

PER TITLE COMMITMENT NO. 110611230, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR FLORIDA FIRST TITLE & TRANSACTION, SERVICES, LLC, ISSUING OFFICE FILE NO. 25009, BEARING A COMMITMENT DATE OF JANUARY 26, 2025.

[illegible]

NORTHWEST HAVING A RADIUS 1115.83 FEET. A CENTRAL ANGLE OF 20°30'39" AND A CHORD BEARING AND DISTANCE OF S 22°16'06" W 399.92 FEET. THENCE SOUTHWESTERLY ALONG SAID CURVE 402.10 FEET. THENCE S7°54'28" E 60.00 FEET TO A POINT OF TANGENCY. THENCE S85°53'02" E 762.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 690.00 FEET. A CENTRAL ANGLE OF 48°34'40" AND A CHORD BEARING AND DISTANCE OF S 20°34'02" E 1108.48 FEET TO A POINT OF TANGENCY. THENCE S85°53'02" E 762.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 680.00 FEET. A CENTRAL ANGLE OF 24°23'24" AND A CHORD BEARING AND DISTANCE OF S 19°35'09" E 278.87 FEET. THENCE SOUTHERLY ALONG SAID CURVE 280.99 FEET. THENCE N 55°41'44" E 771.57 FEET TO A POINT OF A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 785.00 FEET. A CENTRAL ANGLE OF 10°43'28" AND A CHORD BEARING AND DISTANCE OF S 85°53'02" E 138.93 FEET TO A POINT OF TANGENCY. THENCE N 66°25'12" E 418.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 235.00. A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 89°16'18" E 381.96 FEET TO A POINT OF TANGENCY. THENCE S 65°10'16" E 114.68 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 179.40 FEET. A CENTRAL ANGLE OF 57°54'41" AND A CHORD BEARING AND DISTANCE OF N 82°44'46" E 173.43 FEET. THENCE EASTERLY ALONG SAID CURVE 181.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 183.93 FEET. A CENTRAL ANGLE OF 23°21'23" AND A CHORD BEARING AND DISTANCE OF N 82°44'46" E 173.43 FEET. THENCE EASTERLY ALONG SAID CURVE 75.27 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 8149.78 FEET. A CENTRAL ANGLE OF 31°52'24" AND A CHORD BEARING AND DISTANCE OF N 80°43'38" E 463.16 FEET. THENCE EASTERLY ALONG SAID CURVE 463.22 FEET TO A POINT OF TANGENCY. THENCE N 84°56'54" S 10.94 FEET. THENCE N 1°19'17" E 100.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET. A CENTRAL ANGLE OF 10°43'28" AND A CHORD BEARING AND DISTANCE OF N 10°13'41" E 193.93 FEET. THENCE NORTHERLY ALONG SAID CURVE 194.76 FEET TO THE POINT OF TANGENCY. THENCE N 19°08'07" E 309.05 FEET. THENCE S 89°30'20" E 1270.55 FEET. THENCE N 02°12'42" E 758.84 FEET. THENCE N 89°27'28" W 38.27 FEET TO THE EAST 1/4 CORNER OF THE AFORESAIDENOTED SECTION 5. THENCE N 02°07'21" E 40.00 FEET ALONG THE EAST LINE OF SAID SECTION 5 TO THE EAST 1/4 CORNER OF SAID SECTION 5. THENCE S 89°27'28" W 38.27 FEET TO THE CITY OF CALCA, RECORDED IN BOOK 167, PAGE 679, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

(OFFICIAL RECORDS BOOK 49046; PAGE 32); COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.89°20'17"W. FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, S.02°01'27"W. FOR 1426.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.00°21'17"W. FOR 1178.27 FEET; THENCE S.89°34'20"W. FOR 38.02 FEET; THENCE S.02°11'20"W. FOR 1238.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SV 66TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N.88°59'56"W. A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, S.89°34'20"W. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID DISTANCE OF 100.00 FEET. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID LAND BEING SITUATED IN MARION COUNTY, FLORIDA.

A PARCEL SITUATED IN SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

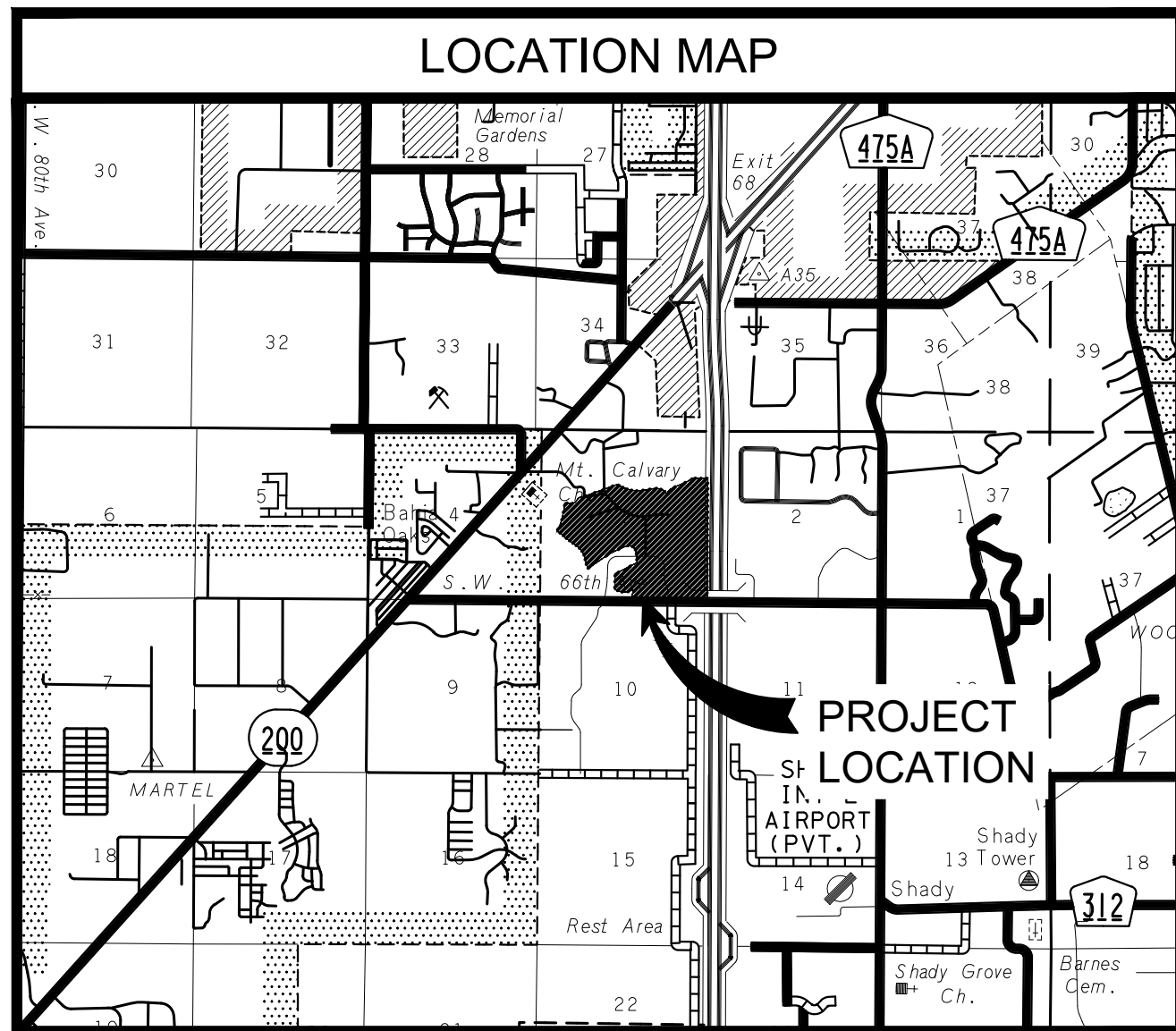
A PARCEL SITUATED IN SECTIONS 3 & 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

LESS AND EXCEPTING FROM THE AFOREDESCRIBED LANDS, THE FOLLOWING:

[illegible]

ALSO LESS AND EXCEPT: ALL OF THE PLAT OF PRESERVE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 171-176, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS: THAT PORTION OF TRACT "C" WHICH IS INCLUDED IN PARCEL 2 ABOVE. IT IS THEREFORE THE INTENTION TO INCLUDE THAT PORTION OF SAID TRACT "C" WHICH IS INCLUDED WITHIN PARCEL 2 ABOVE.



ELECTRIC	WATER & SEWER
OCALA ELECTRIC UTILITY	CITY OF OCALA
1905 NE 30TH AVE	2100 NE 30TH AVE
BLDG 400	OCALA, FL 34470
OCALA, FL 34470	STACEY FERRANTE
RANDY HAHN	(352) 351-6775
(352) 351-6615	
PHONE	INTERNET
CENTURYLINK	COX CABLE
1325 BLAIRSTONE RD	4040 NE 48TH AVE
RW 113	OCALA, FL 34470
TALLAHASSEE, FL 32301	MICHELLE OSBORNE
BILL MCCLOUD	(478) 314-3577
(850) 596-1444	

OWNER/APPLICANT: BOYD DEVELOPMENT, LLC 1720 SE 16TH AVENUE, BLDG. 200 OCALA, FL 34471	SURVEYOR: R.M. BARRINEAU AND ASSOCIATES 1309 SE 25TH LOP, SUITE 103, OCALA, FLORIDA 34471 (352) 622-3133
CIVIL ENGINEERING CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 (352) 438-3000	GEOTECHNICAL ENGINEERING CONSULTANT: GEOTECH, INC. 1016 SE 3RD AVE. OCALA, FLORIDA 34471



SHEET	TITLE
C001	- COVER SHEET
C002	- MOCKINGBIRD PD MASTER PLAN
C003	- PD - SITE DEVELOPMENT PLAN
C004	- EXISTING TOPOGRAPHY
C005	- TYPICAL SECTIONS

S01 TO S09 - BOUNDARY & TOPOGRAPHIC SURVEY
(R.M. BARRINEAU AND ASSOCIATES)

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 23875-000-01 & 35364-000-00

PRESENT ZONING: HEATH BROOK PUD-02

ABUTTING ZONING: NORTH - HEATH BROOK PD
EAST - ROW (I-75)
SOUTH - ROW (SW 66TH STREET)
WEST - ROW (SW 61ST ROAD) HEATH BROOK PUD-02 & PUD-03

LAND USE: LI - (LOW INTENSITY)

WATER
POTABLE WATER WILL BE PROVIDED BY THE CITY OF OCALA.

SEWER
WASTEWATER WILL BE PROVIDED BY THE CITY OF OCALA.

FEMA DESIGNATION:
FLOOD CERTIFICATION:
 PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "AE" - AN AREA WITH A 1% OF ANNUAL CHANCE FLOODING, PER THE FLOOD INSURANCE RATE MAP NO. 12083C0514E, 12083C0518E, 12083C0702E, AND 12083C0706E EFFECTIVE APRIL 19, 2017.

DRAINAGE SUMMARY:
THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

MAINTENANCE:
THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, NEW & REPLACEMENT STREET SIGNS. DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA, SW 49TH AVENUE ROAD WILL BE MAINTAINED BY MARION COUNTY.

CALCULATIONS ARE IN ACCORDANCE WITH THE APPROVED HEATH BROOK DRI DEVELOPMENT ORDER AND RELATED CONCURRENCY AGREEMENT. THE AMENDED AND RESTATED DEVELOPMENT ORDER (ARDO) IS RECORDED AT O.R. BOOK 6840, PAGE 824, AND THE FIRST AMENDMENT TO THE ARDO IS RECORDED AT O.R. BOOK 7948, PAGE 840 PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE PROPOSED DEVELOPMENT WILL CONSIST OF 592 RESIDENTIAL DWELLING UNITS. SINGLE FAMILY HOMES (GATED COMMUNITY) RATE APPLIES. A TRIP RATE OF 0.60 TRIPS PER DWELLING UNIT AND INTERNAL CAPTURE DISCOUNT OF 22% IS APPLIED PER THE APPROVED TRAFFIC STUDY FOR THE DRI (TIA03-0004 APPROVED 8/3/2005).

GROSS TRIPS = 592 S.F.R. (GATED) X 0.60 = 355
PM PEAK HOUR TRIPS = 355 X 0.78 = 277

REQUIRED TRIPS: 277
PROVIDED TRIPS: 277 TRIPS HAS BEEN ASSIGNED BY OCALA TROPHY TO THE OWNER OF MOCKINGBIR
RIDGE, PER ASSIGNMENT OF TRIPS AND AGREEMENT TO PURCHASE IMPACT FEE CREDITS RECORDED
IN MARION COUNTY O.R. BK 8714 PGS 1556-1563.

[illegible]

Kimley»»Horn

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SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

RICHARD V. BUSCHE, P.E.

FLORIDA LICENSE NUMBER

DATE: 000000

COVER SHEET

OCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC

CITY OF OCALA
FLORIDA

SHEET NUMBER

C001

CALL 2 WORKING DAY
BEFORE YOU DIG



IT'S THE LAW
DIAL 811

Know what's **below**.
Call before you dig

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

C:\Users\BRAD-1\POWAppData\Local\Temp\AcPublish_13595\CO01 COVER SHEET.dwg, Layout:CO01 COVER SHEET
XREFS: XBorder-242387001 kh-address-oca DrawingData cm_martin Jan 27, 2026

1. PHASE DESIGNATIONS SHOWN HEREIN ARE FOR REFERENCE PURPOSES ONLY, AND DO NOT NECESSARILY REFLECT THE ORDER IN WHICH THE PHASE WILL BE DEVELOPED.
2. THE CONNECTIONS TO SW 66TH STREET (WILLIAM ROAD) AND THE 100' R/W ALONG THE EASTERN PROPERTY ARE CONDITIONS OF THE DEVELOPMENT ORDER, AND ARE SUBJECT TO THOSE CONDITIONS.
3. THE AREAS DESIGNATED PUD-2, PUD-3, AND PUD 5 ARE MIXED USE RESIDENTIAL PLANNED UNIT DEVELOPMENTS (PUD'S).
4. THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:
 - A. PROJECT IDENTIFICATION SIGNS ON MAIN COLLECTOR ENTRANCES FROM SR 200 OR SW 49TH AVENUE SHALL BE PER THE CITY'S LAND DEVELOPMENT REGULATIONS SECTION 110-152 AND/OR SECTION 110-153 FOR NON-RESIDENTIAL USES.
 - B. RESIDENTIAL PUD IDENTIFICATION SIGNS SHALL BE ALLOWED LOCATED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
 - C. PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPAL ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.
5. A SIGN DESIGN PACKAGE WILL BE SUBMITTED WITH THE CONCEPTUAL SITE PLAN OR FINAL SITE PLAN PER LDC SECTION 110-163.
6. 20% OF THE TOTAL GROSS ACREAGE OF NON-RESIDENTIAL USES SHALL BE OPEN SPACE.
7. THE INTERNAL CIRCULATION AND ACCESS POINTS BETWEEN TRACTS AND EXTERNAL ACCESS POINTS TO PUBLIC ROADWAYS MAY VARY IN LOCATION FROM THE LOCATIONS AS SHOWN ON THE REVISED PUD MASTER PLAN AS SUCH IS REFINED AT SITE PLAN APPROVAL.
8. TRACTS SHALL PROVIDE CROSS ACCESS FOR ALL NON-RESIDENTIAL LOTS.
9. SAMPLE ARCHITECTURAL ELEVATIONS SHALL BE PROVIDED DURING SITE PLAN REVIEW FOR EACH TRACT CONSISTENT WITH LDC SECTION 122-216(i) AND THE HEATH BROOK ARCHITECTURAL GUIDELINES.
10. EXISTING TREES SHALL BE SURVEYED PRIOR TO THE APPROVAL OF ANY TRACT'S SITE PLAN OR FINAL PUD PLAN.
11. THIS PROJECT IS SUBJECT TO THE HEATH BROOK DRI DEVELOPMENT ORDER UNTIL SUCH TIME AS IT EXPIRES OR IS RESCINDED.
12. SUBSEQUENT SITE PLANS ADJACENT TO SR 200, TARTAN ROAD, AND/OR SW 49TH AVENUE SHALL ADHERE TO THE ADOPTED HEATH BROOK LANDSCAPE GUIDELINES.
13. AGRICULTURE SHALL CONTINUE TO BE AN ALLOWED USE IN AREAS THAT HAVE NOT BEEN DEVELOPED FOR A DIFFERENT ALLOWED USE.
14. ALL PROPOSED ROADWAY ALIGNMENTS SHOWN HEREON ARE SUBJECT TO CHANGE.

PUD 2	II	97	201	2.06
PUD 2	III	200	391	1.96

TRACT	ACRES	ALLOWABLE INTENSITY (S.F.)	RESIDENTIAL UNITS
'A'	3.04	10,000	-

PARCEL	PHASE	ACRES	RESIDENTIAL UNITS	DENSITY
MF-2	PARADIGM	26	320	12.33

OFFICE	40,000 SF
RETAIL	59,550 SF
BUSINESS PARK/LIGHT INDUSTRIAL	34,500 SF

PUD 2 MAY BE DEVELOPED AS A GATED GOLF COURSE COMMUNITY OR A GATED SINGLE FAMILY RESIDENTIAL COMMUNITY.

VALUES SHOWN IN CHART MAY VARY AFTER FINAL DEVELOPMENT.

ALLOWABLE DENSITY FOR PUD 2 IS UP TO 2.49 UNITS/ACRE.

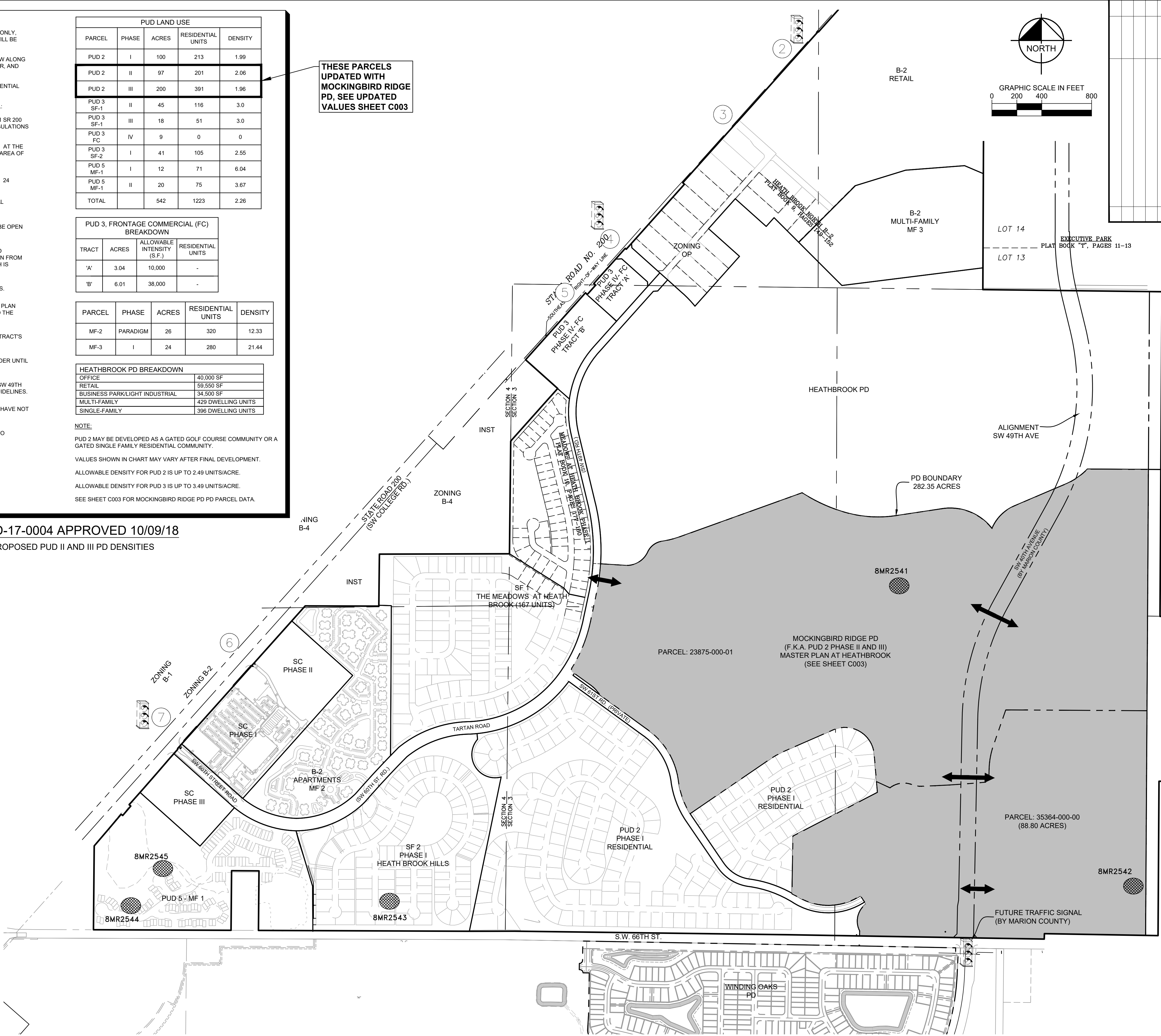
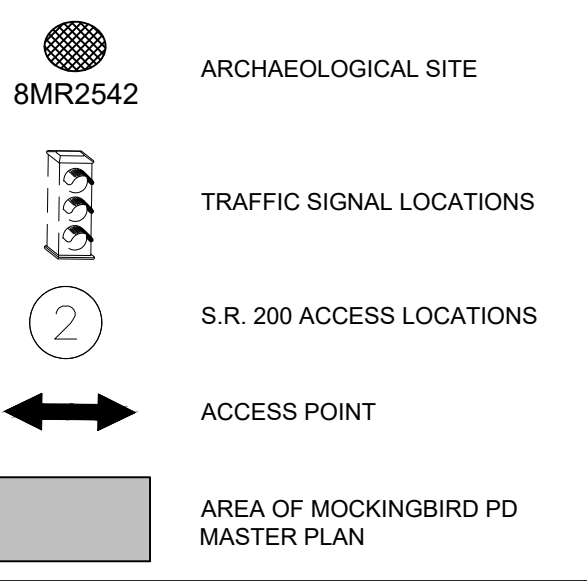
ALLOWABLE DENSITY FOR PUD 3 IS UP TO 3.49 UNITS/ACRE.

SEE SHEET C003 FOR MOCKINGBIRD RIDGE PD PD PARCEL DATA.

**THESE PARCELS
UPDATED WITH
MOCKINGBIRD RIDGE
PD, SEE UPDATED
VALUES SHEET C003**

SEE SHEET C003 FOR PROPOSED PUD II AND III PD DENSITIES

LEGEND

[illegible]

INTERSTATE 75
STATE ROAD NO. 93

MOCKINGBIRD PD MASTER PLAN

MOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC
CITY OF OCALA
FLORIDA

SHEET NUMBER
C002

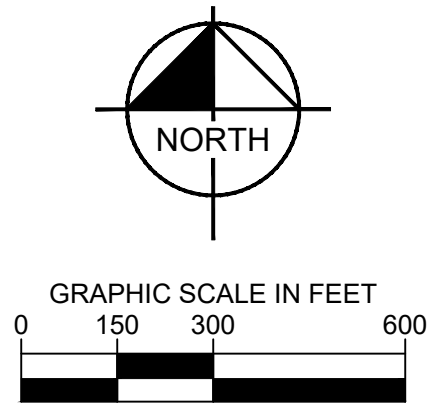
Kimley»»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

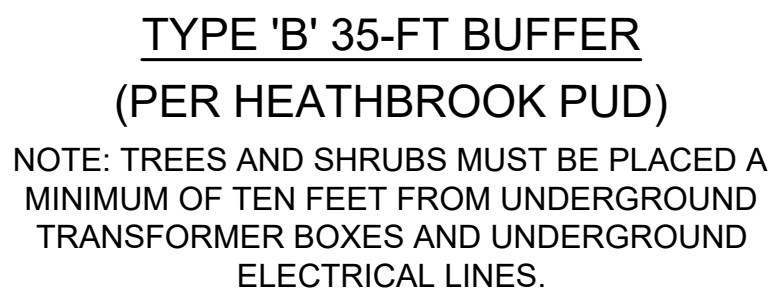
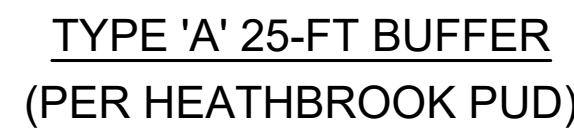
RICHARD V. BUSCHE, P.E.

FLORIDA LICENSE NUMBER
58568

DATE:

[illegible]

SHEET NUMBER C004	MOCKINGBIRD RIDGE PD PREPARED FOR BOYD DEVELOPMENT, LLC CITY OF OCALA FLORIDA	EXISTING TOPOGRAPHY	KHA PROJECT 2423877001	LICENSED PROFESSIONAL <u>RICHARD V. BUSCHE P.E.</u> FLORIDA LICENSE NUMBER 58568	Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108
			DATE DECEMBER 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY WRC CHECKED BY RVB		

[illegible]

SHEET NUMBER C005		MOCKINGBIRD RIDGE PD PREPARED FOR BOYD DEVELOPMENT, LLC CITY OF OCALA FLORIDA		TYPICAL SECTIONS		KHA PROJECT 242387001 DATE DECEMBER 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY WRC CHECKED BY RVB DATE		LICENSED PROFESSIONAL RICHARD V. BUSCHE P.E. FLORIDA LICENSE NUMBER 58568		Kimley»»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET SUITE 200, OCALA, FLORIDA 34471 PHONE 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
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