



SUBMITTAL SUMMARY REPORT 33364

PLAN NAME: EMERSON POINTE PHASE 2

LOCATION:

APPLICATION DATE: 09/10/2025

PARCEL:

DESCRIPTION:

| CONTACTS | NAME | COMPANY |
|-----------|--------------------|----------------------------|
| Applicant | Christopher Howson | JCH Consulting Group, Inc. |
| Applicant | Christopher Howson | JCH Consulting Group, Inc. |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|--------------------------|------------|------------|------------|--------------------|
| OCE: Plan Review (DR) v. | 10/23/2025 | 10/30/2025 | 11/13/2025 | Requires Re-submit |
| OCE: Plan Review (DR) v. | 12/18/2025 | 12/29/2025 | 01/09/2026 | Approved |

SUBMITTAL DETAILS

| OCE: Plan Review (DR) v.1 | | | | |
|---|--|------------|------------|--------------------|
| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
| 911 Management (DR) (911 Management) | | 10/30/2025 | 11/10/2025 | Approved |
| <i>Comments</i> | YES 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org Please email CAD file to kristie.wright@marionfl.org and laura.johnson@marionfl.org . YES 2.12.28 - Street names match 9-1-1 road names YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments | | | |
| Environmental Health (Plans) (Environmental Health) | | 10/30/2025 | 11/10/2025 | Requires Re-submit |
| <i>Comments</i> | YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water | | | |

SUBMITTAL SUMMARY REPORT (33364)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|-------------|------------|------------|--------------------|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | | 10/30/2025 | 11/10/2025 | Requires Re-submit |
| <i>Comments</i> | | | | |
| Land Use - Approved - YES 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided? YES 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)? YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements YES 6.3.1.C(14) - Intent & Purpose of All Tracts Identified N/A 6.3.1.C(15)() - Hamlet Subdivision reference note provided? N/A 6.3.1.C(15)() - [Springs Protection Note Provided?] N/A 6.3.1.C(15)() - Wellhead Protection Note Provided? N/A 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided? YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided? N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement YES 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)? YES 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)? N/A 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?] N/A 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?] N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?] N/A Additional Planning Items: | | | | |
| Zoning - Rejected - YES 2.12.4.C -Owner and applicants name YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering 10/29 review: [1] Solid line cutting diagonally along NE 35th St is not labeled on final plat; however, it is labeled as proposed NE 35th St ROW on the approved Geometry Plan Sheet 04.02 (AR 31173). On the approved PUD Master plan 08.01 buffer sheet, this ROW dedication is recognized, and a Modified Type C2 20' Buffer is shown running parallel to the dedication. Per LDC Sec. 6.8.6.H. Buffers cannot be located within ROW. Revise accordingly and consistent with Master Plan. [2] Relabel all buffers consistent with the most recently approved Master Plan buffers. Must be labeled exactly the same as on Master Plan. [3] A revised improvement plan showing the approved Master Plan buffers is needed before this final plat can be approved (LDC Sec. 2.1.3, Order of Plan Approval). Revised improvement plan is needed to reflect the updated buffers since it is a critical construction document. Revised pre-plat is not necessary so long as this final plat reflects the Master Plan's buffer. These comments were made in consultation with Ken Weyrauch, GS deputy director. NO 6.4.4.A - Project is consistent with preliminary plat 10/29 review: Lot typicals still do not match approved pre-plat (31172) and improvement plan (AR 31173). Lot typicals were not changed in the recent PUD master plan amendment, so this final plan needs to reflect the previously approved lot typicals. See approved sheets in Supplemental folder of this AR. Initial review: lot typicals inconsistent with approved prelim. plat. YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks YES 6.3.1.C(11) - PUD zoning consistent with Division 4 YES 6.3.1.C(15)(b) - Flood zone determination listed INFO Additional Zoning comments For questions or concerns relating to this review, contact: erik.kramer@marionfl.org or 352-438-2604 | | | | |

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|--|------------|------------|----------|
| Landscape (Plans) (Parks and Recreation) | 10/30/2025 | 11/10/2025 | Approved |
|--|------------|------------|----------|

| | | | | |
|--|--|--|--|--|
| <i>Comments</i> | | | | |
| YES 6.3.1.A(3)(d) - Replat Subdivision Subtitle provided? YES 6.3.1.C(4) - All Existing Easements w/OR Bk & Pg (e.g., conservation)? YES 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements YES 6.3.1.C(14) - Intent & Purpose of All Tracts Identified N/A 6.3.1.C(15)() - Hamlet Subdivision reference note provided? N/A 6.3.1.C(15)() - [Springs Protection Note Provided?] N/A 6.3.1.C(15)() - Wellhead Protection Note Provided? N/A 6.3.1.C(15)(g) - DRI/FQD DO Compliance Note Provided? YES 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided? N/A 6.3.1.C(15)(j) - Contiguous sustainable agricultural lands statement YES 6.3.1.D(1)(e) - Park Dedication in Developer's Acknowledgement & Dedication (DA&D)? YES 6.3.1.D(1)(f) - Conservation Dedication in Developer's Acknowledgement & Dedication (DA&D)? N/A 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?] N/A 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?] N/A 6.11.5.D(4) - [Prohibited driveway locations for corner lots shown?] N/A Additional Planning Items: | | | | |

SUBMITTAL SUMMARY REPORT (33364)

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|---|--|------------|------------|----------|
| OCE Design (Plans) (Office of the County Engineer) | | 10/30/2025 | 11/10/2025 | Approved |
| <i>Comments</i> | <p>YES 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC 10/24/25-fee due with resubmittal 9/25/25-fee due with resubmittal</p> <p>N/A 2.19.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department</p> <p>N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC</p> <p>N/A 2.1.3 - Order of plan approval</p> <p>INFO 2.18.4.H - Maintenance agreement</p> <p>INFO 2.19.4.A - Improvement agreement with cost estimate</p> <p>INFO 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement</p> <p>N/A 2.19.4.A - All improvements are completed & as built inspection complete</p> <p>INFO 2.18.4.E - Indemnification agreement</p> <p>INFO 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink</p> <p>YES 2.12.7 - Digital version of plan</p> <p>YES 6.2.1.B - Plans legible</p> <p>YES 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets</p> <p>YES 6.2.1.C - Standardized sheet size shall be 24" x 36"</p> <p>YES 6.2.1.E - Drawing legend</p> <p>YES 6.2.1.F - North arrow, graphic drawing, & written scale</p> <p>YES 6.3.1.C(13) - Legal description contains acreage to one one-hundredth</p> <p>YES 6.3.1.C(15)(f) - This plat contains ___ lots and ___ miles of road</p> <p>YES 6.3.1.C(15)(d) - Legal documents & cross reference book & page</p> <p>YES 6.4.4.L - Clear margins not less than a half inch wide on three sides and 3 inches wide on the left side for binding</p> <p>YES 6.4.4.M - Location of seals</p> <p>YES 6.3.1.B - Area for Book & Page and number of sheets</p> <p>YES 6.3.1.E(2) - DRC certification & signatures</p> <p>YES 6.3.1.E(3) - Clerk & BCC certifications of approval</p> <p>YES 6.3.1.E(4) - Clerk acceptance for recording certification</p> <p>YES 6.3.1.C(15)(i) - Board assessment notification</p> <p>INFO 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements</p> <p>YES 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.</p> <p>YES 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads</p> <p>N/A Legal Documents</p> <p>INFO Additional Development Review Comments 9/25/25-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.</p> | | | |
| OCE Property Management (Plans) (Office of the County Engineer) | | 10/30/2025 | 11/10/2025 | Approved |
| <i>Comments</i> | <p>INFO 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS</p> <p>YES 2.19.2.G - Title Certification or title opinion, no more than 30 days old Please Provide//EMW 9.19.25</p> <p>YES 2.19.2.H - Legal documents Please Provide//EMW 9.19.25</p> <p>INFO 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida</p> <p>N/A 6.3.1.C(1) - If the Final Plat exceeds one sheet</p> <p>N/A 6.3.1.C(2) - "Not included" parcels to be labeled "not a part of this plat"</p> <p>N/A 6.3.1.C(4) - Dimensions and locations of all known existing easements</p> <p>N/A 6.3.1.C(5) - Dimensions and locations of all proposed easements</p> <p>N/A 6.3.1.C(6) - Dimensions and locations of all existing or recorded streets</p> <p>N/A 6.3.1.C(8) - All adjacent property identified</p> <p>N/A 6.3.1.C(9) - County and city limit lines within or abutting the tract</p> <p>INFO 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities</p> <p>YES 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner</p> <p>N/A 6.3.1.C(15)(d) - Covenants, restrictions, or reservations</p> <p>INFO 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged</p> <p>INFO 6.3.1.D(1)(a) - Developer's acknowledgement and dedication</p> <p>INFO 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney</p> <p>INFO 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements</p> <p>INFO 6.3.1.D(1)(c) - Utility easements</p> <p>INFO 6.3.1.D(1)(d) - Stormwater easements and facilities</p> <p>INFO 6.3.1.D(1)(f) - Conservation easement</p> <p>INFO 6.3.1.D(2) - Add the appropriate closing</p> <p>INFO 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS</p> <p>YES 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:</p> <p>YES 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party</p> <p>INFO 6.3.1.D(3)(a)1 - Provide the appropriate closing</p> <p>INFO 6.3.1.F - The following supporting documentation shall also be provided as appropriate:</p> <p>INFO 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements</p> <p>INFO 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions</p> <p>YES 6.3.1.F(4) - A certificate of title requirements Please Provide//EMW 9.19.25</p> <p>N/A 6.4.4.B - The legal description shall include a metes and bounds description</p> <p>YES Additional Right-of-Way comments Cover sheet updated for Admin. Authority. Title work, joinder and legal documents provided - EMW 10.31.25</p> <p>Update Chair on Cover Sheet to Kathy Bryant. Site abuts the NE 35th St PH 2 project. SunBiz matched. -EMW 9.19.25</p> | | | |

SUBMITTAL SUMMARY REPORT (33364)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|-------------|------------|------------|----------|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | | 10/30/2025 | 11/10/2025 | Approved |
| <i>Comments</i> | | | | |
| YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements | | | | |
| YES 2.12.22 - Stormwater Tract | | | | |
| YES 2.12.38 - Stormwater Maintenance Entity | | | | |
| YES 6.3.1.C(12) - If any portion of the property in the FEMA FIRM | | | | |
| YES 6.3.1.C(15) - Off-Site Stormwater Reference | | | | |
| YES 6.3.1 D(1)(d) - Stormwater Dedication & Acknowledgement | | | | |
| INFO Additional Stormwater comments 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. | | | | |
| OCE Survey (Plans) (Office of the County Engineer) | | 10/30/2025 | 11/10/2025 | Approved |
| <i>Comments</i> | | | | |
| YES 6.4.4.D - Mathematical closure and shall be in compliance with Ch. 5J-17 FAC. (5J-17.051) (15ii) (5J-17.051)(2)(b1-3) FAC | | | | |
| YES 6.4.4.B - The legal description shall include a metes and bounds description | | | | |
| YES 6.4.4.A - Final plat shall comply with Ch. 177 FS and the requirements of this Code | | | | |
| YES 6.4.4.B & C The point of commencement or point of beginning in the description shall be tied to the nearest Government Corner or Record Corner | | | | |
| N/A 6.4.4.C - A Certified Corner Record must be submitted to the State of Florida and the County Surveyor | | | | |
| N/A 6.4.4.E - Showing or establishing the location of the ordinary high water line shall describe the methodology used for said determination. | | | | |
| YES 6.4.4.F - The point of beginning and the point of commencement shall be clearly labeled in bold when a point of beginning or point of commencement is used in the legal description | | | | |
| PEND 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat | | | | |
| PEND 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS | | | | |
| YES 6.4.5.A(2) - PRMs shall be graphically shown and fully described on the plat | | | | |
| YES 6.4.5.A(3) - PRMs shall not exceed a maximum spacing of 1,400' apart | | | | |
| YES 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated | | | | |
| N/A 6.4.5.A(5) - When PRMs are set as offset/witness corners, the corners shall be shown | | | | |
| YES 6.4.5.C - A table or note containing the geodetic control station information | | | | |
| YES 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such | | | | |
| YES 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS | | | | |
| YES 6.4.5.F(2) - PCPs shall not exceed a maximum spacing of 1,000 feet apart | | | | |
| YES 6.4.5.F(3) - PCPs shall be set | | | | |
| YES 6.4.5.F(4) - PCPs shall be graphically shown and fully described on the plat | | | | |
| N/A 6.4.5.F(5) - When PCPs are set as offset/witness corners, the corners shall be shown on the plat | | | | |
| N/A 6.4.5.G - Where plat boundary corners are found to coincide with previously set monumentation, monumentation shall be shown on the plat | | | | |
| YES 6.4.5.H - All lot and tract corner monumentation shall be set in accordance with the requirements of § 177.091 FS | | | | |
| YES 6.4.5.I - All section lines, government lot lines and grant lines and/or corners found shown with ties to the plat boundary | | | | |
| YES 6.4.5.J - Platted adjoining lands shall be identified | | | | |
| YES 6.4.5.K - Unplatted adjoining lands shall be labeled as "unplatted" with deed book or official record book and pages shown | | | | |
| YES 6.4.5.M - Line and curve tables must be shown on the sheet to which they apply | | | | |
| YES 6.4.5.N - Bearings basis shall be noted and referenced to an established, monumented line shown on the plat | | | | |
| YES 6.2.1.A - Provide the name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet | | | | |
| YES 6.2.1.E - Provide drawing legend | | | | |
| YES 6.2.1.F - Provide north arrow and graphic drawing and written scale | | | | |
| YES 6.3.1.E(1) - The Surveyors and Mappers Certification | | | | |
| YES 6.4.6.A - Show the lot and block lines of the previous plat, including monumentation | | | | |
| N/A 6.4.6.B - Any rights-of-way and/or easements to be vacated shown with Official Record Book and Page | | | | |
| N/A 6.4.6.C - Show any discrepancies between the boundary of a replat and the previous plat. | | | | |
| N/A Additional Survey comments | | | | |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | | 10/30/2025 | 11/10/2025 | Approved |
| <i>Comments</i> | | | | |
| YES 2.12.9 - Location and dimensions of streets and right-of-way | | | | |
| YES 2.12.20 - Phases of development | | | | |
| YES 2.12.38 - Maintenance of improvements | | | | |
| YES 6.3.1.C(3) - Driveway restrictions corner lots | | | | |
| YES 6.3.1.C(7) - Dimensions and locations of streets | | | | |
| YES 6.3.1.C(15)(e) - Internal roadways | | | | |
| YES 6.3.1.C(15)(f) - Miles of road | | | | |
| YES 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access | | | | |
| N/A 6.3.1.F(1) - Establishment of MSBU or CDD | | | | |
| YES 6.11.3 - Traffic Impact Analysis | | | | |
| YES 6.11.4 - Access management | | | | |
| YES 6.11.5.D - Residential driveway requirements | | | | |
| YES 6.12.2 - Right-of-way | | | | |
| YES 6.12.9 - Subdivision roads and related infrastructure | | | | |
| YES 6.12.10 - Intersection layout | | | | |
| YES 6.12.11 - Turn lanes | | | | |
| YES 6.12.12 - Sidewalks | | | | |
| YES 6.12.2.A - Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in table 6.12-1 | | | | |
| YES Additional Traffic comments | | | | |

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| Utilities (OCE Plans) (Utilities) | | 10/30/2025 | 11/10/2025 | Approved |
| <i>Comments</i> | <p>N/A Signed and sealed as-builts have been provided and match the subject Final Plat Parcel is within the Marion County Utility service area, but served by the City of Ocala Utilities.</p> <p>YES CADD files have been provided and match the subject Final Plat ACKNOWLEDGED 9/30/25 - Per City of Ocala Water Resource - "The developer's dedication has language for tract A utilities. Our utilities lie within Tract A for Phase 2. Please provide additional language to allow for repair and maintenance of the city water and sewer infrastructure."</p> <p>INFO Review Fee per Resolution 15-R-583 made payable to Marion County Utilities No fee for this review. Parcel is within the Marion County Utility service area, but served by the City of Ocala Utilities.</p> <p>INFO Additional Utilities comments The parcel is located within the Marion County Utilities service area but is served by the City of Ocala Utilities, which has existing infrastructure in place to provide service. The typical easements are consistent with MCU standards; however, the City of Ocala Utilities should be provided the opportunity to review and confirm that all utility easements for their existing or proposed infrastructure are accurately shown on the Final Plat.</p> | | | |

OCE: Plan Review (DR) v.2

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|---|------------|------------|---------------|
| 911 Management (DR) (911 Management) | Caroline Dennison | 12/29/2025 | 12/24/2025 | Approved |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 12/29/2025 | 01/08/2026 | Approved |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Erik Kramer | 12/29/2025 | 12/22/2025 | Approved |
| <i>Corrections</i> | 2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections) | | | |
| <i>Corrections</i> | 2.1.3 - Order of plan approval and consistency (Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with Pre-Plat and Improvement Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application. | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 12/29/2025 | 12/19/2025 | Approved |
| OCE Design (Plans) (Office of the County Engineer) | Gerald Koch | 12/29/2025 | 01/07/2026 | Approved |
| OCE Property Management (Plans) (Office of the County Engineer) | Elizabeth Woods | 12/29/2025 | 01/06/2026 | Informational |
| <i>Comments</i> | <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D - The Final Plat shall contain certain dedications executed and acknowledged STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1)(a) - Developer's acknowledgement and dedication STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements STATUS OF REVIEW: INFO REMARKS:</p> <p>DEPARTMENT: ENRAA - ACQ AGENT ENG ROW REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements STATUS OF REVIEW: INFO REMARKS:</p> | | | |

SUBMITTAL SUMMARY REPORT (33364)

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
 STATUS OF REVIEW: INFO
 REMARKS:

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
 REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
 STATUS OF REVIEW: INFO
 REMARKS:

| | | | | |
|--|---|------------|------------|----------|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Kevin Vickers | 12/29/2025 | 12/22/2025 | Approved |
| <i>Recommendations</i> | Additional Stormwater comments - 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. | | | |
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 12/29/2025 | 12/22/2025 | Approved |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 12/29/2025 | 12/18/2025 | Approved |
| Utilities (OCE Plans) (Utilities) | Heather Proctor | 12/29/2025 | 12/30/2025 | Approved |
| <i>Comments</i> | The project will be served by City of Ocala water and wastewater services. The City of Ocala has previously reviewed the Final Plat and provided comments. | | | |



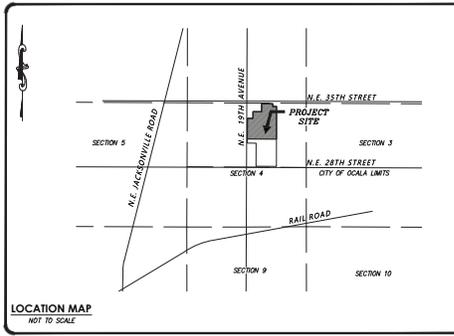
JCH
CONSULTING GROUP, INC.
PLANNING, ENVIRONMENTAL & CIVIL
ENGINEERING

EMERSON POINTE PHASE 2 (A PLANNED UNIT DEVELOPMENT) A PORTION OF SECTION SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 5

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. 18 BOTH WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WHEN THE TIME ALLOTTED IN SUBSECTION 177(09)(01), FLORIDA STATUTES.
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WHEN THE TIME ALLOTTED IN SUBSECTION 177(09)(01).
3. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR LOTS A REPLAT IS FILED WITH MARION COUNTY WHICH REPLAT COMPLES 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 IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
5. THIS PLAT IS 5 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS AND NOTES SEE SHEETS 1, 2, 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. THESE 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, IF SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE 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. BOUNDARIES ARE ASSUMED BASED ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS BEING SUDAN 7007.
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 VERTICAL REFERENCE STATION NETWORK.
10. ALL DISTANCES SHOWN HEREON ARE ORIGINAL.
11. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADSWAYS FOR DRIVEWAY/VEHICLE ACCESS.
12. CURRENT ZONING IS PLANNED UNIT DEVELOPMENT, CURRENT LAND USE IS MEDIUM RESIDENTIAL.
13. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
14. ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 10200000000, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINOR 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 MODIFIED FROM TIME TO TIME AS DETERMINED BY FEMA.
15. THIS PLAT CONTAINS ONE HUNDRED AND FIFTY EIGHT (158) LOTS, FOUR (4) TRACTS AND 1.2 MILES OF ROAD.
16. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENT APPROVAL AND OR GRANTED AND OR RECEIVED ANY PUBLIC FACILITY COMPACTS, FUTURE RIGHTS TO DEVELOP, THE RESULTING PROJECTS ARE SUBJECT TO A DEFERRED CONCURRENT DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENT REVIEW AND APPROVAL, RELATES TO A LATER DEVELOPMENT REVIEW STAGE.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF GUARDRAIL STREET SIGNS WITHIN THE SUBDIVISION. THE MAINTENANCE OF GUARDRAIL STREET SIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF GUARDRAIL STREET SIGNS.
18. THE PROPERTY 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 AT, WHICHEVER IS LESS.
20. EASEMENTS ARE SHOWN BY SHADDED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 15 FOOT DRAINAGE ACCESS AND UTILITY EASEMENT ALONG THE FRONT LOT LINE AND STREET SIDE LOT LINE. 5 FOOT DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACK". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONTRACT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES ON THE EASEMENTS.
21. PORTION OF TRACTS "C" AND "D" ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXISTING EASEMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND BEING THE USE OF HIGH RELIABLE ORIGIN, NON-SHOOTING TOLENTARY PLANTS, AND LAMB EARS (SANTALINA) AND RESTRICTED ON TURFGRASS IS PROHIBITED.
22. ADVISORY NOTICE - THE SOLE 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.
23. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 INSTRUMENT 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 OF THE PLAT DESCRIBED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____.



LOCATION MAP
NOT TO SCALE

ADVISORY NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.

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 HEREON AS "EMERSON POINTE PHASE 2", BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AS SHOWN HEREON, 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 PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS TO THE BOUNDARY COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, OULTY 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 "C" AND "D" 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 HEREON 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 "E" IS HEREBY DEDICATED PUBLICITY FOR ADDITIONAL RIGHT OF WAY TO BE CONVEYED IN FEE SIMPLE TO MARION COUNTY, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

IN WITNESS WHEREOF, EMERSON POINTE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REGISTERED AGENT ON THIS _____ DAY OF _____, 2025.

WITNESSES: _____
WITNESS SIGNATURE: _____
PRINT NAME: _____
ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

WITNESS SIGNATURE: _____
PRINT NAME: _____
ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

By: MATTHEW P. FABIAN, AS MANAGER
DEVELOPER'S ADDRESS
426 SW 20TH STREET
OCALA, FL 34471

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, 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: _____ NOTARY PUBLIC
PRINT NAME: _____
NOTARY SEAL: _____

APPROVAL OF COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:

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

APPROVAL BY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2025, THE FOREGOING PLAT WAS APPROVED BY THE COUNTY ADMINISTRATOR OR HIS OR HER DESIGNATED ADMINISTRATOR THE OFFICIAL FOR MARION COUNTY, FLORIDA.

BY: _____
SIGNATURE
COUNTY ADMINISTRATOR, OR
DESIGNATED ADMINISTRATIVE OFFICIAL

CLERK OF THE CIRCUIT COURT 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 2" FOR RECORDING, THIS _____ DAY OF _____, 2025, AT _____ A.M./P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
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 COMPLES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, AND MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.

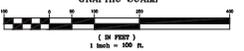
BY: _____
CHRISTOPHER J. HANSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
OFFICE OF AUTHORIZATION NO. 18 8076
426 SW 15TH STREET, OCALA, FLORIDA 34471

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

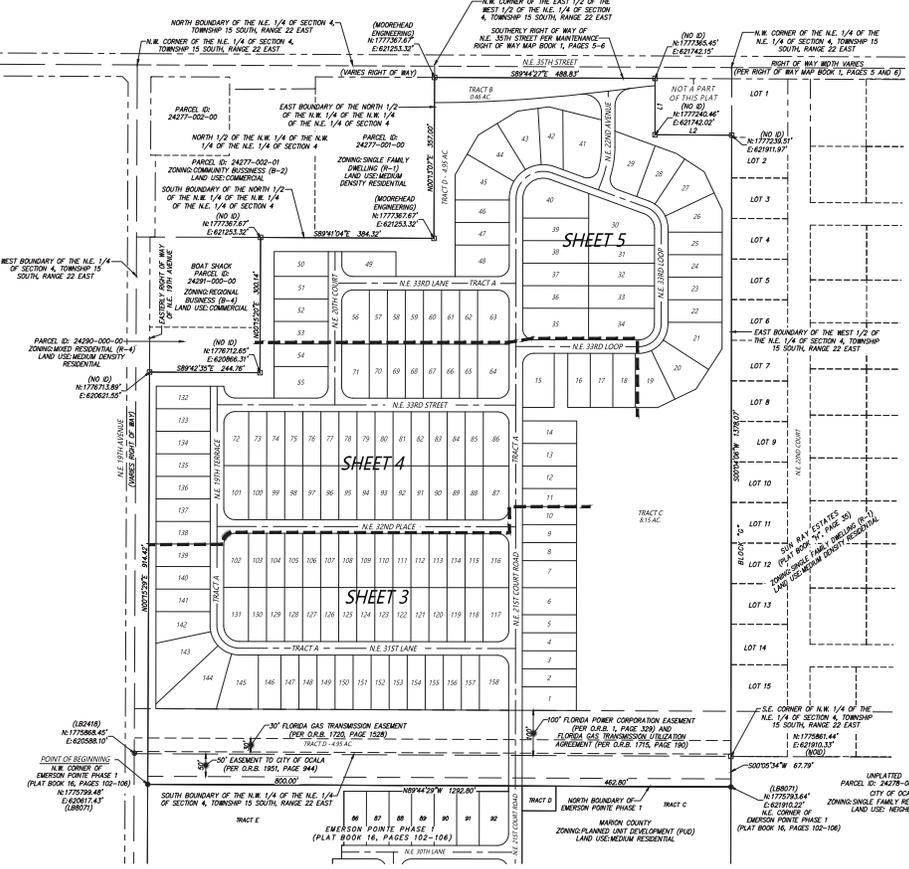


EMERSON POINTE PHASE 2 (A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA



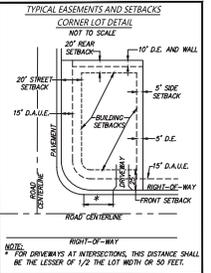
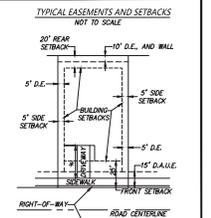
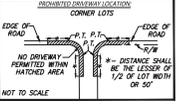
DESCRIPTION:
A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF EMERSON POINTE PHASE 1 AS PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 102 THROUGH 108 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY OF N.E. 19TH AVENUE (VARIES RIGHT-OF-WAY, 84.42 FEET); THENCE DEPARTING SAID EAST RIGHT-OF-WAY, S.89°02'51"W, 244.76 FEET; THENCE N.0°02'51"W, 300.14 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4 OF SAID SECTION 4; THENCE ALONG THE SOUTH BOUNDARY AND EAST BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4 OF SAID SECTION 4 THE FOLLOWING TWO (2) COURSES: (1) S.89°04'14"W, 364.32 FEET; (2) THENCE N.0°02'51"W, 300.00 FEET TO THE SOUTH RIGHT-OF-WAY OF N.E. 35TH STREET (VARIES RIGHT-OF-WAY PER MAP BOOK 1, PAGES 5 THROUGH 6 OF MARION COUNTY, FLORIDA); THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY, ALONG SAID SOUTH RIGHT-OF-WAY, S.89°04'14"W, 486.42 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, ALONG THE WEST AND SOUTH BOUNDARY OF THE NORTH 1/2 FEET OF THE EAST 1/2 FEET OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4, THE FOLLOWING TWO (2) COURSES: (1) S.00°04'30"W, 125.00 FEET; (2) THENCE S.89°04'14"W, 168.85 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 WEST AND SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S.00°04'30"W, 137.87 FEET TO THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 4; (2) THENCE S.00°04'30"W, 67.79 FEET TO THE NORTHEAST CORNER OF EMERSON POINTE PHASE 1, AS PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 102 THROUGH 108 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID EMERSON POINTE PHASE 1, N.89°04'14"W, 126.86 FEET TO THE POINT OF BEGINNING SAID LOTS CONTAINING 39.21 ACRES, MORE OR LESS.



- LEGEND: UNLESS OTHERWISE NOTED**
- PRO = POINT OF RESERVE CURVATURE
 - PC = POINT OF CURVATURE
 - PI = POINT OF INTERSECTION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - N = NORTHING (STATE PLANE COORDINATES)
 - E = EASTING (STATE PLANE COORDINATES)
 - NO. = NUMBER
 - (NO) = NO IDENTIFICATION
 - © = CENTERLINE OF RIGHT-OF-WAY
 - OR.B. = OFFICIAL RECORDS BOOK
 - R/W = RIGHT-OF-WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - P.C. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - RF = FOUND IRON ROD
 - CMF = FOUND CONCRETE MONUMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.A.U.E. = DRAINAGE, ACCESS AND UTILITY EASEMENT
 - AC. = ACRES
 - (NR) = NOT RADIAL
 - (SQ) = SQUARE FOOTAGE AREA
 - = PERMANENT REFERENCE MONUMENT FOUND 4" CONCRETE MONUMENT (AS NOTED)
 - = PERMANENT REFERENCE MONUMENT SET 5" IRON ROD & CAP (PER D.C. 18 807)
 - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - = PERMANENT CONTROL POINT SET 1/4" DISC P.C.P. (18 807)

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S00°04'30"W | 125.00 |
| L2 | S89°04'14"E | 168.85 |



PREPARED BY: JCH CONSULTING GROUP, INC. 405 SW 15TH STREET, Ocala, Florida 32767

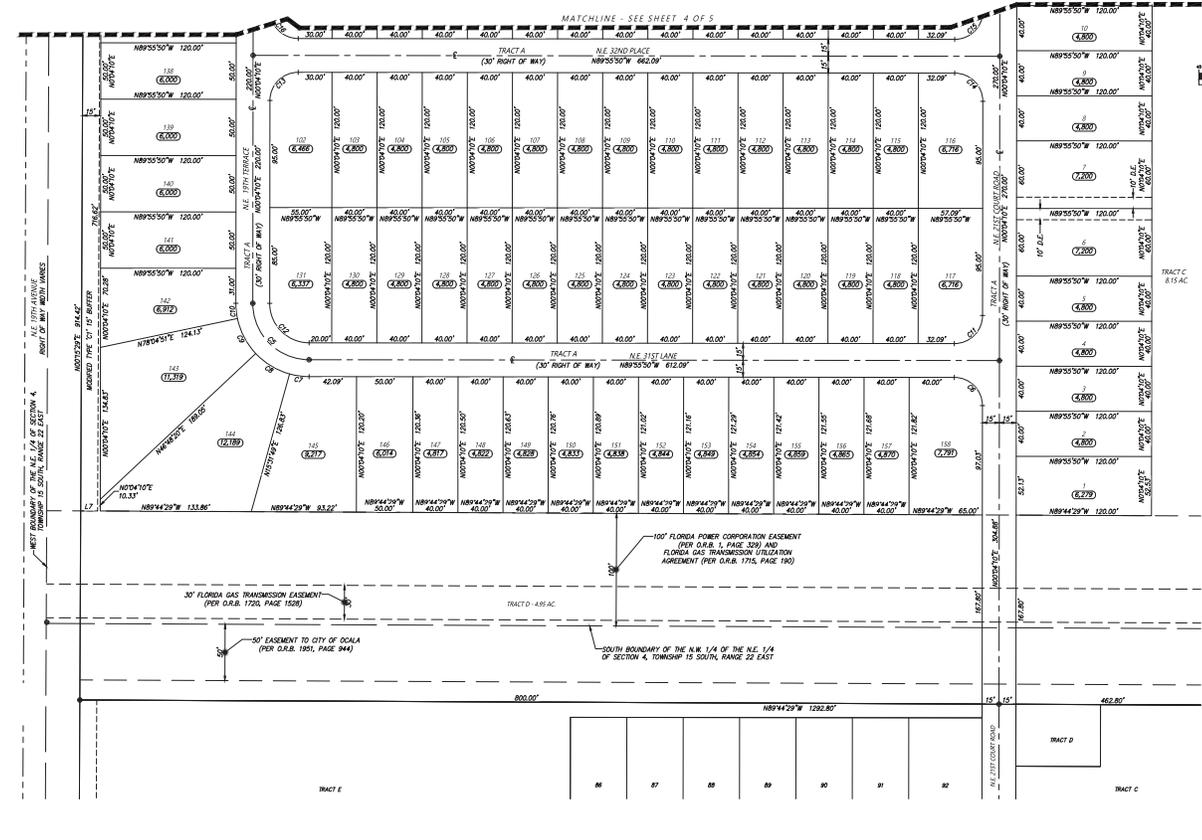
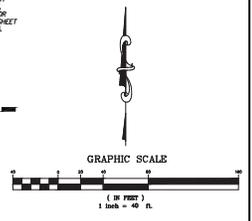
NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR REDUCTION, NOTES AND ACKNOWLEDGMENTS SEE SHEET 1. FOR LEGAL DESCRIPTION AND BOUNDARY DETAILS SEE SHEET 2. FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.



EMERSON POINTE PHASE 2

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

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



- LEGEND UNLESS OTHERWISE NOTED
- PRC = POINT OF REVERSE CURVATURE
 - PC = POINT OF CURVATURE
 - PI = POINT OF INTERSECTION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - N = NORTHING (STATE PLANE COORDINATES)
 - E = EASTING (STATE PLANE COORDINATES)
 - NO. = NUMBER
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 - O.R.B. = OFFICIAL RECORDS BOOK
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - IRF = FOUND IRON ROD
 - CMF = FOUND CONCRETE MONUMENT
 - U.E. = UTILITY EASEMENT
 - D.A.U.E. = DRAINAGE, ACCESS AND UTILITY EASEMENT
 - AC = ACRES
 - (DW) = NOT RADIAL
 - (SQUARE) = SQUARE FOOTAGE AREA
 - = PERMANENT REFERENCE MONUMENT
 - FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
 - = PERMANENT REFERENCE MONUMENT
 - SET 5/8" IRON ROD & CAP (PER JON JON 807)
 - = PERMANENT REFERENCE MONUMENT
 - FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - = PERMANENT CONTROL POINT
 - SET NAIL & 200' P.C.P. (LB 807)

| CURVE TABLE | | | | | |
|-------------|--------|--------|------------|--------|-------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING |
| C5 | 78.54' | 35.00' | 90°00'00" | 70.71' | N44°55'30"W |
| C6 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°55'30"W |
| C7 | 17.54' | 65.00' | 055°27'29" | 17.49' | N82°12'01"W |
| C8 | 35.48' | 65.00' | 037°16'51" | 35.04' | N58°49'56"W |
| C9 | 35.48' | 65.00' | 037°16'51" | 35.04' | N27°33'25"W |
| C10 | 13.60' | 65.00' | 011°59'19" | 13.58' | N05°55'30"W |
| C11 | 39.27' | 25.00' | 90°00'00" | 35.36' | N45°04'10"E |
| C12 | 54.88' | 35.00' | 90°00'00" | 49.50' | N44°55'30"W |
| C13 | 39.27' | 25.00' | 90°00'00" | 35.36' | N45°04'10"E |
| C14 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°55'30"W |
| C15 | 39.27' | 25.00' | 90°00'00" | 35.36' | N45°04'10"E |
| C16 | 39.27' | 25.00' | 90°00'00" | 35.36' | N44°55'30"W |

PREPARED BY: JCH CONSULTING GROUP, INC. 2008 SW 25TH STREET, OCALA, FLORIDA 34471



EMERSON POINTE PHASE 2 (A PLANNED UNIT DEVELOPMENT) A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

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

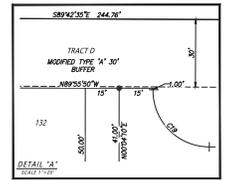
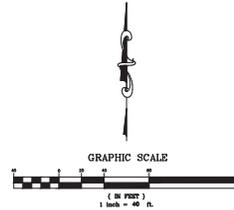
PLAT BOOK _____, PAGE _____
SHEET 4 OF 5



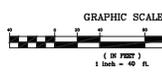
| CURVE TABLE | | | | |
|-------------|--------|--------|------------|--------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD |
| C13 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C14 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C15 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C16 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C17 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C18 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C19 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C20 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C21 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C24 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C48 | 39.27' | 25.00' | 090°00'00" | 35.36' |
| C52 | 39.27' | 25.00' | 090°00'00" | 35.36' |

LEGEND UNLESS OTHERWISE NOTED

- PRC = POINT OF REVERSE CURVATURE
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
- N = NORTHING (STATE PLANE COORDINATES)
- E = EASTING (STATE PLANE COORDINATES)
- NO. = NUMBER
- (NOID) = NO IDENTIFICATION
- E = CENTERLINE OF RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY LINE
- LB = LICENSED BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- P.C. = PAGE
- P.B. = PLAT BOOK
- P.T.S. = POINT OF TANGENCY
- A.E. = ACCESS EASEMENT
- RF = FOUND IRON ROD
- CMF = FOUND CONCRETE MONUMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- D.A.U.E. = DRAINAGE, ACCESS AND UTILITY EASEMENT
- AC = ACRES
- (ONE) = NOT FRAGAL
- (SQUARE) = SQUARE FOOTAGE AREA
- = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (P.W. JOH. LB 807)
- = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
- = PERMANENT CONTROL POINT SET NAIL & DOD. P.C.P. (LB 807)



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EMERSON POINTE PHASE 2 (A PLANNED UNIT DEVELOPMENT) A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

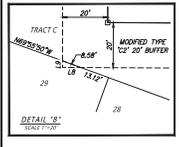
NOTE:
THIS PLAT IS 5 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DECISION.
NOTES AND ACKNOWLEDGMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION AND BOUNDARY DETAILS. SEE SHEET 2 FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.

PLAT BOOK _____, PAGE _____
SHEET 5 OF 5

| CURVE TABLE | | | | | CURVE TABLE | | | | |
|-------------|---------|---------|------------|---------------|-------------|---------|----------|-------------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING |
| C1 | 69.81' | 200.00' | 69.48' | N10°04'10"E | C4 | 326.40' | 3060.00' | 0°06'54.2" | S36.25' |
| C2 | 115.18' | 60.00' | 110°00'00" | S88.30' | C5 | 58.89' | 3060.00' | 0°01'57.3" | S89.89' |
| C3 | 61.09' | 50.00' | 07°00'00" | S7.36' | C6 | 5.03' | 3060.00' | 0°00'55.59" | S1.03' |
| C4 | 78.54' | 50.00' | 09°00'00" | S10.71' | C7 | 45.69' | 2940.00' | 0°05'29.2" | S8.69' |
| C8 | 39.27' | 25.00' | 09°00'00" | S15.36' | C8 | 51.87' | 2940.00' | 0°01'59.7" | S15.87' |
| C9 | 39.27' | 25.00' | 09°00'00" | S15.36' | C9 | 58.15' | 40.00' | 08°37'37" | S11.16' |
| C10 | 39.27' | 25.00' | 09°00'00" | S15.36' | C40 | 63.92' | 315.00' | 07°52'02" | S13.68' |
| C11 | 39.27' | 25.00' | 09°00'00" | S15.36' | C41 | 37.98' | 25.00' | 08°52'10" | S14.43' |
| C12 | 39.27' | 25.00' | 09°00'00" | S15.36' | C42 | 18.15' | 65.00' | 03°21'25" | S15.12' |
| C13 | 39.27' | 25.00' | 09°00'00" | S15.36' | C43 | 35.48' | 65.00' | 03°16'31" | S15.04' |
| C14 | 39.27' | 25.00' | 09°00'00" | S15.36' | C44 | 28.78' | 65.00' | 02°52'04" | S14.54' |
| C15 | 39.27' | 25.00' | 09°00'00" | S15.36' | C45 | 37.32' | 65.00' | 03°24'10" | S15.81' |
| C16 | 39.27' | 25.00' | 09°00'00" | S15.36' | C46 | 35.48' | 65.00' | 03°16'31" | S15.04' |
| C17 | 39.27' | 25.00' | 09°00'00" | S15.36' | C47 | 29.30' | 65.00' | 02°59'27" | S14.55' |
| C18 | 39.27' | 25.00' | 09°00'00" | S15.36' | C48 | 39.27' | 25.00' | 09°00'00" | S15.36' |
| C19 | 39.27' | 25.00' | 09°00'00" | S15.36' | C49 | 34.98' | 35.00' | 08°00'00" | S14.98' |
| C20 | 41.21' | 25.00' | 09°42'22" | S6.70' | C50 | 42.76' | 35.00' | 07°50'00" | S14.50' |
| C21 | 50.20' | 185.00' | 01°32'30" | S01.50' | C51 | 86.39' | 45.00' | 10°00'00" | S17.32' |
| C22 | 67.29' | 40.00' | 09°23'13" | S16.63' | C52 | 39.27' | 25.00' | 09°00'00" | S15.36' |

- LEGEND UNLESS OTHERWISE NOTED
- PIC = POINT OF REVERSE CURVATURE
 - PC = POINT OF CURVATURE
 - PI = POINT OF INTERSECTION
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - N = NORTH (STATE PLANE COORDINATES)
 - E = EASTING (STATE PLANE COORDINATES)
 - NAD = NORTH AMERICAN DATUM
 - NOID = NO IDENTIFICATION
 - CE = CENTERLINE OF RIGHT OF WAY
 - OR = ORIGINAL RECORD BOOK
 - R/W = RIGHT OF WAY LINE
 - LS = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PL = PLAT
 - P.B. = PLAT BOOK
 - A.E. = ACCESS EASEMENT
 - WF = FOUND IRON ROD
 - CMF = FOUND CONCRETE MONUMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.A.U.E. = DRAINAGE, ACCESS AND UTILITY EASEMENT
 - AG = ADJACENT
 - NR = NOT RADIAL
 - (SQUARED) = SQUARE FOOTAGE AREA
 - (CIRCLED) = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
 - (SQUARED) = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP FROM JOB (AS NOTED)
 - (CIRCLED) = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - (SQUARED) = PERMANENT CONTROL POINT SET NAIL & DISC (P.L.P. (L.807))

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S09°05'13"W | 125.00' |
| L2 | S89°40'47"E | 169.89' |
| L3 | N56°14'25"W | 21.66' |
| L4 | N82°05'28"E | 24.21' |
| L5 | N09°04'10"E | 20.00' |
| L6 | N89°55'54"E | 20.00' |
| L7 | S84°24'29"E | 15.00' |



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MATCHLINE - SEE SHEET # 4 OF 5