

RTG OCALA
PLATTED SUBDIVISION WITH NO IMPROVEMENTS

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, CITY OF OCALA,
MARION COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE N89°15'40"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26, A DISTANCE OF 266.67 FEET TO THE POINT OF BEGINNING; THENCE S20°52'51"W, ALONG THE EAST LINE OF PARCEL 1, PER OFFICIAL RECORDS BOOK 4320, PAGE 800 OF THE PUBLIC RECORDS OF MARION COUNTY, A DISTANCE OF 218.71 FEET; THENCE S89°42'09"E, ALONG THE NORTH LINE OF PARCEL 2, PER SAID OFFICIAL RECORDS BOOK 4320, PAGE 800, A DISTANCE OF 308.69 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 27TH AVENUE; THENCE S00°04'08"W, ALONG SAID WEST RIGHT-OF-WAY LINE, ALSO BEING THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 299.00 FEET; THENCE N89°42'09"W, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 422.17 FEET; THENCE S20°52'51"W, ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1456, PAGE 655, OF THE PUBLIC RECORDS OF MARION COUNTY, A DISTANCE OF 240.92 FEET; THENCE N48°10'40"W, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1456, PAGE 655, A DISTANCE OF 454.56 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 36100-2501; THENCE N41°49'20"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 574.00 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE S89°15'40"E, ALONG SAID NORTH LINE OF SECTION 26, ALSO BEING THE NORTH LINE OF SAID PARCEL 1, A DISTANCE OF 233.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 325,172 SQUARE FEET OR 7.465 ACRES, MORE OR LESS.

RTG OCALA

DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT RTG OCALA PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE OWNER OF THE HEREON DESCRIBED PROPERTY, HAS CAUSED TO BE MADE THIS PLAT OF RTG OCALA, THE SAME BEING A SUBDIVISION OF THE LANDS DESCRIBED HEREON AND MAKE THE FOLLOWING ACKNOWLEDGMENT:

- THE LANDS DESCRIBED HEREON SHALL NOT BE OWNED, NOR MAINTAINED BY THE CITY OF OCALA.
- THE INGRESS/EGRESS EASEMENT SHOWN HEREON SHALL BE FOR THE BENEFIT OF THE LOT OWNERS OF RTG OCALA, AND SHALL BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1 AS SHOWN HEREON.

IN WITNESS THEREOF, RTG OCALA PROPERTIES LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED IN THEIR COMPANY NAME BY THEIR PRESIDENT, BY AND WITH THE CONSENT OF THE MANAGER OF SAID COMPANY ON THIS _____ DAY OF _____, 2023.

OWNER: RTG OCALA PROPERTIES LLC.

SIGNATURE: _____ PRINT NAME: _____

TITLE: _____

SIGNED IN THE PRESENCE OF:

WITNESS PRINT NAME: _____ WITNESS PRINT NAME: _____

WITNESS SIGNATURE: _____ WITNESS SIGNATURE: _____

NOTARY PUBLIC ACKNOWLEDGMENT:

COUNTY OF: _____, STATE OF: _____

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY _____, AS _____ OF RTG OCALA PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, PERSONALLY APPEARED BEFORE ME ☐ BY PHYSICAL PRESENCE, OR ☐ BY AUDIO-VIDEO COMMUNICATION TECHNOLOGY; AND IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE _____ PRINT NAME _____

COMMISSION EXPIRES _____ COMMISSION NUMBER _____ NOTARY STAMP _____

NOTES:

- THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X", "X" SHADED, AND ZONE "AE" (EL. 68.9 FEET), ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 12083C, PANEL NUMBER 0516, SUFFIX E, EFFECTIVE 4/19/2017, FOR MARION COUNTY, FLORIDA.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE CITY OF OCALA BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- NO TRANSPORTATION CAPACITY UNDER THE CITY'S CONCURRENCY MANAGEMENT SYSTEM HAS BEEN RESERVED FOR ANY PARCELS ON THIS PLAT. EACH PARCEL WILL BE REQUIRED TO OBTAIN A CERTIFICATE OF CAPACITY UNDER SUCH SYSTEM PRIOR TO APPROVAL OF ANY SITE PLAN OR ISSUANCE OF A BUILDING PERMIT.
- 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 (177.091).
- THIS SITE'S FUTURE LAND USE DESIGNATION IS LOW INTENSITY, AND THE SITE'S ZONING DISTRICT CLASSIFICATION IS SC (SHOPPING CENTER).
- NO IMPROVEMENTS REMAIN ON THIS SITE THAT WOULD REQUIRE OPERATION AND MAINTENANCE AS IT RELATES TO STORMWATER.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE MARION COUNTY OFFICIAL RECORDS.
- THIS PLAT CONTAINS THREE (3) LOTS AND 0 MILES OF ROADS.
- THE INGRESS/EGRESS EASEMENT, REFERENCED IN ITEM NO. 2, OF THE DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION, SHOWN HEREON, AND MORE PARTICULARLY SHOWN ON SHEET 2 HEREOF, IS GRANTED, SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR RTG OCALA, BY RTG OCALA PROPERTIES LLC, AS RECORDED SEPARATELY, IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ACCESS IS GRANTED TO AND FROM LOTS 2 AND 3, FOR VEHICULAR AND PEDESTRIAN USE, OVER AND ACROSS THE INGRESS/EGRESS EASEMENT AS SHOWN HEREON, WITH DRIVEWAY CONNECTIONS TO BE ALLOWED AS PER THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR RTG OCALA, WITH FINAL APPROVAL BY THE CITY OF OCALA SITE PLAN REVIEW COMMITTEE.
- POSSIBLE FUTURE CROSS ACCESS MAY BE GRANTED TO THE ADJOINING PARCEL TO THE NORTH OF LOT 2, TO THE ADJOINING PARCEL TO THE NORTH OF LOT 3 AND TO EACH OF THE TWO ADJOINING PARCELS TO THE SOUTH OF LOT 1; EACH TO BE DETERMINED BY THE CITY OF OCALA SITE PLAN REVIEW COMMITTEE.
- STORMWATER RUNOFF SHALL BE RETAINED IN STORMWATER MANAGEMENT FACILITIES TO BE CONSTRUCTED WITHIN LOT 1 OF THIS PLAT OF RTG OCALA AND OTHER OFFSITE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH SITE PLAN APPLICATION SPL21-44508, APPROVED JANUARY 5, 2022; PORTIONS OF LOT 2 OF THIS PLAT OF RTG OCALA APPEAR TO LIE WITHIN ZONE AE (EL 68.9) (DEFINED AS A SPECIAL FLOOD HAZARD AREA FOR WHICH A BASE FLOOD ELEVATION WAS DETERMINED) AND OTHER AREAS OF FLOOD HAZARD IDENTIFIED AS ZONE X (SHADED) (DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD OR AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND ZONE X (DEFINED AS AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0516E AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0516, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017; HOWEVER, SUCH FLOOD ZONE LIMITS ARE NOT SHOWN AS THEY HAVE BEEN SUBSEQUENTLY MODIFIED BY VIRTUE OF THE LETTER OF MAP AMENDMENT (LOMA) ISSUED BY FEMA PURSUANT TO CASE NO. 23-04-6015A, DATED AUGUST 21, 2023, THE OUTCOME OF WHICH AS DETERMINED BY FEMA THAT LOT 2 OF THIS PLAT OF RTG OCALA CURRENTLY LIES WITHIN FLOOD ZONE X (DEFINED AS AREAS OF MINIMAL FLOOD HAZARD) AS OF THE DATE OF THE REFERENCED LOMA; AS SUCH, THE FLOOD ZONES DEPICTED IN THE FIRM AND AS SUBSEQUENTLY MODIFIED BY THE REFERENCED LOMA MAY BE AMBULATORY OVER TIME (AS THEY ARE SUBJECT TO FUTURE CHANGE AS FEMA UNDERTAKES THE PROCESS TO SUBSEQUENTLY REVISE THE FIRM THROUGH ROUTINE UPDATES OR THROUGH ANOTHER LETTER OF MAP AMENDMENT (LOMA) OR LETTER OF MAP REVISION (LOMR) IN ACCORDANCE WITH FEMA REGULATIONS) AND ANY REFERENCE THERETO OR GRAPHIC REPRESENTATION THEREOF AS NOTED OR SHOWN ON THIS PLAT SHALL NECESSARILY ADJUST AS APPROPRIATE TO CONFORM WITH FUTURE REVISIONS TO THE FIRM ONCE FORMALLY APPROVED AND IN EFFECT.

CITY ATTORNEY'S CERTIFICATE:

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

BY: _____
WILLIAM E. SEXTON
CITY ATTORNEY

CITY COUNCIL'S 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:

BY: _____
ANGEL B. JACOBS
CITY CLERK

BY: _____
JAMES P. HILTY, SR.
PRESIDENT, CITY COUNCIL



VICINITY MAP
(NOT TO SCALE)

CITY SURVEYOR'S CERTIFICATE:

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

DATE: _____ REVIEWED BY: _____

R. KELLY ROBERTS, PSM
FLORIDA CERTIFICATE NO. 5558
CITY OF OCALA, CHIEF LAND SURVEYOR

CLERK OF THE CIRCUIT COURT CERTIFICATION:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF RTG OCALA, FILED FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2023 AT _____ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

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:

BY: _____
SEAN LANIER, P.E.
CITY ENGINEER

BY: _____
KEVIN LOPEZ
CHAIRMAN

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT OF RTG OCALA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 25TH DAY OF APRIL, 2022. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

DATE: _____ SIGNATURE: _____

EBI Surveying
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
LICENSED BUSINESS NO.: LB 7652

THOMAS PATRICK SERBU
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO.: LS-4744

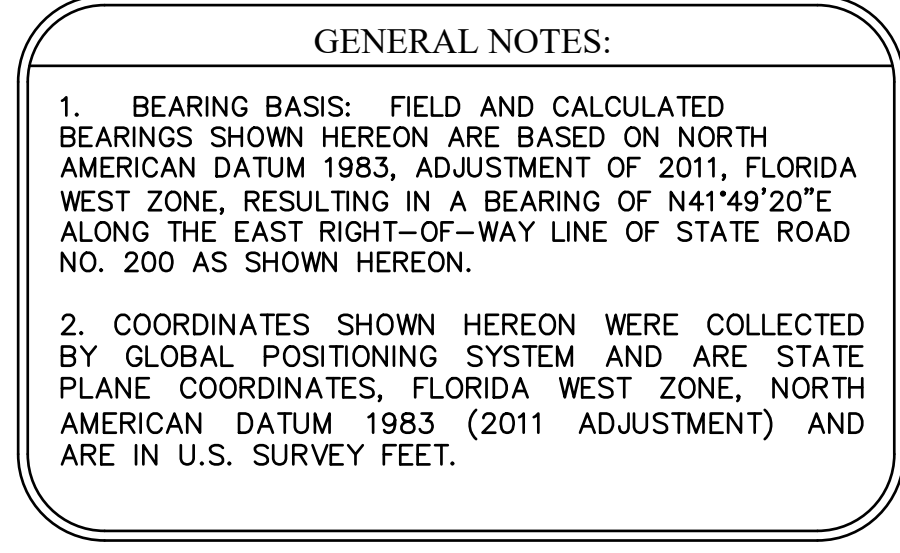


8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652
Email: ewb@ebisurvey.com

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.

***A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 15 SOUTH, RANGE 21 EAST, CITY OF OCALA,
MARION COUNTY, FLORIDA***

SHEET 2 OF 2



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C1	18.55'	24.33'	N69°59'41"W	18.11' 43°41'30"
C2	22.82'	14.33'	N3°46°07"W	20.49' 91°14'14"
C3	22.52'	14.34'	S86°50'36"W	20.27' 89°58'04"
C4	25.96'	24.50'	N17°42'54"W	24.77' 60°43'13"
C5	3.55'	48.88'	N14°38'53"E	3.54' 4°09'20"
C6	32.51'	17.33'	N84°24'36"W	27.95' 107°28'48"
C7	26.64'	49.33'	N15°21'12"E	26.31' 30°56'03"
C8	17.94'	24.39'	N27°04'33"W	17.54' 42°08'55"
C9	18.94'	22.50'	N71°11'26"E	18.39' 48°14'26"
C10	64.23'	135.00'	N60°41'57"E	63.62' 27°15'29"
C11	50.71'	50.00'	S76°37°05"E	48.56' 58°06'27"
C12	39.90'	25.00'	S1°50'44"E	35.80' 91°26'16"
C13	23.94'	15.00'	N1°50'44"W	21.48' 91°26'14"
C14	40.57'	40.00'	N76°37°05"W	38.85' 58°06'25"
C15	59.47'	125.00'	S60°41'57"W	58.91' 27°15'31"
C16	29.34'	32.50'	S72°55'49"E	28.35' 51°45'13"