIS PLAT: (A) "UTILITY" OR "UTILITIES" SHALL MEAN AND REFER TO EACH FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH SEWER, WATER, REUSE WATER, ELECTRIC AND GAS SERVICE, EACH CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. § 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF; EACH MONITORING SERVICE, AND EACH OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE; AND (B) "UTILITY PROVIDER" SHALL MEAN AND REFER TO EACH OPERATOR OR PROVIDER OF ANY FORM OF UTILITY SERVICE NOW EXISTING OR HEREAFTER DEVELOPED, INCLUDING, BUT NOT LIMITED TO, EACH OPERATOR OR PROVIDER OF ANY SEWER, WATER, REUSE WATER, ELECTRIC OR GAS SERVICE, EACH OPERATOR OR PROVIDER OF ANY CABLE SYSTEM OR CABLE SERVICE, MULTICHANNEL VIDEO PROGRAMMING SERVICE (WHETHER FRANCHISED OR UNFRANCHISED), INFORMATION SERVICE OR OTHER TELECOMMUNICATIONS SERVICE, AS SAID TERMS ARE DEFINED IN THE COMMUNICATIONS ACT OF 1934 (47 U.S.C. § 151, ET SEQ.), AS AMENDED THROUGH THE DATE HEREOF; EACH OPERATOR OR PROVIDER OF A MONITORING SERVICE, AND EACH OPERATOR OR PROVIDER OF ANY OTHER FORM OF WIRELINE OR WIRELESS COMMUNICATION SYSTEM OR SERVICE.
29. PURSUANT TO SECTION 193.0235, F.S., ALL COMMON AREA TRACTS DEDICATED TO OR OTHERWISE OWNED BY A HOMEOWNER'S ASSOCIATION HEREAFTER ARE INTENDED TO BE USED AS COMMON AREAS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
30. ADDITIONAL RIGHT OF WAY FOR N.W. 49TH STREET EXTENSION WILL BE DEDICATED BY SEPARATE DOCUMENT AT A FUTURE DATE.

SURVEYOR'S CERTIFICATE:

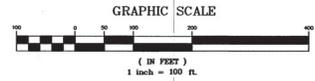
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND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

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

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



OCALA PRESERVE PHASE 12
A PORTION OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST OF MARION COUNTY, FLORIDA AND A REPLAT OF TRACT "D" OF Ocala Preserve Phase 9 PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 125 THROUGH 129, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
A PLANNED UNIT DEVELOPMENT
SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



DESCRIPTION:
A PORTION OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST OF MARION COUNTY, FLORIDA AND A PORTION OF TRACT "D" OF Ocala Preserve Phase 9 PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 125 THROUGH 129, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLY MOST CORNER OF SAID Ocala Preserve Phase 9; THENCE ALONG THE WEST BOUNDARY LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 33, N.0043'36"E, 1,174.89 FEET TO THE NORTHERLY BOUNDARY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4296, PAGE 6 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY LINE ALONG SAID NORTHERLY BOUNDARY LINE S.8934'12"E, 389.90 FEET TO THE WESTERLY MOST CORNER OF Ocala Preserve Phase 13 AS RECORDED IN PLAT BOOK 14, PAGES 142 THROUGH 147 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID Ocala Preserve Phase 13 THE FOLLOWING SIX (6) COURSES: (1) S.5411'14"E, 389.73 FEET; (2) THENCE S.5410'21"E, 292.71 FEET; (3) THENCE S.5412'12"E, 311.07 FEET; (4) THENCE S.5414'34"E, 203.31 FEET; (5) THENCE S.5458'22"E, 200.82 FEET; (6) THENCE S.5805'53"E, 383.14 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF Ocala Preserve Phase 11 AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 92 THROUGH 97 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING TWENTY-THREE (23) COURSES: (1) S.3352'11"W, 23.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 092'00", AND A CHORD BEARING AND DISTANCE OF S.3835'15"W, 30.22 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.25 FEET TO A POINT OF TANGENCY; (3) THENCE S.4314'19"W, 43.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 72'30", AND A CHORD BEARING AND DISTANCE OF S.2924'47"W, 29.57 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.64 FEET TO A POINT OF TANGENCY; (5) THENCE S.3317'00"W, 69.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 70'00", AND A CHORD BEARING AND DISTANCE OF S.1020'12"E, 28.68 FEET; (6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.55 FEET TO THE END OF SAID CURVE; (7) THENCE S.2430'13"W, 45.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 092'00", AND A CHORD BEARING AND DISTANCE OF S.2911'02"W, 30.22 FEET; (8) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.25 FEET TO A POINT OF TANGENCY; (9) THENCE S.3352'11"W, 10.77 FEET; (10) THENCE S.5070'49"W, 115.00 FEET; (11) THENCE N.4008'44"W, 12.91 FEET; (12) THENCE N.5452'38"W, 43.81 FEET; (13) THENCE S.3507'24"W, 54.52 FEET; (14) THENCE S.2819'22"W, 56.80 FEET; (15) THENCE S.8701'42"W, 47.34 FEET; (16) THENCE S.1029'16"W, 47.34 FEET; (17) THENCE S.0449'02"W, 61.92 FEET; (18) THENCE S.0713'52"E, 54.01 FEET; (19) THENCE S.1808'25"E, 47.34 FEET; (20) THENCE S.2241'16"E, 47.34 FEET; (21) THENCE S.2851'29"E, 253.41 FEET; (22) THENCE S.5324'52"W, 49.25 FEET; (23) THENCE S.3740'38"W, 69.28 FEET TO THE WESTERLY MOST CORNER OF SAID Ocala Preserve Phase 11; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE ALONG THE NORTHERLY BOUNDARY LINE AND ITS PROJECTION OF Ocala Preserve Phase 9 AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 125 THROUGH 129 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THE FOLLOWING THREE (3) COURSES: (1) S.6103'46"W, 50.00 FEET; (2) THENCE S.6459'45"W, 67.34 FEET; (3) THENCE S.6931'44"W, 48.35 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE, N.2910'17"W, 383.94 FEET TO A POINT ON THE PROJECTION OF SAID NORTHERLY BOUNDARY LINE; THENCE ALONG SAID NORTHERLY BOUNDARY LINE AND THE PROJECTION THEREOF THE FOLLOWING THREE (3) COURSES: (1) N.9070'00"W, 553.98 FEET; (2) THENCE S.0043'36"W, 373.51 FEET; (3) THENCE N.0878'24"W, 305.00 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 49.05 ACRES, MORE OR LESS.

LINE TABLE

LINE	BEARING	LENGTH
L1	S33°52'11"W	23.10
L2	S43°14'19"W	43.50
L3	S33°17'00"W	69.50
L4	S24°30'13"W	45.76
L5	S33°52'11"W	10.77
L6	S35°07'24"W	54.52
L7	S28°19'22"W	56.80
L8	N50°11'46"W	0.38
L9	N50°11'46"W	30.16
L10	N54°52'50"W	19.68

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	30.25	185.00	009°22'08"	30.22	S38°33'15"W
C2	31.64	25.00	072°30'57"	29.57	S79°29'48"W
C3	30.55	25.00	070°00'30"	28.68	S10°30'12"E
C4	30.25	185.00	009°22'08"	30.22	S29°11'07"W

FUTURE LAND USE DESIGNATIONS:
MEDIUM RESIDENTIAL
AGREEMENTS ON RECORD - "APPLICABLE DEVELOPERS' AGREEMENTS, AS MAY BE AMENDED FROM TIME TO TIME:
A) ORIGINAL - OFFICIAL RECORDS BOOK 3462, PAGE 1879
B) 1ST AMENDMENT - OFFICIAL RECORDS BOOK 3849, PAGE 343
C) 2ND AMENDMENT - OFFICIAL RECORDS BOOK 6103, PAGE 1170
D) TRANSPORTATION AGREEMENT - OFFICIAL RECORDS BOOK 6681, PAGE 136

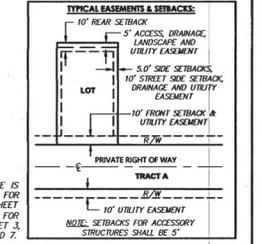
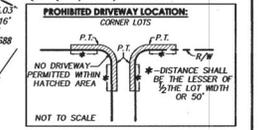
SURVEYOR'S CERTIFICATE:
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 127, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE; AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: CHRISTOPHER J. HANSON, P.S.M.
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POINT OF BEGINNING
NORTHWESTERLY MOST CORNER OF Ocala Preserve Phase 9 PER PLAT BOOK 13, PAGES 125-129
N178191.63'
E587749.94'



- LEGEND** UNLESS OTHERWISE NOTED
- R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CD = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N = NORTHING
 - E = EASTING (STATE PLANE COORDINATES)
 - CR = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLR = PROFESSIONAL LAND SURVEYOR
 - PS = PAGE
 - NRS = NON RADIAL
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - T.E. = TRAIL EASEMENT
 - (S.D.O.) = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (LB 8071)
 - = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT (LB 8071)
 - = ORNAMENT CONTROL POINT SET MAX. & DISC. NO. LB 8071
 - = FOUND OCTAGONAL CONCRETE MONUMENT



NOTE:
THIS PLAT IS 7 SHEETS IN TOTAL, AND ONE IS NOT COMPLETED WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGMENTS SEE SHEET 1. FOR SURVEYOR'S NOTES SEE SHEET 2. FOR BOUNDARY AND LEGAL DESCRIPTIONS SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, AND 7.

SHEET 5

SHEET 4

SHEET 3

1/18/23

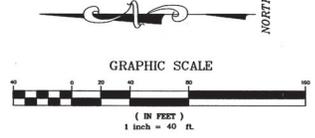


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OCALA PRESERVE PHASE 12

A PORTION OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST OF MARION COUNTY, FLORIDA AND A REPLAT OF TRACT "D" OF OCALA PRESERVE PHASE 9 PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 125 THROUGH 129, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

A PLANNED UNIT DEVELOPMENT
SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



- LEGEND UNLESS OTHERWISE NOTED**
- R = RADIUS
 - L = ARC LENGTH
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 - E. = EASTING (STATE PLANE COORDINATES)
 - CL = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - P.C. = PAGE
 - NR = NON RADIAL
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - T.E. = TRAIL EASEMENT
 - (8,000) = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 8071)
 - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT (LB 8071)
 - = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071
 - = FOUND OCTAGONAL CONCRETE MONUMENT

LINE	BEARING	LENGTH
L1	S33°52'11"W	23.10
L2	S43°14'19"W	43.50
L3	S33°17'00"W	69.50
L4	S24°30'03"W	45.76
L5	S33°52'11"W	10.77
L6	S35°07'24"W	54.52
L7	S26°19'22"W	56.80
L8	N50°11'46"W	0.38
L9	N50°11'46"W	30.16
L10	N54°52'50"W	19.68

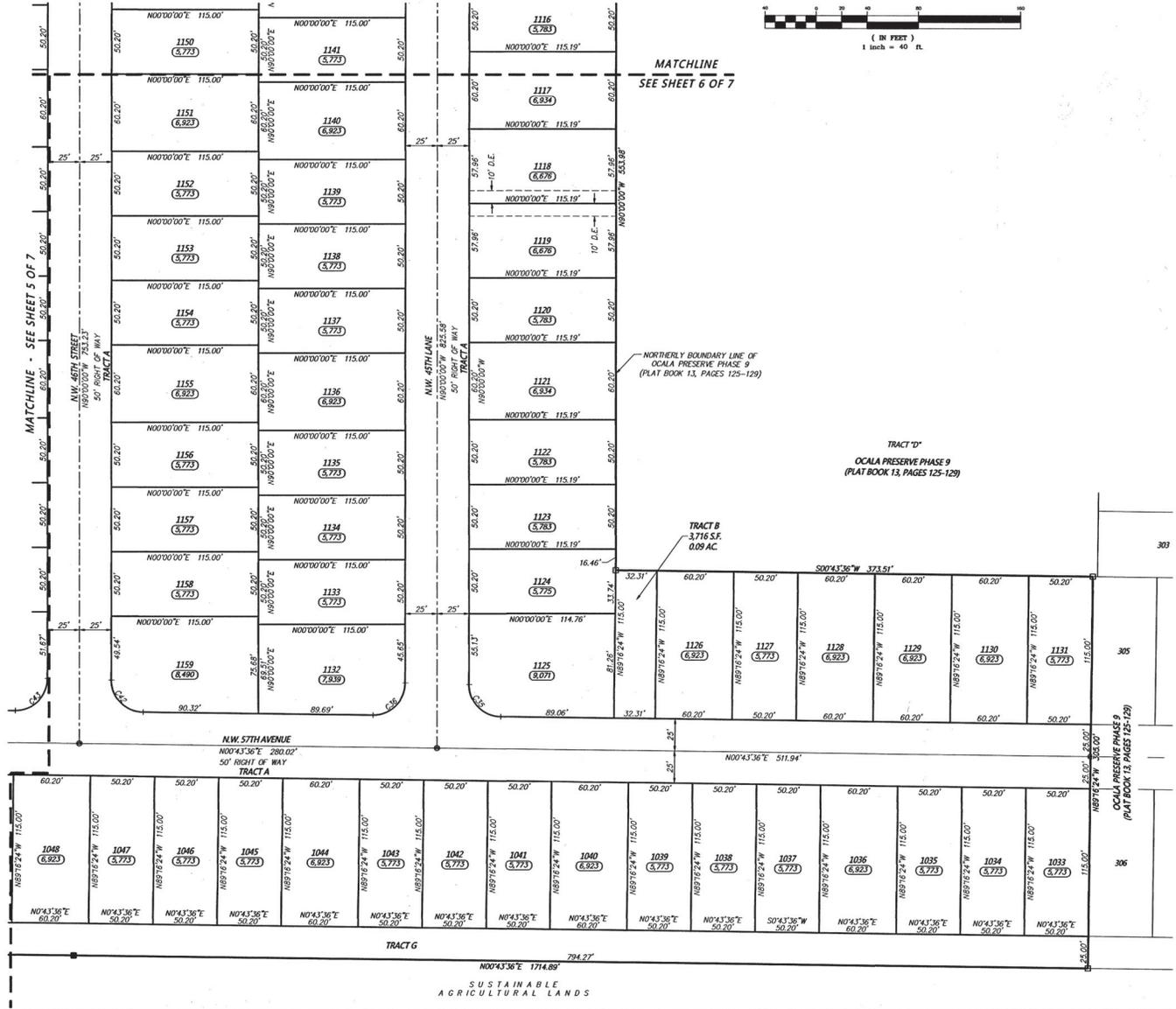
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C35	38.95	25.00	089°16'24"	35.13	S45°21'48"W
C36	39.59	25.00	090°43'36"	35.58	S44°38'12"E
C42	38.95	25.00	089°16'24"	35.13	S45°21'48"W
C43	39.59	25.00	090°43'36"	35.58	N44°38'12"W

NOTE:
THIS PLAT IS 7 SHEETS IN TOTAL AND ONE IS NOT COMPLETED WITHOUT THE OTHERS. FOR DEDICATION AND ACKNOWLEDGEMENTS SEE SHEET 1. FOR SURVEYOR'S NOTES SEE SHEET 2. FOR BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 3. FOR LOT DIMENSIONS SEE SHEETS 4, 5, 6, AND 7.

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



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

SUSTAINABLE AGRICULTURAL LANDS

OCALA PRESERVE PHASE 9 (PLAT BOOK 13, PAGES 125-129)

OCALA PRESERVE PHASE 8 (PLAT BOOK 13, PAGES 125-129)



JCH
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LAND DEVELOPMENT, SURVEYING & MAPPING
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1100 W. FEDERAL HIGHWAY, SUITE 1000
OCALA, FLORIDA 34701
TEL: 352.237.0000 FAX: 352.237.0001

OCALA PRESERVE PHASE 12

PLAT BOOK 15, PAGE 80

A PORTION OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST OF MARION COUNTY, FLORIDA AND A REPLAT OF TRACT "D" OF OCALA PRESERVE PHASE 9 PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 125 THROUGH 129, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SHEET 5 OF 7

A PLANNED UNIT DEVELOPMENT
SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND UNLESS OTHERWISE NOTED

- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CD = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- N = NORTHING (STATE PLANE COORDINATES)
- E = EASTING (STATE PLANE COORDINATES)
- C = CENTERLINE OF RIGHT OF WAY
- C.R. = OFFICIAL RECORDS OF MARION COUNTY
- R/W = RIGHT OF WAY LINE
- LB = LICENSE BUSINESS
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- P.L.S. = PROFESSIONAL LAND SURVEYOR
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- (S,000) = SQUARE FOOTAGE OF LOT
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- = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT (LB 8071)
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- = FOUND OCTAGONAL CONCRETE MONUMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°52'11"W	23.10
L2	S43°14'19"W	43.50
L3	S33°17'00"W	69.50
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L6	S35°07'24"W	54.52
L7	S26°19'22"W	56.80
L8	N50°11'46"W	0.38
L9	N50°11'46"W	30.16
L10	N54°52'50"W	19.68

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	93.49	60.00	089°16'24"	84.31	N45°21'48"E
C11	37.52	85.00	025°17'35"	37.22	N13°22'24"E
C12	54.82	85.00	036°57'14"	53.88	N44°29'49"E
C13	40.09	85.00	027°01'34"	39.72	N76°29'13"E
C42	38.95	25.00	089°16'24"	35.13	S45°21'48"W
C43	39.59	25.00	090°43'36"	35.58	N44°38'12"W
C52	54.53	35.00	089°16'24"	49.18	S45°21'48"W
C58	191.81	1314.00	008°21'49"	191.64	N84°03'58"E
C59	216.49	1344.00	009°13'45"	216.26	N83°39'27"E

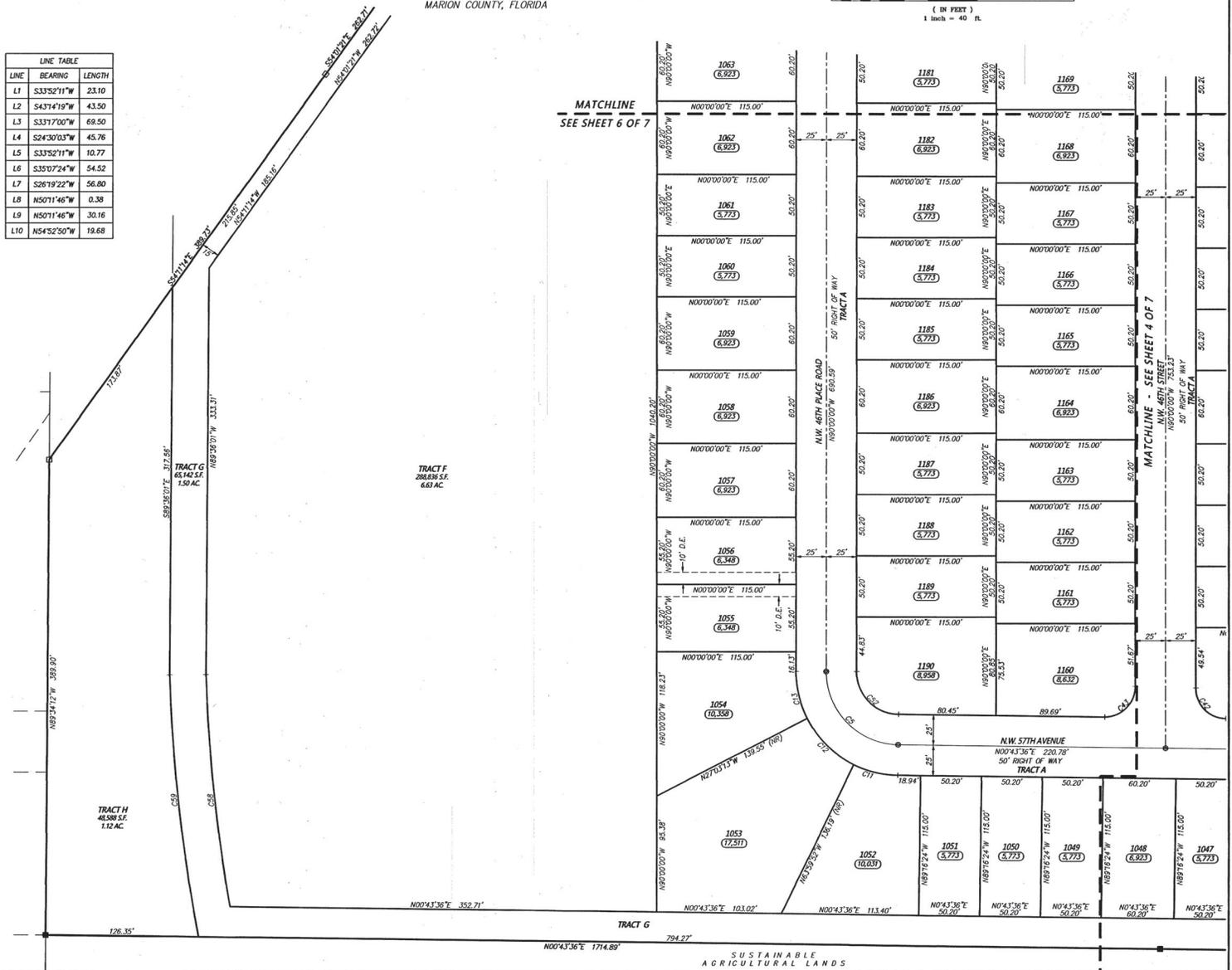
NOTE

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SURVEYOR'S CERTIFICATE:

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BY:  1/18/23
CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 S.W. 15TH STREET, OCALA, FL 34471



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

SUSTAINABLE
AGRICULTURAL LANDS

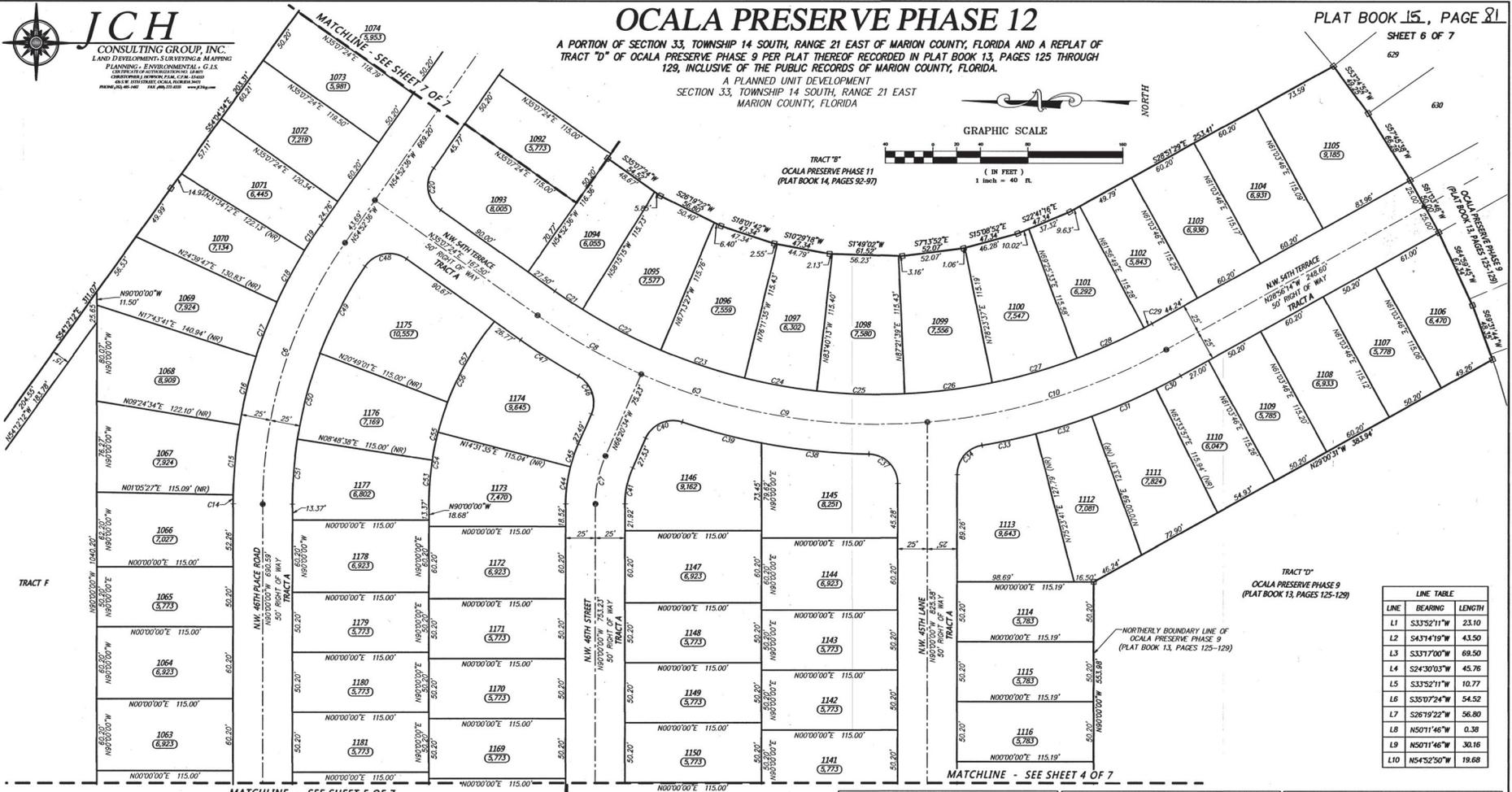
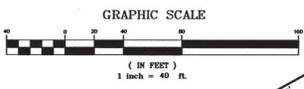


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CONSULTING & PROFESSIONAL SERVICES

OCALA PRESERVE PHASE 12

A PORTION OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST OF MARION COUNTY, FLORIDA AND A REPLAT OF TRACT "D" OF Ocala Preserve Phase 9 PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 125 THROUGH 129, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
A PLANNED UNIT DEVELOPMENT
SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 15, PAGE 81
SHEET 6 OF 7





JCH
CONSULTING GROUP, INC.
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OCALA, FLORIDA 34787
TEL: 352.237.1100 FAX: 352.237.1101
WWW.JCHCONSULTING.COM

OCALA PRESERVE PHASE 12

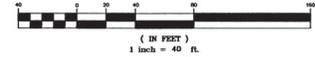
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A PLANNED UNIT DEVELOPMENT
SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 15, PAGE 82

SHEET 7 OF 7

GRAPHIC SCALE



- LEGEND** UNLESS OTHERWISE NOTED
- R = RADIUS
 - A = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CD = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
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 - ☉ = CENTERLINE OF RIGHT OF WAY
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 - T.E. = TRAIL EASEMENT
 - = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 807)
 - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT (LB 807)
 - = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 807
 - = FOUND OCTAGONAL CONCRETE MONUMENT

NOTE:
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SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 173, 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:
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1/16/23

