

WEST OAK PHASE 1

A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF BLOCK 'J' OF HOME ACRES AS RECORDED IN PLAT BOOK D, PAGE 5 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK PAGE SHEET 1 OF 7

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W, 356.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD (BEING A 120 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID WESTERLY RIGHT OF WAY LINE, S.18°53'16"E, 349.97 FEET TO THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG SAID SOUTHERLY BOUNDARY, N.89°54'10"W, 115.55 FEET TO A POINT ON AFOREMENTIONED EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID EAST BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1.) S.00°22'59"W, 475.50 FEET; 2.) THENCE S.00°01'50"W, 112.48 FEET; 3.) THENCE S.00°44'27"W, 188.69 FEET; 4.) THENCE S.00°22'51"W, 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W, 524.14 FEET TO THE NORTHERLY & WESTERLY BOUNDARY OF THE 3.45 ACRE EXCEPTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 7396, PAGE 622 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTHERLY & WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1.) N.89°34'52"W, 30.34 FEET; 2.) THENCE S.18°43'29"W, 39.89 FEET; 3.) THENCE S.25°58'29"W, 154.80 FEET; 4.) THENCE S.00°00'00"E, 42.21 FEET TO THE NORTHERLY BOUNDARY OF THE 1.34 ACRE EXCEPTION AS DESCRIBED IN SAID LANDS; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG SAID NORTHERLY BOUNDARY, N.90°00'00"W, 80.00 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, N.00°00'00"E, 49.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 63°12'48" AND A CHORD BEARING AND DISTANCE OF N.31°36'24"W, 167.71 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, 176.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 63°12'48" AND A CHORD BEARING AND DISTANCE OF N.31°36'24"W, 251.56 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, 264.79 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E, 602.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 18°09'11" AND A CHORD BEARING AND DISTANCE OF N.09°04'36"W, 618.40 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, 620.99 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"W, 1083.23 FEET; THENCE N.73°18'03"W, 52.20 FEET; THENCE N.90°00'00"W, 114.53 FEET; THENCE S.00°02'17"W, 753.67 FEET; THENCE S.89°55'42"E, 144.16 FEET; THENCE S.00°00'00"E, 101.15 FEET; THENCE N.90°00'00"W, 39.93 FEET; THENCE S.02°33'36"W, 12.76 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE ALONG SAID NORTH BOUNDARY N.89°12'29"W, 331.33 FEET TO THE EAST BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, S.00°30'06"W, 306.18 FEET TO A POINT 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING THE EAST BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, ALONG A LINE 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N.89°14'15"W, 632.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 27TH AVENUE (HAVING A 60 FOOT RIGHT OF WAY); THENCE DEPARTING SAID LINE BEING 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1.) N.00°33'44"E, 306.31 FEET; 2.) THENCE N.00°29'24"E, 1325.79 FEET TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; 3.) THENCE N.00°33'55"E, 348.17 FEET TO THE SOUTHWEST CORNER OF PINE OAKS INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 2, PAGE 123 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH AND EAST BOUNDARY LINE OF SAID PINE OAKS INDUSTRIAL PARK THE FOLLOWING FOUR (4) COURSES: 1.) N.86°04'19"E, 10.78 FEET; 2.) THENCE N.87°14'51"E, 1285.08 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID PINE OAKS INDUSTRIAL PARK PLAT; 3.) THENCE N.00°28'30"E, 774.61 FEET; 4.) THENCE N.00°27'50"E, 261.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 35TH STREET (HAVING A 120 FOOT RIGHT OF WAY PER ROAD BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY FLORIDA); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1.) S.89°35'14"E, 1049.19 FEET; 2.) THENCE S.89°43'19"E, 168.79 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, S.18°52'46"E, 314.71 FEET TO THE POINT OF BEGINNING;

AND

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W, 356.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD (BEING A 120 FOOT RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE, S.18°53'16"E, 349.97 FEET TO THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D" PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG SAID SOUTHERLY BOUNDARY, N.89°54'10"W, 115.55 FEET TO A POINT ON AFOREMENTIONED EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1.) S.00°22'59"W, 475.50 FEET; 2.) THENCE S.00°01'50"W, 112.48 FEET; 3.) THENCE S.00°44'27"W, 188.69 FEET; 4.) THENCE S.00°22'51"W, 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W, 524.14 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°34'51"W, 177.70 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 09°11'42" AND A CHORD BEARING AND DISTANCE OF S.12°33'56"E, 166.72 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, 166.90 FEET TO A POINT OF TANGENCY; THENCE S.17°09'47"E, 81.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 17°34'55" AND A CHORD BEARING AND DISTANCE OF S.08°22'19"E, 232.30 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 233.22 FEET TO A POINT OF TANGENCY; THENCE S.00°25'08"W, 342.23 FEET; THENCE N.89°32'09"W, 84.22 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 56°00'25" AND A CHORD BEARING AND DISTANCE OF N.61°31'56"W, 93.90 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, 97.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 55°55'52" AND A CHORD BEARING AND DISTANCE OF N.61°29'40"W, 140.68 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, 146.43 FEET TO A POINT OF TANGENCY; THENCE N.89°27'36"W, 5.67 FEET; THENCE N.00°32'24"E, 115.11 FEET; THENCE N.89°46'26"W, 100.12 FEET; THENCE N.00°28'31"E, 145.61 FEET; THENCE N.89°31'27"W, 115.00 FEET; THENCE N.00°50'56"W, 216.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 63°19'46" AND A CHORD BEARING AND DISTANCE OF N.32°08'26"E, 110.24 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 116.06 FEET TO THE POINT OF TANGENCY; THENCE N.63°48'18"E, 24.27 FEET; THENCE N.65°57'15"E, 133.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 49°20'07" AND A CHORD BEARING AND DISTANCE OF N.39°08'15"E, 125.21 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 129.16 FEET TO THE END OF SAID CURVE; THENCE S.76°28'56"E, 143.09 FEET TO THE POINT OF BEGINNING.

PLANNING AND ZONING COMMISSION APPROVAL:

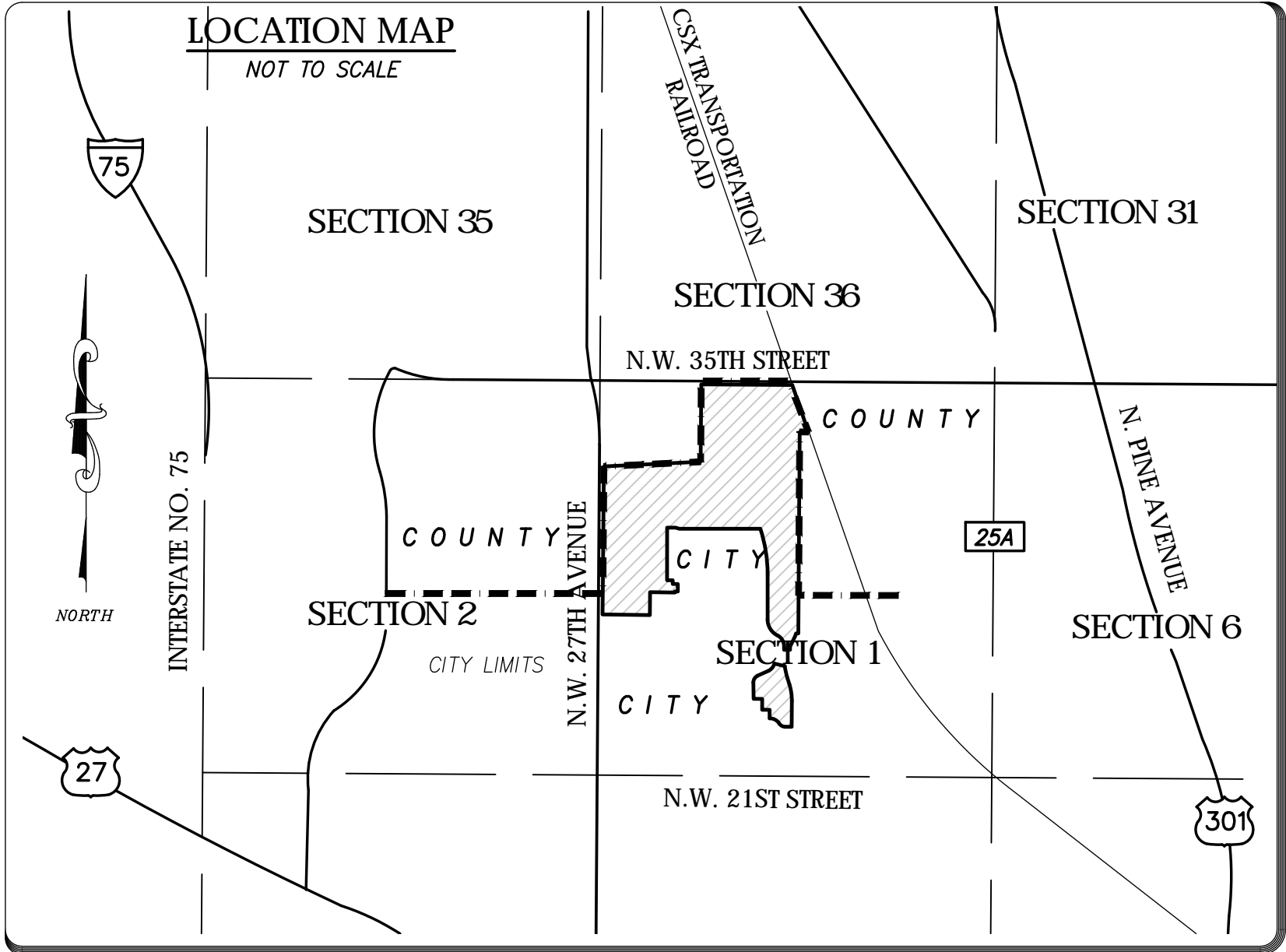
THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THE DAY OF 2023.

ATTEST

SEAN LANIER, P.E.  
CITY ENGINEER

KEVIN LOPEZ  
CHAIRMAN

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 NOTES:

- 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 AND CITY OF OCALA CODE OF ORDINANCES CHAPTER 114 WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
- CITY OFFICIALS EMPLOYED BY THE CITY BUILDING AND ZONING DEPARTMENT, CITY ENVIRONMENTAL HEALTH DEPARTMENT, AND CITY 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.
- THIS PLAT IS 7 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES SEE SHEET 1, FOR DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOTS/TRACTS DIMENSIONS SEE SHEETS 4, 5 AND 6, SEE SHEET 7 FOR EASEMENTS DETAILS.
- 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.
- BEARINGS ARE ASSUMED BASED ON THE SOUTH RIGHT OF WAY LINE OF N.W. 35TH STREET, AS BEING S.89°35'14"E.
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON 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.
- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS MI-SO (MEDIUM INTENSITY/SPECIAL DISTRICT) AND PD (PLANNED DEVELOPMENT) RESPECTIVELY.
- ADVISORY NOTICE** ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NOS. 12083C0508E AND 12083C0506E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOOD HAZARD AND FLOOD ZONE "AE" - AN AREA WITHIN THE 100 YEAR FLOOD HAZARD. A PORTION OF THE SUBJECT PROPERTY HAS BEEN REMOVED FROM THE 100 YEAR FLOOD HAZARD PER LETTER OF MAP REVISION, CASE NUMBER 24-04-0135A. 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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS PLAT CONTAINS SIX (6) LOTS, ELEVEN (11) TRACTS AND 0.76 MILES OF ROAD.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT & TRACT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ADJACENT TO N.W. 21ST AVENUE. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION; THE HOMEOWNER'S ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
- SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
- THIS PLAT IS SUBJECT TO A DECLARATION RESERVING EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 7394, PAGE 115 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. LOCATION OF SAID EASEMENTS MAY BE AMENDED AT A LATER DEVELOPMENT REVIEW STAGE.
- COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK PAGE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THIS PLAT IS SUBJECT TO THE FOLLOWING:
  - PLANNED DEVELOPMENT MASTER PLAN AS RECORDED IN OFFICIAL RECORDS BOOK 7387, PAGE 400
  - INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1568, PAGE 1179
  - RESERVATION TO STATE OF FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 264, PAGE 275
  - AMENDED, RESTATED AND CORRECTIVE GRANT OF EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8192, PAGE 1383

ALL OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

- SEPARATE INSTRUMENTS SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FIELD AND RECORDED IN OFFICIAL RECORDS BOOK PAGE
- SEPARATE INSTRUMENTS SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FIELD AND RECORDED IN OFFICIAL RECORDS BOOK PAGE
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CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "WEST OAK PHASE 1" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS DAY OF , 2023. AT : AM/PM AND RECORDED IN PLAT BOOK , AT PAGE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR'S CERTIFICATE OF REVIEW:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF OCALA AND HAS BEEN FOUND TO CONFORM WITH SUCH CHAPTER.

BY: R. KELLY ROBERTS  
FLORIDA CERTIFICATE NO. 5558  
CITY OF OCALA - CHIEF LAND SURVEYOR

COUNCIL APPROVAL:

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

ATTEST:

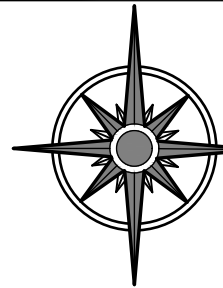
ANGEL B. JACOBS  
CITY CLERK

BARRY MANSFIELD  
PRESIDENT, CITY COUNCIL

CITY ATTORNEY APPROVAL:

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

BY: WILLIAM E. SEXTON  
CITY ATTORNEY



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT + SURVEYING & MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (889) 272-8335 www.JCHcg.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

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, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

BY: 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



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

# WEST OAK PHASE 1

## A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF BLOCK 'J' OF HOME ACRES AS RECORDED IN  
PLAT BOOK D, PAGE 5 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA  
AND A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_ PAGE \_\_\_\_  
SHEET 2 OF 7

### DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT WEST OAK DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER"), MADISON OAKS WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LOT 4 WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WEST OAK OCALA I BUSINESS LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY ARE THE FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "WEST OAK PHASE 1", BEING IN THE CITY OF OCALA, MARION COUNTY, FLORIDA AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS:

THE DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS DESIGNATED HEREON SHALL BE PRIVATE PROPERTY AND ARE HEREBY DEDICATED TO "WEST OAK MASTER PROPERTY OWNERS ASSOCIATION, INC." ESTABLISHED FOR THIS COMMUNITY, PROVIDED HOWEVER, THAT THE SAME SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH; THE CITY OF OCALA IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID DRAINAGE FACILITIES 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.

THAT THE UTILITY EASEMENTS SHOWN OR NOTED ARE GRANTED TO "WEST OAK MASTER PROPERTY OWNERS ASSOCIATION, INC." ESTABLISHED FOR THIS COMMUNITY FOR THE INITIAL INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE UPON ACCEPTANCE BY THE CITY OF OCALA GRANTED TO THE SAME AND FURTHER RESERVED EXCLUSIVELY FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.

THAT TRACT "A" (N.W. 21ST AVENUE) TOGETHER WITH ALL IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING UNTO THEMSELVES, THEIR HEIRS AND ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW. WITHOUT LIMITING THE SAME, THE CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY PERSONNEL AND/OR 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 'B', TRACT 'C' AND TRACT 'D' ARE HEREBY RESERVED FOR DRAINAGE RETENTION, STORM DRAINAGE, UTILITIES, LANDSCAPING, BUFFERS, OPEN SPACE, SIGNAGE AND MAINTENANCE AND ARE HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE OWNERSHIP TO AND TO BE MAINTAINED BY THE "WEST OAK MASTER PROPERTY OWNERS ASSOCIATION, INC." AS ESTABLISHED FOR THIS COMMUNITY.

TRACT 'E' IS RESERVED AS A CLUBHOUSE TRACT HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE OWNERSHIP TO AND TO BE MAINTAINED BY THE "WEST OAK MASTER PROPERTY OWNERS ASSOCIATION, INC." AS ESTABLISHED FOR THIS COMMUNITY.

TRACT 'F' IS HEREBY RESERVED AS A PARK FOR RECREATION, OPEN SPACE, UTILITIES, LANDSCAPING AND SIGNAGE AND IS HEREBY DEDICATED AND CONVEYED IN FEE SIMPLE OWNERSHIP TO AND TO BE MAINTAINED BY THE "WEST OAK MASTER PROPERTY OWNERS ASSOCIATION, INC." AS ESTABLISHED FOR THIS COMMUNITY.

TRACT 'G' AND TRACT 'H' ARE HEREBY RESERVED FOR FUTURE DEVELOPMENT. WEST OAK DEVELOPERS, LLC SHALL RETAIN OWNERSHIP OF SAID TRACTS.

TRACT "I" IS AN ADDITIONAL REFERENCE DESIGNATION FOR THE PRIVATELY DEDICATED ROAD RIGHT-OF-WAY FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES AND TO BE OWNED AND MAINTAINED BY THE OWNERS OF LOT 4 AND LOT 5 OR THEIR DESIGNEE INCLUDING A PROPERTY OWNER'S ASSOCIATION OF WHICH SUCH OWNERS ARE MEMBERS AND ESTABLISHED FOR THAT PURPOSE.

TRACT "J" TOGETHER WITH ALL IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING UNTO THEMSELVES, THEIR HEIRS AND ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW. WITHOUT LIMITING THE SAME, THE CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY PERSONNEL AND/OR 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.

IN WITNESS WHEREOF, WEST OAK DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S REGISTERED AGENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:

WITNESS SIGNATURE

PRINT NAME:

DEVELOPER AND OWNER:  
WEST OAK DEVELOPERS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: WEST OAKS DEVELOPERS II, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY: \_\_\_\_\_  
SCOTT B. SIEMENS  
ITS: MANAGER

### NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF DECEMBER, 2023, BY SCOTT B. SIEMENS. HE EITHER (A) \_\_\_\_ IS PERSONALLY KNOWN TO ME, OR (B) \_\_\_\_ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

☐ PERSONALLY KNOWN BY ME, OR  
☐ PRODUCED IDENTIFICATION \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_  
SIGNATURE

NAME: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NUMBER: \_\_\_\_\_  
COMMISSION EXPIRATION: \_\_\_\_\_

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:

WITNESS SIGNATURE

PRINT NAME:

### NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS SWORN TO AN SUBSCRIBE BEFORE ME AND ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF, 2023, BY STACY BANACH, AS MANAGER OF NEW SOUTH RESIDENTIAL, LLC., A FLORIDA LIMITED LIABILITY COMPANY. AS MANAGER OF LOT 4 WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS:

☐ PERSONALLY KNOWN BY ME, OR  
☐ PRODUCED IDENTIFICATION \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_  
SIGNATURE

NAME: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NUMBER: \_\_\_\_\_  
COMMISSION EXPIRATION: \_\_\_\_\_

OWNER:  
LOT 4 WEST, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: NEW SOUTH RESIDENTIAL, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: NEW SOUTH RESIDENTIAL, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS: MANAGER AND MEMBER

BY: \_\_\_\_\_  
STACY BANACH  
MANAGER

WITNESSES:

WITNESS SIGNATURE

PRINT NAME:

WITNESS SIGNATURE

PRINT NAME:

DEVELOPER AND OWNER:  
WEST OAK OCALA I BUSINESS, LLC  
A RHODE ISLAND LIMITED LIABILITY COMPANY

BY: WEST OAK OCALA I MANAGEMENT, LLC,  
A RHODE ISLAND LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY: SOUTHAMPTON DEVELOPMENT COMPANY, LLC,  
A RHODE ISLAND LIMITED LIABILITY COMPANY  
ITS: SOLE MEMBER

BY: CASTLE HILL ASSET MANAGEMENT COMPANY, LLC,  
A RHODE ISLAND LIMITED LIABILITY COMPANY  
ITS: MANAGER

BY: \_\_\_\_\_  
DENNIS W. MICHAUD  
MANAGER

### NOTARY ACKNOWLEDGMENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING WAS SWORN TO AND SUBSCRIBED BEFORE ME AND ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF, 2023, BY DENNIS W. MICHAUD, AS MANAGER OF CASTLE HILL ASSET MANAGEMENT COMPANY, LLC., A RHODE ISLAND LIMITED LIABILITY COMPANY, MANAGER OF SOUTHAMPTON DEVELOPMENT COMPANY, LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY, SOLE MEMBER OF WEST OAK OCALA I MANAGEMENT, LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY, MANAGER OF WEST OAK OCALA I BUSINESS, LLC, A RHODE ISLAND LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS:

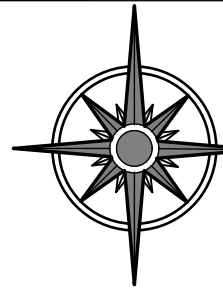
☐ PERSONALLY KNOWN BY ME, OR  
☐ PRODUCED IDENTIFICATION \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_  
SIGNATURE

NAME: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
COMMISSION EXPIRATION: \_\_\_\_\_

### NOTE:

THIS PLAT IS 7 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES SEE SHEET 1, FOR DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOTS/TRACTS DIMENSIONS SEE SHEETS 4, 5, AND 6, FOR EASEMENTS DETAILS SEE SHEET 7.



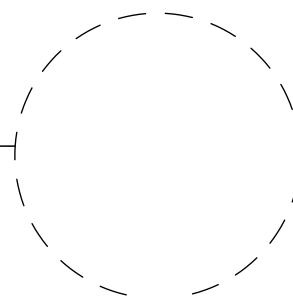
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT + SURVEYING & MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHcg.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

### 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, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

BY: \_\_\_\_\_  
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

SURVEYOR SEAL:



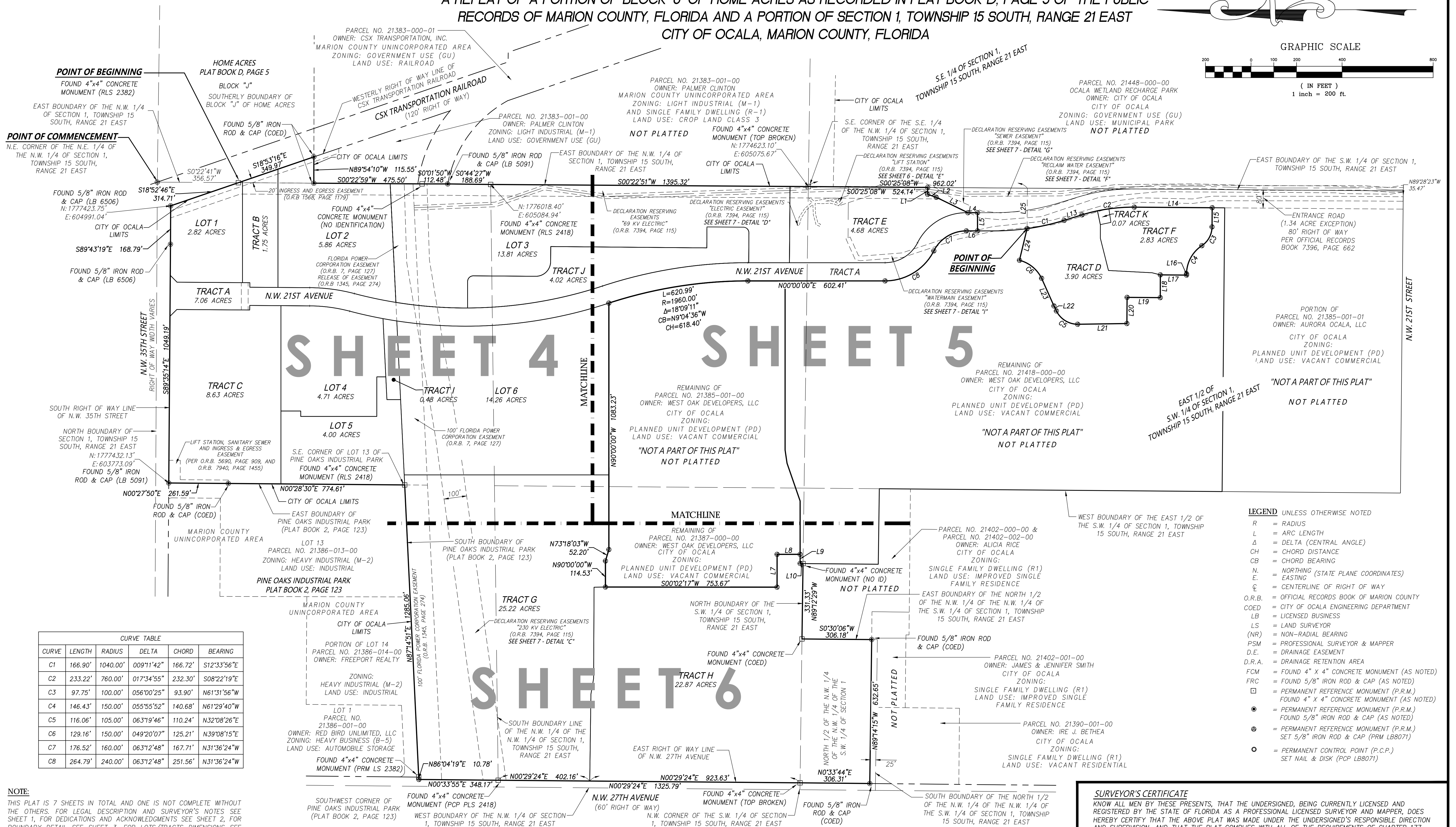
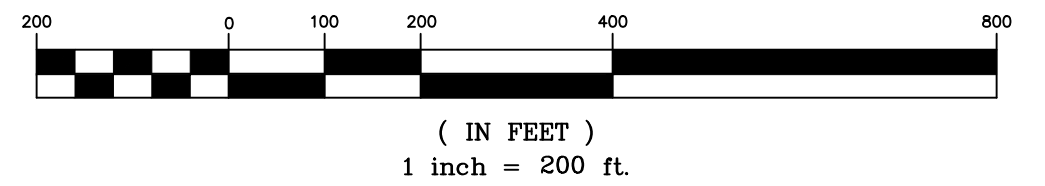
# WEST OAK PHASE 1

## A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF BLOCK 'J' OF HOME ACRES AS RECORDED IN PLAT BOOK D, PAGE 5 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_ PAGE \_\_\_\_  
SHEET 3 OF 7

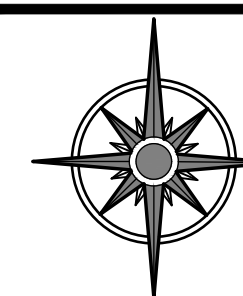
GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	166.90'	1040.00'	009°11'42"	166.72'	S12°33'56"E
C2	233.22'	760.00'	017°34'55"	232.30'	S08°22'19"E
C3	97.75'	100.00'	056°00'25"	93.90'	N61°31'56"W
C4	146.43'	150.00'	055°55'52"	140.68'	N61°29'40"W
C5	116.06'	105.00'	063°19'46"	110.24'	N32°08'26"E
C6	129.16'	150.00'	049°20'07"	125.21'	N39°08'15"E
C7	176.52'	160.00'	063°12'48"	167.71'	N31°36'24"W
C8	264.79'	240.00'	063°12'48"	251.56'	N31°36'24"W

### NOTE:

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# JCH

LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE: (352) 405-1482 FAX: (888) 272-8335 WWW.JCHCG.COM  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°34'52"W	30.34'	L6	N00°00'00"E	49.05'	L13	S17°09'47"E	81.89'	L18	N89°46'26"W	100.12'	L23	N65°57'15"E	133.33'
L2	S18°43'29"W	39.89'	L7	S89°55'42"E	144.16'	L14	S00°25'08"W	342.23'	L19	N00°28'31"E	145.61'	L24	S76°28'56"E	143.09'
L3	S25°58'29"W	154.80'	L8	S00°00'00"E	101.15'	L15	N89°32'09"W	84.22'	L20	N89°31'27"W	115.00'	L25	N89°34'51"W	177.70'
L4	S00°00'00"E	42.21'	L9	N90°00'00"W	39.93'	L16	N89°27'36"W	5.67'	L21	N00°50'56"W	216.30'			
L5	N90°00'00"W	80.00'	L10	S02°33'36"W	12.76'	L17	N00°32'24"E	115.11'	L22	N63°48'18"E	24.27'			

### LEGEND

UNLESS OTHERWISE NOTED  
R = RADIUS  
L = ARC LENGTH  
Δ = DELTA (CENTRAL ANGLE)  
CH = CHORD DISTANCE  
CB = CHORD BEARING  
N, E = NORTHING (STATE PLANE COORDINATES)  
E, S = EASTING  
C.L. = CENTERLINE OF RIGHT OF WAY  
O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY  
COED = CITY OF OCALA ENGINEERING DEPARTMENT  
LB = LICENSED BUSINESS  
LS = LAND SURVEYOR  
(NR) = NON-RADIAL BEARING  
PSM = PROFESSIONAL SURVEYOR & MAPPER  
D.E. = DRAINAGE EASEMENT  
D.R.A. = DRAINAGE RETENTION AREA  
FCM = FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)  
FRC = FOUND 5/8" IRON ROD & CAP (AS NOTED)  |

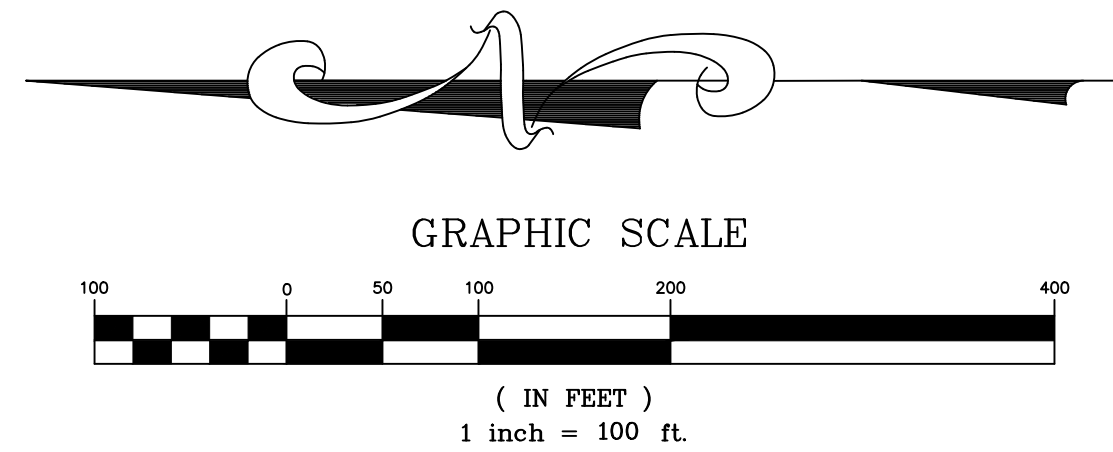
### SURVEYOR'S CERTIFICATE

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, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

JCH CONSULTING GROUP, INC.  
(LICENSED BUSINESS NUMBER LB8071)  
426 SW 15TH STREET  
OCALA, FLORIDA 34471

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER





# WEST OAK PHASE 1

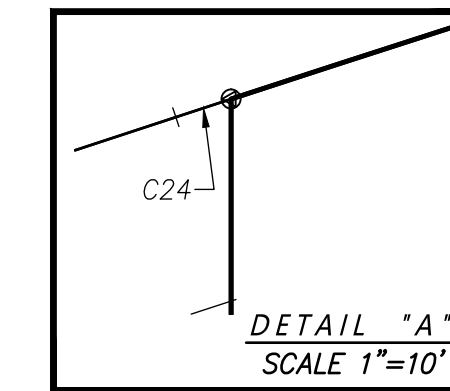
## A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF BLOCK 'J' OF HOME ACRES AS RECORDED IN PLAT BOOK D, PAGE 5 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_ PAGE \_\_\_\_  
SHEET 4 OF 7

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	187.92'	750.00'	014°21'21"	187.43'	N07°34'22"E
C10	564.31'	1960.00'	016°29'46"	562.36'	S06°30'09"W
C11	564.31'	1960.00'	016°29'46"	562.36'	S09°59'37"E
C15	197.94'	790.00'	014°21'21"	197.42'	S07°34'22"W
C16	186.63'	1920.00'	005°34'10"	186.56'	S11°57'58"W
C17	602.67'	1920.00'	017°59'04"	600.20'	S09°14'58"E
C24	3.03'	1960.00'	000°05'19"	3.03'	N18°11'51"W
C25	940.35'	2000.00'	026°56'21"	931.71'	N04°46'20"W
C26	61.42'	2000.00'	001°45'34"	61.42'	N09°34'38"E
C27	149.88'	2000.00'	004°17'38"	149.85'	N12°36'14"E
C28	177.89'	710.00'	014°21'21"	177.43'	N07°34'22"E
C29	316.29'	1920.00'	009°26'19"	315.93'	S04°27'44"W
C30	39.44'	25.00'	090°23'14"	35.47'	N44°47'44"W
C31	102.08'	65.00'	089°59'05"	91.91'	N44°35'40"W

LINE TABLE		
LINE	BEARING	LENGTH
L27	N44°35'46"W	42.43'
L28	S89°35'14"E	90.00'
L29	S89°35'14"E	90.00'
L30	S45°24'14"W	42.42'
L31	N89°36'18"W	20.00'
L32	N89°36'18"W	20.00'
L35	S89°32'06"E	14.99'
L36	N00°27'54"E	211.61'
L37	S89°35'14"E	85.00'
L38	N00°27'54"E	49.91'
L39	N18°53'16"W	18.51'
L40	N00°23'27"E	9.37'

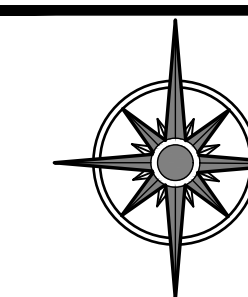


**LEGEND** UNLESS OTHERWISE NOTED

R = RADIUS  
L = ARC LENGTH  
Δ = DELTA (CENTRAL ANGLE)  
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D.E. = DRAINAGE EASEMENT  
D.R.A. = DRAINAGE RETENTION AREA  
FCM = FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)  
FRC = FOUND 5/8" IRON ROD & CAP (AS NOTED)  
□ = PERMANENT REFERENCE MONUMENT (P.R.M.)  
□ = FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)  
● = PERMANENT REFERENCE MONUMENT (P.R.M.)  
● = FOUND 5/8" IRON ROD & CAP (AS NOTED)  
⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.)  
⊙ = SET 5/8" IRON ROD & CAP (PRM LB8071)  
○ = PERMANENT CONTROL POINT (P.C.P.)  
○ = SET NAIL & DISK (POP LB8071)

### NOTE:

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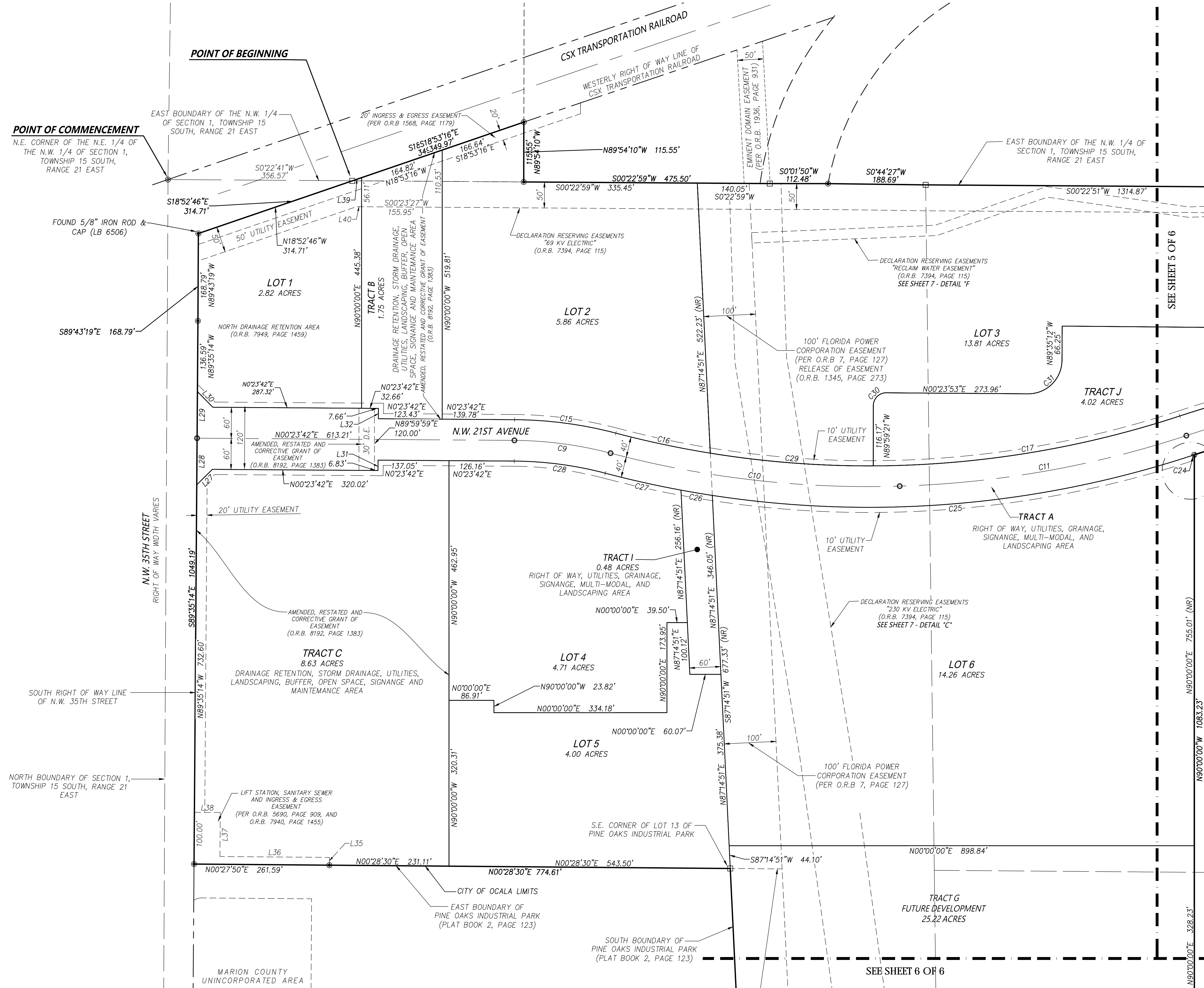
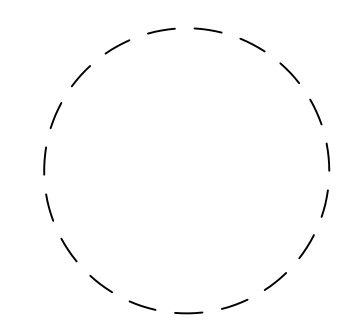
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PHONE (352) 465-1482 FAX (888) 272-8335 WWW.JCHCG.COM  
CERTIFICATE OF AUTHORIZATION - LB 8071

### 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 CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

JCH CONSULTING GROUP, INC.  
(LICENSED BUSINESS NUMBER LB8071)  
426 SW 15TH STREET  
OCALA, FLORIDA 34471

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

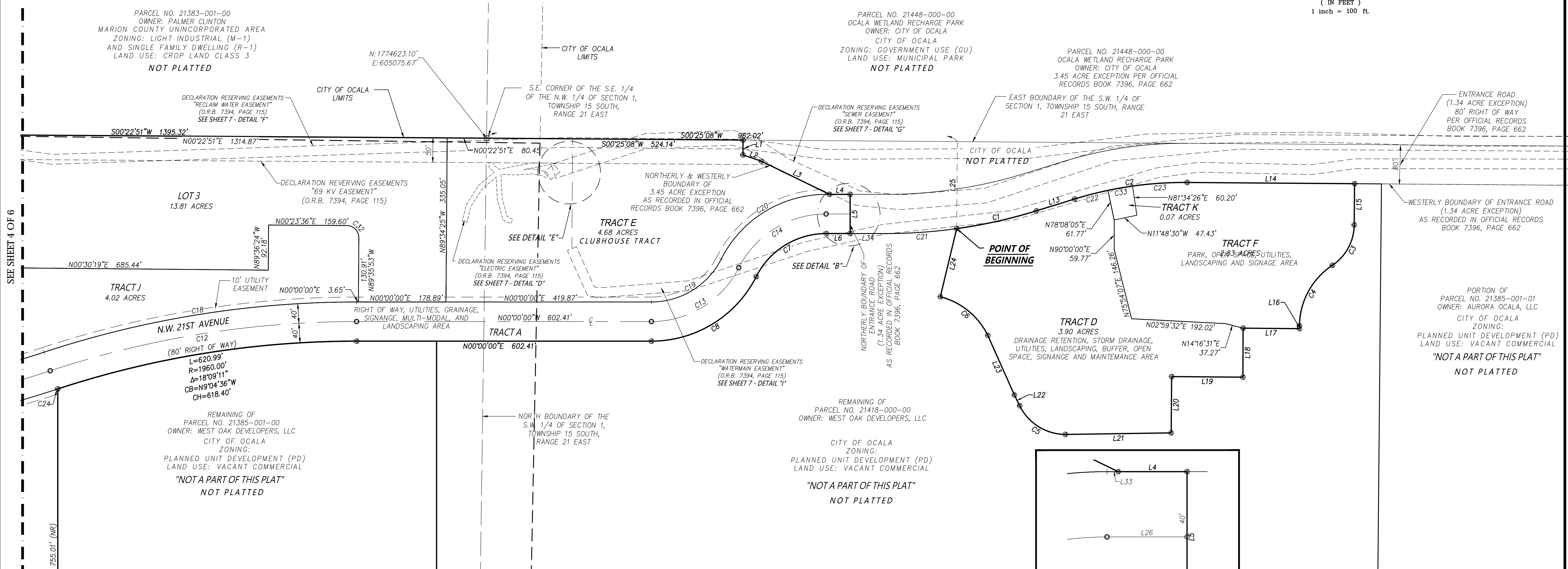
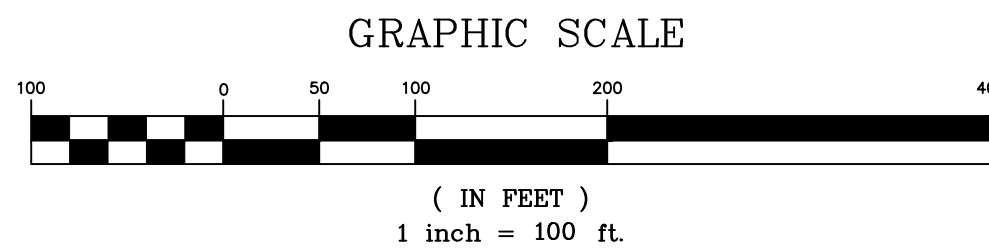
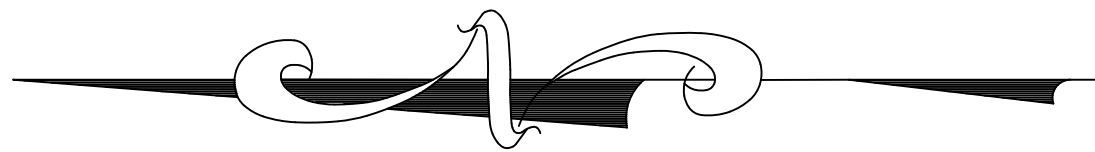


# WEST OAK PHASE 1

## A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF BLOCK 'J' OF HOME ACRES AS RECORDED IN PLAT  
BOOK D, PAGE 5 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA  
AND A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_ PAGE \_\_\_\_  
SHEET 5 OF 7

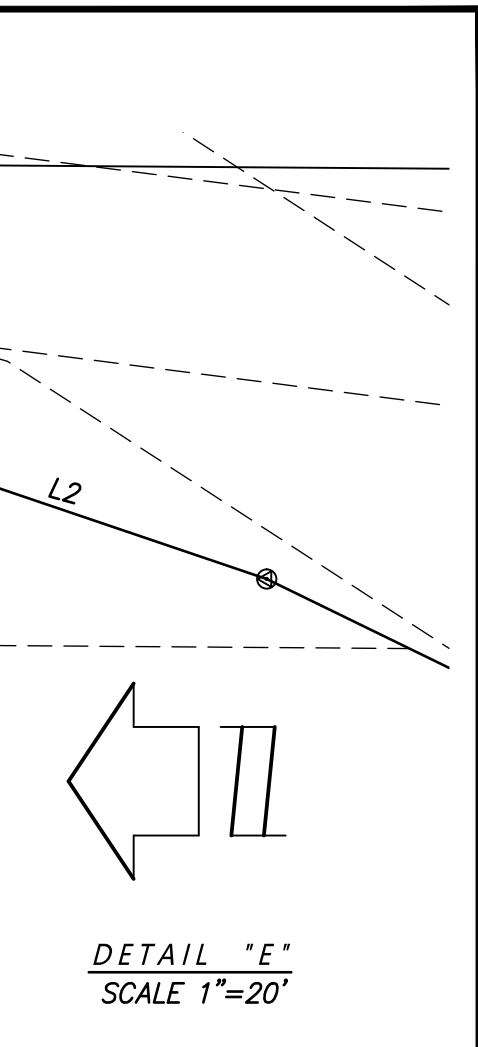
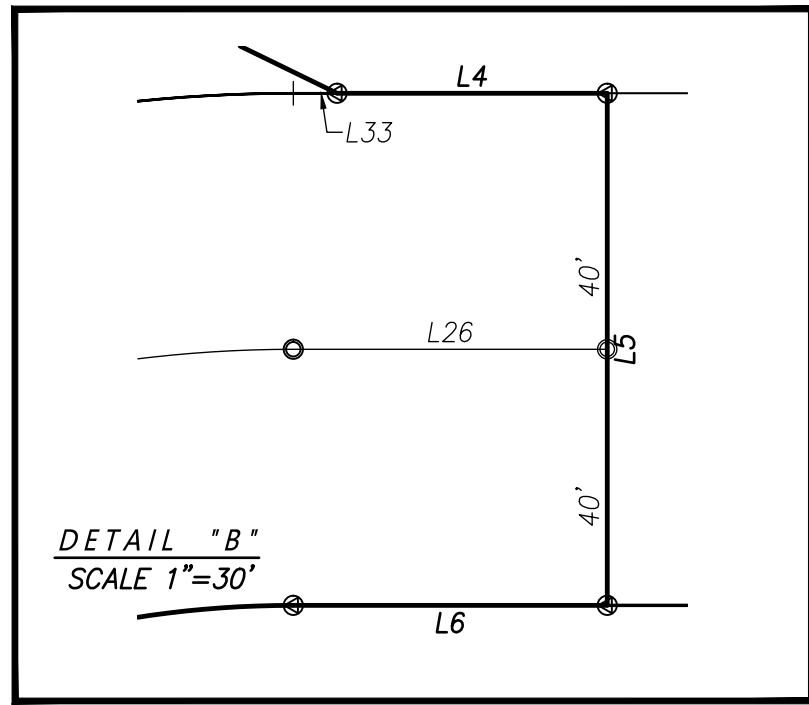


SEE SHEET 4 OF 6

755.01' (NR)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	166.90'	1040.00'	009°11'42"	166.72'	S12°33'56"E
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C7	176.52'	160.00'	063°12'48"	167.71'	N31°36'24"W
C8	264.79'	240.00'	063°12'48"	251.56'	N31°36'24"W
C12	636.76'	2000.00'	018°14'30"	634.07'	N09°07'15"W
C13	220.66'	200.00'	063°12'48"	209.63'	S31°36'24"E
C14	220.66'	200.00'	063°12'48"	209.63'	N31°36'24"W
C18	649.49'	2040.00'	018°14'30"	646.75'	S09°07'15"E
C19	176.52'	160.00'	063°12'48"	167.71'	N31°36'24"W
C20	264.79'	240.00'	063°12'48"	251.56'	N31°36'24"W
C21	144.63'	1040.00'	007°58'05"	144.51'	S03°59'02"E
C22	70.38'	760.00'	005°18'21"	70.35'	N14°30'36"W
C23	111.75'	760.00'	008°25'30"	111.65'	N03°47'37"W
C24	3.03'	1960.00'	000°05'19"	3.03'	N18°11'51"W
C32	39.27'	25.00'	090°00'31"	35.36'	N45°23'51"E
C33	51.08'	760.00'	003°51'04"	51.07'	N09°55'54"W

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°34'52"W	30.34'	L18	N89°46'26"W	100.12'
L2	S18°43'29"W	39.89'	L19	N00°28'31"E	145.61'
L3	S25°58'29"W	154.80'	L20	N89°31'27"W	115.00'
L4	S00°00'00"E	42.21'	L21	N00°50'56"W	216.30'
L5	N90°00'00"W	80.00'	L22	N63°48'18"E	24.27'
L6	N00°00'00"E	49.05'	L23	N65°57'15"E	133.33'
L13	S17°09'47"E	81.89'	L24	S76°28'56"E	143.09'
L14	S00°25'08"W	342.23'	L25	N89°34'51"W	177.70'
L15	N89°32'09"W	84.22'	L26	S00°00'00"E	49.05'
L16	N89°27'36"W	5.67'	L33	N00°00'00"E	6.84'
L17	N00°32'24"E	115.11'	L34	N00°00'00"E	73.48'



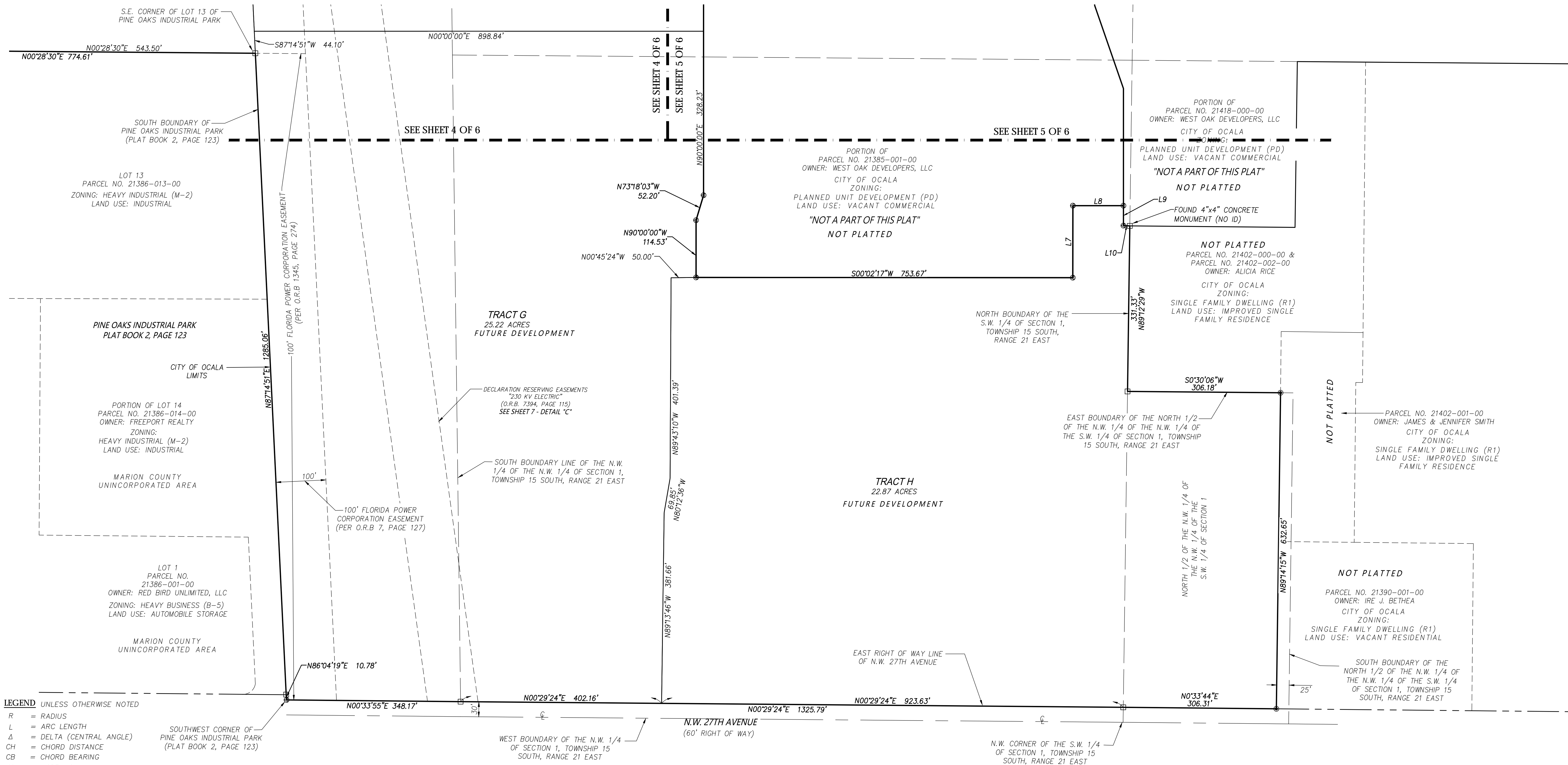


# WEST OAK PHASE 1

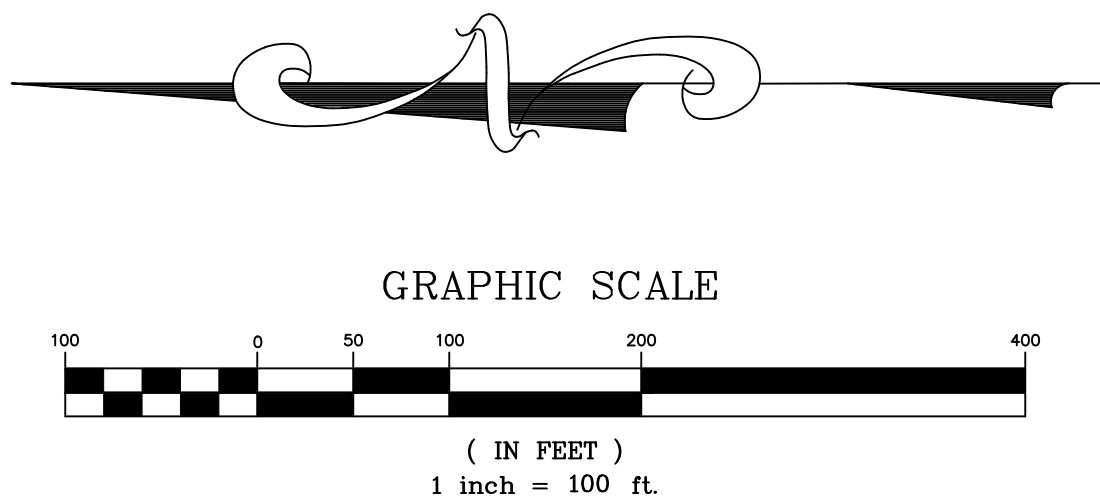
## A PLANNED UNIT DEVELOPMENT

A REPLAT OF A PORTION OF BLOCK 'J' OF HOME ACRES AS RECORDED IN PLAT BOOK D, PAGE 5 OF THE PUBLIC RECORDS  
OF MARION COUNTY, FLORIDA AND A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_ PAGE \_\_\_\_  
SHEET 6 OF 7



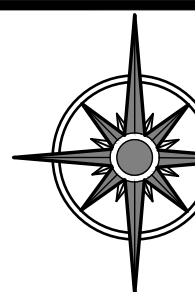
- LEGEND** UNLESS OTHERWISE NOTED
- R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING
  - CL = CENTERLINE OF RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
  - COED = CITY OF OCALA ENGINEERING DEPARTMENT
  - LB = LICENSED BUSINESS
  - LS = LAND SURVEYOR
  - (NR) = NON-RADIAL BEARING
  - PSM = PROFESSIONAL SURVEYOR & MAPPER
  - D.E. = DRAINAGE EASEMENT
  - D.R.A. = DRAINAGE RETENTION AREA
  - FCM = FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
  - FRC = FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT (P.R.M.)  
FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT (P.R.M.)  
FOUND 5/8" IRON ROD & CAP (AS NOTED)
  - ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.)  
SET 5/8" IRON ROD & CAP (PRM LB8071)
  - = PERMANENT CONTROL POINT (P.C.P.)  
SET NAIL & DISK (PCP LB8071)
- SOUTHWEST CORNER OF  
PINE OAKS INDUSTRIAL PARK  
(PLAT BOOK 2, PAGE 123)



LINE TABLE		
LINE	BEARING	LENGTH
L9	N90°00'00"W	39.93'
L10	S02°33'36"W	12.76'

### NOTE:

THIS PLAT IS 7 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES SEE SHEET 1, FOR DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 2, FOR BOUNDARY DETAIL SEE SHEET 3, FOR LOTS/TRACTS DIMENSIONS SEE SHEETS 4, 5, AND 6, FOR EASEMENTS DETAILS SEE SHEET 7.



**JCH**

LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 WWW.JCHCG.COM  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

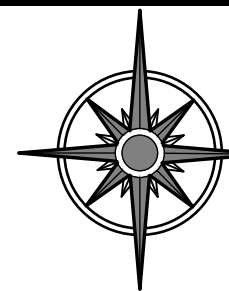
### SURVEYOR'S CERTIFICATE

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, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

JCH CONSULTING GROUP, INC.  
(LICENSED BUSINESS NUMBER LB8071)  
426 SW 15TH STREET  
OCALA, FLORIDA 34471

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR SEAL:



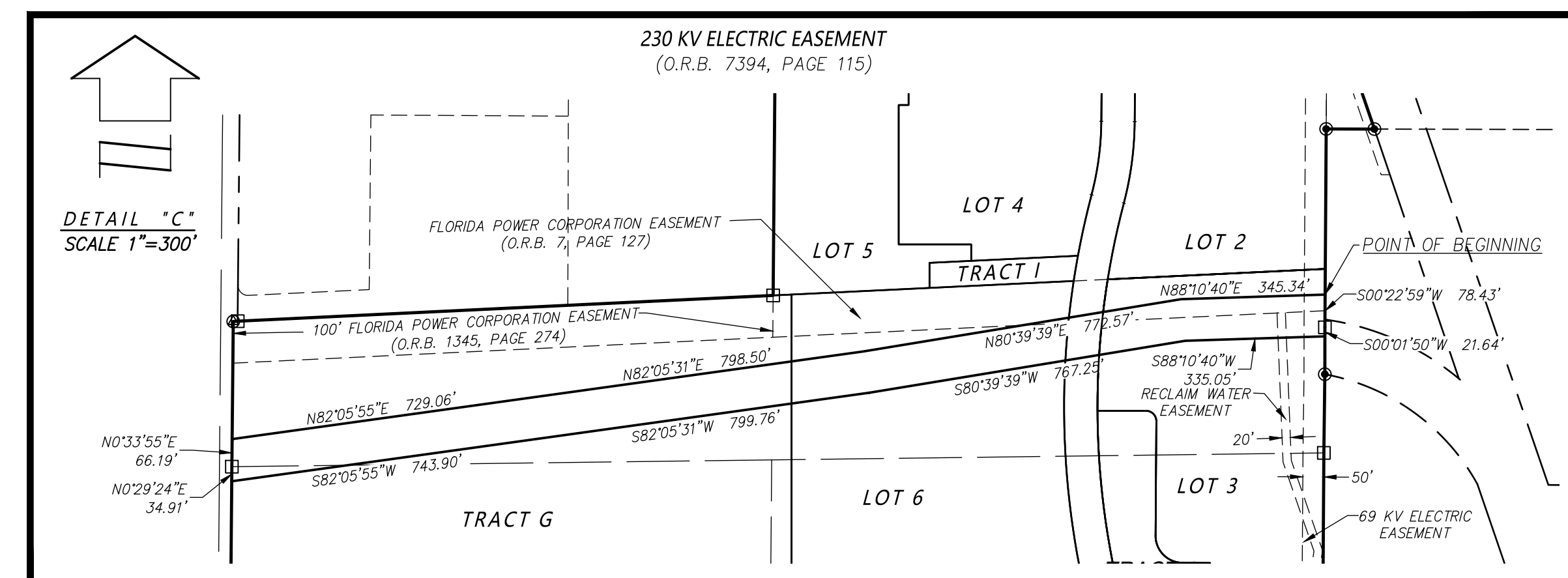
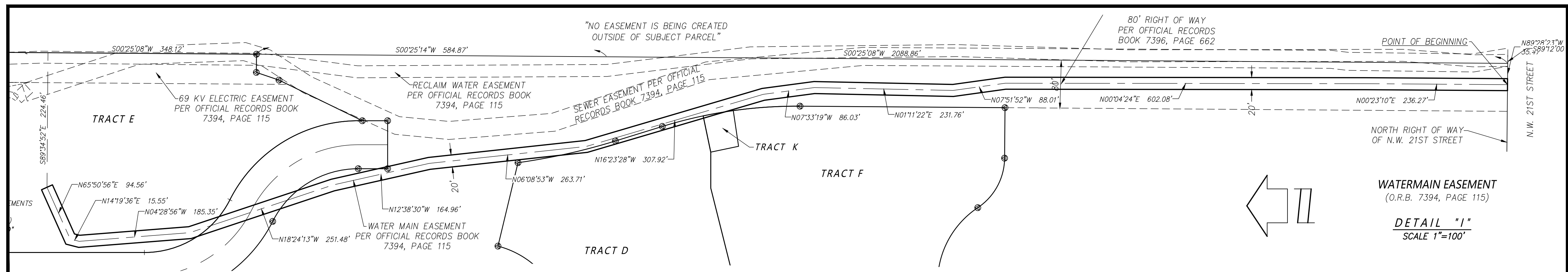
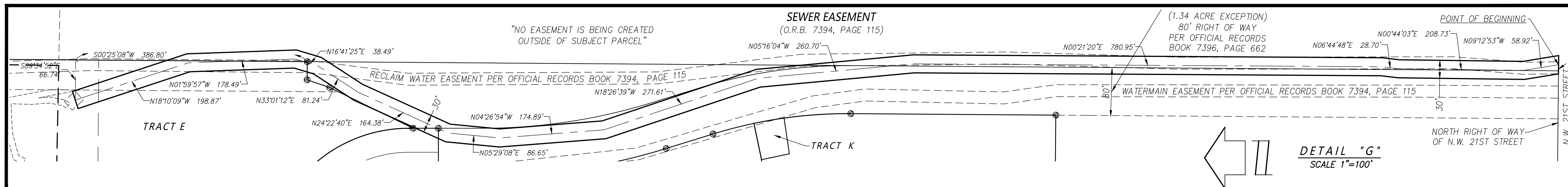
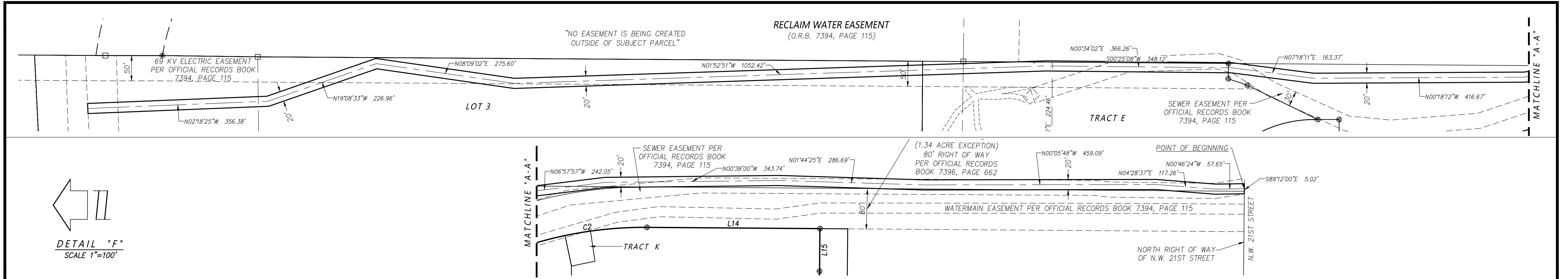
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# WEST OAK PHASE 1

A PLANNED UNIT DEVELOPMENT

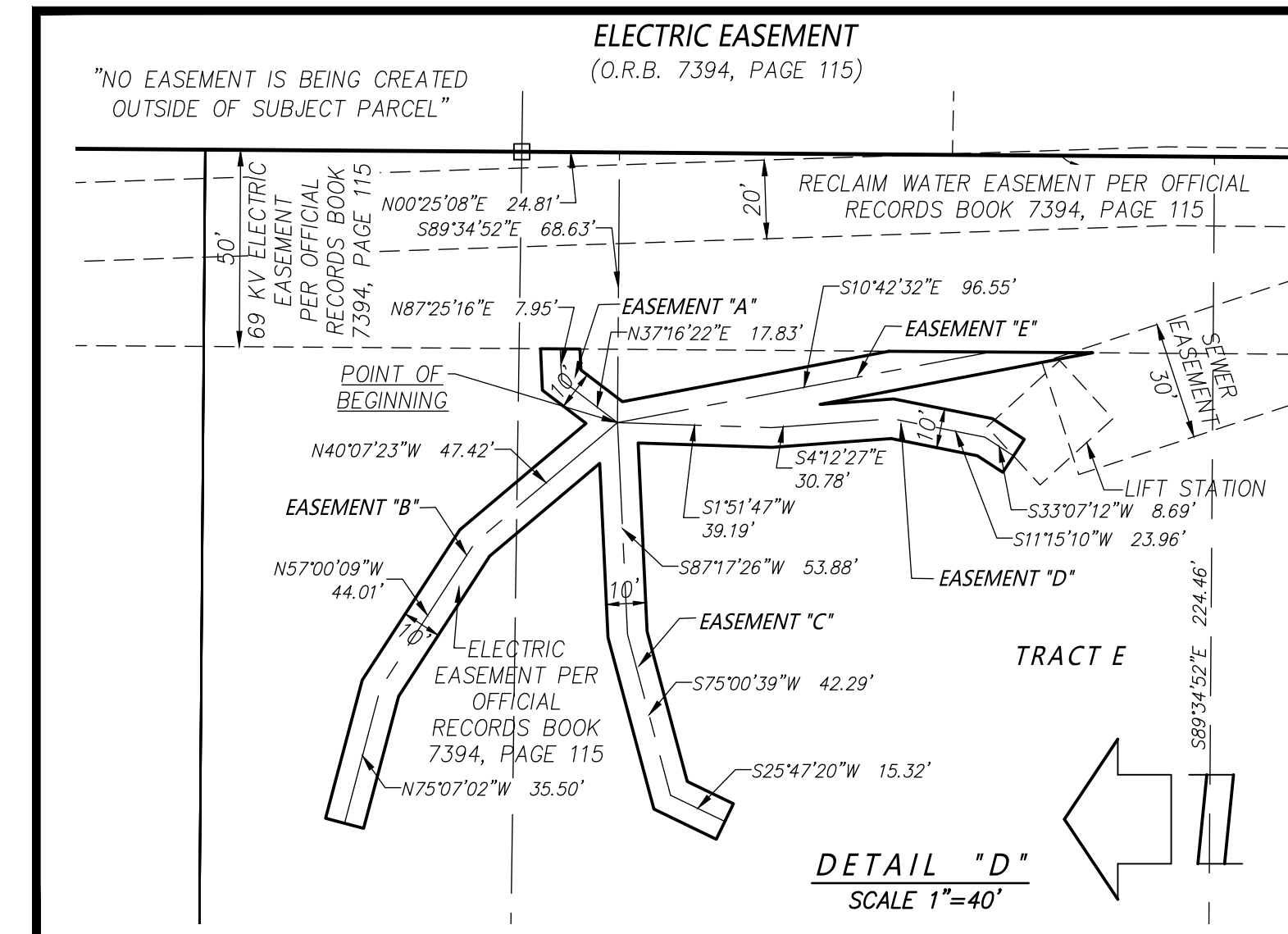
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CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK \_\_\_\_ PAGE \_\_\_\_  
SHEET 7 OF 7



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#### LEGEND UNLESS OTHERWISE NOTED

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- FRC = FOUND 5/8" IRON ROD & CAP (AS NOTED)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
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- ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & CAP (PRM LB8071)
- = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (PCP LB8071)

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