

1. BEARINGS SHOWN HEREON ARE BASED THE SOUTH RIGHT-OF-WAY LINE OF S.E. 5th STREET ASSUMED TO BEAR:

2. BUILDING SETBACKS WILL BE IN ACCORDANCE WITH CITY OF OCALA ZONING CODES.

3. FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AS PER THE FLOOD INSURANCE RATE MAP, NO. 12083C0517E, EFFECTIVE APRIL 19th 2017.

4. THIS PLAT CONTAINS 4 LOTS AND 2 TRACTS, WITH A PRIVATE ROAD AND OTHER INFRASTRUCTURE.

5. 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.

6. THE PROPERTY DESCRIBED IN THIS PLAT IS A PORTION OF LOT X, CALDWELL'S ADDITION TO CITY OF OCALA, RECORDED IN PLAT BOOK "E" AT PAGE 4. OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

7. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS PLAT ARE BASED ON GPS, RTK NETWORK, FLORIDA WEST ZONE,

8. A 1/2" REBAR AND CAP STAMPED "LB 315" SHALL BE SET AT ALL LOT CORNERS IN CONFORMANCE WITH CHAPTER 177.091(9), PART I, FLORIDA STATUTES, AND WILL BE IN CONFORMANCE WITH THE CITY OF OCALA CODE OF ORDINANCES,

9. ALL MONUMENTATION FOUND HEREON WAS HELD AS PERMANENT REFERENCE MONUMENTS (P.R.M.)

10. PERMANENT CONTROL POINTS SHALL BE SET AS REQUIRED BY CHAPTER 177, PART I, FLORIDA STATUTES, AND AS REQUIRED BY CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES.

	PLAT LINE	TABLE
LINE	LENGTH	BEARING
L1	8.67'	S89 <b>*</b> 59'48"E
L2	6.08'	N00°26'01"E
L3	3.67'	S89*59'48"E
L4	3.67'	S89*59'32"W
L5	5.60'	N00°26'01"E
L6	13.21'	S89*59'32"W
L7	7.47'	N00°26'01"E
L8	1.33'	S00°19'29"W
L9	10.67	S00°19'29"W
L10	10.67	S00°19'29"W
L11	1.33'	S00°19'29"W
L12	7.47'	N00°26'01"E
L13	13.21'	S89*59'32"W
L14	5.60'	N00°26'01"E
L15	3.67'	S89*59'32"W
L16	3.67'	S89*59'32"W
L17	6.08'	N00°26'01"E
L18	8.67'	S89*59'32"W

EASEMENT LINE TABLE			
LINE	LENGTH	BEARING	
E1	40.28'	S00°26'01"W	
E2	32.51	S28°10'39"E	
E3	94.32'	N89°59'32"E	
E4	32.88'	S00°19'29"W	
E5	10.00'	S89*59'32"W	
E6	22.88'	N00°19'29"E	
E7	90.25	S89*59'32"W	
E8	20.17	N28 <b>°</b> 10'39"W	
E9	20.88'	N00°26'01"E	

## PLANNING AND ZONING COMMISSION APPROVAL

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED BY THE COMMISSION FOR RECORD ON THE \_\_ DAY OF \_\_\_\_, 2024

ATTEST: SEAN LANIER, P.E. CITY ENGINEER	KEVIN LOPEZ CHAIRMAN	
COUNCIL'S APPROVAL		

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED BY THE COUNCIL FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_. 2024.

ATTEST: ANGEL B. JACOBS CITY CLERK	BARRY MANSFIELD PRESIDENT, CITY COUNCIL

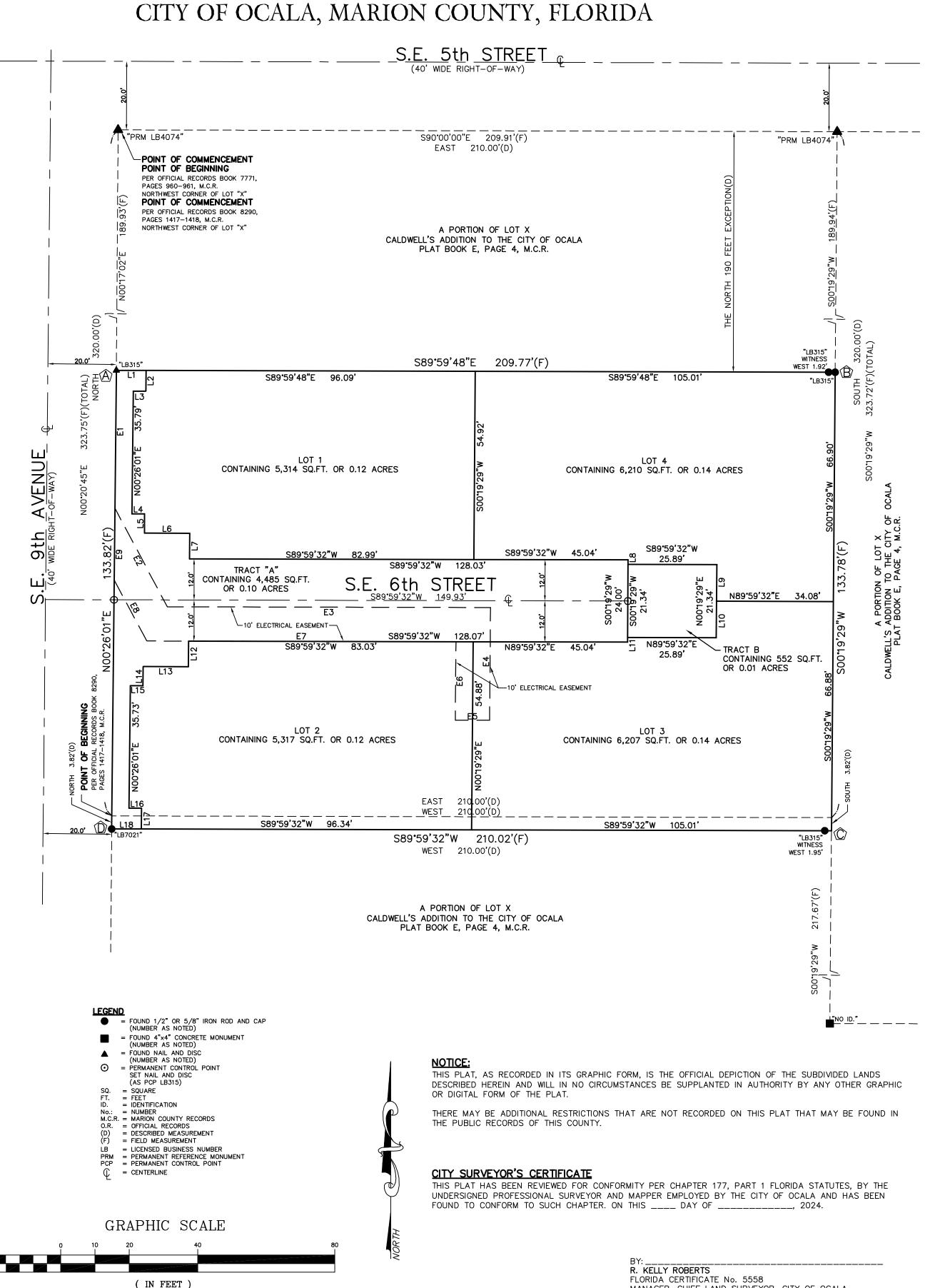
CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING: I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF CAMPALTO FOR RECORDING. THIS PLAT FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_ A.M. / P.M. AND RECORDED ON PAGE \_\_\_\_ OF PLAT BOOK \_\_\_\_\_ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.



1 inch = 20 ft.

# CAMPALTO

A REPLAT OF A PORTION OF LOT X OF THE PLAT OF CALDWELLS ADDITION TO THE CITY OF OCALA - PLAT BOOK "E" ON PAGE 4 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA - LOCATED IN THE ALVAREZ GRANT (SECTION 37) TOWNSHIP 15 SOUTH, RANGE 22 EAST





MOORHEAD LAND PLANNERS PLAN BOOK \_\_\_, PAGE \_\_\_ SHEET ONE OF ONE

### **DESCRIPTION:**

PER OFFICIAL RECORDS BOOK 7771 AT PAGES 960-961, M.C.R.

COMMENCING AT THE NW CORNER OF LOT X OF CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE EAST 210 FEET, THENCE SOUTH 320 FEET, THENCE WEST 210 FEET, THENCE NORTH 320 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 190 FEET THEREOF.

TOGETHER WITH:

PER OFFICIAL RECORDS BOOK 8290 AT PAGES 1417-1418, M.C.R.

COMMENCING AT THE NW CORNER OF LOT X OF CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 320 FEET FOR THE POINT OF BEGINNING; THENCE EAST 210 FEET; THENCE SOUTH 3.82 FEET; THENCE WEST 210 FEET, THENCE NORTH 3.82 FEET TO THE POINT OF BEGINNING.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: CAMPALTO, LLC. A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF "CAMPALTO". THE SAME BEING A SUBDIVISION OF THE LAND HEREON DESCRIBED: THAT THE UTILITY EASEMENTS AS DESIGNATED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION BY ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, OR OTHER PUBLIC UTILITY, AND THAT THE ELECTRIC EASEMENT DESIGNATED HEREON IS HEREBY DEDICATED TO THE CITY OF OCALA FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC AND COMMUNICATION FACILITIES, (INCLUDING LINES).

TRACT "A": THE OWNER DEDICATES TRACT "A" TO BE OWNED AND MAINTAINED BY CAMPALTO PROPERTY OWNERS ASSOCIATION, INC. FOR A PRIVATE ROAD, RIGHT-OF-WAY, UTILITY EASEMENT, DRAINAGE EASEMENT AND OTHER COMMON USES, SUBJECT TO A PERPETUAL 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

TRACT "B": THE OWNER DEDICATES TRACT"B" TO BE OWNED AND MAINTAINED BY CAMPALTO PROPERTY OWNERS ASSOCIATION. INC. FOR A PARKING AREA, UTILITY EASEMENT, DRAINAGE EASEMENT AND COMMON AREA FOR THE USE AND BENEFIT OF ALL THE OWNERS OF ALL

PRIVATE CROSS ACCESS UTILITIES EASEMENT: THE OWNER GRANTS A NON-EXCLUSIVE UTILITY EASEMENT OVER LOTS 1 THROUGH 4, INCLUSIVE, TO ALL LOT OWNERS OF THE SUBDIVISION AND CAMPALTO PROPERTY OWNERS ASSOCIATION, FOR MAINTENANCE, OPERATION, AND REPAIRS OF PRIVATE OWNED UTILITY SYSTEMS THAT CROSS OVER LOTS, SUCH AS WATER, SEWER AND ELECTRIC THAT IS BETWEEN THE HOMES AND THE PUBLIC RIGHT-OF-WAY, WHERE SUCH UTILITY SYSTEMS ARE CONNECTED TO UTILITY PROVIDERS, TOGETHER WITH

IN WITNESS WHEREOF SAID CAMPALTO, LLC. A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENT TO BE SIGNED IN ITS COMPANY NAME BY ITS \_\_\_\_\_ THIS \_\_\_ DAY OF \_\_\_\_\_, 2024.

SIGNED AND DELIVERED IN OUR PRESENCE AS WITNESSES:	CAMPALTO, LLC. A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME:	BY: NAME: TRUSTEN H. DRAKE TITLE: MANAGER
PRINT NAME:	

## <u>NOTARY ACKNOWLEDGMENT</u>

COUNTY OF MARION

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_, 2024 BY TRUSTEN H. DRAKE, ON BEHALF OF CAMPALTO, LLC. WHO IS \_\_\_ PERSONALLY KNOWN BY ME, OR \_\_\_ PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

STATE PLANE COORDINATES  NORTHING = 1762472.8320 EASTING = 615240.6850  NORTHING = 1762472.2910 EASTING = 615450.4591	PRINT NAME:  NOTARY PUBLIC, STATE OF FLORIDA  COMMISSION NUMBER  COMMISSION EXPIRES
© NORTHING = 1762338.5144 EASTING = 615449.3639 D NORTHING = 1762339.0150 EASTING = 615239.3350	

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED BY HIM AS TO FORM AND LEGALITY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

В	Y: _			
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SURVEYORS CERTIFICATE

MANAGER, CHIEF LAND SURVEYOR, CITY OF OCALA

I HEREBY CERTIFY THAT THIS PLAT OF CAMPALTO WAS PREPARED UNDER MY DIRECTION AND SUPERVISION: AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WHERE IN PLACE ON THE 2nd DAY OF FEBRUARY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART 1; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE; AND CHAPTER 114 OF THE CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

> MOORHEAD ENGINEERING COMPANY LB 315

BRUCE M. VARNADOE NO. 5870, STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER