

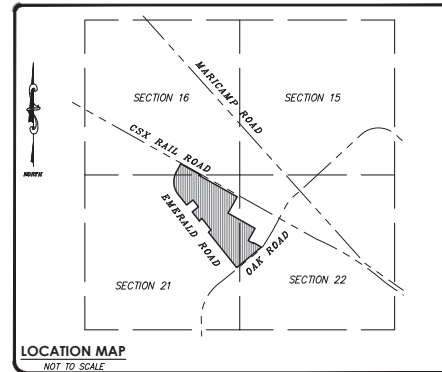


**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, Ocala, FLORIDA 34471  
PHONE: 352-465-1482 WWW.JCHGROUP.COM  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

# EMERALD VILLAGE

A REPLAT OF LOTS 1 THROUGH 22, BLOCK 722, LOTS 1 THROUGH 13, BLOCK 723, LOTS 1 THROUGH 17 AND LOTS 20 THROUGH 35, BLOCK 724, ALL OF BLOCK 725, BIRCH ROAD, BIRCH PLACE, BIRCH COURT, THAT PORTION OF EMERALD RADIAL LYING ADJACENT TO BLOCK 722 AND 723 AND THAT PORTION OF CYPRESS ROAD LYING ADJACENT TO BLOCK 722 AND 723, ALL IN SILVER SPRINGS SHORES UNIT NO.29, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGES 227 THROUGH 231

MARION COUNTY, FLORIDA  
SECTION 16, 21, 22, TOWNSHIP 16 SOUTH, RANGE 23 EAST



## NOTES:

- ADVISORY NOTICE -- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1208303046, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" -- AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING.
- CURRENT ZONING IS P.U.D. (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS EMPLOYMENT CENTER.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.
- NO TRACT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL 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 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 HEREAFTER 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 FIVE (5) LOTS, ZERO (0) TRACTS, AND 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.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY CITY OF Ocala.
- 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.
- ALL STORMWATER AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.
- THIS PLAT IS SUBJECT TO THE FOLLOWING ITEMS:
  - PERMANENT DRAINAGE EASEMENT AS RECORDED IN OR BOOK 8041, PAGE 1514.
  - GRANT OF TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OR BOOK 8041, PAGE 1497. THIS INSTRUMENT HAS EXPIRED UNDER ITS OWN TERMS BUT NO RELEASE HAS BEEN RECORDED. WE ARE REQUESTING THE COUNTY TO RELEASE THIS BEFORE THE PLAT IS RECORDED.
  - RELEASE OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 482, PAGE 553, AMENDMENT(S) IN BOOK 490, PAGE 535, BOOK 1436, PAGE 1898, AS RECITED IN BOOK 2321, PAGE 322, AND AS ASSIGNED IN INSTRUMENTS RECORDED IN BOOK 1143, PAGE 987 AND BOOK 2321, PAGE 350.
  - GAS SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 152, PAGE 764 AND 137, PAGE 411.
  - UTILITY SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 152, PAGE 780 ASSIGNED IN BOOK 150, PAGE 630, BOOK 180, PAGE 632, BOOK 393, PAGE 50, BOOK 393, PAGE 53, BOOK 394, PAGE 604; BOOK 394, PAGE 606; BOOK 137, PAGE 403; BOOK 395, PAGE 281; AND BOOK 1536, PAGE 1535.

## 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

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, 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 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.

## DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

I, FLOYD S. SALSER III, AS OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "EMERALD VILLAGE" LOCATED IN MARION COUNTY, FLORIDA, HAVE 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 DEVELOPER HAS 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: \_\_\_\_\_ DEVELOPER AND OWNER:  
WITNESS SIGNATURE \_\_\_\_\_ SHORES SAND MINE LLC, A FLORIDA LIMITED LIABILITY COMPANY  
PRINT NAME: \_\_\_\_\_  
WITNESS SIGNATURE \_\_\_\_\_ By: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ FLOYD S. SALSER III  
DEVELOPER'S ADDRESS:  
375 EMERALD ROAD  
OCALA, FL 34472

STATE OF FLORIDA }  
COUNTY OF MARION } ss:  
THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY FLOYD S. SALSER III, AS MANAGER OF SHORES SAND MINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ NOTARY SEAL: \_\_\_\_\_

## CLERK OF CIRCUIT COURT

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "EMERALD VILLAGE" 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

## SURVEYOR'S CERTIFICATE

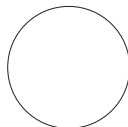
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT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

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

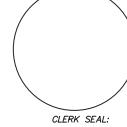
CHRISTOPHER J. HANSON (LICENSE NO. 156553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

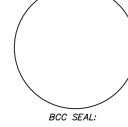
SURVEYOR SEAL:



CLERK SEAL:



BCC SEAL:



CLERK SEAL:

