

June 27, 2024

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

PROJECT NUMBER: 2024020037

APPLICATION: FINAL PLAT #31189

- 1 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.3.1.C(15)(e) - [External Roads Access Prohibition Note provided?]
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: n/a
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS:
- 5 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:
- 6 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.D - Distances shown on the plat shall be shown as ground distances and noted as such
STATUS OF REVIEW: NO
REMARKS: Please note.
- 7 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.2.1.F - Provide north arrow and graphic drawing and written scale
STATUS OF REVIEW: NO
REMARKS: Please provide written scale.
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.2.B - Final Plat fee of \$319.00 + (\$5.00 x per lot) made payable to Marion County BCC
STATUS OF REVIEW: NO
REMARKS: 3/26/24-fee due with resubmittal - sk
- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.4.H - Maintenance agreement

STATUS OF REVIEW: NO

REMARKS:

10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.4.A - Improvement agreement with cost estimate

STATUS OF REVIEW: NO

REMARKS:

11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(5) - Statement of itemized cost estimate for Improvement or Maintenance Agreement

STATUS OF REVIEW: NO

REMARKS:

12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.19.4.A - All improvements are completed & as built inspection complete

STATUS OF REVIEW: NO

REMARKS:

13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.18.4.E - Indemnification agreement

STATUS OF REVIEW: NO

REMARKS:

14 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 parcel being revised by this plat.

15 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity

STATUS OF REVIEW: NO

REMARKS: The LDC requires that the plat include a "Statement identifying legal body responsible for maintenance and management of common areas and improvements". Please identify how stormwater runoff will be accommodated when the parcel develops and identify the entity that will be responsible for the maintenance of the stormwater system.

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.3.1.C(12) - If any portion of the property in the FEMA FIRM

STATUS OF REVIEW: NO

REMARKS: If the FEMA flood zone has not been removed by map amendment, the flood zone needs to be shown on the plat. Please confirm.

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.3.1.C(15) - Off-Site Stormwater Reference

STATUS OF REVIEW: NO

REMARKS: See comment under "2.12.38 - Stormwater Maintenance Entity"

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(10) or (15)(a) - Land Use Listed w/Developer Agreements

STATUS OF REVIEW: NO

REMARKS: 1) Correct the Cover Sheet zoning notation information to read as follows:

"FUTURE LAND USE DESIGNATION: COMMERCIAL (COM)

ZONING CLASSIFICATION: CONDITIONAL COMMUNITY BUSINESS (B-2), per Marion County Resolutions 1989-R-113 (Zoning Case No. 04-8911-4/19891104Z) and 91-R-113 (Zoning Case No. 19910511Z) for the Conditional Zoning information."

2) Delete the other zoning classification information listed (minimum lot area, minimum lot width, maximum building height, maximum floor area ratio, and the all of the setback information) as that is not required for the plat and is subject to potential change over time.

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(14) - Intent & Purpose of All Tracts Identified

STATUS OF REVIEW: NO

REMARKS: The plat references the historic improper divisions of the Kingsland County Estate Tract B as "parcel 24" and "parcel 25" will be combined into a single platted site proposed to be referred to as "Parcel 1". Please revise the proposed title to identify the site as "Lot 1" and revise the Cover Sheet Advisory Notice #4 to reference Lot 1 (rather than Parcel 1), to be consistent with the specific LDC note requirement and limit the potential confusion related using "parcel" as a reference given the historic references shown on the plat.

20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(15)(___) - [Springs Protection Note Provided?]

STATUS OF REVIEW: NO

REMARKS: Revise the plat to include the following Advisory Note on the Plat Cover Sheet:
"This site is located within Marion County's Secondary Springs Protection Zone."

21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.C(15)(h)/1.8.2.C(6) - Concurrency OK or Deferral Note provided?

STATUS OF REVIEW: NO

REMARKS: Revise the plat to include the following Advisory Note on the Plat Cover Sheet:
"This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to Site Plan, and/or Building Permit review."

22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.3.1.D(1)(b)2 - [Public Use/Access Easement for Private Roads/CPAE?]

STATUS OF REVIEW: NO

REMARKS:

23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: 1) Preliminary Plat required unless formal LDC Waiver obtained to "skip" directly to Final Plat.

2) Revise/correct the reference for the lands northeast of the site - they are now part "BW SR 200" Subdivision recorded in Marion County Plat Book 14, Pages 195-196, that is a replat of a portion of tract B of Kingsland County Estates, Plat Book L, Pages 3-6.

3) Please confirm the plat's font/point size will remain legible upon reduction to an 11" x 17" print size. The proposed plat's original 36" x 24" size is not readily printable for reproduction for subsequent referencing which is a significant concern.

24 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Street names match 9-1-1 road names

STATUS OF REVIEW: NO

REMARKS: Sheet 2 of 23-0865 RE-PLAT SUR-Plat has SW HWY 200 labeled incorrectly as SW State Road 200 and SW 100th Street labeled incorrectly as Kingsland Country Drive.

25 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 2/26/24 - A traffic study is required. No traffic study has been submitted or approved. A review can't take place without the traffic study.

26 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.C -Owner and applicants name

STATUS OF REVIEW: NO

REMARKS: Please provide on cover sheet.

27 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: Not provided on drawings provided. Should be listed as Commercial FLU and B-2 Zoning for adjacent properties. Land Use on application should be Commercial.

28 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: NO

REMARKS: No buffering proposed, will require a type C buffer along SR 200 ROW.

29 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 buffer type, width, and location on plan

30 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas

STATUS OF REVIEW: NO

REMARKS: Show MFLA areas and calculations

31 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:

32 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 2.19.2.H - Legal documents

STATUS OF REVIEW: NO

REMARKS:

33 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: 6.3.1.C(15)(d) - Covenants, restrictions, or reservations

STATUS OF REVIEW: NO

REMARKS:

34 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:

35 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:

36 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:

37 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:

38 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

AR31189

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 06/24/2024 Parcel Number(s): 3501-200-024 & 3501-200-025 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: CORTA - OCALA WEST - PARCELS 24 & 25 Commercial ☒ Residential ☐
Subdivision Name (if applicable): A PORTION OF TRACT B, KINGSLAND COUNTRY ESTATES UNIT NO. 1
Unit _____ Block B Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): CORTA OCALA 200, LLC
Signature: _____
Mailing Address: 1112 1ST STREET City: NEPTUNE BEACH
State: FL Zip Code: 32266 Phone # 404-625-5119
Email address: cpresnick@cortadev.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): CHW, AN NV5 COMPANY Contact Name: CLINTON N. RICKNER, P.S.M.
Mailing Address: 2100 SE 17TH STREET SUITE 802 City: OCALA
State: FL Zip Code: 34471 Phone # 352-359-3263
Email address: CLINT.RICKNER@NV5.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Sec. 2.17.1. - Preliminary Plat
Reason/Justification for Request (be specific): There are no current plans to improve the properties at this time, looking to replat the 2 existing tracts into 1 buildable lot for use in the future. Can not do a lot combination as they are part of an existing subdivision and have been subdivided previously.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____



**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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Sec. 2.18.1 - Improvement Plan

Reason/Justification for Request (be specific): There are no current plans to improve the property, there are no existing structures on either properties at this time. An existing Boundary and Topographic survey were included on the initial Final Plat submission. The purpose of this replat is to make the property buildable in the future.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Beta Map It+



200ft

2023-12-19A

[Click here for Legal Disclaimer](#)

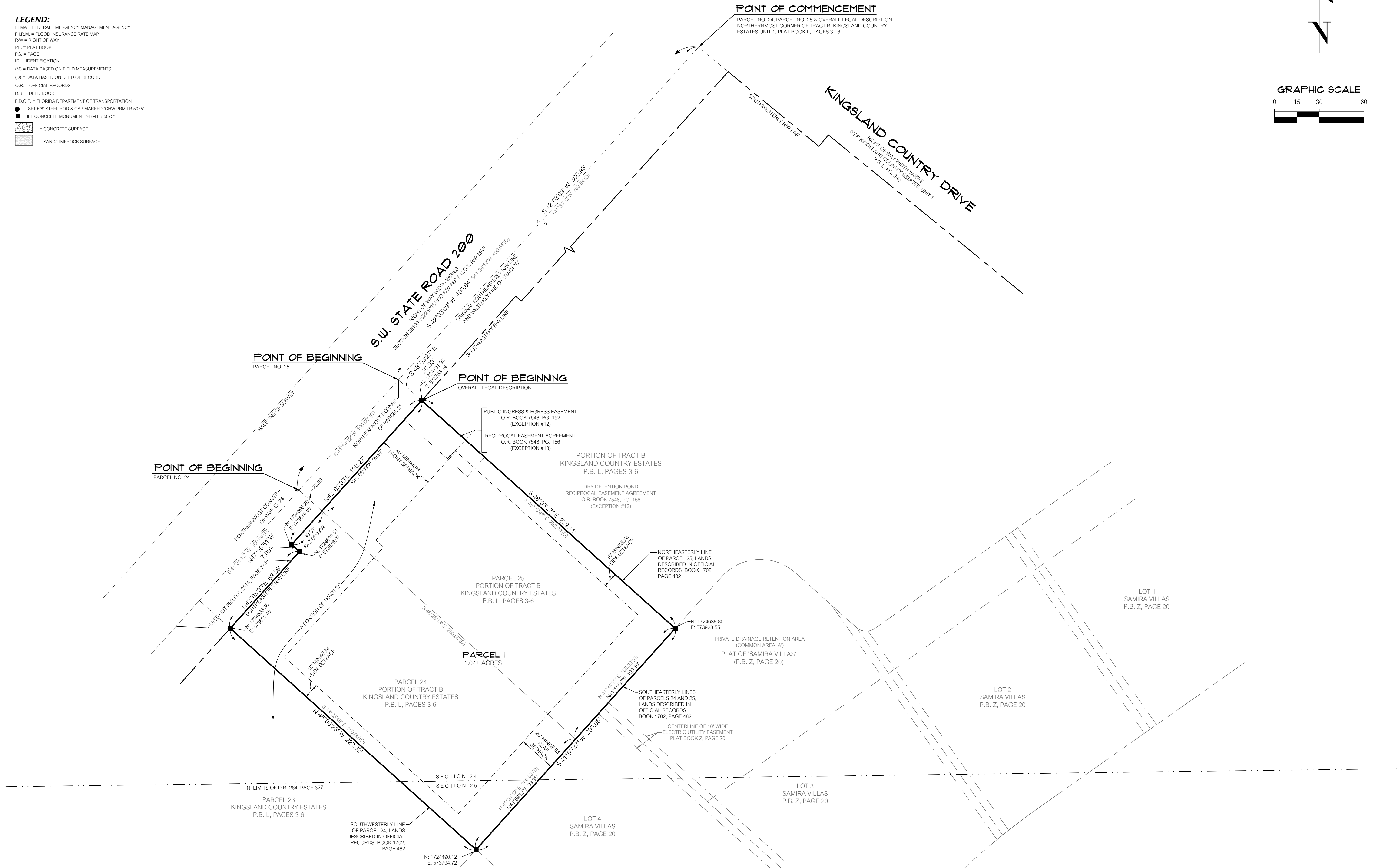
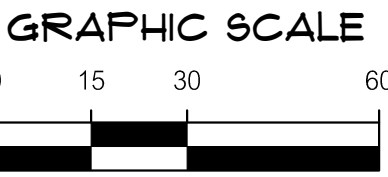
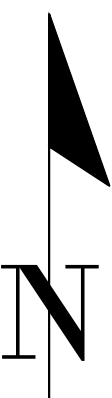
OCALA WEST - PARCELS 24 & 25
A REPLAT OF A PORTION OF TRACT "B" OF KINGSLAND COUNTRY ESTATES UNIT 1
AS RECORDED IN PLAT BOOK "L", PAGE 6 OF THE PUBLIC
RECORDS OF MARION COUNTY, FLORIDA
SITUATED IN SECTIONS 24 & 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA



11901 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA**
CA-5075

PLAT BOOK __, PAGE __
SHEET TWO OF TWO

- LEGEND:**
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
RW = RIGHT OF WAY
PB. = PLAT BOOK
PG. = PAGE
ID. = IDENTIFICATION
(M) = DATA BASED ON FIELD MEASUREMENTS
(D) = DATA BASED ON DEED OF RECORD
O.R. = OFFICIAL RECORDS
D.B. = DEED BOOK
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
● = SET 5/8" STEEL ROD & CAP MARKED "CHW FRM LB 5075"
■ = SET CONCRETE MONUMENT "PRM LB 5075"
▨ = CONCRETE SURFACE
▩ = SAND/UMEROCK SURFACE



Tech: Mike; Plot Date: Feb. 08, 2024 2:59pm Filename: N:\2023\3-0885\01_Survey\DWG\3-0885-01.parcel 24 and 25 replat-adjusted-recover.dwg

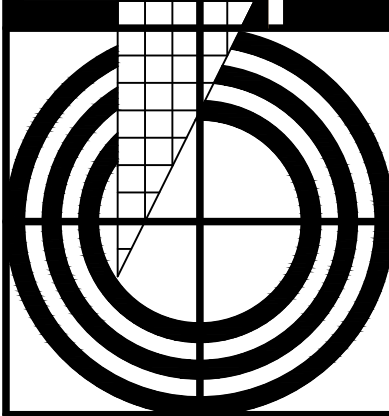
DATE	REVISIONS
12-28-23	NEW TITLE & CERTIFICATIONS

PREPARED FOR: COREMARK GROUP, LLC 392 MAIN STREET, WYCKOFF, NJ 07481	ADDRESS: UNASSIGNED XXXX STATE ROAD 200 OCALA, FL 34476
--	---

CRAIG WATSON AND ASSOCIATES LLC

PROFESSIONAL SURVEYING MAPPING

130 S INDIAN RIVER DRIVE - SUITE 202 - FORT PIERCE, FLORIDA 34950
O 772-334-0867 C 772-260-0249 EMAIL craig.watson@live.com



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

DATE:	09-29-23
SCALE:	1" = 20'
DWG. BY:	C.D.W.
CHECKED BY:	C.D.W.
JOB NUMBER:	23106

SHEET NUMBER
1 OF 1

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
ALTA / NSPS LAND TITLE SURVEY
BEING A PORTION OF TRACT 'B'
KINGSLAND COUNTRY ESTATES UNIT 1, PLAT BOOK L, PAGE 6
MARION COUNTY, FLORIDA
LYING IN SECTIONS 24 and 25 - TOWNSHIP 16 SOUTH - RANGE 20 EAST

LEGAL DESCRIPTION:

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

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

AND

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

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

TITLE REVIEW:

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

SCHEDULE B - SECTION II

- 6. STANDARD EXCEPTIONS, NOT ADDRESSED.
- ALL MATTERS CONTAINED ON THE PLAT OF KINGSLAND COUNTRY ESTATES UNIT 1, AS RECORDED IN PLAT BOOK L, PAGES 3 THROUGH 6, PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY (BEING A PORTION OF TRACT B) WITH NO PLOTTABLE EASEMENTS.
- EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 164, PAGE 450, PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.
- EASEMENT TO FLORIDA POWER CORPORATION CONTAINED IN OFFICIAL RECORDS BOOK 264, PAGE 327, PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.
- RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 467, PAGE 134, OFFICIAL RECORDS BOOK 469, PAGE 534, OFFICIAL RECORDS BOOK 1328, PAGE 957, OFFICIAL RECORDS BOOK 1353, PAGE 1723, OFFICIAL RECORDS BOOK 1783, PAGE 1378, TOGETHER WITH AND AS AFFECTED BY OFFICIAL RECORDS BOOK 7270, PAGE 1390 AND OFFICIAL RECORDS BOOK 7271, PAGE 996 PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.
- EASEMENT TO SUMTER ELECTRIC CONTAINED IN OFFICIAL RECORDS BOOK 1217, PAGE 1060, PUBLIC RECORDS MARION COUNTY, FLORIDA, - DOES NOT AFFECT THE SUBJECT PROPERTY.
- PUBLIC INGRESS AND EGRESS EASEMENT TO MARION COUNTY IN OFFICIAL RECORDS BOOK 7548, PAGE 152, PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED SURVEY MAP.
- RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS IN OFFICIAL RECORDS BOOK 7548, PAGE 156, PUBLIC RECORDS MARION COUNTY, FLORIDA, - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE ATTACHED SURVEY MAP.
- ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CH. 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY, - NOT A SURVEY MATTER.

FLOOD ZONE:

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

WETLAND NOTE:

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

SURVEYOR'S CERTIFICATION:

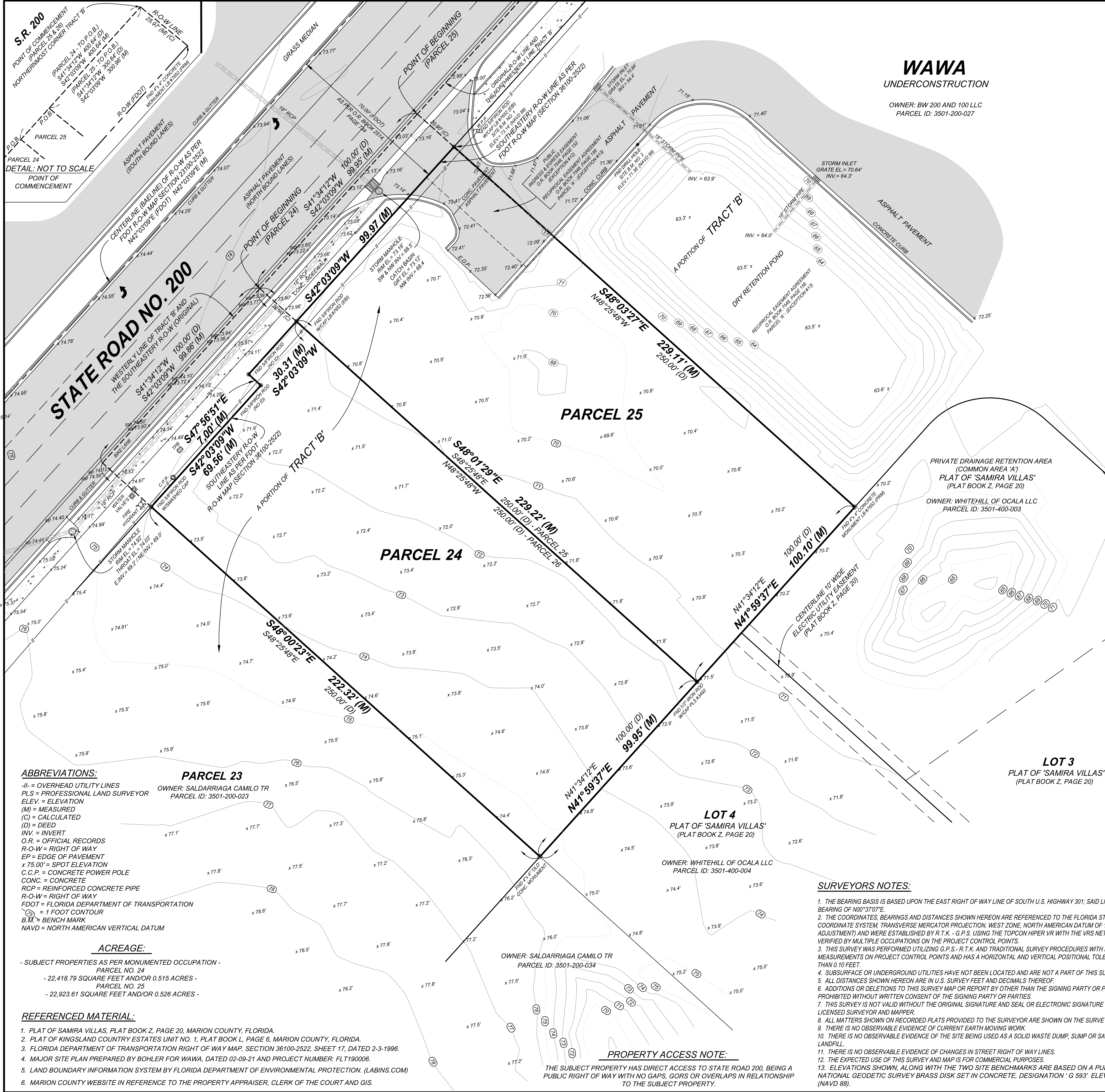
TO: CORTA OCALA 200, LLC
INVESTMENT TITLE OF FL LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS, EFFECTIVE DATE OF FEBRUARY 23, 2021, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 9, 10, 13, 14, 16 AND 19 OF TABLE 'A' THEREOF AND MEETS THE APPLICABLE CODES AS SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 2023.
SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

WAWA
UNDERCONSTRUCTION

OWNER: BW 200 AND 100 LLC
PARCEL ID: 3501-200-027



ABBREVIATIONS:
-IL- = OVERHEAD UTILITY LINES
-PLS- = PROFESSIONAL LAND SURVEYOR
ELEV. = ELEVATION
(M) = MEASURED
(C) = CALCULATED
(D) = DEED
INV. = INVERT
O.R. = OFFICIAL RECORDS
R-O-W = RIGHT OF WAY
EP = EDGE OF PAVEMENT
x 75.00' = SPOT ELEVATION
C.C.P. = CONCRETE POWER POLE
CONC. = CONCRETE
RCP = REINFORCED CONCRETE PIPE
R-O-W = RIGHT OF WAY
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
= 1 FOOT CONTOUR
B.M. = BENCH MARK
NAVD = NORTH AMERICAN VERTICAL DATUM

ACREAGE:
- SUBJECT PROPERTIES AS PER MONUMENTED OCCUPATION -
PARCEL NO. 24
- 22,418.79 SQUARE FEET AND/OR 0.515 ACRES -
PARCEL NO. 25
- 22,923.61 SQUARE FEET AND/OR 0.526 ACRES -

REFERENCED MATERIAL:

- PLAT OF SAMIRA VILLAS, PLAT BOOK Z, PAGE 20, MARION COUNTY, FLORIDA.
- PLAT OF KINGSLAND COUNTRY ESTATES UNIT NO. 1, PLAT BOOK L, PAGE 6, MARION COUNTY, FLORIDA.
- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36100-2522, SHEET 17, DATED 2-3-1996.
- MAJOR SITE PLAN PREPARED BY BOHLER FOR WAWA, DATED 02-09-21 AND PROJECT NUMBER: FLT190006.
- LAND BOUNDARY INFORMATION SYSTEM BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, (LABINS.COM)
- MARION COUNTY WEBSITE IN REFERENCE TO THE PROPERTY APPRAISER, CLERK OF THE COURT AND GIS.

PROPERTY ACCESS NOTE:

THE SUBJECT PROPERTY HAS DIRECT ACCESS TO STATE ROAD 200, BEING A PUBLIC RIGHT OF WAY WITH NO GAPS, GORS OR OVERLAPS IN RELATIONSHIP TO THE SUBJECT PROPERTY.

SURVEYORS NOTES:

- THE BEARING BASIS IS BASED UPON THE EAST RIGHT OF WAY LINE OF SOUTH U.S. HIGHWAY 301; SAID LINE HAVING A BEARING OF N0°37'07"E.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT) AND WERE ESTABLISHED BY R.T.K. - G.P.S. USING THE TOPCON HIPER VR WITH THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE PROJECT CONTROL POINTS.
- THIS SURVEY WAS PERFORMED UTILIZING G.P.S. - R.T.K. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.
- SUBSURFACE OR UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES.
- THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL PURPOSES.
- ELEVATIONS SHOWN, ALONG WITH THE TWO SITE BENCHMARKS ARE BASED ON A PUBLISHED NATIONAL GEODETIC SURVEY BRASS DISK SET IN CONCRETE, DESIGNATION 'G 593' ELEVATION = 85.92' (NAVD 88).