

October 3, 2025

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:
- 2 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:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 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.
STATUS OF REVIEW: INFO
REMARKS:
- 4 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.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: All lots over .50acres
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area. Water and Sewer immediately available. 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.
- 7 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:
- 8 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:

- 9 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:
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
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)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:
- 16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 17 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:
- 18 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:

19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

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

STATUS OF REVIEW: INFO

REMARKS:

20 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:

21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Additional Right-of-Way comments

STATUS OF REVIEW: INFO

REMARKS: Kathy Bryant, Chairman



**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

May 6, 2025

A .M. GAUDET & ASSOCIATES INC.
ANDRUS GAUDET PSM
PO BOX 4073
BELLEVIEW, FL 34421

SUBJECT: WAIVER STATUS LETTER
PROJECT NAME: LIBERTY CROSSINGS
PROJECT #2021020012 APPLICATION #32200 PARCEL #35699-010-00

Dear A.M. GAUDET & ASSOCIATES INC.:

The following waiver for the above referenced project was reviewed by the Development Review Committee on May 5, 2025 and the decision was as follows:

LDC 2.12.24 - Preliminary Buffer Plans

CODE states Show location and dimensions of required land use buffering. Page 1 of 5
CODE states C-Type buffer shall consist of a 15-foot wide landscape strip without a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.

APPLICANT requests waiver because during the acquisition of the right of way of SW 49th Avenue Road, an additional 5 feet was later requested for the construction of a multi. use path along the east side. As part of the negotiations, it was understood that a reduction in the buffer width would be allowed adjacent to the road. This has been implemented along the road adjacent to the Ocala Crossings South project which is north of this Plat. Additionally, the exhibit submitted for Waiver AR 29619 indicated a reduced 10-foot buffer for this subdivision. Waiver request is for 10-foot buffer along SW 49th.

APPROVED

Decisions by DRC may be appealed to the Board of County Commissioners. If you disagree with DRC's decision, please call me at (352) 671-8686 to be scheduled for the appeal process.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

Empowering Marion for Success

marionfl.org

LIBERTY CROSSINGS

A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____

SHEET 1 OF 3

DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 00°29'02" WEST, ALONG THE WEST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1329.10 FEET; THENCE SOUTH 89°33'09" EAST, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 187.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE ROAD AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 7289, PAGE 1589 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°33'09" EAST, ALONG SAID NORTH BOUNDARY, 370.82 FEET; THENCE S00°22'18"W, ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST (AS MEASURED PERPENDICULAR) OF THE WEST BOUNDARY OF THE EAST 2009.57 FEET OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 70.00 FEET; THENCE S89°33'09"E, ALONG A LINE PARALLEL WITH AND 70.00 FEET SOUTH (AS MEASURED PERPENDICULAR) OF THE AFORESAID NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 70.00 FEET TO A POINT ON THE AFORESAID WEST BOUNDARY OF THE EAST 2009.57 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 00°22'18" WEST, ALONG SAID WEST BOUNDARY, 1207.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 95TH STREET, AS PER OFFICIAL RECORDS BOOK 5551, PAGE 1859, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 89°43'45" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 70.91 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°42'03" WEST, 420.81 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 44°09'07" WEST, 40.47 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF SOUTHWEST 49TH AVENUE ROAD; THENCE NORTH 04°16'44" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 884.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 11524.20 FEET, A CENTRAL ANGLE OF 01°47'34" AND A CHORD BEARING AND DISTANCE OF NORTH 03°22'57" EAST 360.58 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID CURVE, AN ARC DISTANCE OF 360.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.91 ACRES, MORE OR LESS.

APPROVAL OF COUNTY OFFICIALS: (DEVELOPMENT REVIEW COMMITTEE)

BY _____ COUNTY ENGINEERING

BY _____ COUNTY FIRE SERVICES

BY _____ COUNTY GROWTH SERVICES

BY _____ COUNTY SURVEYOR

BY _____ COUNTY UTILITIES

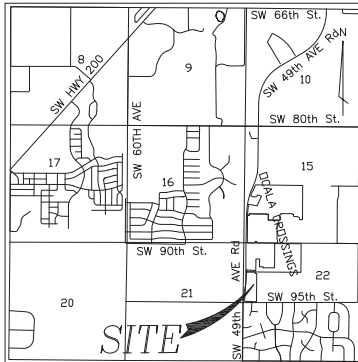
BY _____ COUNTY BUILDING SAFETY

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.

CLERK'S CERTIFICATE:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT
OF LIBERTY CROSSINGS FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ____ DAY
OF _____, 2025, AT _____ AND RECORDED ON PAGE ____ OF
PLAT BOOK ____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION
COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT



VICINITY MAP

SCALE: 1" = 1/2 mile

SHEET INDEX

SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	SIGNATURE SHEET
3.	LOT LAYOUT AND DIMENSIONS

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, STEPHEN GREENE AND NOEL NATAN, AS
SUCCESSOR CO-TRUSTEES UNDER THE 358 ACRE LAND TRUST DATED FEBRUARY 4TH,
2004, TODD B. RUDEMAN, INDIVIDUALLY AND AS TRUSTEE, SEVEN ELEVEN Ocala, LLC,
A FLORIDA LIMITED LIABILITY COMPANY, THE PINES APARTMENTS OF PALM BAY, LLC, A
FLORIDA LIMITED LIABILITY COMPANY, BOGART PLACE PROPERTIES, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, WILLARD GARNEY PARTNERS, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN,
AS LIBERTY CROSSINGS, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE
SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

(A) CROSS ACCESS EASEMENT SHOWN ON THIS PLAT OR CREATED IN THE DECLARATION
IS HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC, AND MAINTENANCE OF
SAID EASEMENTS IS THE RESPONSIBILITY OF LIBERTY CROSSINGS PROPERTY OWNERS'
ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION.

(B) TRACT B SHOWN HEREON IS HEREBY CONVEYED TO Ocala CROSSINGS SOUTH
HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND IS THE
PERPETUAL MAINTENANCE OBLIGATION OF THE Ocala CROSSINGS SOUTH HOMEOWNERS
ASSOCIATION, INC.

(C) ALL UTILITY EASEMENTS AND UTILITY TRACTS SHOWN OR NOTED ARE DEDICATED
PRIVATELY TO LIBERTY CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE
CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND FOR NO
USE INCONSISTENT THEREWITH AND ARE FURTHER RESERVED FOR SUCH USES BY
UTILITIES (MUNICIPAL AND PRIVATE) INCLUDING ELECTRIC, TELEPHONE, GAS AND CABLE
TELEVISION TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO
TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST. SUMTER ELECTRIC
COOPERATIVE INC. SHALL HAVE A NON-EXCLUSIVE EASEMENT IN, OVER, UNDER, AND
THROUGH, AND THE NON-EXCLUSIVE RIGHT TO USE SAID ROADWAY AND ALL UTILITY
EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC FACILITIES, AND
PURPOSES INCIDENTAL THERETO, AS WELL AS THE RIGHT OF INGRESS AND EGRESS FOR
THE SAME PURPOSES.

(D) TRACT A SHOWN HEREON, ALL DRAINAGE EASEMENTS AND STORMWATER
MANAGEMENT TRACTS AS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO LIBERTY
CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND
MAINTENANCE OF SUCH FACILITIES. MAINTENANCE OF TRACT A AND STORMWATER
MANAGEMENT TRACTS ARE THE RESPONSIBILITY OF LIBERTY CROSSINGS PROPERTY
OWNERS' ASSOCIATION, INC. FLORIDA NOT FOR PROFIT CORPORATION. MARION COUNTY
IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE DRAINAGE
EASEMENTS AND/OR STORMWATER MANAGEMENT TRACTS. 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, INDIVIDUAL CONVEYANCE SYSTEMS ASSOCIATED WITH
INDIVIDUAL PARCELS ARE THE MAINTENANCE RESPONSIBILITY OF THAT PARCEL OWNER.

(E) LANDSCAPE EASEMENTS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO LIBERTY
CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION,
INSTALLATION, MAINTENANCE, AND OPERATION OF LANDSCAPE FACILITIES AND FOR NO
USE INCONSISTENT THEREWITH.

(F) NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE
SHALL CONSTITUTE A CONVEYANCE TO THE GENERAL PUBLIC OF MARION COUNTY AND
THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR
IMPROVEMENT OR MAINTENANCE OF THE CROSS ACCESS EASEMENT, STORM WATER
DRAINAGE FACILITIES OR EASEMENTS.

IN WITNESS WHEREOF THE DEDICATORS HAS CAUSED THESE PRESENTS TO BE SIGNED ON
THIS ____ DAY OF _____, 2025.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

SIGNATURES TO FOLLOW ON SHEET TWO OF THREE OF THIS PLAT

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT OF LIBERTY CROSSINGS, PREPARED UNDER MY DIRECTION
AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA
STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON
WERE IN PLACE ON THE 15TH OF OCTOBER 2024, THAT THE BOUNDARY SURVEY
WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY
THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, 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.

ANDRUS M. GAUDET P.S.M. #5316
A.M. GAUDET & ASSOCIATES INC. L.B. #7158
PROJECT SURVEYOR

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING - LAND PLANNING
4709 SE 102nd PLACE, SUITE 3, BELLEVUE, FLORIDA 34420
PHONE: (352) 245-2708

LIBERTY CROSSINGS

A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____

SHEET 2 OF 3

SIGNATURE PAGE TO DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

BY: _____
STEPHEN GREENE, AS SUCCESSOR
CO-TRUSTEES UNDER THE 358 ACRE
LAND TRUST DATED FEBRUARY 4TH, 2004

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY STEPHEN GREENE, AS SUCCESSOR CO-TRUSTEES UNDER THE 358 ACRE LAND TRUST
DATED FEBRUARY 4TH, 2004.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

BY: _____
NOEL NATION, AS SUCCESSOR
CO-TRUSTEES UNDER THE 358 ACRE
LAND TRUST DATED FEBRUARY 4TH, 2004

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY NOEL NATION, AS SUCCESSOR CO-TRUSTEES UNDER THE 358 ACRE LAND TRUST DATED
FEBRUARY 4TH, 2004.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

SEVEN ELEVEN OCALA, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
JEFFERY W. WELLS, MANAGER

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY JEFFERY W. WELLS, AS MANAGER OF SEVEN ELEVEN OCALA, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

BOGART PLACE PROPERTIES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
JEFFERY W. WELLS, AUTHORIZED MEMBER

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY JEFFERY W. WELLS, AS AUTHORIZED MEMBER OF BOGART PLACE PROPERTIES, LLC, A
FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

BY: _____
TODD B. RUDNIAKYN,
INDIVIDUALLY AND AS TRUSTEE

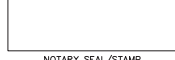
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY TODD B. RUDNIAKYN, INDIVIDUALLY AND AS TRUSTEE.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

THE PINES APARTMENTS OF PALM BAY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
JEFFERY W. WELLS, AUTHORIZED MEMBER

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY JEFFERY W. WELLS, AS AUTHORIZED MEMBER OF THE PINES APARTMENTS OF PALM BAY,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

VILLAGE GARDEN APARTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
JEFFERY W. WELLS, MANAGER

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY JEFFERY W. WELLS, AS MANAGER OF VILLAGE GARDEN APARTMENTS, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

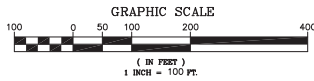
NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING - LAND PLANNING
4709 SE 100th PLACE, SUITE 3, BELLEVUE, FLORIDA 34420
PHONE: (352) 245-2708 FAX: (352) 245-2883



LIBERTY CROSSINGS

A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

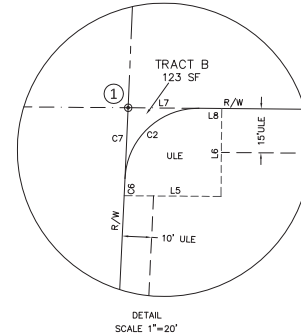
PLAT BOOK ____ PAGE ____

SHEET 3 OF 3

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING - LAND PLANNING
4709 SE 102ND PLACE SUITE 3 BELLEVUE, FLORIDA 33420
PHONE: (352) 245-2708 FAX: (352) 245-2883

LEGEND:

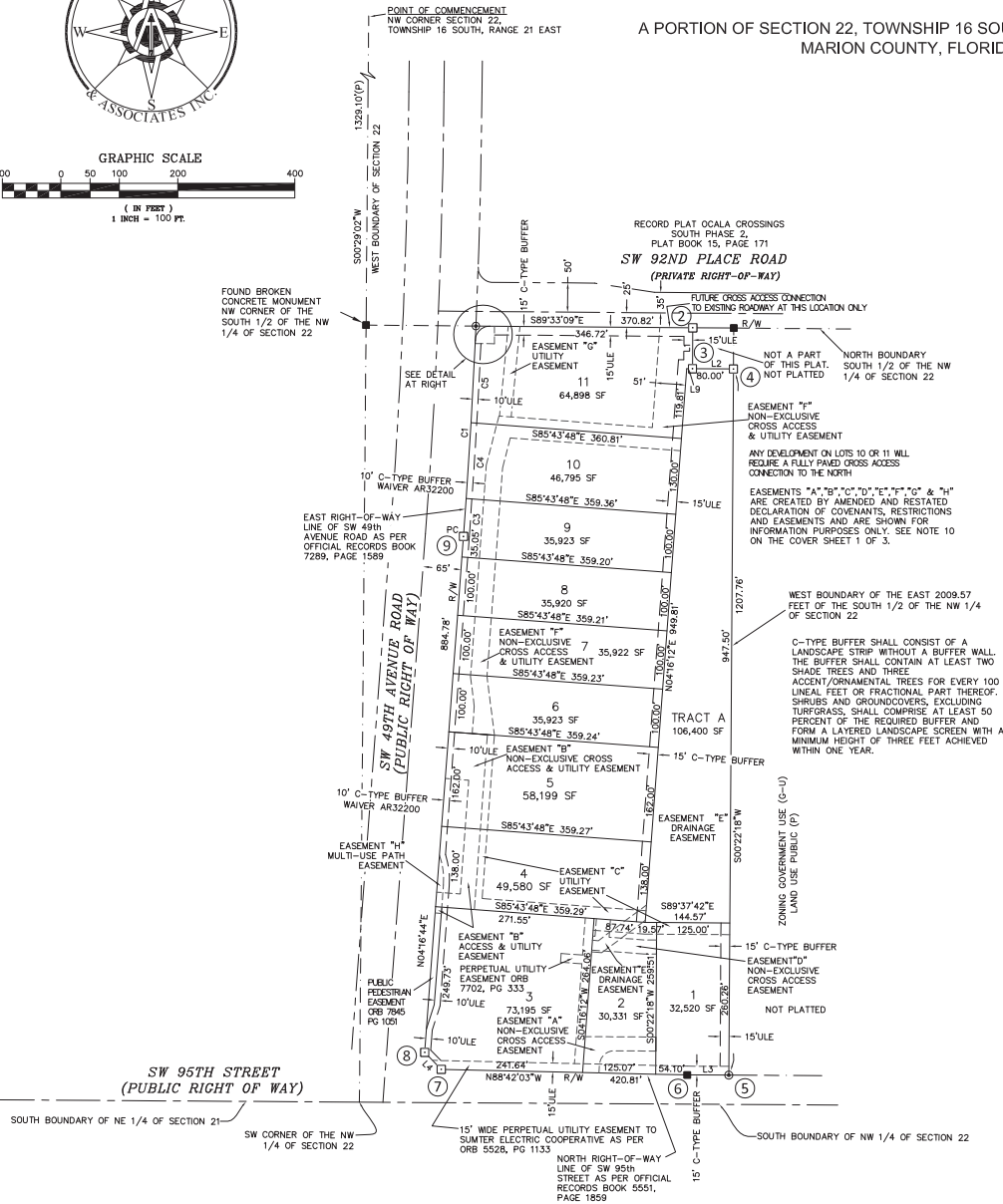
- = FOUND 4"x 4" CONCRETE MONUMENT
- = SET 4"x 4" CONCRETE MONUMENT
- = SET 4"x 4" CONCRETE MONUMENT
- = SET NAIL WITH DISK "LS 5316 PRM" UNLESS OTHERWISE NOTED
- ULE = UTILITY AND LANDSCAPE EASEMENT.
- R/W = RIGHT OF WAY
- PC = POINT OF CURVE
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- SF = SQUARE FEET
- Ⓢ = PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER

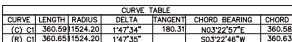


LINE TABLE		
LINE	LENGTH	BEARING
L1	70.00	S0022°18'W
L2	70.00	S89°33'09"E
L3	70.91	N89°43'45"W
L4	40.47	N44°09'07"W
L5	33.00	S89°33'09"E
L6	30.00	N002°00'00"E
L7	24.10	N89°33'09"W
L8	7.79	S89°33'09"E
L9	10.00	S89°33'09"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	360.59	1524.20	1°47'34"	180.31	N03°22'57"E
C2	38.33	25.00	87°50'11"	24.08	S45°31'36"W
C3	64.94	1524.20	0°19'22"	32.47	N04°07'03"E
C4	130.01	1524.20	0°38'47"	65.01	N03°37'58"E
C5	141.57	1524.20	0°42'14"	70.78	N02°37'28"E
C6	5.95	1524.20	0°01'46"	2.97	N02°37'14"E
C7	24.07	1524.20	0°07'11"	12.04	N02°32'45"E

PRM STATE PLANE COORDINATE			
POINT	NORTHING	EASTING	SCALE
1	1728447.05	591812.92	0.999945922
2	1728444.10	592183.71	0.999945868
3	1728374.11	592183.24	0.999945868
4	1728373.55	592253.24	0.999945858
5	1727165.88	592245.25	0.999945850
6	1727166.22	592174.34	0.999945869
7	1727175.82	591753.66	0.999945931
8	1727204.85	591725.48	0.999945935
9	1728087.12	591791.60	0.999945926





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NOTES RELATING TO PLAT PROPERTY INFORMATION REPORT DATED
APRIL 8TH, 2025 AT 8:00AM BY FIRST AMERICAN TITLE INSURANCE COMPANY

- [illegible]

REVISED 4-10-25 UPDATED PLAT PROPERTY INFORMATION
REPORT DATED 4-8-2025

REVISED 3-26-25 PLAT PROPERTY INFORMATION NOTE:
PID#S AND RIGHT OF WAY LINEWORK WITH DIMENSIONS

BOUNDARY SURVEY

BOUNDARY SURVEY

LIBERTY CROSSING.

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

A.M. GAUDET & ASSOCIATES INC.

P.O. BOX 4073-4709 SE 102nd PL. STE 3 BELLEVUE, FLO
PHONE: 352-245-2708 FAX: 352-245-2888

Job No.: 20-015	Drawing: 20015PS	Scale: 1"= 10'
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Drawn by: AMG	Approved by: AMG	
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SHEET NO	OF	SHEET
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This plot has been produced for the purposes and uses of the

client named herein, his agents or assigns. Any reproduction of this plot, in total or part, by any method, without authorization or approval of said client or this company is strictly forbidden.

CERTIFY TO:
STEPHEN GREENE AND NOEL NATION, AS SUCCESSOR CO-TRUSTEES UNDER THE 358
ACRE LAND TRUST DATED FEBRUARY 4TH, 2004; TODD B. RUZIKANYAN, INDIVIDUALLY
AND AS TRUSTEE; SEVEN ELEVEN OCALA, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
THE PINES APARTMENTS OF PALM BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
BOGART PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
VILLAGE GARDEN APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD SURVEY: OCTOBER 15TH, 2024

Digitally signed by
Andrus M Gaudet
Date: 2025.04.11
'12:40:49 -04'00



A.M. GAUDET & ASSOCIATES, INC. LB# 7158
ANDRUS M. GAUDET
REGISTERED LAND SURVEYOR # 5316
STATE OF FLORIDA