



FREEDOM COMMONS PHASE 2

A PLANNED UNIT DEVELOPMENT

A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

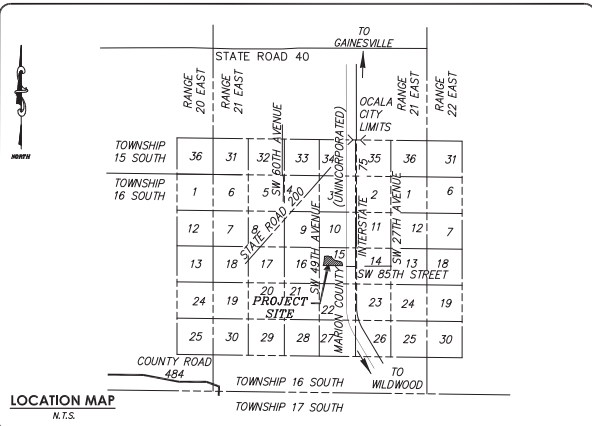
SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(9), FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, 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.
3. 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 OR IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, AND 8. 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.
7. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK _____, PAGES _____ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN MARION COUNTY OFFICIAL RECORDS.
8. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AND/OR APPROVED BY MARION COUNTY.
9. ALL PLATED 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.
10. BEARINGS ARE ASSUMED BASED ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING S.89°18'30"E.
11. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013. (NAD-83) 1990 ADJUSTMENT. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCES.
12. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
13. CURRENT ZONING IS R-1 (SINGLE-FAMILY DWELLING), CURRENT LAND USE IS MEDIUM RESIDENTIAL.
14. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
15. ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12003C0702E, MARION COUNTY, FLORIDA DATED APRIL 19, 2015, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOOD HAZARD, THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODING LIMITS AS THEY MAY BE ADJUSTED FROM TIME TO TIME AS DETERMINED BY FEMA.
16. THIS PLAT CONTAINS 166 LOTS, 5 TRACTS AND 1.75MILES OF ROAD.
17. PROPOSED ROADS, SIGNAGE AND DRAINAGE WILL BE PRIVATELY OWNED AND MAINTAINED BY FREEDOM COMMONS PHASE 2 COMMUNITY ASSOCIATION.
18. ALL DENSITIES AND USES SHOWN HEREON ARE CONSISTENT WITH THE APPROVED D.R.I.
19. WATER SERVICE ARE BEING PROVIDED THROUGH UTILITIES DEPARTMENT THROUGH AGREEMENT WITH TRADEMANS UTILITIES AND SEWER SERVICES ARE BEING PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
20. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
21. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS.
22. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT, WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 10 FOOT DRAINAGE, ACCESS, AND UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
23. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION, THE HOMEOWNERS ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
24. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES, FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTIES HAS NOT BEEN OBTAINED, THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED A TO LATER DEVELOPMENT REVIEW STAGE.
25. THE DETENTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THE PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN, AND/OR ESTABLISHED BY, THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 7 ABOVE, INCLUDING SUPPLEMENTS THERETO, AND ADDITIONAL USES MAY BE PERMITTED IF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS, AS SUPPLEMENTED.
26. THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 903.14, FLORIDA STATUTES.
27. ADVISORY NOTICE - THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES 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 OFFSET COSTS INCURRED WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
28. TRACTS C, D, AND E DESCRIBED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.

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 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471



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.

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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2022 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: CARL ZALAK, III, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FREEDOM COMMONS DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "FREEDOM COMMONS PHASE 2", BEING IN THE CITY OF OCALA, MARION COUNTY, FLORIDA AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: THE STORMWATER AND DRAINAGE EASEMENTS AND/OR TRACTS DESIGNATED HEREON SHALL BE PRIVATE PROPERTY AND ARE HEREBY DEDICATED TO "FREEDOM COMMONS HOMEOWNERS' ASSOCIATION, INC." ESTABLISHED FOR THIS COMMUNITY, PROVIDED HOWEVER, THAT THE SAME SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH. THE CITY OF OCALA IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID STORMWATER AND DRAINAGE FACILITIES 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. THAT THE UTILITY EASEMENTS SHOWN OR NOTED ARE GRANTED TO "FREEDOM COMMONS HOMEOWNERS' ASSOCIATION, INC." ESTABLISHED FOR THIS COMMUNITY FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF FORCE MAINS, WATER LINES, REUSE WATER LINES, GRABTY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE FURTHER RESERVED EXCLUSIVELY FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.

TRACT "A" IS SHOWN ON THE PLAT IS HEREBY RESERVED AS A PRIVATE ROAD FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS. THE DEVELOPER AND MASTER ASSOCIATION, INC. HEREBY GRANT AND RESERVE A PERPETUAL, NON-EXCLUSIVE PRIVATE EASEMENT OVER AND ACROSS TRACT "A" FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT, AND THEIR RESPECTIVE INVITEES; (C) EACH NOT-FOR-PROFIT ASSOCIATION FROM TIME TO TIME GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. THE MASTER ASSOCIATION IS THE OPERATIONAL AND MAINTENANCE ENTITY FOR TRACT "A".

TRACT "B" SHOWN ON THE PLAT SHALL BE PUBLIC PROPERTY AND IS HEREBY RESERVED AS A PUBLIC ROAD FOR VEHICULAR, GOLF CART, AND PEDESTRIAN INGRESS AND EGRESS. TRACT "B" MAY ALSO BE USED FOR UTILITIES (SUBJECT TO NOTE 15 HEREIN), SECURITY IMPROVEMENTS SUCH AS SECURITY GATES, AND SIGNAGE. TRACT "B" AND ANY IMPROVEMENTS THEREON SHALL NOT BE PART OF THE MARION COUNTY, FLORIDA PUBLIC TRANSPORTATION SYSTEM. TRACT "B" IS HEREBY DEDICATED TO THE "ROAN HILLS HOMEOWNERS ASSOCIATION, ESTABLISHED FOR THIS SUBDIVISION AND THE "ROAN HILLS HOMEOWNERS ASSOCIATION, INC." SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING TRACT "B" AND ALL IMPROVEMENTS CONTAINED THEREIN. THE DEVELOPER RESERVES OWNERSHIP OF TRACT "B" AS PROVIDED IN NOTE 7.

TRACT "C", TRACT "D", AND TRACT "E", ARE HEREBY RESERVED FOR DRAINAGE, UTILITIES, LANDSCAPING, BUFFERS, OPEN SPACE, RECREATION SIGNAGE AND MAINTENANCE AND ARE HEREBY DEDICATED TO AND CONVEYED IN FEE SIMPLE TITLE TO AND TO BE MAINTAINED BY THE "FREEDOM COMMONS PHASE 2 HOMEOWNERS' ASSOCIATION, INC." ESTABLISHED FOR THIS COMMUNITY. DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED AS PRIVATE TO THE FREEDOM COMMONS PHASE 2 OWNERS ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS AND EASEMENTS 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.

TRACT "C" IS HEREBY DEDICATED PUBLICLY AS A LIFT STATION SITE TO BE CONVEYED IN FEE SIMPLE TITLE TO AND TO BE MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

WITNESSES:

DEVELOPER AND OWNER:
FREEDOM COMMONS DEVELOPMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ADDRESS: _____

WITNESS SIGNATURE: _____
PRINT NAME: _____ BY: _____

WITNESS SIGNATURE: _____ AS REGISTERED AGENT FOR
FREEDOM COMMONS DEVELOPMENT, LLC.
PRINT NAME: _____

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 _____, 2023 BY JEAN MALCOLMSON, AS ASSISTANT SECRETARY OF HRM SERVICES, INC., AS REGISTERED AGENT FOR CAL HEARTSTONE LOT OPTION POOL 01, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE COMPANY.

NOTARY PUBLIC

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED: _____ PRINT NAME: _____
NOTARY SEAL: _____

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "FREEDOM COMMONS PHASE 2" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2023 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

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