

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]

OFFICIAL RECORDS BOOK 4905, PAGE 332; COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 2 EAST, MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 2 EAST, MARION COUNTY, FLORIDA, BEING 100.00 FEET TO THE EAST OF THE POINT OF BEGINNING, THENCE 154.57 FEET, THENCE CONTINUE ALONG SAID SECTION LINE, S.89°20'41"E, FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, S.00°20'17"W, FOR 1426.43 FEET, THENCE TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.00°20'17"W, FOR 1178.27 FEET, THENCE DEPARTING FROM THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.89°34'20"W, FOR 109.92 FEET, THENCE DEPARTING FROM THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.89°34'20"W, FOR 38.02 FEET, THENCE S.00°21'02"W, FOR 1238.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 60TH STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N.88°59'56"W, A DISTANCE OF 100.00 FEET, THENCE DEPARTING FROM THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, N.88°59'56"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID POINT 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:

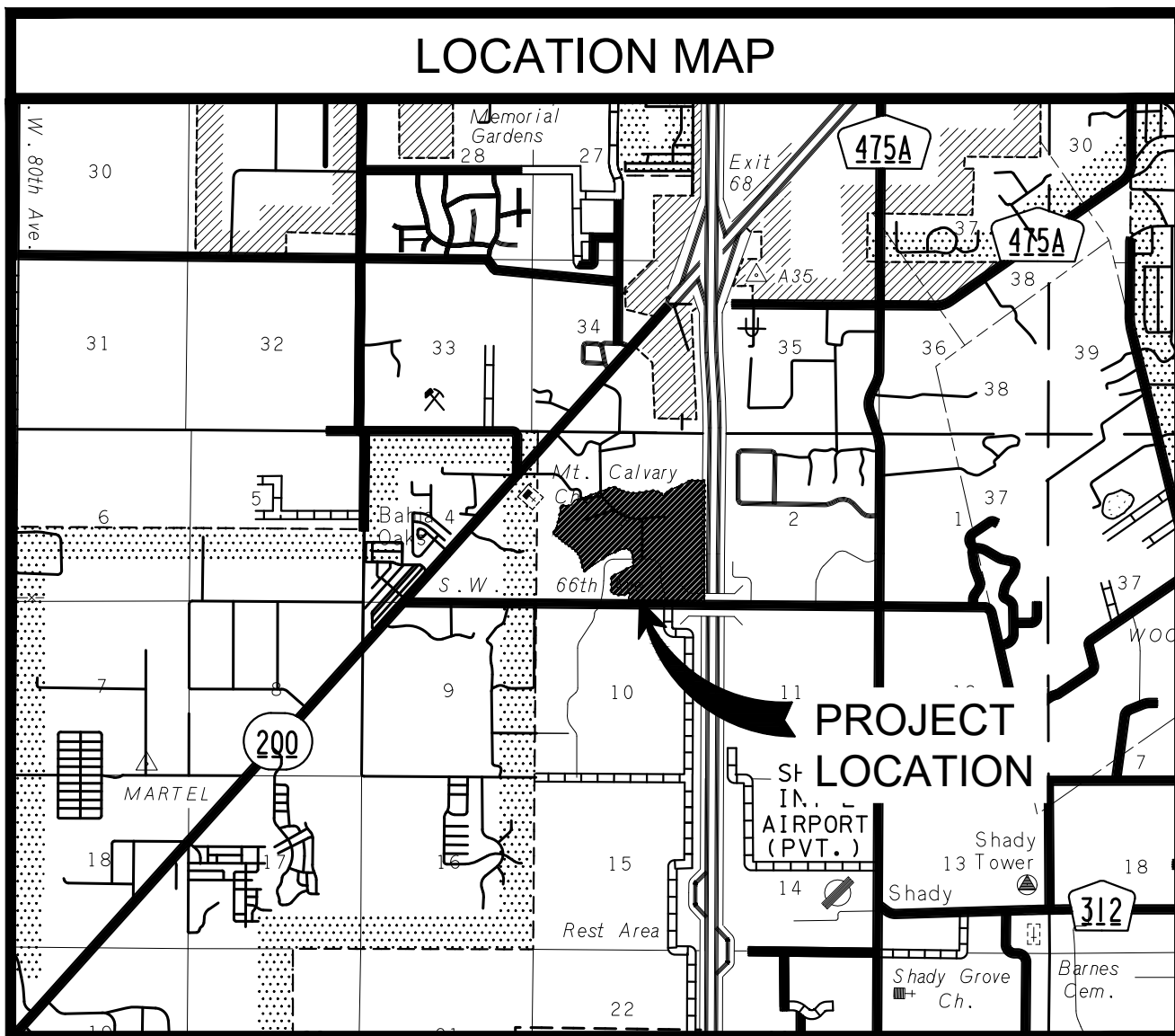
BEGIN AT THE SOUTHEAST CORNER OF "HEATH BROOK HILLS," A SUBDIVISION RECORDED IN PLAT BOOK "W", PAGES 120 AND 121 OF PUBLIC RECORDS OF MARION COUNTY FLORIDA, SAID POINT IS ALSO ON THE NORTH RIGHT OF WAY OF SW 66TH STREET (WILLIAMS ROAD); THENCE ALONG THE EAST BOUNDARY LINE OF SAID HEATH BROOK HILLS N 11°38'41" E 1255.07 FEET TO A POINT OF CURVATURE OF A CHORD BEARING AND DISTANCE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF 1°32'17"3" W AT 354.24 FEET; THENCE NORTHERLY ALONG SAID CURVE 472.80 FEET; THENCE S 05°29'21" W 149.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TARTAN ROAD; SAID POINT BEING ON A CURVE CONCAVE NORTH, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 48°45'44" AND A CHORD BEARING AND DISTANCE OF N 10°13'08" E AT 100.31 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 100.34 FEET; THENCE S57°24'28" E 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EASTERLY, HAVING A RADIUS OF 25.00 FEET; A CENTRAL ANGLE OF 86°30'34" AND A CHORD BEARING AND DISTANCE OF N 10°13'08" E AT 100.31 FEET; THENCE S 53°58'02" E 762.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 600.00 FEET; A CENTRAL ANGLE OF 46°34'40" AND A CHORD BEARING AND DISTANCE OF S 3°40'42" E AT 474.44 FEET; THENCE SOUTH ALONG SAID CURVE 487.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET; A CENTRAL ANGLE OF 86°30'34" AND A CHORD BEARING AND DISTANCE OF N 10°13'08" E AT 100.31 FEET; THENCE SOUTHERLY ALONG SAID CURVE 280.99 FEET; THENCE N 55°14'41" E 771.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 785.00 FEET; A CENTRAL ANGLE OF 10°43'28" AND A CHORD BEARING AND DISTANCE OF N 8°01'38" E AT 146.72 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 146.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TARTAN ROAD; THENCE SOUTHWEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 50°13'14" E AT 381.96 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 454.91 FEET TO A POINT OF TANGENCY, THENCE S 04°14'44" E 230.23 FEET; THENCE S 82°38'23" W 763.15 FEET; THENCE S 05°59'46" W 792.11 FEET TO THE NORTH RIGHT OF WAY OF THE AFOREMENTIONED SW 66TH STREET (A MAINTENANCE RIGHT OF WAY), THENCE ALONG SAID RIGHT OF WAY N 8°00'14" W 2295.61 FEET; THENCE S 89°25'18" W 286.71 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE AFOREDESCRIBED LANDS, THE FOLLOWING:

OFFICIAL RECORDS BOOK 4095, PAGE 332; 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 SOUTH, RANGE 21 EAST; THENCE S.89°20'41"E., FOR 15.47 FEET; THENCE CONTINUE ALONG SAID SECTION LINES, S.89°20'41"E., FOR 10.00 FEET; THENCE S.89°20'41"E., FOR 10.00 FEET TO A POINT ON THE WEST LINE OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, 3.00 FEET FROM THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.00°20'12"W., FOR 117.82 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, S.89°27'28"E., FOR 38.27 FEET; THENCE S.00°21'42"W., FOR 132.01 FEET; THENCE S.89°34'20"W., FOR 39.02 FEET; THENCE S.00°21'02"W., FOR 128.73 FEET TO A POINT ON THE NORTH-TO-RIGHT-OF-WAY LINE OF SW 6TH STREET; THENCE ALONG SAID NORTH-TO-RIGHT-OF-WAY LINE, N.80°55'59"E., A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N.00°21'17"E., FOR 178.18 FEET; THENCE S.89°34'24"E., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

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.

JANUARY 2026



ELECTRIC	WATER & SEWER
OCALA ELECTRIC UTILITY	CITY OF Ocala
1805 NE 30TH AVE	2100 NE 30TH AVE
BLDG 400	OCALA, FL 32470
OCALA, FL 32470	STACEY FERRANTE
RANDY HAIN	(352) 351-4775
(352) 351-6615	
PHONE	INTERNET
CENTURYLINK	COX CABLE
1325 BLAIRSTONE RD	4040 NE 49TH AVE
FW 113	OCALA, FL 32470
TALLAHASSEE, FL 32301	MICHELLE OSBORNE
BILL MCCLOUD	(478) 314-3577
(850) 298-1444	

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, FL 34471 (352) 622-3133
CIVIL ENGINEERING CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FL 34471 (352) 438-3000	GEOTECHNICAL ENGINEERING CONSULTANT: GEOTECH, INC. 1016 SE 3RD AVE. OCALA, FL 34471



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, 12083C0514E, 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 MOCKINGBIRD
RIDGE, PER ASSIGNMENT OF TRIPS AND AGREEMENT TO PURCHASE IMPACT FEE CREDITS RECORDED
IN MARION COUNTY O.R. BK 8714 PGS 1556-1563.

[illegible]

REVIEWED

For Code Compliance
City of Ocala Growth Management

PD25-0007
MOCKINGBIRD RIDGE, LLC
5/22/2026

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

Kimley»»Horn
© 2026 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

KHA PROJECT 242387001	LICENSED PROFESSIONAL
DATE JANUARY 2026	RICHARD V. BUSCHE, P.E.
SCALE AS SHOWN	
DESIGNED BY KHA	
DRAWN BY WRC	FLORIDA LICENSE NUMBER 58568

MOCKINGBIRD RIDGE PD PREPARED FOR BOYD DEVELOPMENT, LLC	C001	COVER SHEET
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**CALL 2 WORKING DAYS
BEFORE YOU DIG**

**IT'S THE LAW!
DIAL 811**

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.



[illegible]

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

RICHARD V. BUSCHE, P.E.

④③②①

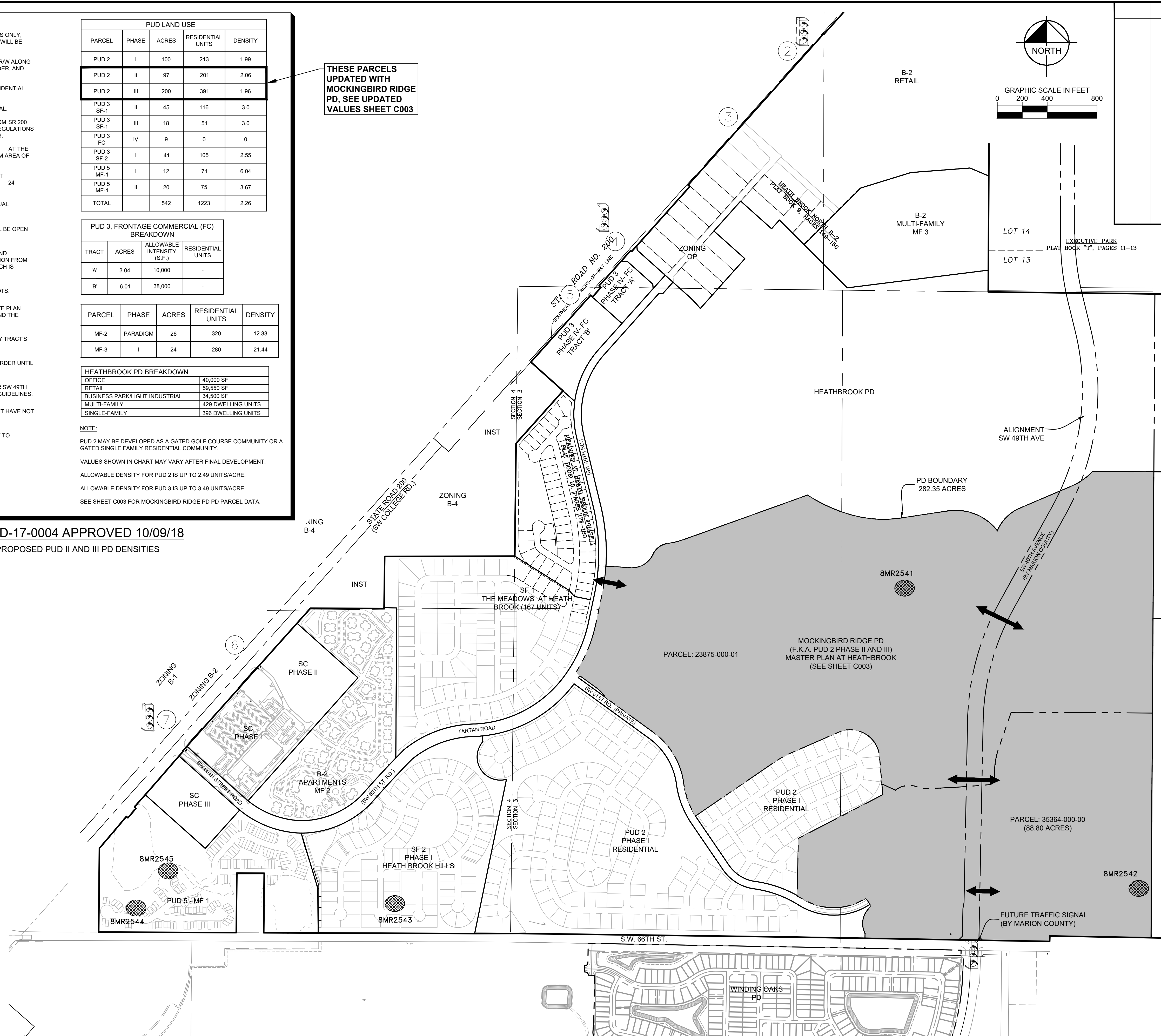
CHECKED BY	RVB	DATE:
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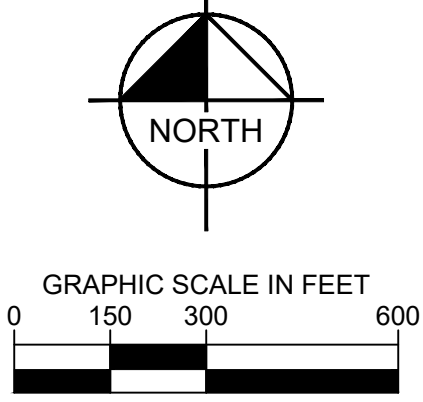
MOCKINGBIRD PD MASTER PLAN

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

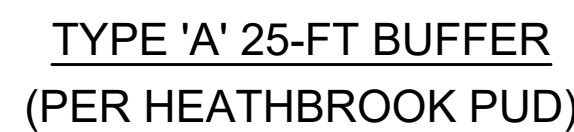
SHEET NUMBER
C002

	ARCHAEOLOGICAL SITE
8MR2542	
	TRAFFIC SIGNAL LOCATIONS
	S.R. 200 ACCESS LOCATIONS
	ACCESS POINT
	AREA OF MOCKINGBIRD PD MASTER PLAN



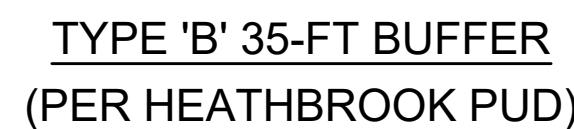
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MOCKINGBIRD RIDGE PD PREPARED FOR BOYD DEVELOPMENT, LLC		EXISTING TOPOGRAPHY		KHA PROJECT 242387001		LICENSED PROFESSIONAL	 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
CITY OF OCALA		FLORIDA		DATE: DECEMBER 2025	RVB	<u>RICHARD V. BUSCHE, P.E.</u>		
				SCALE AS SHOWN	KHA	FLORIDA LICENSE NUMBER 55568		
				DESIGNED BY	WRC			
				DRAWN BY				
				CHECKED BY				
SHEET NUMBER C004								

[illegible]

- SPECIFICATIONS:
- ① ASPHALTIC SURFACE COURSE
 - ② LIMEROCK BASE COURSE
 - ③ STABILIZED SUBGRADE
 - ④ TYPE "F" CURB
 - ⑤ REVOLVED TYPE "A" CURB (SPILL-OUT)

GRASSING BY SOD AND SEED/MULCH:
3' SOD STRIPS SHALL BE USED ALONG ALL PAVEMENT
EDGES, BACK OF CURBING AND ON ALL SLOPES STEEPER
THAN 6:1 RATIO'S. SEED AND MULCH SHALL BE USED FO
ALL OTHER SLOPES, MEDIAN AND DISTURBED AREAS.



NOTE: TREES AND SHRUBS MUST BE PLACED A MINIMUM OF TEN FEET FROM UNDERGROUND TRANSFORMER BOXES AND UNDERGROUND ELECTRICAL LINES.



- SPECIFICATIONS:
- ① ASPHALTIC SURFACE COURSE
 - ② LIMEROCK BASE COURSE
 - ③ STABILIZED SUBGRADE
 - ④ DROP CURB

GRASSING BY SOD AND SEED/MULCH:
SOD STRIPS SHALL BE USED ALONG ALL PAVEMENT
EDGES, BACK OF CURBING AND ON ALL SLOPES STEEPER
THAN 6:1 RATIO'S. SEED AND MULCH SHALL BE USED FO
ALL OTHER SLOPES, MEDIAN AND DISTURBED AREAS.

MOCKINGBIRD RIDGE PD PREPARED FOR BOYD DEVELOPMENT, LLC CITY OF OCALA FLORIDA		SHEET NUMBER C005	
TYPICAL SECTIONS		KIMLEY-HORN & ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
KHA PROJECT 242387001		LICENSED PROFESSIONAL	
DATE MARCH 2026		RICHARD V. BUSCHE, P.E.	
SCALE AS SHOWN		FLORIDA LICENSE NUMBER 58568	
DESIGNED BY KHA		DATE:	
DRAWN BY WRC			
CHECKED BY RVB			