EMERALD VILLAGE

PLAT BOOK PAGE SHEET LOE 2

A REPLAT OF LOTS! 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 CYPRES 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:

- NUMBERY NOTICE ACCORDING TO THE INTONIA FLOOD INCIDENCE PROPOMIN (MMP) FLOOD INSTRUMES PART UNIT FRIM COMMINT PAILE. NO FLOODSCORE MANDON COUNTY FLOOD HETE APRIL 19 2017, THE PROPERTY RESCHREED HETEON LESS IN FLOOD ZONE "X" AM MEEA OF MINIMAL FLOOD HAZARD, THE FLOODING LIMITS HAVE NOT BEEN REPRIFED HEREM AS CURRENTLY ESTRUMENDE AT THE TIME OF THE FUNK PLAN FLOOT FLOODING LIMITS HAVE NOT BEEN REPRIFED HEREM AS CURRENTLY ESTRUMENDE AT THE TIME OF THE FUNK PLAN FLOOT FLOODING LIMITS HAVE NOT BEEN
- 2. CURRENT ZONING IS P.U.D. (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS EMPLOYMENT CENTER.
- 3. 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 VIRTUAL REFERENCE STATION NETWORK.
- 4. NO TRUCT SHALL BE DIMEDE OF RESIDENCED EXCEPT FOR THE SILE PAPPESS OF PROFIDENCE ADDITIONAL AREA AT ADJACKENT LOTS OF WATER A REPORT IS FILED WITH MARROW COUNTY, CORROL, MEMOUR FORPAT COMMENTS WITH THE PROVISION FOR THE CAMPO EXCEPT COMMENT COUNTY, CHECK, MEMOUR COUNTY, CHECK, WITH THE COCKE OF MARROW COUNTY, CHECK TO
- 5. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE COUNTY ENVIRONMENTAL BEATH STABLE HAVE THE RIGHT TO ENTER UPON THE LANGS INCLUDED IN HIS FRAIT FOR THE PUPPOSES OF INSPECTION OF MAY AND ALL FACURES, STRUCTURES AND CONSTRUCTION OF MAPPOCHEMIS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUPPUC SAFETY, HEALTH AND GENERAL WELFARE.
- B DESPITE MY RETERIEUR ON THE PLAT TO MY MARGINEUR FOR FIGURITY INCLUDING BUT NOT LIMITED TO MY SIGNILUL. PAIRS MAD PASSAGEMENT FOR THO SPEED MEMBERS, OUT CARS, OUT PLATS, OUT THE SECOND DISBULTY ACCESS FRIENDLES. UTILITY VEHICLES AND LANGSCAPE AND OUT COURSE MANITENANCE EQUIPMENT, RECRETATIONAL FACULTY, PANE FACULTY, SIOU, PINTY FETURE, WILL, FETURE, EERM, LANGSCAPINE, LIGHTINE, RORFORTON, LITTURE OF REMANGE MEMBERSHIT, NO SUCH RETERIEUR. SHALL BE DEEMED TO BE A REFRESIONTATION OF MARGANITY THAT ANY SUCH MEMORIMENT OF FACULTY MILL BE CONSTRUCTED OF PROMISED BY THE DEVELOPER'S OUTCOMESSIONS OF ASSOCIATION.
- WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS ON ASSONS OF THE DEVELOPER TO WHOM THE DEVELOPER REPRAINTER THANKERS IN MIRTING A SPECIAR FORM RESERVED TO THE DEVELOPER IN THIS ATAI, WHICH SALM WINTING MAKES SPECIAL REFERENCE TO THE PLAT NOTE ON THIS PLAT THAT RESERVES TO THE DEVELOPER THE REST BEING THANSFERRED, AND WHICH SALW MERITOS RECREASE ON THE PROBLE RECORDS OF MARKING CONTIN, PLORIDA.
- 8. THE DEVELOPER RESERVES OWNERSHIP OF ALL LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL MAKE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE GUELATION). TO DITE FOLLOWING WITH A PROPERTIES OF THE GUELATION, TO DITE FOLLOWING WITH A PROPERTIES OF THE GUELATION OF THE FOLLOWING THE APPROPRIATE OF THE STATE OF THE GUELATION AND HONDRISTS, ANY COMMINTY DEVELOPMENT DISTRICTS AND/OR MAY NOT-FOR-PROFIT ENTITIES (A) GRANT AND RESERVE EASEMENTS. (B) ASSIGN OFFERTROMAL AND MAINTAINCE RESPONSIBILIES, AND (C) DEVIMER, SLA OF COVERY.
- 9. THIS PLAT CONTAINS FIVE (5) LOTS, ZERO (0) TRACTS, AND 0.0 MILES OF ROAD.
- 11. 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.
- 12. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- 13. WATER AND SEWER SERVICE ARE BEING PROVIDED BY CITY OF OCALA.
- 14. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED BY MARION COUNTY FIRE RESCUE,
- 15. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACULTY 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
- 18. ALL STORMARTE HAS DEALNES EASEDITS SYMM HERDH HE BELLATED PRIVATE FOR THE CONCENCION HAS MARITHMENE OF SIGN FACILITIES STORMARTE MEMORY CORRECTION FOR THE MEMORYMENT ASSOCIATED WITH THE PLAY HER DECOMPACED HITO LANGS AS DESIFTED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DESIGNMENT OF THIS SUBMISSION.
- PERMANENT DRAINAGE EASEMENT AS RECORDED IN OR BOOK 8041, PAGE 1514.
- 17.2. GRANT OF TEMPORARY CONSTRUCTION EASEMENT RECORRED IN OR BOOK BOA!, PAGE 1497. THIS INSTRUMENT HAS EXPIRED UNDER ITS OWN TERMS BUT NO RELEASE HAS BEEN RECORDED. WE ARE REQUESTING THE COUNTY TO RELASE THIS BEFORE THE FLAT IS RECORDED.
- RELEAS THIS BETONE THE PLAT IS RECORDED.

 BECAMARTHON OCCUPHANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 482, PLAGE 553; AMENIMENTIS) IN BOOK 490, PLAGE 552, BOOK 1438, PLAGE 1888, AS RECIPIED IN BOOK 2221, PLAGE 322, AND AS ASSONED IN INSTRUMENTS RECORDED IN BOOK 1432, PLAGE 542, AND AS ASSONED IN INSTRUMENTS RECORDED IN BOOK 522, PLAGE 545.

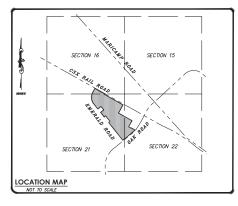
 GAS SERVICE ARRESEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 152, PLAGE 764 AND 137, PLAGE 411.

 UTILITY SERVICE ARRESEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 152, PLAGE 760 ASSONED IN BOOK 150, PLAGE 630, BOOK 150, PLAGE 632, BOOK 153, PLAGE 51, BOOK 154, PLAGE 646, BOOK 334, PLAGE 654, BOOK 357, PLAGE 654, AND BOOK 155, PLAGE 654, PLAGE 664, BOOK 357, PLAGE 666, BOOK 357, PLAGE 667, AND BOOK 1552, PLAGE 567, BOOK 354, PLAGE 567, AND BOOK 1552, PLAGE 567, AND BOOK 1552,

SURVEYOR'S CERTIFICATE

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





APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

BY:	COUNTY ENGINEERING
ВҮ:	COUNTY FIRE SERVICES
ву:	COUNTY GROWTH SERVICE.
ВҮ:	COUNTY SURVEYOR
ву:	COUNTY UTILITIES
ву:	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.

ATTEST: GREGORY C. HARRELL CLERK OF THE CHICUIT COURT	BY: KATHY BRYANT, CHAIRMAN BOARD OF COUNTY COMMISSIONERS, MARION	COUNTY, FLORIDA		
	GREGORY C. HARRELL			

CLERK SEAL:

BCC SEAL.

NOTICE:
MS FLAT, AS RECORDED IN 175 GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIMDED LANDS DESORBED HEREN AND MILL IN
DO CHICARSTANCES BE SUPPLANTED IN AUTHORITY BY ANY DITHER ROBATION OF BIGHTAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL
HERSTRICHIONS THAT ARE NOT RECORDED OF MISS FLAT THAT HE FLORING THE PLATE HER DOTSORS OF HIS SOURTH,

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CARE. TELEVISION SERVICES: PROVIDED HOWERE, NO SUCH CONSTRUCTION INSTALLATION, MAINTENANCE, AND OPERATION OF CARE. TELEVISION SERVICES SHALL INTERFER WITH THE FACILITIES AND SERVICES SHALL INTERFER WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE VEINT A CARLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, I SHALL BE SOLELY REPOSSIBLES 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 HERBEY MOTHEY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DECEMBED HERBOYN THAT THE LANDS INCLUDE IN THIS PLAT HER SUBJECT TO SEPCIAL ASSESSMENTS AS MAY BE PRIMITED BY LAN TO FRANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INPRASTRUCTURE AS DETRIMENDED SECSSARY IN THE OWNER OF SHADING OF THEIR OFFINENCE BOTH PART OF MISSICTION.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

WIND ALL BEN IP THESE PRESENTS THAT SHORES SOM UME, LLC, A FLORIDA LIMITED LIMBULTY COMPANY (THE "EXPELOPER"). THE

FEE SHIPLE OWNER OF THE LAND DESCRIBED AND PLATTED HERBIN AS "EMPALD MULLICE" LOCATED IN MARION COUNTY, FLORIDA,

HAS CAUSED SOM JAMES TO BE SHEWEDT AND PLATTED HERBIN REPORT. ALL PUBLIC AUTHORITIES AND FINE PERSONNEL

FROMEND SERVICES TO THIS SUBDIVISION ARE COMPLED AN EXCELLENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF

WHITE THE SUBDIVISION MARION COUNTY IS ORNATION. A HON-PLACULISE FOR EXCELLENT FOR DEPORTING HAMPINGONEL AND

WHITE THE SUBDIVISION AND AREA OF THE PROPERTY WHERE HE DECLARATION INCLUDES THIS SUBDIVISION OF AN EMERCINA'

WHEREIN THE ALL MASTET, OR PEUPLAGE OF THE PUBLIC IS DEARED TO BE AT RISK, MARION COUNTY IS ORNATION THE RESIST OF A THE ALL MARION FOR THE PUBLIC OF THE PUBLIC IS DEARED TO BE AT RISK, MARION COUNTY IS ORNATION THE RESIST OF A THE ALL MARION OF THE PUBLIC IS DEARED TO BE AT A THIS ALL PROPERTY AND A THE PUBLIC IS DEARED TO BE AT A THIS ALL PROPERTY.

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		DEVELOPER AND OWNER: SHORES SAND MINE LLC, A FLORIDA LIMITEL	,	
WITNESS SIGNATURE		LIABILITY COMPANY		
PRINT NAME:				
		Ву:	_	
WITNESS SIGNATURE		FLOYD S. SALSER III DEVELOPER'S ADDRESS: 375 EMERALD ROAD		
PRINT NAME:		OCALA, FL 34472		
STATE OF FLORIDA)				
COUNTY OF MARION) 88	E .			
PRESENCE OR ONLINE NOTARIZAT	TION, THIS DAY OF	WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 2024 BY FLOYD S. SALSER III, AS IN BEHALF OF THE COMPANY. HE IS PERSONAL	S MANAGER OF	
NOTARY PUBLIC	PRINT NAME:	NOTARY SEAL:		
NOTARY PUBLIC	PRINT NAME:	NOTARY SEAL:		
NOTARY PUBLIC CLERK OF CIRCUIT COURT	PRINT NAME:	NOTARY SEAL:		
CLERK OF CIRCUIT COURT I, CLERK OF GIRCUIT COURT OF WILLIGE" FOR RECORDING. THU	MARION COUNTY, FLORIDA, DO HER S PLAT FILED FOR RECORD THIS	EBY ACCEPT THIS PLAT OF "EMERALD		

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

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553) FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CLERK SEAL: