

June 26, 2025

PROJECT NAME: GREEN TURF ACRES REPLAT 3564-037-001 AND 03564-037-002

PROJECT NUMBER: 2025050070

APPLICATION: FINAL PLAT #32897

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat
STATUS OF REVIEW: INFO
REMARKS: Please notify this office when set.
- 2 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please notify this office when set.
- 3 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please notify this office when set.
- 4 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(3) - PCPs shall be set
STATUS OF REVIEW: INFO
REMARKS: Please notify this office when set.
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: 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.
- 7 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 Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A

- 9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications
STATUS OF REVIEW: INFO
REMARKS: Initial Review: There do not seem to be easements shown on the parcels, except for the previously recorded 10' utility easement abutting HWY 200. Will there be any cross access, drainage, utilities, or any other easements based on the new lot configuration?
- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: INFO
REMARKS: Initial Review: Applicant submitted a waiver request to skip the preliminary plat. Staff sees this waiver was processed, but it does not appear that an approval letter was issued yet.
- 11 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:
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.2.H - Legal documents
STATUS OF REVIEW: INFO
REMARKS:
- 13 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:
- 14 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:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
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) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:

- 19 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:
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:
- 23 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
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: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS: Verified owner with Sunbiz and checked road project. HR 3.23.2025
- 28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: NO
REMARKS: Please identify, label and dimension all proposed drainage easements.

- 29 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract
STATUS OF REVIEW: NO
REMARKS: Please label the area (in square feet) of all parcels being created by this plat.
- 30 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.3.1 D(1)(d) - Stormwater Dedication & Acknowledgement
STATUS OF REVIEW: NO
REMARKS: Please include the appropriate Dedications from section 6.3.1 D(1)(d) on the cover sheet of the plat.
- 31 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(14) - Intent & Purpose of All Tracts Identified
STATUS OF REVIEW: NO
REMARKS: There are structures on this property. Please submit something that shows where these structures are and that they meet setbacks. It doesn't need to be part of the "recorded plat" but we need to see that the replat is not creating non-conforming uses.
- 32 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement
STATUS OF REVIEW: NO
REMARKS:
The Marion County Property Appraiser's Office identifies the remaining contiguous property to the west and north (PID #: 3564-003-000, 3564-036-001 and 3564-035-000) as "Ag Exempt" qualifying as "Sustainable Agricultural Land" pursuant to Section 163.3163, FS, which requires the following revisions to the plat [LDC Section 6.3.1.C(15)(j)]:
1) Revise Sheet 2 to identify/label those areas corresponding to the referenced parcels as "Sustainable Agricultural Land – See Advisory Notice [insert “letter” of advisory notice]" AND
2) Add the following captioned Advisory Notice to the Cover Sheet:
"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 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."
- 33 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.12.9 - Location and dimensions of streets and right-of-way
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - Include dimensions of adjacent streets and rights-of-way serving the project.
- 34 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.12.20 - Phases of development
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - No phases of development or access plan provided.
- 35 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.3.1.C(3) - Driveway restrictions corner lots
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - One lot is represented as being on a corner, but driveway restrictions have not been specified. Refer to LDC Sec. 7.3.1, TS025 and LDC Sec. 6.11.5, Table 6.11-2.

- 36 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - No cross-access easements are shown or proposed.
- 37 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - No traffic impact information has been provided for this site.
- 38 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4 - Access management
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - Public cross-access easement has not been established as required. Cross-access is required to the SW property boundary parallel to SW HWY 200, extending from any approved driveway location and constructed with 24' wide pavement. Current driveway (not represented on any plan set) does not meet minimum commercial driveway spacing requirements.
- 39 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - No roads have been proposed, and no access plan has been provided, particularly as it relates to access to SW HWY 200.
- 40 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - No traffic information has been provided; the need for turn lanes is unknown.
- 41 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2.A - Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in table 6.12-1
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - Right-of-way needs are unknown. Any improvements to the right-of-way for SW HWY 200 require permitting through FDOT in coordination with County OCE Traffic.
- 42 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: NO
REMARKS: 6/25/25 - No preliminary plat, improvement plan, site plan, or traffic impact analysis (all prerequisite to final plat review) related to this proposal could be found. Initial comments provided are subject to change as additional information becomes known.
- 43 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: CADD files have been provided and match the subject Final Plat
STATUS OF REVIEW: NO
REMARKS: CADD Files have not been provided.
- 44 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: NO
REMARKS: Parcels 3564-037-001 and 3564-037-002 are located within the Marion County Utility service

area and have immediate access to both Marion County water and sewer infrastructure.

PLAT – Sheet 1: Note #5 should be revised to include Marion County Utilities’ access via utility easement.

(2) Platted utility easement notes must reference Marion County Utilities. (3) A note should be added indicating that Marion County Utilities will provide water and sewer service to the future development of these parcels.

The parcel is located within the Secondary Springs Protection Zone and within the Urban Growth Boundary.

45 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft

STATUS OF REVIEW: NO

REMARKS: Initial Review: Show lot are in square feet. Keep area in acres.

46 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: Initial Review: Show buffers location, dimensions, and type label. Refer to Sec. 12.11., 12.12., and 6.8.6.

47 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

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

STATUS OF REVIEW: NO

REMARKS: Show location and dimension of all buffers

48 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

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

STATUS OF REVIEW: NO

REMARKS: The executed document will need to be sent to the office.
6.23.2025

49 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

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

STATUS OF REVIEW: NO

REMARKS:

50 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

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

STATUS OF REVIEW: NO

REMARKS:



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

32897

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/28/2025 Parcel Number(s): 3564-037-001 and 3564-037-002 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Green Turf Acres Replat Commercial ☐ or Residential ☒
Subdivision Name (if applicable): GREEN TURF ACRES
Unit _____ Block _____ Lot 37

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): Maverick RV & Boat Storage OF Ocala, LLC / Hanimi Challa
Property Owner's Signature: _____
Property Owner's Mailing Address: 134 NW 88th Avenue
City: Gainesville State: FL Zip Code: 32607 Phone # _____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): JCH Consulting Group, Inc. Contact Name: Christopher J. Howson
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # (352) 405-1482 Alternate Phone # (352) 572-1254
FAX Number or Email address: Chris@JCHcg.com; Admin@JCHcg.com

D. WAIVER INFORMATION:

Section & Title of Code: _____ Division 17, Sec 2.17.1 - Preliminary Plat
Reason/Justification for Waiver Request: The request is for a waiver for a preliminary plat for Green Turf Acres Replat

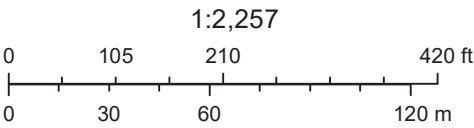
(Attach sheet 3 for additional waivers)

FOR STAFF USE ONLY:

Received By: email 5/29/25 Date Processed: 6/10/25 kh Project # 2025050070 AR # 32897

Zoning Use: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ Must Vacate Plat: Yes ☐ No ☐ Date: _____ Verified by: _____
Land Use: _____ Date: _____ Verified by: _____

"Meeting Needs by Exceeding Expectations"



[Map Title]

5/12/2025

Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
435 NW 15TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 805-1482 www.JCHg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8077

GREEN TURF ACRES REPLAT

REPLAT OF A PORTION OF LOT 37, GREEN TURF ACRES, AS PLAT
UNRECORDED PAGE 20 IN SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 1 OF 2

NOTES:

- ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0270C, MARION COUNTY, FLORIDA DATED APRIL 18, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOOD HAZARD 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.
- CURRENT ZONING IS B-2 (COMMUNITY BUSINESS), CURRENT LAND USE IS COMMERCIAL.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.41°47'30"W. ALONG THE NORTHWESTERLY RIGHT OF WAY OF S.W. HIGHWAY 200.
- 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 COMPLES 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 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.
- DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, INCLUDING BUT NOT LIMITED TO ANY SIDEWALK, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN, ENTRY FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, 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 OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS.
- 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 HEREINAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THE PLAT NOTE 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 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 ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
- THIS PLAT CONTAINS THREE (3) LOTS, ZERO TRACTS (0), 0 MILES OF ROAD.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPER ACKNOWLEDGEMENTS & DEDICATION SEE SHEET 1. FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 2.
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED BY MARION COUNTY FIRE RESCUE.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
- SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC 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, 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 DAMAGES 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.

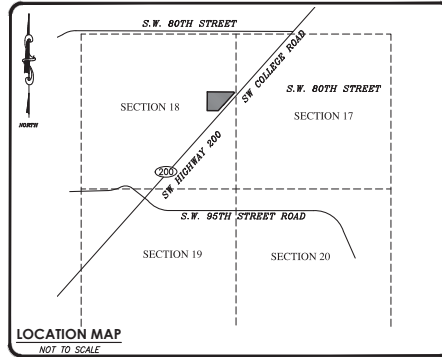
SURVEYOR'S CERTIFICATE

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.

SURVEYOR SEAL:

JCH CONSULTING GROUP, INC. (Licensed Business Number LB8071)
405 SW 15TH STREET
OCALA, FLORIDA 34471

CHRISTOPHER J. HOWSON (LICENSE NO. L56553)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



LEGAL DESCRIPTION:

A PORTION OF LOT 37, OF GREEN TURF ACRES AS PLAT THEREOF UNRECORDED, PAGE 20 IN SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWESTERLY CORNER OF LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 7040, PAGE 790 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS THE FOLLOWING FOUR (4) COURSES: (1) S.89°44'05"E, 196.07 FEET; (2) THENCE S.89°42'19"E, 140.03 FEET; (3) THENCE S.89°43'15"E, 416.38 FEET; (4) THENCE S.89°44'10"E, 150.20 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF S.W. HIGHWAY 200 (VARIES RIGHT OF WAY); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) S.4°22'58"W, 153.27 FEET; (2) THENCE S.41°47'30"W, 546.15 FEET; (3) THENCE N.47°09'25"W, 5.08 FEET; (4) THENCE S.41°48'50"W, 282.30 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF SAID LANDS, N.89°42'43"W, 376.62 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°26'56"E, 638.67 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 9.71 ACRES, MORE OR LESS.

APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

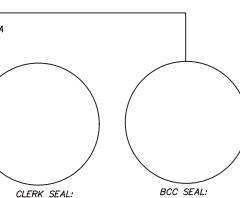
BY: _____ COUNTY ENGINEERING
BY: _____ COUNTY FIRE SERVICES
BY: _____ COUNTY GROWTH SERVICES
BY: _____ COUNTY SURVEYOR
BY: _____ COUNTY UTILITIES
BY: _____ COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

BY: _____
KATHY BRYANT, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

ATTEST: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT



DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MAVERIC RV & BOAT STORAGE OF OCALA LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CASA DE RESTAURACION CRISTO LA ROCA INC., A FLORIDA NOT PROFIT CORPORATION ("THE DEVELOPERS") ARE THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "GREEN TURF ACRES REPLAT" LOCATED IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS 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 PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE 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. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER 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 DEEMED TO BE AT RISK. THE NON-EXCLUSIVE UTILITY EASEMENTS SHOWN AND NOTED ON THE PLAT ARE RESERVED FOR MARION COUNTY UTILITIES FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF LIFT STATIONS, FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER UTILITY LINES AND EQUIPMENT. HOWEVER, THE DEVELOPERS HAVE THE EXCLUSIVE RIGHT TO GRANT IN WRITING SPECIFIC EASEMENTS TO ANY UTILITY PROVIDER. THE RESERVATIONS AND EASEMENTS HEREIN GRANTED, AND THE LIMITATIONS HEREIN MADE, SHALL NOT CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY, FLORIDA, AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS-OF-WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

WITNESS SIGNATURE _____

PRINT NAME: _____

DEVELOPER AND OWNER:
MAVERIC RV & BOAT STORAGE OF OCALA LLC,
A FLORIDA LIMITED LIABILITY COMPANY.

By: _____
HANIM CHALLA, MANAGER
DEVELOPER'S ADDRESS:
134 N.W. 88TH AVENUE
GAINSVILLE, FL 32607

NOTARY ACKNOWLEDGMENT:

THE FOREGOING JOINDER AND CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE ☐ OR BY ONLINE NOTARIZATION THIS _____ DAY OF _____, 2025 BY HANIM CHALLA, AS MANAGER OF MAVERIC RV & BOAT STORAGE OF OCALA, LLC, ON BEHALF OF THE CORPORATION.

☐ PERSONALLY KNOW

☐ PRODUCE IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCE:

NOTARY SEAL:

NOTARY PUBLIC _____

PRINT NAME: _____

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

WITNESS SIGNATURE _____

PRINT NAME: _____

DEVELOPER AND OWNER:
CASA DE RESTAURACION CRISTO LA ROCA INC.,
A FLORIDA NOT FOR PROFIT CORPORATION.

By: _____
CARLOS MANUEL LOPEZ, PRESIDENT
DEVELOPER'S ADDRESS:
7771 S.W. HIGHWAY 200
OCALA, FL 34481

NOTARY ACKNOWLEDGMENT:

THE FOREGOING JOINDER AND CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE ☐ OR BY ONLINE NOTARIZATION THIS _____ DAY OF _____, 2025 BY CARLOS MANUEL LOPEZ, AS PRESIDENT OF CASA DE RESTAURACION CRISTO LA ROCA INC., ON BEHALF OF THE CORPORATION.

☐ PERSONALLY KNOW

☐ PRODUCE IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCE:

NOTARY SEAL:

NOTARY PUBLIC _____

PRINT NAME: _____

CLERK OF CIRCUIT COURT

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "GREEN TURF ACRES REPLAT" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, _____ AT _____ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK SEAL:



NOTES

THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPER ACKNOWLEDGMENTS AND DEDICATIONS SEE SHEET 1. FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2.

GREEN TURF ACRES REPLAT

REPLAT OF A PORTION OF LOT 37, GREEN TURF ACRES, AS PLAT
UNRECORDED PAGE 20 IN SECTION 18, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 2 OF 2

GRAPHIC SCALE

