

June 10, 2025

PROJECT NAME: EMERALD VILLAGE

PROJECT NUMBER: 2024080015

APPLICATION: FINAL PLAT #32614

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements  
STATUS OF REVIEW: INFO  
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.D(b)1 or 6.3.1.D(b)2 - Declaration of private/public roads  
STATUS OF REVIEW: INFO  
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder.
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Water/Central Sewer
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 9029-0723-00 is located within the Marion County Utility service area. MCU water, sewer force main, and gravity sewer infrastructure are available at the project site and are within connection distance. All platted lots front public roadways where existing utility infrastructure is in place, and MCU will have access to the utilities. Marion County Utilities reserves the right to provide additional comments regarding utility easements, tracts, and other related items upon submittal of site or improvement plans.
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications  
STATUS OF REVIEW: INFO  
REMARKS: Initial Review: No internal circulation for streets is shown on the plat. Are these streets intended to be developed under the major site plan process?
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat  
STATUS OF REVIEW: INFO  
REMARKS: Initial Review: Preliminary plat has been waived under conditions that. A waiver relating to preliminary plat has been approved under AR 31864. Waiver approval letter has been uploaded to supplemental folder, please review it. It appears that the improvement plan referenced in the waiver conditions has not been submitted yet.

- 8 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:
- 9 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:
- 10 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:
- 11 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:
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement  
STATUS OF REVIEW: INFO  
REMARKS:
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing  
STATUS OF REVIEW: INFO  
REMARKS:
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Additional Right-of-Way comments  
STATUS OF REVIEW: INFO  
REMARKS:
- 15 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.A(4) - PRMs shall be referenced to the State Plane Coordinate System with datum and adjustment stated  
STATUS OF REVIEW: NO  
REMARKS: Please reference PRM's to the Florida State Plane Coordinate System.
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.22 - Stormwater Tract  
STATUS OF REVIEW: NO  
REMARKS: Please label the area (in square feet) of all parcels being created by this plat.
- 17 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity  
STATUS OF REVIEW: NO

REMARKS: Please clearly identify the entity that will be responsible for the maintenance of the stormwater tracts (DRAs) on the cover sheet of the plat.

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: NO

REMARKS: (1) An improvement plan submittal will be required for this site (2) If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.

19 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: NO

REMARKS: On Sheets 1 and 2 there is a Typo at the top of the page. Cypres should be Cypress.

20 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 2.12.20 - Phases of development

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Development phases and interdependencies are not specified and cannot be determined without improvement plan.

21 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.3.1.C(15)(e) - Internal roadways

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Code requires the use of internal roadways. Indicate the following as an ADVISORY NOTICE on plans: "All lots/tracts shall use this subdivision's internal roadways for vehicle/driveway access. Direct vehicle/driveway access to Emerald Road or Oak Road is prohibited."

22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Cross access not shown but will be required following improvement plan approval. Include the following language with appropriate entity as applicable: "All parallel 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 [entity name]."

23 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Traffic study required. Traffic methodology must first be submitted separately for review and approval, followed by a traffic study (also submitted separately) based upon an approved methodology.

24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4 - Access management

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Improvement plan needed to review access management plan and to ensure any required easement documentation is properly recorded prior to approval of final plat.

25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.11 - Turn lanes

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Turn lane requirements will be determined by traffic study.

26 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Sidewalks are required along Emerald Road, Oak Road, and along one side of Cypress Road with on-site interconnectivity. Detailed plan will be reviewed as part of improvement plan submittal.

27 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: NO

REMARKS: 5/2/25 - Improvement plan required prior to approval of final plat to ensure access management infrastructure and right-of-way are sufficient for development proposed.

28 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: NO

REMARKS: Initial Review:

[1] Multiple Future Land Use (FLU) designations are shown as Development of Regional Impact (DRI).

Revise all instances of DRI to show FLU designations as seen on:

<https://marioncountyfl.maps.arcgis.com/apps/webappviewer/index.html?id=83214c006f4247cea3f68867496a0e4e>

(Open the "Planning & Zoning" group layer, then select the "Future Land Use" layer).

Please double check zoning with the interactive map as well.

[2] Add FLU, zoning, parcel number, owner, and plat information (as applicable) for all parcels located across the street from the project that are adjacent to Emerald Road. For example: PID 9012-0164-01 and 9012-0174-48.

[3] Staff notes parcels 9029-0724-18 and 9029-0724+19 do not have FLU or zoning labeled in initial submittal.

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft

STATUS OF REVIEW: NO

REMARKS: Initial Review: Sec 2.12.22 requires area shown in square feet. The area shown in acres may remain on the plat sheet; however, provide area in square feet as well.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Initial Review: Buffers have not been shown or dimensioned. Provide the buffers as required by LDC Sec. 2.11.1/2.12.24. Ensure consistency across other plan submittals.

31 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 6.3.1.C(15)(b) - Flood zone determination listed

STATUS OF REVIEW: NO

REMARKS: Initial Review: The flood zone determination advisory note provided on the cover sheet has not been listed in its entirety (a sentence was omitted). Edit to include the complete advisory note that is listed under LDC Sec. 6.3.1.C(15)(b):

"According to the National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM) Community Panel #[complete accordingly], Marion County, Florida, Dated [complete accordingly], the property described hereon lies in Flood Zone [complete accordingly (X, A, AE, etc.) for all zones applicable to the

property]. The flooding limits have been identified here within as currently established at the time of 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 as determined by FEMA"

32 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: NO

REMARKS: Initial Review:

[NO] LDC Sec. 2.1.3. provides the order of plan approval. There is no master plan, preliminary plat, or improvement plan approved for this project. The preliminary plat has been waived, but the master plan and improvement plan have not. This item will remain as [NO] until order of plan approval issue is resolved. Scheduling a meeting with the Development Review Committee or with Growth Services is highly recommended.

[INFO] The Emerald Village project has an approved large-scale land use amendment per Ordinance No 22.35, an approved PUD concept plan per Ordinance No. 22-36, and twelve development conditions outlined in the approval letter for 220508Z. These have been uploaded to the supplemental folder as a single document - "220508Z Emerald Village PUD Ordinances and Approval Letter".

33 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.24 Show location and dimensions of required land use buffering.

STATUS OF REVIEW: NO

REMARKS: Show location and dimensions of buffers on the plan

34 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas

STATUS OF REVIEW: NO

REMARKS: Provide MFLA calculations and show areas on the plans

35 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.2.G - Title Certification or title opinion, no more than 30 days old

STATUS OF REVIEW: NO

REMARKS:

36 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.2.H - Legal documents

STATUS OF REVIEW: NO

REMARKS:

37 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: NO

REMARKS:

38 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: NO

REMARKS:

39 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing

STATUS OF REVIEW: NO

REMARKS:

40 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: NO

REMARKS:

41 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements

STATUS OF REVIEW: NO

REMARKS:

42 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: NO

REMARKS:

43 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.F(4) - A certificate of title requirements

STATUS OF REVIEW: NO

REMARKS:



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

32614

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 06/05/2025 Parcel Number(s): 9029-0723-00 Permit Number: \_\_\_\_\_

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Emerald Village Commercial ☐ or Residential ☒  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): SHORES SAND MINE, LLC  
Property Owner's Signature: [Signature]  
Property Owner's Mailing Address: 375 Emerald Rd  
City: Ocala State: FL Zip Code: 34471 Phone #: (352) 239-0683

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): JCH Consulting Group, Inc. Contact Name: Christopher J. Howson  
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471  
Phone #: (352) 405-1482 Alternate Phone #: (352) 572-1254  
FAX Number or Email address: Chris@jchcg.com; Admin@jchcg.com

**D. WAIVER INFORMATION:**

Section & Title of Code: DIVISION 18, Sec 2.18.1 - IMPROVEMENT PLAN  
Reason/Justification for Waiver Request: The request is for a waiver for Improvement Plan for Emerald Village AR 32614

(Attach sheet 3 for additional waivers)

**FOR STAFF USE ONLY:**

Received By: email 6/5/25 Date Processed: 6/10/25 kh Project #: 2024080015 AR #: 32614

**Zoning Use:** Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐  
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ Must Vacate Plat: Yes ☐ No ☐ Date: \_\_\_\_\_ Verified by: \_\_\_\_\_  
Land Use: \_\_\_\_\_ Date: \_\_\_\_\_ Verified by: \_\_\_\_\_

*"Meeting Needs by Exceeding Expectations"*



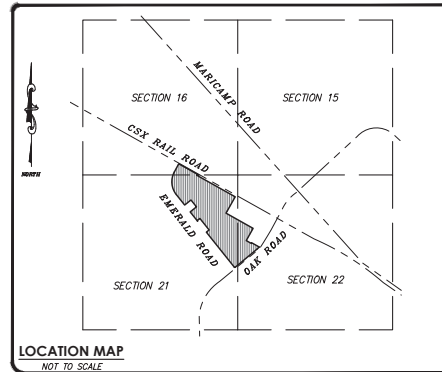


**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, Ocala, Florida 34471  
PHONE: 352-465-1482 WWW.JCHG.COM  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

# EMERALD VILLAGE

A REPLAT OF LOTS 1 THROUGH 22, BLOCK 722, LOTS 1 THROUGH 13, BLOCK 723, LOTS 1 THROUGH 17 AND LOTS 20 THROUGH 35, BLOCK 724, ALL OF BLOCK 725, BIRCH ROAD, BIRCH PLACE, BIRCH COURT, THAT PORTION OF EMERALD RADIAL LYING ADJACENT TO BLOCK 722 AND 723 AND THAT PORTION OF CYPRESS ROAD LYING ADJACENT TO BLOCK 722 AND 723, ALL IN SILVER SPRINGS SHORES UNIT NO.29, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 'J', PAGES 227 THROUGH 231

MARION COUNTY, FLORIDA  
SECTION 16, 21, 22, TOWNSHIP 16 SOUTH, RANGE 23 EAST



LOCATION MAP  
NOT TO SCALE

## NOTES:

- ADVISORY NOTICE -- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1208300046, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" -- AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING.
- CURRENT ZONING IS P.U.D. (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS EMPLOYMENT CENTER.
- BEARINGS AND 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.
- NO TRACT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE 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.
- DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, INCLUDING BUT NOT LIMITED TO ANY SIDEWALK, PATHS AND PASSAGEWAYS FOR LOW-SPEED VEHICLES, GOLF CARS, GOLF CARTS, MOTORIZED DISABILITY ACCESS VEHICLES, UTILITY VEHICLES AND LANDSCAPE AND GOLF COURSE MAINTENANCE EQUIPMENT, RECREATIONAL FACILITY, PARK FACILITY, SIGN, ENTRY, FEATURE, WALL, FENCE, BERM, LANDSCAPING, LIGHTING, IRRIGATION, UTILITY OR DRAINAGE IMPROVEMENT, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OR ANY OF THE DEVELOPER'S SUCCESSORS OR ASSIGNS.
- WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS" SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THE PLAT NOTE ON THIS PLAT THAT RESERVES TO THE DEVELOPER THE RIGHT BEING TRANSFERRED, AND WHICH SAID WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE DEVELOPER RESERVES OWNERSHIP OF ALL LOTS AND ALL TRACTS AS SHOWN ON THIS PLAT. THE DEVELOPER SHALL HAVE THE EXCLUSIVE AND UNRESTRICTED RIGHT AND OPTION (BUT NOT THE OBLIGATION) TO DO THE FOLLOWING WITH REGARD TO ANY OR ALL OF THE SAID LOTS AND TRACTS TO ANY PERSONS OR ENTITIES AS THE DEVELOPER SHALL DEEM APPROPRIATE OR DESIRABLE, INCLUDING BUT NOT LIMITED TO ANY AFFILIATES OF THE DEVELOPER, ANY PURCHASERS, ANY COMMUNITY DEVELOPMENT DISTRICTS AND/OR ANY NOT-FOR-PROFIT ENTITIES: (A) GRANT AND RESERVE EASEMENTS; (B) ASSIGN OPERATIONAL AND MAINTENANCE RESPONSIBILITIES; AND (C) ENCUMBER, SELL OR CONVEY.
- THIS PLAT CONTAINS FIVE (5) LOTS, ZERO (0) TRACTS, AND 0.0 MILES OF ROAD.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR LEGAL DESCRIPTION AND DEVELOPER ACKNOWLEDGEMENTS & DEDICATION SEE SHEET 1. FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 2.
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY CITY OF Ocala.
- FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED BY MARION COUNTY FIRE RESCUE.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
- ALL STORMWATER AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.

## THIS PLAT IS SUBJECT TO THE FOLLOWING ITEMS:

- PERMANENT DRAINAGE EASEMENT AS RECORDED IN OR BOOK 8041, PAGE 1514.
- GRANT OF TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OR BOOK 8041, PAGE 1497. THIS INSTRUMENT HAS EXPIRED UNDER ITS OWN TERMS BUT NO RELEASE HAS BEEN RECORDED. WE ARE REQUESTING THE COUNTY TO RELEASE THIS BEFORE THE PLAT IS RECORDED.
- RELEASE OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 482, PAGE 553; AMENDMENT(S) IN BOOK 490, PAGE 535; BOOK 1436, PAGE 1898; AS RECITED IN BOOK 2321, PAGE 322, AND AS ASSIGNED IN INSTRUMENTS RECORDED IN BOOK 1143, PAGE 987 AND BOOK 2321, PAGE 350.
- GAS SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 152, PAGE 764 AND 137, PAGE 411.
- UTILITY SERVICE AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 152, PAGE 780 ASSIGNED IN BOOK 180, PAGE 630; BOOK 180, PAGE 632; BOOK 393, PAGE 50; BOOK 393, PAGE 53; BOOK 394, PAGE 604; BOOK 394, PAGE 606; BOOK 137, PAGE 403; BOOK 395, PAGE 281; AND BOOK 1636, PAGE 1535.

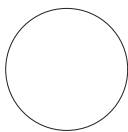
## SURVEYOR'S CERTIFICATE

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA 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.

JCH CONSULTING GROUP, INC. (Licensed Business Number LB8071)  
426 SW 15TH STREET  
OCALA, FLORIDA 34471

CHRISTOPHER J. HANSON (LICENSE NO. 156553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR SEAL:



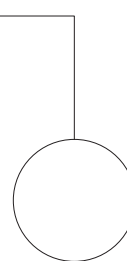
BY: \_\_\_\_\_ COUNTY ENGINEERING  
BY: \_\_\_\_\_ COUNTY FIRE SERVICES  
BY: \_\_\_\_\_ COUNTY GROWTH SERVICES  
BY: \_\_\_\_\_ COUNTY SURVEYOR  
BY: \_\_\_\_\_ COUNTY UTILITIES  
BY: \_\_\_\_\_ COUNTY BUILDING SAFETY

## CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

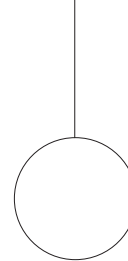
THIS IS TO CERTIFY THAT ON \_\_\_\_\_ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: \_\_\_\_\_  
KATHY BRYANT, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

ATTEST:  
GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT



CLERK SEAL:



BCC SEAL:

NOTICE:  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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.

## DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

I, FLOYD S. SALSER III, AS OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "EMERALD VILLAGE" LOCATED IN MARION COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THIS SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING PRIVATE STREETS LOCATED WITHIN THIS SUBDIVISION. MARION COUNTY IS GRANTED A NON-EXCLUSIVE EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES WITHIN THIS SUBDIVISION IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. THE DEVELOPER HAS THE EXCLUSIVE RIGHT TO GRANT IN WRITING SPECIFIC EASEMENTS TO ANY UTILITY PROVIDER. THE RESERVATIONS AND EASEMENTS HEREIN GRANTED, AND THE LIMITATIONS HEREIN MADE, SHALL NOT CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY, FLORIDA, AND NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS-OF-WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

WITNESSES: \_\_\_\_\_ DEVELOPER AND OWNER:  
WITNESS SIGNATURE \_\_\_\_\_ SHORES SAND MINE LLC, A FLORIDA LIMITED LIABILITY COMPANY  
PRINT NAME: \_\_\_\_\_  
WITNESS SIGNATURE \_\_\_\_\_ By: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ FLOYD S. SALSER III  
DEVELOPER'S ADDRESS:  
375 EMERALD ROAD  
OCALA, FL 34472

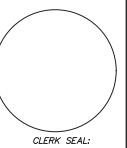
STATE OF FLORIDA }  
COUNTY OF MARION } ss:  
THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY FLOYD S. SALSER III, AS MANAGER OF SHORES SAND MINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME.

NOTARY PUBLIC \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ NOTARY SEAL: \_\_\_\_\_

## CLERK OF CIRCUIT COURT

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "EMERALD VILLAGE" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AT \_\_\_\_\_ AM/PM AND RECORDED ON PAGE \_\_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: \_\_\_\_\_  
GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT



CLERK SEAL:



# EMERALD VILLAGE

PLAT BOOK      PAGE       
SHEET 2 OF 2

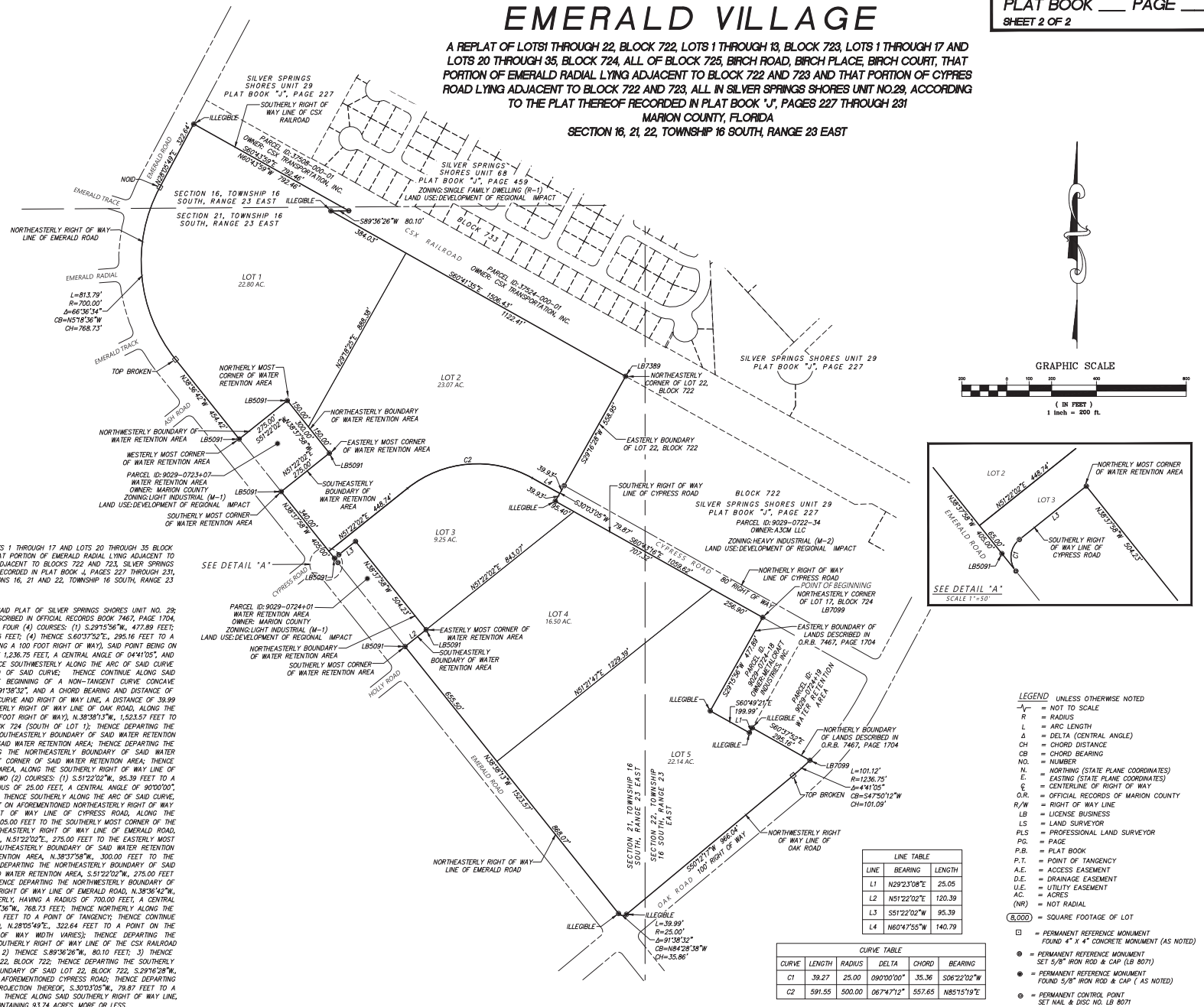
A REPLAT OF LOTS 1 THROUGH 22, BLOCK 722, LOTS 1 THROUGH 13, BLOCK 723, LOTS 1 THROUGH 17 AND LOTS 20 THROUGH 35, BLOCK 724, ALL OF BLOCK 725, BIRCH ROAD, BIRCH PLACE, BIRCH COURT, THAT PORTION OF EMERALD RADIAL LYING ADJACENT TO BLOCK 722 AND 723 AND THAT PORTION OF CYPRESS ROAD LYING ADJACENT TO BLOCK 722 AND 723, ALL IN SILVER SPRINGS SHORES UNIT NO. 29, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGES 227 THROUGH 231

MARION COUNTY, FLORIDA

SECTION 16, 21, 22, TOWNSHIP 16 SOUTH, RANGE 23 EAST

**NOTE:**

THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR DEDICATION, ACKNOWLEDGEMENTS, AND LEGAL DESCRIPTION SEE SHEET 1, FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 2.



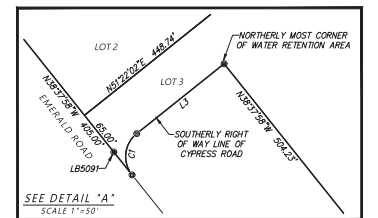
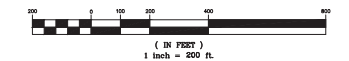
**LEGAL DESCRIPTION**

LOTS 1 THROUGH 22 BLOCK 722, LOTS 1 THROUGH 13 BLOCK 723, LOTS 1 THROUGH 17 AND LOTS 20 THROUGH 35 BLOCK 724, ALL OF BLOCK 725, BIRCH ROAD, BIRCH COURT, THAT PORTION OF EMERALD RADIAL LYING ADJACENT TO BLOCKS 722 AND 723 AND THAT PORTION OF CYPRESS ROAD LYING ADJACENT TO BLOCKS 722 AND 723, SILVER SPRINGS SHORES UNIT NO. 29, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGES 227 THROUGH 231, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 16, 21 AND 22, TOWNSHIP 16 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTLY CORNER OF LOT 17, BLOCK 724 OF SAID PLAT OF SILVER SPRINGS SHORES UNIT NO. 29; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7467, PAGE 1704, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: (1) S.29°15'56"W, 477.89 FEET; (2) THENCE S.60°49'21"E, 199.99 FEET; (3) THENCE N.29°23'08"E, 25.05 FEET; (4) THENCE S.60°37'52"E, 295.16 FEET TO A POINT ON THE NORTHWESTLY RIGHT OF WAY LINE OF OAK ROAD (HAVING A 100 FOOT RIGHT OF WAY), SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHEASTLY, HAVING A RADIUS OF 1,236.75 FEET, A CENTRAL ANGLE OF 0°44'05", AND A CHORD BEARING AND DISTANCE OF S.47°50'12"W, 101.09 FEET; THENCE SOUTHWESTLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 101.12 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTHWESTLY RIGHT OF WAY, S.50°12'17"W, 966.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°38'52", AND A CHORD BEARING AND DISTANCE OF N.54°28'57"W, 35.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.89 FEET TO THE END OF SAID CURVE; THENCE DEPARTING THE NORTHWESTLY RIGHT OF WAY LINE OF OAK ROAD, ALONG THE NORTHEASTLY RIGHT OF WAY LINE OF EMERALD ROAD (HAVING A 100 FOOT RIGHT OF WAY), N.38°38'13"W, 1,523.57 FEET TO THE SOUTHERLY MOST CORNER OF A WATER RETENTION AREA IN BLOCK 724 (SOUTH OF LOT 1); THENCE DEPARTING THE NORTHWESTLY RIGHT OF WAY LINE OF EMERALD ROAD, ALONG THE SOUTHEASTLY BOUNDARY OF SAID WATER RETENTION AREA, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CYPRESS ROAD (HAVING AN 80 FOOT RIGHT OF WAY), THE FOLLOWING TWO (2) COURSES: (1) S.51°22'02"W, 95.39 FEET TO A POINT OF CURVATURE OF A CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.50°22'02"W, 35.36 FEET; (2) THENCE SOUTHWESTLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND TO A POINT ON AFOREMENTIONED NORTHEASTLY RIGHT OF WAY LINE OF EMERALD ROAD; THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF CYPRESS ROAD, ALONG THE NORTHWESTLY RIGHT OF WAY LINE OF EMERALD ROAD, ALONG THE SOUTHERLY MOST CORNER OF THE WATER RETENTION AREA IN BLOCK 725; THENCE DEPARTING THE NORTHEASTLY RIGHT OF WAY LINE OF EMERALD ROAD, ALONG THE SOUTHEASTLY BOUNDARY OF SAID WATER RETENTION AREA, N.51°22'02"E, 275.00 FEET TO THE EASTERLY MOST CORNER OF SAID WATER RETENTION AREA; THENCE DEPARTING THE NORTHEASTLY BOUNDARY OF SAID WATER RETENTION AREA, ALONG THE NORTHEASTLY BOUNDARY OF SAID WATER RETENTION AREA, N.38°37'56"W, 300.00 FEET TO THE NORTHERLY MOST CORNER OF SAID WATER RETENTION AREA; THENCE DEPARTING THE NORTHEASTLY BOUNDARY OF SAID WATER RETENTION AREA, ALONG THE NORTHWESTLY BOUNDARY OF SAID WATER RETENTION AREA, S.51°22'02"W, 275.00 FEET TO THE WESTERLY MOST CORNER OF SAID WATER RETENTION AREA; THENCE DEPARTING THE NORTHWESTLY BOUNDARY OF SAID WATER RETENTION AREA, ALONG AFOREMENTIONED NORTHEASTLY RIGHT OF WAY LINE OF EMERALD ROAD, N.38°36'42"W, 454.42 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 66°36'54", AND A CHORD BEARING AND DISTANCE OF N.05°16'56"W, 768.73 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 813.79 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHEASTLY RIGHT OF WAY LINE OF EMERALD ROAD, N.28°05'49"E, 322.64 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE CSX RAILROAD (RIGHT OF WAY WIDTH Varies); THENCE DEPARTING THE NORTHEASTLY RIGHT OF WAY LINE OF EMERALD ROAD, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE CSX RAILROAD THE FOLLOWING THREE (3) COURSES: (1) S.60°43'59"E, 792.46 FEET; (2) THENCE S.89°36'26"W, 80.10 FEET; (3) THENCE S.60°41'39"E, 1,508.43 FEET TO THE NORTHEASTLY CORNER OF LOT 22, BLOCK 722; THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF THE CSX RAILROAD, ALONG THE EASTERLY BOUNDARY OF SAID LOT 22, BLOCK 722, S.29°16'28"W, 558.85 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED CYPRESS ROAD; THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID LOT 22, BLOCK 722, ALONG THE PROJECTION THEREOF, S.30°03'05"W, 79.87 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID CYPRESS ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.04°36'14"E, 1,056.62 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 93.74 ACRES, MORE OR LESS.

PREPARED BY: JCH CONSULTING GROUP, INC. 4350 S.W. 15TH STREET, OCALA, FL 34471

**GRAPHIC SCALE**



**LEGEND** UNLESS OTHERWISE NOTED

- /- = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- N. = NORTHING (STATE PLANE COORDINATES)
- E. = EASTING (STATE PLANE COORDINATES)
- C. = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- R/W = RIGHT OF WAY LINE
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS. = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
- P.B. = PLAT BOOK
- P.T. = POINT OF TANGENCY
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- AC. = ACRES
- (NR) = NOT RADIAL
- (8,000) = SQUARE FOOTAGE OF LOT
- = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
- = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
- = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°23'08"E	25.05
L2	N51°22'02"E	120.39
L3	S51°22'02"W	95.39
L4	N60°47'55"W	140.79

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	39.27	25.00	090°00'00"	35.36
C2	591.55	500.00	067°47'12"	557.65