



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

MAY 14, 2021

RM BARRINEAU & ASSOCIATES
TRAVIS BARRINEAU
1309 SE 25TH LOOP SUITE 103
OCALA, FL 34471

SUBJECT: DRC INFORMATIONAL LETTER

PROJECT NAME: HEATHER ISLAND MARKET CENTER PARTIAL REPLAT

PROJECT #2010100016

APPLICATION: FINAL PLAT #25728

Dear Travis:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 17, 2021. This item will be on the consent agenda and attendance is not required.

1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.1.3 - Order of plan approval

STATUS OF REVIEW: INFO

REMARKS: 12/7/20 - Improvement plan for this project is AR #20834 (Heather Island Market Center Two)

2 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:

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements

STATUS OF REVIEW: INFO

REMARKS: DRC 4/26/21 - GRANTED A 90 DAY EXTENSION FOR THE ESTABLISHMENT OF THE MSBU TO ALLOW FOR THE PUBLIC HEARINGS AND ADVERTISING PROCESS

4/17/21 - Per RAI, developer is working with MSTU Department. Provide final documentation of MSBU establishment.

3/17/21 - Per RAI, developer is working with MSTU Department

12/7/20 - Contact the MSTU Department for assistance with this process or obtain a waiver from DRC.

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: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.19.3.B - If there are internal roads within the development please provide digital streets in NAD83 FL W .dwg or .dxf format to laura.johnson@marioncountyfl.org

STATUS OF REVIEW: INFO

REMARKS: Please email the CAD file to Laura.Johnson@marioncountyfl.org

If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

Sincerely,

A handwritten signature in black ink that reads "Carla Sansone". The signature is fluid and cursive, with the first name "Carla" and last name "Sansone" clearly distinguishable.

Carla Sansone
Development Review Coordinator

Project #2010100016 #25728 Parcel ##9009-2000-06, 9009-2000-08, 9009-2000-09, 9009-2000-10, 9009-2000-11, 9009-2000+01, 9009-2000+05, 9009-2000006, 9009-2000008, & 9009-0000+11
RM Barrineau & Associates



HEATHER ISLAND MARKET CENTER PARTIAL REPLAT

A REPLAT OF A PORTION OF HEATHER ISLAND MARKET CENTER AS RECORDED IN PLAT BOOK 12, PAGES 18 AND 19
AND A PORTION OF HEATHER ISLAND SHOPPING CENTER AS RECORDED IN PLAT BOOK 11, PAGES 109 AND 110
SECTION 8, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ____, PAGE ____

SHEET 1 OF 2

SURVEYOR'S NOTES:

- THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
- THIS PLAT CONTAINS 6 LOTS, 4 TRACTS AND 0.17 MILES OF ROAD.
- THE LAND USE AND ZONING DESIGNATIONS FOR SUBJECT PLAT AND ADJACENT PROPERTIES ARE COMMERCIAL AND B-2 COMMUNITY BUSINESS, RESPECTIVELY.
- BEARINGS ARE ASSUMED BASED ON THE WESTERLY BOUNDARY OF DRAINAGE RETENTION AREA PER PLAT OF "HEATHER ISLAND SHOPPING CENTER" AS BEING S00°28'25"E. (NOT SHOWN)
- STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0030 AND 0031, (NAD-83) 1990 ADJUSTMENT. ALL DISTANCES SHOWN HEREIN ARE GROUND DISTANCES.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY.
- 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.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 5417, PAGE 188, AND AMENDED IN OFFICIAL RECORDS BOOK 5436, PAGE 1075 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO DRAINAGE EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5358, PAGE 196 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE:
 - EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
 - ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND MARION COUNTY BOARD OF COUNTY COMMISSIONERS,THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER MARION COUNTY OR SELLER OF SAID LOTS.
- ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C0735D, MARION COUNTY, FLORIDA DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN 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.
- 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 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.
- 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 A TO LATER DEVELOPMENT REVIEW STAGE.
- 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 REGARDING 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.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- ALL UTILITY EASEMENTS SHOWN HEREON 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 FACILITY.
- DRIVEWAY ACCESS AT INTERSECTIONS SHALL NOT BE LOCATED LESS THAN 50' FROM INTERSECTIONS.
- DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE HEATHER ISLAND MARKET CENTER PROPERTY OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
- ENVIRONMENTAL RESOURCE PERMIT NO. 75888-12 HAS BEEN ISSUED FOR THIS SUBDIVISION AS RECORDED IN OFFICIAL RECORDS BOOK 7151, PAGE 14 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THIS PROJECT IS LOCATED IN THE SILVER SPRINGS PRIMARY SPRINGS PROTECTION ZONE.
- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SILVER SPRINGS SHORES VESTED DRI AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.
- LOT 12 MAY HAVE A DIRECT RIGHT-IN ONLY ACCESS TO SE MARICAMP ROAD. ALL OTHER LOTS/TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS OR EASEMENTS FOR VEHICLE/DRIVEWAY ACCESS. ANY OTHER DIRECT VEHICLE/DRIVEWAY ACCESS TO SE MARICAMP ROAD IS PROHIBITED.

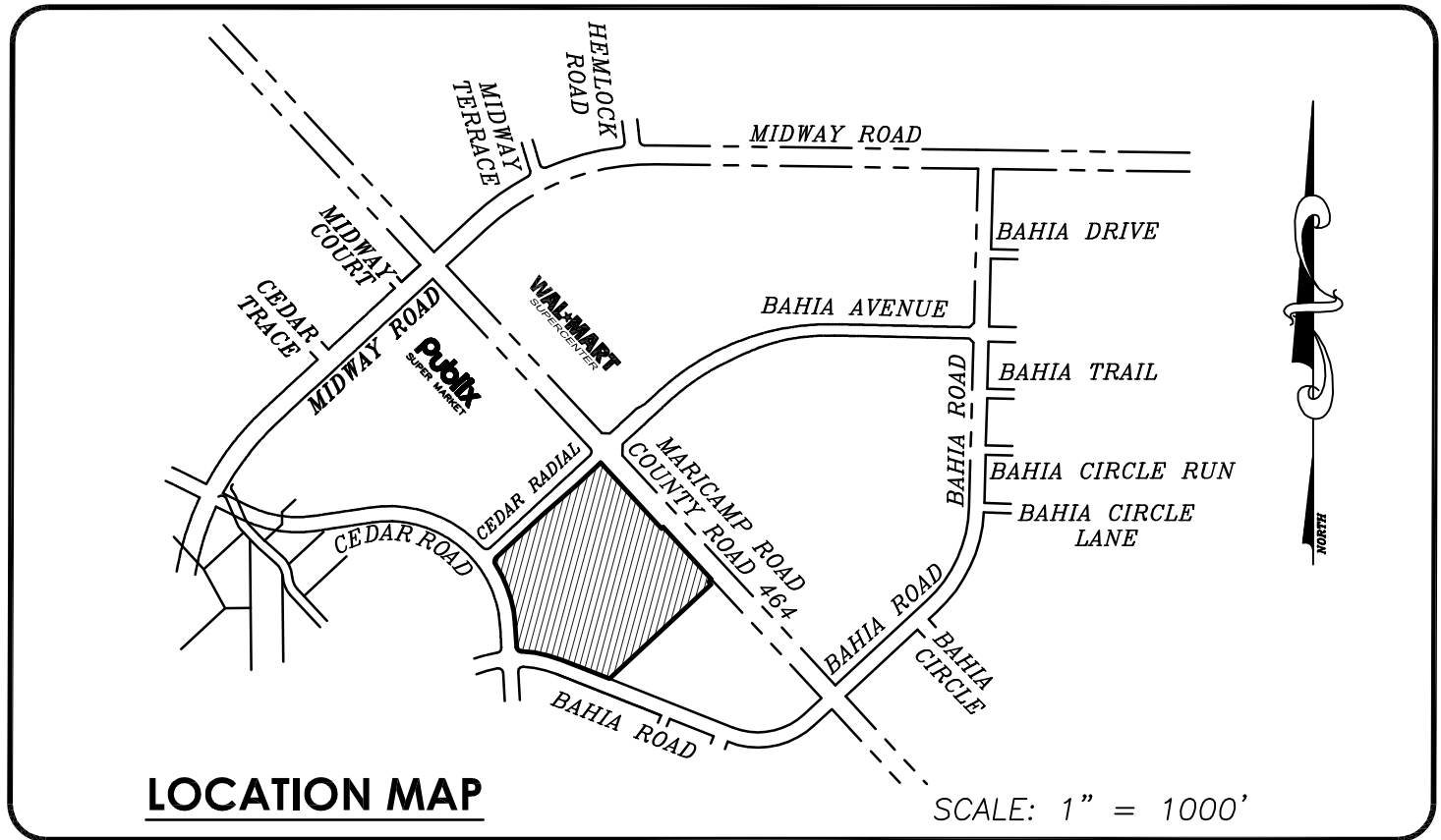
NOTICE:

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.

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE MINIMUM TECHNICAL STANDARDS 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: _____
TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471



DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT ALBERT B. PEEK, AS TRUSTEE, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS "HEATHER ISLAND MARKET CENTER PARTIAL REPLAT", BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACTS 'A' AND 'B' (DRAINAGE RETENTION AREAS) ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY HEATHER ISLAND MARKET CENTER PROPERTY OWNER'S ASSOCIATION, INC. FOR DRAINAGE RETENTION PURPOSES. ALL STORMWATER MANAGEMENT TRACTS AND DRAINAGE EASEMENTS AS SHOWN HEREIN ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER MANAGEMENT TRACTS AND DRAINAGE 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' (RIGHT OF WAY) IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY HEATHER ISLAND MARKET CENTER PROPERTY OWNER'S ASSOCIATION, INC. FOR PUBLIC ACCESS, DRAINAGE AND UTILITY PURPOSES AND AN EASEMENT IS HEREBY GRANTED TO MARION COUNTY TRANSPORTATION PERSONNEL FOR INGRESS AND EGRESS RIGHTS TO CONDUCT EMERGENCY MAINTENANCE FOR DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY 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.

TRACT 'D' (BILLBOARD TRACT) AND SIGN EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE DEVELOPER AND SHALL BE MAINTAINED BY HEATHER ISLAND MARKET CENTER PROPERTY OWNER'S ASSOCIATION, INC.

THE PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREIN SHALL BE MAINTAINED BY HEATHER ISLAND MARKET CENTER PROPERTY OWNER'S ASSOCIATION, INC. FOR THEIR RESPECTIVE PURPOSES.

BY: _____
ALBERT B. PEEK, AS TRUSTEE

WITNESS _____
SIGNATURE _____
PRINTED NAME _____

WITNESS _____
SIGNATURE _____
PRINTED NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021, BY ALBERT B. PEEK, AS TRUSTEE.

☐ PERSONALLY KNOWN
☐ PRODUCED IDENTIFICATION _____
NOTARY PUBLIC _____
STATE OF _____

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE WHICH IS RECORDED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5436, PAGE 1122 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND SHOWN AS TRACT "D" HEREON, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SSSBILLBOARDS, LLC
WITNESS _____
SIGNATURE _____
MANAGING MEMBER _____

WITNESS _____
SIGNATURE _____
PRINTED NAME _____
MANAGING MEMBER _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2021, BY _____, AS MANAGING MEMBER OF SSSBILLBOARDS LLC.

☐ PERSONALLY KNOWN
☐ PRODUCED IDENTIFICATION _____
NOTARY PUBLIC _____
STATE OF _____

DESCRIPTION:

LOTS 6, 8, 9, 10 AND 11, ALONG WITH TRACTS A, E, F AND H OF HEATHER ISLAND MARKET CENTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TOGETHER WITH THE DRAINAGE RETENTION AREA SHOWN ON THE PLAT OF HEATHER ISLAND SHOPPING CENTER, AS RECORDED IN PLAT BOOK 11, PAGES 109 AND 110 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALL LYING IN SECTION 8, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF HEATHER ISLAND BUSINESS CENTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGES 189 AND 190, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF CEDAR ROAD (BEING AN 80 FOOT RIGHT OF WAY) AND A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 55°43'00" AND A CHORD BEARING AND DISTANCE OF S.60°22'20"E., 626.16 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 651.52 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG THE SOUTHEASTERLY BOUNDARY OF TRACT 'B' (CEDAR RADIAL)(PRIVATE RIGHT OF WAY)(WIDTH VARIES), PER PLAT OF AFOREMENTIONED HEATHER ISLAND MARKET CENTER, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 79°41'39" AND A CHORD BEARING AND DISTANCE OF N.07°19'56"E., 38.44 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHEASTERLY BOUNDARY, A DISTANCE OF 41.73 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 'B' (CEDAR RADIAL) THE FOLLOWING SIX (6) COURSES: N.47°10'45"E., A DISTANCE OF 337.06 FEET; THENCE N.49°06'08"E., A DISTANCE OF 238.28 FEET; THENCE N.47°10'45"E., A DISTANCE OF 104.39 FEET; THENCE S.00°28'25"E., A DISTANCE OF 13.53 FEET; THENCE N.47°10'45"E., A DISTANCE OF 55.44 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°05'23" AND A CHORD BEARING AND DISTANCE OF S.87°45'40"E., 28.31 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SOUTHEASTERLY BOUNDARY, A DISTANCE OF 31.45 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MARICAMP ROAD (COUNTY ROAD 464)(RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE SOUTHEASTERLY BOUNDARY OF SAID TRACT 'B' (CEDAR RADIAL), ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MARICAMP ROAD (COUNTY ROAD 464) THE FOLLOWING THREE (3) COURSES: S.42°46'58"E., A DISTANCE OF 445.06 FEET; THENCE S.47°11'22"W., A DISTANCE OF 4.76 FEET; THENCE S.42°48'51"E., A DISTANCE OF 375.11 FEET; THENCE DEPARTING THE SOUTHERLY RIGHT OF WAY LINE OF MARICAMP ROAD (COUNTY ROAD 464), ALONG THE NORTHEASTERLY BOUNDARY OF AFOREMENTIONED HEATHER ISLAND MARKET CENTER, THE FOLLOWING TWO (2) COURSES: S.49°28'38"W., A DISTANCE OF 5.00 FEET; THENCE S.42°46'16"E., A DISTANCE OF 20.02 FEET TO THE EASTERLY MOST CORNER OF AFOREMENTIONED HEATHER ISLAND MARKET CENTER; THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID HEATHER ISLAND MARKET CENTER, S.47°08'26"W. A DISTANCE OF 734.96 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BAHIA ROAD (BEING AN 80 FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.68°25'58"W., A DISTANCE OF 270.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 650.92 FEET, A CENTRAL ANGLE OF 19°35'57" AND A CHORD BEARING AND DISTANCE OF N.78°03'21"W., 221.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 222.66 FEET TO A POINT OF REVERSE CURVATURE WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°23'30" AND A CHORD BEARING AND DISTANCE OF N.45°23'56"W., 32.27 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 35.08 FEET TO THE END OF SAID CURVE; THENCE DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF BAHIA ROAD, ALONG THE NORTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED CEDAR ROAD, N.03°43'51"W., A DISTANCE OF 119.57 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE 28°57'00" AND A CHORD BEARING AND DISTANCE OF N.18°02'24"W., 334.94 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 338.53 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 17.18 ACRES, MORE OR LESS.

APPROVAL BY COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:

APPROVED:

BY: _____ COUNTY ENGINEERING BY: _____ COUNTY SURVEYOR

BY: _____ COUNTY FIRE SERVICES BY: _____ COUNTY UTILITIES

BY: _____ COUNTY GROWTH SERVICES BY: _____ COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 2021 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: _____
JEFF GOLD, CHAIR
BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

ATTEST _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

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 "HEATHER ISLAND MARKET CENTER PARTIAL REPLAT" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ____ DAY, OF _____, 2021, 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.

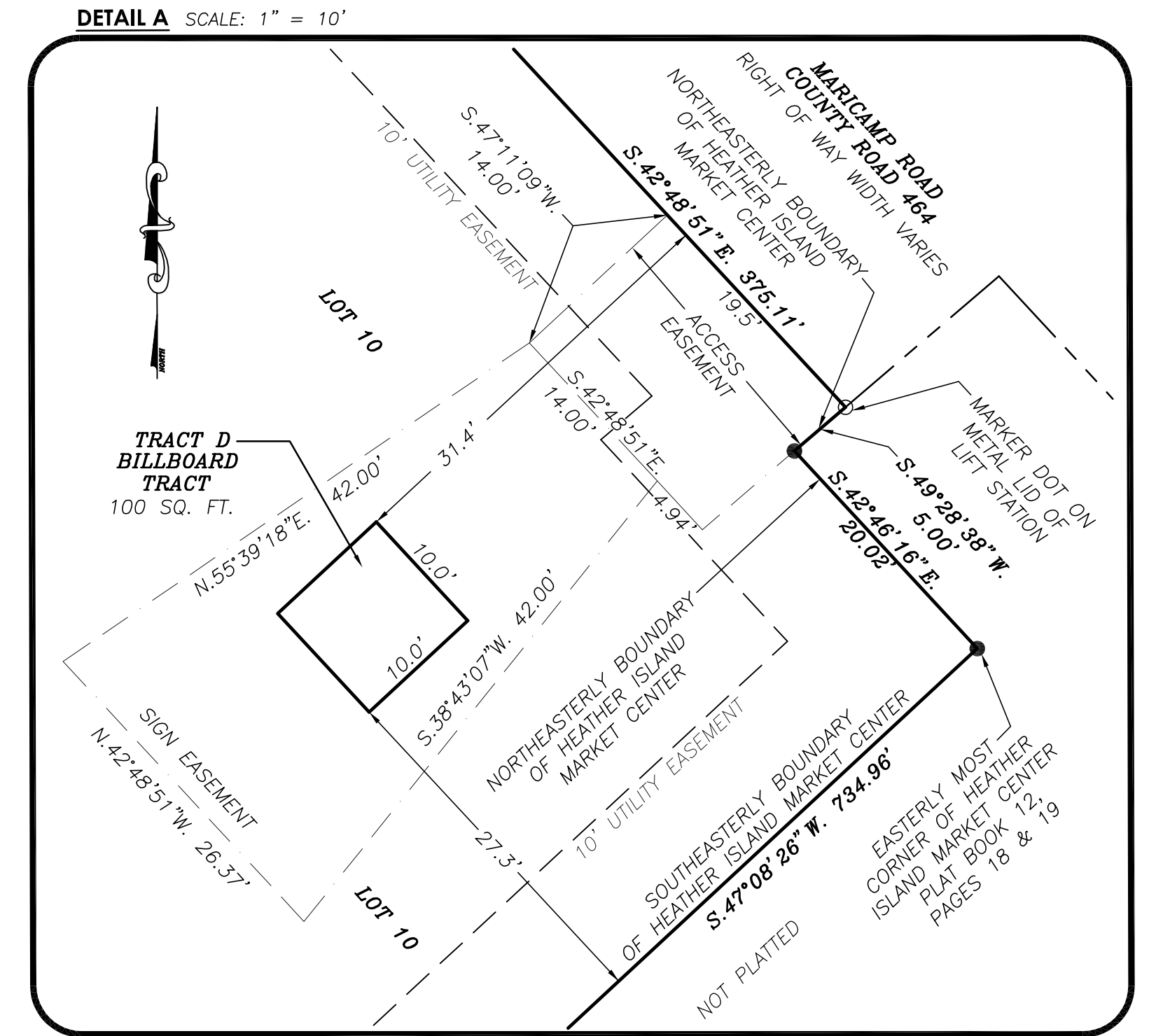
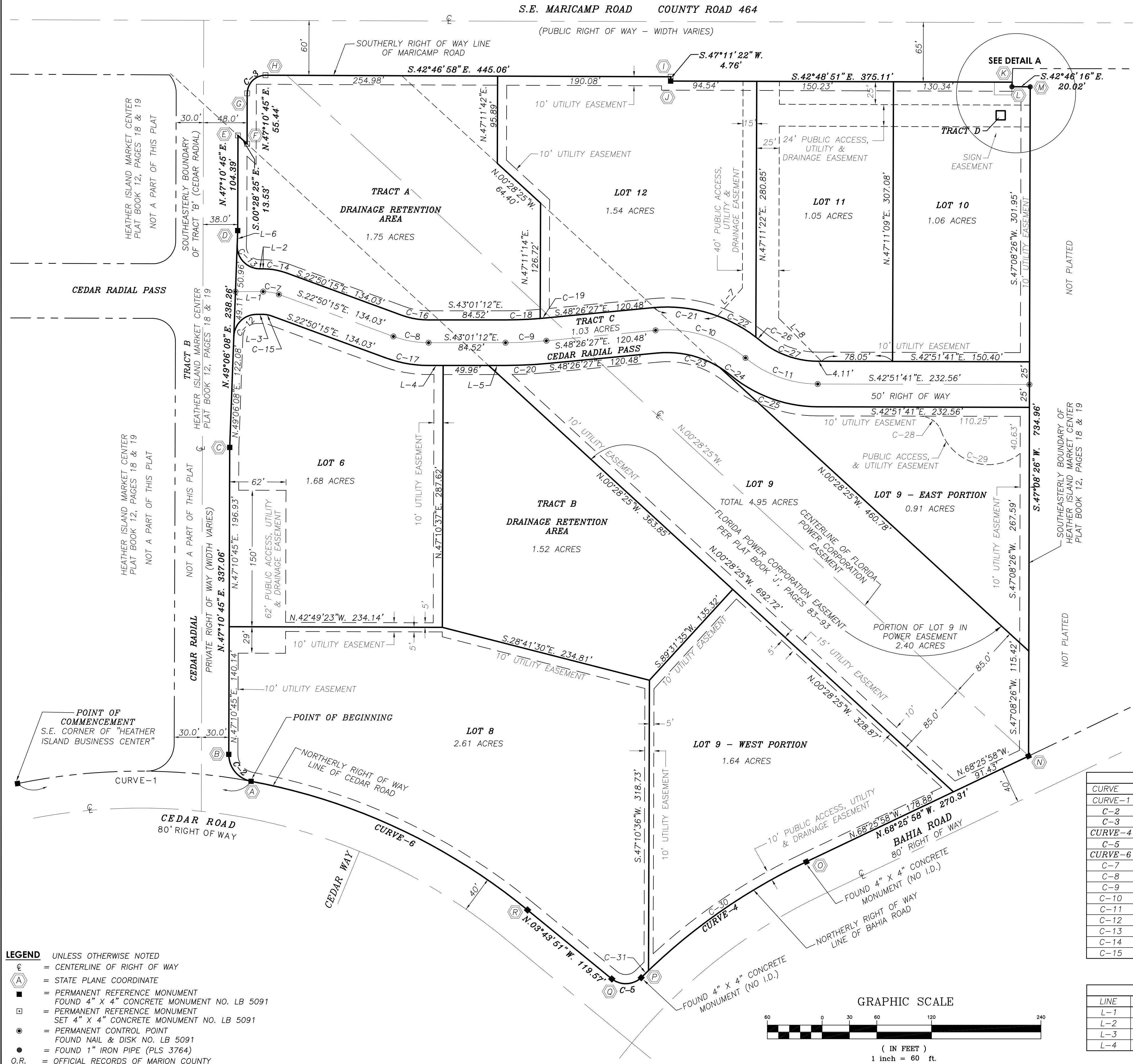
BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

HEATHER ISLAND MARKET CENTER PARTIAL REPLAT

A REPLAT OF A PORTION OF HEATHER ISLAND MARKET CENTER AS RECORDED IN PLAT BOOK 12, PAGES 18 AND 19
AND A PORTION OF HEATHER ISLAND SHOPPING CENTER AS RECORDED IN PLAT BOOK 11, PAGES 109 AND 110
SECTION 8, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PLAT BOOK ___, PAGE __

SHEET 2 OF 2



STATE PLANE COORDINATES:

POINT	NORTHING	EASTING	SCALE FACTOR
COED 0030	1750768.891	638994.800	0.999941514
COED 0031	1766511.263	639000.715	0.999941514
(A)	1737716.3042	647751.7699	0.999941258
(B)	1737754.4327	647756.6880	0.999941258
(C)	1737983.4602	648003.9891	0.999941253
(D)	1738139.3958	648184.1332	0.999941249
(E)	1738210.2951	648260.7094	0.999941248
(F)	1738196.7650	648260.8170	0.999941248
(G)	1738234.4354	648301.4930	0.999941247
(H)	1738233.3208	648329.7774	0.999941247
(I)	1737906.6210	648631.9813	0.999941242
(J)	1737903.3873	648628.4883	0.999941242
(K)	1737628.1418	648883.3362	0.999941237
(L)	1737624.8942	648879.5345	0.999941237
(M)	1737610.1939	648893.1249	0.999941237
(N)	1737110.4397	648354.2261	0.999941246
(O)	1737209.8818	648102.8722	0.999941251
(P)	1737255.8060	647886.1090	0.999941255
(Q)	1737278.4721	647863.1392	0.999941255
(R)	1737397.7949	647855.3957	0.999941256

CURVE DATA											
CURVE	DELTA	RADIUS	ARC	CHORD	C.B.	CURVE	DELTA	RADIUS	ARC	CHORD	C.B.
CURVE-1	55°43'00"	670.00'	651.52'	626.16'	S.60°22'20"E.	C-16	20°10'57"	87.00'	30.65'	30.49'	S.32°55'44"E.
C-2	79°41'39"	30.00'	41.73'	38.44'	N.07°19'56"E.	C-17	20°10'57"	137.00'	48.26'	48.01'	S.32°55'44"E.
C-3	90°05'23"	20.00'	31.45'	28.31'	S.87°45'40"E.	C-18	04°51'01"	450.00'	38.09'	38.08'	S.45°26'43"E.
CURVE-4	19°35'57"	650.92'	222.66'	221.57'	N.78°03'21"W.	C-19	00°34'14"	450.00'	4.48'	4.48'	S.48°09'20"E.
C-5	80°23'30"	25.00'	35.08'	32.27'	N.45°23'56"W.	C-20	05°25'15"	500.00'	47.31'	47.29'	S.45°43'50"E.
CURVE-6	28°57'00"	670.00'	338.53'	334.94'	N.18°02'24"W.	C-21	25°38'06"	160.00'	71.59'	70.99'	S.35°37'27"E.
C-7	20°10'46"	50.00'	17.61'	17.52'	S.32°55'38"E.	C-22	17°17'42"	160.00'	48.30'	48.11'	S.14°09'33"E.
C-8	20°10'53"	112.00'	39.45'	39.25'	S.32°55'45"E.	C-23	37°00'14"	110.00'	71.04'	69.81'	S.29°56'24"E.
C-9	05°25'15"	475.00'	44.94'	44.92'	S.45°43'50"E.	C-24	08°00'19"	110.00'	15.37'	15.36'	S.07°26'07"E.
C-10	45°00'32"	135.00'	106.05'	103.34'	S.25°56'14"E.	C-25	39°25'43"	160.00'	103.22'	101.20'	S.23°08'49"E.
C-11	39°25'43"	125.00'	86.02'	84.33'	S.23°08'49"E.	C-26	02°04'44"	160.00'	5.81'	5.81'	S.04°28'20"E.
C-12	87°52'40"	25.00'	38.34'	34.70'	S.86°57'32"E.	C-27	39°25'43"	100.00'	68.82'	67.47'	S.23°08'49"E.
C-13	92°07'20"	25.00'	40.20'	36.00'	N.03°02'28"E.	C-28	70°22'07"	25.00'	30.70'	28.81'	S.07°40'37"E.
C-14	20°10'57"	75.00'	26.42'	26.28'	S.32°55'44"E.	C-29	109°45'26"	55.00'	105.36'	89.97'	S.27°22'17"E.
C-15	20°10'57"	25.00'	8.81'	8.76'	S.32°55'44"E.	C-30	18°36'04"	650.92'	211.32'	210.40'	N.77°33'25"W.
C-31	00°59'52"	650.92'	11.34'	11.34'	N.87°21'23"W.						

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L-1	30.46'	S.43°01'12"E.	L-5	18.61'	S.43°01'12"E.
L-2	3.59'	S.43°01'12"E.	L-6	16.11'	N.49°06'08"E.
L-3	7.30'	S.43°01'12"E.	L-7	41.02'	N.88°45'55"E.
L-4	15.95'	S.43°01'12"E.	L-8	66.74'	N.02°11'22"E.

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