

February 28, 2025

PROJECT NAME: EMERSON POINTE ( AKA: DR HORTON @ NE 35TH ST)

PROJECT NUMBER: 2021060094

APPLICATION: REZONING TO PUD WITH MASTER PLAN #32451

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Rezoning to PUD with master plan  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Sewer/Central Water
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: 2.6.25- MCU service area. Being served by City of Ocala Utilities per previous plan approval.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: 2.6.25- MCU service area. Being served by City of Ocala Utilities per previous plan approval.
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: INFO  
REMARKS: Staff met with applicant regarding changes to Emerson Pointe phase I - staff supports changes to Phase I.  
All other changes were not discussed
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 2/18/25-add waivers if requested in future
- 7 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. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Rezoning to PUD with master plan  
STATUS OF REVIEW: INFO

REMARKS: 2/19/25 - The approved traffic study indicated a buildout date of 2025 and found the project driveway at NE 35th Street warranted an eastbound right turn lane with a length of 155' with a 50' taper and a westbound left turn lane of 205' with a 50' taper. The approved preliminary plat (AR 31172) on sheet 03.02 and the improvement plan under review for Emerson Pointe Phase 2 (AR 31173) on sheet 04.02 has a notation, "See separate future roadway improvement plans". However, no such offsite improvement plan can be located and is required as a condition of approval.

9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: 1. Existing trees to be used in buffers shall be assessed for health and condition - many appear dead or dying in pictures 2. Shrubs and Groundcovers shall be included in all buffers types, Except E1 & E2, which are in Phase I. 3. Ornamental trees used in buffer shall provide continuous screening, deciduous types shall be used sparingly 4. All required shade trees to be 3.5" cal. at installation 5. Details callout supplemental trees as needed, but indicate ornamental trees. Revise to show canopy as well. 6. Confirm buffer width along NE 19th Ave.

10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS:

11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS:

12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.D - Owner's certification with signature prior to plan approval

STATUS OF REVIEW: NO

REMARKS:

13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet

STATUS OF REVIEW: NO

REMARKS:

14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval

STATUS OF REVIEW: NO

REMARKS:

15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.

STATUS OF REVIEW: NO

REMARKS:

16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp

STATUS OF REVIEW: NO

REMARKS:

17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.I - Index of sheets and numbering

STATUS OF REVIEW: NO

REMARKS:

18 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.11 - Turn lanes

STATUS OF REVIEW: NO

REMARKS: 2/19/25 - The approved traffic study indicated a buildout date of 2025 and found the project driveway at NE 35th Street warranted an eastbound right turn lane with a length of 155' with a 50' taper and a westbound left turn lane of 205' with a 50' taper. No offsite improvement plan can be found for this and is required prior to approval.



Marion County Board of County Commissioners

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

STAFF/OFFICE USE ONLY

Table with 2 columns: Case No., AR No., PA: and empty rows for data entry.

PARCEL ACCOUNT NUMBERS: Refer to attached list

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan \_\_\_ Master Plan X

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to PUD (PLANNED UNIT DEVELOPMENT) from: Amend previously approved master plan concerning the perimeter buffers.

Property Address: Take NE 25th Avenue to NE 35th Street, Turn L to subject property on L

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 62.84 +/- Maximum Proposed Residential Units: 251 (# SFR 251 # MF \_\_\_)

Maximum Non-Residential (Commercial or Industrial) Acreage: NONE

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Emerson Pointe Development, LLC
Property Owner name (please print)
4349 SE 20th Street
Mailing Address
Ocala, FL 34471
City, State, Zip Code
352-239-0683
Phone Number (include area code)
mattfabian@gmail.com
E-Mail Address (include complete address)

Tillman & Associates Engineering, LLC
Applicant/Agent Name (please print)
1720 SE 16th Avenue, Bldg 100
Mailing Address
Ocala, FL 34471
City, State, Zip Code
352-387-4540
Phone Number (include area code)
PERMITS@TILLMANENG.COM
E-Mail Address (include complete address)

Signature\* (with handwritten signature)

Signature (with handwritten signature)

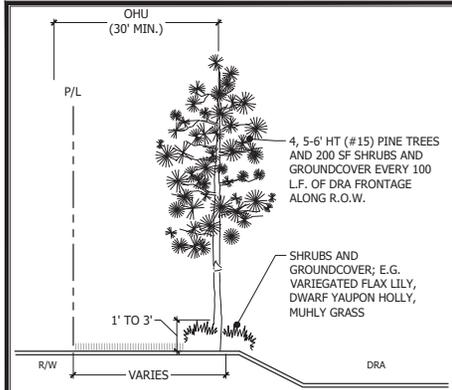
\*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

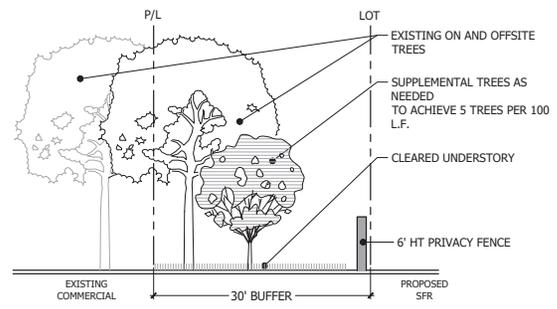
STAFF/OFFICE USE ONLY

Table with 5 columns: Project No., Code Case No., Application No., Rcvd by, Rcvd Date, FLUM, AR No., Rev: 12/21/23

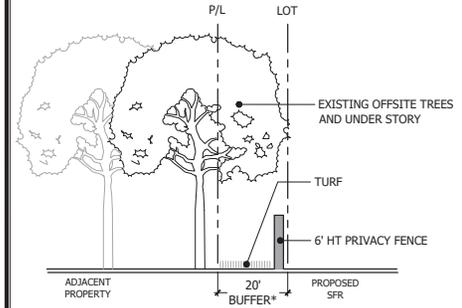




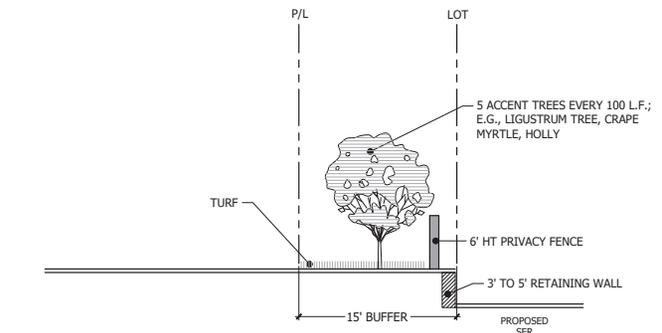
**STORMWATER AREA LANDSCAPE (SEC 6.13.3)**  
NOT TO SCALE



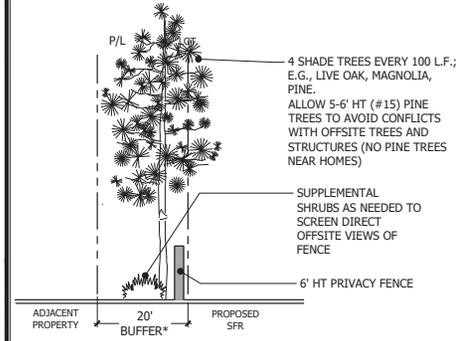
**MODIFIED TYPE 'A' BUFFER**  
NOT TO SCALE



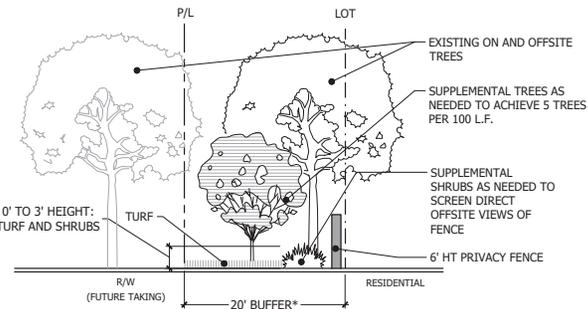
**MODIFIED TYPE 'E1' BUFFER**  
NOT TO SCALE



**MODIFIED TYPE 'C1' BUFFER**  
NOT TO SCALE



**MODIFIED TYPE 'E2' BUFFER**  
NOT TO SCALE



**MODIFIED TYPE 'C2' BUFFER**  
NOT TO SCALE

**BUFFER NOTES:**

- MODIFIED TYPE 'A' BUFFER:**  
BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITH A 6' HT PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FIVE TREES (EXISTING + PROPOSED) FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.
- MODIFIED TYPE 'C1' BUFFER:**  
BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITH A 6' HT PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FIVE ACCENT TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.
- MODIFIED TYPE 'C2' BUFFER:**  
BUFFER SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A 6' HT PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FIVE TREES (EXISTING + PROPOSED) FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. THE SHRUBS SHALL BE PROVIDED AS NEEDED TO SCREEN DIRECT OFFSITE VIEWS OF FENCE.
- MODIFIED TYPE 'E1' BUFFER:**  
BUFFER SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A 6' HT PRIVACY FENCE. THE BUFFER SHALL CONTAIN FOUR SHADE TREES EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF L.F. ALLOW 5-6' HT (#15) PINE TREES TO AVOID CONFLICTS WITH OFFSITE TREES AND STRUCTURES (NO PINE TREES NEAR HOMES). THE SHRUBS SHALL BE PROVIDED AS NEEDED TO SCREEN DIRECT OFFSITE VIEWS OF FENCE.
- MODIFIED TYPE 'E2' BUFFER:**  
BUFFER SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A 6' HEIGHT PRIVACY FENCE, ALONG OFFSITE WOODED LOT.

1. ALL EXTERIOR BUFFERS SHALL ADHERE TO THIS APPROVED PUD CONCEPT PLAN. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
2. PERIMETER BUFFERS ARE NOT REQUIRED IF, AT TIME OF SITE DEVELOPMENT, ADJACENT PARCELS ARE OWNED BY DEVELOPER OR A RELATED ENTITY, OR HAVE THE SAME USE OF LAND.
3. AREAS INTERNAL TO THE P.U.D. DO NOT REQUIRE BUFFERS
4. EXISTING BUFFERS ARE EXEMPT; PLAN MAY NOT SHOW ALL EXISTING BUFFERS.
5. VIABLE EXISTING TREES AND OTHER EXISTING VEGETATION WITHIN A BUFFER SHALL BE ACCEPTABLE TO MEET BUFFER REQUIREMENTS, FOLLOWING REVIEW AND APPROVAL BY COUNTY LANDSCAPE ARCHITECT ON A CASE-BY-CASE BASIS. EXISTING TREES ARE MEASURED AND CREDITED AS DIAMETER AT BREAST HEIGHT.
6. SHADE TREES IN BUFFERS CAN CREDIT TOWARDS REQUIRED REPLACEMENT TREES AND NON-RESIDENTIAL SHADE TREE REQUIREMENTS, AS OUTLINED IN THE LDC.
7. BUFFERS ALONG POWER LINES SHALL FOLLOW THE GUIDELINES OF UF TREES AND POWER LINES CENTRAL FLORIDA TREE LIST ([HTTPS://HORT.IFAS.UFL.EDU/TREESANDPOWERLINES](https://hort.ifas.ufl.edu/treesandpowerlines)).
8. WHERE THERE IS A DISCREPANCY BETWEEN THE OVERALL BUFFER PLAN AND THESE NOTES, NOTES SHALL TAKE PRECEDENCE.
9. PRESERVED TREES CAN BE IN LIEU OF PLANTED TREES.

**COUNTY MINIMUM BUFFER WIDTH:**

- TYPE 'A' = 30'
- TYPE 'C' = 15'
- TYPE 'E' = 5'
- \* PROVIDED WIDTH EXCEEDS COUNTY MINIMUM

**MARION FRIENDLY LANDSCAPE AREA (MFLA)**

PER SEC. 2.12.25. - MARION-FRIENDLY LANDSCAPE AREAS (MFLA), LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

**SEC 6.8.5**  
MARION-FRIENDLY LANDSCAPING AREA (MFLA):  
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) IS PROHIBITED.

OUTSIDE PRIMARY SPRINGS PROTECTION ZONE = 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.

**TREE PRESERVATION**

- TREES SHALL BE PROTECTED AND REPLACED IN ACCORDANCE WITH MCLDC DIVISION 7.
- TO MEET TREE PRESERVATION REQUIREMENTS, TREES SHALL BE SURVEYED ALONG THE PERIMETER, AND PROTECTED TO REMAIN WHERE IS FEASIBLE BASED ON THE FINAL SITE LAYOUT, GRADING, AND STORMWATER DESIGN.
- POST-DEVELOPMENT INCHES PER ACRE SHALL BE 100", TO BE MET BY EXISTING RETAINED TREES AND NEW TREES IN BUFFERS, OPEN SPACE, AND ON INDIVIDUAL LOTS (AS EACH LOT IS IMPROVED). TREES ON LOTS SHALL BE CALLED FOR AS APPLICABLE IN THE REQUIRED IN HOMEOWNERS ASSOCIATION DOCUMENTS.
- TREE PRESERVATION MITIGATION REQUIREMENTS SHALL BE ON THE PROJECT AREA, EXCLUDING SINGLE-FAMILY LOTS AND THE POWERLINE EASEMENT.
- TO MEET THE REQUIRED PRE-DEVELOPMENT INCHES PER ACRE, TREE MITIGATION MAY BE ASSESSED OVERALL FOR THE TOTAL SITE, OR IN PHASES, AT THE OWNERS DISCRETION.

Marion County Approval Stamp

**William & Associates**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 16th Ave, Bldg 100, Ocala, FL 34477  
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS	
DATE	

PUD MASTER PLAN AMENDMENT  
EMERSON COUNTY, FLORIDA  
MARION COUNTY, FLORIDA  
**BUFFER & TREE PRESERVATION PLAN**

DATE	01-24-25
DRAWN BY	RV
CHECKED BY	JMM
JOB NO.	22-5127

SHT. 08.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

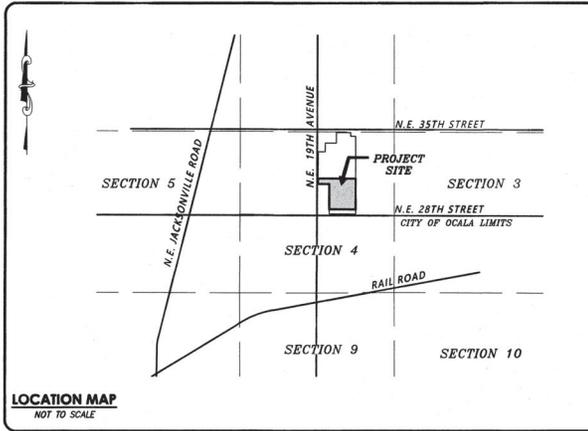




EMERSON POINTE PHASE 1 (A PLANNED UNIT DEVELOPMENT) A PORTION OF SECTION SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

- 1. A 5/8" HIGH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(1).
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(1).
3. 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 DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
4. CITY AND COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES, AND CONSTRUCTION OF IMPROVEMENTS IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
5. THIS PLAT IS 5 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.
6. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THERE ARE EASEMENTS REFERENCED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS ("DECLARATION") THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION WILL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL EASEMENTS.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. BEARINGS ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS BEING N.89-36.19" W.
9. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
10. ALL DISTANCES SHOWN HEREON ARE GROUND.
11. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
12. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS MEDIUM RESIDENTIAL.
13. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPURNO PROTECTION ZONE.
14. ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.12083C0230C, 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 BEEN IDENTIFIED HEREON AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
15. THIS PLAT CONTAINS NINETY-TWO (92) LOTS, SIX (6) TRACTS AND 0.67 MILES OF ROAD.
16. 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 PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
18. THE SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
19. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.L., WHICHEVER IS LESS.
20. EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT, WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 15 FOOT DRAINAGE, UTILITY, AND ACCESS EASEMENT ALONG THE FRONT LOT LINE, AND STREET SIDE LOT LINE. 5 FOOT DRAINAGE EASEMENT ALONG LOT AND REAR LOT LINES 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.
21. PORTION OF TRACTS "B", "C", "E" AND "F" 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.
22. ADVISORY NOTICE - 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.
23. 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.
24. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OPTICAL RECORDS BOOK 8190, PAGE 172.
25. SEPARATE INSTRUMENT SERVING AS JOINDER AND ASSIGNMENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST IN THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OPTICAL RECORDS BOOK 1441, PAGE 1421.



DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT EMERSON POINTE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "EMERSON POINTE PHASE 1", BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A AS SHOWN HEREIN, IS HEREBY RESERVED AND ESTABLISHED AS PRIVATE ROAD RIGHT OF WAY, AND IS HEREBY DEDICATED TO THE EMERSON POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, BEING THE HOMEOWNERS' ASSOCIATION ("ASSOCIATION") FOR THE SUBDIVISION. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACTS B, C, E AND F ARE RESERVED AS DRAINAGE RETENTION, STORM DRAINAGE, UTILITIES, INGRESS AND EGRESS, OPEN SPACE, ACCESS, AND LANDSCAPING TO BE OWNED AND MAINTAINED BY THE ASSOCIATION, DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED AS PRIVATE TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACT D IS HEREBY DEDICATED TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION. FEE SIMPLE TITLE TO SUCH TRACT WILL BE CONVEYED TO THE CITY PURSUANT TO A SEPARATE RECORDED INSTRUMENT.

WITNESSES: Matthew Disimile, Kristi Howson

DEVELOPER AND OWNER: EMERSON POINTE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: Matthew Disimile, Kristi Howson
ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

By: MATTHEW P. FABIAN, AS MANAGER
DEVELOPER'S ADDRESS: 4340 SW 20TH STREET, OCALA, FL 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

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 20 DAY OF SEPTEMBER, 2024 BY MATTHEW P. FABIAN, AS MANAGER OF EMERSON POINTE DEVELOPMENT, LLC ON BEHALF OF THE COMPANY.

NOTARY PUBLIC: GERARD P. DAVIS

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION
TYPE OF IDENTIFICATION PRODUCED:

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE 20 DAY OF SEPTEMBER, 2024 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

By: Michelle Stone, BOARD OF COUNTY COMMISSIONERS

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 "EMERSON POINTE PHASE 1" FOR RECORDING THIS PLAT FILED FOR RECORD THIS 20th DAY OF October, 2024, AT 11:31 AM P.M. AND RECORDED ON PAGE 102 OF PLAT BOOK 116 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

By: Gregory C. Harrell, CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, AND MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.

By: CHRISTOPHER J. HANSON, P.E.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

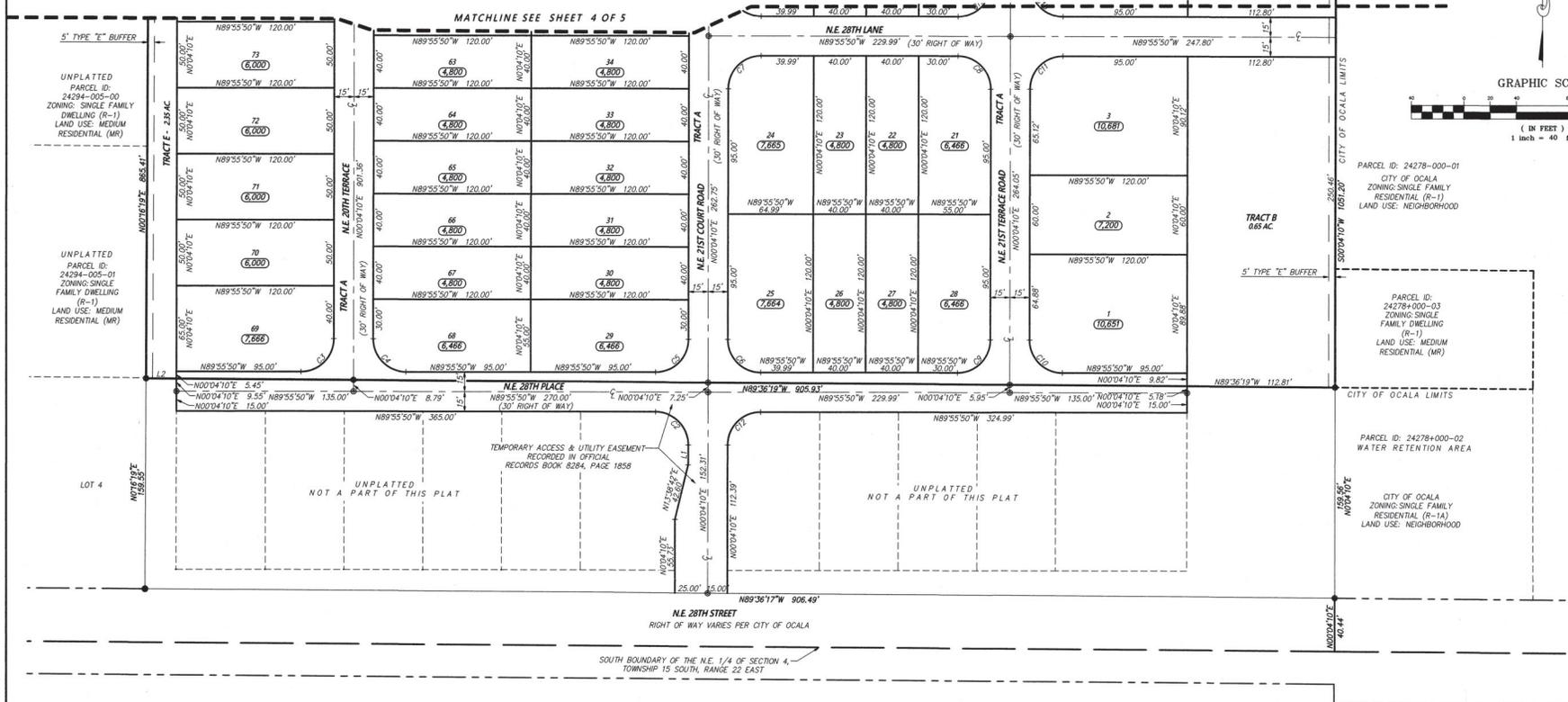
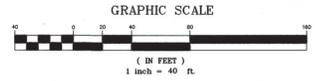






# EMERSON POINTE PHASE 1

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



- LEGEND** UNLESS OTHERWISE NOTED
- /- = NOT TO SCALE
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  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING
  - C.R. = CENTERLINE OF RIGHT OF WAY
  - O.R. = OFFICIAL RECORDS OF MARION COUNTY
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  - LS = LAND SURVEYOR
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - P.T. = POINT OF TANGENCY
  - A.E. = ACCESS EASEMENT
  - IRF = FOUND IRON ROD
  - CMF = FOUND CONCRETE MONUMENT
  - D.E. = DRAINAGE EASEMENT

- U.E. = UTILITY EASEMENT
- D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
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- (NR) = NOT RADIAL
- 8,000 = SQUARE FOOTAGE AREA
- = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT P.R.M. (LB 8071)
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**NOTE**  
THIS PLAT IS 5 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE, WITHOUT THE OTHERS, FOR DEDICATION, NOTES AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°04'10"E	15.02
L2	S89°36'19"E	23.12

CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING	CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	78.54	50.00	090°00'00"	70.71 N44°55'50"W	C14	10.05	65.00	008°51'32"	10.04 N85°30'04"W
C2	39.27	25.00	090°00'00"	35.36 N44°55'50"W	C15	41.58	65.00	036°38'51"	40.87 N62°44'52"W
C3	39.27	25.00	090°00'00"	35.36 N45°04'10"E	C16	40.44	65.00	035°38'43"	39.79 N26°38'08"W
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C10	39.27	25.00	090°00'00"	35.36 N44°55'50"W	C23	39.27	25.00	090°00'00"	35.36 N44°55'50"W
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PREPARED BY: JCH CONSULTING GROUP, INC. 428 SW 15TH STREET, OCALA, FLORIDA 34471



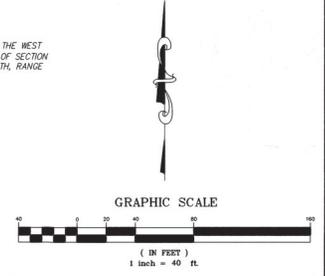
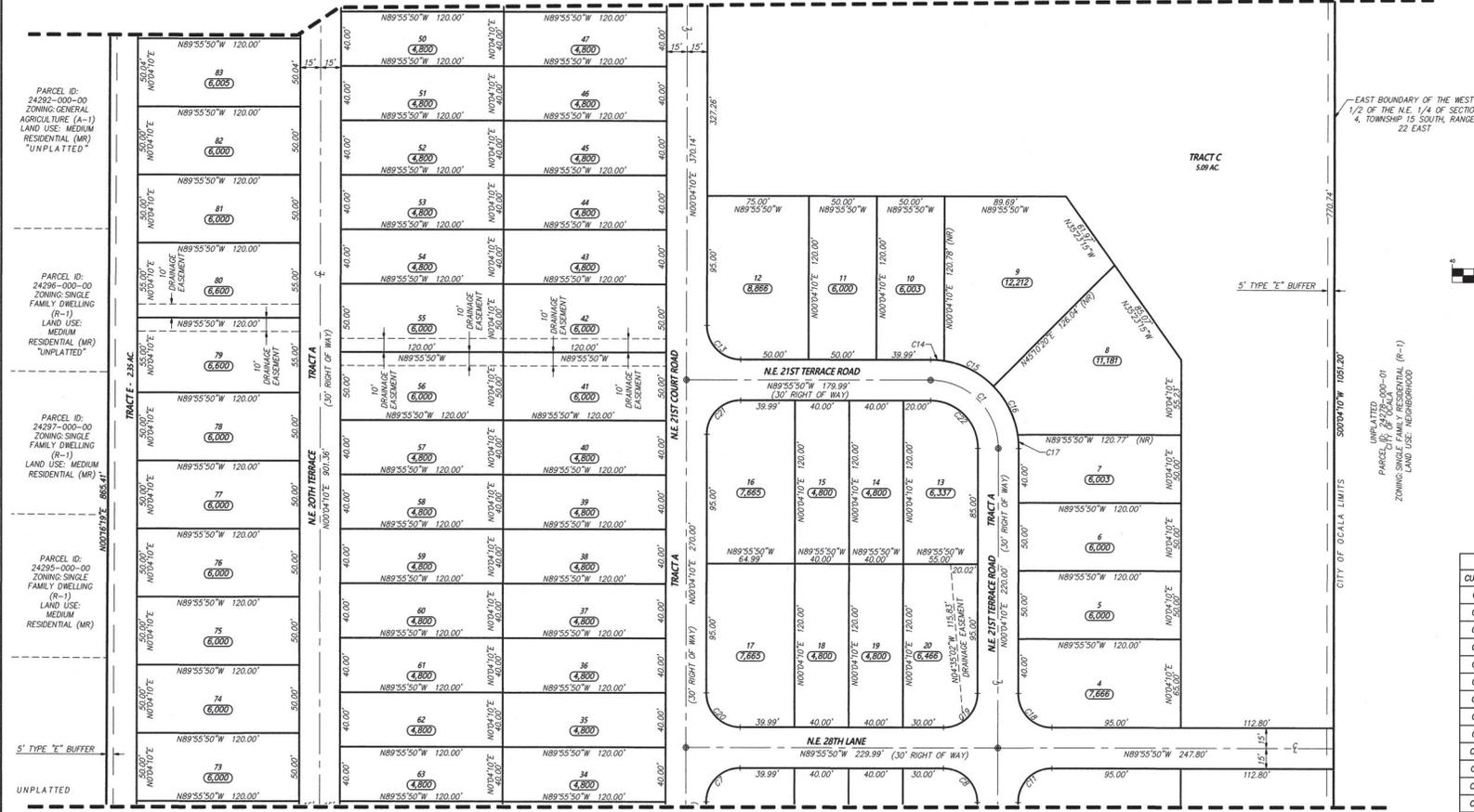
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
SURVEYING - ARCHITECTURE - ENGINEERING - DESIGN  
COURTESY LACROIX P.L.L.C. (L10)  
500 WEST HURON STREET, SUITE 200  
MARIETTA, GA 30067  
PHONE: 770.426.1100 FAX: 770.426.1101 www.jch.com

# EMERSON POINTE PHASE 1

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

PLAT BOOK 116, PAGE 105  
SHEET 4 OF 5

MATCHLINE SEE SHEET 5 OF 5



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

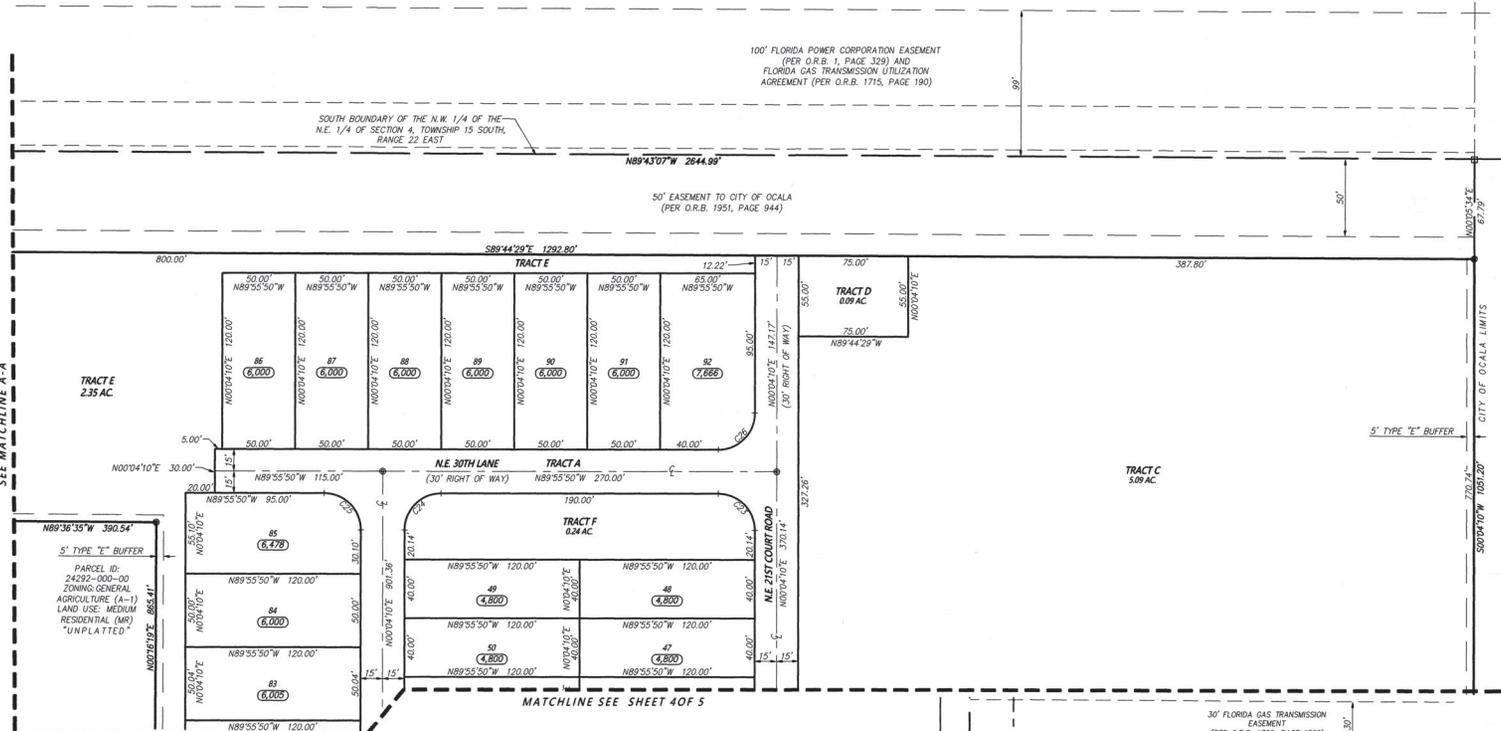


# EMERSON POINTE PHASE 1

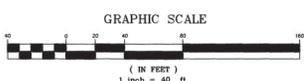
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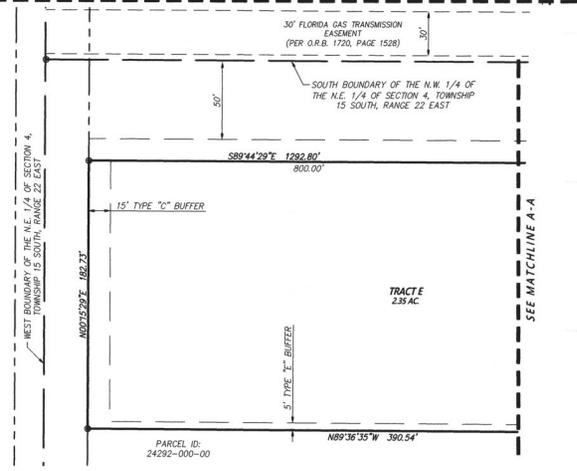
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