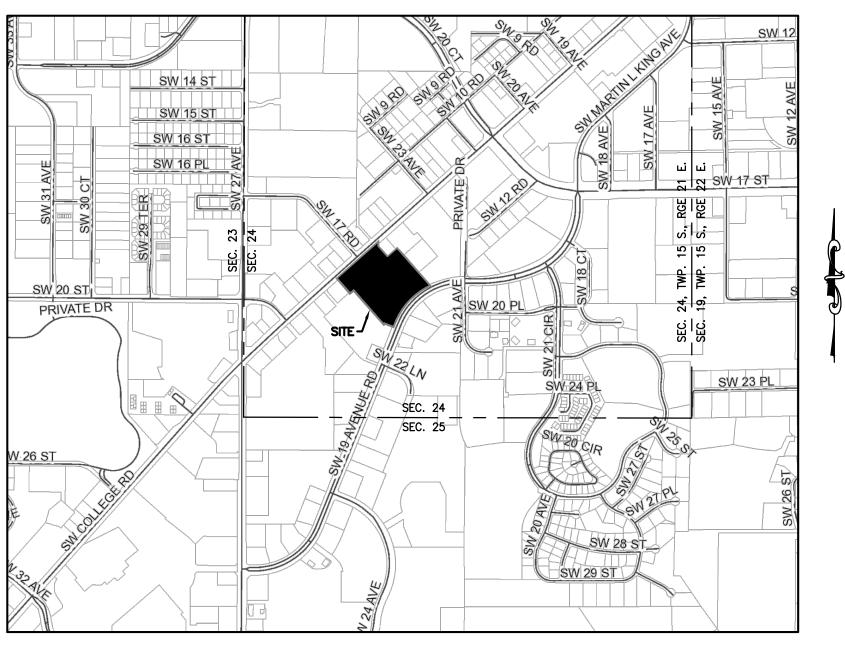
	OCALA V
	<u>VISORY NOTICES:</u> THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS LOW INTENSITY AND B-4.
2.	ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNIT NUMBER 120330, PANEL 0516, SUFFIX E, MARION COUNTY, FLORIDA, DATED 4/19/2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X". ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.
3.	THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUNI IN THE MARION COUNTY OFFICIAL RECORDS.
4.	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 THI PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND INFRASTRUCTURE IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
<u>GE</u>	NERAL NOTES:
	THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM, DATED 5/13/2024.
	THIS PLAT CONTAINS 4 LOTS, NO ROAD RIGHTS-OF-WAY AND NO INFRASTRUCTURE IMPROVEMENTS. BEARINGS SHOWN HEREON ARE BASED ON THE DEED RECORDED IN OFFICIAL RECORDS BOOK 7114, PAGE 1032, PUBLIC
	RECORDS OF MARION COUNTY, FLORIDA, IN PARTICULARLY THE NORTHEASTERLY MOST LINE OF SUBJECT PROPERTY BEARING N41*36'55"W; THE BEARINGS ARE NOT STATE PLANE GRID BEARINGS.
4.	STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED BY THE BOUNDARY SURVEY OF THESE SAME LANDS PREPARED BY THIS FIRM IN JULY 2024, WHICH WAS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
5.	WATER, SEWER, ELECTRIC, GAS AND TELECOMMUNICATION UTILITIES ARE CURRENTLY WITHIN THE EASEMENTS SHOWN OF NOTED HEREON. THIS PLAT PROPOSES NO NEW EASEMENTS.
6.	THE EASEMENTS SHOWN HEREON AND RECORDED IN O.R.B. 270, PG. 74; O.R.B. 270, PG. 77; O.R.B. 1024, PG. 255 O.R.B. 1203, PG. 1975; O.R.B. 1203, PG. 1981; O,R.B. 1237, PG. 446 AND O.R.B. 1262, PG. 1876 CONTINUE ON TO THE ADJOINING PROPERTIES.
7.	THE FOLLOWING EASEMENTS ARE BLANKET TYPE EASEMENTS APPLICABLE TO AND ENCUMBERING ALL OF THE PROPERT SHOWN AND DESCRIBED HEREON: O.R.B. 1185, PG. 1644; O.R.B. 1203, PG. 2007; O.R.B. 1225, PG. 1513; O.R.B. 1262 PG. 1847; O.R.B. 1262, PG. 1865; O.R.B. 1714, PG. 1211; AND O.R.B. 3216, PG. 230.
8.	THE FOLLOWING DOCUMENTS ARE APPLICABLE TO THE PROPERTY SHOWN HEREON BUT DO NOT REPRESENT A SURVE MATTER: O.R.B. 1199, PG. 577; O.R.B. 1263, PG. 1539; O.R.B. 1327, PG. 203; O.R.B. 1665, PG. 1180 AND O.R.B. 7922 PG. 987.
9.	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 DEFERRENCY 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.
10.	THE EXISTING SHOPPING CENTER DRIVEWAY CONNECTIONS TO S.W. COLLEGE ROAD AND S.W. 19th AVENUE ROAD ARI LOCATED ON LOT 1 AND THESE TWO DRIVEWAYS SHALL PROVIDE ACCESS TO LOTS 2, 3 AND 4 BY EXISTING EASEMENT RIGHTS OVER AND ACROSS LOT 1. NO NEW DRIVEWAY CONNECTIONS SHALL BE MADE TO THE ADJOINING PUBLIC RIGHTS-OF-WAY.
11.	BOUNDARY PERMANENT REFERENCE MONUMENTS WERE EITHER FOUND AND ACCEPTED OR SET AS SHOWN AND NOTEI HEREON.
12.	THE EASEMENT AREA FOR THE MODIFICATION OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOD 1288, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS DEPICTED BY A HAND DRAWN SKETCH, WITH NO DIMENSIONS, IN EXHIBIT "A" OF THE DOCUMENT. THIS EASEMENT IS PLOTTED ON THIS PLAT BASED ON THE SURVEYED LOCATION OF THE PAVED DRIVE AISLE AND DRIVEWAY, AND TO MIMIC THE LOCATION AND SHAPE OF THE AREA REFERENCED IN EXHIBIT "A" OF THE EASEMENT DOCUMENT.
тні	RTIFICATE OF APPROVAL BY CITY ATTORNEY: S CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA ANI
	PROVED BY HIM AS TO FORM AND LEGALITY ON THE DAY OF, 20, 20,
BY:	WILLIAM E. SEXTON CITY ATTORNEY
CE	RTIFICATE OF APPROVAL BY CITY SURVEYOR:
PR	S PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH FLORIDA STATUTES CHAPTER 177, PART 1, BY THE UNDERSIGNEI DFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF OCALA, AND HAS BEEN FOUND TO CONFORM TO SUCI APTER.
BY:	R. KELLY ROBERTS, PSM CHIEF LAND SURVEYOR, CITY OF OCALA FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 5558
<u>CE</u>	RTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION:
	S CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF OCALA, MARION
СО	JNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THE DAY OF,
СО	JNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THE DAY OF, ATTEST:

NEST SHOPPING CENTER

A PORTION OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



LOCATION MAP

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.

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF TAYLOR FIELD ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, PAGE 74, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 200 (100 FEET WIDE), THENCE S48°23'05"W 108.38 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1024, PAGE 222 AND 223, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE S48'23'05"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1326.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S48"23'05"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 587.75 FEET; THENCE S41'36'55"E 200.00 FEET; THENCE N48°20'32"E A DISTANCE OF 54.99 FEET; THENCE S41°37'56"E A DISTANCE OF 525.80 FEET; N48°22'04"E A DISTANCE OF 12.00 FEET; THENCE S41°37'56"E A DISTANCE OF 6.00 FEET; THENCE S68°04'18"E A DISTANCE OF 99.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW 19th AVENUE ROAD; THENCE N22*05'59"E ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 26.46 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING OF N42°01'06"E, A CHORD DISTANCE OF 591.28 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 40°42'26", A DISTANCE OF 603.91 FEET; THENCE N41°36'55"W A DISTANCE OF 543.88 FEET; THENCE S48°23'05"W A DISTANCE OF 130.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF N86'36'55"W, A CHORD DISTANCE OF 27.41 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'46", A DISTANCE OF 27.85 FEET; THENCE N41°36'55"W A DISTANCE OF 163.98 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF NO0°02'48"W, A CHORD DISTANCE OF 22.23 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°36'00", A DISTANCE OF 22.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.01 Acres, MORE OR LESS.

CERTIFICATE OF APPROVAL BY CITY COUNCIL:

THIS IS TO CERTIFY, THAT ON THIS ______ DAY OF _____, 20____, THE FOREGOING PLAT WAS APPROVED BY THE COUNCIL OF THE CITY OF OCALA, MARION COUNTY, FLORIDA.

BARRY MANSFIELD PRESIDENT, CITY COUNCIL

ANGEL B. JACOBS CITY CLERK

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF OCALA WEST SHOPPING CENTER PHASE 2, FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ A.M./P.M. AND RECORDED ON PAGE(S) _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

GREGORY C. HARRELL CLERK OF THE CIRCUIT COURT

PHASE	2	PLAT BOOK	, PAGE

SHEET	1	OF	4
	_		_

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

IAS CAUSED SAID LANDS TO BE SURVEYED AND PLA RESPONSIBILITY FOR THE MAINTENANCE OF THE IMPR	SNELLING, LLC, AS FEE SIMPLE OWNER OF THE LAND DESCRIBED AN PHASE 2", LOCATED IN THE CITY OF OCALA, MARION COUNTY, FLORID/ ATTED AS SHOWN HEREON; AND THAT THE CITY OF OCALA HAS N ROVEMENTS, BUT IS GRANTED THE RIGHT TO PERFORM EMERGENC
TATE OF EMERGENCY WHEREIN THE DECLARATION INCL	ATED WITHIN THIS PLAT IN THE EVENT OF A LOCAL, STATE OR FEDERA LUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN HEALTH, SAFET IS NOT THE INTENT OF THE OWNERS TO DEDICATE ANY LAND IN THI Y OWNER'S ASSOCIATION.
	R, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS
VITNESS #1:	OWNER/DEVELOPER: GEORGE N. SNELLING, LLC
SIGNATURE .	
RINT NAME	
VITNESS #2:	GLUNGE N. SNELLING, MANAGEN
11NE33 #2.	
SIGNATURE .	
RINT NAME	
IOTARY ACKNOWLEDGMENT:	
TATE OF	
COUNTY OF	
HE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFOR EORGE N. SNELLING AS OWNER.	RE ME ON THIS DAY OF, 20, BY
IOTARY PUBLIC, STATE OF FLORIDA	
JAME: (PLEASE PRINT)	
COMMISSION NUMBER: COMMISSION	N EXPIRES:
PERSONALLY KNOWN	
-OR- PRODUCED IDENTIFICATION (IF THIS BOXED IS	S CHECKED FILL IN THE PLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED:	·
VEYOR'S CERTIFICATION:	
RTIFY THIS PLAT, PREPARED UNDER MY DIRECTION A	ND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER
EYORS AND MAPPERS, IS IN ACCORDANCE WITH THE	OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL REQUIREMENTS OF THE CITY OF OCALA DEVELOPMENT CODE AND CES, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL
ESS OF ADJACENT PARCELS.	LS, AND THAT THIS PLAT DOES NOT ADVENSEET AT LCT THE LEGAL
	BY:
	MEKELLE M. BOYER, P.S.M. REGISTRATION No. 7398
	STATE OF FLORIDA
SHEFT 1: LEGAL DESCRIPTION NOTES	OWNER'S DEDICATION AND CITY OFFICIALS' APPROVALS
SHEET 2: PLAT MAP	, OWNER'S DEDICATION AND CITY OFFICIALS' APPROVALS
	, OWNER'S DEDICATION AND CITY OFFICIALS' APPROVALS
SHEET 2: PLAT MAP SHEET 3: EASEMENT DETAILS	, OWNER'S DEDICATION AND CITY OFFICIALS' APPROVALS
SHEET 2: PLAT MAP SHEET 3: EASEMENT DETAILS	, OWNER'S DEDICATION AND CITY OFFICIALS' APPROVALS
SHEET 2: PLAT MAP SHEET 3: EASEMENT DETAILS	, OWNER'S DEDICATION AND CITY OFFICIALS' APPROVALS
SHEET 2: PLAT MAP SHEET 3: EASEMENT DETAILS	, OWNER'S DEDICATION AND CITY OFFICIALS' APPROVALS

