July 10, 2025

PROJECT NAME: CORTA - OCALA WEST - PARCELS 24 AND 25

PROJECT NUMBER: 2024020037

APPLICATION: PRELIMINARY PLAT #31849

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Existing Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: INFO

REMARKS: Phasing implications to be reviewed with the improvement/site plan.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way

STATUS OF REVIEW: INFO

REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and final

plat submittal.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: INFO

REMARKS: Pre- and post-development drainage maps will be required and reviewed with the

improvement/site plan.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: INFO

REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact

Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.

10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: N/A

11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 8/16/24-add waivers if requested in future

12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU

Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?

STATUS OF REVIEW: INFO

REMARKS:

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review

Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 31849

15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: INFO

REMARKS: 6.14.4 and 6.16.4 - To address water and waste water: Any waiver request to the ROW width shall require Engineer to identify water and sewer mains within the Typical Section, and confirmation of access to mains is within the required easements or ROW identified in LDC Secs 6.15.4 (water) & 6.16.4 (wastewater). Waiver approvals shall be conditional to showing the cross section with the utility mains' placement in the cross section, centered within the easement or ROW. Final review of mains and services placement remains deferred until the Improvement Plan or Site Plan stage through Development Review, as applicable.

16 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: INFO

REMARKS: For future reference, please indicate Future Land Use (FLU) designations for adjacent

properties.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.K - List of applied for or requested variances, special use permits, rezonings,

developer's agreements, and/or land use amendments

STATUS OF REVIEW: INFO

REMARKS: All proposed/approved items must be listed on cover sheet.

18 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP

needed?)

STATUS OF REVIEW: INFO

REMARKS: Within MCU service area

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(5) - Show environmentally sensitive areas and flood plain

STATUS OF REVIEW: INFO

REMARKS: No ESOZ area information provided

6/9/25 - Information provided. FEMA Flood Zone X/AE, No ESOZ, Secondary Springs Protection Overlay

Zone

20 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.

STATUS OF REVIEW: INFO

REMARKS: Environmental Assessment or exemption request must be provided.

9/30/24 - Environmental Assessment less than 2 years old is required. Please submit.

6/9/25 - EALS dated to 12/2023 was submitted. EALS is missing transect lines, per LDC Sec. 6.5.4. Please include in future site plan submissions.

21 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Provision for subdivision signs

STATUS OF REVIEW: INFO

REMARKS: If applicable, signs will require a separate sign permit.



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687 AR31849

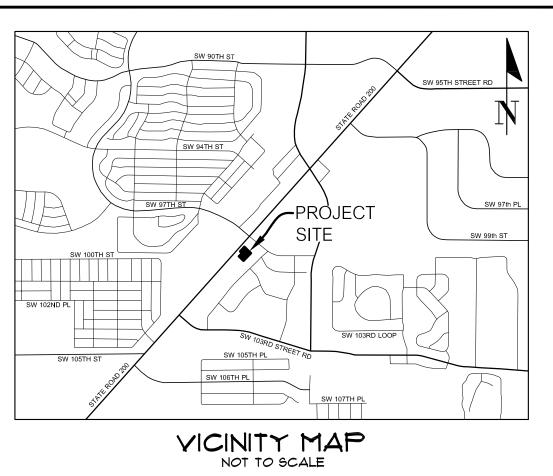
DEVELOPMENT REVIEW PLAN APPLICATION

Date: 07/31/2024

A .	PRC)JECT	INFO	RMA	ATION:
_	1 17/	/•/ L/X / I	11111	, , , , , , ,	\

Project Name: CORTA - OCALA WEST - PA	ARCELS 24 AND 25		
Parcel Number(s): 3501-200-024 & 3501-20			
Section 24 & 25 Township 16S Range 20E Commercial Residential Industrial	Land Use GCSF	Zoning Classific	ation_B-2
Commercial Residential Industrial	☐ Institutional ☐ Mix	ed Use 🔲 Other	
Type of Plan: PRELIMINARY PLAT			
Property Acreage 1.004 Num	mber of Lots 1	Miles of Ro	oads 0
Type of Plan: PRELIMINARY PLAT Property Acreage 1.004 Nur Location of Property with Crossroads AGG	SE SISVOANHAORETAH (BOLAN)	DARY TO SR200	
Additional information regarding this sub REPLAT OF A PORTION OF TRACT B, KIN	omittal: REERLATAOGRAOR 6	PREMONI, QEGIRAGOUST	KINGSESANDPGOEUNTRYCE
REPLAT OF A PORTION OF TRACT B, KIN	IGSLAND COUNTRY EST	TATES, AKA PARCELS	S 24 AND 25
B. CONTACT INFORMATION (Check to receive correspondence during this plan review		ting the point for contact	for this project. Add <u>all</u> emails
Engineer:	Contac	t Nama	
Firm Name: Mailing Address: Phone #	Contac	Ctoto:	Zin Cada:
Dhone #	City	State	Zip Code
Email(s) for contact via ePlans:	Antennate Filone #		
Surveyor: Firm Name: CHW, AN NV5 COMPANY	Contac	t Name: CLINTON N.	RICKNER
Mailing Address: 2100 SE 17TH STREET U	JNIT 802 City: OCALA	State: FL	Zip Code: 34471
Phone # 3522397245	Alternate Phone #	3523593263	
Email(s) for contact via ePlans: permiteng	@chw-inc.com		
Property Owner: Owner: CORTA OCALA 200, LLC	Contac	t Name: CORY PRESI	NICK
Mailing Address: 1112 1ST STREET			
	Alternate Phone #		
Email address: cpresnick@cortadev.com			
Developer:			
Developer: Same as Owner Mailing Address:	Contac	t Name:	
Mailing Address:	City:	State:	Zip Code:
Phone #	Alternate Phone #		
Email address:			

Revised 6/2021



CORTA - OCALA WEST - PARCELS 24 \$ 25

A REPLAT OF A PORTION OF TRACT "B" OF KINGSLAND COUNTRY ESTATES UNIT I AS RECORDED IN PLAT BOOK "L", PAGE 3 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

> SITUATED IN SECTIONS 24 \$ 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA



11801 Research Drive Alachua, Florida 32615 (352)331-1976 www.NV5.com

LB-8246

PLAT BOOK___, PAGE SHEET ONE OF TWO

DESCRIPTION:

TRACT B, KINGSLAND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK L, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY

PARCEL NO. 24: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTY DRIVE; THENCE S. 41°34'12" W., ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B. A DISTANCE OF 400.64 FEET TO THE POINT OF BEGINNING: THENCE S. 41°34'12" W... 100.00 FEET: THENCE S, 48°25'48" E., 250.00 FEET: THENCE N, 41°34'12" E., 100.00 FEET: THENCE N, 48°25'48" W., 250.00 FEET TO

PARCEL NO. 25: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S. 41°34'12" WEST, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 300.64 FEET TO THE POINT OF BEGINNING; THENCE S. 41°34'12" W., 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS TAKEN FOR ROAD RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING THE SAME AS THE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF TRACT B. KINGSLAND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH. RANGE 20 EAST, AS RECORDED IN PLAT BOOK L. PAGE 3. OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS ALSO

RECORDED IN OFFICIAL RECORDS BOOK 1702, PAGE 482 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE

COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE SOUTH 42°03'09" WEST, ALONG SAID ORIGINAL SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200, A DISTANCE OF 300.96 FEET TO THE NORTHERNMOST CORNER OF PARCEL 25 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 1702, PAGE 482; THENCE SOUTH 48°03'27" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 25, A DISTANCE OF 20.90 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 36100-2522 AND TO THE POINT OF REGINNING: THENCE CONTINUE SOUTH 48°03'27" FAST, ALONG SAID NORTHEASTERLY LINE OF PARCEL 25, A DISTANCE OF

229.11 FEET TO THE SOUTHEASTERLY LINES OF PARCEL 24 AND 25 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 1702, PAGE 482; THENCE SOUTH 41°59'37" WEST, ALONG LAST SAID SOUTHEASTERLY LINE, A DISTANCE OF 200.05 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 24; THENCE NORTH 48°00'23" WEST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 222.32 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; COURSE NO. 1: NORTH 42°03'09" EAST, A DISTANCE OF 69.56 FEET; COURSE NO. 2: NORTH 47°56'51" WEST, A DISTANCE OF 7.00 FEET; COURSE NO. 3: NORTH 42°03'09" EAST, A DISTANCE OF 130,27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES MORE OR LESS.

EASEMENTS AND RIGHTS OF WAY: (AS STATED TITLE WORK PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER "INVELATING DATED NOVEMBER 13TH, 2023)

7. ALL MATTERS CONTAINED ON THE PLAT OF KINGSLAND COUNTY ESTATES UNIT 1, AS RECORDED IN PLAT BOOK L, PAGES 3 THROUGH 6, PUBLIC RECORDS MARION COUNTY, FLORIDA - AFFECTS THE SUBJECT PROPERTY (BEING A PORTION OF TRACT B)

8. EASEMENTS TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 164, PAGE 450, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

9. EASEMENT TO FLORIDA POWER CORPORATION CONTAINED IN OFFICIAL RECORDS BOOK 264, PAGE 327, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

10. RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 467, PAGE 134, OFFICIAL RECORDS BOOK 489, PAGE 534, OFFICIAL RECORDS BOOK 1328, PAGE 957; OFFICIAL RECORDS BOOK 1353, PAGE 1723; OFFICIAL RECORDS BOOK 1783, PAGE 1378, TOGETHER WITH AND AS AFFECTED BY OFFICIAL RECORDS BOOK 7270, PAGE 1390 AND OFFICIAL RECORDS BOOK 7271, PAGE 996 PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT

11. EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 1217, PAGE 1060, PUBLIC RECORDS MARION COUNTY, FLORIDA. - DOES NOT AFFECT THE SUBJECT PROPERTY.

12. PUBLIC INGRESS AND EGRESS EASEMENT TO MARION COUNTY IN OFFICIAL RECORDS BOOK 7548, PAGE 152, PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED MAP.

13. RECIPROCAL FASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS IN OFFICIAL RECORDS BOOK 7548. PAGE 156, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED MAP.

14. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. - NOT A

SURVEYORS NOTES:

- HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 03'09" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200
- 2. A 4" x 4" CONCRETE MONUMENT, MARKED "CHW INC LB 5075" WILL BE SET (IF NOT ALREADY) AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- 3. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- 4. MONUMENTATION SHOWN GRAPHICALLY HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE
- 5. THIS SURVEY WAS PRODUCED WITH THE BENEFITS OF FURNISHED TITLE WORK PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER "INVFLA1969, DATED NOVEMBER 13TH, 2023. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
- 6. THE PURPOSE OF THIS REPLAT IS TO COMBINE PARCELS 24 AND 25, A PORTION OF TRACT B, KINGSLAND COUNTRY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK "L", PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- 7. TOTAL AREA OF PLATTED LANDS IS \pm 45,342 SQUARE FEET, OR \pm 1.04 ACRES.
- 8. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).
- 9. DISTANCES SHOWN ON THIS PLAT ARE BASED ON GROUND MEASUREMENTS

ADVISORY NOTICES:

- 1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS COMMERCIAL (COM) AND CONDITIONAL COMMUNITY BUSINESS (B-2), PER MARION COUNTY RESOLUTIONS 1989 R-113 (ZONING CASE NO. 04-8911-4/198911047) AND 91-R-113 (ZONING CASE NO. 19910511Z) FOR THE CONDITIONAL ZONING INFORMATION
- 2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #12083C0684E, MARION COUNTY, FLORIDA DATED APRIL 17, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION = 68 FEET). THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME DETERMINED BY FEMA
- 3. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE RETAINED ON-SITE .
- 4. AS RELATED TO COVENANTS, RESTRICTIONS, OR RESERVATIONS: COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE ____ 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE MARION COUNTY OFFICIAL RECORDS
- 5. ALL LOTS AND TRACTS SHALL USE THE SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. ACCESS TO STATE ROAD 200 IS VIA THE NORTHERLY BOUNDARY LINE. THIS PLAT DOES NOT CONTAIN ANY INTERNAL ROADWAYS.
- 6. THIS PLAT CONTAINS 1 LOT AND 0 MILES OF ROAD.
- 7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY 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 HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO SITE PLAN, AND/OR BUILDING PERMIT REVIEW
- 8. 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.
- 9. THIS SITE IS LOCATED WITHIN MARION COUNTY'S SECONDARY SPRINGS PROTECTION ZONE.
- 10. THE MAINTENANCE AND MANAGEMENT OF ALL COMMON AREAS AND IMPROVEMENTS SHOWN HEREON ARE THE RESPONSIBILITY
- 11. THIS PLAT DOES NOT FALL IN ANY ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ ZONES) PER GIS MAP PROVIDED BY
- 12. A 15 FOOT TYPE "C" LANDSCAPE BUFFER RUNS WITH THE RIGHT OF WAY OF STATE ROAD NO. 200, A 10' TYPE "E" LANDSCAPE BUFFER RUNS WITH THE SIDE AND REAR LOT LINES, AS SHOWN.
- 13. THE FOLLOWING TAX PARCELS ARE TO BE INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT: #3501-200-024 AND #3501-200-025.

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 OF DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THA ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AN IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION = 68 FEET) AS INTERPOLATED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 12083C0684E (MARION COUNTY 120160 FEECTIVE DATE: APRIL 19, 2017.

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY F.I.R.M. = FLOOD INSURANCE RATE MAP R/W = RIGHT OF WAY PB. = PLAT BOOK

PG. = PAGE

ID. = IDENTIFICATION (M) = DATA BASED ON FIELD MEASUREMENTS

(D) = DATA BASED ON DEED OF RECORD

O.R. = OFFICIAL RECORDS D.B. = DEED BOOK

F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

= SET 5/8" STEEL ROD & CAP MARKED "CHW PRM LB 5075" ■ = SET CONCRETE MONUMENT "PRM LB 5075"

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

06/03/2025

CLINTON N. RICKNER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 7409 NV5. INC. LICENSED BUSINESS NO. 8246 11801 RESEARCH DRIVE, ALACHUA, FL 32615

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

CORY PRESNICK CORTA OCALA, LLC 16232 SW 92ND AVENUE, MIAMI, FLORIDA 33157

PHONE: 404-625-5119

DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION KNOW ALL MEN BY THESE PRESENTS, THAT CORTA OCALA 200, LLC, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND

PLATTED HEREIN, AS CORTA - OCALA WEST - PARCEL 24 & 25, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

CROSS ACCESS FASEMENTS: ALL CROSS ACCESS FASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC, AND MAINTENANCE OF SAID EASEMENTS IS THE RESPONSIBILITY OF CORTA OCALA

UTILITY EASEMENTS: ALL UTILITY EASEMENTS SHOWN OR NOTED ARE DEDICATED TO THE PUBLIC, AS NOTED, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.

STORMWATER EASEMENTS AND FACILITIES: ALL STORMWATER AND DRAINAGE EASEMENTS/TRACTS AS SHOWN ARE DEDICATED AS PRIVATE AND FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES TO BE MAINTAINED BY CORTA OCALA 200. LLC. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER FASEMENT AND/OR MANAGEMENT TRACT 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.

IN WITNESS WHEREOF, THE ABOVE NAME CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ____AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ______ DAY OF ______, 20____.

CORTA OCALA 200, LLC, A CORPORATION OF THE STATE OF FLORIDA

BY:_____CORY PRESNICK, PRINCIPAL

NOTARY ACKNOWLEDGEMENT (STATE OF FLORIDA ,COUNTY OF MARION)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __PHYSICAL PRESENCE, OR __ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20__, BY ____ FOR CORTA OCALA 200, LLC.

COMMISSION EXPIRES: NOTARY PUBLIC (SIGNATURE) COMMISSION NO.:____

TYPE OF INDENTIFICATION PRODUCED_____

NOTARY PUBLIC (PRINTED)

CLERK OF THE COURT CERTIFICATE OF ACCEPTANCE AND RECORDING

COUNTY OF MARION, STATE OF FLORIDA

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "OCALA WEST - PARCELS 24 & 25" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS DAY OF , 2025 AT : AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION

BY: GREGORY C. HARRELL CLERK OF THE CIRCUIT COURT

APPROVAL BY COUNTY OFFICIALS -**DEVELOPMENT REVIEW COMMITTEE:**

BY: _____ COUNTY ENGINEERING COUNTY FIRE SERVICES _____ COUNTY GROWTH SERVICES COUNTY SURVEYOR _____ COUNTY UTILITIES COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

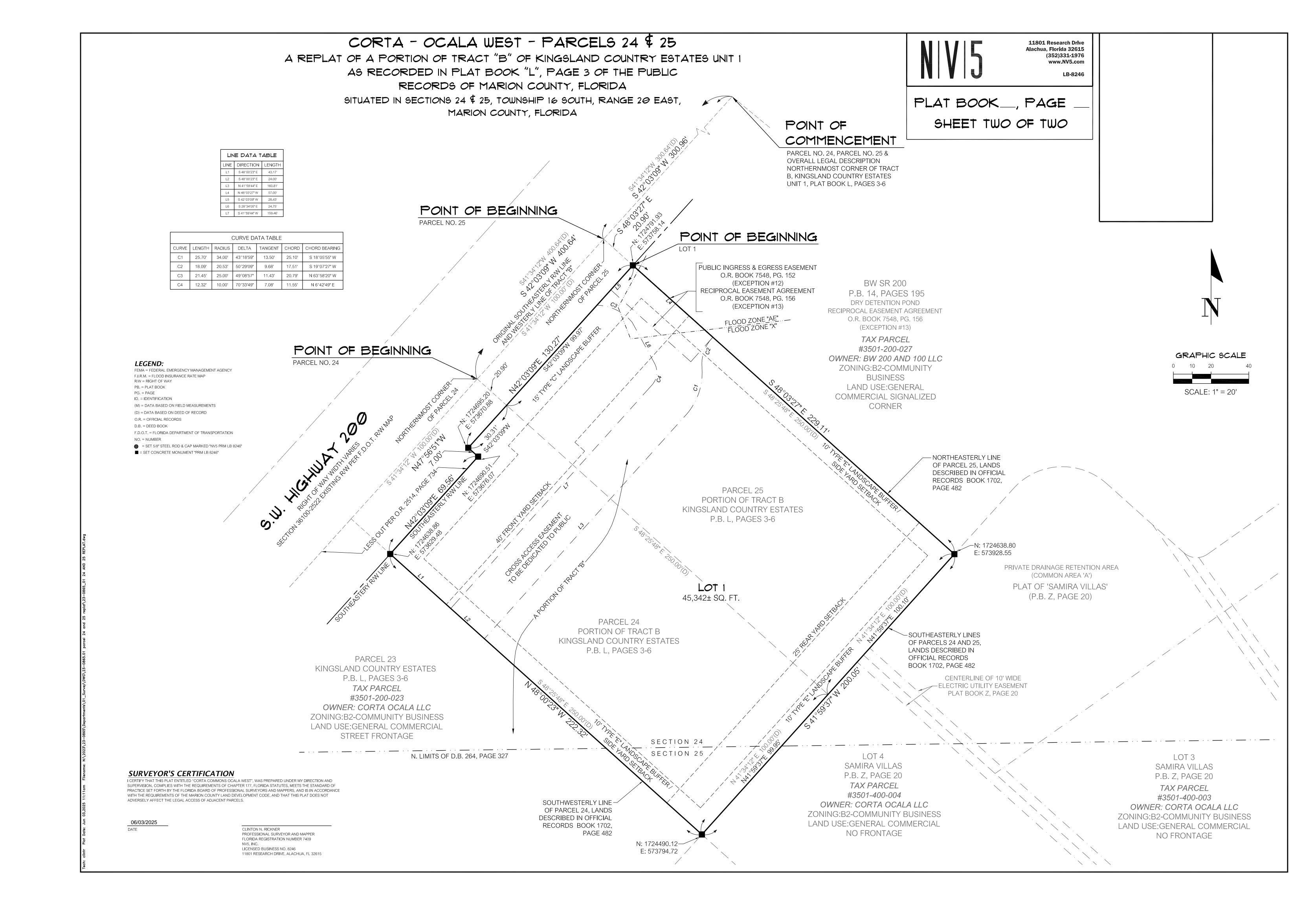
MICHELLE STONE CHAIRMAN BOARD OF COUNTY COMMISSIONERS MARION COUNTY, FLORIDA

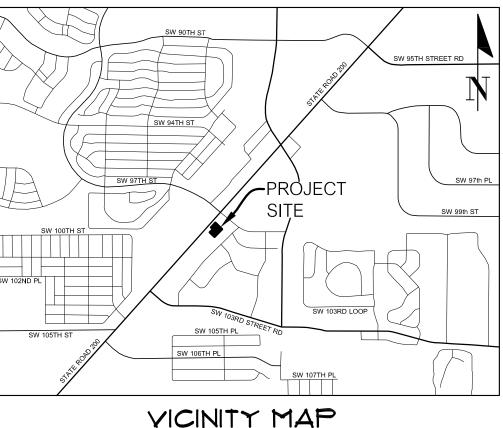
GREGORY C. HARRELL CLERK OF CIRCUIT COURT

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT ENTITLED "CORTA - OCALA WEST - PARCEL 24 AND 25", WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARD 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.

CLINTON N. RICKNER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 7409 NV5. INC. LICENSED BUSINESS NO. 8246 11801 RESEARCH DRIVE, ALACHUA, FL 32615





CORTA - OCALA WEST - PARCELS 24 \$ 25

A REPLAT OF A PORTION OF TRACT "B" OF KINGSLAND COUNTRY ESTATES UNIT I AS RECORDED IN PLAT BOOK "L", PAGE 3 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

> SITUATED IN SECTIONS 24 \$ 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA

ADVISORY NOTICES:

- CASE NO. 04-8911-4/198911047) AND 91-R-113 (ZONING CASE NO. 19910511Z) FOR THE CONDITIONAL ZONING INFORMATION
- 2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #12083C0684E, MARION COUNTY, FLORIDA DATED APRIL 17, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION = 68 FEET). THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME DETERMINED BY FEMA
- 3. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE RETAINED ON-SITE .
- 4. AS RELATED TO COVENANTS, RESTRICTIONS, OR RESERVATIONS: COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. _____, PAGE ____ 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE MARION COUNTY OFFICIAL RECORDS
- 5. ALL LOTS AND TRACTS SHALL USE THE SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. ACCESS TO STATE ROAD 200 IS VIA THE NORTHERLY BOUNDARY LINE. THIS PLAT DOES NOT CONTAIN ANY INTERNAL ROADWAYS.
- 7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY 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 HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO SITE PLAN. AND/OR BUILDING PERMIT REVIEW.
- 8. 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.
- 9. THIS SITE IS LOCATED WITHIN MARION COUNTY'S SECONDARY SPRINGS PROTECTION ZONE.
- 10. THE MAINTENANCE AND MANAGEMENT OF ALL COMMON AREAS AND IMPROVEMENTS SHOWN HEREON ARE THE RESPONSIBILITY OF CORTA OCALA 200, LLC.
- 11. THIS PLAT DOES NOT FALL IN ANY ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ ZONES) PER GIS MAP PROVIDED BY

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 OF DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THA ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AN IN FEDERAL FLOOD ZONE "AE", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (BASE FLOOD ELEVATION = 68 FEET) AS INTERPOLATED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 12083C0684E (MARION COUNTY 120160)

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY

F.I.R.M. = FLOOD INSURANCE RATE MAP R/W = RIGHT OF WAY

PB. = PLAT BOOK

(D) = DATA BASED ON DEED OF RECORD

F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

- 1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS COMMERCIAL (COM) AND CONDITIONAL COMMUNITY BUSINESS (B-2), PER MARION COUNTY RESOLUTIONS 1989 R-113 (ZONING

- 6. THIS PLAT CONTAINS 1 LOT AND 0 MILES OF ROAD.

RECORDS OF THIS COUNTY.

FLOOD ZONE:

FFECTIVE DATE: APRIL 19, 2017.

PG. = PAGE ID. = IDENTIFICATION

(M) = DATA BASED ON FIELD MEASUREMENTS

O.R. = OFFICIAL RECORDS D.B. = DEED BOOK

= SET 5/8" STEEL ROD & CAP MARKED "CHW PRM LB 5075" ■ = SET CONCRETE MONUMENT "PRM LB 5075"

11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA

PLAT BOOK__,PAGE __ SHEET ONE OF TWO

DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT CORTA OCALA 200, LLC, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS CORTA - OCALA WEST - PARCEL 24 & 25, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

CROSS ACCESS EASEMENTS: ALL CROSS ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC, AND MAINTENANCE OF SAID EASEMENTS IS THE RESPONSIBILITY OF CORTA OCALA

UTILITY EASEMENTS: ALL UTILITY EASEMENTS SHOWN OR NOTED ARE DEDICATED TO THE PUBLIC, AS NOTED, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER.

STORMWATER EASEMENTS AND FACILITIES: ALL STORMWATER AND DRAINAGE EASEMENTS/TRACTS AS SHOWN ARE DEDICATED AS PRIVATE AND FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES TO BE MAINTAINED BY CORTA OCALA 200, LLC. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER EASEMENT AND/OR MANAGEMENT TRACT 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.

IN WITNESS WHEREOF, THE ABOVE NAME CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF

CORTA OCALA 200, LLC, A CORPORATION OF THE STATE OF FLORIDA

CORY PRESNICK, PRINCIPAL

NOTARY ACKNOWLEDGEMENT (STATE OF FLORIDA , COUNTY OF MARION)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF __PHYSICAL PRESENCE, OR __ONLINE NOTARIZATION, THIS _____ DAY OF _____, 20__, BY ____ FOR CORTA OCALA 200, LLC.

	COMMISSION EXPIRES:
NOTARY PUBLIC (SIGNATURE)	COMMISSION EXFINES.

COMMISSION NO.: NOTARY PUBLIC (PRINTED)

PERSONALLY KNOWN OR PRODUCED INDENTIFCATION

TYPE OF INDENTIFICATION PRODUCED

CLERK OF THE COURT CERTIFICATE OF ACCEPTANCE AND RECORDING

COUNTY OF MARION, STATE OF FLORIDA

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "OCALA WEST - PARCELS 24 & 25" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ____ DAY OF _____, 2024 AT ___;__ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION

BY: GREGORY C. HARRELL CLERK OF THE CIRCUIT COURT

APPROVAL BY COUNTY OFFICIALS -**DEVELOPMENT REVIEW COMMITTEE:**

Y:	COUNTY ENGINEERING
Y:	COUNTY FIRE SERVICES
Y:	COUNTY GROWTH SERVICES
Y:	COUNTY SURVEYOR
Y:	COUNTY UTILITIES
Y:	COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON ____/___/2024, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

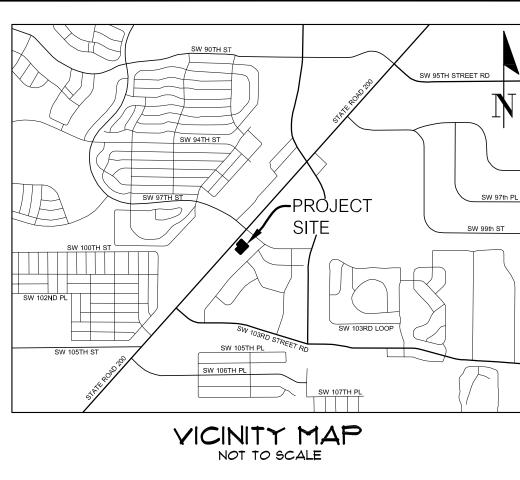
MICHELLE STONE, CHAIRMAN BOARD OF COUNTY COMMISSIONERS MARION COUNTY, FLORIDA ATTEST:

GREGORY C. HARRELI

SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS PLAT ENTITLED "CORTA - OCALA WEST - PARCEL 24 AND 25", WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARD 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

CLINTON N. RICKNER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 7409 CAUSSEAUX, HEWETT, & WALPOLE, INC. LICENSED BUSINESS NO. 5075 2100 SE 17TH STREET UNIT 802, OCALA, FL 34471 352-239-7245



DESCRIPTION:

TRACT B, KINGSLAND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK L, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY

PARCEL NO. 24: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTY DRIVE; THENCE S. 41°34'12" W., ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B. A DISTANCE OF 400.64 FEET TO THE POINT OF BEGINNING: THENCE S. 41°34'12" W... 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO

PARCEL NO. 25: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S. 41°34'12" WEST, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 300.64 FEET TO THE POINT OF BEGINNING; THENCE S. 41°34'12" W., 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS TAKEN FOR ROAD RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING THE SAME AS THE LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF TRACT B. KINGSLAND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH. RANGE 20 EAST, AS RECORDED IN PLAT BOOK L. PAGE 3. OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS ALSO

RECORDED IN OFFICIAL RECORDS BOOK 1702, PAGE 482 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE

COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE SOUTH 42°03'09" WEST, ALONG SAID ORIGINAL SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200, A DISTANCE OF 300.96 FEET TO THE NORTHERNMOST CORNER OF PARCEL 25 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 1702, PAGE 482; THENCE SOUTH 48°03'27" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 25, A DISTANCE OF 20.90 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 36100-2522 AND TO THE POINT OF

BEGINNING: THENCE CONTINUE SOUTH 48°03'27" EAST, ALONG SAID NORTHEASTERLY LINE OF PARCEL 25, A DISTANCE OF 229.11 FEET TO THE SOUTHEASTERLY LINES OF PARCEL 24 AND 25 AS RECORDED IN SAID OFFICIAL RECORDS BOOK 1702, PAGE 482; THENCE SOUTH 41°59'37" WEST, ALONG LAST SAID SOUTHEASTERLY LINE, A DISTANCE OF 200.05 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 24; THENCE NORTH 48°00'23" WEST, ALONG LAST SAID SOUTHWESTERLY LINE, A DISTANCE OF 222.32 FEET TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; COURSE NO. 1: NORTH 42°03'09" EAST, A DISTANCE OF 69.56 FEET; COURSE NO. 2: NORTH 47°56'51" WEST, A DISTANCE OF 7.00 FEET; COURSE NO. 3: NORTH 42°03'09"

EAST, A DISTANCE OF 130,27 FEET TO THE POINT OF BEGINNING. CONTAINING 1.04 ACRES MORE OR LESS.

EASEMENTS AND RIGHTS OF WAY: (AS STATED TITLE WORK PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER "INVFLA1969, DATED NOVEMBER 13TH, 2023)

7. ALL MATTERS CONTAINED ON THE PLAT OF KINGSLAND COUNTY ESTATES UNIT 1, AS RECORDED IN PLAT BOOK L, PAGES 3 THROUGH 6, PUBLIC RECORDS MARION COUNTY, FLORIDA - AFFECTS THE SUBJECT PROPERTY (BEING A PORTION OF TRACT B)

8. EASEMENTS TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 164, PAGE 450, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

9. EASEMENT TO FLORIDA POWER CORPORATION CONTAINED IN OFFICIAL RECORDS BOOK 264, PAGE 327, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

10. RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 467, PAGE 134, OFFICIAL RECORDS BOOK 489, PAGE 534, OFFICIAL RECORDS BOOK 1328, PAGE 957; OFFICIAL RECORDS BOOK 1353, PAGE 1723; OFFICIAL RECORDS ROOK 1783 PAGE 1378, TOGETHER WITH AND AS AFFECTED BY OFFICIAL RECORDS BOOK 7270, PAGE 1390 AND OFFICIAL RECORDS BOOK 7271, PAGE 996 PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY AND IS NOT

11. EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 1217, PAGE 1060, PUBLIC RECORDS MARION COUNTY, FLORIDA. - DOES NOT AFFECT THE SUBJECT PROPERTY.

12. PUBLIC INGRESS AND EGRESS EASEMENT TO MARION COUNTY IN OFFICIAL RECORDS BOOK 7548, PAGE 152, PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED MAP.

14. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. - NOT A

SURVEYORS NOTES:

. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 03'09" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200

2. A 4" x 4" CONCRETE MONUMENT, MARKED "CHW INC LB 5075" WILL BE SET (IF NOT ALREADY) AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.

3. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.

4. MONUMENTATION SHOWN GRAPHICALLY HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE

5. THIS SURVEY WAS PRODUCED WITH THE BENEFITS OF FURNISHED TITLE WORK PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER "INVFLA1969, DATED NOVEMBER 13TH, 2023. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.

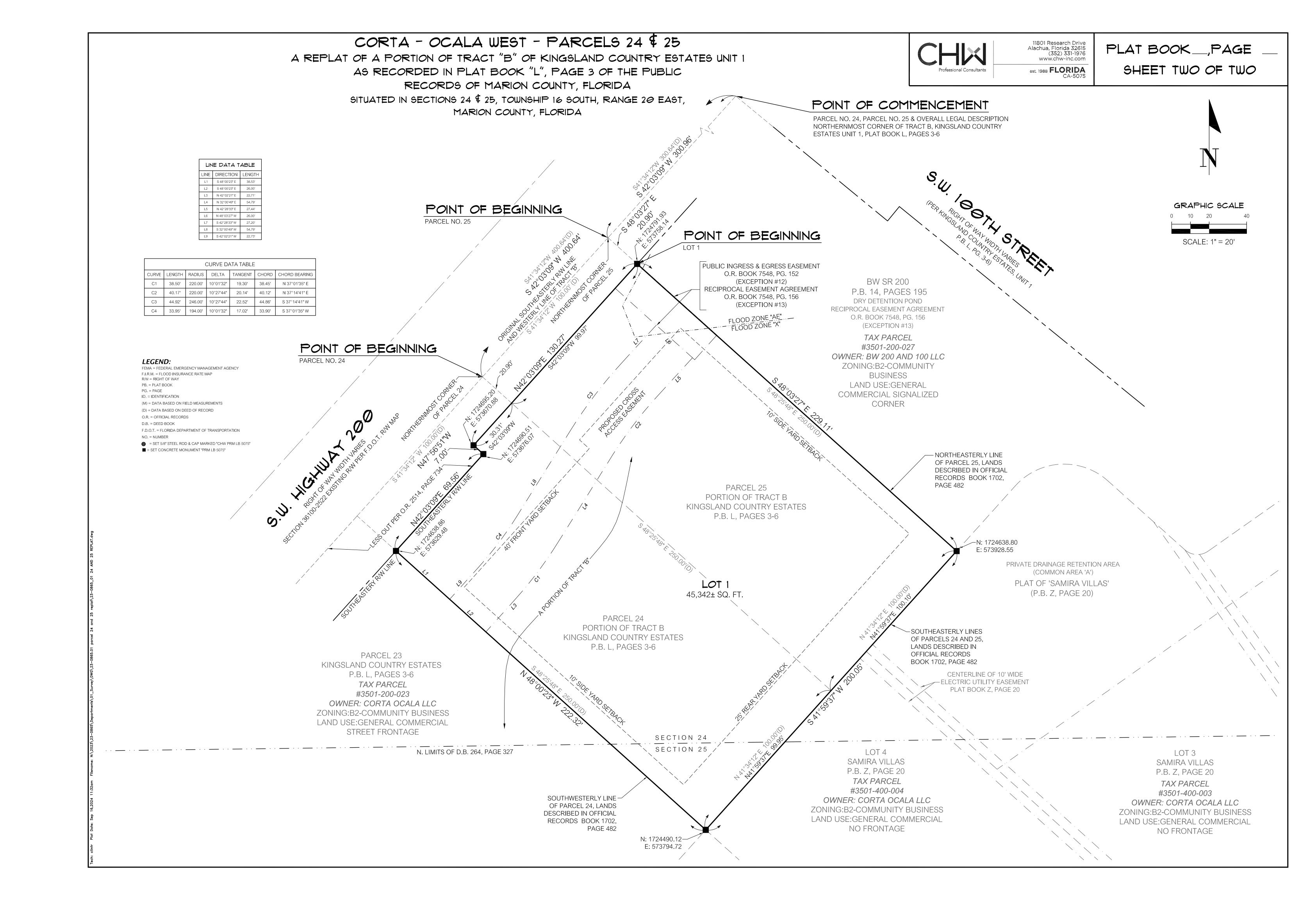
6. THE PURPOSE OF THIS REPLAT IS TO COMBINE PARCELS 24 AND 25. A PORTION OF TRACT B. KINGSLAND COUNTRY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK "L", PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

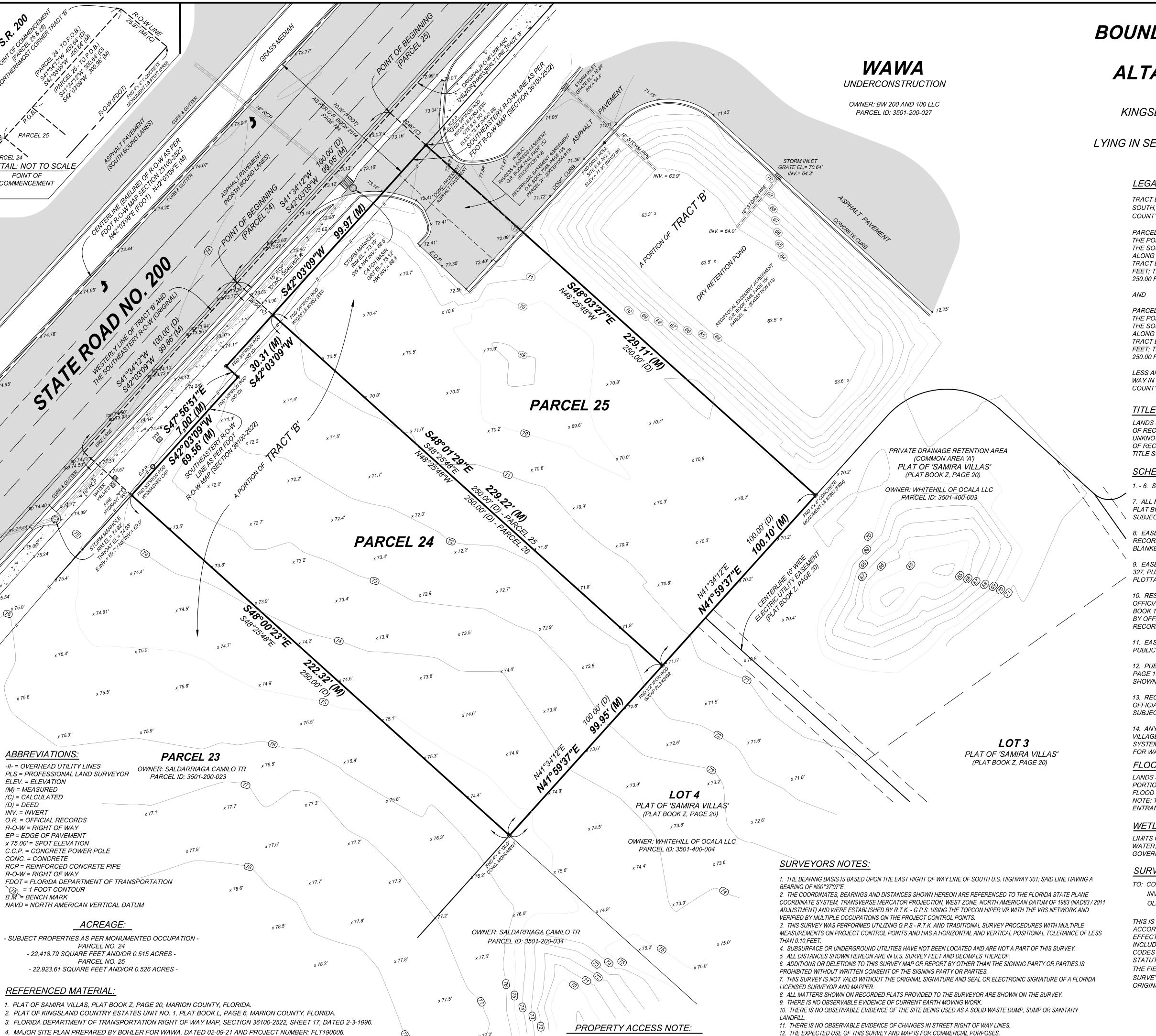
7. TOTAL AREA OF PLATTED LANDS IS \pm 45,342 SQUARE FEET, OR \pm 1.04 ACRES.

8. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).

9. DISTANCES SHOWN ON THIS PLAT ARE BASED ON GROUND MEASUREMENTS

13. RECIPROCAL FASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS IN OFFICIAL RECORDS BOOK 7548. PAGE 156, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED MAP.





THE SUBJECT PROPERTY HAS DIRECT ACCESS TO STATE ROAD 200, BEING A

TO THE SUBJECT PROPERTY.

PUBLIC RIGHT OF WAY WITH NO GAPS, GORS OR OVERLAPS IN RELATIONSHIP

5. LAND BOUNDARY INFORMATION SYSTEM BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. (LABINS.COM)

6. MARION COUNTY WEBSITE IN REFERENCE TO THE PROPERTY APPRAISER, CLERK OF THE COURT AND GIS.

BOUNDARY & TOPOGRAPHIC SURVEY

ALSO BEING AN

ALTA / NSPS LAND TITLE SURVEY

BEING A PORTION OF TRACT 'B'

KINGSLAND COUNTRY ESTATES UNIT 1, PLAT BOOK L, PAGE 6

MARION COUNTY, FLORIDA

LYING IN SECTIONS 24 and 25 - TOWNSHIP 16 SOUTH - RANGE 20 EAST

LEGAL DESCRIPTION.

TRACT B, KINGSLAND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK L, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 24: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S. 41°34'12" W., ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 400.64 FEET TO THE POINT OF BEGINNING; THENCE S. 41°34'12" W., 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 25: COMMENCE AT THE NORTHERNMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S. 41°34'12" W., ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 300.64 FEET TO THE POINT OF BEGINNING; THENCE S. 41°34'12" W., 100.00 FEET; THENCE S. 48°25'48" E., 250.00 FEET; THENCE N. 41°34'12" E., 100.00 FEET; THENCE N. 48°25'48" W., 250.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCELS TAKEN FOR ROAD RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TITLE REVIEW:

LANDS SHOWN HEREON WERE ABSTRACTED FOR RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: UNKNOWN, ISSUING OFFICE FILE NUMBER: INVFLA1969 11/13/2023. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE COMMITMENT THAT ARE PLOTTABLE ARE SHOWN ON THIS "ALTA/NSPS LAND TITLE SURVEY".

SCHEDULE B - SECTION II

1. - 6. STANDARD EXCEPTIONS, NOT ADDRESSED.

7. ALL MATTERS CONTAINED ON THE PLAT OF KINGSLAND COUNTRY ESTATES UNIT 1, AS RECORDED IN PLAT BOOK L, PAGES 3 THROUGH 6, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY (BEING A PORTION OF TRACT B) WITH NO PLOTTABLE EASEMENTS.

8. EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 164, PAGE 450, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

9. EASEMENT TO FLORIDA POWER CORPORATION CONTAINED IN OFFICIAL RECORDS BOOK 264, PAGE 327, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

10. RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 467, PAGE 134, OFFICIAL RECORDS BOOK 489, PAGE 534, OFFICIAL RECORDS BOOK 1328, PAGE 957; OFFICIAL RECORDS BOOK 1353, PAGE 1723; OFFICIAL RECORDS BOOK 1783, PAGE 1378, TOGETHER WITH AND AS AFFECTED BY OFFICIAL RECORDS BOOK 7270, PAGE 1390 AND OFFICIAL RECORDS BOOK 7271, PAGE 996 PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

11. EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 1217, PAGE 1060, PUBLIC RECORDS MARION COUNTY, FLORIDA. - DOES NOT AFFECT THE SUBJECT PROPERTY.

12. PUBLIC INGRESS AND EGRESS EASEMENT TO MARION COUNTY IN OFFICIAL RECORDS BOOK 7548, PAGE 152, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED SURVEY MAP.

13. RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS IN OFFICIAL RECORDS BOOK 7548, PAGE 156, PUBLIC RECORDS MARION COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED SURVEY MAP.

14. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. - NOT A SURVEY MATTER.

FLOOD ZONE:

LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" AND A SMALL PORTION THAT LIES IN "AE" (EL. 68') BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12083C0684E (MARION COUNTY 120160), DATED APRIL 19, 2017. NOTE: THE SMALL PORTION MENTIONED ABOVE HAS RECENTLY BEEN FILLED AND IMPROVED BY ENTRANCE / EXIT. (SEE MOST NORTHERLY CORNER OF PARCEL 24)

WETLAND NOTE:

LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.

SURVEYOR'S CERTIFICATION:

TO: CORTA OCALA 200, LLC

13. ELEVATIONS SHOWN, ALONG WITH THE TWO SITE BENCHMARKS ARE BASED ON A PUBLISHED

(NAVD 88).

NATIONAL GEODETIC SURVEY BRASS DISK SET IN CONCRETE, DESIGNATION 'G 593' ELEVATION = 85.92'

INVESTMENT TITLE OF FL LLC

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, EFFECTIVE DATE OF FEBRUARY 23, 2021, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10,13, 14, 16 AND 19 OF TABLE 'A' THEREOF AND MEETS THE APPLICABLE CODES AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 2023.

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

DATE REVISIONS

12-28-23 NEW TITLE & CERTIFICATIONS

SSIGNED

4476

ADDRESS: UNASSIGNE
XXXX STATE ROAD 20

392 MAIN STREE
ADDRESS
XXXX STA

AND ASSOCIATES LL SURVEYING MAPPING

130 S INDIAN RIVER DRIVE SUITE 202 FT. PIERCE, FLORIDA 34950 PHONE 772-334-0868 CELL 772-260-0249

DATE: 09-29-23

SCALE: 1" = 20'

DWNG. BY C.D.W.

CHECKED BY: C.D.W.

JOB NUMBER: 23106

SHEET NUMBER

1 OF 1