

May 16, 2025

PROJECT NAME: EMERSON POINTE (AKA: DR HORTON @ NE 35TH ST)

PROJECT NUMBER: 2021060094

APPLICATION: REZONING TO PUD WITH MASTER PLAN #32451

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
STATUS OF REVIEW: INFO
REMARKS: 4.30.25 - the subject parcels are located within the Marion County Utilities service area but fall within connection distance to the City of Ocala for water and/or sewer service. Approval for connection to the City of Ocala has previously been granted. Annexation Agreement with the City of Ocala must be completed. Proof of the agreement's acceptance, along with a letter of availability and intent to serve with confirmed capacity from the City, must be submitted.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: Staff met with applicant regarding changes to Emerson Pointe phase I - staff supports changes to Phase I. All other changes were not discussed
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 2/18/25-add waivers if requested in future
- 7 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. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: 2/19/25 - The approved traffic study indicated a buildout date of 2025 and found the project driveway at NE 35th Street warranted an eastbound right turn lane with a length of 155' with a 50' taper and a westbound left turn lane of 205' with a 50' taper. The approved preliminary plat (AR 31172) on sheet 03.02 and the improvement plan under review for Emerson Pointe Phase 2 (AR 31173) on sheet 04.02 has a notation, "See separate future roadway improvement plans". However, no such offsite improvement plan can be located and is required as a condition of approval.
- 9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: INFO
REMARKS: 2/19/25 - The approved traffic study indicated a buildout date of 2025 and found the project driveway at NE 35th Street warranted an eastbound right turn lane with a length of 155' with a 50' taper and a westbound left turn lane of 205' with a 50' taper. No offsite improvement plan can be found for this and is required prior to approval.



Marion County Board of County Commissioners

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2600 Fax: 352-438-2601

STAFF/OFFICE USE ONLY Case No.: AR No.: PA:

PARCEL ACCOUNT NUMBERS: Refer to attached list

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan Master Plan X

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to PUD (PLANNED UNIT DEVELOPMENT) from: Amend previously approved master plan concerning the perimeter buffers.

Property Address: Take NE 25th Avenue to NE 35th Street, Turn L to subject property on L

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 62.84 +/- Maximum Proposed Residential Units: 251 (# SFR 251 # MF)

Maximum Non-Residential (Commercial or Industrial) Acreage: NONE

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Emerson Pointe Development, LLC Property Owner name (please print) 4349 SE 20th Street Mailing Address Ocala, FL 34471 City, State, Zip Code 352-239-0683 Phone Number (include area code) mattpfabian@gmail.com E-Mail Address (include complete address)

Tillman & Associates Engineering, LLC Applicant/Agent Name (please print) 1720 SE 16th Avenue, Bldg 100 Mailing Address Ocala, FL 34471 City, State, Zip Code 352-387-4540 Phone Number (include area code) PERMITS@TILLMANENG.COM E-Mail Address (include complete address)

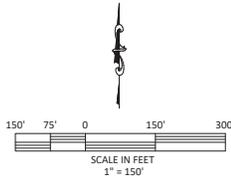
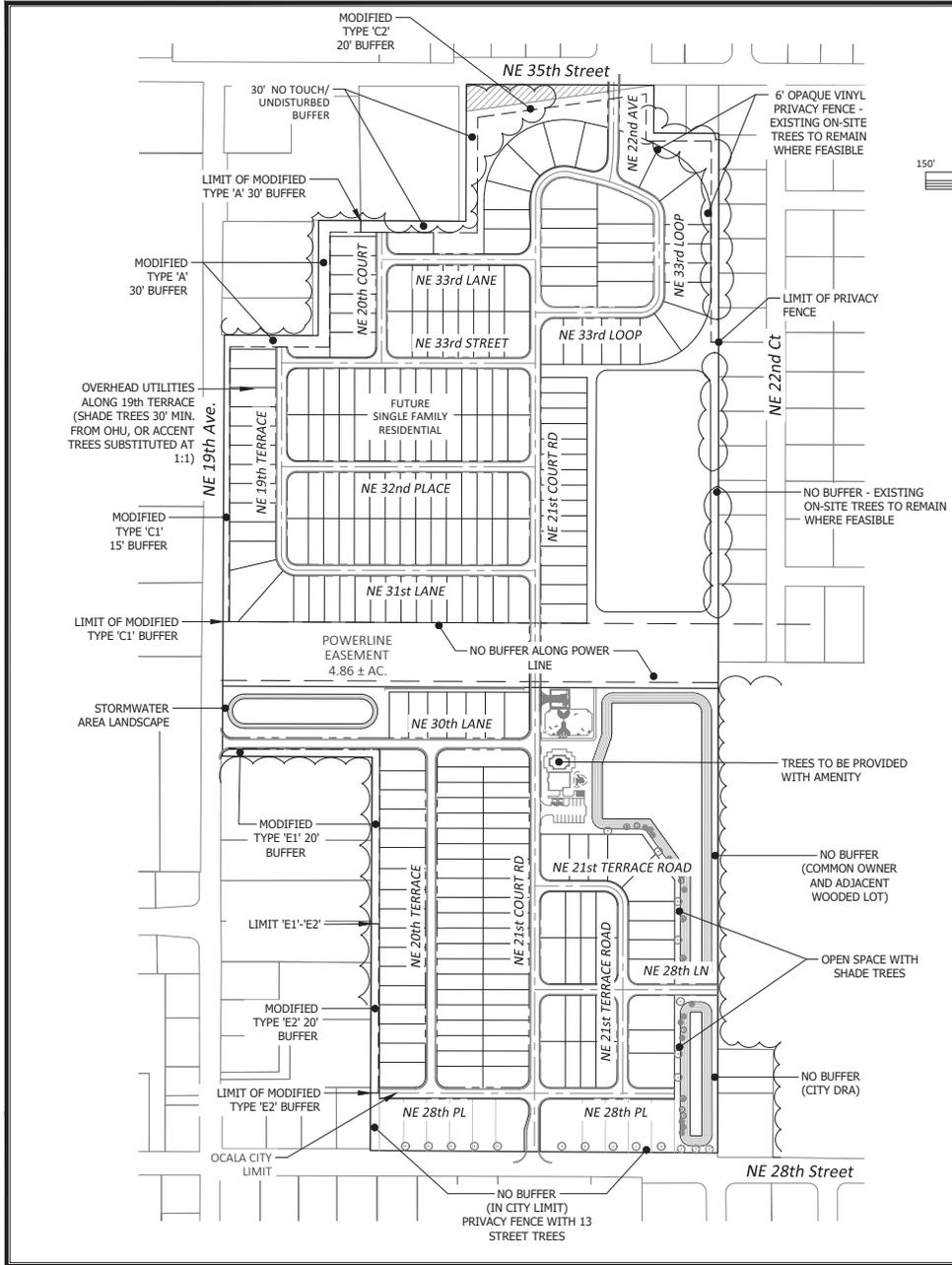
Signature*

Signature

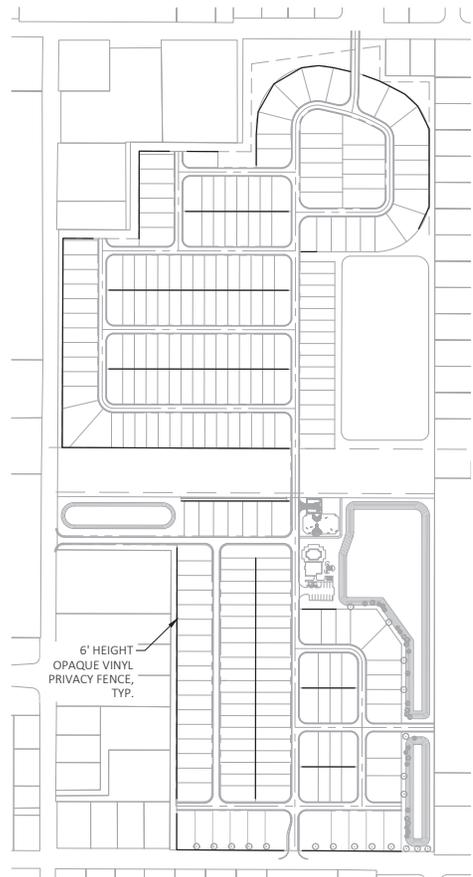
*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY Project No.: Code Case No.: Application No.: Rcvd by: Rcvd Date: / / FLUM: AR No.: Rev: 12/21/23



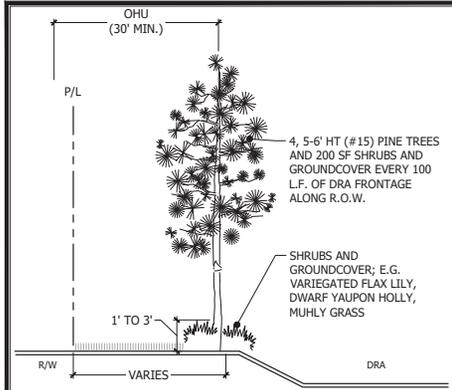
Marion County Approval Stamp
 EMERSON ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1725 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545



PHASE 1 & 2 BUFFER FENCE
 NOT TO SCALE

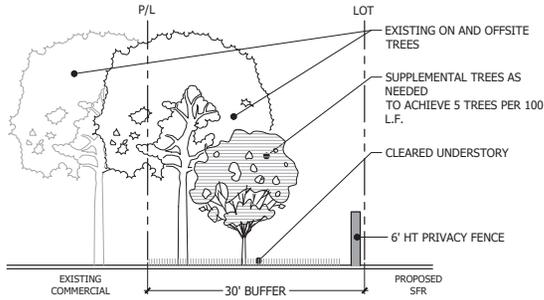
REVISIONS DATE	
PUD MASTER PLAN AMENDMENT EMERSON POINTE MARION COUNTY, FLORIDA BUFFER & TREE PRESERVATION PLAN	
DATE	01-24-25
DRAWN BY	RV
CHECKED BY	JMM
JOB NO.	22-5127
SHEET 08.01	

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



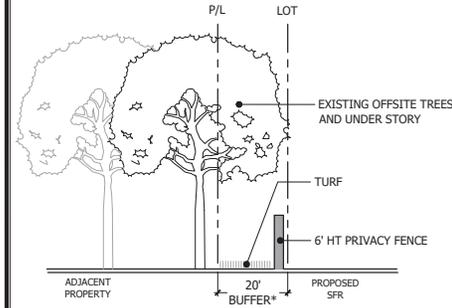
STORMWATER AREA LANDSCAPE (SEC 6.13.3)

NOT TO SCALE



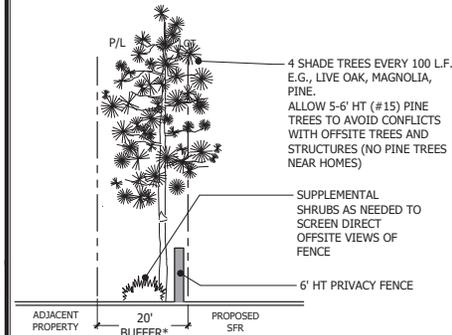
MODIFIED TYPE 'A' BUFFER

NOT TO SCALE



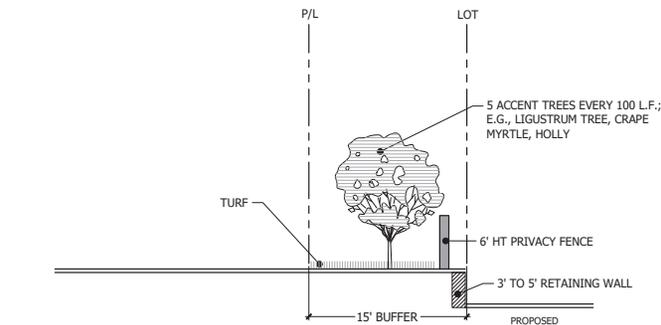
MODIFIED TYPE 'E1' BUFFER

NOT TO SCALE



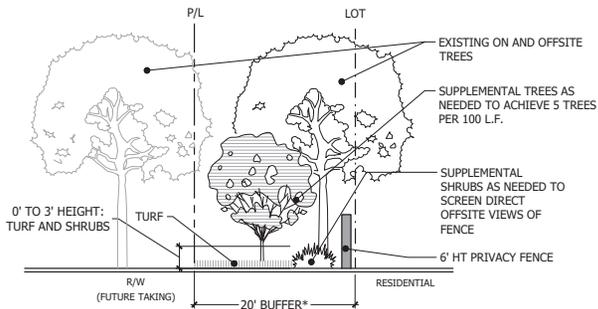
MODIFIED TYPE 'E2' BUFFER

NOT TO SCALE



MODIFIED TYPE 'C1' BUFFER

NOT TO SCALE



MODIFIED TYPE 'C2' BUFFER

NOT TO SCALE

BUFFER NOTES:

MODIFIED TYPE 'A' BUFFER:

BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITH A 6' HT PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FIVE TREES (EXISTING + PROPOSED) FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.

MODIFIED TYPE 'C1' BUFFER:

BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITH A 6' HT PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FIVE ACCENT TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.

MODIFIED TYPE 'C2' BUFFER:

BUFFER SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A 6' HT PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FIVE TREES (EXISTING + PROPOSED) FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. THE SHRUBS SHALL BE PROVIDED AS NEEDED TO SCREEN DIRECT OFFSITE VIEWS OF FENCE.

MODIFIED TYPE 'E1' BUFFER:

BUFFER SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A 6' HT PRIVACY FENCE. THE BUFFER SHALL CONTAIN FOUR SHADE TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF L.F. ALLOW 5-6' HT (#15) PINE TREES TO AVOID CONFLICTS WITH OFFSITE TREES AND STRUCTURES (NO PINE TREES NEAR HOMES). THE SHRUBS SHALL BE PROVIDED AS NEEDED TO SCREEN DIRECT OFFSITE VIEWS OF FENCE.

MODIFIED TYPE 'E2' BUFFER:

BUFFER SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A 6' HEIGHT PRIVACY FENCE, ALONG OFFSITE WOODED LOT.

1. ALL EXTERIOR BUFFERS SHALL ADHERE TO THIS APPROVED PUD CONCEPT PLAN. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
2. PERIMETER BUFFERS ARE NOT REQUIRED IF, AT TIME OF SITE DEVELOPMENT, ADJACENT PARCELS ARE OWNED BY DEVELOPER OR A RELATED ENTITY, OR HAVE THE SAME USE OF LAND.
3. AREAS INTERNAL TO THE P.U.D. DO NOT REQUIRE BUFFERS
4. EXISTING BUFFERS ARE EXEMPT; PLAN MAY NOT SHOW ALL EXISTING BUFFERS.
5. VIABLE EXISTING TREES AND OTHER EXISTING VEGETATION WITHIN A BUFFER SHALL BE ACCEPTABLE TO MEET BUFFER REQUIREMENTS, FOLLOWING REVIEW AND APPROVAL BY COUNTY LANDSCAPE ARCHITECT ON A CASE-BY-CASE BASIS. EXISTING TREES ARE MEASURED AND CREDITED AS DIAMETER AT BREAST HEIGHT.
6. SHADE TREES IN BUFFERS CAN CREDIT TOWARDS REQUIRED REPLACEMENT TREES AND NON-RESIDENTIAL SHADE TREE REQUIREMENTS, AS OUTLINED IN THE LDC.
7. BUFFERS ALONG POWER LINES SHALL FOLLOW THE GUIDELINES OF UF TREES AND POWER LINES CENTRAL FLORIDA TREE LIST ([HTTPS://HORT.IFAS.UFL.EDU/TREESANDPOWERLINES](https://hort.ifas.ufl.edu/treesandpowerlines)).
8. WHERE THERE IS A DISCREPANCY BETWEEN THE OVERALL BUFFER PLAN AND THESE NOTES, NOTES SHALL TAKE PRECEDENCE.
9. PRESERVED TREES CAN BE IN LIEU OF PLANTED TREES.

COUNTY MINIMUM BUFFER WIDTH:

TYPE 'A' = 30'
TYPE 'C' = 15'
TYPE 'E' = 5'

* PROVIDED WIDTH EXCEEDS COUNTY MINIMUM

MARION FRIENDLY LANDSCAPE AREA (MFLA)

PER SEC. 2.12.25. - MARION-FRIENDLY LANDSCAPE AREAS (MFLA), LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

SEC 6.8.5

MARION-FRIENDLY LANDSCAPING AREA (MFLA):

THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) IS PROHIBITED.

OUTSIDE PRIMARY SPRINGS PROTECTION ZONE = 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.

TREE PRESERVATION

TREES SHALL BE PROTECTED AND REPLACED IN ACCORDANCE WITH MCLDC DIVISION 7.

TO MEET TREE PRESERVATION REQUIREMENTS, TREES SHALL BE SURVEYED ALONG THE PERIMETER, AND PROTECTED TO REMAIN WHERE IS FEASIBLE BASED ON THE FINAL SITE LAYOUT, GRADING, AND STORMWATER DESIGN.

POST-DEVELOPMENT INCHES PER ACRE SHALL BE 100", TO BE MET BY EXISTING RETAINED TREES AND NEW TREES IN BUFFERS, OPEN SPACE, AND ON INDIVIDUAL LOTS (AS EACH LOT IS IMPROVED). TREES ON LOTS SHALL BE CALLED FOR AS APPLICABLE IN THE REQUIRED IN HOMEOWNERS ASSOCIATION DOCUMENTS.

TREE PRESERVATION MITIGATION REQUIREMENTS SHALL BE ON THE PROJECT AREA, EXCLUDING SINGLE-FAMILY LOTS AND THE POWERLINE EASEMENT.

TO MEET THE REQUIRED PRE-DEVELOPMENT INCHES PER ACRE, TREE MITIGATION MAY BE ASSESSED OVERALL FOR THE TOTAL SITE, OR IN PHASES, AT THE OWNERS DISCRETION.

Marion County Approval Stamp

William & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34477
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS	
DATE	

PUD MASTER PLAN AMENDMENT
EMERSON COUNTY, FLORIDA
MARION COUNTY, FLORIDA
BUFFER & TREE PRESERVATION PLAN

DATE	01-24-25
DRAWN BY	RV
CHECKED BY	JMM
JOB NO.	22-5127

SHT. 08.02

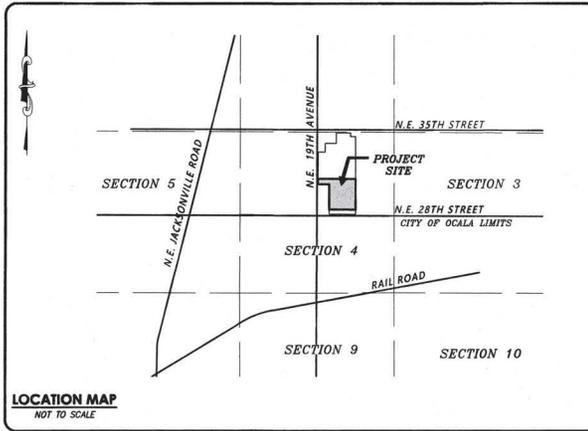
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EMERSON POINTE PHASE 1 (A PLANNED UNIT DEVELOPMENT) A PORTION OF SECTION SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

- 1. A 5/8" HIGH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(1).
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.09(1).
3. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPEAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
4. CITY AND COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND 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 KEEPING IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
5. THIS PLAT IS 3 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS AND NOTES SEE SHEET 1 FOR DETAIL OF BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2 FOR DETAIL OF LOT DIMENSIONS AND SHEETS 3, 4, AND 5.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS ("DECLARATION") THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION WILL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.
7. 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. BEARINGS ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS BEING N.89.36/19"W.
9. 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 INITIAL REFERENCE STATION NETWORK.
10. ALL DISTANCES SHOWN HEREON ARE GROUND.
11. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
12. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS MEDIUM RESIDENTIAL.
13. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPURRING PROTECTION ZONE.
14. ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.1208302630E, 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 BEEN IDENTIFIED HEREON AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
15. THIS PLAT CONTAINS NINETY-TWO (92) LOTS, SIX (6) TRACTS AND 0.67 MILES OF ROAD.
16. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND OR GRANTED AND OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
18. THE SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
19. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.L., WHICHEVER IS LESS.
20. EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT, WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 15 FOOT DRAINAGE, UTILITY, AND ACCESS EASEMENT ALONG THE FRONT LOT LINE, AND STREET SIDE LOT LINE. A 5 FOOT DRAINAGE EASEMENT ALONG LOT LINES AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
21. PORTION OF TRACTS "B", "C", "E", "F" AND "G" ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
22. ADVISORY NOTICE - 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 RECOVER 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.
23. 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.
24. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 8190, PAGE 172.
25. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST IN THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1441, PAGE 1421.
26. 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 ARE NOT RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.



DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT EMERSON POINTE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "EMERSON POINTE PHASE 1", BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A AS SHOWN HEREIN, IS HEREBY RESERVED AND ESTABLISHED AS PRIVATE ROAD RIGHT OF WAY, AND IS HEREBY DEDICATED TO THE EMERSON POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, BEING THE HOMEOWNERS' ASSOCIATION ("ASSOCIATION") FOR THE SUBDIVISION. ALL PUBLIC AUTHORITIES AND THEIR PERSONAL PROVIDING SERVICES TO THE 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 SUCH STREETS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACTS B, C, E AND F ARE RESERVED AS DRAINAGE RETENTION, STORM DRAINAGE, UTILITIES, INGRESS AND EGRESS, OPEN SPACE, ACCESS, AND LANDSCAPING TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED AS PRIVATE TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACT D IS HEREBY DEDICATED TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION. FEE SIMPLE TITLE TO SUCH TRACT WILL BE CONVEYED TO THE CITY PURSUANT TO A SEPARATE RECORDED INSTRUMENT.

WITNESSES: [Signature]

WITNESS SIGNATURE

PRINT NAME: Matthew Disimile

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

[Signature]

WITNESS SIGNATURE

PRINT NAME: Kristi Howson

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

DEVELOPER AND OWNER: EMERSON POINTE DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

[Signature] BY: MATTHEW P. FABIAN, AS MANAGER DEVELOPER'S ADDRESS: 4340 SW 20TH STREET OCALA, FL 34471

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.

APPROVAL OF COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:

- BY: [Signature] COUNTY ENGINEERING
BY: [Signature] COUNTY FIRE SERVICES
BY: [Signature] COUNTY GROWTH SERVICES
BY: [Signature] COUNTY SURVEYOR
BY: [Signature] COUNTY UTILITIES
BY: [Signature] COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE 20th DAY OF SEPTEMBER, 2024, THE FOREGOING TRACT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

[Signature] MICHELLE STONE, CHAIR BOARD OF COUNTY COMMISSIONERS

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 20th DAY OF SEPTEMBER, 2024 BY MATTHEW P. FABIAN, AS MANAGER OF EMERSON POINTE DEVELOPMENT, LLC ON BEHALF OF THE COMPANY.

PERSONALLY KNOWN, OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED:

[Signature] NOTARY PUBLIC GERARD P. DAVIS PRINT NAME: NOTARY SEAL:



CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "EMERSON POINTE PHASE 1" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS 20th DAY OF October, 2024, AT 11:31 AM P.M. AND RECORDED ON PAGE 102A OF PLAT BOOK 116 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

[Signature] 11:31 am 10/24/24 GREGORY C. HARRELL CLERK OF THE CIRCUIT COURT



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.

BY: [Signature] 09/20/24 CHRISTOPHER J. HOBSON, P.S.M. FLORIDA REGISTERED SURVEYOR NO. 65553 JCH CONSULTING GROUP, INC. CERTIFICATE OF AUTHORIZATION NO. LB 8071 426 SW 15TH STREET, OCALA, FLORIDA 34471



BY: [Signature] 11:31 am 10/24 GREGORY C. HARRELL CLERK OF THE CIRCUIT COURT



PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FLORIDA 34471

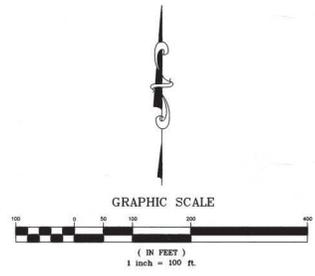
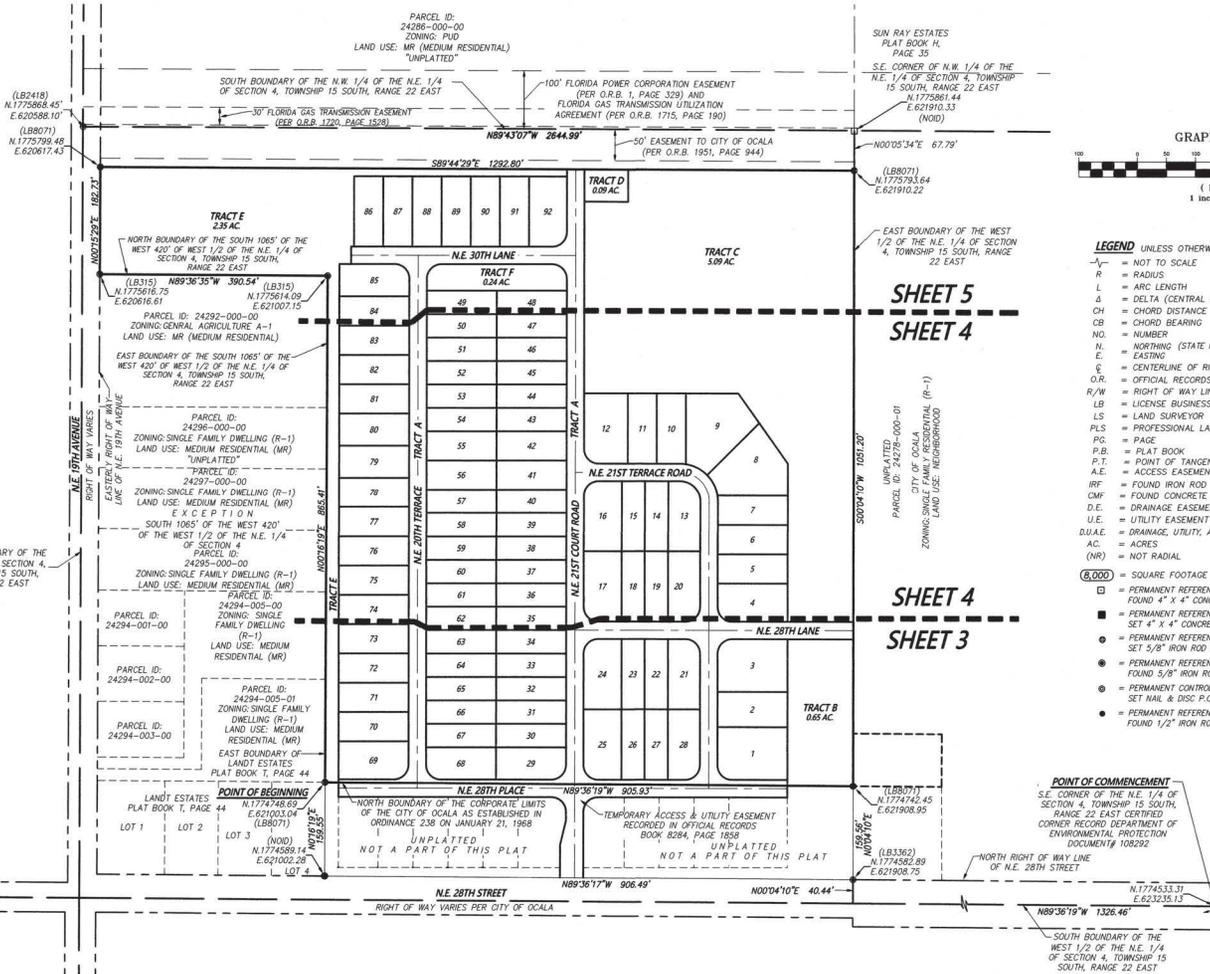
EMERSON POINTE PHASE 1 PLATTING, AS A PROFESSIONAL SURVEYOR, I HAVE REVIEWED AND APPROVED THIS PLAT FOR RECORDING. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

EMERSON POINTE PHASE 1
 (A PLANNED UNIT DEVELOPMENT)
 A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA

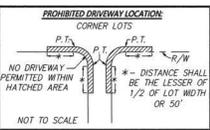
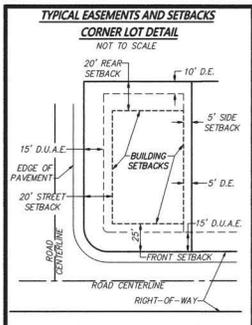
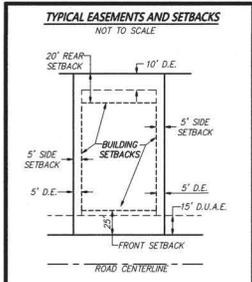
DESCRIPTION

A PORTION OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF SAID SECTION 4; THENCE ALONG THE SOUTH BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4, N.89°36'19"W, 1,326.46 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY, N.00°04'10"E, 40.44 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.E. 28TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°36'19"W, 906.49 FEET TO A POINT ON THE EAST BOUNDARY OF LAND ESTATES, AS RECORDED IN PLAT BOOK T, PAGE 44 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF N.E. 28TH STREET, ALONG SAID EAST BOUNDARY AND THE EAST BOUNDARY OF THE SOUTH 1065 FEET OF THE WEST 420 FEET OF WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4, N.00°16'19"E, 159.55 FEET TO THE SOUTH BOUNDARY OF THE CORPORATE LIMITS OF THE CITY OF OCALA AS ESTABLISHED IN ORDINANCE 238 ON JANUARY 21, 1968 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.00°16'19"E, 865.41 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1065 FEET OF THE WEST 420 FEET OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, N.89°36'19"W, 390.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N.E. 19TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00°15'29"E, 182.73 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°44'29"E, 1,292.80 FEET TO A POINT ON AFOREMENTIONED EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE ALONG SAID EAST BOUNDARY, S.00°10'10"W, 1,051.20 FEET TO THE AFORESAID NORTH BOUNDARY OF THE CORPORATE LIMITS OF THE CITY OF OCALA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, N.89°36'19"W, 905.93 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 23.44 ACRES, MORE OR LESS.



- LEGEND** UNLESS OTHERWISE NOTED
- - - = NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING
 - +— = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
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 - LS = LAND SURVEYOR
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - IRF = FOUND IRON ROD
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 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
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 - (NR) = NOT RADIAL
 - 6,000 = SQUARE FOOTAGE AREA
 - = PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
 - = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT P.R.M. (LB 8071)
 - = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (FROM JOH LB 8071)
 - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - = PERMANENT CONTROL POINT SET NAIL & DISC P.C.P. (LB 8071)
 - = PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD (NO CAP)



PREPARED BY: JCH CONSULTING GROUP, INC. 4296 SW 15TH STREET, OCALA, FLORIDA 34471

NOTE:
 THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION, NOTES AND ACKNOWLEDGEMENTS. SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL. SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.

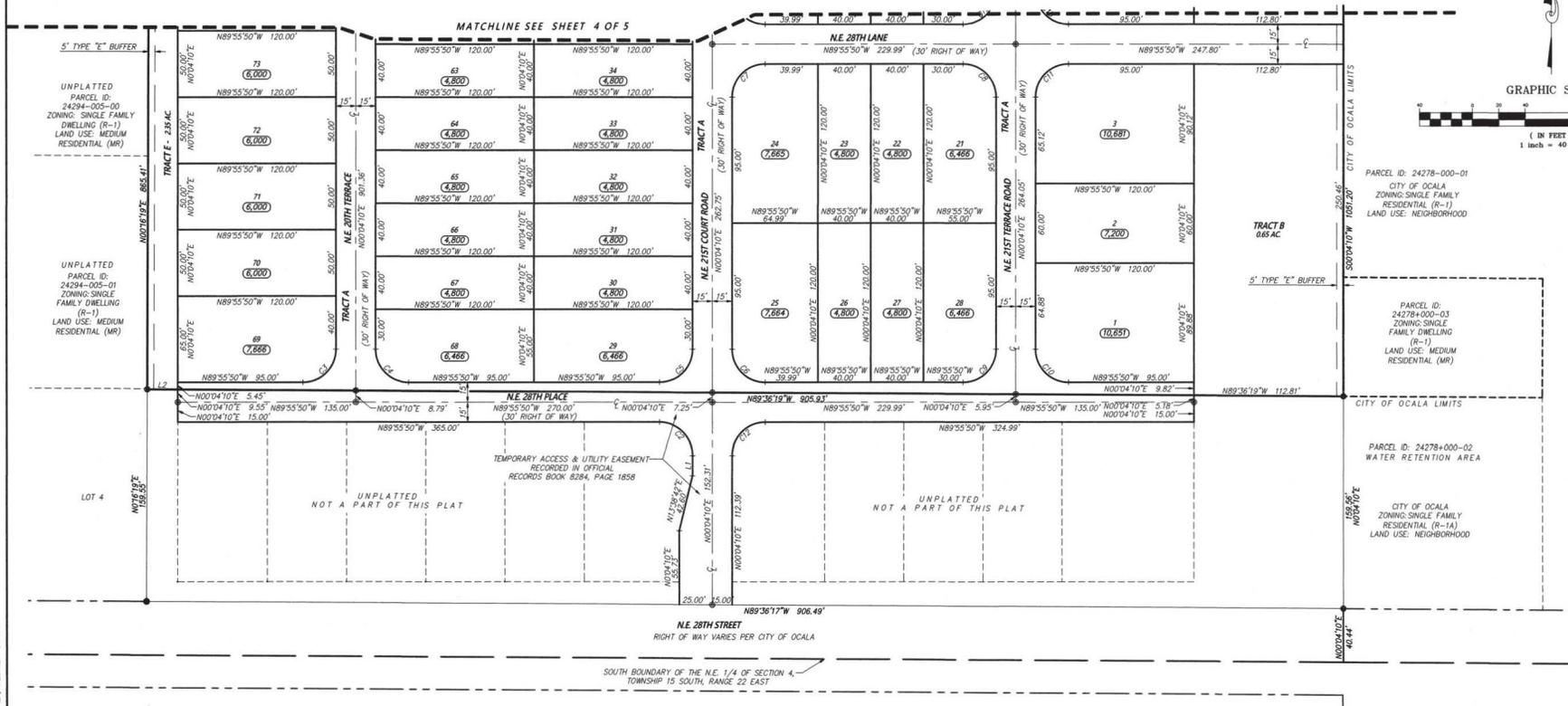


JCH
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 LAND DEVELOPMENT, SURVEYING & MAPPING
 PLANNING, ENVIRONMENTAL, G.I.S.
 1300 W. UNIVERSITY BLVD., SUITE 100
 GAITHERSBURG, MARYLAND 20878
 (301) 941-1400 FAX (301) 941-1401 www.jch.com

EMERSON POINTE PHASE 1

(A PLANNED UNIT DEVELOPMENT)
 A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA

PLAT BOOK 106, PAGE 104
 SHEET 3 OF 5



LEGEND UNLESS OTHERWISE NOTED

- V- = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
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- A.E. = ACCESS EASEMENT
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LINE TABLE

LINE	BEARING	LENGTH
L1	N00°04'10"E	15.02
L2	S89°36'19"E	23.12

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	78.54	50.00	090°00'00"	70.71	N44°55'50"W
C2	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C3	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C4	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C5	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C6	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C7	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C8	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C9	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C10	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C11	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C12	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C13	39.27	25.00	090°00'00"	35.36	N44°55'50"W

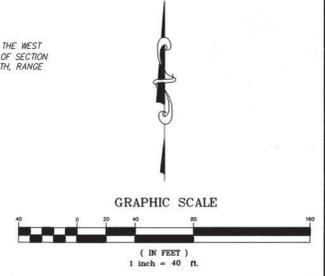
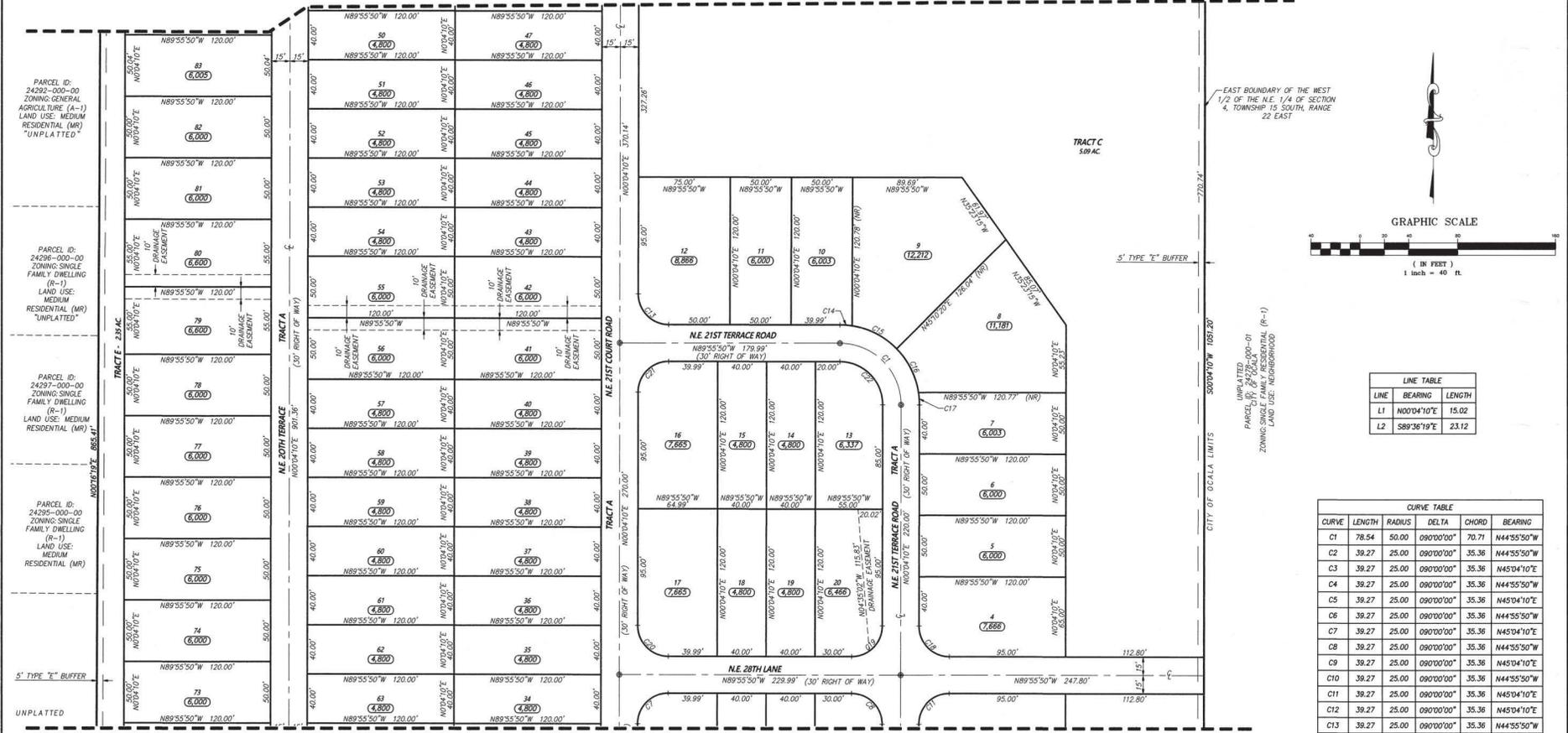


JCH
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LAND DEVELOPMENT & SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - GIS
SURVEYING & ENGINEERING
CREATED BY: HENRY P.L. CHEN, C.S. 1100
2000 UNIVERSITY BLVD., SUITE 100
MARIETTA, GA 30067
PH: 770.575.4000 FAX: 770.575.4001 www.jch.com

EMERSON POINTE PHASE 1

(A PLANNED UNIT DEVELOPMENT)
A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 116, PAGE 105
SHEET 4 OF 5



LINE TABLE

LINE	BEARING	LENGTH
L1	N00°04'10"E	15.02
L2	S89°36'19"E	23.12

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C13	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C14	10.05	65.00	008°51'32"	10.04	N85°30'04"W
C15	41.58	65.00	036°38'51"	40.87	N62°44'52"W
C16	40.44	65.00	035°38'43"	39.79	N26°30'06"W
C17	10.04	65.00	008°50'54"	10.03	N04°21'17"W
C18	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C19	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C20	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C21	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C22	54.98	35.00	090°00'00"	49.50	N44°55'50"W
C23	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C24	39.27	25.00	090°00'00"	35.36	N44°55'50"W
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PREPARED BY: JCH CONSULTING GROUP, INC., 4256 SW 10TH STREET, OCALA, FLORIDA 34471

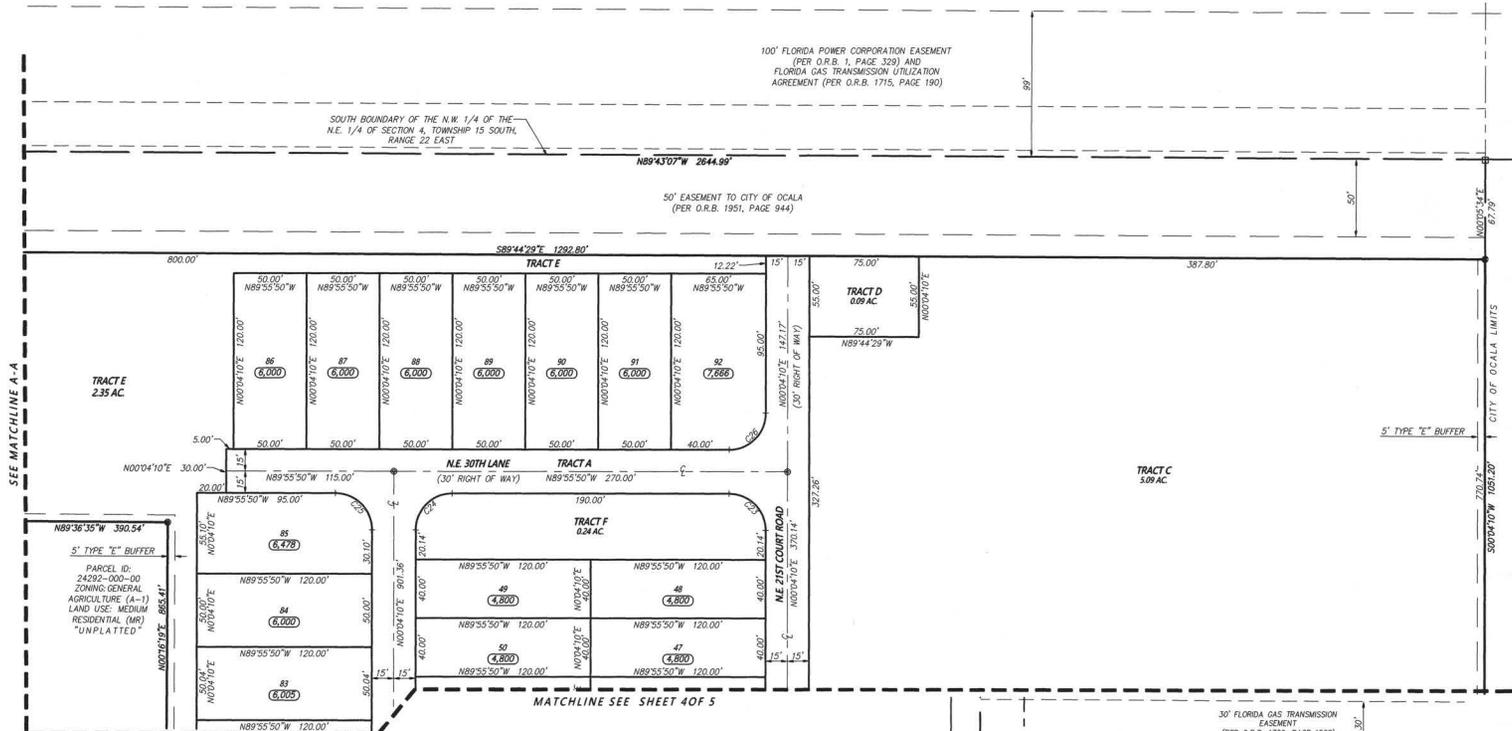
EMERSON POINTE PHASE 1

(A PLANNED UNIT DEVELOPMENT)
A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

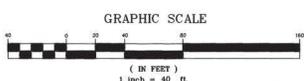


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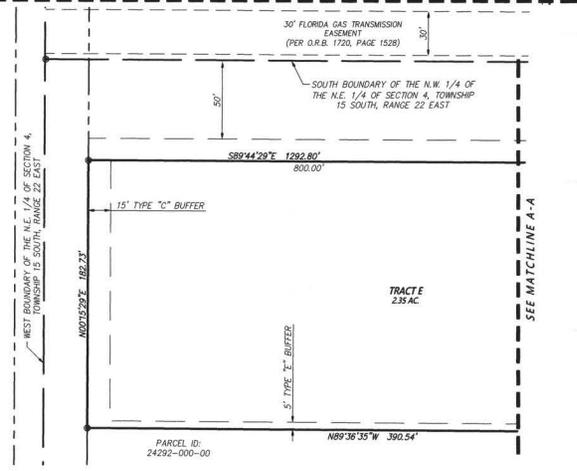
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CURVE TABLE					
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C26	39.27	25.00	090°00'00"	35.36	N45°04'10"E



NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DETAIL, NOTES AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.



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