

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

SECTION 3 (75) FOXWOOD III LOCATION MAP SCALE: 1" = 1000'

DESCRIPTION:

A PORTION OF TRACT G OF SHOPS AT FOXMOOD AS RECORDED IN PLAT BOOK 12, PAGES 3 THROUGH & WICLISTIC OF THE PUBLIC RECORDS OF WARDON COUNTY, TLORIDA. LYING IN SECTION 3, TOWNSHIP 15 SOUTH, RANCE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MORTHAST CORNER OF SAD TRACT TO, THENCE ALONG THE EASTERLY BOMBOARY LINE OF SAD TRACT OF THE FELLOWING FOUR (4) CORNERS (1) SOUTHSTUTY, 697-58 FEET, (2) THONG MASTER'S (1) THESE, (3) THONG SOUTHSTUTY, 697-58 FEET, (2) THONG MASTER'S (4) CORNESS (1) SOUTHSTUTY, 697-58 FEET, (2) THONG SOUTHSTUTY, 697-58 FEET, (3) THONG SOUTHSTUTY, 697-58 FEET, (4) THONG SOUTHSTUTY, 697-58 FEET, (5) THONG SOUTHSTUTY, 697-68 FEET, (5) THONG SOUTHSTUTY, 697-68 FEET, (6) THONG SOUTHSTUTY, 697-68 FEET, 697-68 FEE

COMMENCE AT THE M.W. CORNER OF THE S.W. 1/A OF SECTION 1, TOWASHIP 15 SOUTH, BANCE 21 EAST, PRINCE ALONG THE MORTHRIT BOUNDARY OF THE S.W. 1/A OF SAG SECTION 1, S8925157, A DISTANCE OF MOG SECTION 1, S8925157, A DISTANCE OF MAY LINE, MOG SECTION 1, S8925157, A DISTANCE CONTINUE ALONG SAG MORTH OF WAY LINE, MOG SECTION 1, A DISTANCE OF S8931 FEET TO THE S.W. CONTROL OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE S.W. CONTROL OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE S.W. CONTROL OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE S.W. CONTROL OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE S.W. CONTROL OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE S.W. CONTROL OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE S.W. CONTROL OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE S.W. CONTROL OF COLUMN 1, ADDISTANCE OF THE MORTH OF SAG SECTION 1, ADDISTANCE OF THE MORTH OF SAG SECTION 1, ADDISTANCE OF THE SAG SECTION 1, ADDISTANCE OF THE SAG SECTION 1, ADDISTANCE OF THE SAG SECTION 1, ADDISTANCE OF S893 FEET TO THE MORTH OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE MORTH OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE MORTH OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE MORTH OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE MORTH OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE MORTH OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE MORTH OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE MORTH OF COLUMN 1, ADDISTANCE OF S8931 FEET TO THE POINT OF SECTION 1, ADDISTANCE OF S8931 FEET TO THE POINT OF SECTION 1, ADDISTANCE OF S8931 FEET TO THE POINT OF SECTION 1, ADDISTANCE OF S8931 FEET TO THE POINT OF SECTION 1, ADDISTANCE OF S8931 FEET TO THE POINT OF SECTION 1, ADDISTANCE OF S8931 FEET TO THE POINT OF SECTION 1, ADDISTANCE OF S8931 FEET TO THE POINT OF S8031 ADDISTANCE OF S8931 FEET TO THE POINT OF S8031 ADDISTANCE OF S8931 FEET TO THE POINT OF S8031 ADDISTANCE OF S8931 F

SURVEYOR'S CERTIFICATE:

CENTET DE RAI, PREMET MOCE UT DISCIDIU AO SICHINON, COMPUS MIL DE REQUERIORIS O CHAPTE VI, FLORIA STANTIS METT DE ESMANDIS OF PRAICE SE TORRE DE TORRE ADMIC PROPESSOMA SIRRETURS MO MAPPERS MO SE IN CEDERANCE MIL RECURRIMIS OF DE MARCH CONTY LAND CRELEPART CORE, MO DATA DE PLAT DES NOT AURESEL PARTE DE LEUA, ACCESS OF ADMICHI PRAICES.

BY: CHRISTOPIER J HOWSON, P.S.M. FLORIDA REGISTERED SURIEVER NO. LS 6553 JOH CONSULTING GROUP, INC. CERTRICALE OF AUTHORIZATION HO. LB 8071 426 SW 15TH STREET, OCALA, FLORIDA 34471

PLAT BOOK _____, PAGE ____

SHEET 1 OF 2

GEVELOPER AND OWNER:

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JULIA.
AUKORY MOTICE ~ ACCORDING TO THE NATIONAL ROOD INSURANCE PROCERM (NPP) ROOD INSURANCE RATE MAP (NPM) COMMANTY PAREL NO.
12015-2004, MARION COUNTY, RORDIA DATED APREL 19, 2017, THE PROPERTY OF SORRESH HEED IN 18, 10,000 ZONE "X" — AM AREA OF MANUAL.
ROODING, THE ROODING LIMES THAT REED ROBINSTON HERDEN AS COMPRIENT ESTABLISHED AT THE THE COTE FROM THE TOTAL PRESENT PRODUCTION OF THE THAT CAN RECORDING ALL
PRESIONS WITH AN INTEREST IN THE LANDS DESCRIBED PERSON SHOULD EVALUATE THE CURRENT ROODINAN LIMITS AS THEY MAY BE AMERICATE
FROM THAT TO THE AS RETERMINED OF YEMA.

- THE SITE'S FUTURE LAND USE DESIGNATION IS COMMERCIAL AND URBAN RESDENTIAL: THE ZONING IS 8-2 (COMMUNITY BUSINESS) AND PUD
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89'41'39'E. ALONG THE NORTH BOUNDARY LINE OF TRACT "C" OF THE SHOPS AT FOLNOGO PER PLAT BOOK 12, PAGES J THROUGH B.
- ALL OF THE LAND DESCRIBED ON THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF CONDUMINS, COMMITTING AND RESTRICTIONS, AS RECORDED IN OFFICIAL RECORDS BOOK 5240, PAGE 1726, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
- NO LOT SHALL BE DIMDED OR RESUBSINEED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNITE A REPLAT IS FLED WITH MARRON COUNTY, FLORDA, WHICH REPLAT COMPLES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE, WOLATION OF THIS PROVISION WAY BE PURSHARE AS PROVIDED IN THE CODE OF WHICHOOL COUNTY, LORDINA.
- ECOUNT OTTOMAL GREATED BY THE COMPT PRESENCE AND EXPANSIONS COUNTY COMPTON THE MANY REPORTED WHO THE COMPT PRODUCT OF MANY THE PRODUCT OF THE PRODUCT OF MANY THE PRODUCT OF THE PRODUCT O
- ALL TRAFFIC SIGNS INCLUDING STREET HAME SIGNS ARE TO BE MAINTAINED BY THE ADMINISTRATOR AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 5240, PAGE 1726 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- AM MEMBER HING PART RETERINGE IS MANE TO THE OFFICIARY'S TOSCOMETS SUCCESSORS AND ASSOVICT SUCH RETERIOR SMALL MAN MAN RETER TO THOSE SUCCESSORS ON ASSOCIC OF THE OFFICIARY'S TO WARM HE OFFICIARY THE THRESHES IN HATHER A STORM RETERIOR RESERVED TO THE DEFECTOR FOR THE RESERVED TO THE DEFECTOR FOR THE OFFICIARY THRESHES SOME STORM AND THE OFFICIARY THRESHES SOME STORM AND THE OFFICIARY THRESHES SOME STORM AND THE OFFICIARY OF THE OFFICIARY OFFICIARY OF THE OFFICIARY OFFICIARY OFFICIARY OF THE OFFICIARY OFFICIAR
- 9. THIS PLAT CONTAINS TWO (2) LOTS, TWO (2) TRACES, AND O MILES OF ROAD.
- ID. ALL DISTANCES SHOWN HEREON ARE GROUND.
- 11. THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE MITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, DEVELOPER ACKNOWLEDGEMENTS & DEDICATION SEE SHEET 1. FOR BOUNDARY DETAIL AND LOT DMENSIONS SEE SHEET 2.
- 12. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- 13. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WOTH FROM PAVEMENT P.T. WHICHEVER IS LESS.
- 14. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE WILL BE PROVIDED MA THE CENTRAL POTABLE MATER SYSTEM FOR THIS PROJECT.
- 1.5 MM PROVIDED OF THE PLAT IS PHALE OF HEMPERCENIE. ALL PROVIDENCE THE PLAT OTHER THAT DECEMBED IN INFORMATION PROVIDENCE AND AND ADMINISTRATION OF THE PROVIDENCE OF THE PLAT OF ANY PROTOCOLOR PROPERTY OF ANY PROTOCOLOR PROPERTY OF ANY PROTOCOLOR PROPERTY OF ANY PROTOCOLOR PROPERTY OF THE PLAT SHALL APPLY PLAT IT OF ALL PROPERTY OF THE PLAT SHALL APPLY PLAT IT OF ALL PROPERTY OF THE PLAT SHALL PROVIDENCE AND ORGANIZATIONS OF THE PLAT SHALL PROVIDENCE AND ORGANIZATION O
- 18. 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
- IN LL PATTO UTILT ESSENCITE SHALL PROSEC THAT SHOT LESSENTS SHALL ALSO BE LESSENTS FOR THE COSTRICTION, ACTUAL TAX MANIFEMENT, ONE OPPORTATION COLDER ELESSENT SENIORS. AMOUNTED, MONERS, TO SCHOOL COSTRICTION SENILATION, MANIFEMENT HIS THE PROJECT SHAPE SHALL SHALL PROSECULATION. AMOUNTED SHAPES SHALL WITHOUTH SHAPE S
- 18. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAY. ALL PUBLIC UTILITY COMPANIES AND COVERNMENTAL ACCHOICS ARE CRANTED THE RIGHT TO WISTALL AND MANITAIN UTILITIES AND GRAMAGE FACULTES IN THE EASEMENTS.
- 19. STATE PLANE COORDINATES BASED ON C.O.E.D. G.P.S. CONTROL POINTS DOUG AND GOLD, NAD-83 (1990 ADJUSTMENT).
- 20. ALL LOTS SHALL USE SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS, DIRECT VEHICLE/DRIVEWAY ACCESS THROUGH LOTS TO U.S. HEGINAY 27 IS PROVIDENCE.
- 21. THIS PROPOSED PROJECT HAS NOT BEEN CRANTED CONCURRENCY APPROVAL AMOJOR CRANTED AMOJOR RESTRICT ANY PUBLIC FACULTY CAPACITES.
 FILINGE ROWLS TO DESCIOP THE PROPERTY HAS SUBJECT TO A DETERMED CONCURRENCY DETERMENATION, AND FINIAL APPROVAL TO GENEROP THE
 PROMPTRY HAS NOT BEEN DETERMED. THE COMPLETION OF CONCURRENCY EMERIC MAJOR PROPOVAL HAS BEEN DETERMED TO LATER DEVELOPMENT
 REVIEW STACES, SUCH AS, BUT NOT LIMITED TO SITE PLAN, AMOJOR BUILDING PERMIT REVIEW.
- 22. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, TURBON, AS A CONSTRON OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORROWS IN THE PRISON FROMES, DOES HEREST WORTH ALL PRESENT AND FUTURE OWNERS OF THE PREVENTED ESCENSED HEREST WAS THE PREVENTED BY LINE TO THANKE COST REMEMBER WE COMMISSION AS A WIND FROM THE THANKE COST REMEMBER WE COMMISSION AS A WIND FROM FOR THE OPENION OF SAID BOARD OR OTHER COMPRISON OF HAME CHRISTIONS AND CONSTRUCTION OF WIFASTRUCTURE AS DETERMINED RECESSARY IN THE OPENION OF SAID BOARD OR OTHER COMPRISON OF HAME CHRISTIONS.
- 23. MOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIMIDED LIMIDS DESCRIBED HEREN AND MILL IN NO GROUNSTANCES BE SUPPLIANTED IN JUINDRITY BY ANY ORDER CRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT WAY BE FORM ON THE PUBLIC RECORDS OF THIS COUNTY.
- 24. STORMWATER RUNOIT CEMERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLAYS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.
- 23 ADMSORY MOREE, ADMORREDCEART OF CONTICIOUS SISTAMABLE ADRICK TIBAL, LAND
 THE EPICLIPER, SUCCESSORS, AND ASSORTS, REPERF ADMORREDCE AND UNDOSTSTAIN THE SUBDIVISION HERDIN DESCRIBED AND ESTAMILISED IN
 CONTINGUES TO SISTAMABLE ADRICK TIMAL LAND AS SOMION ON HIS PLANT, IT IS ADMORREDCED AND UNDOSTSTODD BY THE PARTES THAT THE
 FAMIL OPERATION OF THE CONTROLOUS SISTAMABLE ADMORRANGE LAND EDITING HERBY MAY BE CONCURRED ACCORDING TO CHEMILY
 ACCORDING THAN PRACTICES AS PROMINED IN THE FURBAN HIGH TO FAMIL ACCORDING TO STAIN TO.
- SUBJECT PARCEL IS INCLUMENED BY MONITCHEF FROM SECTION INMEP PARTNETS, LLC, A ROBBOL MAINTE JURIDIA JURINITY FAVOR OF THE PARK ARMIE BAME, RECORDED M BOOK 4551, PARCE 564, ASSISSED M BOOK 4692, PARC 1574, AMENIED JAND RESTAUD IN BOOK 4652, PARC 1550, MONITOR IN BOOK 5455, PARCE 661, MONITOR IN BOOK 5468, PARCE 1228, MONITOR IN BOOK 5672, PARC 215 AND MONITCHEF, PARCH LARGEMENT MI BOOK 6674, PARCE 1074.
- 27. IN ADDITION TO THE DEVELOPER'S RIGHTS AS SET FORTH IN OR BOOK 6411, PAGE 1447, THE DEVELOPER ALSO DEDICATES AND ALLOCATES THE AREA OUTSIDE OF TRACET B, BUT WITHIN THE DEMANGE EXEMENT AREA RETERRIZED IN OR BOOK 6411, PAGE 1447, TO AND FOR THE EXCUSSIVE USE OF LOT 2 TO PROVINCE ADDITIONAL DEPARTMENT RETERRIZED AND SUFFICE WRITE PARAMOZEMENT FOR BE BORDETT OF SAN LOT 2.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

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DEVELOPER'S ACKNOWLEGGMENT AND DEDICATION.

WORM ALL BUT IP THEST PRESSIVE THAT HAVE A JAM, LAWAGER OF SECOND MIRE PARTIESS, LLC. A FLORIDA LAWED HAVE TO THE PARTIESS, LLC. A FLORIDA LAWED HAVE THE PARTIESS, LLC. A FLORIDA LAWED HAVE THE PARTIESS, LLC. A FLORIDA LAWED HAVE SHOWN AS JURISDIC TO A SUBDIVISION OF LAW FREE PARTIES, LLC. A FLORIDA LAWED HAVE SHOWN AS JURISDIC THE PARTIES, LLC. A FLORIDA LAWED HAVE SHOWN AS JURISDIC THE PARTIES AND REST PRESSION, PROVINCE AND REST PARTIESS, LLC. A FLORIDA HAVE AND A SUCCESSORS IN WITHERST, ALL, PRISE, A UNDORFRES AND REST PRESSION, PROVINCE AND HAVE A SUCCESSORS IN WITHERST, ALL, PRISE, A UNDORFRES AND REST PRESSION, PROVINCE AND HAVE AND A SUCCESSOR IN WITHERST, ALL, PRISE, A UNDORFRES AND REST PRESSION, PROVINCE AND HAVE AND A SUCCESSOR IN WITHERST, ALL PRISE, A UNDORFRES AND REST PRESSION, PROVINCE AND HAVE AND A SUCCESSOR IN WITHERST, ALL PRISE, A UNDORFRES AND REST PRESSION, PROVINCE AND HAVE AND A SUCCESSOR IN WITHOUT AND A SUCCESSOR OF BROADER OF A UNDORFRES AND HAVE A SUCKESSOR OF BROADER OF A UNDORFRES AND HAVE A SUCKESSOR OF A WIGHT OF A PRISE, A SUCKESSOR OF A WIGHT OF A WIGHT SO CHARGE OF THE PRISE OF A SUCKESSOR OF A BORNES OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF ANY DESIGNATION AND A SUCKESSOR OF A WIGHT OF A SUCKESSOR OF A WIGHT OF ANY DESTRUCTION AND A SUCKESSOR OF A WIGHT OF A WI

MINESS SIGNATURE		
PRINT NAME:		
	Ву	
WINESS SIGNATURE		MARK A. JANK, MANAGING MEMBER DEVELOPER'S ADDRESS:
PRINT NAME:		2700 TRILIUM RIDGE \$4218 THE VILLAGES, FL 32163
NOTARY ACKNOWLEDGMENT:		
TATE OF FLORIDA OUNTY OF MARION		
NE FOREGOING DEVELOPER'S ACKNOWLEDGEM HYSICAL PRESENCE OR ONLINE NOTARIZ HAM, AS MANAGING MEMBER OF SECOND HINE OUPANY, HE IS PERSONALLY KNOWN TO ME.	ENT AND DEDICATION WAS ACKNOWN TATION, THIS DAY OF PARTMERS, LLC., A FLORIDA LIMITED LI	EDGED BEFORE ME BY MEANS OF 2022 BY MARK A. ABULTY COMPANY ON BEHALF OF THE
OTARY PUBLIC	PRINT NAME:	
APPROVAL BY COUNTY OFFICIALS-D	EVELOPMENT REVIEW COMMIT	TEE:
BY:	COUNTY ENGINEERING	
BY:	COUNTY FIRE SERVICES	
BY:	COUNTY GROWTH SERVICE	cs
вт:	COUNTY SURVEYOR	
ar:	COUNTY UTILITIES	
9r:	COUNTY BUILDING SAFET	,
CERTIFICATE OF APPROVAL BY BOAR	D OF COUNTY COMMISSIONER	s:
THIS IS TO CERTIFY THAT ON THE DAY PLAT WAS APPROVED BY THE BOARD OF COUR	OF 2022 NTY COMMISSIONERS OF MARION COUNT	
BYCARL ZALAK IR, CHAIRMAN		BCC SEAL
BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA.		
TIEST:		
GREGORY C. HARRELL CLERK OF THE CIRCUIT COURT		
LERK OF CIRCUIT COURT	OWEN CLOSES OF RESERVE TORES	CLERK SEAL:
CLERK OF CHICUIT COURT OF MARION C. FOXHOOD M' FOR RECORDING. THIS PL	OUNT, FEDRION, DO TEREST ACCEPT AT FILED FOR RECORD THIS	DED ON PAGE
OF PLAT BOOK IN MARKON COUNTY, FLORIDA.	I THE DIFFICE OF THE CLERK OF CH	COURT OF
		/
GRECORY C. HARRELL		
CLERK OF THE CIRCUIT COURT		CLERK SEAL:

