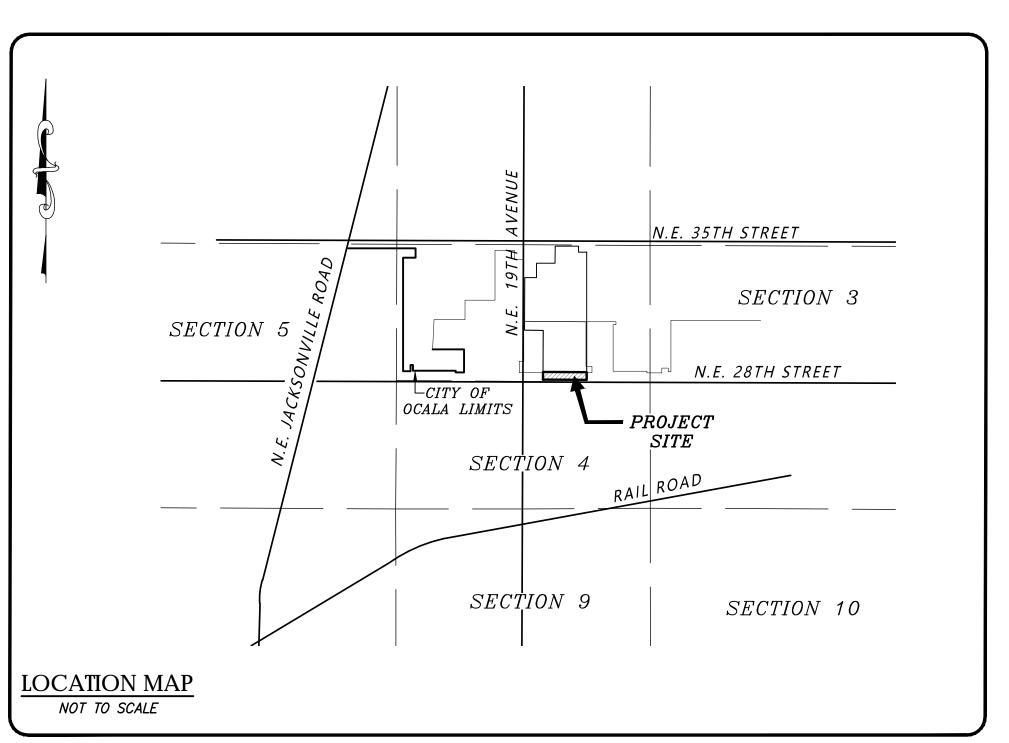
CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTT IN 177.091(8). S EMPLOYED BY THE CITY BUILDING AND ZONING DEPARTMENT, CITY ENVRRONMENTAL HEALTH DEPARTMENT, A RENG ODEPARTMENT SHALL HAVE THE REGIST TO CHTER UPON THE LANDS INCLUDED IN TIME SPLAT FOR TO F INSECTING ANY AND ALL FACILITES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER T THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE. 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, LEGAL DESCRIPTIN 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, LEGAL DESCRIPTIN 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, LEGAL DESCRIPTIN 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, LEGAL DESCRIPTIN 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. 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SUCH COMPLY TO STRUCTON, MARTENANCE, AND DEPENTION SHALL COMPLY WITH TA NATIONAL ELECTRIC, TELEPHONE, GAS DOTTED BY THE FLORIDA SERVICE COMMISSION.</li> <li>BERRINGS ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE R.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANCE FASIL, ASS SHALL WAETERED THE PUBLIC STRUCT AND SERVICE SHALL COMPLY WITH TA NATIONAL ELECTRICAL SHOW HEREON ARE BASED ON THE FLORIDA STREET STRUCT AND ANY TANDES SHOW SHALL SUBDIVISION SHALL ELECTRICAL SALES SHOW HEREON ARE BASED ON THE FLORIDA STREET STREET STREET, SOUTH, RAND AND AND ANY AND AND ANY AND AND ANY AND AND ANY AND A</li></ul>	THER UPON THE LANDS INCLUDED IN THIS PLAT FOR T IRES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TY, HEALTH AND GENERAL WELFARE. WITHOUT THE OTHERS. FOR DEDICATIONS, LEGAL DESCRIPTI MENSIONS SEE SHEET 2. UCH EASEMENTS SHALL ALSO BE EASEMENTS FOR T CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SU F CABLE TELEVISION SERVICES SHALL INTERFERE WITH T. R OTHER PUBLIC UTILITY. 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OR OTHER PUBLIC UTURY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH TINTIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.</li> <li>BEARINGS ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE EAST, AS BEING N.B3761'9'W.</li> <li>STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZO NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED TROM THE FLORIDA DEPARTMENT TRANSPORTATION WITHAUR REFERENCE STATION NETWORK.</li> <li>ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.</li> <li>ADVSORT WOTCH ~ ACCORDING TO THE HANDWAL FLOOD INSURANCE PROGRAM (NRP) FLOOD INSURANCE RATE MAP (PR COMMUNITY PANEL 12005/258E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESORIBED HEREON SLESS WITHIN FLOOD ONLY THE AND ADVESTING THAN SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.</li> <li>ADVSORT WOTCH ~ ACCORDING TO THE HANDWAL FLOOD INSURANCE PROGRAM (NRP) FLOOD INSURANCE RATE MAP (PR COMMUNITY PANEL 12005/258E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESORIBED HEREON SLESS WITHIN THE LARONS DESORIBED HEREON SLESS ADVINT</li></ul>	MENSIONS SEE SHEET 2. 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IN THE EVENT A CABLE TELEVISI LL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECT OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, G , MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE A PUBLIC SERVICE COMMISSION. THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE HE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZON USTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT ADIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS. RANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIR 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLO S HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISH ITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOL MENDED FROM TIME TO TIME AS DETERMINED BY FEMA. 0.17 MILES OF ROAD. ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH L ESS EASEMENT ALONG THE FRONT LOT LINE AND STREET S
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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

# EMERSON POINTE PHASE 1A

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



#### 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 1, 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 1, 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 LANDT 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 \_\_\_\_ DAY OF \_\_\_\_\_ 2025.

> BY: WILLIAM E. SEXTON CITY ATTORNEY

> > CLERK SEAL:

## 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 \_\_\_\_\_ 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		 г — — – – 	
CITY SURVEYOR'S CERTIFICATE OF REVIEW:			
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURV THE CITY OF OCALA AND HAS BEEN FOUND TO CONFO	EYOR AND MAPPER EMPLOYED		
		/	`
BY: R. KELLY ROBERTS FLORIDA CERTIFICATE NO. 5558 CITY OF OCALA – CHIEF LAND SURVEYOR			

CITY SURVEYOR SEAL:

PLAT BOOK \_\_\_\_, PAGE \_\_\_ SHEET 1 OF 2

#### 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 GRANTÉD 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:

WITNESS SIGNATURE

PRINT NAME:

ADDRESS: 426 SW 15TH STREET, OCALA, FL 34471

WITNESS SIGNATURE

PRINT NAME:

ADDRESS: 426 SW 15TH 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 D PHYSICAL PRESENCE OR  $\Box$  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 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:

NAME:

SIGNA TURE

DEVELOPER AND OWNER:

By:\_

EMERSON POINTE DEVELOPMENT LLC, A

MATTHEW P. FABIAN, AS MANAGER

FLORIDA LIMITED LIABILITY COMPANY

DEVELOPER'S ADDRESS:

4349 SE 20TH STREET

OCALA, FL 34471

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 \_\_\_\_\_ 2025.

ATTEST:

KEVIN LOPEZ CHAIRMAN

COUNCIL APPROVAL:

SEAN LANIER, P.E. CITY ENGINEER

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 \_\_\_\_\_ 2025.

ANGEL B. JACOBS CITY CLERK

KRISTEN M DREYER PRESIDENT, CITY COUNCIL

COUNCIL SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION EXPIRATION: \_\_\_\_\_\_

## COMMISSION NUMBER: \_\_\_\_\_.

ATTEST:

