



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

PLAT BOOK 116, PAGE 102

SHEET 1 OF 5

SURVEYOR'S NOTES:

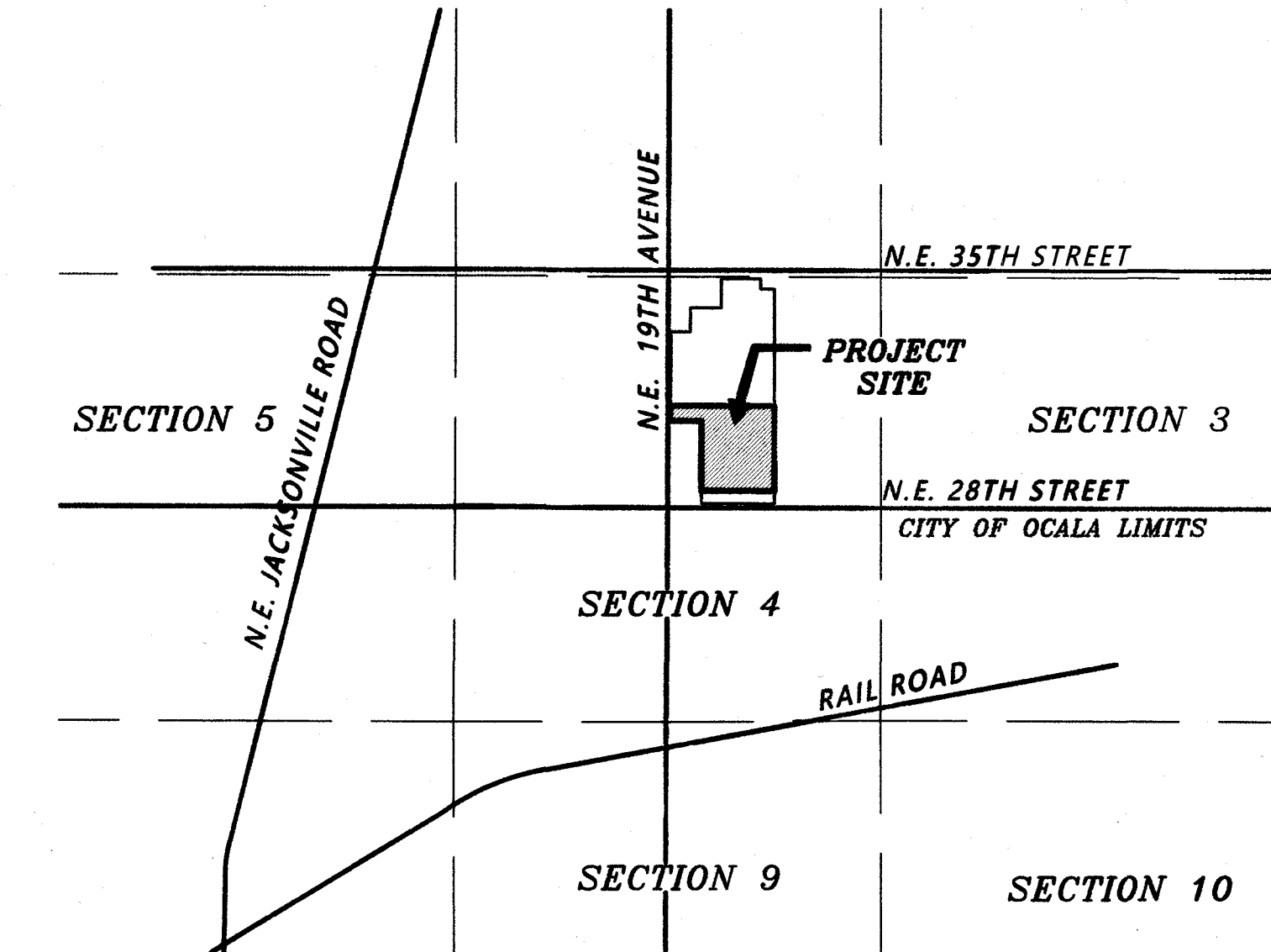
1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
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 LAND 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 ORDER TO ASSURE THAT THE SAME ARE 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 SPRINGS PROTECTION ZONE.
14. **ADVISORY NOTICE** ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.12083C0530E, 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 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 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.T., 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 SIDE 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 OFFICIAL RECORDS BOOK 8190, PAGE 172
25. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8441, PAGE 1621.

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 5J-17, FLORIDA ADMINISTRATIVE CODE, AND MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.

BY: Christopher J. Howson 09/20/24
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

LOCATION MAP NOT TO SCALE



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: Steven Adams COUNTY ENGINEERING
BY: Scott H. H. COUNTY FIRE SERVICES
BY: Mike H. COUNTY GROWTH SERVICES
BY: Scott H. COUNTY SURVEYOR
BY: Scott H. COUNTY UTILITIES
BY: Scott H. COUNTY BUILDING SAFETY

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
MICHELLE STONE, CHAIR
BOARD OF COUNTY COMMISSIONERS

BY: Gregory C. Harrell 11:31 am 10/2/24
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

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:

WITNESS SIGNATURE

PRINT NAME: Matthew Disimile

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

WITNESS SIGNATURE

PRINT NAME: Kristi Howson

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

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.

PERSONALLY KNOWN, OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

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

By: Matthew P. Fabian
MATTHEW P. FABIAN, AS MANAGER
DEVELOPER'S ADDRESS:
4349 SE 20TH STREET
OCALA, FL 34471

NOTARY PUBLIC

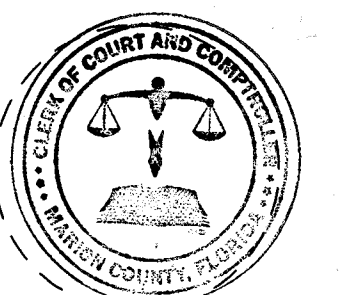
Gerard P. Davis
PRINT NAME:
NOTARY SEAL:



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 "EMERSON POINTE PHASE 1" FOR RECORDING, THIS PLAT FILED FOR RECORD THIS 20 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 11:31 am 10/2/24
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT



EMERSON POINTE PHASE 1

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 16, PAGE 103

SHEET 2 OF 5

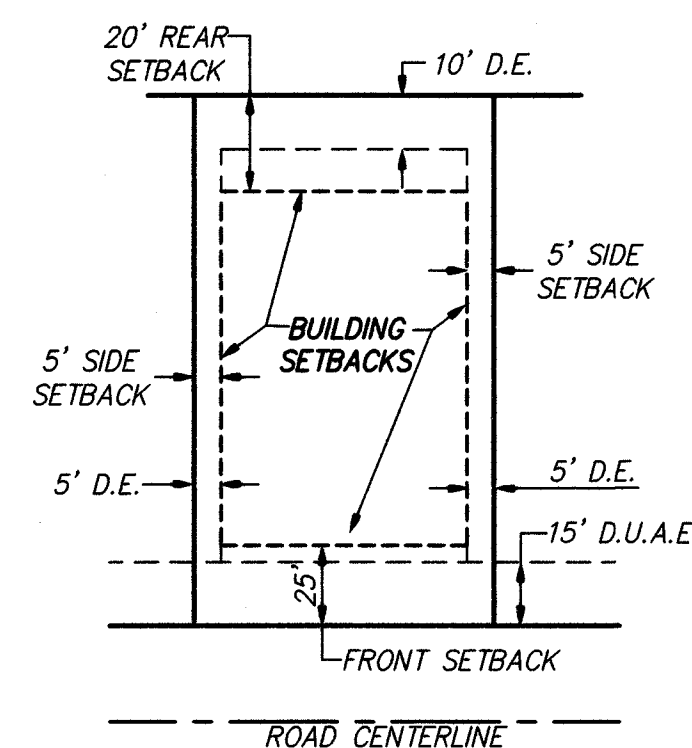
DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF SAID SECTION 4; THENCE ALONG THE SOUTH BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4, N.89°36'19"W, 1,326.46 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY, N.00°04'10"E, 40.44 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.E. 28TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°36'17"W, 906.49 FEET TO A POINT ON THE EAST BOUNDARY OF LAND ESTATES, AS RECORDED IN PLAT BOOK T, PAGE 44 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE NORTH RIGHT OF WAY LINE OF N.E. 28TH STREET, ALONG SAID EAST BOUNDARY AND THE EAST BOUNDARY OF THE SOUTH 1065 FEET OF THE WEST 420 FEET OF WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4, N.00°16'19"E, 159.55 FEET TO THE SOUTH BOUNDARY OF THE CORPORATE LIMITS OF THE CITY OF OCALA AS ESTABLISHED IN ORDINANCE 238 ON JANUARY 21, 1968 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY, N.00°16'19"E, 865.41 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1065 FEET OF THE WEST 420 FEET OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, N.89°36'35"W, 390.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N.E. 19TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00°15'29"E, 182.73 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.89°44'29"E, 1,292.80 FEET TO A POINT ON AFOREMENTIONED EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE ALONG SAID EAST BOUNDARY, S.00°04'10"W, 1,051.20 FEET TO THE AFORESAID NORTH BOUNDARY OF THE CORPORATE LIMITS OF THE CITY OF OCALA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH BOUNDARY, N.89°36'19"W, 905.93 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 23.44 ACRES, MORE OR LESS.

TYPICAL EASEMENTS AND SETBACKS

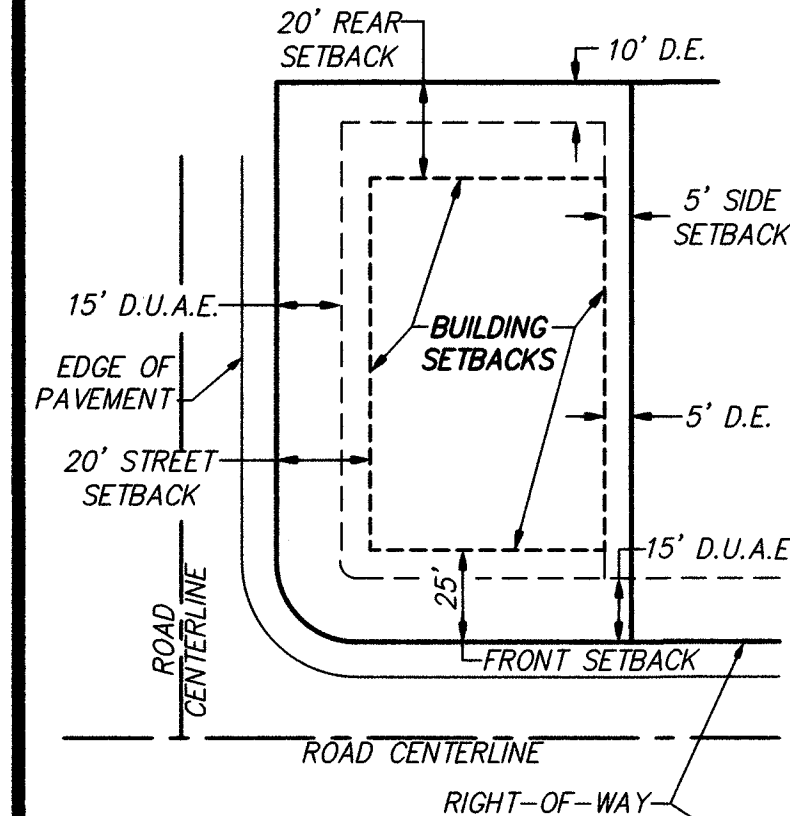
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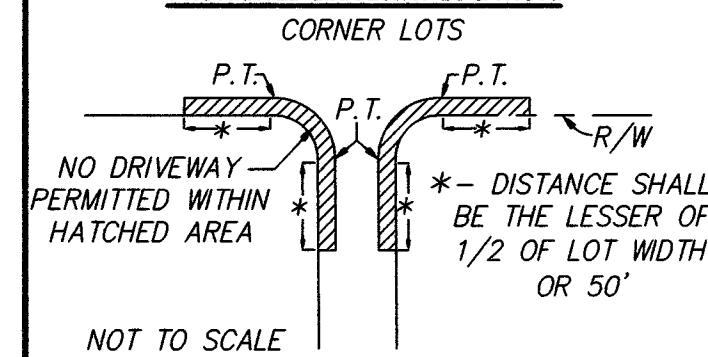
TYPICAL EASEMENTS AND SETBACKS

CORNER LOT DETAIL

NOT TO SCALE



PROHIBITED DRIVEWAY LOCATION:



WEST BOUNDARY OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST

(LB2418)
N.1775868.45'
E.620588.10'
(LB8071)
N.1775799.48'
E.620617.43'

PARCEL ID:
24286-000-00
ZONING: PUD
LAND USE: MR (MEDIUM RESIDENTIAL)
"UNPLATTED"

SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST

30' FLORIDA GAS TRANSMISSION EASEMENT
(PER O.R.B. 1720, PAGE 1528)

100' FLORIDA POWER CORPORATION EASEMENT
(PER O.R.B. 1, PAGE 329) AND
FLORIDA GAS TRANSMISSION UTILIZATION
AGREEMENT (PER O.R.B. 1715, PAGE 190)

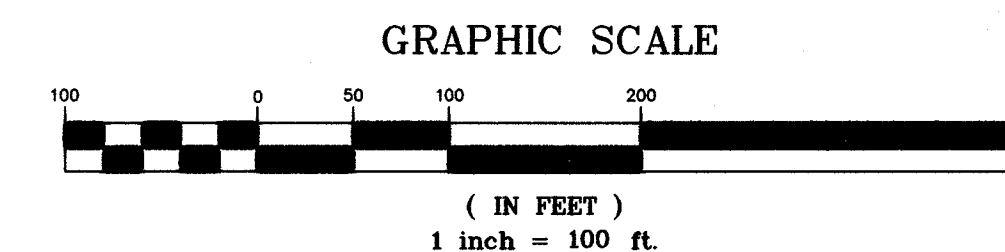
50' EASEMENT TO CITY OF OCALA
(PER O.R.B. 1951, PAGE 944)

SUN RAY ESTATES
PLAT BOOK H,
PAGE 35

S.E. CORNER OF N.W. 1/4 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
N.1775861.44'
E.621910.33'
(NOD)

(LB8071)
N.1775793.64'
E.621910.22'

EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST



LEGEND

UNLESS OTHERWISE NOTED

- = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- N. = NORTHING (STATE PLANE COORDINATES)
- E. = EASTING
- CL = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- R/W = RIGHT OF WAY LINE
- LB = LICENSE BUSINESS
- 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
- AC. = ACRES
- (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)
- = PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
- = PERMANENT REFERENCE MONUMENT
FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ⊙ = PERMANENT CONTROL POINT
SET NAIL & DISC P.C.P. (LB 8071)
- = PERMANENT REFERENCE MONUMENT
FOUND 1/2" IRON ROD (NO CAP)

POINT OF COMMENCEMENT

S.E. CORNER OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST CERTIFIED CORNER RECORD DEPARTMENT OF ENVIRONMENTAL PROTECTION DOCUMENT# 108292

NORTH RIGHT OF WAY LINE OF N.E. 28TH STREET

N.1774533.31'
E.623235.13'

SOUTH BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST

NOTE:

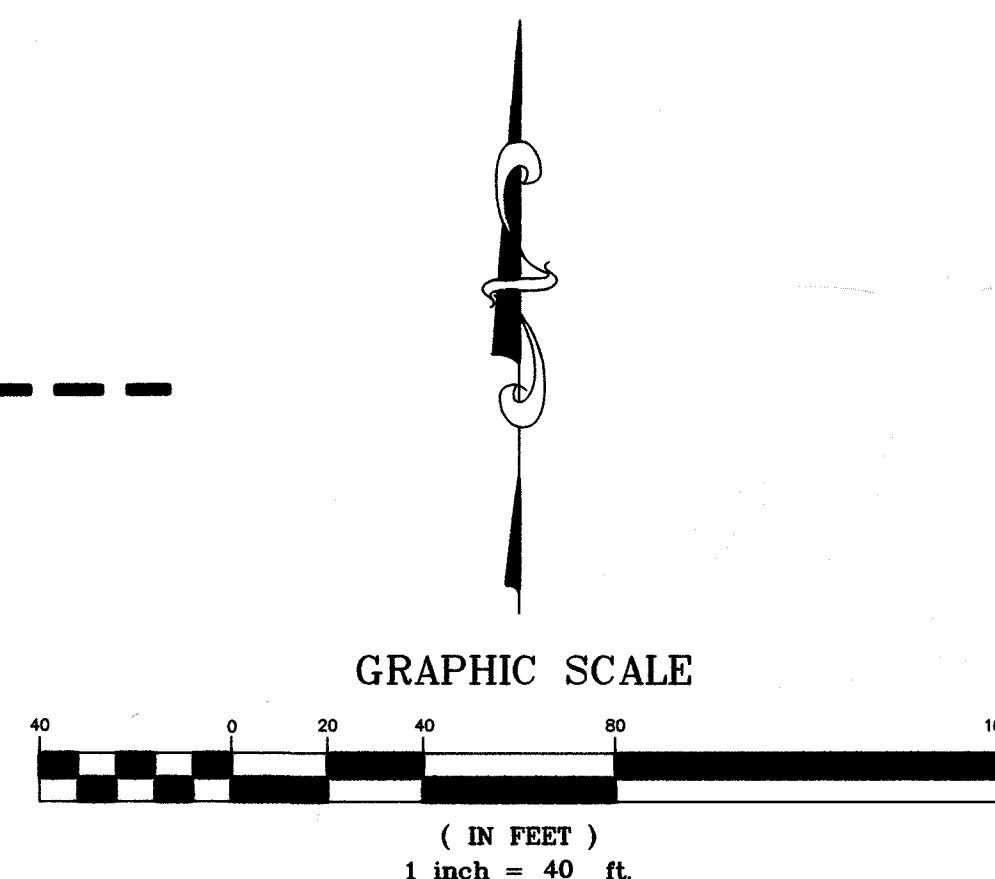
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EMERSON POINTE PHASE 1

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

PLAT BOOK 16, PAGE 104

SHEET 3 OF 5

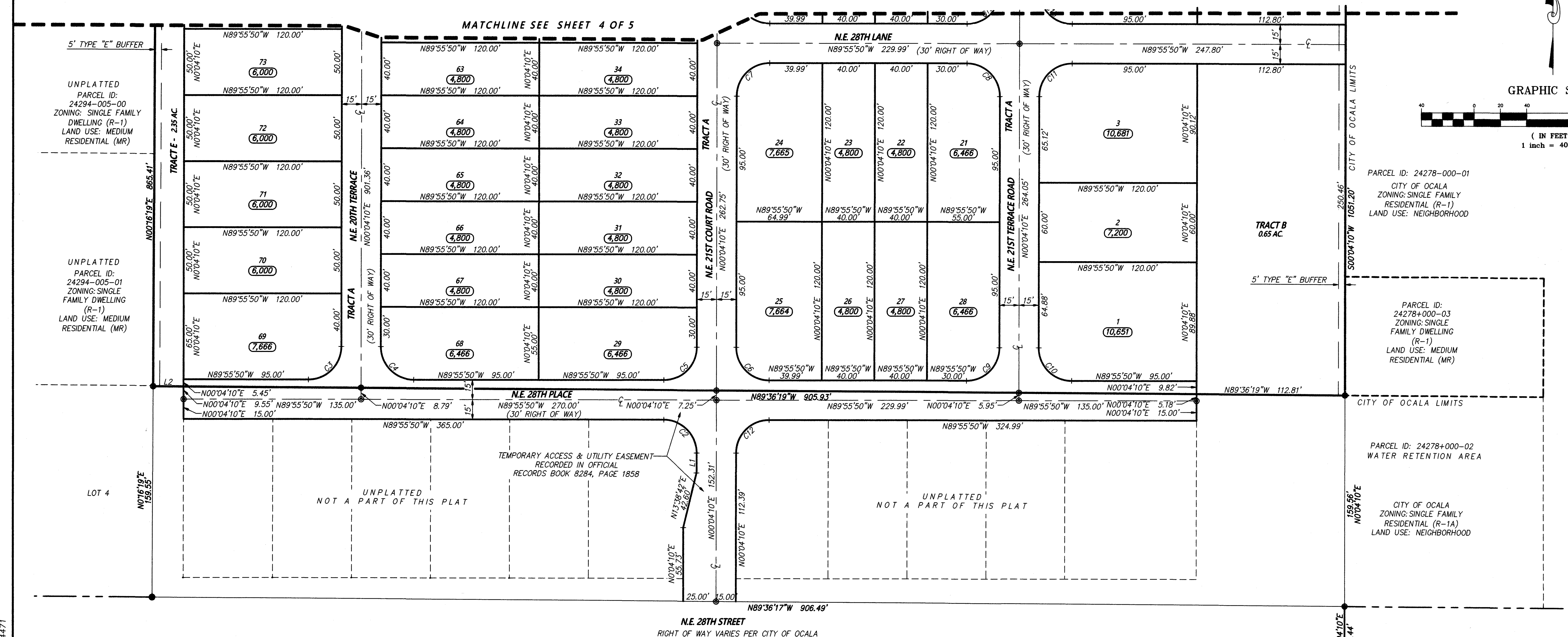


PARCEL ID: 24278-000-01
CITY OF OCALA
ZONING: SINGLE FAMILY
RESIDENTIAL (R-1)
LAND USE: NEIGHBORHOOD

PARCEL ID: 24278+000-03
ZONING: SINGLE
FAMILY DWELLING
(R-1)
LAND USE: MEDIUM
RESIDENTIAL (MR)

PARCEL ID: 24278+000-02
WATER RETENTION AREA

CITY OF OCALA
ZONING: SINGLE FAMILY
RESIDENTIAL (R-1A)
LAND USE: NEIGHBORHOOD



LEGEND UNLESS OTHERWISE NOTED

— NOT TO SCALE
R = RADIUS
L = ARC LENGTH
Δ = DELTA (CENTRAL ANGLE)
CH = CHORD DISTANCE
CB = CHORD BEARING
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FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
■ = PERMANENT REFERENCE MONUMENT
SET 4" X 4" CONCRETE MONUMENT P.R.M. (LB 8071)
● = PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
● = PERMANENT REFERENCE MONUMENT
FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊙ = PERMANENT CONTROL POINT
SET NAIL & DISC P.C.P. (LB 8071)
● = PERMANENT REFERENCE MONUMENT
FOUND 1/2" IRON ROD (NO CAP)

NOTE:

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LINE TABLE

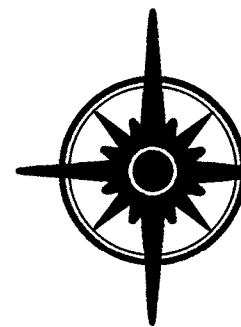
LINE	BEARING	LENGTH
L1	N00°04'10"E	15.02
L2	S89°36'19"E	23.12

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	78.54	50.00	090°00'00"	70.71	N44°55'50"W
C2	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C3	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C4	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C5	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C6	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C7	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C8	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C9	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C10	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C11	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C12	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C13	39.27	25.00	090°00'00"	35.36	N44°55'50"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C14	10.05	65.00	008°51'32"	10.04	N85°30'04"W
C15	41.58	65.00	036°38'51"	40.87	N62°44'52"W
C16	40.44	65.00	035°38'43"	39.79	N26°36'06"W
C17	10.04	65.00	008°50'54"	10.03	N04°21'17"W
C18	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C19	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C20	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C21	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C22	54.98	35.00	090°00'00"	49.50	N44°55'50"W
C23	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C24	39.27	25.00	090°00'00"	35.36	N45°04'10"E
C25	39.27	25.00	090°00'00"	35.36	N44°55'50"W
C26	39.27	25.00	090°00'00"	35.36	N45°04'10"E



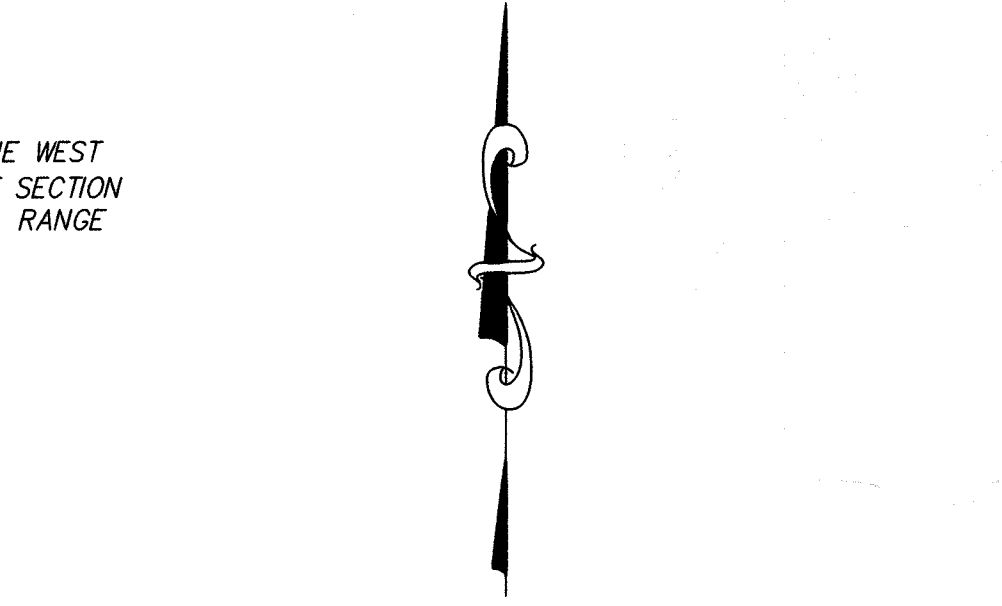
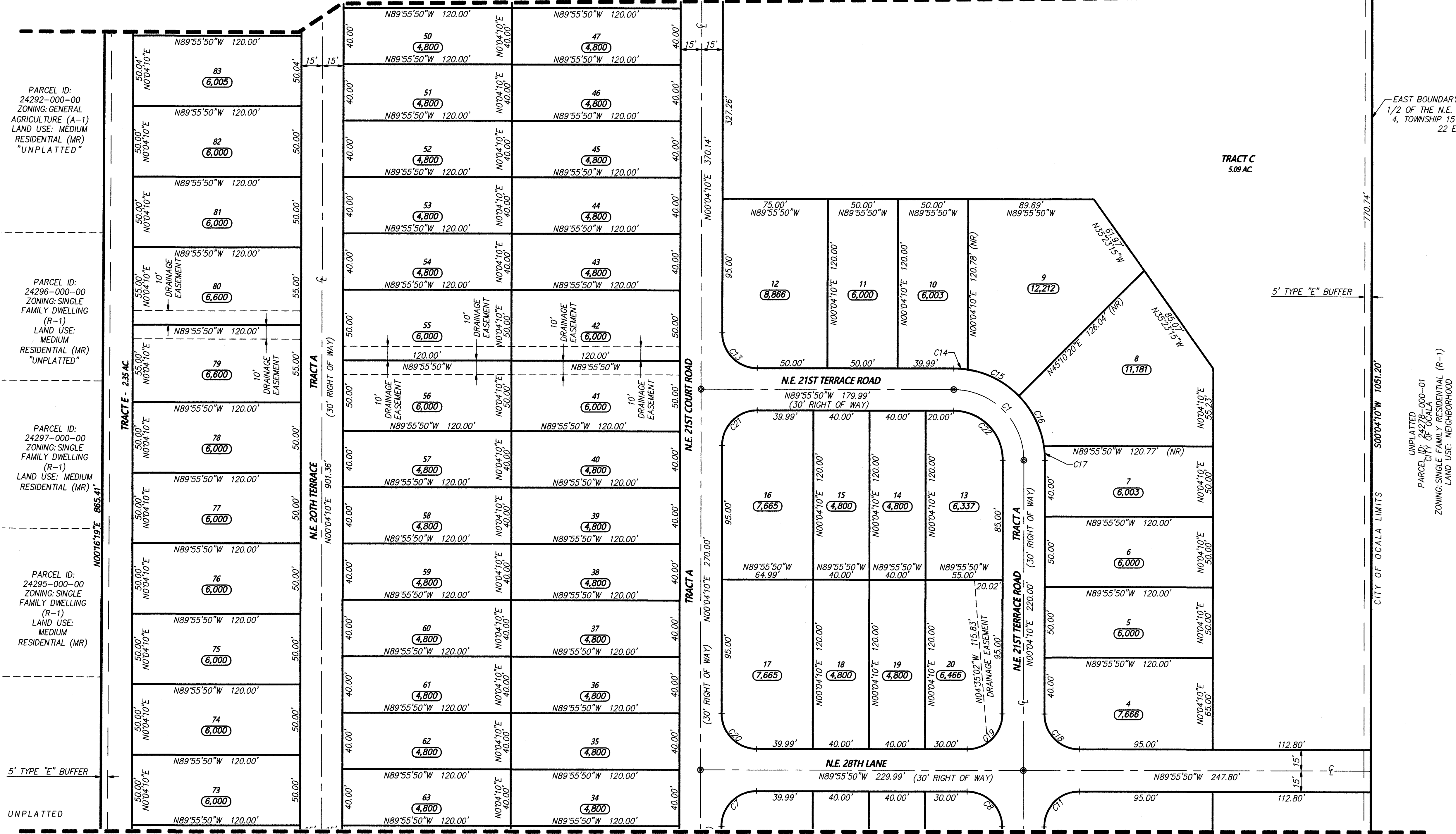
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL, G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. JOHNSON, P.L.M., C.S.M., C.E.M., L.S. 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
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EMERSON POINTE 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



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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	78.54	50.00	090°00'00"	70.71	N44°55'50"W
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C26	39.27	25.00	090°00'00"	35.36	N45°04'10"E

- LEGEND** UNLESS OTHERWISE NOTED
- V— = NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING
 - CL = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSE BUSINESS
 - 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
 - AC. = ACRES
 - (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)
 - = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (P.R.M. JCH LB 8071)
 - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC P.C.P. (LB 8071)
 - = PERMANENT REFERENCE MONUMENT FOUND 1/2" IRON ROD (NO CAP)

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

