

October 29, 2025

PROJECT NAME: MARICAMP MARKET CENTRE REPLAT - PHASE 2, REPLAT OF LOTS 9 & 10
PROJECT NUMBER: 2024120031
APPLICATION: FINAL PLAT #32296

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.2.1.A - Provide the name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet
STATUS OF REVIEW: INFO
REMARKS: Not available for review in E-Plans. Signed and sealed plat provided at DRC for approval.
- 2 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:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.
- 5 DEPARTMENT: 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.
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: Lots are all over 1 acre
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Lots are all over 1 acre
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: This plat will be served by Marion County Utilities for both water and sewer.

9 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: INFO

REMARKS: Please indicate zoning classification for adjacent properties in sheet 2.

10 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: INFO

REMARKS: No existing buildings on-site

11 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 6.3.1.C(15)(b) - Flood zone determination listed

STATUS OF REVIEW: INFO

REMARKS: FEMA Flood Zone X

Primary Springs Protection Zone

No ESOZ

12 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /
JARED.RIVERA@MARIONFL.ORG

13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS

STATUS OF REVIEW: INFO

REMARKS:

14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida

STATUS OF REVIEW: INFO

REMARKS:

15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities

STATUS OF REVIEW: INFO

REMARKS:

16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

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

STATUS OF REVIEW: INFO

REMARKS:

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged

STATUS OF REVIEW: INFO

REMARKS:

- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication
STATUS OF REVIEW: INFO
REMARKS:
- 19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:
- 24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:
- 27 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:

- 28 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: INFO
REMARKS:
- 29 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS:
- 30 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4 - Access management
STATUS OF REVIEW: NO
REMARKS: 9/21/25 - Instead of showing the easement on the plat provide a note stating that "A 24' wide cross access easement shall be provided parallel to Bahia Avenue Place across Lots 9 and 10 allowing for a single driveway connection. The easement shall be established with or prior to the development on either one of these lots.
5/22/25 - 1) Show driveway location and cross-access previously agreed upon with OCE Traffic to be included in this plat. 2) On plat sheet 1, surveyor's notes, remove note # 15 since the topic of driveway access will have been concluded upon approval of this replat. 3) Remove note # 24 since direct access to SE Maricamp Rd is prohibited, cross-access already exists, and since the cross-access described would not be approved.
- 31 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Include buffers
9/23/25 - Please specify that Type C buffers will be required along ROW in final plat sheet 2.
Staff notes utilities easement in the same place as proposed buffers. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.
- 32 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: NO
REMARKS: No preliminary plat in Project No. 2024120031. Waiver will be required.



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/29/2025 Parcel Number(s): 37491-103-07 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MARICAMP MARKET CENTRE REPLAT- PHASE 2 Commercial ☒ or Residential ☐
Subdivision Name (if applicable): SAME AS ABOVE (PROPOSED - FINAL PLAT #32296)
Unit _____ Block _____ Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): MARICAMP LAND LLC
Property Owner's Signature: _____
Property Owner's Mailing Address: 2441 NE 3RD ST STE 201
City: OCALA State: FL Zip Code: 34470 Phone # _____

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

Firm Name (if applicable): R.M.BARRINEAU AND ASSOC, INC. Contact Name: TRAVIS BARRINEAU
Mailing Address: 1309 SE 25th LOOP, #103 City: OCALA State: FL Zip Code: 34471
Phone # 352-622-3133 Alternate Phone # 352-427-5527
Email address: travis@rmbarrineau.com

D. WAIVER INFORMATION:

Section & Title of Code: SEC 2.17.1 PRELIMINARY PLAT
Reason/Justification for Waiver Request: APPLICANT REQUESTS A WAIVER FOR THE
PRELIMINARY PLAT BECAUSE THIS REPLAT IS A REPLAT OF MARICAMP MARKET
CENTRE REPLAT - PHASE 2 RECORDED IN PB 13, PG 199. APPLICANT IS DIVIDING LOTS
LOTS 9 AND 10 INTO 3 LOTS RATHER THAN 2 LOTS. THERE ARE NO ADD'L CHANGES.

DEVELOPMENT REVIEW USE:

Received By: email 10/27/25 Date Processed: 10/29/25 kah Project # 2024120031 AR # 32296

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 7/2017

ArcGIS Web Map



10/29/2025, 12:36:14 PM

☐ Marion County

 Parcels

County Road Maintenance

— OCE Maintained Paved

Not Maintained

Not Maintained

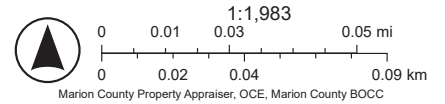
Streets

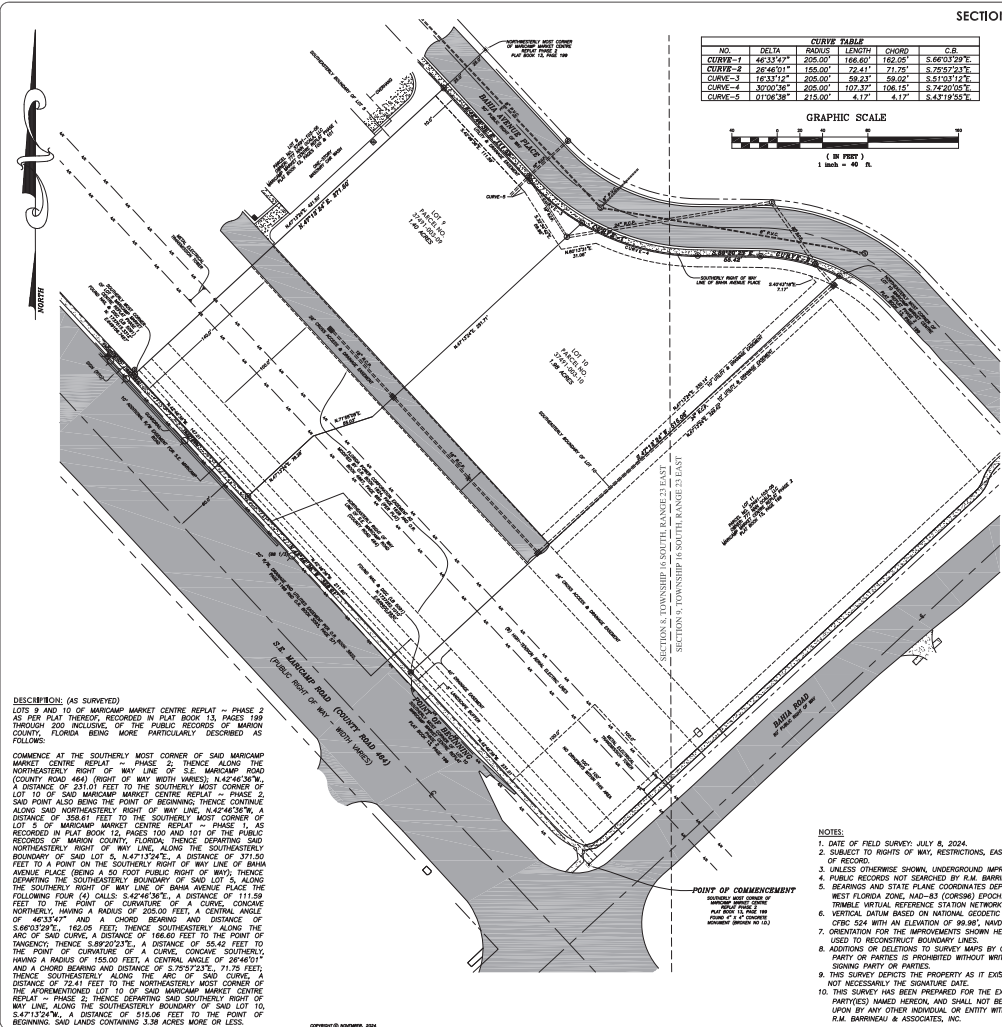
Aerial 2024

 Red: Band_1

 Green: Band_2

 Blue: Band_3





ABSTRACT INFORMATION WAS PROVIDED BY TITLE COMMITMENT NO. 1103M7344, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, BEARING AN COMMITMENT DATE OF MAY 28, 2024. THE FOLLOWING NOTES CORRESPOND TO SCHEDULE B SECTION 2 ITEMS:

ITEM 9: MATTERS APPEARING ON THE PLAT OF MARICAMP MARKET CENTRE AS RECORDED IN PLAT BOOK 11, PAGE 81, AS TO THE EXTENT THAT THEY AFFECT SUBJECT PROPERTY, ARE DEPICTED HEREIN.

ITEM 10: MATTERS APPEARING ON THE PLAT OF MARICAMP MARKET CENTRE REPLAT-PHASE 2 AS RECORDED IN PLAT BOOK 13, PAGE 199, AS TO THE EXTENT THAT THEY AFFECT SUBJECT PROPERTY, ARE DEPICTED HEREIN.

ITEM 11: EASEMENT RECORDED IN DEED BOOK 264, PAGE 373 AND PARTIAL RELEASE IN OFFICIAL RECORDS BOOK 1824, PAGE 1628 AND BY PARTIAL RELEASE IN OFFICIAL RECORDS BOOK 4867, PAGE 686 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREIN.

ITEM 12: SAID SERVICE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 137, PAGE 411 AND OFFICIAL RECORDS BOOK 122, PAGE 786 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION, AND IS NOT DEPICTED HEREIN.

ITEM 13: AFFECTED AND/OR ASSIGNED IN OFFICIAL RECORDS BOOK 180, PAGE 430, OFFICIAL RECORDS BOOK 398, PAGE 52 AND OFFICIAL RECORDS BOOK 394, PAGE 858 AND OFFICIAL RECORDS BOOK 398, PAGE 281, AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION, AND IS NOT DEPICTED HEREIN.

ITEM 14: AFFECTED AND/OR ASSIGNED IN OFFICIAL RECORDS BOOK 180, PAGE 430, OFFICIAL RECORDS BOOK 398, PAGE 52 AND OFFICIAL RECORDS BOOK 394, PAGE 858 AND OFFICIAL RECORDS BOOK 398, PAGE 281, AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION, AND IS NOT DEPICTED HEREIN.

ITEM 15: AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1143, PAGE 867, AFFECTS SUBJECT PROPERTY IS BLANKET IN NATURE AND IS NOT DEPICTED HEREIN.

ITEM 16: GOLF COURSE EASEMENT/RESTRICTIONS (RIGHT OF WAY TRACTS) AS ASSIGNED IN OFFICIAL RECORDS BOOK 2321, PAGE 339 DOES NOT AFFECT SUBJECT PROPERTY, AND IS NOT DEPICTED HEREIN.

ITEM 17: EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3083, PAGE 571 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREIN.

ITEM 18: EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3622, PAGE 1168 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREIN.

ITEM 19: EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3622, PAGE 1174 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREIN.

ITEM 20: EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4329, PAGE 968 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREIN.

ITEM 21: IMPROVEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4846, PAGE 1151, AS AMENDED IN OFFICIAL RECORDS BOOK 5246, PAGE 1281, OFFICIAL RECORDS BOOK 5816, PAGE 725, AND OFFICIAL RECORDS BOOK 6136, PAGE 1406 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.

ITEM 22: COVENANT AS RECORDED IN OFFICIAL RECORDS BOOK 4846, PAGE 1150 AFFECTS SUBJECT PROPERTY, DOES NOT CONTAIN ANY SURVEY RELATED PLOTTABLE ITEMS AND IS NOT DEPICTED HEREIN.

ITEM 23: DECLARATION OF COVENANTS AND RESTRICTIONS FOR MARICAMP MARKET CENTRE AS RECORDED IN OFFICIAL RECORDS BOOK 4846, PAGE 1101, AS AMENDED IN OFFICIAL RECORDS BOOK 8273, PAGE 51, AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.

ITEM 24: EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 336, PAGE 17 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT DEPICTED HEREIN.

ITEM 25: AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2321, PAGE 350 DOES NOT AFFECT SUBJECT PROPERTY, AND IS NOT DEPICTED HEREIN.

ITEM 26: DEVELOPMENT AND ESCROW AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4846, PAGE 1229 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.

ITEM 27: MARION COUNTY PLAT IMPROVEMENTS AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4846, PAGE 1151, AS AMENDED IN OFFICIAL RECORDS BOOK 5246, PAGE 1281, OFFICIAL RECORDS BOOK 5816, PAGE 725, AND OFFICIAL RECORDS BOOK 6136, PAGE 1406 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.

ITEM 28: ENVIRONMENTAL RESTRICTION PERMIT RECORDED IN OFFICIAL RECORDS BOOK 6039, PAGE 1306 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.

ITEM 29: DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 1294 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 6163, PAGE 684, DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT DEPICTED HEREIN.

ITEM 30: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 1328, FIRST MORTGAGE IN OFFICIAL RECORDS BOOK 7157, PAGE 298 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 7598, PAGE 878 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.

ITEM 31: AMENDED DECLARATION OF COVENANTS AND RESTRICTIONS FOR MARICAMP MARKET CENTRE AS RECORDED IN OFFICIAL RECORDS BOOK 7157, PAGE 1421 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.

BOUNDARY SURVEY FOR:
MARICAMP LAND, LLC

DATE: 7/8/2024

FILE: 100-1398-000-010-010

SHEET 1 OF 1

MARICAMP MARKET CENTRE REPLAT ~ PHASE 2 REPLAT LOTS 9 AND 10

PLAT BOOK ___, PAGE ___
SHEET 1 OF 2

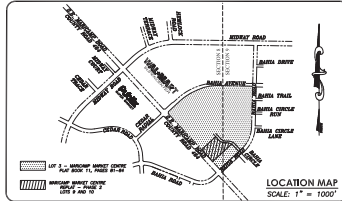
A REPLAT OF LOTS 9 AND 10 OF MARICAMP MARKET CENTRE REPLAT PHASE 2 AS
RECORDED IN PLAT BOOK 13, PAGES 199 THROUGH 200 SECTIONS 8 & 9, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

- THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
- THIS PLAT CONTAINS 3 COMMERCIAL LOTS, AND 0.00 MILES OF ROAD.
- CURRENT ZONING IS B-4 (RESIDENTIAL BUSINESS). FUTURE LAND USE DESIGNATION IS COMMERCIAL.
- BEARINGS ARE ASSIGNED BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF S.E. MARICAMP ROAD AS BEING N.42°46'36"W.
- STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (GCSN96) EPOCH 2002.00000.
- BASED ON TYPICAL METRIC REFERENCE STATION NETWORK AND REFERENCED TO CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0008 AND 0029. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF MARION COUNTY.
- NO LOT SHALL BE DIVIDED OR SUB-DIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT COMPLETES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
- CONVEYANCE, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6144, PAGE 1329, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
 - UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE:
 - A. EXTENDING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
 - B. ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND MARION COUNTY BOARD OF COUNTY COMMISSIONERS, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER MARION COUNTY OR SELLER OF SAID LOTS OR TRACTS.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE. EACH PURCHASER OF LOTS WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
 - MINIMUM SETBACKS FROM THE FRONT - 30 FEET FROM LOT LINE
 - REAR - 25 FEET FROM LOT LINE
 - FRONT - 30 FEET FROM LOT LINE
 - REAR - 25 FEET FROM LOT LINE
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE THIRDPARTY EASEMENTS GRANTED TO OR OWNED BY A PARTICULAR ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- UTILITY AND DRAINAGE EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- ACCORDING TO THE PLAT OF MARICAMP MARKET CENTRE AS RECORDED IN PLAT BOOK 11, PAGES 81 THROUGH 84 INCLUDES OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AN ADDITIONAL 10 FEET OF RIGHT OF WAY HAS BEEN DEDICATED ALONG S.E. MARICAMP ROAD. THEREFORE, THE 150.00 FEET OF RIGHT OF WAY FOR S.E. MARICAMP ROAD, BEING A PORTION OF LOT 3 OF MARICAMP MARKET CENTRE AS RECORDED IN PLAT BOOK 11, PAGES 81 THROUGH 84, IS BEING DEDICATED TO S.E. MARICAMP ROAD NOW LIES WITHIN SAID DEDICATED RIGHT OF WAY. SAID EASEMENT IS DEPICTED HEREON SHOWING THE 140 FEET REMAINING WITHIN THE FEASIBLE PROPERTY INCLUDED IN THIS PLAT.
- MARION COUNTY UTILITIES ARE TO PROVIDE WATER, SEWER AND FLOW SERVICE TO ALL LOTS.
- ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS AND ACCESS EASEMENTS FOR VEHICLE/PEDESTRIAN ACCESS. DIRECT VEHICLE/PEDESTRIAN ACCESS TO S.E. MARICAMP ROAD IS PROHIBITED.
- PROPERTY IS LOCATED WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.
- STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO THE LANDS DESCRIBED IN DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 1294 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 6154, PAGE 84 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING A PORTION OF LOT 3 OF MARICAMP MARKET CENTRE AS RECORDED IN PLAT BOOK 11, PAGES 81 THROUGH 84 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO MARION COUNTY PLAT IMPROVEMENTS AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4046, PAGE 1151 AND AMENDED IN OFFICIAL RECORDS BOOK 5206, PAGE 1981 AND OFFICIAL RECORDS BOOK 5916, PAGE 725 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE WASTEWATER DRAINAGE RETENTION AREA (NO. 10704-9) HAS BEEN ISSUED FOR THIS PROPERTY AND HAS BEEN RECORDED IN OFFICIAL RECORDS BOOK 7009, PAGE 152 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ENVIRONMENTAL RESOURCE POINT NO. 10704-9 HAS BEEN ISSUED FOR THIS PROPERTY AND HAS BEEN RECORDED IN OFFICIAL RECORDS BOOK 7009, PAGE 152 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- FUTURE IMPROVEMENTS FOR LOTS 9, 10A AND 10B AS SHOWN ON THIS PLAT HAVE RIGHTS TO DISCHARGE STORMWATER TO THE RESPECTIVE DRAINAGE RETENTION AREAS AS SHOWN ON THE APPROVED PHASE 1 IMPROVEMENT PLANS FOR THIS DEVELOPMENT. EACH LOT DEVELOPMENT IS REQUIRED TO ADHERE TO THE DRAINAGE INTERFERENCE SPECIFIED ON THE APPROVED IMPROVEMENT PLANS.
- LOTS ON THIS PLAT ARE SUBJECT TO PREVIOUS PLAT GUIDELINES AS RECORDED ON THE PLAT OF MARICAMP MARKET CENTRE AS RECORDED IN PLAT BOOK 11, PAGES 81 THROUGH 84 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ACCESS MANAGEMENT AGREEMENT AS SET FORTH IN OFFICIAL RECORDS BOOK 7131, PAGE 1421 AFFECT SUBJECT PROPERTY.

ADVISORY NOTES: PER MARION COUNTY LAND DEVELOPMENT CODE 6.3.1(C)(15)

- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS COMMERCIAL.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 15062C0270 MARION COUNTY, FLORIDA, COMMUNITY NO. 15016, PANEL NO. 0732-D, DATED AUGUST 26, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOODING, 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF MARION COUNTY.
- THIS PLAT CONTAINS 3 LOTS, 0 TRACTS AND 0 MILES OF ROADS.
- CONVEYANCE, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6144, PAGE 1329, FIRST AMENDMENT IN OFFICIAL RECORDS BOOK 7157, PAGE 298, SECOND AMENDMENT IN OFFICIAL RECORDS BOOK 7598, PAGE 878, THIRD AMENDMENT IN OFFICIAL RECORDS BOOK 8851, PAGE 1508 AND FOURTH AMENDMENT IN OFFICIAL RECORDS BOOK 8851, PAGE 1508 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENTLY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENTLY DETERMINATION AND FINAL APPROVAL. TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENTLY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DATE.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF 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.



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MARICAMP LAND, LLC, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "MARICAMP MARKET CENTRE REPLAT - PHASE 2 REPLAT LOT 9 AND 10", BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

CROSS ACCESS EASEMENT AND DRAINAGE EASEMENT SHOWN ON THIS PLAT IS A NOW EXCLUSIVE CROSS ACCESS EASEMENT FOR THE USE AND BENEFIT OF THE PUBLIC FOR ACCESS TO LOTS 9, 10A AND 10B, AND MAINTENANCE OF SAID EASEMENT IS THE RESPONSIBILITY OF SAID LOT OWNERS.

REMOTE DRAINAGE RETENTION FACILITIES SHALL BE DEDICATED AND MAINTAINED PER DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 1294 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACT IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHENEVER THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

MARICAMP LAND, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: JOHN S. RUDEMAN, MANAGING MEMBER

WITNESS: SIGNATURE

PRINTED NAME

NOTARY ACKNOWLEDGMENT:

STATE OF
COUNTY OF
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF (1) PHYSICAL PRESENCE OR (2) ONLINE NOTARIZATION, THIS DAY OF _____, 2025, BY JOHN S. RUDEMAN, AS REPRESENTATIVE OF MARICAMP LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH ENTITIES.

☐ PERSONALLY KNOWN
☐ PRODUCED IDENTIFICATION _____

NOTARY PUBLIC

APPROVAL BY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY THAT ON THIS DAY OF _____, 2025, THE FOREGOING PLAT WAS APPROVED BY THE ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATIVE OFFICIAL FOR MARION COUNTY, FLORIDA

BY: COUNTY ADMINISTRATOR OR DESIGNATED ADMINISTRATIVE OFFICIAL

ATTEST:

GREGORY C. HANRELL
CLERK OF THE CIRCUIT COURT

CLERK OF THE COURTS CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "MARICAMP MARKET CENTRE REPLAT OF PHASE 2 REPLAT OF LOTS 9 AND 10" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS DAY OF _____, 2025, AT _____ A.M./P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HANRELL
CLERK OF THE CIRCUIT COURT

DESCRIPTION:

LOTS 9 AND 10 OF MARICAMP MARKET CENTRE REPLAT - PHASE 2 AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 199 THROUGH 200 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST CORNER OF SAID MARICAMP MARKET CENTRE REPLAT - PHASE 2; THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF S.E. MARICAMP ROAD (COUNTY ROAD 464) (RIGHT OF WAY WIDTH WISSES) N.42°46'36"W, A DISTANCE OF 231.01 FEET TO THE SOUTHERLY MOST CORNER OF LOT 10 OF SAID MARICAMP MARKET CENTRE REPLAT - PHASE 2, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, N.42°46'36"W, A DISTANCE OF 358.61 FEET TO THE SOUTHERLY MOST CORNER OF LOT 9 OF MARICAMP MARKET CENTRE REPLAT - PHASE 1, AS RECORDED IN PLAT BOOK 13, PAGES 199 AND 201 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 5, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BANNA AVENUE PLACE THE FOLLOWING FOUR (4) CALLS: S.42°46'36"W, A DISTANCE OF 371.50 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BANNA AVENUE PLACE (BEING A 50 FOOT PUBLIC RIGHT OF WAY); THENCE CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 46°33'47" AND A CHORD BEARING AND DISTANCE OF S.60°03'29"E, 162.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.60 FEET TO THE POINT OF TANGENCY; THENCE S.89°20'57"E, A DISTANCE OF 55.42 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°04'11" AND A CHORD BEARING AND DISTANCE OF S.75°25'27"E, 71.75 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.41 FEET TO THE NORTHEASTERLY MOST CORNER OF THE APPROPRIATED RIGHT OF LOT 10 OF SAID MARICAMP MARKET CENTRE REPLAT - PHASE 2; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LOT 10, S.47°13'24"W, A DISTANCE OF 515.06 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 3.36 ACRES MORE OR LESS.

APPROVAL BY COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:

APPROVED:

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

SURVEYOR'S CERTIFICATE:

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

BY: TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. 15 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471



MARICAMP MARKET CENTRE REPLAT ~ PHASE 2 REPLAT LOTS 9 AND 10

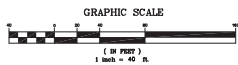
PLAT BOOK __, PAGE __
SHEET 2 OF 2

A REPLAT OF LOTS 9 AND 10 OF MARICAMP MARKET CENTRE REPLAT PHASE 2 AS
RECORDED IN PLAT BOOK 13, PAGES 199 THROUGH 200 SECTIONS 8 & 9, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

STATE PLANE COORDINATES:			
POINT	NORTHING	EASTING	SCALE FACTOR
CODED 0028	1254662.363	630104.614	0.99994151
CODED 0029	1254744.234	630011.389	0.99994151
(A)	1252252.1073	640400.2839	0.99994123
(B)	1252516.3313	640156.7457	0.99994123
(C)	1252767.6323	640429.4290	0.99994123
(D)	1252685.7211	640505.2178	0.99994123
(E)	1252761.9589	640653.3270	0.99994122
(F)	1252761.9303	640708.7444	0.99994122
(G)	1252761.9082	640778.3543	0.99994122

DATE	DESCRIPTION	CONDITION	DATE
8-26-13	APPROVED WAIVERS:	APPROVED THE ENGINEER MEETING WITH	8-26-13
8.2.2.a(12)	ACCESS MANAGEMENT	TRAFFIC TO WORK OUT AN AGREEMENT	8-26-13
8.2.2.a(10)	SIDEWALKS	PROVIDE SIDEWALK ON ONE SIDE OF	8-26-13
2.12.4.1	PRE-PLAY MODIFICATION	CONSENSUS NOT TO REQUIRE PRE-PLAY	3-3-14
2.12.2.1	ROAD SHOWS CONNECTIVITY	PROVIDE QUADRANT NAME ON INTERNAL	3-3-14
4.13.7.0(02)	SOIL BORINGS	ADDITIONAL 2 BORINGS IN D.R.#2	3-3-14
4.13.4.0(3)	TYPE OF STORMWATER CRITERIA	WAVENET TO CURVILINEAR FORM FOR DRAIN	3-3-14
4.13.4	STORMWATER QUALITY CRITERIA	ALTERNATIVE TREATMENT	3-3-14
4.13.4.0	STORMWATER QUALITY CRITERIA	BOTH WAINERS FOR D.R.#1	3-3-14
4.12.5	CROSS SECTIONS AT STORMWATER CROSSINGS		3-3-14
4.12.5	CROSS SECTIONS AT UTILITY CROSSINGS		3-3-14
4.12.11	TURN LINES	TO BE RESOLVED WITH OFFSET TURN LANE	3-3-14
4.12.2.a	90° RIGHT OF WAY METHODS		11-24-14

LEGEND: UNLESS OTHERWISE NOTED
 (A) = STATE PLANE COORDINATE
 O.R. = OFFICIAL RECORDS OF MARION COUNTY
 E = CENTERLINE OF RIGHT OF WAY
 R/W = RIGHT OF WAY
 ● = FOUND NAIL & DISK NO. LB 5091



POINT OF COMMENCEMENT:
SOUTHERLY MOST CORNER OF MARICAMP
MARKET CENTRE REPLAT PHASE 2
PLAT BOOK 13, PAGE 199
FOUND 4" x 4" CONCRETE
MONUMENT (BROKEN, NO I.D.)

NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
CURVE-1	48°33'47"	255.00'	166.80'	162.00'	S.66°03'39"E
CURVE-2	30°08'01"	150.00'	79.41'	71.75'	S.75°52'03"E
CURVE-3	02°21'30"	205.00'	8.41'	8.41'	S.43°29'06"E
CURVE-4	30°11'59"	205.00'	129.47'	122.30'	S.61°13'07"E
CURVE-5	08°01'54"	205.00'	28.73'	28.70'	S.85°19'31"E
CURVE-6	07°08'28"	215.00'	4.17'	4.17'	S.64°19'30"E

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:
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