

WEST OAK PHASE 3

A PLANNED DEVELOPMENT

A REPLAT OF A PORTION OF TRACT 'D' OF WEST OAK PHASE 1 AS RECORDED IN PLAT BOOK 16, PAGES 47 THROUGH 53, 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

SURVEYOR'S NOTES:

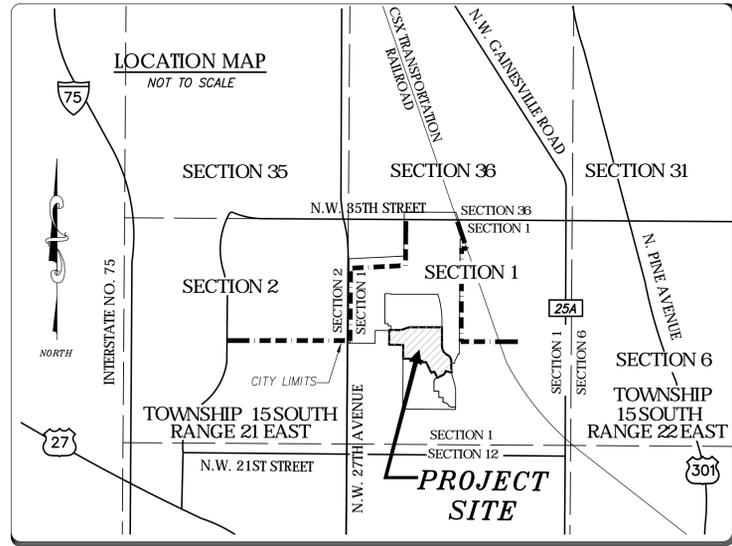
- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES AND CITY OF OCALA CODE OF ORDINANCES CHAPTER 114 WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH THE CITY OF OCALA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE, VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF THE CITY.
- 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 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, NOTES, DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT/TRACT DIMENSIONS SEE SHEETS 3 AND 4.
- 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 1.) COMMENCE WITHOUT NOTIFICATION TO THE DEVELOPER AND COORDINATION OF THE LOCATION AND TIMING OF INSTALLATION OR 2.) 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS AND EASEMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, INCLUDING IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PORTIONS OF WEST OAK, A PLANNED DEVELOPMENT, RECORDED IN OR BOOK 7949, AT PAGE 1827, AS SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PORTIONS OF WEST OAK, A PLANNED DEVELOPMENT, RECORDED IN OR BOOK 8403, AT PAGE 0161, ALL IN THE PUBLIC RECORDS OF MARION COUNTY FLORIDA, AS THE SAME MAY BE SUBSEQUENTLY AMENDED, SUPPLEMENTED, AND/OR EXTENDED TO ADDITIONAL REAL PROPERTY, ("DECLARATION") AND IN FACILITIES USE AGREEMENT RECORDED IN OR BOOK 7950, AT PAGE 487, AS THE SAME HAS BEEN SUPPLEMENTED AND AMENDED BY SUPPLEMENT AND AMENDMENT TO FACILITIES USE AGREEMENT RECORDED IN OR BOOK 8403, AT PAGE 0182 ALL IN THE PUBLIC RECORDS OF MARION COUNTY FLORIDA, AS THE SAME MAY BE SUBSEQUENTLY AMENDED, SUPPLEMENTED, AND/OR EXTENDED TO ADDITIONAL REAL PROPERTY ("AUA"), THAT ARE NOT SHOWN ON THE PLAT. THE DECLARATION AND AUA WILL BE EXTENDED TO THE PROPERTY SUBJECT TO THIS PLAT IN THE PUBLIC RECORDS OF MARION COUNTY AS PART OF THE PLAT PROCESS AND SHOULD BE REVIEWED FOR INFORMATION ON THESE ADDITIONAL RESTRICTIONS AND EASEMENTS.
- BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS BEING N.00°28'33"E.
- STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013, (NAD-83) 2011 ADJUSTMENT.
- ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
- ADVISORY NOTICE** ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 1208300508E, 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, BASE FLOOD ELEVATION 57. 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. THE FLOOD HAZARD AREAS DEPICTED ON THIS PLAT REFLECT THE REVISED 100-YEAR FLOODPLAIN LIMITS BASED ON UPDATED CALCULATIONS IN ACCORDANCE WITH ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWM) ENVIRONMENTAL RESOURCE PERMIT NO. 26671-10.
- THIS PLAT CONTAINS SEVENTY (70) LOTS, EIGHT (8) TRACTS AND 0.61 MILES OF ROAD.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 5 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AND TRACT AS SET FORTH ON THE DETAIL IDENTIFIED AS "TYPICAL LOT DETAIL" AS SHOWN ON SHEET 2. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- 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.
- SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
- THIS PLAT IS SUBJECT TO THE FOLLOWING:
A. AGREEMENT AND RELEASE OF EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1568, PAGE 1176 IS BLANKET IN NATURE AND NOT DEPICTED HEREON.
B. PLANNED DEVELOPMENT MASTER PLAN AS RECORDED IN OFFICIAL RECORDS BOOK 7387, PAGE 400.
C. DECLARATION RESERVING EASEMENTS, WATER MAIN EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7394, PAGE 115.
D. GRANT FOR ELECTRIC AND UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8142, PAGE 1894.
E. CITY REDEVELOPMENT AGREEMENT FOR PINE OAKS AS RECORDED IN OFFICIAL RECORDS BOOK 7875, PAGE 50.
F. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT AS RECORDED IN OFFICIAL RECORDS BOOK 7917, PAGE 1458.
G. RESOLUTION 2023-30 APPROVING A PLANNED DEVELOPMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8079, PAGE 1775.
H. PLAT OF WEST OAK PHASE 1 AS RECORDED IN OFFICIAL RECORDS BOOK 16, PAGE 47.
I. GRANT OF EASEMENT TO BLUE STREAM COMMUNICATIONS AS RECORDED IN OFFICIAL RECORDS BOOK 8134, PAGE 522.
J. RESOLUTION 2023-35 APPROVING A PLANNED DEVELOPMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8134, PAGE 928.
K. DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8288, PAGE 39.
- ALL OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- SEPARATE INSTRUMENTS SERVING AS JOINDERS AND CONSENT FOR MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED ON OFFICIAL RECORDS BOOK _____, PAGE _____.
- STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY CITY OF OCALA FOR THE DEVELOPMENT OF THIS SUBDIVISION.
- ALL BEARINGS ALONG CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).

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:



ADVISORY 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.

DESCRIPTION:

A REPLAT OF A PORTION OF TRACT "D" OF WEST OAK PHASE 1 AS RECORDED IN PLAT BOOK 16, PAGES 47 THROUGH 53 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7464, PAGE 157 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS N.89°28'23"W, 1,246.91 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, N.00°28'33"E, 1,183.58 FEET TO THE NORTHWESTERLY MOST CORNER OF WEST OAK PHASE 2, AS RECORDED IN PLAT BOOK 16, PAGES 66 THROUGH 70 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST BOUNDARY, N.00°28'33"E, 321.97 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING SAID WEST BOUNDARY LINE, ALONG THE SOUTH AND WEST BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, THE FOLLOWING TWO (2) COURSES: (1) N.89°12'32"W, 331.94 FEET; (2) THENCE N.00°31'04"E, 330.57 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID WEST OAKS PHASE 1; THENCE DEPARTING SAID SOUTH AND WEST BOUNDARY, ALONG SAID SOUTHERLY BOUNDARY AND ITS PROJECTION THEREOF THE FOLLOWING TWO (2) COURSES: (1) N.02°33'36"E, 12.76 FEET; (2) THENCE S.90°00'00"E, 274.36 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, N.70°54'40"E, 175.55 FEET; THENCE N.81°36'28"E, 58.69 FEET; THENCE N.90°00'00"E, 743.27 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF N.W. 21ST AVENUE (80' RIGHT OF WAY); THENCE ALONG SAID WESTERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) S.00°00'00"E, 439.04 FEET TO A POINT OF CURVATURE OF 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 S.31°36'24"E, 251.56 FEET (2); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 264.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 63°12'48", AND A CHORD BEARING AND DISTANCE OF S.31°36'24"E, 167.71 FEET (3); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 176.52 FEET TO THE END OF SAID CURVE; (4) THENCE S.00°00'00"E, 122.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 07°58'05", AND A CHORD BEARING AND DISTANCE OF S.03°59'02"E, 144.51 FEET; (5) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 144.63 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRACT "D" OF SAID WEST OAK PHASE 1; THENCE ALONG SAID NORTHERLY BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) N.76°28'56"W, 143.09 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 S.39°08'15"W, 125.21 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 129.16 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE S.63°48'18"W, 133.24 FEET TO THE NORTHEASTERLY MOST CORNER OF AFOREMENTIONED WEST OAK PHASE 2; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PLAT, THE FOLLOWING NINE (9) COURSES: (1) N.26°11'42"W, 165.00 FEET; (2) THENCE S.63°48'18"W, 76.76 FEET; (3) THENCE N.26°11'42"W, 280.00 FEET; (4) THENCE N.90°00'00"W, 88.47 FEET; (5) THENCE N.00°28'33"E, 29.88 FEET; (6) THENCE N.90°00'00"W, 280.01 FEET; (7) THENCE N.00°28'33"E, 50.00 FEET; (8) THENCE N.86°24'09"W, 50.07 FEET; (9) THENCE N.89°31'27"W, 124.88 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 23.49 ACRES, MORE OR LESS.

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 3" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2026. 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 FOR RECORD ON THE _____ DAY OF _____, 2026.

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

CITY SURVEYOR SEAL:

CLERK SEAL:

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT WEST OAK DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "WEST OAK PHASE 3", 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 AND, TO THE EXTENT THE SAME PROVIDE DRAINAGE FOR NW 21ST AVE OR TRACT "A", TO THE PUBLIC, 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 AND TO PUBLIC UTILITY PROVIDERS 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 BEING FURTHER RESERVED FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS MAY BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.

TRACT 'A', IS HEREBY DEDICATED PUBLICLY FOR ROAD RIGHT-OF-WAY AND IS TO BE CONVEYED IN FEE SIMPLE TO THE CITY OF OCALA AND MAINTAINED BY THE CITY OF OCALA.

TRACT 'B', TRACT 'D', TRACT 'E', TRACT 'F', TRACT 'G', AND TRACT 'H' 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. AN EASEMENT IS HEREBY GRANTED TO THE PUBLIC BY THE DEVELOPER WHICH PROVIDES VOLUME IN THE DRA FOR STORAGE AND DISPOSAL OF RUNOFF FROM PUBLIC RIGHTS OF WAY LOCATED WITHIN THE DRAINAGE BASIN.

TRACT "C" IS HEREBY DEDICATED PUBLICLY AS A LIFT STATION SITE TO BE CONVEYED IN FEE SIMPLE TITLE TO AND TO BE MAINTAINED BY THE CITY.

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 _____, 2026.

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

DEVELOPER AND OWNER:
WEST OAK DEVELOPERS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS: 2595 NW 21ST AVE
OCALA, FL 34475

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

BY: SCOTT B. SIEMENS
ITS: MANAGER

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2026, BY SCOTT B. SIEMENS, AS REGISTERED AGENT FOR WEST OAK DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

PERSONALLY KNOWN
 PRODUCED IDENTIFICATION _____

NOTARY PUBLIC _____

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 _____, 2026.

BY: WILLIAM E. SEXTON
CITY ATTORNEY

APPROVAL BY ADMINISTRATIVE AUTHORITY:

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2026, THE FOREGOING PLAT WAS APPROVED BY CITY MANAGER PETER A. LEE, AS THE ADMINISTRATIVE OFFICIAL, DESIGNATED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, PURSUANT TO RESOLUTION 2026-35 AND IN ACCORDANCE WITH SECTION 177.017, FLORIDA STATUTES, RESPONSIBLE FOR APPROVING, APPROVING WITH CONDITIONS OR DENYING PROPOSED PLATS OR REPLATS SUBMITTED TO THE CITY OF OCALA, FLORIDA.

BY: PETER A. LEE
CITY MANAGER

ATTEST: ANGEL B. JACOBS
CITY CLERK

ADMINISTRATIVE SEAL:

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



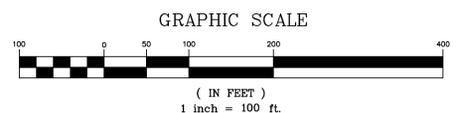
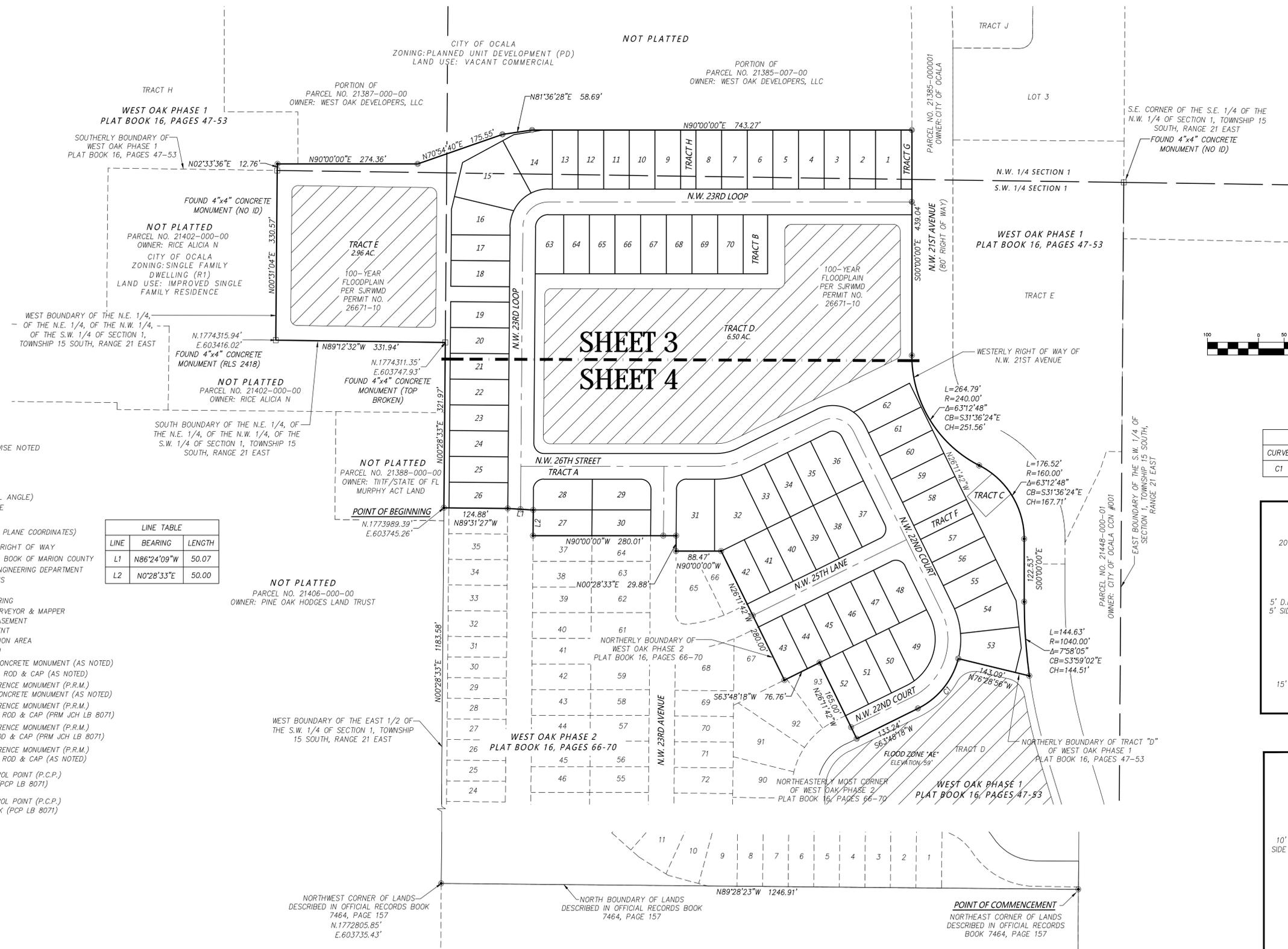
JCH

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 - LB 8071

WEST OAK PHASE 3

A PLANNED DEVELOPMENT

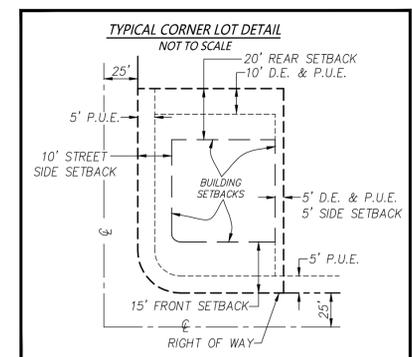
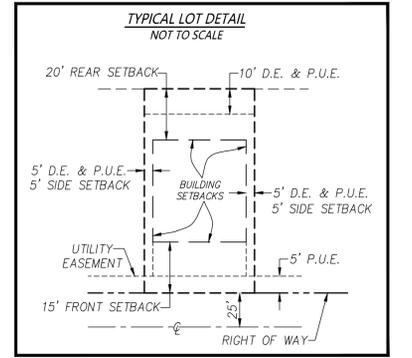
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AND A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
CITY OF OCALA, MARION COUNTY, FLORIDA



- LEGEND** UNLESS OTHERWISE NOTED
- - - = NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - N, E = NORTHING (STATE PLANE COORDINATES) 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
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - D.R.A. = DRAINAGE RETENTION AREA
 - NO ID = NO IDENTIFICATION
 - 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 (PRM JCH LB 8071)
 - = PERMANENT REFERENCE MONUMENT (P.R.M.)
 - = FOUND 5/8" IRON ROD & CAP (PRM JCH LB 8071)
 - = PERMANENT REFERENCE MONUMENT (P.R.M.)
 - = FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - ⊙ = PERMANENT CONTROL POINT (P.C.P.)
 - = SET NAIL & DISK (PCP LB 8071)
 - ⊙ = PERMANENT CONTROL POINT (P.C.P.)
 - = FOUND NAIL & DISK (PCP LB 8071)

LINE	BEARING	LENGTH
L1	N86°24'09"W	50.07
L2	N0°28'33"E	50.00

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	129.16'	150.00'	049°20'07"	125.21' S39°08'15"W



NOTE:
THIS PLAT IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, NOTES, DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT/TRACT DIMENSIONS SEE SHEETS 3 AND 4.

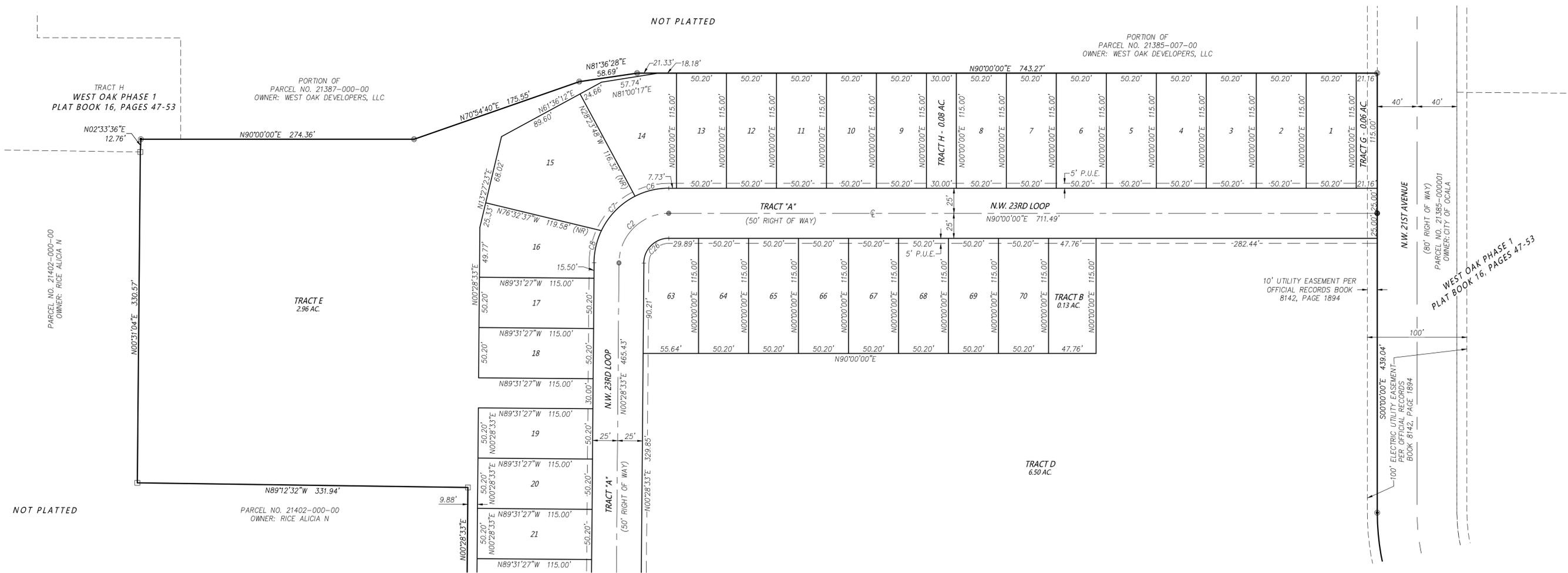
PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471



WEST OAK PHASE 3

A PLANNED DEVELOPMENT

A REPLAT OF A PORTION OF TRACT "D" OF WEST OAK PHASE 1 AS RECORDED IN
PLAT BOOK 16, PAGES 47 THROUGH 53, 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

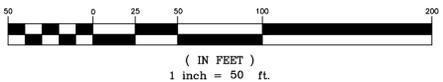


MATCHLINE - SEE SHEET 4 OF 4

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GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C2	78.12'	50.00'	089°31'27"	70.42'	N45°14'16"E
C6	35.12'	75.00'	026°49'51"	34.80'	S76°35'04"W
C7	48.90'	75.00'	037°21'19"	48.04'	S44°29'29"W
C8	33.17'	75.00'	025°20'17"	32.90'	S13°08'41"W
C26	39.06'	25.00'	089°31'27"	35.21'	N45°14'16"E

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 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING
 - ⊕ = CENTERLINE OF RIGHT OF WAY
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 - COED = CITY OF OCALA ENGINEERING DEPARTMENT
 - LB = LICENSED BUSINESS
 - LS = LAND SURVEYOR
 - (NR) = NON-RADIAL BEARING
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - D.R.A. = DRAINAGE RETENTION AREA
 - NO ID = NO IDENTIFICATION
 - FCM = FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
 - FRC = FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - = PERMANENT REFERENCE MONUMENT (P.R.M.)
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 - = PERMANENT REFERENCE MONUMENT (P.R.M.)
 - = SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
 - = PERMANENT REFERENCE MONUMENT (P.R.M.)
 - = FOUND 5/8" IRON ROD & CAP (AS NOTED)
 - ⊙ = PERMANENT CONTROL POINT (P.C.P.)
 - ⊙ = SET NAIL & DISK (PCP LB 8071)
 - ⊙ = PERMANENT CONTROL POINT (P.C.P.)
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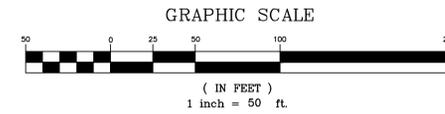
WEST OAK PHASE 3

A PLANNED DEVELOPMENT

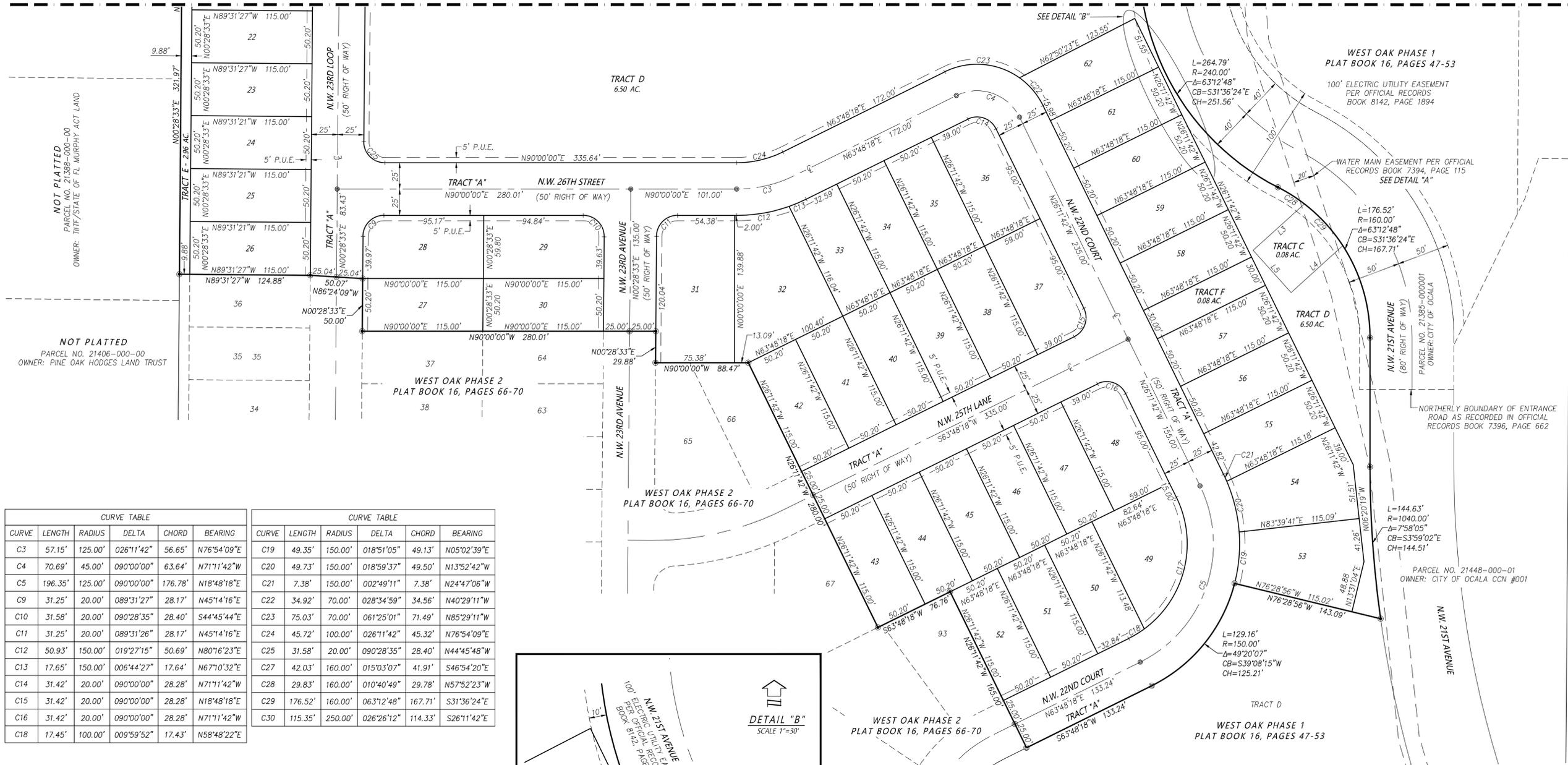
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JCH
LAND DEVELOPMENT + SURVEYING & MAPPING
PLANNING + ENVIRONMENTAL - G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34721
PHONE: (352) 405-1482 FAX: (888) 272-8335 WWW: JCHCG.COM
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LINE	BEARING	LENGTH
L1	N86°24'09"W	50.07
L2	N0°28'33"E	50.00
L3	S47°56'26"W	65.73
L4	N47°56'26"E	66.45
L5	S42°03'34"E	54.00



MATCHLINE - SEE SHEET 3 OF 4

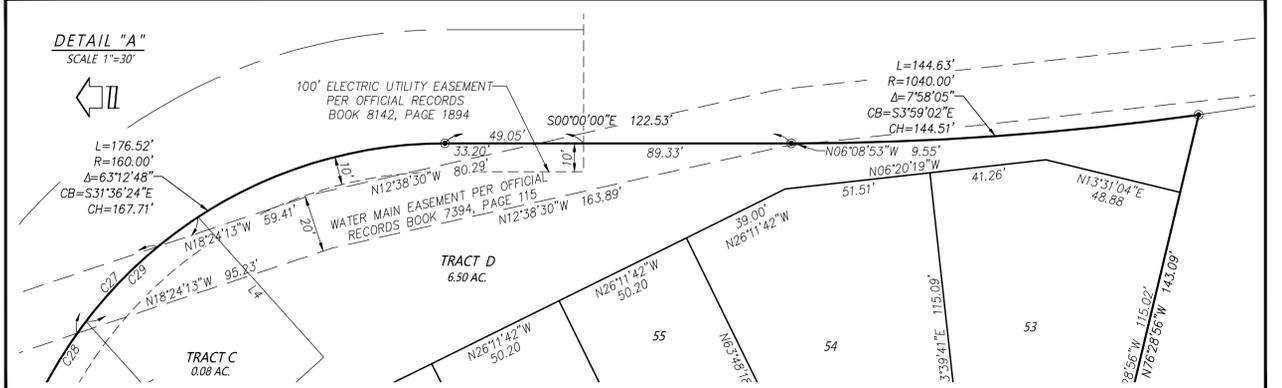
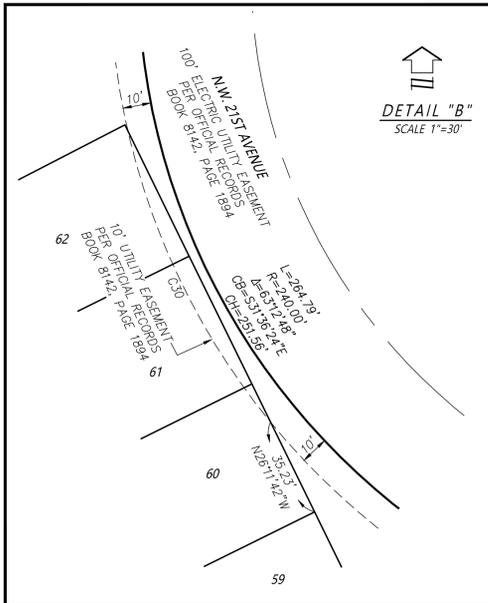


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C3	57.15'	125.00'	026°11'42"	56.65'	N76°54'09"E
C4	70.69'	45.00'	090°00'00"	63.64'	N71°11'42"W
C5	196.35'	125.00'	090°00'00"	176.78'	N18°48'18"E
C9	31.25'	20.00'	089°31'27"	28.17'	N45°14'16"E
C10	31.58'	20.00'	090°28'35"	28.40'	S44°45'44"E
C11	31.25'	20.00'	089°31'26"	28.17'	N45°14'16"E
C12	50.93'	150.00'	019°27'15"	50.69'	N80°16'23"E
C13	17.65'	150.00'	006°44'27"	17.64'	N67°10'32"E
C14	31.42'	20.00'	090°00'00"	28.28'	N71°11'42"W
C15	31.42'	20.00'	090°00'00"	28.28'	N18°48'18"E
C16	31.42'	20.00'	090°00'00"	28.28'	N71°11'42"W
C18	17.45'	100.00'	009°59'52"	17.43'	N58°48'22"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C19	49.35'	150.00'	018°51'05"	49.13'	N05°02'39"E
C20	49.73'	150.00'	018°59'37"	49.50'	N13°52'42"W
C21	7.38'	150.00'	002°49'11"	7.38'	N24°47'06"W
C22	34.92'	70.00'	028°34'59"	34.56'	N40°29'11"W
C23	75.03'	70.00'	061°25'01"	71.49'	N85°29'11"W
C24	45.72'	100.00'	026°11'42"	45.32'	N76°54'09"E
C25	31.58'	20.00'	090°28'35"	28.40'	N44°45'48"W
C27	42.03'	160.00'	015°03'07"	41.91'	S46°54'20"E
C28	29.83'	160.00'	010°40'49"	29.78'	N57°52'23"W
C29	176.52'	160.00'	063°12'48"	167.71'	S31°36'24"E
C30	115.35'	250.00'	026°26'12"	114.33'	S26°11'42"E

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