



**DESCRIPTION:**

LOTS 3, 4, 5, AND 6, BLOCK A, AND LOTS 3, 4, 5, 6, BLOCK B, TRACT NO. 1, AND A PORTION OF RIGHT-OF-WAY, OF DEERWOOD COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 54 THROUGH 56, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT EAST 1/4 CORNER OF SAID SECTION 10; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE N.E. 1/4 OF SAID SECTION 10 THE FOLLOWING TWO (2) COURSES: (1) THENCE N.89°49'45"W, 629.62 FEET TO THE POINT OF BEGINNING; (2) THENCE N.89°53'04"W, 261.21 FEET TO THE WEST BOUNDARY LINE OF THE EAST 891 FEET OF THE NORTH 660 FEET OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID WEST BOUNDARY LINE S.00°28'31"W, 661.85 FEET; THENCE DEPARTING SAID WEST BOUNDARY LINE S.89°55'06"W, 5.38 FEET TO THE NORTHEAST CORNER OF LOT 3, BLOCK A OF SAID DEERWOOD COMMERCE CENTER; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, BLOCK A, S.00°32'17"W, 400.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK A; THENCE DEPARTING SAID EAST BOUNDARY LINE; ALONG THE EAST BOUNDARY LINE OF SAID LOT 3, BLOCK B AND ITS PROJECTION S.00°32'47"W, 604.37 FEET TO THE SOUTH BOUNDARY LINE OF SAID DEERWOOD COMMERCE CENTER; THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE N.89°57'39"W, 1,138.18 FEET; (2) THENCE N.89°54'53"W, 496.60 FEET TO THE SOUTHWESTERLY CORNER OF SAID DEERWOOD COMMERCE CENTER; THENCE DEPARTING SAID SOUTH BOUNDARY LINE ALONG THE WEST BOUNDARY LINE OF SAID DEERWOOD COMMERCE CENTER N.00°30'01"E, 343.31 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WEST BOUNDARY LINE ALONG SAID SOUTH BOUNDARY LINE N.89°38'39"W, 779.57 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 44 AVENUE (A 100' RIGHT OF WAY PER OFFICIAL RECORDS BOOK 5287, PAGE 63) THENCE DEPARTING SAID SOUTH BOUNDARY LINE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) THENCE N.00°07'35"W, 19.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 57°08'33", AND A CHORD BEARING AND DISTANCE OF N.28°58'41"E, 865.64 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 902.58 FEET TO THE END OF SAID CURVE; (3) THENCE N.45°23'11"E, 478.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,005.00 FEET, A CENTRAL ANGLE OF 19°51'10", A CHORD BEARING AND DISTANCE OF N.47°35'50"E, 346.53 FEET; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 348.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,005.00 FEET, A CENTRAL ANGLE OF 18°50'04", AND A CHORD BEARING AND DISTANCE OF N.28°11'58"E, 328.88 FEET; (5) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 330.37 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE ON A COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 108°45'27", AND A CHORD BEARING AND DISTANCE OF S.35°35'47"E, 81.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.91 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE S.89°53'59"E, 1,389.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 49.87 FEET, A CENTRAL ANGLE OF 53°23'53", AND A CHORD BEARING AND DISTANCE OF N.63°06'43"E, 44.81 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.48 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 68°16'03", AND A CHORD BEARING AND DISTANCE OF N.71°23'22"E, 112.23 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.15 FEET TO THE END OF SAID CURVE; THENCE N.00°30'30"E, 192.20 FEET; THENCE S.89°48'41"E, 199.94 FEET; THENCE S.89°50'26"E, 277.96 FEET; THENCE S.00°30'35"W, 422.21 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 108.55 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES AND CITY OF OCALA CODE OF ORDINANCES CHAPTER 114.
- PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
- NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH THE 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 THE CITY.
- 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.
- THE CITY OF OCALA IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES IN THE EVENT OF A LOCAL 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.
- ALL REFERENCES TO OFFICIAL RECORDS OR PLAT BOOK ARE DEEMED TO REFERENCE THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- BEARINGS ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS BEING N.89°57'26"W.
- STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013, (NAD-83) 1990 ADJUSTMENT.
- ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
- THE CURRENT ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS: M-2 (MEDIUM INDUSTRIAL); THE CURRENT LAND USE EMPLOYMENT CENTER.
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- ADVISORY NOTICE** ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.12083C0508E AND NO.12083C0504E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOOD HAZARD, FLOOD ZONE "A", AND FLOOD ZONE "AE" - AN AREA WITHIN THE 100 YEAR FLOODPLAIN/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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- THIS PLAT CONTAINS THREE (3) LOTS, FIVE (5) TRACTS, AND 0.52 MILES OF ROAD.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCE DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENT REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
- SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT AND TRACT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT CONTIGUOUS ALONG ALL RIGHT OF WAYS. PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES FACILITIES IN THE EASEMENTS.
- 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.
- 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.
- DISCREPANCIES EXIST IN THE RECORDED DOCUMENTS REGARDING THE LOCATION OF GUY ANCHOR EASEMENT "B." FIELD OBSERVATIONS INDICATE THAT THE LEGAL DESCRIPTION IN OFFICIAL RECORDS (O.R.) BOOK 5283, PAGE 679 MOST ACCURATELY REFLECTS THE INTENDED LOCATION, AS DEPICTED ON THIS PLAT. THE EASEMENT WAS ORIGINALLY ESTABLISHED IN O.R. BOOK 5283, PAGE 1080, WHICH INCLUDES AN ERRONEOUS CALL OF 150.58 FEET ALONG THE RIGHT-OF-WAY, PLACING THE EASEMENT WITHIN THE ROADWAY, AND CONTAINS CONFLICTING LINE TABLE DATA WITHIN THE ACCOMPANYING SKETCH. O.R. BOOK 5278, PAGE 1376 DOES NOT INCLUDE A LEGAL DESCRIPTION BUT DEPICTS THE EASEMENT ON A SKETCH (SHEET 6), WHICH REPEATS THE SAME INACCURATE RIGHT-OF-WAY DISTANCE SHOWN IN O.R. 5283. THE CITY OF OCALA IS EXPECTED TO RESOLVE THIS DISCREPANCY THROUGH THE SUBSEQUENT EXECUTION OF A CORRECTIVE GRANT OF EASEMENT.
- COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.
- SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY ON INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.
- SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY ON INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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 "OCALA 75 LOGISTICS PARK" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ AM/PM AND RECORDED IN PLAT BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRELL  
CLERK OF THE CIRCUIT COURT

**SURVEYOR'S CERTIFICATE:**

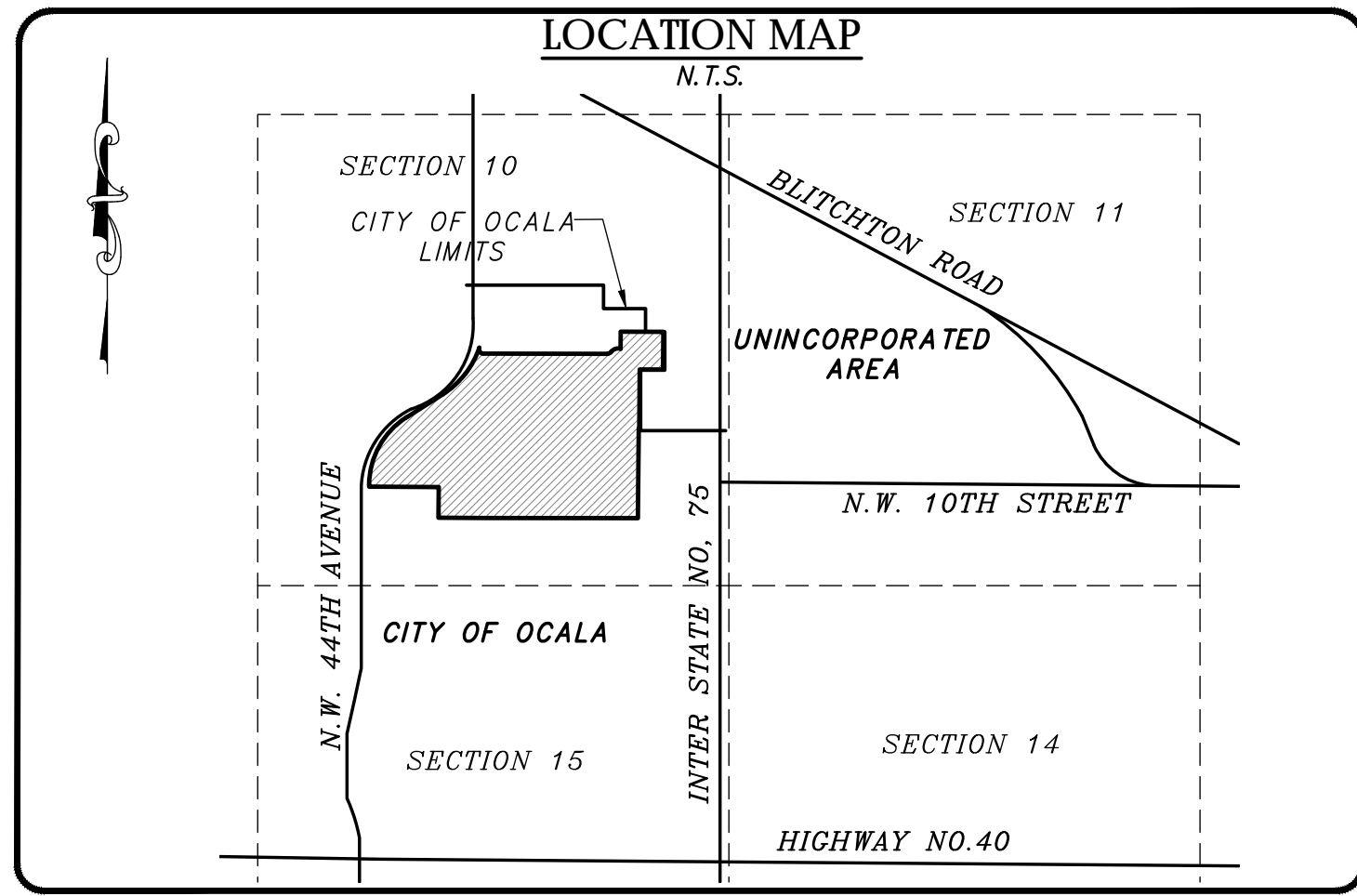
KNOW ALL MEN THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES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

BY:  
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

CLERK SEAL:

# OCALA 75 LOGISTICS PARK

A REPLAT OF LOTS 3, 4, 5, AND 6, BLOCK A, AND LOTS 3, 4, 5, 6, BLOCK B, TRACT NO. 1, AND A PORTION OF RIGHT OF WAY OF DEERWOOD COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 54 THROUGH 56, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
CITY OF OCALA  
MARION COUNTY, FLORIDA



ADVISORY 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.

**TITLE OPINION:**

THE FOLLOWING ARE PER OPINION OF TITLE PREPARED BY KLEIN & KLEIN, LLC, DATED OCTOBER 24, 2025:

- UNDERLYING RIGHTS OF WAY, EASEMENTS, AGREEMENTS, PLATS OR OTHER MATTERS AFFECTING THE PROPERTY:
  - PLAT OF DEERWOOD COMMERCE CENTER, RECORDED IN PLAT BOOK 10, PAGE 54;
  - ELECTRIC TRANSMISSION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1059, PAGE 954 (THE WORK ORDER SPECIFYING THE EXACT LOCATION OF THE EASEMENT IS NOT INCLUDED WITH THE RECORDED INSTRUMENT AND IS UNAVAILABLE IN THE CITY OF OCALA ARCHIVES);
  - DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4589, PAGE 1393;
  - DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4626, PAGE 849;
  - ROW AND EASEMENT FOR TELEPHONE LINES RECORDED IN OFFICIAL RECORDS BOOK 1716, PAGE 1484;
  - ELECTRIC ENERGY AND SERVICE AND COMMUNICATION EASEMENT OFFICIAL RECORDS BOOK 2340, PAGE 949 (THE WORK ORDER SPECIFYING THE EXACT LOCATION OF THE EASEMENT IS NOT INCLUDED WITH THE RECORDED INSTRUMENT AND IS UNAVAILABLE IN THE CITY OF OCALA ARCHIVES);
  - RIGHT-OF-WAY CONTRIBUTION AND ROADWAY CONSTRUCTION AGREEMENT OFFICIAL RECORDS BOOK 4815, PAGE 1266;
  - FIRST ADDENDUM TO RIGHT-OF-WAY CONTRIBUTION AND ROADWAY CONSTRUCTION AGREEMENT OFFICIAL RECORDS BOOK 5129, PAGE 623;
  - GRANT OF GUY ANCHOR EASEMENT OFFICIAL RECORDS BOOK 5278, PAGE 1376 (SEE SURVEY NOTE 19);
  - INTENTIONALLY DELETED;
  - GRANT OF GUY ANCHOR EASEMENT OFFICIAL RECORDS BOOK 5283, PAGE 1080 (SEE SURVEY NOTE 19);
  - CONSENT TO GRANT OF GUY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5283, PAGE 679 (SEE SURVEY NOTE 19);
  - CONSTRUCTION, MAINTENANCE AND DRAINAGE EASEMENT AGREEMENT OFFICIAL RECORDS BOOK 5315, PAGE 1632;
  - CONSTRUCTION, MAINTENANCE AND DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5315, PAGE 1646;
  - FIRST AMENDMENT TO CONSTRUCTION, MAINTENANCE AND DRAINAGE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 7653, PAGE 188;
  - WATER MAIN EASEMENT OFFICIAL RECORDS BOOK 5540, PAGE 740;
  - NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN O.R. BOOK 6392, PAGE 106;
  - EASEMENT FOR RIGHT-OF-WAY OFFICIAL RECORDS BOOK 4164, PAGE 237;
- UNSATISFIED MORTGAGES OR LIENS ENCLUMBERING THE PROPERTY:
  - MORTGAGE OFFICIAL RECORDS BOOK 7655, PAGE 1830;
  - PLEDGE AND COLLATERAL ASSIGNMENT OFFICIAL RECORDS BOOK 7655, PAGE 1859;
  - ASSIGNMENT OF RIGHTS OFFICIAL RECORDS BOOK 7655, PAGE 1848;
  - PARTIAL RELEASE OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED IN O.R. BOOK 8469, PAGE 1224;
  - MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING, OFFICIAL RECORDS BOOK 8469, PAGE 1232;
  - NOTICE OF COMMENCEMENT RECORDED IN O.R. BOOK 8469, PAGE 1259;
  - NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 8487, PAGE 134;
  - FIRST AMENDMENT TO MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 8492, PAGE 431;
  - ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENTS RECORDED IN OFFICIAL RECORDS BOOK 8585, PAGE 1423;
  - AMENDED AND RESTATED CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 8585, PAGE 1426;
  - ASSIGNMENT OF RENTS AND LEASES RECORDED IN OFFICIAL RECORDS BOOK 8585, PAGE 1455;
  - UCC FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 8585, PAGE 1465;
  - AMENDED AND RESTATED CONSTRUCTION MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 8587, PAGE 1169;
  - AMENDED NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 8593, PAGE 1360.

**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. APPROVED BY THE CITY SURVEYOR FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

**APPROVAL BY ADMINISTRATIVE AUTHORITY:**

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, THE FOREGOING PLAT WAS APPROVED BY CITY MANAGER PETER A. LEE, AS THE ADMINISTRATIVE OFFICIAL, DESIGNATED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, PURSUANT TO RESOLUTION 2025-35 AND IN ACCORDANCE WITH SECTION 177.017, FLORIDA STATUTES, RESPONSIBLE FOR APPROVING, APPROVING WITH CONDITIONS OR DENYING PROPOSED PLATS OR REPLATS SUBMITTED TO THE CITY OF OCALA, FLORIDA.

BY:

PETER A. LEE  
CITY MANAGER

ATTEST:

ANGEL B. JACOBS  
CITY CLERK

ADMINISTRATIVE SEAL:

CITY SURVEYOR SEAL:

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 1 OF 4

**NOTE:**

THIS PLAT IS 4 SHEETS IN TOTAL, ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, AND ACKNOWLEDGMENTS, LEGAL DESCRIPTION AND SURVEYOR'S NOTES SEE SHEET 1, FOR BOUNDARY SEE SHEET 2, FOR LOT AND TRACT DIMENSIONS SEE SHEETS 3 AND 4.

**DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: THAT SCANNELL PROPERTIES #608, LLC, AN INDIANA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), SCANNELL PROPERTIES #746, AN INDIANA LIMITED LIABILITY COMPANY, AND THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, BY VIRTUE OF THAT CERTAIN PLAT RECORDED IN PLAT BOOK 10, PAGE 54, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (AS TO RIGHT-OF-WAY), ARE THE FEE SIMPLE OWNERS (COLLECTIVELY, THE "OWNERS") OF THE LAND DESCRIBED AND PLATTED HEREIN AS "OCALA 75 LOGISTICS PARK", BEING IN THE CITY OF OCALA, MARION COUNTY, FLORIDA AND HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND DECLARE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREBY EXPRESSED. NO PART OF SAID LANDS, EXCEPT AS NOTED IN THIS DEDICATION OR OTHERWISE ON THE FACE OF THIS PLAT, ARE DEDICATED TO THE CITY OF OCALA, MARION COUNTY OR THE PUBLIC.

TRACT "A" IS PUBLICLY DEDICATED RIGHT OF WAY AND TRACT "A" MAY ALSO BE USED FOR UTILITIES AND DRAINAGE.

TRACT "B", TRACT "D", AND TRACT "E" SHALL BE PRIVATE PROPERTY AND ARE HEREBY RESERVED FOR STORMWATER MANAGEMENT FACILITIES, STORMWATER MANAGEMENT, DRAINAGE RETENTION, WALLS, FENCES, BERMS, LANDSCAPE, BUFFER, SIGNAGE, ENTRY FEATURES, LIGHTING, IRRIGATION IMPROVEMENTS, WATER DISTRIBUTION SYSTEMS, AND FOR SUCH OTHER USES OR PURPOSES AS MAY BE AUTHORIZED IN WRITING BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT IS HEREBY GRANTED TO THE PUBLIC BY THE DEVELOPER WHICH PROVIDES VOLUME IN THE DRAINAGE RETENTION AREA FOR STORAGE AND DISPOSAL OF RUNOFF FROM PUBLIC RIGHT OF WAY LOCATED WITHIN THE DRAINAGE BASIN.

TRACT "C" IS HEREBY RESERVED FOR A LIFT STATION AND DEDICATED AND CONVEYED IN FEE SIMPLE TO THE CITY OF OCALA WHICH SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE LIFT STATION AND TRACT "C."

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT TO BE SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

WITNESSES:

WITNESS SIGNATURE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WITNESS SIGNATURE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**DEVELOPER AND OWNER:**

SCANNELL PROPERTIES #608, LLC  
AN INDIANA LIMITED LIABILITY COMPANY  
ADDRESS: 8801 RIVER CROSSING BLVD SUITE 300  
INDIANAPOLIS, IN 46240

BY: MARC D. PFLERING, MANAGER

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY MARC PFLERING, AS MANAGER OF SCANNELL PROPERTIES #608, LLC, A INDIANA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

☐ PERSONALLY KNOWN

☐ PRODUCED IDENTIFICATION \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

STATE OF \_\_\_\_\_

WITNESSES:

WITNESS SIGNATURE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WITNESS SIGNATURE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY MARC PFLERING, AS MANAGER OF SCANNELL PROPERTIES #746, LLC, A INDIANA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

☐ PERSONALLY KNOWN

☐ PRODUCED IDENTIFICATION \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

STATE OF \_\_\_\_\_

WITNESSES:

WITNESS SIGNATURE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**OWNER:**

CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION

BY:

KRISTEN M. DREYER  
PRESIDENT, CITY COUNCIL

WITNESS SIGNATURE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY KRISTEN M. DREYER AS CITY COUNCIL PRESIDENT, ON BEHALF OF THE CITY OF OCALA.

☐ PERSONALLY KNOWN

☐ PRODUCED IDENTIFICATION \_\_\_\_\_

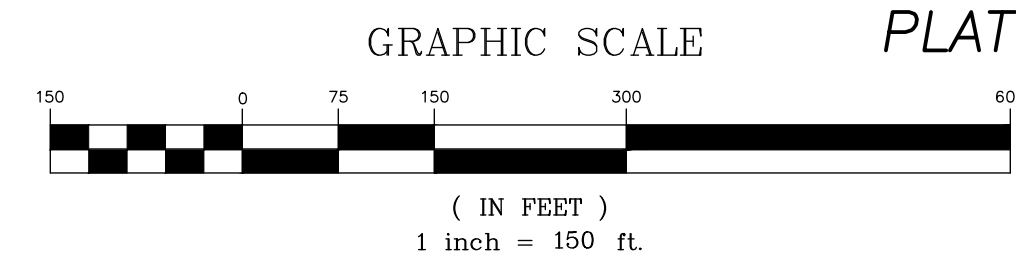
NOTARY PUBLIC \_\_\_\_\_

STATE OF \_\_\_\_\_



# OCALA 75 LOGISTICS PARK

A REPLAT OF LOTS 3, 4, 5, AND 6, BLOCK A, AND LOTS 3, 4, 5, 6, BLOCK B, TRACT NO. 1, AND A PORTION OF RIGHT OF WAY OF  
DEERWOOD COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 54 THROUGH 56,  
OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
CITY OF OCALA  
MARION COUNTY, FLORIDA



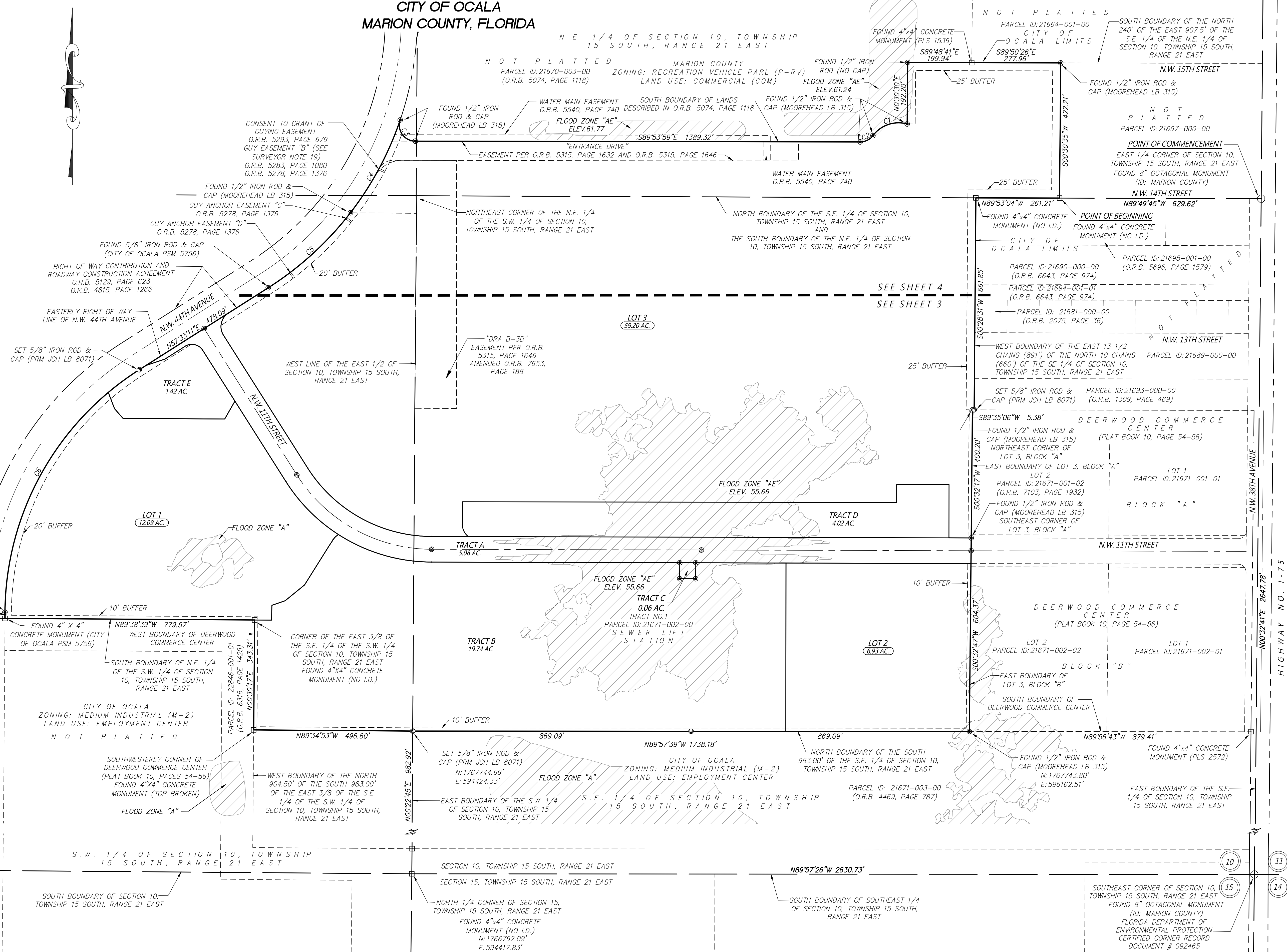
## LEGEND

- UNLESS OTHERWISE NOTED
- R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - NO. = NUMBER
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING (STATE PLANE COORDINATES)
  - CL = CENTERLINE OF RIGHT OF WAY
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - SECO = SUMTER ELECTRIC COOPERATIVE, INC.
  - O.R.B. = OFFICIAL RECORDS OF MARION COUNTY
  - R/W = RIGHT OF WAY LINE
  - N.T.S. = NOT TO SCALE
  - LB = LICENSE BUSINESS
  - LS = LAND SURVEYOR
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - PG. = PAGE
  - P.B. = PLAT BOOK
  - P.T. = POINT OF TANGENCY
  - A.E. = ACCESS EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - AC = ACRES
  - (NR) = NOT RADIAL
  - (X,XXX) = SQUARE FOOTAGE OF LOT
  - = PERMANENT REFERENCE MONUMENT (P.R.M.)
  - FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
  - = PERMANENT REFERENCE MONUMENT (P.R.M.)
  - FOUND 1/2" OR 5/8" IRON ROD & CAP (AS NOTED)
  - ⊙ = PERMANENT CONTROL POINT (P.C.P.)
  - FOUND NAIL & DISK (AS NOTED)
  - ⊙ = PERMANENT REFERENCE MONUMENT (P.R.M.)
  - SET 5/8" IRON ROD & CAP (PRM JCH LB 8071)
  - ⊙ = PERMANENT CONTROL POINT (P.C.P.)
  - SET NAIL & DISK (PCP JCH LB 8071)

## NOTE:

THIS PLAT IS 4 SHEETS IN TOTAL, ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, AND ACKNOWLEDGMENTS, LEGAL DESCRIPTION AND SURVEYOR'S NOTES SEE SHEET 1, FOR BOUNDARY SEE SHEET 2, FOR LOT AND TRACT DIMENSIONS SEE SHEETS 3 AND 4.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	119.15	100.00	068°16'03"	112.23	N71°23'22"E
C2	46.48	49.87	053°23'53"	44.81	N63°06'43"E
C3	94.91	50.00	108°45'27"	81.29	S35°35'47"E
C4	330.37	1005.00	018°50'04"	328.88	N28°11'58"E
C5	348.27	1005.00	019°51'19"	346.53	N47°35'50"E
C6	902.58	905.00	057°08'33"	865.64	N28°58'41"E





# Ocala 75 Logistics Park

A REPLAT OF LOTS 3, 4, 5, AND 6, BLOCK A, AND LOTS 3, 4, 5, 6, BLOCK B, TRACT NO. 1, AND A PORTION OF RIGHT OF WAY OF DEERWOOD COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 54 THROUGH 56 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A PORTION SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST CITY OF OCALA

PLAT BOOK\_\_\_\_, PAGE\_\_\_\_

*SHEET 3 OF 4*

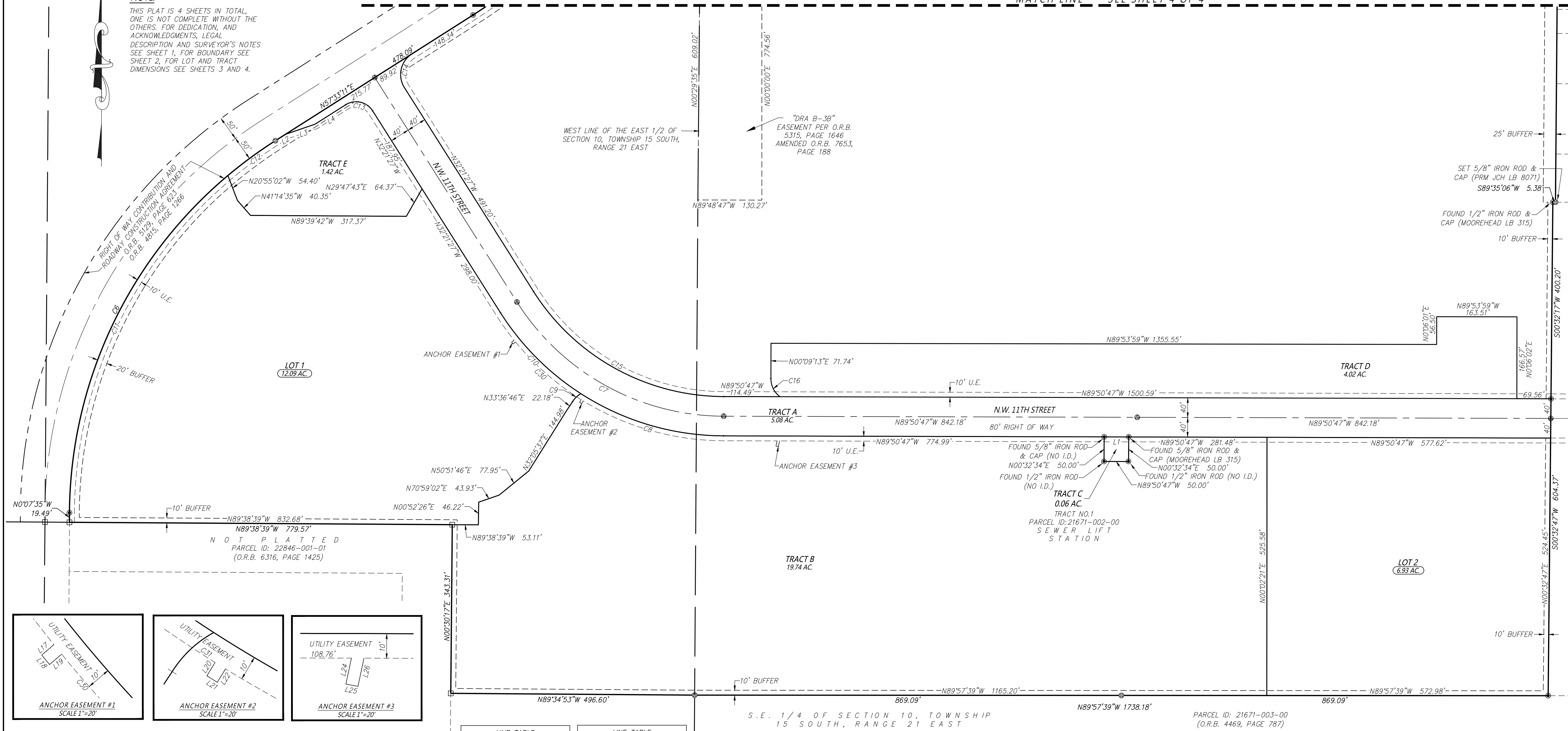
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

NOTE

THIS PLAT IS 4 SHEETS IN TOTAL,  
ONE IS NOT COMPLETE WITHOUT THE  
OTHERS. FOR DEDICATION, AND  
ACKNOWLEDGMENTS, LEGAL  
DESCRIPTION AND SURVEYOR'S NOTES  
SEE SHEET 1, FOR BOUNDARY SEE  
SHEET 2, FOR LOT AND TRACT  
DIMENSIONS SEE SHEETS 3 AND 4.



**LEGEND** UNLESS OTHERWISE NOTED

R = RADIUS  
L = ARC LENGTH  
 $\Delta$  = DELTA (CENTRAL ANGLE)  
CH = CHORD DISTANCE  
CB = CHORD BEARING  
NO. = NUMBER  
N. = NORTHING  
E. = EASTING (STATE PLANE COORDINATES)  
C = CENTERLINE OF RIGHT OF WAY  
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
SECO = SUMTER ELECTRIC COOPERATIVE, INC.  
O.R.B. = OFFICIAL RECORDS OF MARION COUNTY  
R/W = RIGHT OF WAY LINE  
N.T.S. = NOT TO SCALE  
LB = LICENSE BUSINESS  
LS = LAND SURVEYOR  
PLS = PROFESSIONAL LAND SURVEYOR  
PSM = PROFESSIONAL SURVEYOR AND MAPPER  
PG. = PAGE  
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P.T. = POINT OF TANGENCY  
A.E. = ACCESS EASEMENT  
D.E. = DRAINAGE EASEMENT  
U.E. = UTILITY EASEMENT  
AC = ACRES  
(NR) = NOT RADIAL  
(X.XXX) = SQUARE FOOTAGE OF

- ☐ = PERMANENT REFERENCE MONUMENT (P.R.M.)  
FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
- = PERMANENT REFERENCE MONUMENT (P.R.M.)  
FOUND 1/2" Ø 5/8 IRON ROD & CAP (AS NOTED)
- ◎ = PERMANENT CONTROL POINT (P.C.P.)  
FOUND NAIL & DISK (AS NOTED)
- = PERMANENT REFERENCE MONUMENT (P.R.M.)  
FOUND 1/2" IRON PIPE (NO IDENTIFICATION)
- ◎ = PERMANENT REFERENCE MONUMENT (P.R.M.)  
SET 5/8" IRON ROD & CAP (PROM JCH LB 8071)
- ◎ = PERMANENT CONTROL POINT (P.C.P.)  
SET NAIL & DISK (PCP JCH LB 8071)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°50'47"W	50.00
L2	S57°33'11"W	24.06
L3	S71°03'45"W	64.17
L4	S57°33'03"W	73.29
L5	S51°48'18"E	5.00
L6	S38°53'03"W	20.00
L7	N51°48'18"W	20.00
L8	N64°53'15"W	20.00
L9	S28°20'12"W	5.00
L10	S64°53'15"E	20.00
L11	N64°51'37"W	20.00
L12	S25°06'31"W	5.00
L13	S64°51'37"E	20.00

LINE TABLE		
L#	BEARING	LENGTH
L14	S36°33'53"E	20.00
L15	N52°51'27"E	5.00
L16	N36°33'53"W	20.00
L17	S49°29'44"W	6.50
L18	S39°07'28"E	5.00
L19	N49°29'44"E	6.50
L20	S31°29'44"W	6.40
L21	S58°15'36"E	5.00
L22	N31°29'44"E	6.40
L24	S12°00'00"W	10.81
L25	S79°13'04"E	5.00
L26	N12°00'00"E	11.75

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	119.15	100.00	068°16'03"	112.23 N71°23'22"E
C2	46.48	49.87	053°23'53"	44.81 N63°06'43"E
C3	94.91	50.00	108°45'27"	81.29 S35°35'47"E
C4	330.37	1005.00	018°50'04"	328.88 N28°11'58"E
C5	348.27	1005.00	019°51'19"	346.53 N47°35'50"E
C6	902.58	905.00	057°08'33"	862.58 N25°58'41"E
C7	501.69	500.00	057°29'20"	480.90 N61°06'07"W
C8	307.14	540.00	032°35'17"	303.01 N73°33'09"W
C9	23.50	46.00	029°15'56"	23.24 N46°45'14"E
C10	234.69	540.00	024°54'03"	232.84 N44°48'28"W
C11	782.60	905.00	049°32'48"	758.44 S25°10'48"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C12	119.98	905.00	00°35'46"	119.89	S53°45'05"W
C13	62.90	400.00	09°05'31"	56.61	N77°24'12"W
C14	78.46	50.00	089°54'38"	70.66	S12°35'52"W
C15	461.55	460.00	057°29'20"	442.43	S61°06'07"E
C16	42.86	46.00	053°23'18"	41.33	N26°32'42"W
C17	136.88	1005.00	00°48'14"	136.78	N33°42'53"E
C18	105.43	100.00	060°24'31"	100.62	N60°01'02"E
C19	53.96	50.00	061°50'15"	51.38	N59°10'54"E
C20	166.29	1005.00	009°28'50"	166.10	S23°31'21"W
C21	18.80	1005.00	001°04'19"	18.80	N38°12'20"E
C22	5.00	1005.00	000°17'06"	5.00	N38°53'03"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C23	160.28	1005.00	009°08'15"	160.11	N33°02'53"E
C24	5.00	1005.00	00017°06"	5.00	N28°20'12"E
C25	5.00	1005.00	00017°06"	5.00	N25°06'30"E
C26	108.46	1005.00	006°11'01"	108.41	N21°52'27"E
C27	79.36	1005.00	004°31'28"	79.34	N55°15'45"E
C28	5.00	1005.00	00017°06"	5.00	S52°51'28"W
C29	21.58	1005.00	001°13'50"	21.58	S22°11'28"W
C30	167.55	1005.00	01°27'17"	166.91	N48°06'44"E
C31	11.06	550.00	001°09'06"	11.06	S57°24'56"W

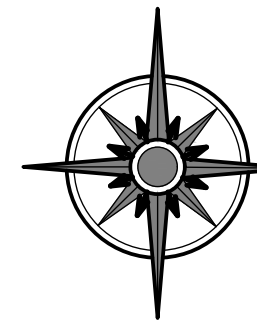
PREPARED BY: JCH CONSULTING GROUP, INC, 426 SW 15TH STREET, OCALA, FLORIDA 34471



# OCALA 75 LOGISTICS PARK

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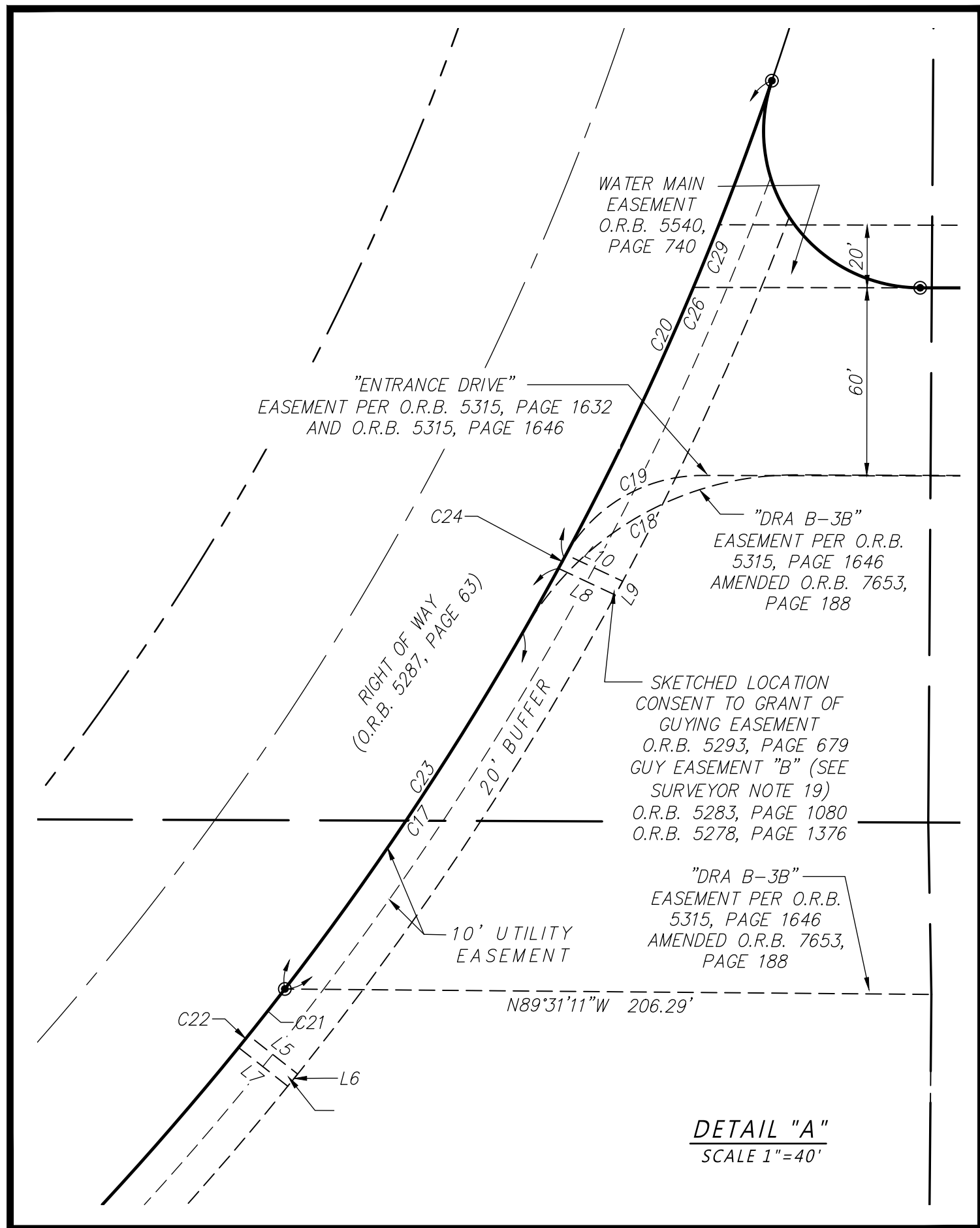
CITY OF OCALA  
MARION COUNTY, FLORIDA



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.F.M. - LS 6553  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 www.JCHg.com

PLAT BOOK \_\_, PAGE \_\_  
SHEET 4 OF 4



LINE TABLE		
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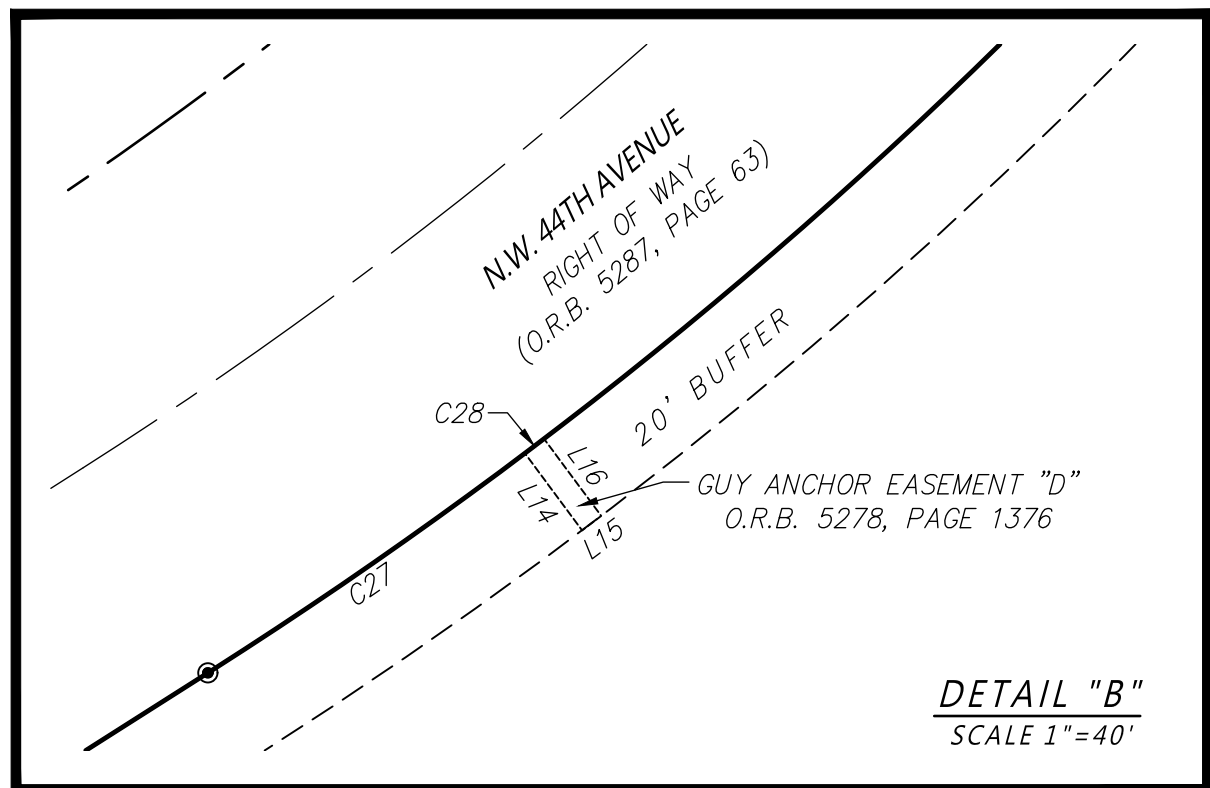
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C7	501.69	500.00	057°29'20"	480.90	N61°06'07"W
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## NOTE:

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