

March 12, 2024

PROJECT NAME: OCALA CROSSINGS SOUTH PHASE 3

PROJECT NUMBER: 2023010074

APPLICATION: FINAL PLAT #31013

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(1) - Permanent Control Points (PCPs) shall be set in accordance with § 177.091 FS
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PCP's are set.
- 2 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.5.F(3) - PCPs shall be set
STATUS OF REVIEW: INFO
REMARKS: Please inform office when PCP's are set.
- 3 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:
- 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: 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.
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Modified 10' C-Type buffer along western and southern property boundary lines.
- 7 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: 2/21/24-fee due with resubmittal - sk

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements
STATUS OF REVIEW: NO
REMARKS: (1) Lot 9 and 10 of Block P are required to have 10' wide easements on each parcel to provide 20' required for conveyance system running between them. (2) Lot 27 and 28 of Block V are required to have 10' wide easements on each parcel to provide 20' required for conveyance system running between them. (3) What is the fate of the existing drainage easements along the SW 49th Avenue Road that this plat is granting an easement over? (4) Tract B (adjacent to SW 90th Street ROW) appears utilized for drainage conveyance per the improvement plan, but it is not designated for drainage use per the dedications. If tract B is not planned for drainage use, then the easements on the backside of the adjacent lots need to be 20' wide.
- 9 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:
"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."
- 10 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: Please provide on site plan
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: NO
REMARKS: Number of dwellings increases from preliminary to final by one dwelling unit.
- 12 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:
- 13 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: need original document for recording purposes
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(4) - A certificate of title requirements
STATUS OF REVIEW: NO
REMARKS:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: NO
REMARKS: need originals for any legal documents for recording purposes
Proof of current taxes paid



**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

AR #31013

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: _____ Parcel Number(s): _____ Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: _____ Commercial _____ Residential _____
Subdivision Name (if applicable): _____
Unit _____ Block _____ 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): _____
Signature: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

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

Firm Name (if applicable): _____ Contact Name: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____
Reason/Justification for Request (be specific): _____

DEVELOPMENT REVIEW USE:

Received By: **Email 3/9/24** Date Processed: **3/11/2024** Project # **2023010074** AR # **31013**

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): _____



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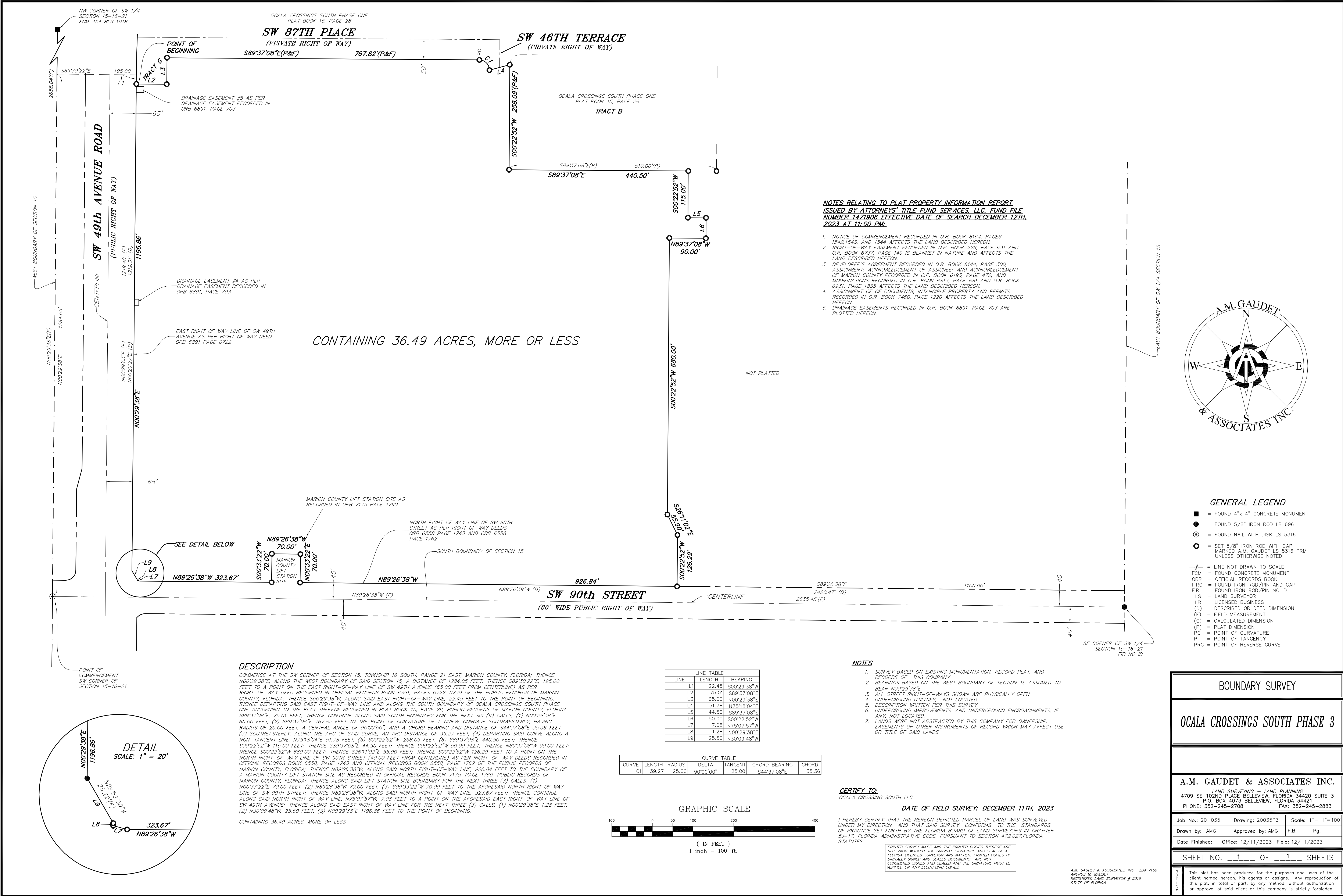
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

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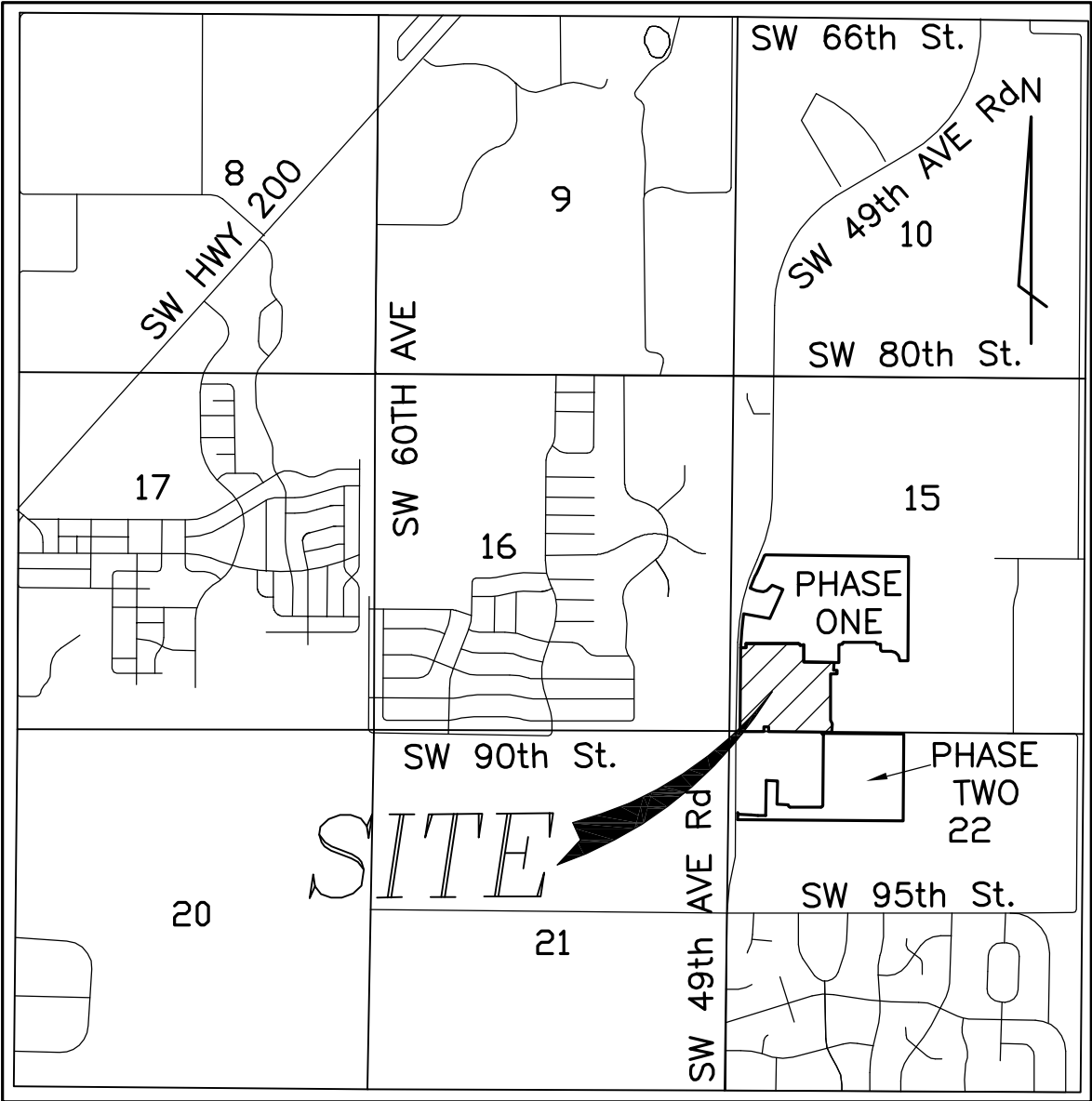
OCALA CROSSINGS SOUTH PHASE THREE

A PLANNED UNIT DEVELOPMENT
AND
A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

DESCRIPTION

COMMENCE AT THE SW CORNER OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N00°29'38"E, ALONG THE WEST BOUNDARY OF SAID SECTION 15, A DISTANCE OF 1284.05 FEET; THENCE S89°30'22"E, 195.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE (65.00 FEET FROM CENTERLINE) AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6891, PAGES 0722-0730 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S00°29'38"W, ALONG SAID EAST RIGHT-OF-WAY LINE, 22.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG THE SOUTH BOUNDARY OF Ocala Crossings South Phase One according to the plat thereof recorded in Plat Book 15, Page 28, Public Records of Marion County, Florida S89°37'08"E, 75.01 FEET; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY FOR THE NEXT SIX (6) CALLS, (1) N00°29'38"E 65.00 FEET, (2) S89°37'08"E 767.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S44°37'08"E 35.36 FEET, (3) SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, (4) DEPARTING SAID CURVE ALONG A NON-TANGENT LINE, N75°18'04"E 51.78 FEET, (5) S00°22'52"W, 258.09 FEET, (6) S89°37'08"E 440.50 FEET; THENCE S00°22'52"W 115.00 FEET; THENCE S89°37'08"E 44.50 FEET; THENCE S00°22'52"W 50.00 FEET; THENCE N89°37'08"W 90.00 FEET; THENCE S00°22'52"W 680.00 FEET; THENCE S26°11'02"E 55.90 FEET; THENCE S00°22'52"W 126.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 90TH STREET (40.00 FEET FROM CENTERLINE) AS PER RIGHT-OF-WAY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGE 1743 AND OFFICIAL RECORDS BOOK 6558, PAGE 1762 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N89°26'38"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 926.84 FEET TO THE BOUNDARY OF A MARION COUNTY LIFT STATION SITE AS RECORDED IN OFFICIAL RECORDS BOOK 7175, PAGE 1760, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID LIFT STATION SITE BOUNDARY FOR THE NEXT THREE (3) CALLS, (1) N00°33'22"E 70.00 FEET, (2) N89°26'38"W 70.00 FEET, (3) S00°33'22"W 70.00 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF SW 90TH STREET; THENCE N89°26'38"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 323.67 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N75°07'57"W, 7.08 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT THREE (3) CALLS, (1) N00°29'38"E 1.28 FEET, (2) N30°09'48"W, 25.50 FEET, (3) N00°29'38"E 1196.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.49 ACRES, MORE OR LESS.



VICINITY MAP

SCALE: 1" = 1/2 mile

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 Ocala Crossings South Phase Two for recording. This plat filed for record this ____ day of _____, 2024, 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

BY: _____
MICHELLE STONE
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT Ocala Crossings South LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS Ocala Crossings South Phase Three, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS: (A) ALL STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO Ocala Crossings South Homeowners Association, INC.. 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 WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. Ocala Crossings South Homeowners Association, INC. SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PRIVATE RIGHT-OF-WAYS AS INDICATED HEREON, AND THE ROADS, STREET SIGNS AND MARKINGS INCLUDED THEREIN. (B) ALL UTILITY EASEMENTS AND UTILITY TRACTS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO Ocala Crossings South Homeowners Association, INC. FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND IRRIGATION FACILITIES 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. (C) A INGRESS/EGRESS/UTILITY EASEMENT IS HEREBY GRANTED OVER THE PRIVATE STREETS AND RIGHTS OF WAY FOR GAS, TELEPHONE, ELECTRIC, CABLE, WATER AND SEWER. (D) ALL DRAINAGE AND LANDSCAPE EASEMENTS AND STORMWATER MANAGEMENT TRACTS AS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO Ocala Crossings South Homeowners Association, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER EASEMENT AND/OR 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. (E) NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION 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 RIGHTS OF WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

IN WITNESS WHEREOF THE DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS ____DAY OF _____, 2024.

WITNESSES:

SIGNATURE

PRINT NAME

SIGNATURE

PRINT NAME

STATE OF _____ BY: _____
COUNTY OF _____ STEVEN FISCHER AS MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS ____ DAY OF _____, 2024,
BY STEVEN FISCHER, AS MANAGER OF EXECUTIVE REAL ESTATE HOLDINGS, 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

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT OF Ocala Crossings South Phase Two, 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 11TH OF DECEMBER 2023, 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

NOTES:

- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS MEDIUM DENSITY RESIDENTIAL AND PUD RESPECTIVELY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS #12083C0702E AND #12083C0704E, MARION COUNTY, FLORIDA, DATED 4-19-2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE X. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO SW 49TH AVENUE ROAD AND SW 90TH STREET IS PROHIBITED.
- THIS PLAT CONTAINS 147 RESIDENTIAL LOTS AND 1.14 MILES OF ROAD.
- BEARINGS BASED ON GRID NORTH WITH THE WEST BOUNDARY OF THE SW 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEARING N00°29'38"E
- HORIZONTAL DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE (902), NORTH AMERICAN DATUM 1983 DERIVED UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK.
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH THE MARION COUNTY AND SAID REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE.
- ALL LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE EXPIRATION OF SURETY.
- THIS PLAT IS SUPPORTED BY A BOUNDARY SURVEY BY A.M. GAUDET & ASSOCIATES INC. DATED DECEMBER 11TH, 2023 OF THE HEREON DESCRIBED LANDS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE INSTRUMENTS RECORDED IN OR BOOK 7894, PAGE 1289, OR BOOK 8143, PAGE 1419, OR BOOK 8200, PAGE 1186 AND AMENDED FOR PHASE THREE IN OR BOOK _____ PAGE _____ PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL FRONT LOT LINES AND A MINIMUM 5' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL SIDE LOT LINES AND A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL REAR LOT LINES. UNLESS A DIFFERENT DIMENSION IS OTHERWISE SPECIFIED HEREON, ADDITIONALLY THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL STREETS AND RIGHTS OF WAY WHERE LOTS ARE NOT PRESENT. SHOULD MULTIPLE LOTS BE UTILIZED FOR ONE BUILDING SITE, EASEMENTS ALONG COMMON LOT LINES SHALL BE REMOVED UNLESS EXISTING DRAINAGE OR UTILITIES EXIST THEREIN.
- TRACTS A & B ARE DESIGNATED FOR OPEN SPACE, LANDSCAPING AND RECREATION. TRACT A IS ALSO DESIGNATED FOR DRAINAGE RETENTION USE. ALL TRACTS INCLUDE A BLANKET UTILITY, DRAINAGE AND LANDSCAPE EASEMENT, BUT ARE NOT DEDICATED FOR OR LIMITED TO SUCH USES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITIES 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 HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
- 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 COSTS 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.
- SIGHT TRIANGLE NOTE: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VISION, BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET AND EIGHT FEET ABOVE THE CENTER LINE GRADES OF INTERSECTING STREETS SHALL BE ERRECTED, PLACED OR MAINTAINED WITHIN THE TRIANGLE FORMED BY THE TANGENTS AND THE CHORD CONNECTING THE BEGINNING AND THE END OF A 25' RIGHT OF WAY CURVE.
- DEVELOPMENT AGREEMENTS FOR THIS SUBDIVISION ARE: DEVELOPER'S AGREEMENT RECORDED IN O.R. BOOK 6144, PAGE 300, ASSIGNMENT AND ACKNOWLEDGEMENT IN O.R. BOOK 6193, PAGE 472 AND AS MODIFIED BY MODIFICATIONS RECORDED IN O.R. BOOK 6813, PAGE 681 AND O.R. BOOK 6931, PAGE 1835.
- A 10' WIDE LANDSCAPE BUFFER EXISTS ALONG THE WEST AND SOUTH BOUNDARY OF THIS SUBDIVISION PER PUD REQUIREMENT. NO IMPROVEMENTS OR STRUCTURES OF ANY KIND SHALL BE ALLOWED WITHIN THIS AREA BY THE RESIDENT. SEE SUBDIVISION IMPROVEMENT PLANS FOR DETAILS OF TYPE "C" BUFFER.
- ALL TRACTS AND AREAS DESIGNATED AS "LANDSCAPE BUFFER" AND "LANDSCAPE EASEMENT" DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS, AS APPROVED BY MARION COUNTY FOR DEVELOPMENT OF THIS SUBDIVISION. 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 (FERTILIZER AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- THIS PLAT IS SUBJECT TO AN ORDINANCE ESTABLISHING Ocala Crossings South Phase Three TO A MUNICIPAL SERVICE BENEFIT UNIT IMPROVEMENT AREA.
- NO DRIVEWAY SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE AT CORNERS AND NO CLOSER THAN 4 FEET FROM THE END OF THE PAVEMENT PC AS DETAILED HEREON AND PER APPROVED WAIVER DATED 10/18/2021.
- REFERENCE PLAT PROPERTY INFORMATION REPORT DATED DECEMBER 12TH 2023 AT 11:00 PM BY ATTORNEYS' TITLE FUND SERVICES, LLC FOR FRANK WEINBERG & BLACK, P.L.
- A SEPARATE INSTRUMENT SERVING AS JOINER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST TO THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN THE MARION COUNTY PUBLIC RECORDS OFFICIAL RECORD BOOK _____, PAGE _____; AND BOOK _____, PAGE _____.
- ASSIGNMENT RECORDED IN O.R. BOOK 7460, PAGE 1220 AFFECTS THE LAND DESCRIBED HEREON.
- NOTICE OF COMMENCEMENT RECORDED IN O.R. BOOK 8164, PAGES 1542, 1543 AND 1544, AFFECTS THE LAND DESCRIBED HEREON.
- ENVIRONMENTAL RESOURCE PERMITS RECORDED IN O.R. BOOK 7689, PAGE 200 AND O.R. BOOK 7813, PAGE 1202 AFFECTS THE LAND DESCRIBED HEREON, HOWEVER STATES THAT THIS IS FOR INFORMATION PURPOSES ONLY AND IS NOT INTENDED TO BE A LIEN, ENCUMBRANCE OR CLOUD ON THE TITLE.
- RIGHT-OF-WAY EASEMENT RECORDED IN O.R. BOOK 229, PAGE 631 AND O.R. BOOK 6737, PAGE 140 ARE BLANKET IN NATURE AND AFFECTS THE LAND DESCRIBED HEREON.

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.

LAND SURVEYING - LAND PLANNING
4709 SE 102nd PLACE, SUITE 3, BELLEVUE, FLORIDA 34420
PHONE: (352) 245-2708 FAX: (352) 245-2883

