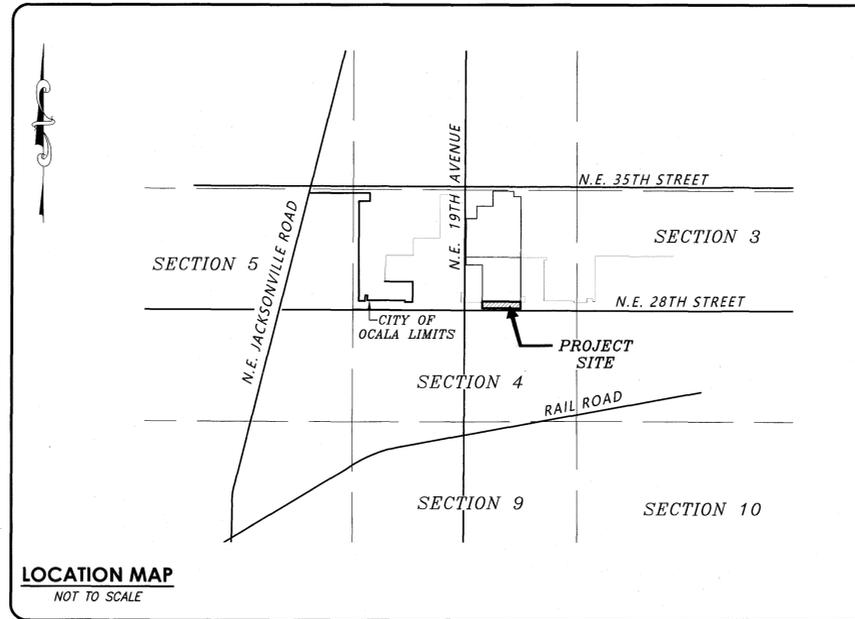


EMERSON POINTE PHASE 1A

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
 CITY OF OCALA
 MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES AND CITY OF OCALA CODE OF ORDINANCES CHAPTER 114 WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
- CITY OFFICIALS EMPLOYED BY THE CITY BUILDING AND ZONING DEPARTMENT, CITY ENVIRONMENTAL HEALTH DEPARTMENT, AND CITY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, LEGAL DESCRIPTION AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY AND LOT DIMENSIONS SEE SHEET 2.
- 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.
- BEARINGS ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS BEING N.89°36'19"W.
- STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
- ADVISORY NOTICE** - ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12083C0528E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- THIS PLAT CONTAINS ELEVEN (11) LOTS, THREE (3) TRACTS AND 0.17 MILES OF ROAD.
- EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 15 FOOT DRAINAGE, UTILITY, AND ACCESS EASEMENT ALONG THE FRONT LOT LINE AND STREET SIDE LOT LINE, 5 FOOT DRAINAGE EASEMENT ALONG SIDE AND REAR LOT LINES AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION; THE HOMEOWNER'S ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
- SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
- THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 8190, PAGE 172.
- SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8332 PAGE 494.
- ALL BEARINGS ALONG CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.



NOTICE:

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

DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF EMERSON POINTE PHASE 1A, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 102-106, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID EMERSON POINTE PHASE 1A, S.89°36'19"E, 905.93 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID EAST BOUNDARY S.00°04'10"W, 159.56 FEET TO THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET; THENCE DEPARTING SAID EAST BOUNDARY ALONG SAID NORTH RIGHT OF WAY, N.89°36'17"W, 906.49 FEET TO THE EAST BOUNDARY OF LAND ESTATES, AS RECORDED IN PLAT BOOK "T", PAGE 44 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG SAID EAST BOUNDARY N.00°16'19"E, 159.55 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.32 ACRES, MORE OR LESS.

CITY ATTORNEY APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED AS TO FORM AND LEGALITY ON THIS 4th DAY OF February, 2025.

William E. Sexton
 BY: WILLIAM E. SEXTON
 CITY ATTORNEY

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "EMERSON POINTE PHASE 1A" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS 7th DAY OF February, 2025, AT 1:47 AM, AND RECORDED IN PLAT BOOK 10, AT PAGE 124 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Gregory C. Harrell
 BY: GREGORY C. HARRELL
 CLERK OF THE CIRCUIT COURT

CITY SURVEYOR'S CERTIFICATE OF REVIEW:

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

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



DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT EMERSON POINTE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "EMERSON POINTE PHASE 1A," BEING IN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A AS SHOWN HEREIN, IS HEREBY RESERVED AND ESTABLISHED AS PRIVATE ROAD RIGHT OF WAY, DRAINAGE, UTILITY AND IS HEREBY DEDICATED TO THE EMERSON POINTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, BEING THE HOMEOWNERS ASSOCIATION ("ASSOCIATION") FOR THE SUBDIVISION. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. THE CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACTS B, AND C ARE RESERVED AS DRAINAGE RETENTION, STORM DRAINAGE, UTILITIES, INGRESS AND EGRESS, OPEN SPACE, ACCESS, AND LANDSCAPING TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREIN ARE HEREBY DEDICATED AS PRIVATE TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

WITNESSES:

Matt Disimile
 WITNESS SIGNATURE

PRINT NAME: Matt Disimile
 ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

Matthew P. Fabian
 WITNESS SIGNATURE

PRINT NAME: Matthew Andrews
 ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

DEVELOPER AND OWNER:
 EMERSON POINTE DEVELOPMENT LLC, A
 FLORIDA LIMITED LIABILITY COMPANY

By: *Matthew P. Fabian*
 MATTHEW P. FABIAN, AS MANAGER
 DEVELOPER'S ADDRESS:
 4349 SE 20TH STREET
 OCALA, FL 34471

NOTARY ACKNOWLEDGMENT:

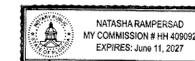
STATE OF FLORIDA
 COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 4th DAY OF February, 2025, BY MATTHEW P. FABIAN, AS MANAGER (A) IS PERSONALLY KNOWN TO ME, OR (B) HAS PRODUCED AS IDENTIFICATION.

PERSONALLY KNOWN BY ME, OR
 PRODUCED IDENTIFICATION

NOTARY PUBLIC: *Natasha Rampersad*
 SIGNATURE

NAME: Natasha Rampersad
 NOTARY PUBLIC, STATE OF FLORIDA



COMMISSION NUMBER: HH 408092
 COMMISSION EXPIRATION: 6/11/27

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 13th DAY OF JANUARY, 2025.

ATTEST:

Sean Lanier
 SEAN LANIER, P.E.
 CITY ENGINEER

Kevin Lopez
 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 4 DAY OF February, 2025.

ATTEST:

Angela Jacobs
 ANGELA B. JACOBS
 CITY CLERK

Kristen M. Dreyer
 KRISTEN M. DREYER
 PRESIDENT, CITY COUNCIL



SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

BY: *Christopher J. Howson*
 CHRISTOPHER J. HOWSON, P.S.M.
 FLORIDA REGISTERED SURVEYOR NO. LS 6553
 JCH CONSULTING GROUP, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 8071
 426 SW 15TH STREET, OCALA, FLORIDA 34471

2/4/25

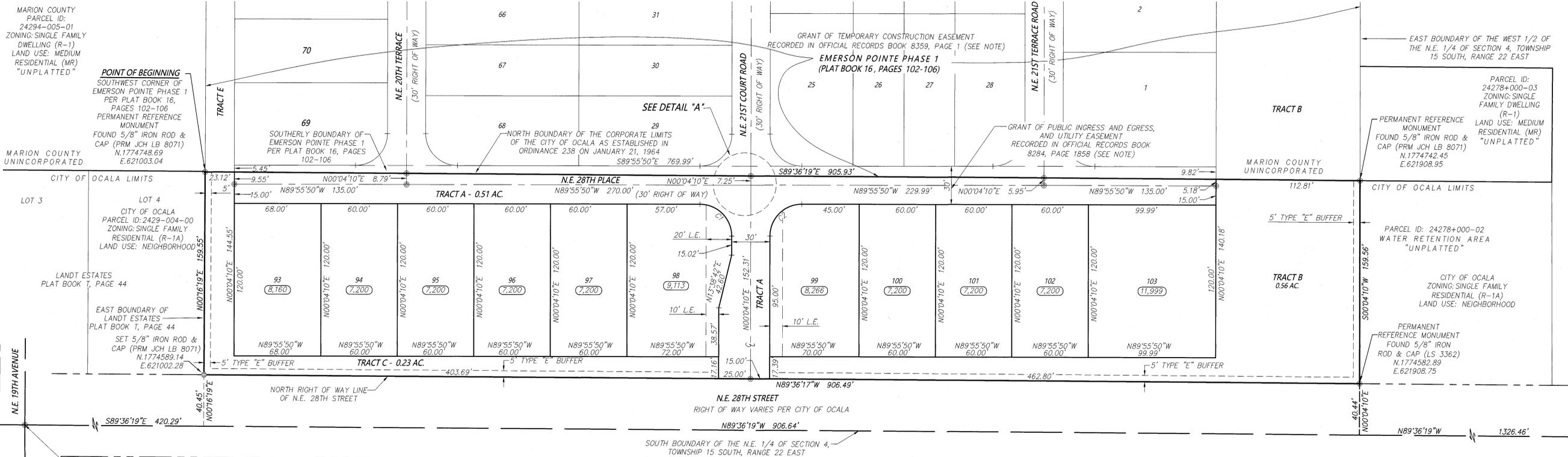
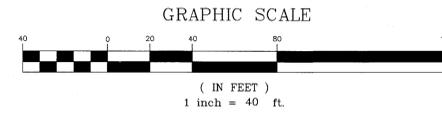




JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.E.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JChg.com

EMERSON POINTE PHASE 1A

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA



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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27	25.00	090°00'00"	35.36	S44°55'50"E
C2	39.27	25.00	090°00'00"	35.36	N45°04'10"E

- LEGEND** UNLESS OTHERWISE NOTED
- NOT TO SCALE
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = DELTA (CENTRAL ANGLE)
 - CH = CHORD DISTANCE
 - CB = CHORD BEARING
 - NO. = NUMBER
 - N. = NORTHING (STATE PLANE COORDINATES)
 - E. = EASTING
 - CL = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSED BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - PG. = PAGE
 - P.B. = PLAT BOOK
 - P.T. = POINT OF TANGENCY
 - L.E. = LANDSCAPE EASEMENT
 - A.E. = ACCESS EASEMENT
 - IRF = FOUND IRON ROD
 - CMF = FOUND CONCRETE MONUMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.U.A.E. = DRAINAGE, UTILITY, AND ACCESS EASEMENT
 - AC. = ACRES
 - (NR) = NOT RADIAL
- (8,000) = SQUARE FOOTAGE AREA
 □ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
 ■ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT P.R.M. (LB 8071)
 ● = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
 ○ = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
 ⊙ = PERMANENT CONTROL POINT FOUND NAIL & DISC P.C.P. (LB 8071)
 ⊕ = SET NAIL & DISC (LB 8071)

NOTE:
PURSUANT TO PARAGRAPH 3 THEREOF, THE GRANT OF PUBLIC INGRESS AND EGRESS, AND UTILITY, EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 8284, PAGE 1858, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SHALL TERMINATE UPON THE RECORDATION OF THIS PLAT.

NOTE:
PURSUANT TO THE CONDITION SPECIFIED THEREIN, THE GRANT OF TEMPORARY CONSTRUCTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 8359, AT PAGE 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, TERMINATED UPON THE RECORDATION OF EMERSON POINTE PHASE 1, AS RECORDED IN PLAT BOOK 16, PAGES 102 THROUGH 106, INCLUSIVE, OF SAID PUBLIC RECORDS.

