



SUBMITTAL SUMMARY REPORT 32941

PLAN NAME: CANOPY OAKS PHASE II REPLAT 3

LOCATION:

APPLICATION DATE: 06/03/2025

PARCEL: 3530-1001-18

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Kristen Savage	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	05/26/2026	06/02/2026	06/02/2026	Approved
OCE: Plan Review (DR) v.2	04/15/2026	04/22/2026	04/27/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	06/05/2025	06/19/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	06/02/2026	05/27/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/02/2026	05/29/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/02/2026	05/26/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/02/2026	05/29/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/02/2026	06/02/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/02/2026	06/02/2026	Informational
Comments	<p>Checked map/Sunbiz.</p> <p>-----</p> <p>Sec. 2.19.1. - Applicability. The Final Plat shall be submitted for approval and recording in the public records of Marion County for each development where platting is required by this Code and shall comply with Ch. 177 FS. All subdivision improvements shall be dedicated private unless otherwise approved by DRC or required by this Code.</p> <p>Sec.2.19.2.G – Title Certification All Final Plats submitted to Marion County shall be accompanied by a title opinion, no more than 30 days old, of an attorney, licensed in Florida, or a certification by an abstractor or title company certifying the record title owner of the lands as described and shown on the plat.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec.6.2.1. – Requirements. Sec.6.2.1.A. Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.</p> <p>Sec.6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities for all tracts shall be listed on the plat in a list or table form; Sec.6.3.1.C(15) - The following statements shall be captioned as "ADVISORY NOTICES" and be provided in a prominent manner on the plat, as appropriate, in the following order: Sec.6.3.1.C(d)(1)(2) - As related to covenants, restrictions, or reservations: 1. WHEN COVENANTS, restrictions, or reservations are established by the developer they shall be indicated as follows and completed accordingly: "COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE _____." 2. The following shall minimally be provided: "There may be additional restrictions that are not recorded or referenced on this plat that may be found in the Marion County Official Records;"</p> <p>Sec.6.3.1.D - The Final Plat shall contain, on the first page, the following dedications executed and acknowledged as required by law, in the forms set forth below: Sec.6.3.1.D(1) – All dedications shall be in the following forms or as approved by the County Attorney (Italic), with the appropriate items below. When a</p>			

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name or entity is used within a dedication item, the exact legal name of the entity shall be provided.

Sec.6.3.1.D(a) - "DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION"

"KNOW ALL MEN BY THESE PRESENTS, that [exact corporate name, state of incorporation, or individual's name], fee simple owner of the land described and platted herein, as [exact subdivision name], being in Marion County, has caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows:"

Sec.6.3.1.D.(b)(1)(2)(3)

Streets, Rights-of-way, and Parallel Access Easements, select as appropriate:

1. For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

2. For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec.6.3.1.D(c)(1)(2) - Utility Easements, select as appropriate:

1. "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

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

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

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

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) -

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

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

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

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

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

By: _____

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

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

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

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

WITNESSES:

_____ (signature)

(Typed name)

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

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

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

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

"[MORTGAGEE or PARTY OF INTEREST] CONSENT

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

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

If corporation:

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

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

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

(Typed name and title of Officer)

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

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

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

(Signature)

(Typed name)

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

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689.01 FS.

Sec.6.3.1.D(3)(a)(2)(a)(b)(c) –

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

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

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

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

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

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

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

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

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

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

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

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

"CERTIFICATE OF COST ESTIMATE

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

(Signature)

(Name, Florida Registered Engineer

License No. _____)"

(AFFIX SEAL)

- DR 6/2/26

OCE Stormwater (Permits & Plans) (Office of Kevin Vickers 06/02/2026 05/26/2026 Approved
the County Engineer)

Recommendations 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.

OCE Survey (Plans) (Office of the County Theresa Smail 06/02/2026 05/28/2026 Approved
Engineer)

OCE Traffic (Permits & Plans) (Office of the Chris Zeigler 06/02/2026 05/26/2026 Approved
County Engineer)

Utilities (OCE Plans) (Utilities) Heather Proctor 06/02/2026 05/26/2026 Approved

Comments Previously approved.

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/22/2026	04/20/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/22/2026	04/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/22/2026	04/15/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/22/2026	04/15/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	William Poole	04/22/2026	04/21/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	04/22/2026	04/24/2026	Requires Re-submit

Comments **Repeat Comment** Title Opinion must be no more than 30 days old. Title Report submitted on April 15, 2026, dated March 13, 2026



CANOPY OAKS PHASE II REPLAT THREE

A REPLAT OF LOTS 1, 2, 8, AND 9, "CANOPY OAKS PHASE II REPLAT TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LOTS 5 AND 6, "CANOPY OAKS PHASE II REPLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 23 AND 24 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALL LYING IN SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION

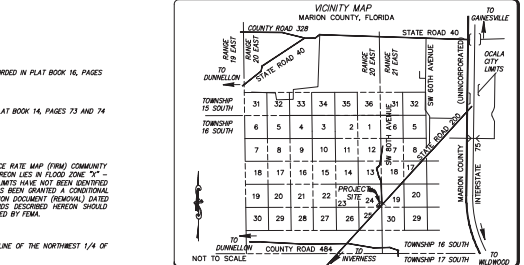
LOTS 1, 2, 8, AND 9 OF "CANOPY OAKS PHASE II REPLAT TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LOTS 5 AND 6 OF "CANOPY OAKS PHASE II REPLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 23 AND 24 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTES

- REVISION NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083S040, MARION COUNTY, FLORIDA DATED APRIL 19, 2014, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "A" - AN AREA OF ANNUAL FLOODING AND FLOOD ZONE "X" - AN AREA OF FLOOD HAZARD. THE FLOODING LIMITS HAVE NOT BEEN DETERMINED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. THE DEVELOPER HAS BEEN GRANTED A CONDITIONAL APPROVAL BY MARION COUNTY PURSUANT TO A LETTER OF MAP REVISION BASED ON FIRM DETERMINATION (COMMUNITY PANEL) DATED DECEMBER 31, 2010, CASE NUMBER 20-04-03424. 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.
- CURRENT ZONING IS COMMUNITY BUSINESS (C-2). CURRENT LAND USE IS COMMERCIAL.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N40°27'25"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST.
- ALL OF THE LAND DESCRIBED ON THIS PLAT IS OR WILL BE MADE SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CANOPY OAKS II PROPERTY OWNERS ASSOCIATION, INC.
- NO TRACT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNITS. A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE COUNTY ENGINEERING DEPARTMENT SHALL MAKE 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.
- EXCEPT WHERE REFERENCED TO THIS PLAT TO ANY IMPROVEMENT OR FACILITY INCLUDING BUT NOT LIMITED TO ANY SIDEWALK, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOV. CARS, ROOF CANTS, MOTORIZED SECURITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND LIGHTING MAINTENANCE FACILITIES, PARK FACILITIES, SOIL ENTRY FEATURE WALL, FENCE, BENCH, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH IMPROVEMENT SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS.
- "CANOPY OAKS II PROPERTY OWNERS ASSOCIATION, INC." IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUARTER STREET SIGNS.
- WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT REFERRED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THE PLAT NO. ON THIS PLAT THAT RESERVES TO THE DEVELOPER THE RIGHT BEING TRANSFERRED, AND WHICH SAID WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE DEVELOPER RESERVES OWNERSHIP OF ALL LOTS AND ALL 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 LOTS AND TRACTS TO ANY PERSON OR ENTITY AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY APPLICABLE OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS, AND/OR ANY NOTION-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENLARGE, SELL, OR CONVEY.
- THIS PLAT CONTAINS EIGHT (8) TRACTS, THREE (3) TRACTS, 0 MILES OF ROAD.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- THIS PLAT IS 3 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPER APPROVEMENTS & DECISION SEE SHEET 1 FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 2.
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY, AND REUSE WATER SERVICE MAY BE PROVIDED BY, THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
- FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
- THE PROJECT IS SUBJECT TO THE BRIDGING LETTER OF INTERPRETATION OF MODIFICATION APPROVED BY MARION COUNTY PURSUANT TO RESOLUTION 2016-001 FOR THE VESTED ORCHARD SUBDIVISION ON 7/26/2016 (2016-001), AS MAY BE AMENDED INCLUDING ALL PREVIOUS BRIDGING LETTERS AS REFERENCED BY BLM 2016-04-05, INCLUDING FINAL ORDER NO. 020-14-001 (APPLICATION NO. BLM-05-2016-001), DCA FINAL ORDER NO. 01-18-119 (APPLICATION NO. BLM-05-2016-001), DCA FINAL ORDER NO. 01-18-001 (APPLICATION NO. BLM-05-2017-001), DCA FINAL ORDER NO. 01-18-222 (APPLICATION NO. BLM-05-2017-001), BLM 018-002, BLM 018-003, AND ANY AMENDMENTS INCLUDING THE PROVISION OF RESTRICTIONS RELATED TO THE CONVEYANCE OF PUBLIC FACILITIES TO THE EXTENT CONSISTENT WITH THE APPLICABLE FUTURE LAND USE DESIGNATION AND ZONING DISTRICT. THE PROJECT IS AUTHORIZED FOR ALL ALLOWABLE LAND USES UNDER BLM 2016-001 SUBJECT TO THE RELATEDLY TO PROPOSED LAND USE EASEMENTS.
- 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 COST 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.
- DIRECT VEHICULAR/VIEWWAY ACCESS FROM LOTS TO S.R. 200 IS PROHIBITED. LOTS SHALL ONLY ACCESS S.R. 200 THROUGH THE USE OF TRACT "A", CANOPY OAKS PHASE II REPLAT, PLAT BOOK 14, PAGES 23 AND 24.

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.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREON AND WILL BE CONSIDERED TO BE SUPPLEMENTED 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.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY OBTAINS THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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 COST 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.

STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS CONTAINED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

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

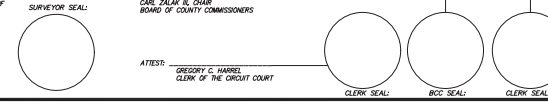
CLERK OF CIRCUIT COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:
I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "CANOPY OAKS PHASE II REPLAT THREE" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ AT _____ A.M./P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARBEL
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:
THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: CARL ZALAK II, CHAIR
BOARD OF COUNTY COMMISSIONERS

ATTEST:
GREGORY C. HARBEL
CLERK OF THE CIRCUIT COURT



DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ON TOP OF THE WORLD COMMUNITIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND EPUREAN DELIGHTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), ARE THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CANOPY OAKS PHASE II REPLAT THREE" LOCATED IN MARION COUNTY, FLORIDA. HAS CAUSED SAID LINES TO BE SURVEYED AND PLATTED AS SHOWN HEREON. ALL PUBLIC UTILITIES AND THEIR PERSONNEL SERVING SERVICES TO THIS SUBDIVISION ARE 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 PERSONAL EMERGENCY MAINTENANCE OR STIMULATED AND DRAINAGE FACILITIES WITHIN THIS SUBDIVISION 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 BELIEVED TO BE AT RISK. THE NON-EXCLUSIVE UTILITY EASEMENTS SHOWN AND NOTED ON THE PLAT ARE RESERVED FOR THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF LIFT STATIONS, FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY COLLECTION MAINS AND RELATED WATER UTILITY LINES AND EQUIPMENT. HOWEVER, THE DEVELOPER HAS THE EXCLUSIVE RIGHT TO GRANT IN WRITING SPECIFIC EASEMENTS TO ANY OTHER PUBLIC BODY FOR MAINTENANCE OR MANAGEMENT OF THE BODYS-OF-WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS. ALL PLATTED UTILITY EASEMENT AREAS SHALL ALSO BE THE EASEMENT AREA FOR FIBER OPTICAL CABLES, CABLE TELEVISION, AND OTHER TELECOMMUNICATION SERVICES (DEFINED BELOW). SPECIFICALLY, AN EASEMENT IS HEREBY GRANTED TO CDM CABLE, ITS SUCCESSORS AND ASSIGNS, FOR THE EXCLUSIVE RIGHT TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN AND PROVIDE TELECOMMUNICATION SERVICES THROUGHOUT THE PROJECT TO EACH AND EVERY BUILDING OR STRUCTURE LOCATED WITHIN THE PLATTED LOTS AND TRACTS. "TELECOMMUNICATION SERVICES" SHALL MEAN INTERNET, HIGH-SPEED INTERNET, WIRELESS INTERNET, VOICE OVER INTERNET PROTOCOL, VIDEO, CABLE, SATELLITE, TELEVISION, TELEPHONE, RADIO, ALARM, SECURITY, AND OTHER SIMILAR TECHNOLOGY SERVICES AS MAY BE DEVELOPED IN THE FUTURE. DELIVERED BY AIRBORNE OR UNDERGROUND FIBER OPTIC CABLES, COAXIALS, AND LINES, OR WIRELESS MEANS TO EQUIPMENT INSTALLED ON THE BUILDINGS AND STRUCTURES WITHIN EACH PLATTED LOT AND TRACT.

TRACT "A" AND TRACT "B" ARE PRIVATE PROPERTY AND ARE HEREBY RESERVED AS A PRIVATE ROAD. TRACT "C" AND TRACT "D" ARE DESIGNATED TO THE "CANOPY OAKS II PROPERTY OWNERS ASSOCIATION, INC." ESTABLISHED FOR THIS SUBDIVISION AND THE "CANOPY OAKS II PROPERTY OWNERS ASSOCIATION, INC." SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACT "C" AND TRACT "D" AND ALL IMPROVEMENTS CONTAINED THEREIN. TRACT "C" AND TRACT "D" MAY ALSO BE USED FOR UTILITIES, DRAINAGE, SIGNAGE, AND MULTI-PURPOSE SUCH AS GOV.-CARTS AS MAY BE DETERMINED BY THE DEVELOPER.

TRACT "E" SHALL BE PRIVATE PROPERTY AND IS HEREBY RESERVED BY THE DEVELOPER FOR SIGNAGE.

WITNESS SIGNATURE: _____ DEVELOPER AND OWNERS: EPUREAN DELIGHTS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____
ADDRESS: _____
BY: KENNETH D. COLEN, PRESIDENT
DEVELOPER'S ADDRESS: 8446 SOUTHWEST BOYD STREET, Ocala, Florida 34481
WITNESS SIGNATURE: _____
PRINT NAME: _____
ADDRESS: _____

STATE OF FLORIDA }
COUNTY OF MARION }
THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 20____ BY KENNETH D. COLEN, AS PRESIDENT OF THE "TOP OF THE WORLD COMMUNITIES, L.L.C.", A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE PHYSICAL. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC: _____ PRINT NAME: _____ NOTARY SEAL: _____

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NOTARY PUBLIC: _____ PRINT NAME: _____ NOTARY SEAL: _____

CHRISTOPHER J. HOBSON (LICENSE NO. 158553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

JOHN CONLEY TRING GROUP, INC. (Licensed Business Number 188077)
426 SW 15TH STREET
OCALA, FLORIDA 34471

APPROVED BY: CARL ZALAK II, CHAIR
BOARD OF COUNTY COMMISSIONERS

