

DESCRIPTION:

TWO PARCELS OF LAND LYING IN SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3, RUN THENCE ALONG THE NORTH LINE OF SAID SECTION 3, N89°20'20"W, A DISTANCE OF 115.68 FEET TO THE SOUTHEAST CORNER OF EXECUTIVE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGES 11 THROUGH 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID EXECUTIVE PARK, N89°20'20"W, A DISTANCE OF 728.08 FEET TO THE **POINT OF BEGINNING**, THENCE DEPARTING SAID SOUTH LINE, SOUTHERLY, 91.08 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2387.00 FEET AND A CENTRAL ANGLE OF 02°11'09" (CHORD BEARING S 12°35'43"E, 91.08 FEET); THENCE S 13°41'17"E, A DISTANCE OF 245.77 FEET; THENCE SOUTHERLY, 482.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 14°31'27" (CHORD BEARING S 06°25'34"E, 481.61 FEET) TO A POINT KNOWN AS "REFERENCE POINT A"; THENCE N 89°55'19"W, A DISTANCE OF 120.62 FEET; THENCE WESTERLY, 323.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 29°23'00" (CHORD BEARING S 75°23'11"W, 319.56 FEET); THENCE WESTERLY, 110.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 19°30'09" (CHORD BEARING S 70°28'44"W, 110.09 FEET); THENCE S 80°11'46"W, A DISTANCE OF 170.11 FEET; THENCE WESTERLY, 230.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°51'34" (CHORD BEARING S 86°37'33"W, 229.57 FEET); THENCE WESTERLY, 262.24 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 10°11'12" (CHORD BEARING S 87°57'44"W, 261.90 FEET); THENCE S 82°52'08"W, A DISTANCE OF 288.40 FEET; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S 37°52'08"W, 35.36 FEET); THENCE S 83°58'57"W, A DISTANCE OF 50.01 FEET; THENCE NORTHWESTERLY, 37.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°51'58" (CHORD BEARING N 50°33'51"W, 34.38 FEET); THENCE WESTERLY, 99.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 09°07'15" (CHORD BEARING N 89°26'13"W, 99.39 FEET) TO THE NORTHEAST CORNER OF LOT 40, OF RIDGE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 115 THROUGH 121, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIDGE AT HEATH BROOK PHASE 1, THE FOLLOWING SIXTEEN (16) COURSES: 1) N 38°23'41"W, A DISTANCE OF 71.89 FEET; 2) WESTERLY, 30.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03°00'59" (CHORD BEARING N 78°25'45"W, 30.27 FEET); 3) NORTHWESTERLY, 45.39 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 104°01'39" (CHORD BEARING N 24°54'28" W, 39.41 FEET); 4) NORTHEASTERLY, 82.92 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 11°10'43" (CHORD BEARING N 32°41'45" E, 82.79 FEET); 5) N 38°17'06" E, A DISTANCE OF 79.69 FEET; 6) NORTHEASTERLY, 70.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°14'57" (CHORD BEARING N 48°24'35" E, 70.32 FEET); 7) N 20°17'27" W, A DISTANCE OF 50.17 FEET; 8) N 29°12'36" W, A DISTANCE OF 125.00 FEET; 9) SOUTHWESTERLY, 24.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 03°48'06" (CHORD BEARING S 58°53'20" W, 24.88 FEET); 10) N 33°00'43" W, A DISTANCE OF 125.17 FEET; 11) N 31°20'27" W, A DISTANCE OF 50.02 FEET; 12) N 32°49'22" W, A DISTANCE OF 125.00 FEET; 13) SOUTHWESTERLY, 3.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 00°19'08" (CHORD BEARING S 57°01'04" W, 3.76 FEET); 14) N 32°22'04" W, A DISTANCE OF 123.50 FEET; 15) N 17°07'57" W, A DISTANCE OF 51.82 FEET; 16) N 32°22'04" W, A DISTANCE OF 140.07 FEET; THENCE N 57°38'29" E, A DISTANCE OF 220.74 FEET TO THE SOUTHERNMOST CORNER OF PARCEL 16 OF HEATH BROOK NORTH B-2, ACCORDING TO THE PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF, N 82°51'32" E, A DISTANCE OF 1139.92 FEET TO THE SOUTHEAST CORNER OF SAID HEATH BROOK NORTH B-2, SAID POINT BEING ON THE WEST LINE OF AFOREMENTIONED EXECUTIVE PARK; THENCE ALONG SAID WEST LINE, S 00°08'38" W, A DISTANCE OF 173.14 FEET TO THE SOUTHWEST CORNER OF THEREOF; SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3, THENCE ALONG SAID NORTH LINE, S 89°20'20" E, A DISTANCE OF 593.35 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH:

COMMENCE AT AFORESAID "REFERENCE POINT A", RUN THENCE SOUTHERLY, 182.64 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 05°28'35" (CHORD BEARING S 03°34'57"W, 182.57 FEET) TO THE **POINT OF BEGINNING**; THENCE SOUTHERLY, 50.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 01°30'14" (CHORD BEARING S 07°04'29"W, 50.00 FEET); THENCE N 82°55'31"W, A DISTANCE OF 50.00 FEET; THENCE N 07°04'29"E, A DISTANCE OF 50.00 FEET; THENCE S 82°55'31"E, A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 41.329 ACRES, MORE OR LESS.

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.

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THIS PLAT, RIDGE AT HEATH BROOK PHASE 2, RECORDED IN PLAT BOOK ____, PAGES ____, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION) HAS CAUSED THESE PRESENTS TO BE BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF ____, 2024.

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION)

WITNESS:

SIGN: _____
PRINT: _____

WITNESS:

SIGN: _____
PRINT: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS ____ DAY OF ____, 2024, PERSONALLY APPEARED MARY E. MOULTON, AS HOA MANAGER - FLORIDA REGION OF RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT: _____

COMMISSION NO.: _____ EXPIRES: _____

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THIS PLAT, RIDGE AT HEATH BROOK PHASE 2, RECORDED IN PLAT BOOK ____, PAGES ____, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARVIN SMOLLAR, AS PRESIDENT OF NEW MILLENNIUM OPERATING CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF ____, 2024

OCALA TROPHY, LTD.
A FLORIDA LIMITED PARTNERSHIP

WITNESS:

BY: NEW MILLENNIUM OPERATING CORP.
A FLORIDA CORPORATION, ITS GENERAL PARTNER

SIGN: _____
PRINT: _____

BY: _____
MARVIN SMOLLAR, PRESIDENT

WITNESS:

SIGN: _____
PRINT: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS ____ DAY OF ____, 2024, PERSONALLY APPEARED MARVIN SMOLLAR, AS PRESIDENT OF NEW MILLENNIUM OPERATING CORPORATION, A FLORIDA CORPORATION, A GENERAL PARTNER OF OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

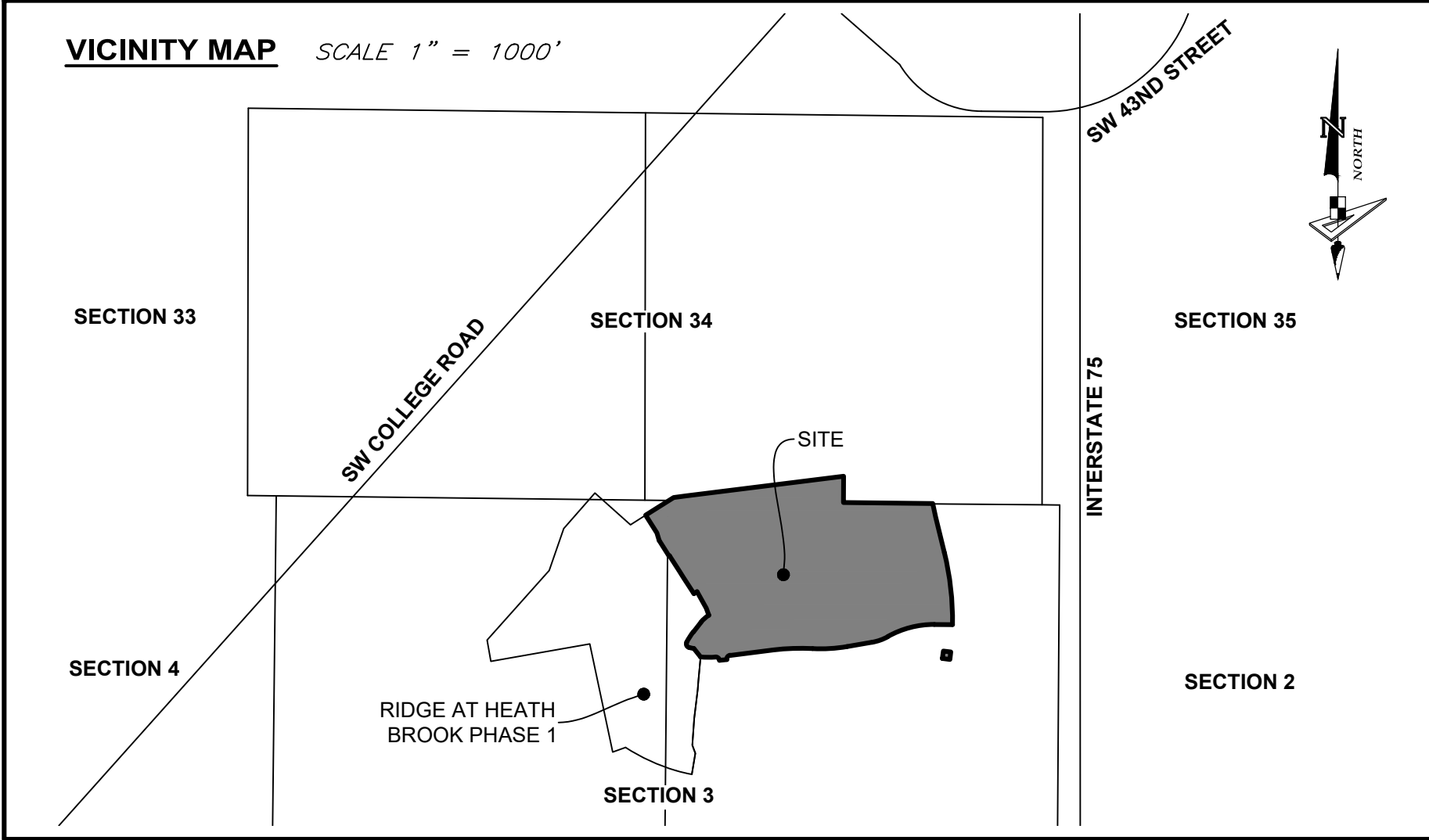
I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

CHARLES M. ARNETT, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

DATE:

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY THE NOTICE OF BOUNDARY AMENDMENT IN OFFICIAL RECORDS BOOK 8002, PAGE 1149 AND THE DECLARATION OF CONSENT PER OFFICIAL RECORDS BOOK 8050, PAGE 1484 AND DEDICATION OR OTHER MATTERS ON THE FACE OF THIS PLAT, RIDGE AT HEATH BROOK PHASE 2, RECORDED IN PLAT BOOK ____, PAGES ____, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ("THE CDD") HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS DISTRICT SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS GOVERNING BOARD OF SUPERVISORS THIS ____ DAY OF ____, 2024.

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT
A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT

WITNESS:

SIGN: _____
PRINT: _____

BY: _____
CHRISTIAN COTTER,
CHAIRPERSON

WITNESS:

SIGN: _____
PRINT: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS ____ DAY OF ____, 2024, PERSONALLY APPEARED CHRISTIAN COTTER, AS REGIONAL DIRECTOR OF RESORT HOSPITALITY OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, INC., A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT: _____

COMMISSION NO.: _____ EXPIRES: _____

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY CERTAIN MORTGAGE EXECUTED BY FORESTAR (USA) REAL ESTATE GROUP, INC. A DELAWARE CORPORATION, MORTGAGOR, IN FAVOR OF D.R. HORTON, INC. A DELAWARE CORPORATION, MORTGAGEE, IN OFFICIAL RECORDS BOOK 7365, PAGE 700 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT OF RIDGE AT HEATHBROOK PHASE 2 IS RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ____ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE DEVELOPER AND FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "RIDGE AT HEATH BROOK PHASE 2", BEING IN CITY OF OCALA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION"), RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ("THE "CDD").

THE INTERIOR RIGHTS OF WAYS SHOWN ON THIS PLAT AND DESIGNATED AS TRACT G, ARE HEREBY DEDICATED PRIVATELY TO "THE ASSOCIATION". ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE COUNCIL OF CITY OF OCALA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. CITY OF OCALA IS GRANTED AN EASEMENT FOR 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.

CITY OF OCALA IS HEREBY GRANTED AN EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL AREAS LOCATED WITHIN TRACT G FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SANITARY SEWER AND WATER FACILITIES, LINES, OR EQUIPMENT. SUCH FACILITIES, LINES, AND EQUIPMENT SHALL, UPON COMPLETION OF CONSTRUCTION, BE MAINTAINED, REPAIRED, AND/OR REPLACED BY CITY OF OCALA; PROVIDED, HOWEVER, IN THE EVENT THAT CITY OF OCALA IS REQUIRED TO DEMOLISH OR REMOVE ANY PORTION OF STREET PAVEMENT, ROADWAY SURFACE INCLUDING BUT NOT LIMITED TO PAVERS, GUTTERS OR PRIVATE DRAINAGE IMPROVEMENTS, CURBING, LANDSCAPING, OR GRASS AREAS IN ORDER TO ENABLE THE CITY OF OCALA TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE ANY SUCH FACILITIES, CITY SHALL, UPON COMPLETION OF SUCH MAINTENANCE, REPAIRS, AND/OR REPLACEMENT, REASONABLY RECONSTRUCT AND RESTORE ALL DISTURBED STREET PAVEMENT, ROADWAY SURFACE (INCLUDING BUT NOT LIMITED TO PAVERS), GUTTER OR PRIVATE DRAINAGE IMPROVEMENT, CURBING, LANDSCAPING, AND GRASS AREAS TO THEIR ORIGINAL CONDITION, PROVIDED, HOWEVER, THAT THE CITY SHALL ONLY BE REQUIRED TO RECONSTRUCT AND REPAIR SUCH STREET PAVEMENT OR ROADWAY SURFACE TO THE PREVAILING MINIMUM CONSTRUCTION QUALITY STANDARDS IN THEIR JURISDICTION.

TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14 ARE DESIGNATED AS BUFFER/LANDSCAPE/OPEN-SPACE/RAINAGE/ACCESS AREAS, AND ARE HEREBY RESERVED BY THE DEVELOPER FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO THE CDD OR THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. CITY OF OCALA IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

DEVELOPER HEREBY FURTHER RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "BUFFER/OPEN SPACE" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

TRACT LS IS DESIGNATED AS A LIFT STATION SITE AND IS HEREBY DEDICATED TO THE CITY OF OCALA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION: (continued)

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE, PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT G, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT DRA 3.0, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

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. THE FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES, NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS. IT IS ANTICIPATED THAT THE POTABLE WATER, WASTEWATER AND RECLAIMED SYSTEMS (IF ANY) SHALL BE CONSTRUCTED BY "THE CDD" OR THE DEVELOPER AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM "THE CDD" OR THE DEVELOPER TO THE CITY OF OCALA AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE CITY'S FINAL ACCEPTANCE OF SUCH SYSTEM(S).

DEVELOPER HEREBY RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" OR "UTILITY EASEMENTS" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DRAINAGE, UTILITY OR OTHER IMPROVEMENTS. DEVELOPER FURTHER GRANTS PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL "UTILITY EASEMENTS" TO ALL STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS, SELECTED AND APPROVED BY THE DEVELOPER, "THE ASSOCIATION" AND/OR "THE CDD", FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO "THE CDD", "THE ASSOCIATION" AND/OR THE OWNERS. THE OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SURFACE AREAS ON THEIR INDIVIDUAL LOTS NOW OR HEREINAFTER DESIGNATED EASEMENTS OR UTILITY EASEMENTS.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PLEASED TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY, OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: JOHN GARRITY
VICE PRESIDENT - INVESTMENTS AND DEVELOPMENT

DATE: _____

WITNESS
PRINTED NAME: _____

WITNESS
PRINTED NAME: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS ____ DAY OF ____, 2024, PERSONALLY APPEARED JOHN GARRITY, AS VICE PRESIDENT - INVESTMENTS AND DEVELOPMENT, OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____
PRINT: _____

COMMISSION NO.: _____ EXPIRES: _____

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 THIS ____ DAY OF ____, 2024.

BY: WILLIAM E. SEXTON

CITY ATTORNEY

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 ____, 2024.

ATTEST
SEAN LANIER, P.E.
CITY ENGINEER

BY
KEVIN LOPEZ
CHAIRMAN

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 ____, 2024.

ATTEST
ANGEL B. JACOBS
CITY CLERK

BY
BARRY MANSFIELD
PRESIDENT, CITY COUNCIL

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ____ DAY OF ____, 2024 AT ____ AM/PM AND RECORDED ON PAGE ____ OF PLAT BOOK ____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

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

CITY SURVEYOR'S CERTIFICATE:

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.

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

DATE:

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

2. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT) THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF SECTION 3, HAVING A GRID BEARING OF N 89°20'20" W.

3. ALL LINES INTERSECTING A CURVE ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).

4. ALL LOT CORNERS AND TRACT CORNERS WILL BE SET WITH A 1/2" IRON ROD WITH CAP STAMPED LB7768. IF THERE IS ANY OBSTRUCTION, THERE WILL BE EITHER A SET MAG NAIL AND DISK OR A 1/2" IRON ROD WITH CAP STAMPED REFERENCE LB7768.

5. CURRENT ZONING IS (PLANNED UNIT DEVELOPMENT) CURRENT LAND USE MEDIUM DENSITY RESIDENTIAL.

6. STATE PLAT COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS 175-73-A34 AND 175-73-A24, ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

7. NO LOT SHALL BE SUBDIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH 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 CITY OF OCALA.

8. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6162, PAGE. 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

9. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE: EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS OR ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND COUNCIL OF THE CITY OF OCALA, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER CITY OF OCALA OR SELLER OF SAID LOTS OR TRACTS.

10. ADVISORY NOTICE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONES "X" AND "AE" ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR MARION COUNTY, COMMUNITY PANEL NUMBER 1205703503H, EFFECTIVE DATE APRIL 19, 2017.

11. THIS PLAT CONTAINS 170 LOTS, 9 TRACTS AND 1.22 MILES OF ROAD.

12. CITY OF OCALA OFFICIALS EMPLOYED BY THE CITY OF OCALA BUILDING AND ZONING DEPARTMENT, MARION COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CITY OF OCALA 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.

13. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SHOWN HEREON. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.

15. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE .50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS.

16. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.

17. 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.

18. STORMWATER RUNOFF SHALL BE RETAINED IN THE STORMWATER MANAGEMENT FACILITY PROPOSED TO LIE WITHIN TRACT DRA 3.0 AS SHOWN HEREON; THE RESIDENTIAL LOTS DEPICTED, DEFINED, AND ESTABLISHED BY RECORD BY THIS PLAT OF RIDGE AT HEATH BROOK PHASE 2 ARE LOCATED WITHIN FLOOD INSURANCE RATE MAP (FIRM) NO. 1208300514E, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PLAN 0514, SUFFIX EM EFFECTIVE DATE: APRIL 19, 2017. SUCH SUFFIX MAP DEVELOPMENT LETTER OF MAP REVISION (LON) 22-04-46019, ISSUED NOVEMBER 22, 2022, WITH AN EFFECTIVE DATE OF APRIL 11, 2023, BY WHICH SAID LOTS NOW APPEAR TO LIE WITHIN FLOOD ZONE X (AN AREA OF MINIMAL FLOOD HAZARD); AS SUCH, THERE IS NO "MAPPED" SPECIAL FLOOD HAZARD AREA (SFHA) TO CLEARLY DELINEATE HEREON AS REQUIRED BY CHAPTER 114-62(C).

19. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.

20. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 2 FOR BOUNDARY DETAIL AND SEE SHEET 3 THROUGH 8 FOR LOT DIMENSIONS.

21. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THIS PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN AND/OR ESTABLISHED BY THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 6 ABOVE, INCLUDING SUPPLEMENTS THERETO AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AS SUPPLEMENTED.

22. RESOLUTION NO. 99-130 DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330, TOGETHER WITH AND AS AMENDED AND MODIFIED BY: AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2704, PAGE 1380; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 285; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 22, 2000 IN OFFICIAL RECORDS BOOK 2757, PAGE 478; DEVELOPER'S AGREEMENT RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3099, PAGE 372; FIRST AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; RESOLUTION NO. 2002-35 AMENDING THE DEVELOPMENT ORDER (SECOND AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1800; AGREEMENT CONCERNING THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 3143, PAGE 1621; SECOND AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 493; ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118; FIFTH AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT ORDER (THIRD AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED IN OFFICIAL RECORDS BOOK 3557, PAGE 1690; RE-RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1058; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DR) SUBSECTION 38.06(19), FLORIDA STATUTES RECORDED APRIL 5, 2005 IN OFFICIAL RECORDS BOOK 3994, PAGE 162; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JUNE 28, 2005 IN OFFICIAL RECORDS BOOK 4088, PAGE 907; NOTICE OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DR) SUBSECTION 38.06(19), FLORIDA STATUTES RECORDED DECEMBER 28, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 28, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1463; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 31, 2006 IN OFFICIAL RECORDS BOOK 4324, PAGE 856; AGREEMENT CONCERNING AMENDMENTS TO DEVELOPER'S AGREEMENT RECORDED FEBRUARY 23, 2007 IN OFFICIAL RECORDS BOOK 4720, PAGE 971; NINTH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED DECEMBER 28, 2008 IN OFFICIAL RECORDS BOOK 4854, PAGE 1395; FIRST RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 824 AND FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 840. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE BEING THE NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]

23. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003 IN OFFICIAL RECORDS BOOK 3581, PAGE 1612 AND RECORDED DECEMBER 4, 2004, IN OFFICIAL RECORDS BOOK 3851, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 442, PAGE 1874; AMENDMENT RECORDED FEBRUARY 22, 2011, IN OFFICIAL RECORDS BOOK 5481, PAGE 1518 AND AMENDMENT RECORDED JANUARY 27, 2012, IN OFFICIAL RECORDS BOOK 5624, PAGE 581 AND MASTER ASSOCIATION CONSENT RECORDED IN OFFICIAL RECORDS BOOK 7476, PAGE 1645. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]

24. CONCURRENCY DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1444; AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163 FLORIDA STATUTES RECORDED SEPTEMBER 3, 2009 IN OFFICIAL RECORDS BOOK 5249, PAGE 265; AND SECOND AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163 FLORIDA STATUTES RECORDED DECEMBER 28, 2014 IN OFFICIAL RECORDS BOOK 6154, PAGE 1424; THIRD AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163 FLORIDA STATUTES, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 852. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]

EXECUTIVE PARK
(PLAT BOOK T, PAGES 11-13)

UTIVE PARK
UTIVE PARK
20°20'E 593.35'

POINT OF BEGINNING
N:1745576.79', E:596157.51'

N89°20'20"W 728.08'
NORTH LINE OF SECTION 3
(BASIS OF BEARINGS)

34 35
N89°20'20"W 115.68'

SOUTHEAST CORNER
OF "EXECUTIVE PARK"

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 3,
TOWNSHIP 16 SOUTH, RANGE 21 EAST
CERTIFIED CORNER RECORD#093737

SHEET 7

TRACT DRA 3.0

UNPLATTED

SHEET 8

TRACT G

SW 54TH STREET RD

335 334 333 332 331 330 329 328

N89°55'19"W 120.62'

POINT OF COMMENCEMENT
REFERENCE POINT "A"

POINT OF BEGINNING
TRACT LS

TRACT LS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS
AND OTHER SUCH LABELS AND DIMENSIONS OF A
PARALLEL NATURE AS SHOWN HEREON AND
INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY
EASEMENT) ARE ASSUMED TO BE THE SAME
DIMENSION EXTENDED TO THE NEAREST
HUNDREDTH OF A FOOT WITH NO GREATER OR
LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

0 50 100 200
SCALE: 1" = 100'

CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
2°11'09"	91.06'	91.06'	S12°35'43"E
14°31'27"	482.90'	481.61'	S06°25'34"E
29°23'00"	323.09'	319.56'	S75°23'21"E
19°30'15"	110.62'	110.09'	S70°26'44"E
12°51'34"	230.05'	229.57'	S86°37'33"E
10°11'12"	262.24'	261.90'	S87°54'44"E
9°00'00"	39.27'	35.36'	S73°02'08"E
86°51'58"	37.90'	34.38'	N50°33'51"E
9°07'15"	99.49'	99.39'	N89°26'15"E
3°00'59"	30.27'	30.27'	N82°25'43"E
104°01'39"	45.39'	39.41'	N24°54'26"E
11°10'43"	82.92'	82.79'	N32°41'45"E
2°04'57"	70.68'	70.32'	N48°24'35"E
34°08'06"	24.88'	24.88'	S48°53'20"E
0°19'08"	3.76'	3.76'	S57°01'14"E
5°29'35"	182.64'	182.57'	S03°34'57"E
1°30'14"	50.00'	50.00'	S04°20'29"E

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.

HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DATE:

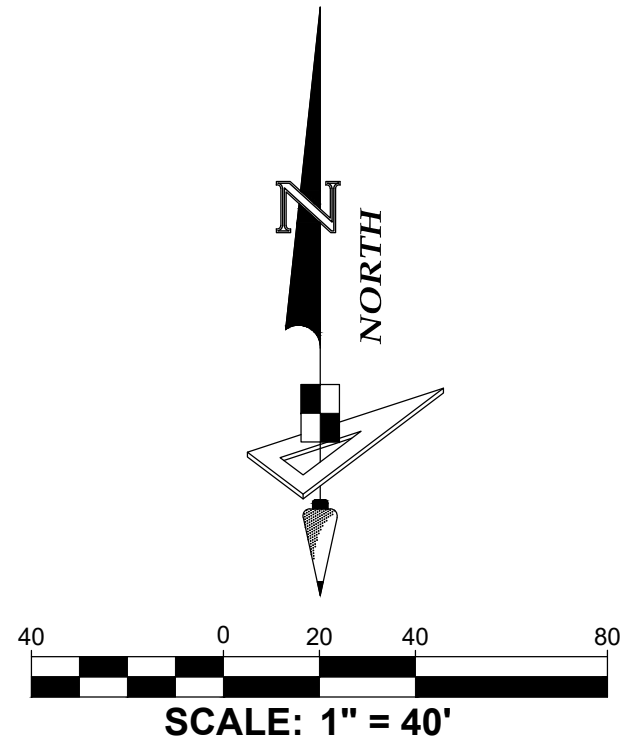
- = Found 4" x 4" Concrete monument LB#7768, PRM
- = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- = Set (PCP) Permanent Control Point
PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- B = Licensed Business
- MO. = Number
- CSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- J.E. = Utility Easement
- PRM = Permanent Reference Monument
- J.E. = Drainage Easement

(NR) = Non-Radial Line
LB = Licensed Business
NO. = Number
PSM = Professional Surveyor and Mapper
PLS = Professional Land Surveyor
U.E. = Utility Easement
PRM = Permanent Reference Monument
D.E. = Drainage Easement

RIDGE AT HEATH BROOK PHASE 2
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 8 SHEETS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS
AND OTHER SUCH LABELS AND DIMENSIONS OF A
PARALLEL NATURE AS SHOWN HEREON AND
INDICATED TO THE NEAREST FOOT (eg. 5' UTILITY
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HUNDREDTH OF A FOOT WITH NO GREATER OR
LESSER VALUE (eg. 5' = 5.00') (eg. 7.5' = 7.50')



SEE NOTE ON SHEET 2 OF 8
FOR BASIS OF BEARINGS

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C14	375.00'	3°48'06"	24.88'	24.88'
C15	675.00'	0°19'08"	3.76'	3.76'
C24	675.00'	4°17'38"	50.59'	50.57'
C25	675.00'	4°16'01"	50.27'	50.26'
C26	675.00'	0°33'59"	6.67'	6.67'
C27	675.00'	3°58'49"	46.89'	46.88'
C28	550.00'	25°41'30"	246.62'	244.56'
C29	525.00'	25°45'44"	236.06'	234.08'
C30	500.00'	25°50'24"	225.50'	223.59'
C231	300.00'	25°14'12"	132.14'	131.07'
C232	250.00'	25°14'12"	110.12'	109.23'
C233	250.00'	5°22'41"	23.47'	23.46'
C234	250.00'	19°15'30"	84.03'	83.64'
C235	250.00'	0°36'01"	2.62'	2.62'
C236	300.00'	2°07'03"	11.09'	11.09'
C237	300.00'	8°59'35"	47.09'	47.04'
C238	300.00'	8°59'35"	47.09'	47.04'
C239	300.00'	5°08'00"	26.88'	26.87'
C240	675.00'	15°17'28"	180.14'	179.61'
C246	675.00'	5°02'38"	59.42'	59.40'
C247	675.00'	4°15'48"	50.23'	50.21'
C248	675.00'	4°16'58"	50.46'	50.44'
C249	675.00'	5°02'38"	59.42'	59.40'
C250	675.00'	3°56'28"	46.43'	46.42'
C251	675.00'	5°12'13"	61.30'	61.28'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C252	675.00'	3°07'22"	36.79'	36.78'
C253	550.00'	5°02'38"	48.42'	48.40'
C254	550.00'	5°02'38"	48.42'	48.40'
C255	550.00'	5°02'37"	48.42'	48.40'
C256	550.00'	1°33'46"	15.00'	15.00'
C257	550.00'	5°01'03"	48.17'	48.15'
C258	550.00'	3°58'49"	38.21'	38.20'
C259	500.00'	7°22'56"	64.42'	64.38'
C260	500.00'	7°23'39"	64.53'	64.48'
C261	500.00'	1°43'09"	15.00'	15.00'
C262	500.00'	7°51'58"	68.65'	68.59'
C263	500.00'	1°28'42"	12.90'	12.90'
C264	375.00'	7°17'33"	47.73'	47.70'
C265	375.00'	1°32'19"	10.07'	10.07'
C267	375.00'	7°22'48"	48.30'	48.27'
C269	375.00'	7°22'39"	48.29'	48.25'
C283	275.00'	25°14'12"	121.13'	120.15'
C313	675.00'	9°07'38"	107.53'	107.41'
C314	675.00'	5°08'50"	60.64'	60.62'

LEGEND:

- = Found 4" x 4" Concrete monument LB#7768, PRM
- = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- = Set (PCP) Permanent Control Point
- PK Nail and Disk LB#7768 PCP
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- U.E. = Utility Easement
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NOTICE:

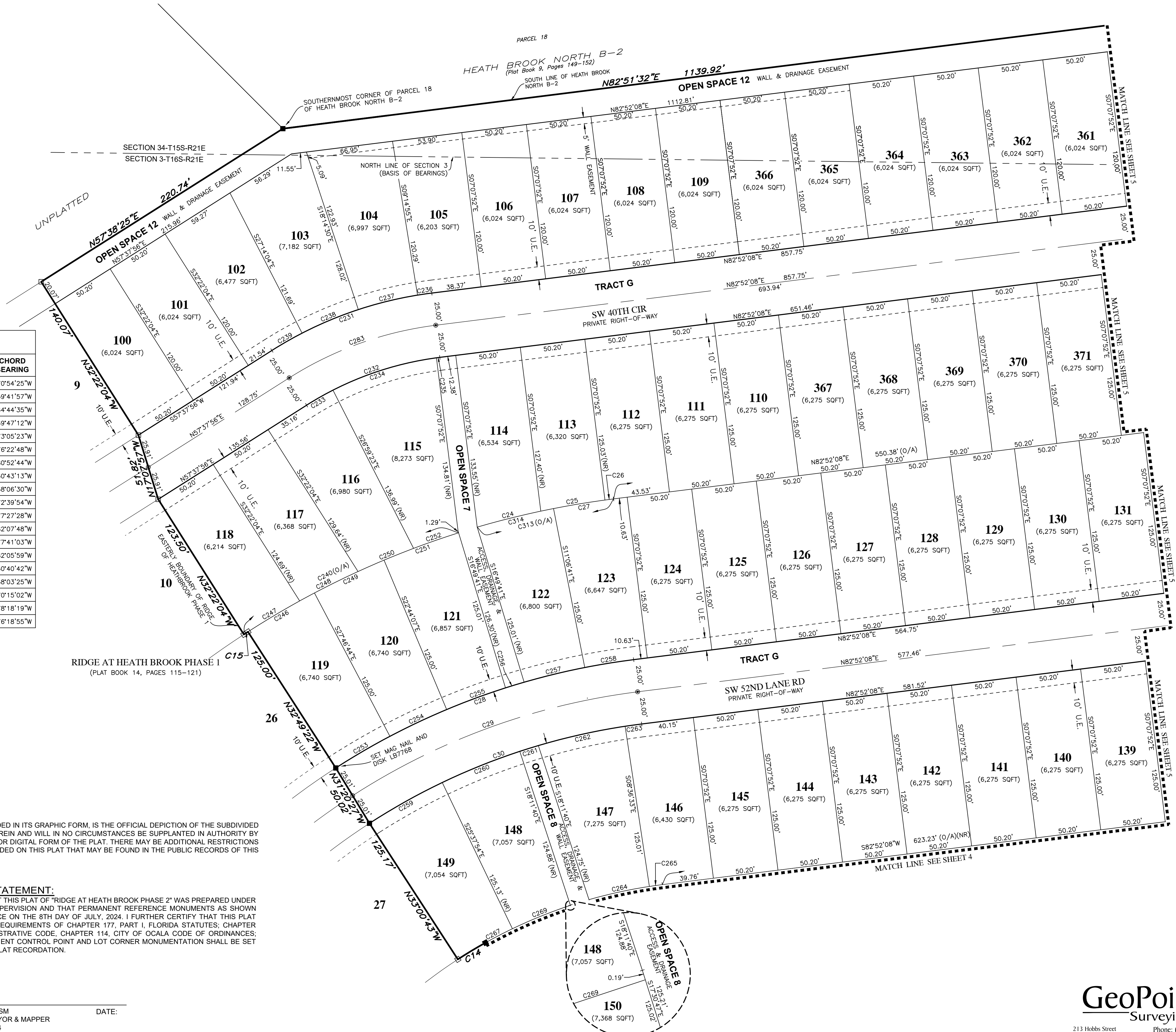
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

CHARLES M. ARNETT, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

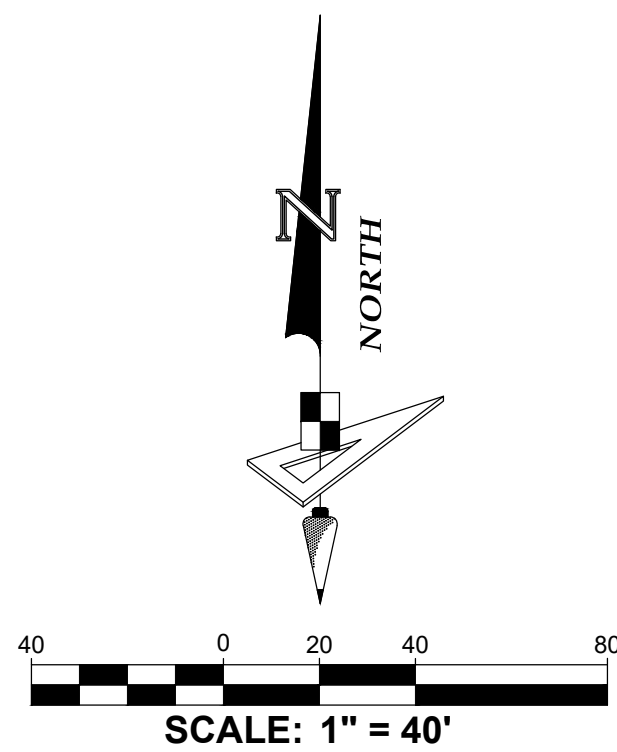
DATE:



RIDGE AT HEATH BROOK PHASE 2
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 8 SHEETS

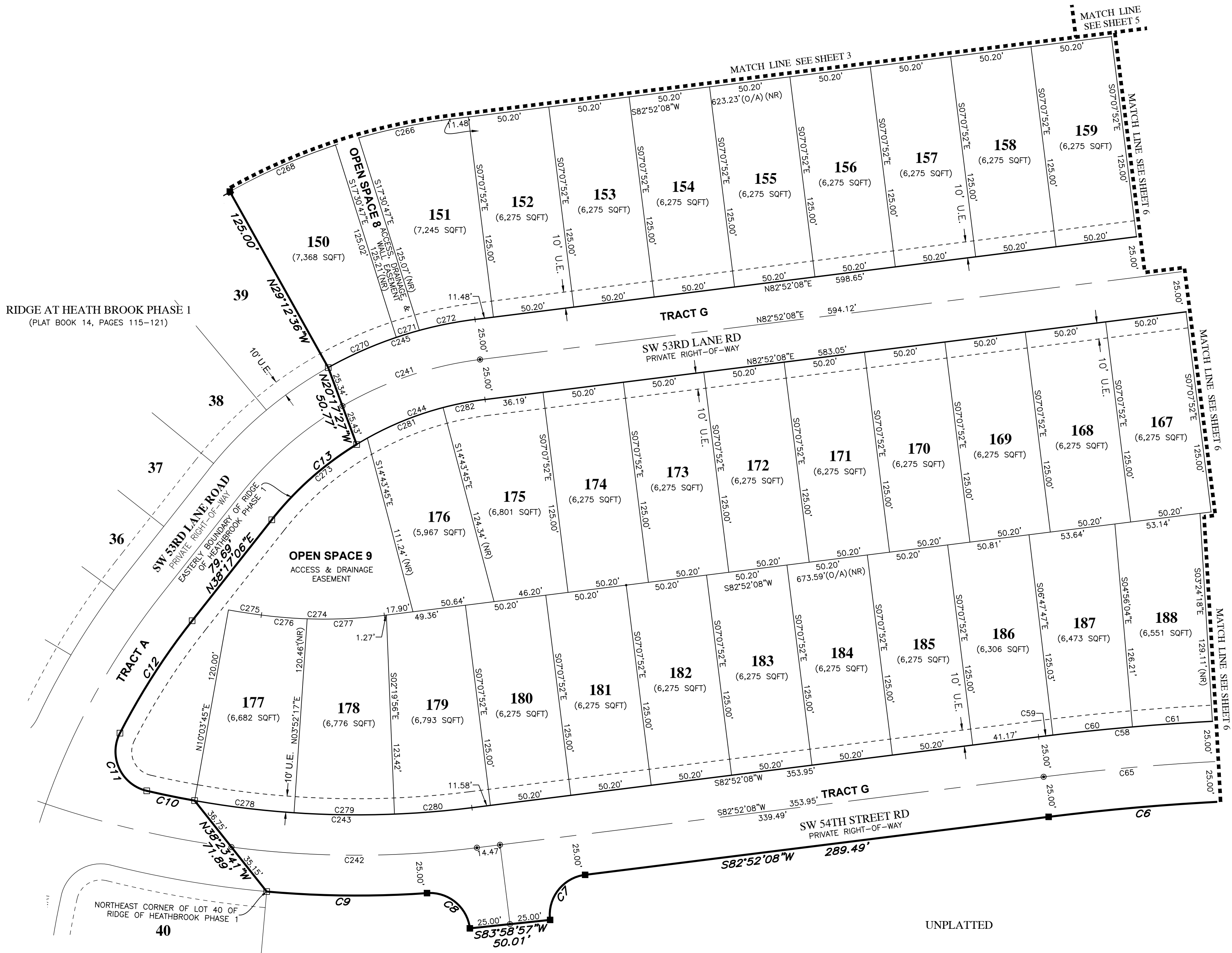
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HUNDREDTH OF A FOOT WITH NO GREATER OR
LESSER VALUE. (eg. 5' = 5.00') (eg. 7.5' = 7.50')



SEE NOTE ON SHEET 2 OF 8
FOR BASIS OF BEARINGS

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD
C6	1475.00'	10°11'12"	262.24'	261.90'
C7	25.00'	90°00'00"	39.27'	35.36'
C8	25.00'	86°51'58"	37.90'	34.38'
C9	625.00'	9°07'15"	99.49'	99.39'
C10	575.00'	3°00'59"	30.27'	30.27'
C11	25.00'	104°01'39"	45.39'	39.41'
C12	425.00'	11°10'43"	82.92'	82.79'
C13	200.00'	20°14'57"	70.68'	70.32'
C58	1525.00'	9°04'59"	241.76'	241.51'
C59	1525.00'	0°20'06"	8.92'	8.92'
C60	1525.00'	1°51'42"	49.55'	49.55'
C61	1525.00'	1°51'58"	49.67'	49.67'
C65	1500.00'	10°11'12"	266.69'	266.34'
C241	225.00'	23°04'46"	90.63'	90.02'
C242	600.00'	14°33'59"	152.54'	152.13'
C243	575.00'	17°11'37"	172.55'	171.90'
C244	200.00'	24°20'04"	84.94'	84.31'
C245	250.00'	22°04'44"	96.34'	95.74'
C266	375.00'	8°49'52"	57.80'	57.74'
C268	375.00'	10°57'21"	71.71'	71.60'
C270	250.00'	10°35'07"	46.19'	46.12'
C271	250.00'	3°26'18"	15.00'	15.00'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C272	250.00'	8°03'19"	35.15'	35.12'	S78°50'28"W
C273	200.00'	22°26'57"	78.36'	77.86'	S49°30'35"W
C274	300.00'	14°35'33"	76.41'	76.20'	S89°50'05"E
C275	455.00'	2°36'04"	20.66'	20.65'	S81°14'17"E
C276	300.00'	5°26'39"	28.51'	28.49'	S85°15'38"E
C277	300.00'	9°08'54"	47.90'	47.85'	N87°26'35"E
C278	575.00'	6°11'29"	62.13'	62.10'	S83°01'59"E
C279	575.00'	6°12'13"	62.26'	62.23'	S89°13'50"E
C280	575.00'	4°47'56"	48.16'	48.15'	N85°16'06"E
C281	200.00'	14°32'12"	50.74'	50.61'	S68°00'09"W
C282	200.00'	7°35'53"	26.52'	26.50'	S79°04'12"W



LEGEND:

- = Found 4" x 4" Concrete monument LB#7768, PRM
- = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- = Set (PCP) Permanent Control Point
- PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

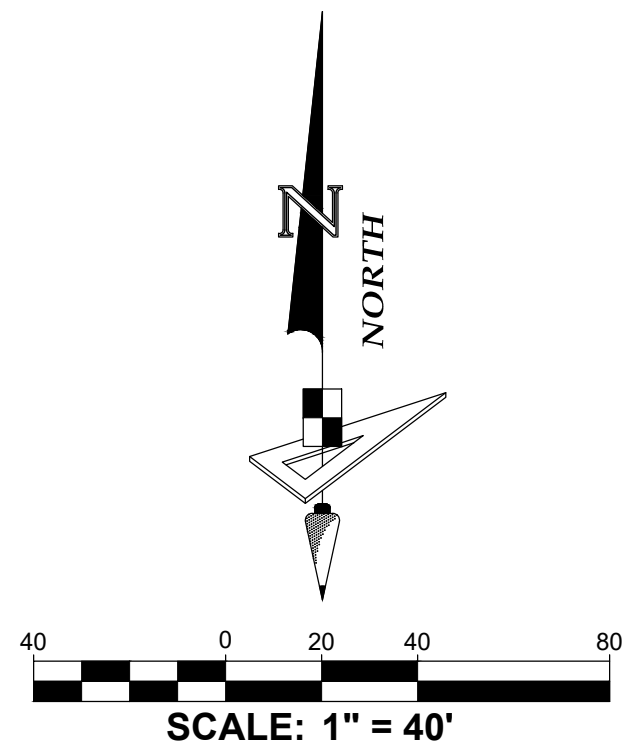
CHARLES M. ARNETT, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

DATE:

UNPLATTED

RIDGE AT HEATH BROOK PHASE 2
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 8 SHEETS



SEE NOTE ON SHEET 2 OF 8
FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	S73°34'21"W	23.02'
L16	S37°47'20"W	7.09'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C19	140.00'	80°42'13"	197.20'	181.29'	N56°46'46"W
C20	140.00'	62°22'38"	152.42'	145.00'	N65°56'33"W
C22	140.00'	18°19'35"	44.78'	44.59'	N25°35'27"W
C23	350.00'	9°51'31"	60.22'	60.15'	N12°03'38"W
C31	25.00'	99°17'47"	43.33'	38.10'	N33°13'14"E
C32	50.00'	9°17'47"	8.11'	8.10'	N78°13'14"E
C33	25.00'	80°08'29"	34.97'	32.19'	S57°03'38"E
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C35	175.00'	4°54'39"	15.00'	15.00'	N14°32'03"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C38	225.00'	9°51'31"	38.71'	38.67'	S12°03'38"E
C86	25.00'	80°42'12"	35.21'	32.37'	N56°46'46"W
C89	350.00'	2°00'55"	12.31'	12.31'	N15°58'56"W
C90	350.00'	7°50'36"	47.91'	47.88'	N11°03'10"W
C91	475.00'	2°00'55"	16.71'	16.71'	N15°58'56"W
C92	475.00'	7°50'36"	65.02'	64.97'	N11°03'10"W
C93	475.00'	9°51'31"	81.73'	81.63'	N12°03'38"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C224	25.00'	99°17'47"	43.33'	38.10'	S33°13'14"W
C225	190.00'	10°19'00"	34.21'	34.17'	S88°01'38"W
C226	190.00'	15°59'52"	53.05'	52.88'	N78°48'56"W
C227	190.00'	18°36'20"	61.70'	61.43'	N61°30'50"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W

LEGEND:

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■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
● = Set (PCP) Permanent Control Point
(NR) = Non-Radial Line
LB = Licensed Business
NO. = Number
PSM = Professional Surveyor and Mapper
PLS = Professional Land Surveyor
U.E. = Utility Easement
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CHARLES M. ARNETT, PSM
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REGISTRATION NO. 6884

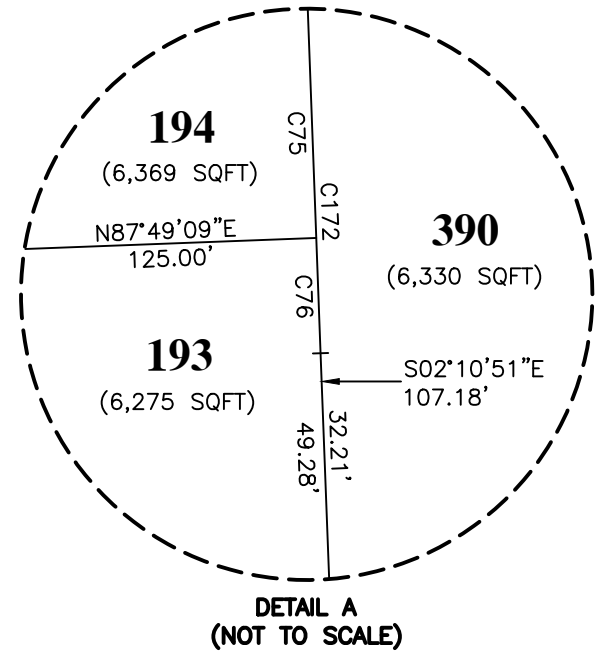
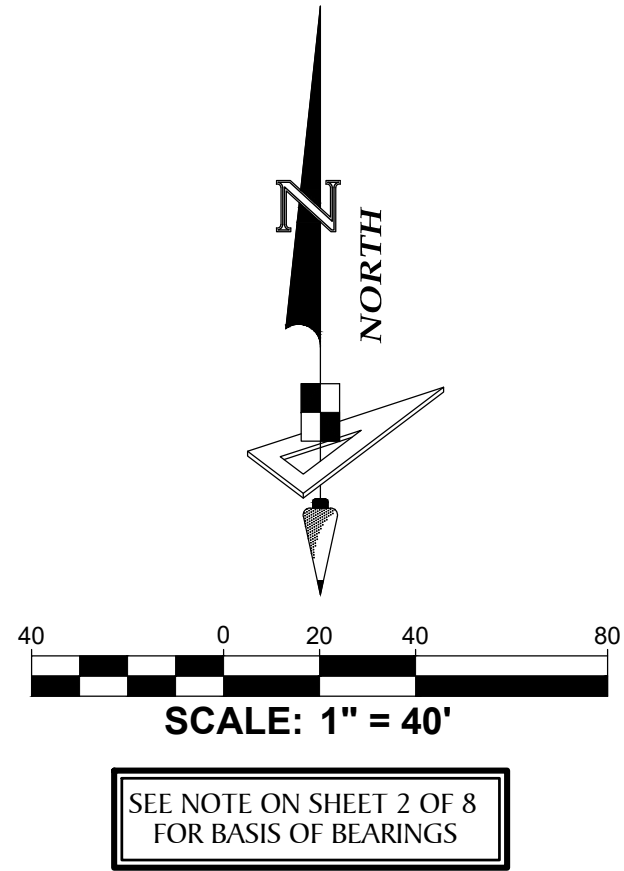
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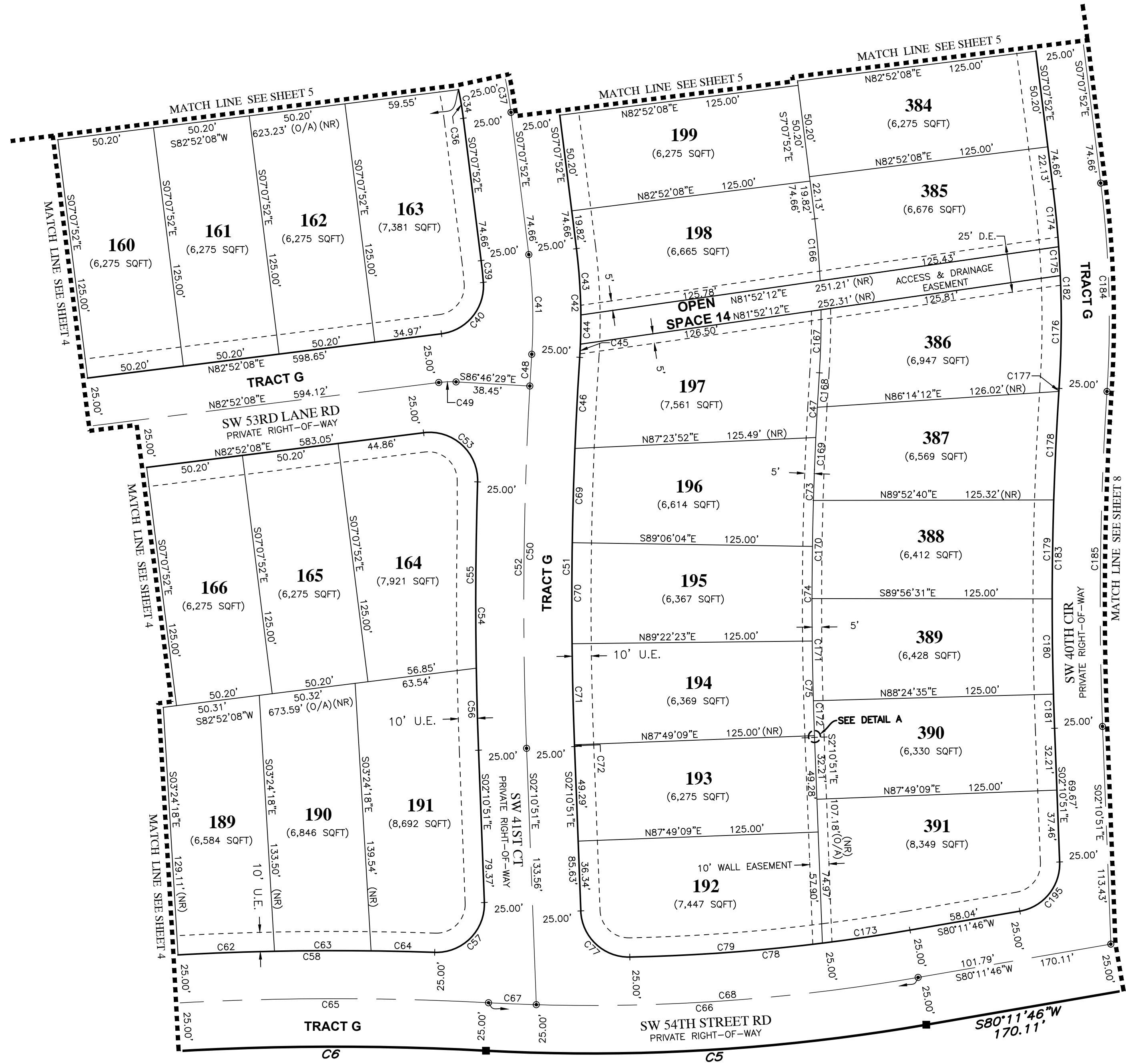
RIDGE AT HEATH BROOK PHASE 2
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 8 SHEETS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C36	175.00'	4°56'52"	15.11'	15.11'	N09°36'18"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C39	250.00'	2°36'39"	11.39'	11.39'	S05°49'32"E
C40	25.00'	87°23'21"	38.13'	34.54'	S39°10'28"W
C41	275.00'	10°49'53"	51.99'	51.91'	S01°42'56"E
C42	300.00'	10°49'53"	56.71'	56.63'	S01°42'56"E
C43	300.00'	6°36'46"	34.62'	34.60'	N03°49'29"W
C44	300.00'	2°54'05"	15.19'	15.19'	N00°55'56"E
C45	300.00'	1°19'02"	6.90'	6.90'	N03°02'29"E
C46	1975.00'	1°22'39"	47.49'	47.48'	S03°00'41"W
C47	1850.00'	1°02'38"	33.70'	33.70'	S03°10'42"W
C48	2000.00'	0°28'30"	16.58'	16.58'	S03°27'46"W
C49	50.00'	10°21'23"	9.04'	9.03'	N88°02'49"E
C50	2000.00'	5°52'52"	205.29'	205.20'	S00°45'35"W
C51	1975.00'	5°52'52"	202.72'	202.63'	S00°45'35"W
C52	2000.00'	5°24'22"	188.71'	188.64'	S00°31'20"W
C53	25.00'	98°54'12"	43.15'	37.99'	S47°40'47"E
C54	2025.00'	3°57'10"	139.70'	139.67'	S00°12'16"E
C55	2025.00'	2°44'38"	96.98'	96.97'	S00°24'00"W
C56	2025.00'	1°12'32"	42.72'	42.72'	S01°34'35"E
C57	25.00'	94°07'58"	41.07'	36.61'	S44°53'08"W
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C62	1525.00'	1°53'12"	50.21'	50.21'	S87°52'30"W
C63	1525.00'	1°53'21"	50.28'	50.28'	S89°45'46"W
C64	1525.00'	1°14'41"	33.13'	33.13'	N88°40'13"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C66	1000.00'	12°51'34"	224.44'	223.97'	S86°37'33"W
C67	1000.00'	1°25'34"	24.89'	24.89'	S87°39'27"E
C68	1000.00'	1°12'00"	199.55'	199.22'	N85°54'46"E
C69	1975.00'	1°25'26"	49.08'	49.08'	S01°36'39"W
C70	1975.00'	1°31'34"	52.60'	52.60'	S00°08'09"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C71	1975.00'	1°31'38"	52.64'	52.64'	S01°23'27"E
C72	1975.00'	0°01'35"	0.91'	0.91'	S02°10'03"E
C73	1850.00'	1°45'27"	56.75'	56.74'	S01°46'39"W
C74	1850.00'	1°31'34"	49.27'	49.27'	S00°08'09"W
C75	1850.00'	1°31'32"	49.25'	49.25'	S01°23'23"E
C76	1850.00'	0°01'42"	0.91'	0.91'	S02°10'00"E
C77	25.00'	89°00'27"	38.84'	35.05'	S46°41'05"E
C78	975.00'	8°36'56"	146.61'	146.47'	N84°30'14"E
C79	975.00'	5°54'29"	100.54'	100.49'	N85°51'27"E
C166	425.00'	4°21'58"	32.39'	32.38'	N04°56'53"W
C167	425.00'	4°25'49"	32.86'	32.85'	N01°29'06"E
C168	5288.88'	0°11'40"	17.96'	17.96'	S03°32'14"W
C169	8800.40'	0°18'58"	48.55'	48.55'	S02°38'57"W
C170	7955.61'	0°22'05"	51.09'	51.09'	S00°33'53"W
C171	1850.00'	1°38'54"	53.22'	53.22'	S00°45'58"E
C172	1850.00'	0°35'26"	19.07'	19.07'	S01°53'08"E
C173	975.00'	2°42'27"	46.07'	46.07'	S01°33'00"E
C174	549.99'	3°08'40"	30.18'	30.18'	N05°33'32"W
C175	549.97'	1°34'07"	15.06'	15.06'	N03°12'09"W
C176	550.00'	6°07'07"	58.73'	58.71'	N00°38'27"E
C177	1725.00'	0°03'10"	1.59'	1.59'	S03°40'26"W
C178	1725.00'	1°52'44"	56.57'	56.57'	S02°42'29"W
C179	1725.00'	1°42'37"	51.49'	51.49'	S00°54'48"W
C180	1725.00'	1°38'54"	49.63'	49.62'	S00°45'58"E
C181	1725.00'	0°35'26"	17.78'	17.78'	S01°53'08"E
C182	550.00'	10°49'53"	103.97'	103.82'	N01°42'56"W
C183	1725.00'	5°52'52"	177.06'	176.98'	S00°45'35"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C195	25.00'	82°22'37"	35.94'	32.93'	N39°00'28"E



LEGEND:

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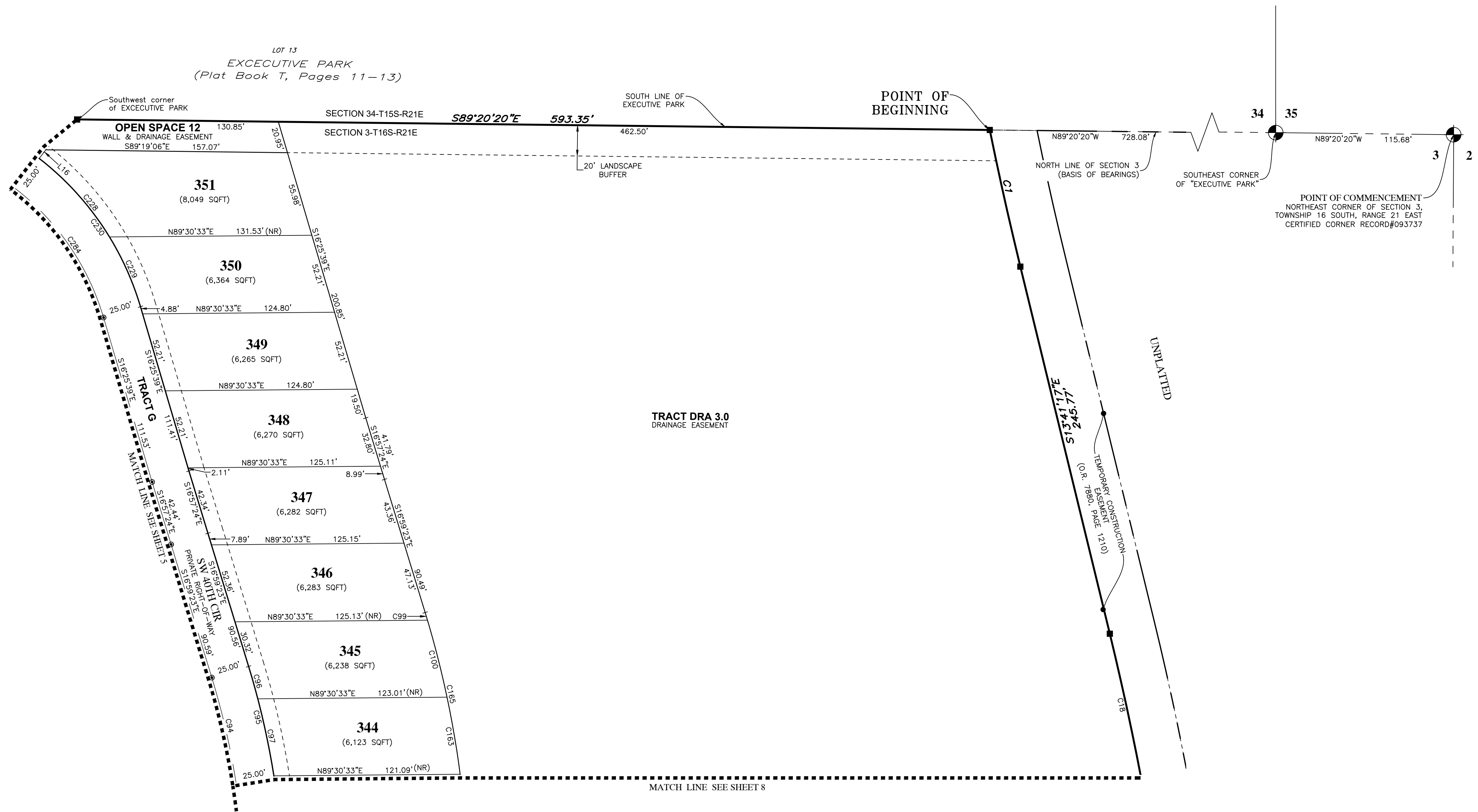
DATE:

UNPLATTED

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg. 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg. 5' = 5.00') (eg. 7.5' = 7.50')

PLAT BOOK _____ PAGE _____
SHEET 7 OF 8 SHEETS

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C18	1905.00'	9°50'13"	432.91'	431.97'	S07°10'41"E
C94	500.00'	3°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C96	525.00'	2°23'26"	21.91'	21.90'	N15°47'40"W
C97	525.00'	5°35'22"	51.22'	51.19'	N11°48'16"W
C99	645.00'	0°27'48"	5.22'	5.22'	N14°45'29"W
C100	645.00'	4°35'31"	51.69'	51.68'	N14°13'50"W
C163	645.00'	4°31'06"	50.87'	50.85'	N09°40'31"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C228	190.00'	20°47'09"	68.93'	68.55'	N14°49'06"W
C229	190.00'	14°59'52"	49.73'	49.59'	N25°55'35"W
C230	190.00'	80°42'13"	267.62'	246.04'	N36°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W



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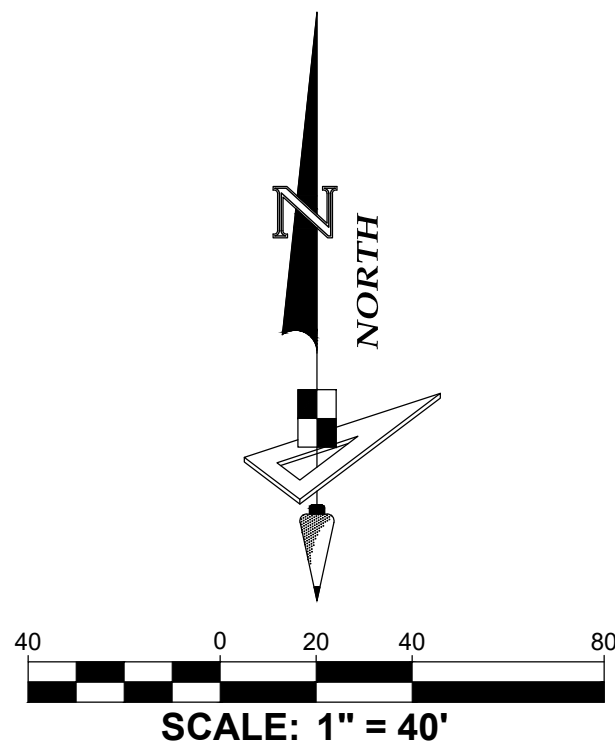
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NO.	BEARING	LENGTH
L16	S37°47'20"W	7.09'

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RIDGE AT HEATH BROOK PHASE 2
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 8 SHEETS



SEE NOTE ON SHEET 2 OF 8
FOR BASIS OF BEARINGS

CURVE DATA TABLE						CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E	C196	25.00'	97°37'22"	42.60'	37.63'	S50°59'32"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W	C197	720.00'	1°50'39"	23.17'	23.17'	N06°12'33"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W	C198	720.00'	4°47'46"	60.27'	60.25'	N02°53'20"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W	C199	720.00'	4°11'28"	52.67'	52.65'	N01°36'17"E
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W	C200	1555.00'	0°30'53"	13.97'	13.97'	S03°26'34"W
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E	C201	1555.00'	1°50'59"	50.20'	50.20'	S02°15'39"W
C80	275.00'	19°30'05"	93.60'	93.15'	N70°26'44"E	C202	1555.00'	1°50'59"	50.20'	50.20'	S00°24'39"W
C81	300.00'	19°30'05"	102.11'	101.62'	S70°26'44"W	C203	1555.00'	1°40'01"	45.24'	45.24'	S01°20'51"E
C82	275.00'	1°55'34"	9.24'	9.24'	N61°39'28"E	C204	720.00'	10°49'53"	136.11'	135.91'	N01°42'56"W
C83	680.00'	1°06'09"	13.09'	13.09'	N61°14'46"E	C205	1555.00'	5°52'52"	159.61'	159.54'	S00°45'35"W
C84	680.00'	29°23'00"	348.73'	344.92'	S75°23'11"W	C206	1535.00'	3°14'01"	86.63'	86.62'	S00°33'50"E
C85	655.00'	29°23'00"	335.91'	332.24'	S75°23'11"W	C207	1380.00'	0°41'49"	16.79'	16.79'	N67°40'17"E
C87	1905.00'	0°45'07"	25.00'	25.00'	N00°27'36"E	C208	800.00'	22°45'19"	317.72'	315.64'	S78°42'01"W
C88	1905.00'	0°45'07"	25.00'	25.00'	N00°17'31"W	C209	800.00'	2°07'12"	29.60'	29.60'	S68°22'58"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W	C210	800.00'	3°35'52"	50.23'	50.22'	S71°14'30"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W	C211	800.00'	4°08'14"	57.77'	57.75'	S75°06'32"W
C98	525.00'	1°52'43"	17.21'	17.21'	N08°04'14"W	C212	800.00'	4°08'14"	57.77'	57.75'	S79°14'47"W
C164	645.00'	0°17'06"	3.21'	3.21'	N07°16'25"W	C213	800.00'	4°08'14"	57.77'	57.75'	S83°23'01"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W	C214	800.00'	4°08'14"	57.77'	57.75'	S87°31'15"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W	C215	800.00'	0°29'19"	6.82'	6.82'	S89°50'01"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W	C216	275.00'	17°34'32"	84.36'	84.03'	N71°24'30"E
C186	600.00'	10°49'53"	113.43'	113.26'	N01°42'56"W	C217	680.00'	7°00'34"	83.19'	83.14'	S65°18'07"W
C187	1675.00'	5°52'52"	171.93'	171.85'	S00°45'35"W	C218	680.00'	4°14'01"	50.25'	50.23'	S70°55'25"W
C188	600.00'	0°52'55"	9.24'	9.23'	N06°41'25"W	C219	680.00'	4°08'14"	49.10'	49.09'	S75°06'32"W
C189	600.00'	5°45'30"	60.30'	60.28'	N03°22'12"W	C220	680.00'	4°08'14"	49.10'	49.09'	S79°14'47"W
C190	600.00'	4°11'28"	43.89'	43.88'	N01°36'17"E	C221	680.00'	4°08'14"	49.10'	49.09'	S83°23'01"W
C191	1675.00'	0°30'53"	15.04'	15.04'	S03°26'34"W	C222	680.00'	4°08'14"	49.10'	49.09'	S87°31'15"W
C192	1675.00'	1°50'59"	54.08'	54.07'	S02°15'39"W	C223	680.00'	0°29'19"	5.80'	5.80'	S89°50'01"W
C193	1675.00'	1°50'59"	54.08'	54.07'	S00°24'39"W						
C194	1675.00'	1°40'01"	48.73'	48.73'	S01°20'51"E						

LEGEND:

- = Found 4" x 4" Concrete monument LB#7768, PRM
- = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ⊙ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

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.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

CHARLES M. ARNETT, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

DATE:



LINE DATA TABLE

NO.	BEARING	LENGTH
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00' (eg: 7.5' = 7.50'))