



# RIDGE AT HEATH BROOK PHASE 2

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

**PLAT NOTES:**

1. 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 A 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 PLANE COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS I75-73-A34 AND I75-73-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 FLOOD INSURANCE RATE MAP FOR MARION COUNTY; COMMUNITY PANEL NUMBER 12057C0530H, 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 OF RECORD BY THIS PLAT OF RIDGE AT HEATH BROOK PHASE 2 ARE LOCATED WITHIN FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0514E, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0514, SUFFIX EM EFFECTIVE DATE: APRIL 19, 2017, SUBSEQUENTLY REVISED PURSUANT TO LETTER OF MAP REVISION (LOMR) 22-04-4601P, 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(Q).
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 LOTS 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 265; 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 1600; 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 DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685; RESOLUTION NO. 2003-116 AMENDING THE 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 (DRI) SUBSECTION 380.06(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 29, 2005 IN OFFICIAL RECORDS BOOK 4087, PAGE 907; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 29, 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 IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND AMENDED AND 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 3587, PAGE 1612 AND RE-RECORDED MARCH 4, 2004, IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 4442, 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 NOVEMBER 26, 2014 IN OFFICIAL RECORDS BOOK 6133, PAGE 142 AND 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]

N:1744555.18 , 594612.71

25. RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A CORPORATION EXISTING UNDER LAWS OF THE STATE OF FLORIDA, RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1960; AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED SEPTEMBER 19, 2023 IN OFFICIAL RECORDS BOOK 8148, PAGE 1960. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
26. RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A CORPORATION EXISTING UNDER LAWS OF THE STATE OF FLORIDA, RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1962. [AFFECTS THE SUBJECT PROPERTY - BEING THE NORTH 1/2 OF NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA]
27. RESOLUTION 2018-48 BY THE CITY COUNCIL OF THE CITY OF OCALA RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 860. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
28. RESOLUTION 2021-5 APPROVING AN AMENDMENT TO THE HEATH BROOK PLANNED DEVELOPMENT RECORDED DECEMBER 20, 2020 IN OFFICIAL RECORDS BOOK 7343, PAGE 1930. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
29. DEVELOPMENT AGREEMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 652, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7895, PAGE 154 AND SECOND AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED APRIL 4, 2023 IN OFFICIAL RECORDS BOOK 8016, PAGE 1417. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
30. AMENITY USE AGREEMENT BETWEEN FORESTAR (USA) REAL ESTATE GROUP INC. AND OCALA TROPHY, LTD. RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 689. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
31. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT OF LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENT, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE RIDGE AT HEATH BROOK RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 151; TOGETHER WITH SUPPLEMENTAL DECLARATION RECORDED JUNE 12, 2024 IN OFFICIAL RECORDS BOOK 8346, PAGE 1283; AND AS MAY BE SUBSEQUENTLY AMENDED. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
32. AMENITY USE AGREEMENT BY AND BETWEEN FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 330. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
33. NOTICE OF ESTABLISHMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 12, 2021 IN OFFICIAL RECORDS BOOK 7500, PAGE 1624; TOGETHER WITH NOTICE OF BOUNDARY AMENDMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT MARCH 15, 2023 IN OFFICIAL RECORDS BOOK 8002, PAGE 1624. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
34. ROAD REALIGNMENT, CONTRIBUTION AND CONSTRUCTION AGREEMENT BY AND BETWEEN MARION COUNTY, A POLK SUBDIVISION OF THE STATE OF FLORIDA, THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 7880, PAGE 1624. [BENEFITS SUBJECT PARCEL]
35. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED OCTOBER 7, 2022 IN OFFICIAL RECORDS BOOK 7895, PAGE 1624. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
36. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTE, RECORDED OCTOBER 18, 2022 IN OFFICIAL RECORDS BOOK 7902, PAGE 786. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
37. RESOLUTION 2022-47 BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 771. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
38. COLLATERAL ASSIGNMENT AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTE, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1937. [DOES NOT AFFECT]

39. DECLARATION OF CONSENT BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1947. [DOES NOT AFFECT]

40. TRUE-UP AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1951. [DOES NOT AFFECT]

41. ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 1965 IN OFFICIAL RECORDS BOOK 248, PAGE 196, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED JUNE 1994 IN OFFICIAL RECORDS BOOK 2039, PAGE 1183. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]

42. STIPULATED FINAL JUDGEMENT BY AND BETWEEN BONNIE M. HEATH AND OPAL HEATH, WIFE, J. C. DUDLEY AND PHYLLIS DUDLEY, HIS WIFE, THE CITY OF OCALA, FLORIDA, DEAN SHAW, AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED SEPTEMBER 24 1993 IN OFFICIAL RECORDS BOOK 1961, PAGE 1205. [NOT A SURVEY MATTER]

43. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 21, 2022 IN OFFICIAL RECORDS BOOK 7365, PAGE 64. [AFFECTS A PORTION OF THE SUBJECT PARCEL]

44. DEVELOPER'S AGREEMENT BY AND BETWEEN THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, RECORDED AUGUST 24, 2021 IN OFFICIAL RECORDS BOOK 7549, PAGE 831. [AFFECTS A PORTION OF THE SUBJECT PARCEL]

45. NOTICE OF SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORDS RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1960. [NOT A SURVEY MATTER]

46. RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT DECLARATION OF CONSENT RECORDED MAY 16, 2023 IN OFFICIAL RECORDS BOOK 8050, PAGE 1484. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]

**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.

---

= *Found*  
 = *Set* *in*  
 = *Set* *unless*  
 = *Set* *at*  
*(NR)* = *Non* *Recorded*

**POLITICAL  
PARTY  
SURVEYOR'S STATEMENT**

## **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. FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 17, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINTS AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

---

---

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

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S83°58'57"W	50.01'
L2	N38°23'41"W	71.89'
L3	N38°17'06"E	79.69'
L4	N20°17'27"W	50.77'
L5	N29°12'36"W	125.00'
L6	N33°00'43"W	125.17'
L7	N31°20'27"W	50.02'
L8	N32°49'22"W	125.00'
L9	N32°22'04"W	123.50'
L10	N17°07'57"W	51.82'
L11	N32°22'04"W	140.07"
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

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
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
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
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W

## **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. FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 17, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINTS AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

---

---

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

ES, AND  
FFICIAL

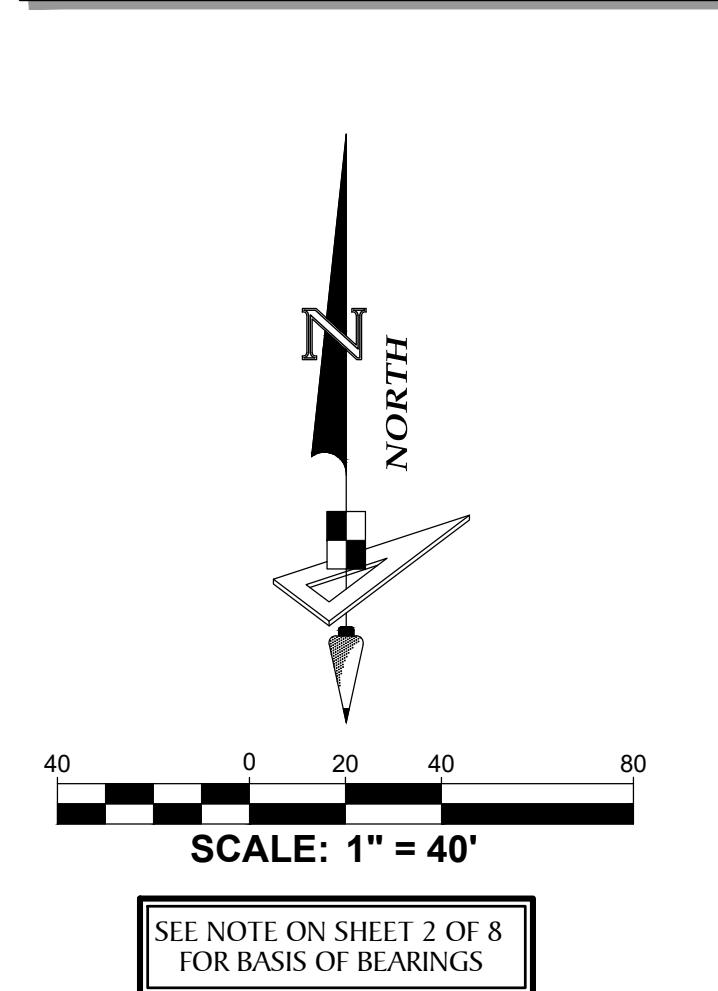
---

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

# RIDGE AT HEATH BROOK PHASE 2

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

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')



---

## CURVE DATA TABLE

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C252	675.00'	3°07'22"	36.79'	36.78'	S70°54'30"
C253	550.00'	5°02'38"	48.42'	48.40'	S59°41'30"
C254	550.00'	5°02'38"	48.42'	48.40'	S64°44'30"
C255	550.00'	5°02'37"	48.42'	48.40'	S69°47'30"
C256	550.00'	1°33'46"	15.00'	15.00'	S73°05'30"
C257	550.00'	5°01'03"	48.17'	48.15'	S76°22'30"
C258	550.00'	3°58'49"	38.21'	38.20'	S80°52'30"
C259	500.00'	7°22'56"	64.42'	64.38'	S60°43'30"
C260	500.00'	7°23'39"	64.53'	64.48'	S68°06'30"
C261	500.00'	1°43'09"	15.00'	15.00'	S72°39'30"
C262	500.00'	7°51'58"	68.65'	68.59'	S77°27'30"
C263	500.00'	1°28'42"	12.90'	12.90'	S82°07'30"
C264	375.00'	7°17'33"	47.73'	47.70'	S77°41'30"
C265	375.00'	1°32'19"	10.07'	10.07'	S82°05'30"
C267	375.00'	7°22'48"	48.30'	48.27'	S60°40'30"
C269	375.00'	7°22'39"	48.29'	48.25'	S68°03'30"
C283	275.00'	25°14'12"	121.13'	120.15'	S70°15'30"
C313	675.00'	9°07'38"	107.53'	107.41'	S78°18'30"
C314	675.00'	5°08'50"	60.64'	60.62'	S76°18'30"

**RIDGE AT HEATH BROOK**  
(PLAT. BOOK 14 PAGES 11)

## LEGEND:

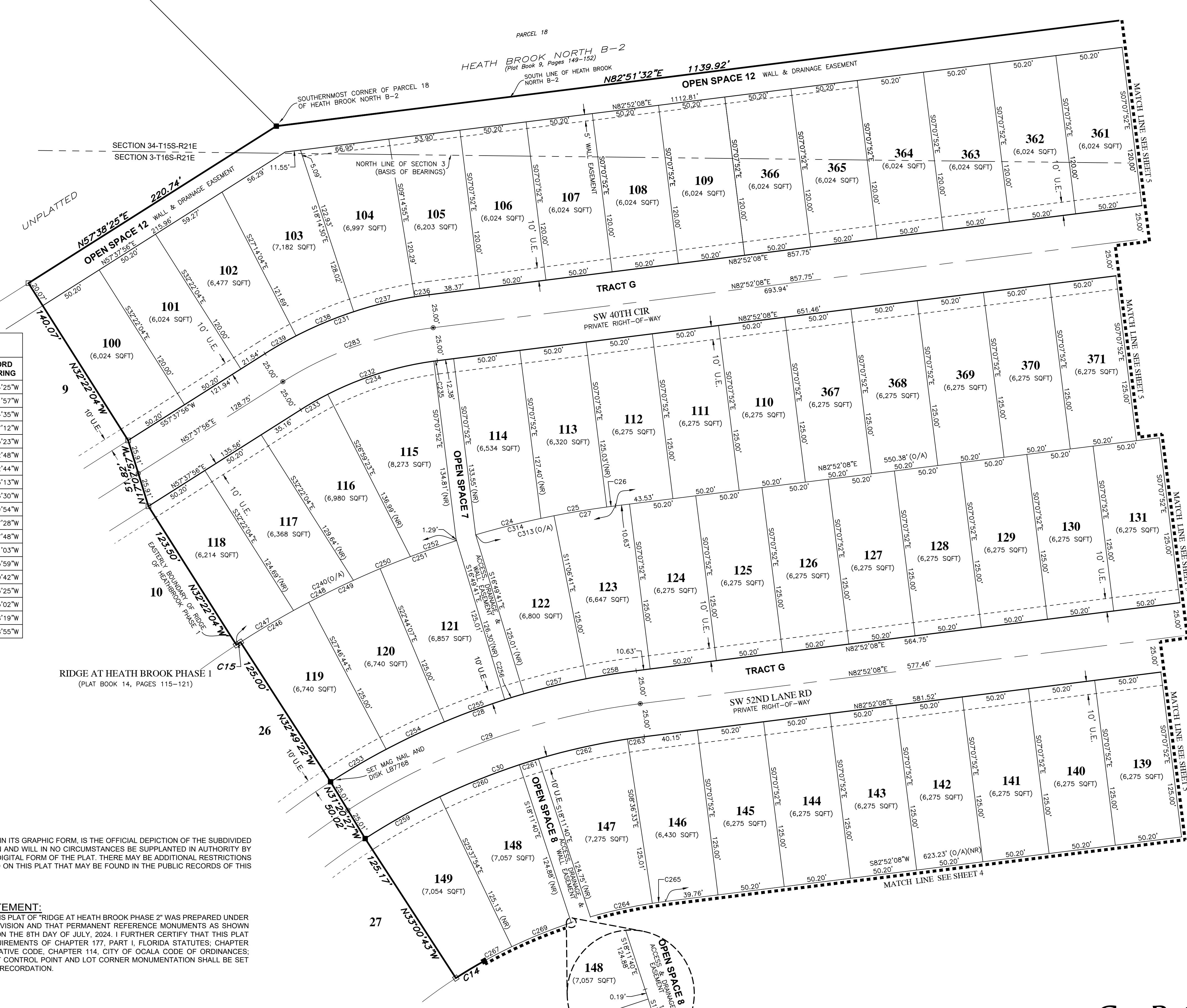
---

---

*PRM* **NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISIONS AND 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 THE COUNTY.

**SURVEYOR'S STATEMENT:**  
I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UPON 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 LOCATED WITHIN ONE YEAR OF PLAT RECORDATION.

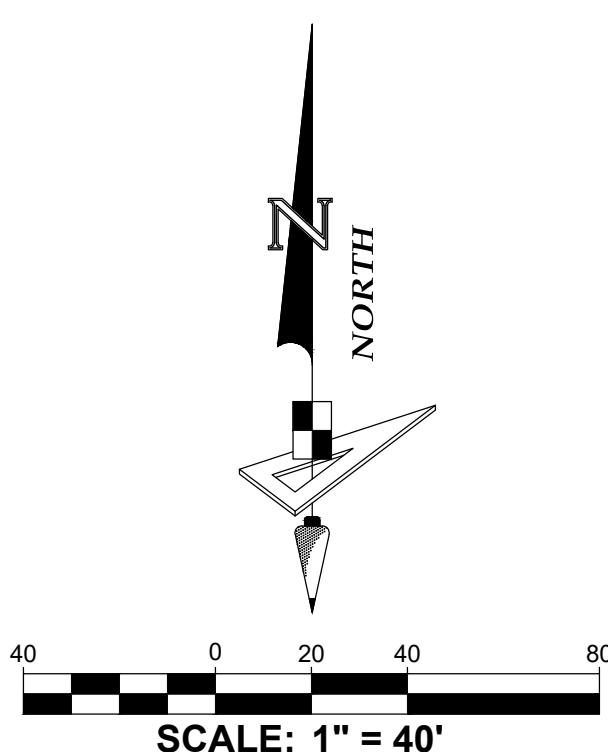
**SURVEYOR'S STATEMENT:**  
I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UPON MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS 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 LOCATED WITHIN ONE YEAR OF PLAT RECORDATION.



# 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

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')

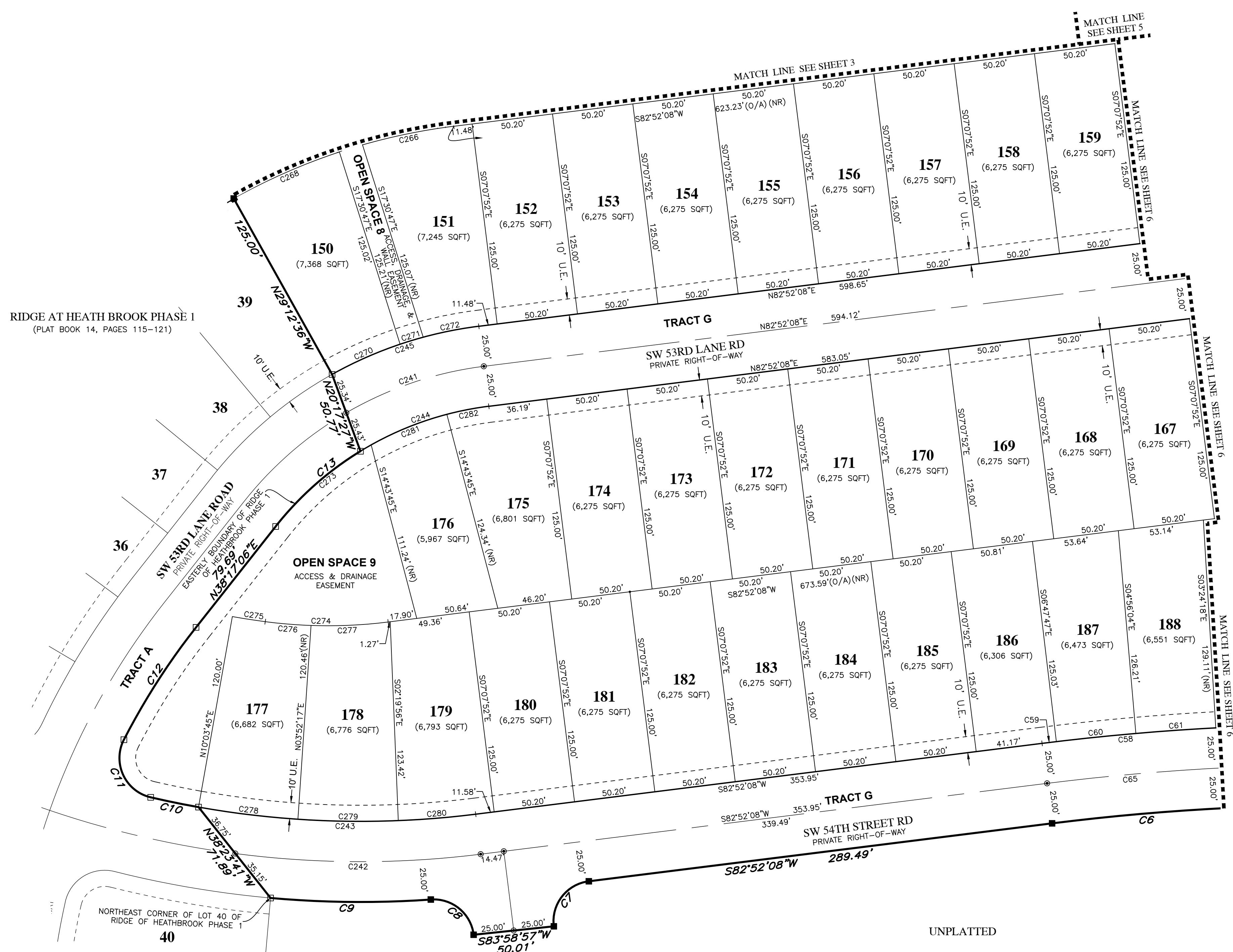


SEE NOTE ON SHEET 2 OF 8  
FOR BASIS OF BEARINGS

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"E
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	2014°57"	70.68'	70.32'	N48°24'35"E
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C59	1525.00'	0°20'06"	8.92'	8.92'	S83°02'11"W
C60	1525.00'	1°51'42"	49.55'	49.55'	S84°08'05"W
C61	1525.00'	1°51'58"	49.67'	49.67'	S85°59'55"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C241	225.00'	23°04'46"	90.63'	90.02'	S71°19'45"W
C242	600.00'	143°35'9"	152.54'	152.13'	S89°50'52"E
C243	575.00'	17°11'37"	172.55'	171.90'	N88°32'03"W
C244	200.00'	24°20'04"	84.94'	84.31'	S70°42'06"W
C245	250.00'	22°04'44"	96.34'	95.74'	S71°49'46"W
C266	375.00'	8°49'52"	57.80'	57.74'	S78°27'12"W
C268	375.00'	10°57'21"	71.71'	71.60'	S66°16'04"W
C270	250.00'	10°35'07"	46.19'	46.12'	S66°04'57"W
C271	250.00'	3°26'18"	15.00'	15.00'	S73°05'40"W

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

RIDGE AT HEATH BROOK PHASE 1  
(PLAT BOOK 14, PAGES 115-121)



40

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

41.17'

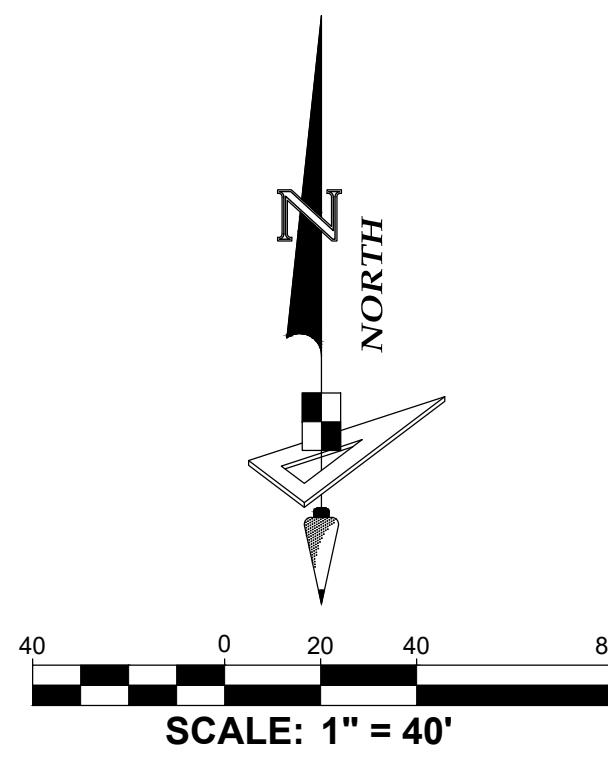
41.17'

41.17'

41.17'

# 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



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"E
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:

- = 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:

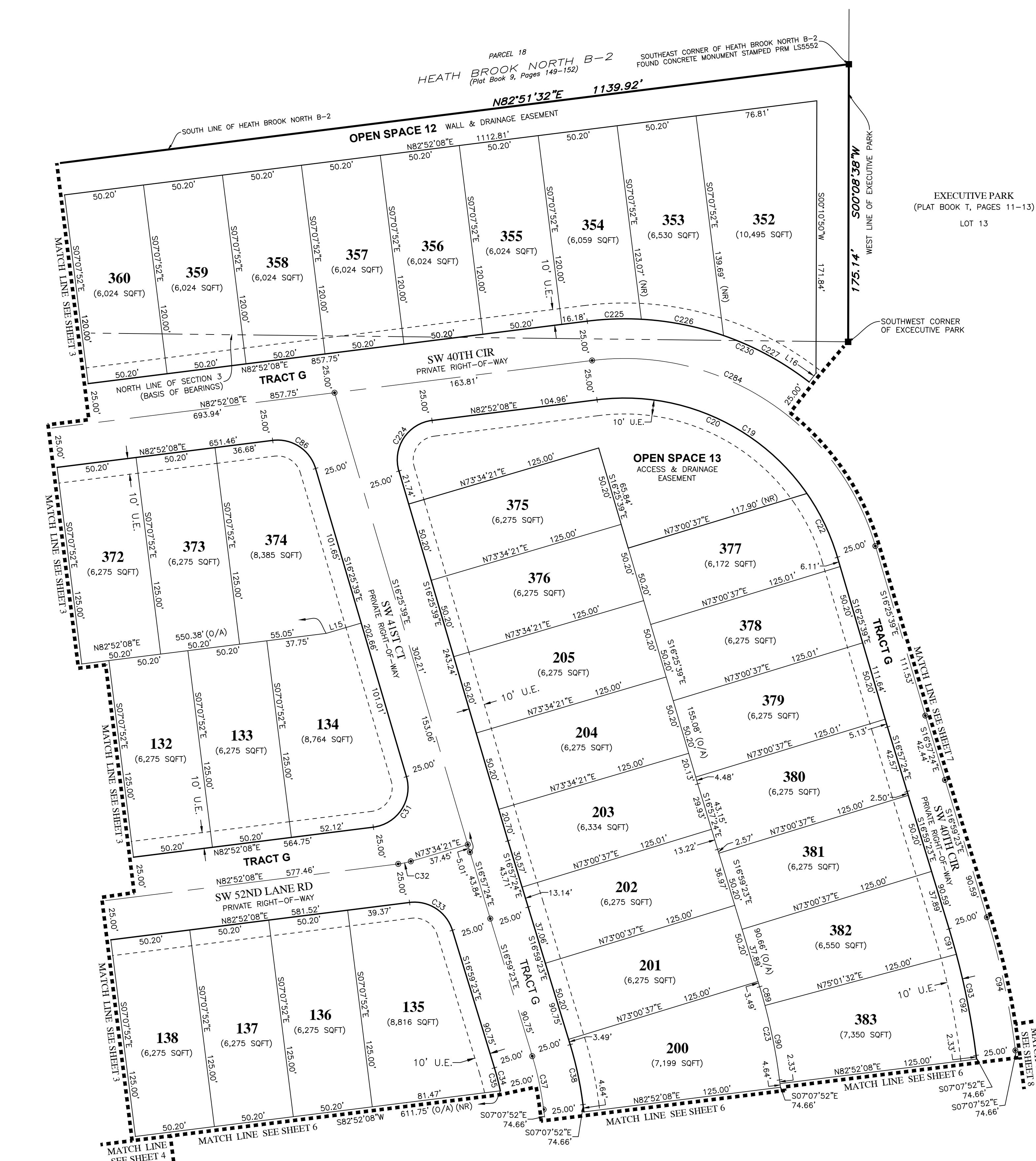
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE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

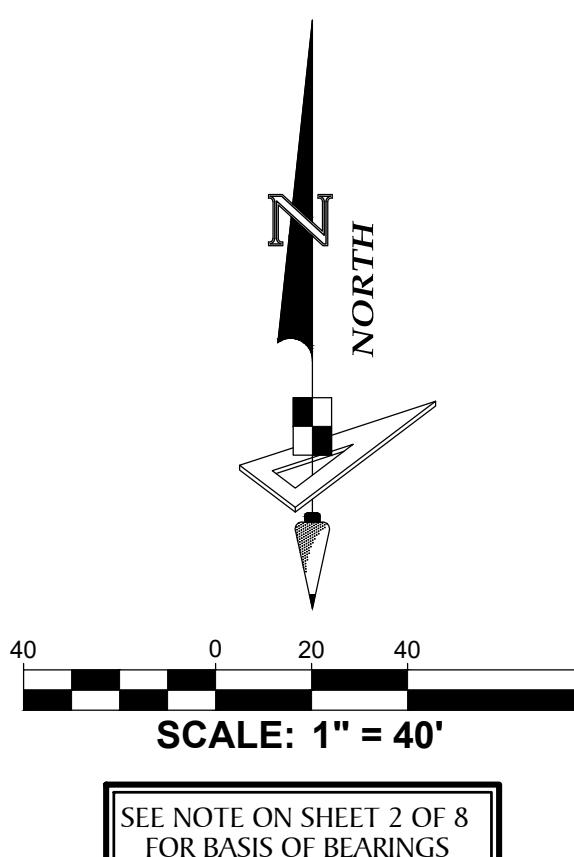
DATE:



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER POLYLINES 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')

# 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



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'	8°72'21"	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"	51.99'	51.63'	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'	N84°30'14"E
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"	205.29'	202.63'	S00°45'35"W
C52	2000.00'	5°24'22"	188.71'	188.64'	S03°12'00"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'	11°26'00"	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'	N81°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'	1°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:

- = 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 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:

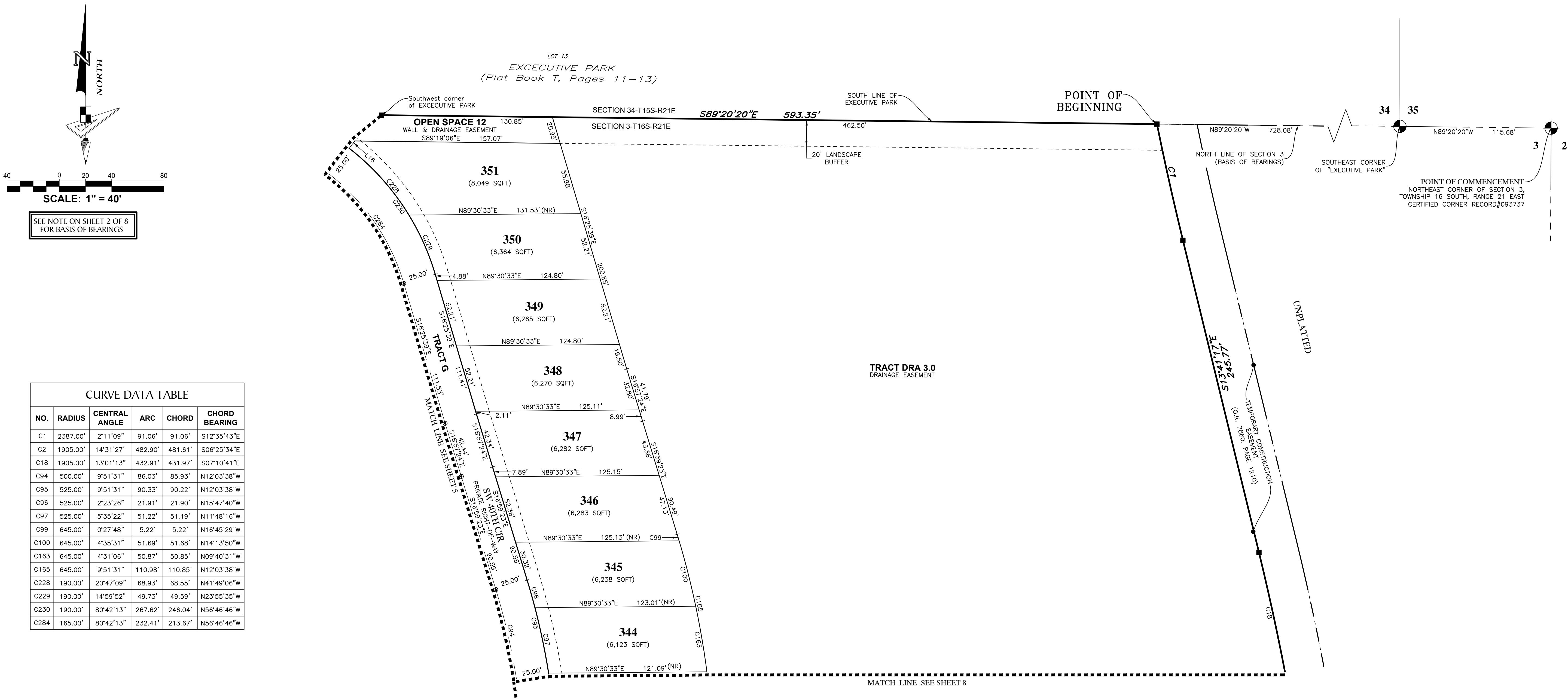


UNPLATTED

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 TO BE CONSTRUED AS 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')

# 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



**LEGEND:**

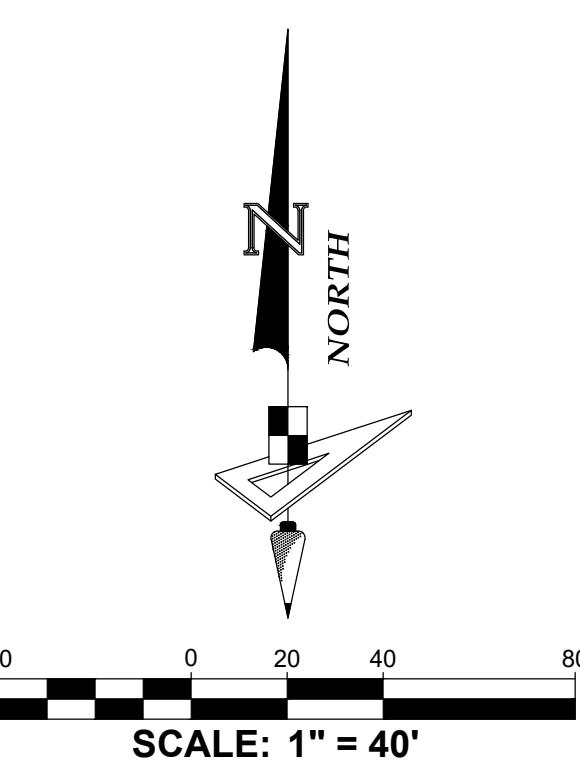
- = Found 4" x 4" Concrete monument LB#7768, PRM
- = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS =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

# 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



SEE NOTE ON SHEET 2 OF 8  
FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C16	1905.00'	52°9'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C80	275.00'	19°30'05"	93.60'	93.15'	N07°26'44"E
C81	300.00'	19°30'05"	102.11'	101.62'	S70°26'44"W
C82	275.00'	1°55'34"	9.24'	9.24'	N61°39'28"E
C83	680.00'	1°06'09"	13.09'	13.09'	N61°14'46"E
C84	680.00'	29°23'00"	348.73'	344.92'	S75°23'11"W
C85	655.00'	29°23'00"	335.91'	332.24'	S75°23'11"W
C87	1905.00'	0°45'07"	25.00'	25.00'	N00°27'36"E
C88	1905.00'	0°45'07"	25.00'	25.00'	N00°17'31"W
C94	500.00'	95°1'31"	86.03'	85.93'	N120°3'38"W
C95	525.00'	95°1'31"	90.33'	90.22'	N120°3'38"W
C98	525.00'	1°52'43"	17.21'	17.21'	N080°4'14"W
C164	645.00'	0°17'06"	3.21'	3.21'	N07°16'25"W
C165	645.00'	95°1'31"	110.98'	110.85'	N120°3'38"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
C186	600.00'	10°49'53"	113.43'	113.26'	N01°42'56"W
C187	1675.00'	5°52'52"	171.93'	171.85'	S00°45'35"W
C188	600.00'	0°52'55"	9.24'	9.23'	N06°41'25"W
C189	600.00'	5°45'30"	60.30'	60.28'	N03°22'12"W
C190	600.00'	4°11'28"	43.89'	43.88'	N01°36'17"E
C191	1675.00'	0°30'53"	15.04'	15.04'	S03°26'34"W
C192	1675.00'	1°50'59"	54.08'	54.07'	S02°15'30"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

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C196	25.00'	97°37'22"	42.60'	37.63'	S50°59'32"E
C197	720.00'	1°50'39"	23.17'	23.17'	N06°12'33"W
C198	720.00'	4°47'46"	60.27'	60.25'	N02°53'20"W
C199	720.00'	4°11'28"	52.67'	52.65'	N01°36'17"E
C200	1555.00'	0°30'53"	13.97'	13.97'	S03°26'34"W
C201	1555.00'	1°50'59"	50.20'	50.20'	S02°15'39"W
C202	1555.00'	1°50'59"	50.20'	50.20'	S00°24'39"W
C203	1555.00'	1°40'01"	45.24'	45.24'	S01°20'51"E
C204	720.00'	10°49'53"	136.11'	135.91'	N01°42'56"W
C205	1555.00'	5°52'52"	159.61'	159.54'	S00°45'35"W
C206	1535.00'	3°14'01"	86.63'	86.62'	S00°33'50"E
C207	1380.00'	0°41'49"	16.79'	16.79'	N67°40'17"E
C208	800.00'	22°45'19"	317.72'	315.64'	S78°42'01"W
C209	800.00'	2°07'12"	29.60'	29.60'	S68°22'58"W
C210	800.00'	3°35'52"	50.23'	50.22'	S71°14'30"W
C211	800.00'	4°08'14"	57.77'	57.75'	S75°06'32"W
C212	800.00'	4°08'14"	57.77'	57.75'	S79°14'47"W
C213	800.00'	4°08'14"	57.77'	57.75'	S83°23'01"W
C214	800.00'	4°08'14"	57.77'	57.75'	S87°31'15"W
C215	800.00'	0°29'19"	6.82'	6.82'	S89°50'01"W
C216	275.00'	17°34'32"	84.36'	84.03'	N71°24'30"E
C217	680.00'	7°00'34"	83.19'	83.14'	S65°18'07"W
C218	680.00'	4°14'01"	50.25'	50.23'	S70°55'25"W
C219	680.00'	4°08'14"	49.10'	49.09'	S75°06'32"W
C220	680.00'	4°08'14"	49.10'	49.09'	S79°14'47"W
C221	680.00'	4°08'14"	49.10'	49.09'	S83°23'01"W
C222	680.00'	4°08'14"	49.10'	49.09'	S87°31'15"W
C223	680.00'	0°29'19"	5.80'	5.80'	S89°50'01"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
- 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 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:



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