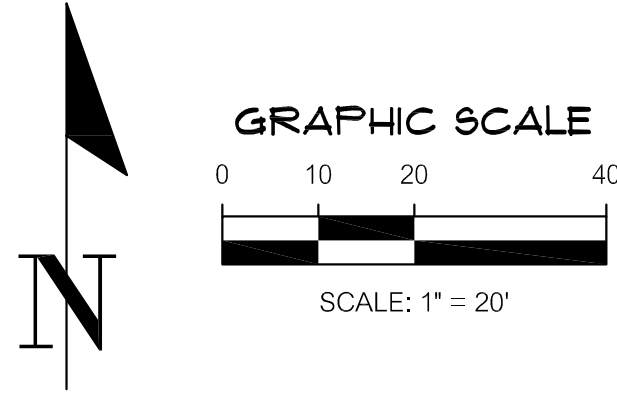
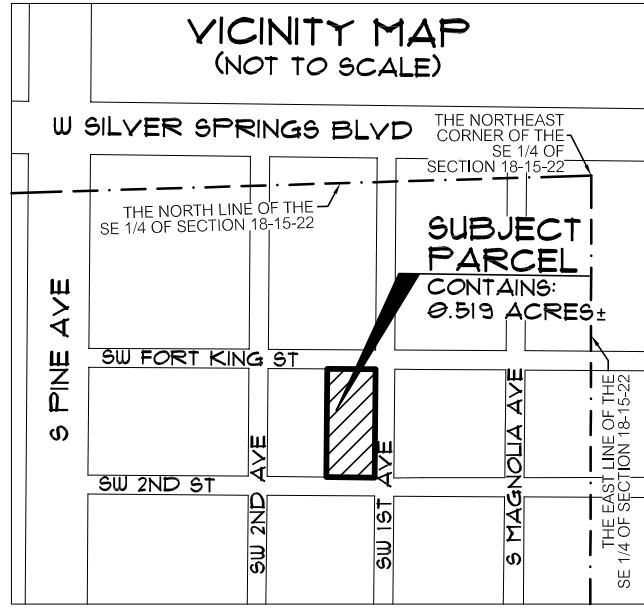


ONE FORT KING SUBDIVISION
A REPLAT OF A PORTION OF BLOCK 34, OLD SURVEY OF OCALA
LOCATED IN SECTION 18, TOWNSHIP 15 SOUTH, RANGE 22 EAST,
CITY OF OCALA, MARION COUNTY, FLORIDA



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1986 FLORIDA
CA-5075

PLAT BOOK ____, PAGE ____
SHEET ONE OF ONE



- LEGEND:
- = BENCHMARK
 - ⊠ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
 - ⊠ = FOUND NAIL AND DISK (MARKED AS NOTED)
 - ⊠ = FOUND 5/8" STEEL REBAR & CAP (MARKED AS NOTED)
 - ⊠ = SET 5/8" STEEL REBAR AND CAP MARKED "PRM LB 5075"
 - ⊠ = NAIL AND DISK STAMPED "PCP LB 5075" (TO BE SET)
 - ⊠ = FOUND DRILL HOLE IN CURBING
 - = SQUARE FEET
 - R/W = RIGHT OF WAY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.A.E. = PEDESTRIAN ACCESS EASEMENT
 - NAVD 88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 - N = NORTHING
 - E = EASTING
 - PRM = PERMANENT REFERENCE MONUMENT
 - PCP = PERMANENT CONTROL POINT
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - ID = IDENTIFICATION
 - LB = LICENSED BUSINESS
 - RLS = REGISTERED LAND SURVEYOR

LINE	DIRECTION	LENGTH
L1	S 55°44'41" E	1.48'
L2	N 89°33'38" W	9.81'
L3	N 0°26'22" E	20.00'
L4	N 89°33'38" W	9.79'
L5	N 0°25'53" E	20.00'
L6	S 0°29'54" W	0.82'
L7	S 89°33'38" E	1.23'
L8	N 0°30'29" E	24.95'
L9	S 0°32'52" W	11.83'

DESCRIPTION (PREPARED BY SURVEYOR):

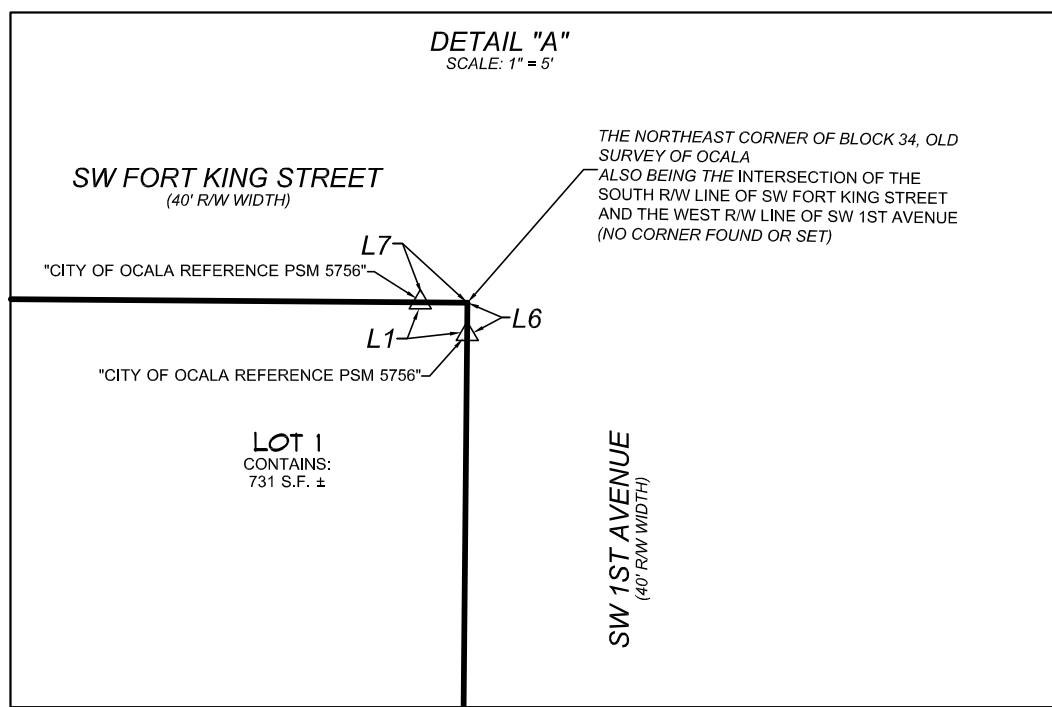
A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF BLOCK 34 OF OLD SURVEY OF THE CITY OF OCALA, AS RECORDED IN PLAT BOOK E, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 34, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SW 2ND STREET AND THE WEST RIGHT OF WAY LINE OF SW 1ST AVENUE (BOTH HAVING A RIGHT OF WAY WIDTH OF 40 FEET), THENCE NORTH 89°18'30" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 34, AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 100.47 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 0°38'10" EAST, A DISTANCE OF 100.55 FEET; THENCE NORTH 0°30'29" EAST, A DISTANCE OF 24.95 FEET; THENCE NORTH 0°21'22" EAST, A DISTANCE OF 99.96 FEET TO THE NORTH LINE OF SAID BLOCK 34, SAID POINT ALSO LYING ON THE SOUTH RIGHT OF WAY LINE OF SW FORT KING STREET (HAVING A RIGHT OF WAY WIDTH OF 40 FEET); THENCE SOUTH 89°33'38" EAST, ALONG THE NORTH LINE OF SAID BLOCK 34 AND ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 100.47 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 34, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAID SW FORT KING STREET WITH THE WEST RIGHT OF WAY LINE OF SAID SW 1ST AVENUE; THENCE SOUTH 0°32'52" WEST, ALONG THE EAST LINE OF SAID BLOCK 34 AND ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 101.10 FEET; THENCE CONTINUE SOUTH 0°32'52" WEST, ALONG SAID EAST LINE AND ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 11.83 FEET; THENCE SOUTH 0°26'56" WEST, ALONG SAID EAST LINE AND ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 112.96 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 0.519 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

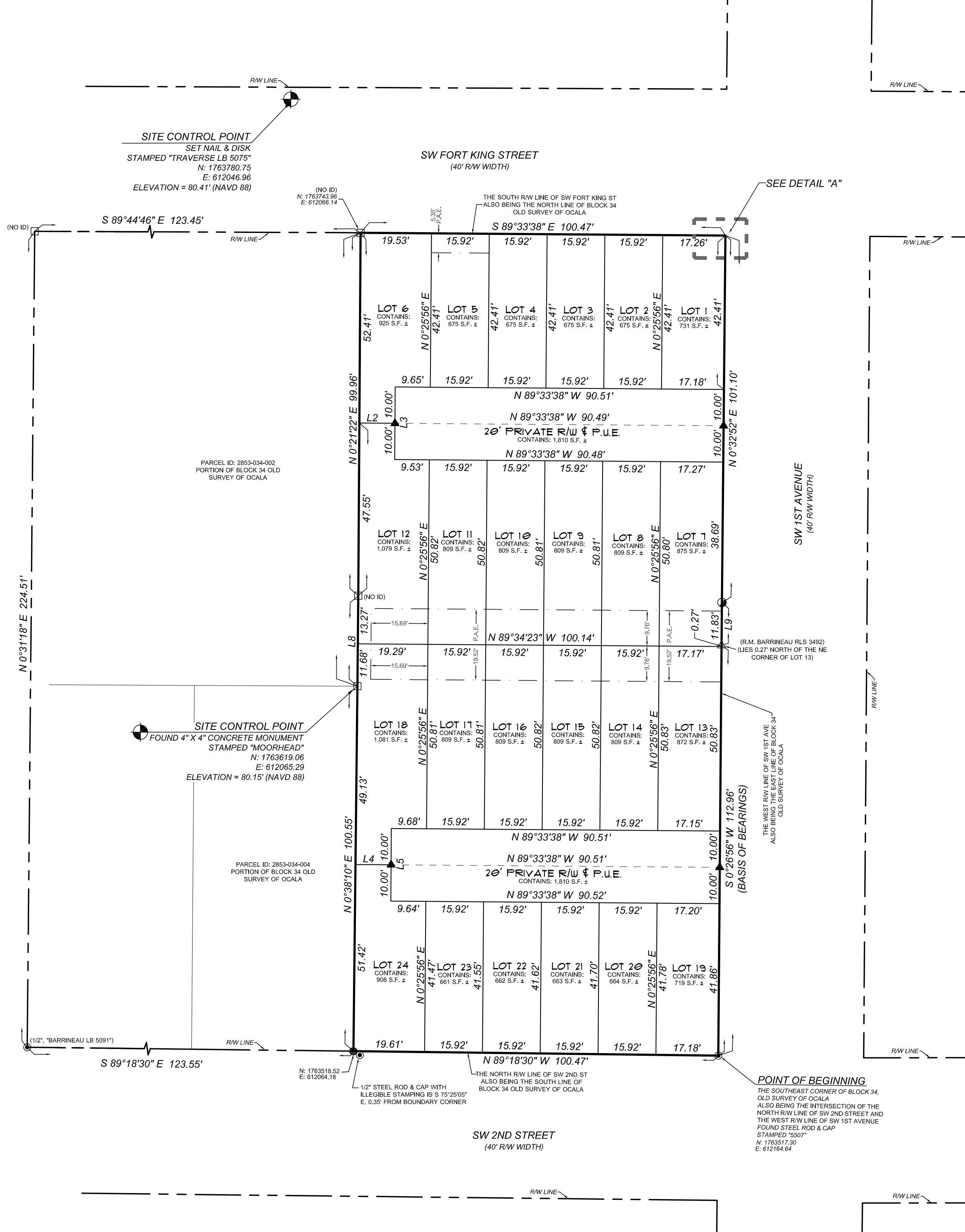
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
- BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF SOUTH 0°26'56" WEST, FOR THE WEST RIGHT OF WAY LINE OF SW 1ST AVENUE. COORDINATES SHOWN HEREON ARE BASED ON THE CITY OF OCALA ENGINEERING DEPARTMENTS CONTROL POINTS 10025' & 3690 GPS 1", NAD83 (1986 ADJUSTMENT).
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- VERTICAL INFORMATION SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ELEVATIONS SHOWN HEREON ARE DERIVED FROM N.G.S CONTROL POINT "S 423", WITH A PUBLISHED ELEVATION OF 73.61' (NAVD 88).
- 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 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, 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 SERVICES COMMISSION.
- THE PLATTED LANDS SHOWN HEREON ARE SUBJECT TO ALL THE MATTERS OF THE ONE FORT KING SUBDIVISION HOMEOWNERS ASSOCIATION TO BE RECORDED IN A SEPARATE INSTRUMENT.
- THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1":10,000'.
- A 5/8" STEEL ROD & CAP STAMPED "CHW INC LB 5075" SHALL BE SET AT ALL LOT CORNERS IN CONFORMANCE WITH CHAPTER 177.09(19), PART I, FLORIDA STATUTES, AND WILL BE IN CONFORMANCE WITH THE CITY OF OCALA CODE OF ORDINANCES, CHAPTER 114 SUBDIVISIONS, SECTION 114-61 (d).
- PERMANENT CONTROL POINTS (PCP), BEING A NAIL & DISK STAMPED "PCP LB 5075" SHALL BE SET ON THE CENTERLINE OF THE PRIVATE RIGHT OF WAYS AS SHOWN HEREON, AND WILL BE PLACED IN CONFORMANCE WITH CHAPTER 177.09(18), PART I, FLORIDA STATUTES.
- ALL BOUNDARY MONUMENTS FOUND IN PLACE AND ACCEPTED ARE PERMANENT REFERENCE MONUMENTS.



FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12083C0517E, EFFECTIVE DATE: APRIL 19, 2017.

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.



DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT OFK OCALA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREON DESCRIBED PROPERTY, HAS CAUSED TO BE MADE THIS PLAT OF ONE FORT KING SUBDIVISION, THE SAME BEING A SUBDIVISION OF THE LANDS HEREON DESCRIBED AND THAT THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN OR NOTED ON THE ATTACHED PLAT ARE HEREBY MORE PARTICULARLY DEDICATED AND / OR GRANTED AS FOLLOWS:

- PRIVATE RIGHTS-OF-WAY: THE OWNER DEDICATES THE PRIVATE RIGHTS-OF-WAY TO BE OWNED AND MAINTAINED BY ONE FORT KING SUBDIVISION HOMEOWNERS ASSOCIATION, SUBJECT TO A PERPETUAL RIGHT OF EASEMENT HEREIN GRANTED TO THE CITY OF OCALA, FOR THE PURPOSES OF INGRESS, EGRESS AND UTILITIES BY SANITATION, POSTAL, FIRE, LAW ENFORCEMENT, UTILITIES (MUNICIPAL AND PRIVATE), EMERGENCY MEDICAL SERVICE VEHICLES AND THEIR PERSONNEL AND ANY OTHER SERVICE OR UTILITIES PROVIDING SERVICE TO THIS SUBDIVISION AND THAT THE UTILITY EASEMENTS AS SHOWN OR NOTED HEREON ARE RESERVED FOR SUCH USE BY THE RESPECTIVE UTILITIES (MUNICIPAL, GOVERNMENTAL AND PRIVATE) AND THAT NO OTHER OBLIGATION IS IMPOSED OR IMPLIED UPON THE CITY OF OCALA OR ANY OTHER PUBLIC ENTITY FOR THE IMPROVEMENTS OR MAINTENANCE OF SAID EASEMENTS AND SAID RIGHTS-OF-WAY.
- PUBLIC UTILITIES EASEMENT: THE OWNER GRANTS NON-EXCLUSIVE UTILITY EASEMENTS AS SHOWN HEREON TO ALL PROVIDERS OF TELEPHONE UTILITIES, ELECTRIC UTILITIES, CABLE TELEVISION UTILITIES, INTERNET UTILITIES, GAS UTILITIES, AND OTHER PUBLIC UTILITIES AS SELECTED AND PERMITTED ACCESS BY THE UNDERSIGNED (OFK OCALA, LLC, A FLORIDA LIMITED LIABILITY COMPANY), ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID UTILITIES, TOGETHER WITH ACCESS RIGHTS THERETO.
- PEDESTRIAN ACCESS EASEMENTS: THE OWNER GRANTS PEDESTRIAN ACCESS EASEMENTS ACROSS A PORTION OF LOT 5 AND ACROSS PORTIONS OF LOTS 7 THROUGH 18, INCLUSIVE, AS DERIVED HEREON.

IN WITNESS WHEREOF, OFK OCALA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER ON THIS ____ DAY OF ____, 2023.

WITNESS: _____
BY: BRIAN RAY, MANAGER

PRINTED NAME: _____

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS ____ DAY OF ____, 2023, BY BRIAN RAY AS MANGER OF OFK OCALA, LLC.

PERSONALLY KNOWN ____ OR PRODUCED IDENTIFICATION ____
TYPE OF IDENTIFICATION PRODUCED ____

OCALA CITY ATTORNEY APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND WAS APPROVED BY HIM AS TO FORM AND LEGALITY ON THE ____ DAY OF ____, 2023.

BY: _____
WILLIAM E. SEXTON
CITY OF OCALA ATTORNEY

OCALA PLANNING & ZONING COMMISSION APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE OCALA PLANNING AND ZONING COMMISSION OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED BY THE BOARD FOR RECORD ON THE ____ DAY OF ____, 2023.

ATTEST: _____
SEAN LANIER, P.E.
CITY ENGINEER
KEVIN LOPEZ
PLANNING & ZONING COMMISSION

OCALA CITY COUNCIL APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE CITY COUNCIL OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED BY THE COUNCIL FOR RECORD ON THE ____ DAY OF ____, 2023.

ATTEST: _____
ANGEL B. JACOBS
CITY CLERK
JAMES P. HILTY, SR.
PRESIDENT, CITY COUNCIL

CLERK OF THE CIRCUIT COURT'S ACCEPTANCE

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS FILED FOR RECORD IN PLAT BOOK ____ AT PAGE ____ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ON THE ____ DAY OF ____, 2023 AT ____ A.M. / P.M.

GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR'S CERTIFICATE OF REVIEW

THIS PLAT HAS BEEN REVIEWED BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER AND HAS BEEN FOUND TO CONFORM WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____
R. KELLY ROBERTS
CHIEF LAND SURVEYOR, CITY OF OCALA
PROFESSIONAL SURVEYOR & MAPPER NO. (REGISTRATION # 5558)
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "ONE FORT KING SUBDIVISION" WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1 OF THE FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH CHAPTER 114 OF THE CITY OF OCALA CODE OF ORDINANCES.

DATE: _____
AARON H. HICKMAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 0791
CHW, INC., LICENSED BUSINESS NO. 0075
11801 RESEARCH DRIVE, ALACHUA, FL 32615