



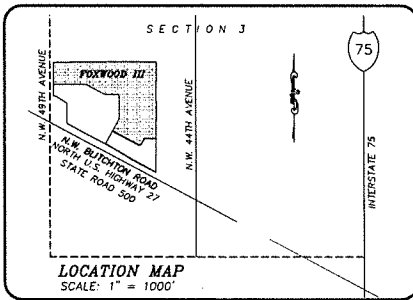
JCH CONSULTING GROUP, INC. LAND DEVELOPMENT, SURVEYING & MAPPING. PLANNING, ENVIRONMENTAL & GIS. SURVEYING & MAPPING. ENVIRONMENTAL & GIS. PLANNING, ENVIRONMENTAL & GIS.

FOXWOOD III A PLANNED UNIT DEVELOPMENT (A PRIVATE COMMERCIAL SUBDIVISION)

A REPLAT OF A PORTION OF TRACT 'G' OF SHOPS AT FOXWOOD AS RECORDED IN PLAT BOOK 12, PAGES 3 THROUGH 6 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

NOTES:

- 1. ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 17062-01A0-000 MARION COUNTY, FLORIDA DATED APRIL 19, 2012, THE PROPERTY DESCRIBED HEREIN LIES IN FLOOD ZONE "X" - AN AREA OF ANNUAL FLOODING... 2. THE SITE'S FUTURE LAND USE DESIGNATION IS COMMERCIAL AND URBAN RESIDENTIAL, THE ZONING IS R-2 (COMMUNITY BUSINESS) AND PUD (PLANNED UNIT DEVELOPMENT), RESPECTIVELY... 3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSIGNED BEARING OF N.89°41'59".



DESCRIPTION: A PORTION OF TRACT G OF SHOPS AT FOXWOOD AS RECORDED IN PLAT BOOK 12, PAGES 3 THROUGH 6 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LING IN SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "G"; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT G THE FOLLOWING FOUR (4) COURSES: (1) S.00°30'33"W, 697.58 FEET; (2) THENCE N.89°12'30"E, 312 FEET; (3) THENCE S.00°28'32"W, 661.55 FEET; (4) THENCE S.00°28'40"W, 794 FEET TO THE NORTHEASTERLY MOST CORNER OF SHOPS AT FOXWOOD REPLAT AS SHOWN IN PLAT BOOK 12, PAGES 181 THROUGH 183 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA...

LESS AND EXCEPT: COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE ALONG THE NORTHERLY BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 3, S.89°25'15"E, A DISTANCE OF 40.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 49TH AVENUE (BEING 90.00 FEET WIDE); THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALSO SAID EASTERLY RIGHT OF WAY LINE...

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, F.L.S., 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.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT MARK A. JANK, MANAGER OF SECOND NINE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED TO BE MADE THE PLAT OF FOXWOOD III, THE SAME BEING A SUBDIVISION OF LAND HEREON DESCRIBED; TRACTS "A" & "B" AND THE IMPROVED, DRAINAGE AND UTILITY EASEMENTS DEPICTED HEREON, TOGETHER WITH ALL IMPROVEMENTS THEREON SHALL BE PRIVATE PROPERTY AND ARE HEREBY DEDICATED TO AND MAINTAINED BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST. 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 AND RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH PRIVATE 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. THE SUBDIVISION SHALL BE SUBJECT TO A PROPRIETARY RIGHT OF WAY EASEMENT HERIN GRANTED FOR IMPROVED AND ERECTED BY SANITATION, POSTAL, FIRE, LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, MARION COUNTY, AND CITY OF OCALA UTILITY PERSONNEL, PROVIDING SERVICE TO THE SUBDIVISION, AND THAT THE UTILITY EASEMENTS NOTED OR DEPICTED HEREON ARE RESERVED EXCLUSIVELY FOR SUCH USES BY THE UTILITIES (MUNICIPAL, GOVERNMENTAL AND PRIVATE), TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST, AND THAT NO OTHER OBLIGATION IS IMPOSED UPON MARION COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE STORMWATER DRAINAGE FACILITIES OR EASEMENTS.

WITNESSES: DEVELOPER AND OWNER, SECOND NINE PARTNERS, L.L.C. WITNESS SIGNATURE: WITNESS SIGNATURE: PRINT NAME: PRINT NAME:

NOTARY ACKNOWLEDGMENT: 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 _____ 2022 BY MARK A. JANK, AS MANAGING MEMBER OF SECOND NINE PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME.

APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE. BY: COUNTY ENGINEERING BY: COUNTY FIRE SERVICES BY: COUNTY SURVEY SERVICES BY: COUNTY GROWTH BY: COUNTY UTILITIES BY: COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS: THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____ 2022, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: CARL ZALAK, CHAIRMAN BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA. ATTEST: GREGORY C. HARRELL, CLERK OF THE CIRCUIT COURT. CLERK OF CIRCUIT COURT: I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF FOXWOOD III 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.

PREPARED BY: JCH CONSULTING GROUP, INC., 436 S.W. 37TH STREET, OCALA, FL. 34471



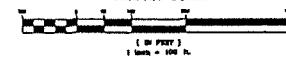
FOXWOOD III (A PRIVATE COMMERCIAL SUBDIVISION)

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SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

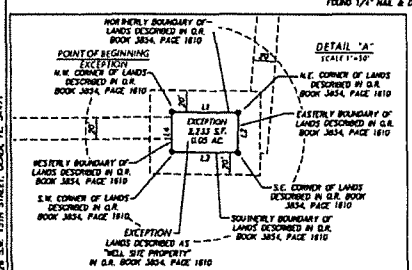
PLAT BOOK _____, PAGE _____

SHEET 2 OF 2

GRAPHIC SCALE



- LEGEND** UNLESS OTHERWISE NOTED
- M- = NOT TO SCALE
 - R = RADIAL
 - L = ARC LENGTH
 - Δ = DELTA (CORNER ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - HO = HUBBARD
 - H = HORIZONTAL (PLANE PLANE COORDINATES)
 - E = EASTING
 - S = SOUTHERING
 - G.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PG = PAGE
 - P.R. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - AC = ACRES
 - (NM) = NOT RADIAL
 - (S.F.) = SQUARE FOOTAGE AREA
 - ⊕ = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" x 4" CONCRETE MONUMENT (LS 807)
 - ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" x 4" CONCRETE MONUMENT (LS 807)
 - ⊙ = PERMANENT CONTROL POINT (P.C.P.) SET 1/4" x 1/4" DISC (LS 807)
 - ⊙ = PERMANENT CONTROL POINT (P.C.P.) FOUND 1/4" x 1/4" DISC (LS 807)



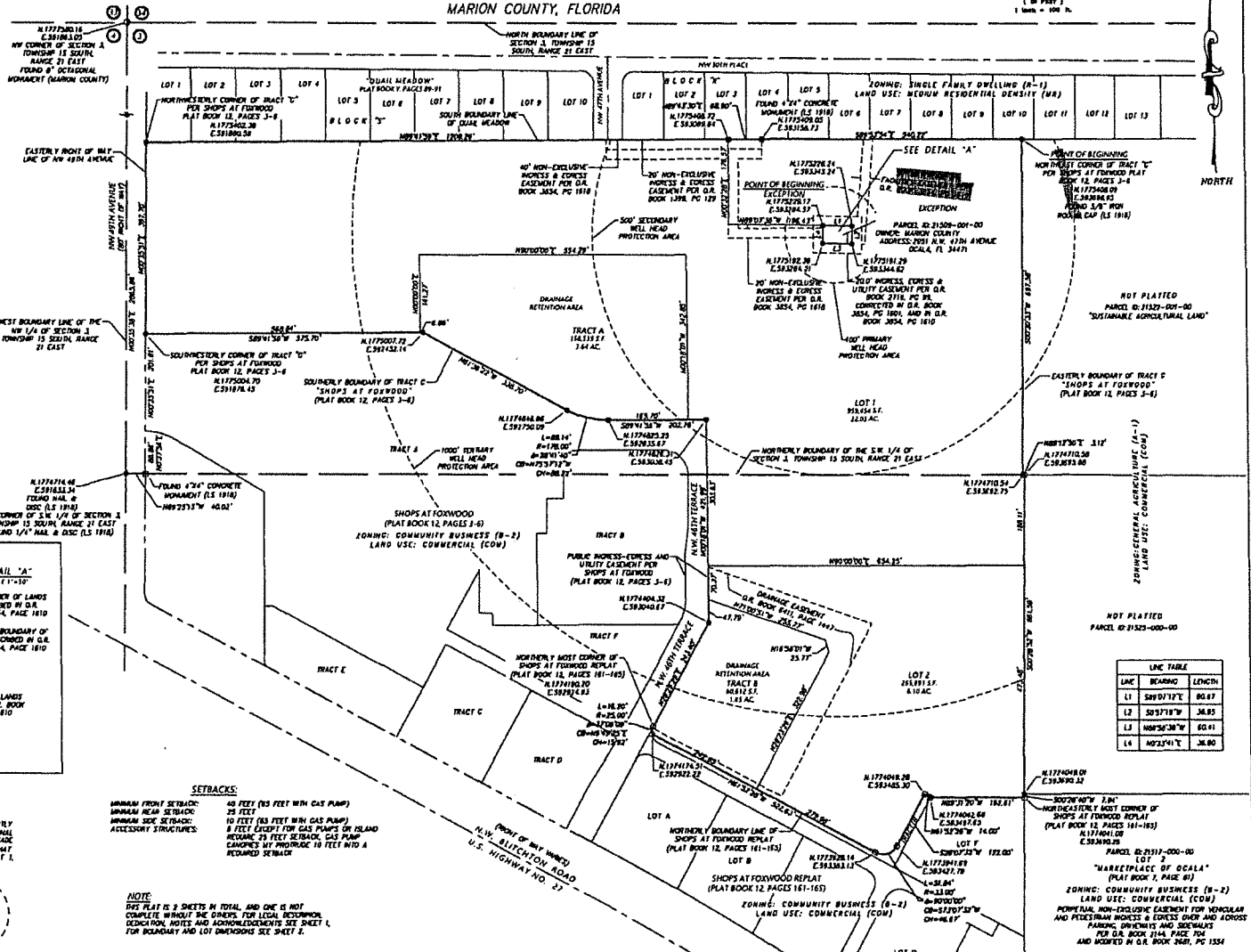
SURVEYOR'S CERTIFICATE:
I, JERRY A. HANCOCK, P.L.S., FLORIDA REGISTERED SURVEYOR NO. 18531, JCH CONSULTING GROUP, INC., CERTIFICATE OF ADOPTION NO. LB 8071, 428 SW 13TH STREET, Ocala, Florida 34471

KNOW ALL MEN THESE PRESENTS, THAT THE UNDERSIGNED BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LAND SURVEYOR, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLETES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLANNING FLORIDA STATUTES.

SETBACKS:

- MINIMUM FRONT SETBACK: 40 FEET (N/S FEET WITH GAS PLUMB)
- MINIMUM REAR SETBACK: 25 FEET
- MINIMUM SIDE SETBACK: 10 FEET (N/S FEET WITH GAS PLUMB)
- EXCEPT FOR GAS PLUMB OR ISLAND
- REQUIRE 2 FEET SETBACK, GAS PLUMB
- REQUIRE 2 FEET SETBACK TO FEET INTO A
- RECORDED SETBACK

NOTE:
THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL RECORDS, DESIGNATION, NOTES AND ACKNOWLEDGMENTS SEE SHEET 1 FOR BOUNDARY AND LOT DIMENSIONS SEE SHEET 2.



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°17'12"	80.87
L2	S23°17'18"	38.85
L3	N85°54'38"	62.41
L4	N52°54'12"	38.80

FORMED BY JCH CONSULTING GROUP, INC. 428 SW 13TH STREET, Ocala, FL 34471