

# SHOPS AT FOXWOOD REPLAT

A REPLAT OF A PORTION OF TRACT 'G' OF SHOPS AT FOXWOOD AS RECORDED IN PLAT BOOK 12, PAGES 3 AND 6 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA  
A PRIVATE COMMERCIAL SUBDIVISION  
SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

PLAT BOOK 12, PAGE 161

SHEET 1 OF 3

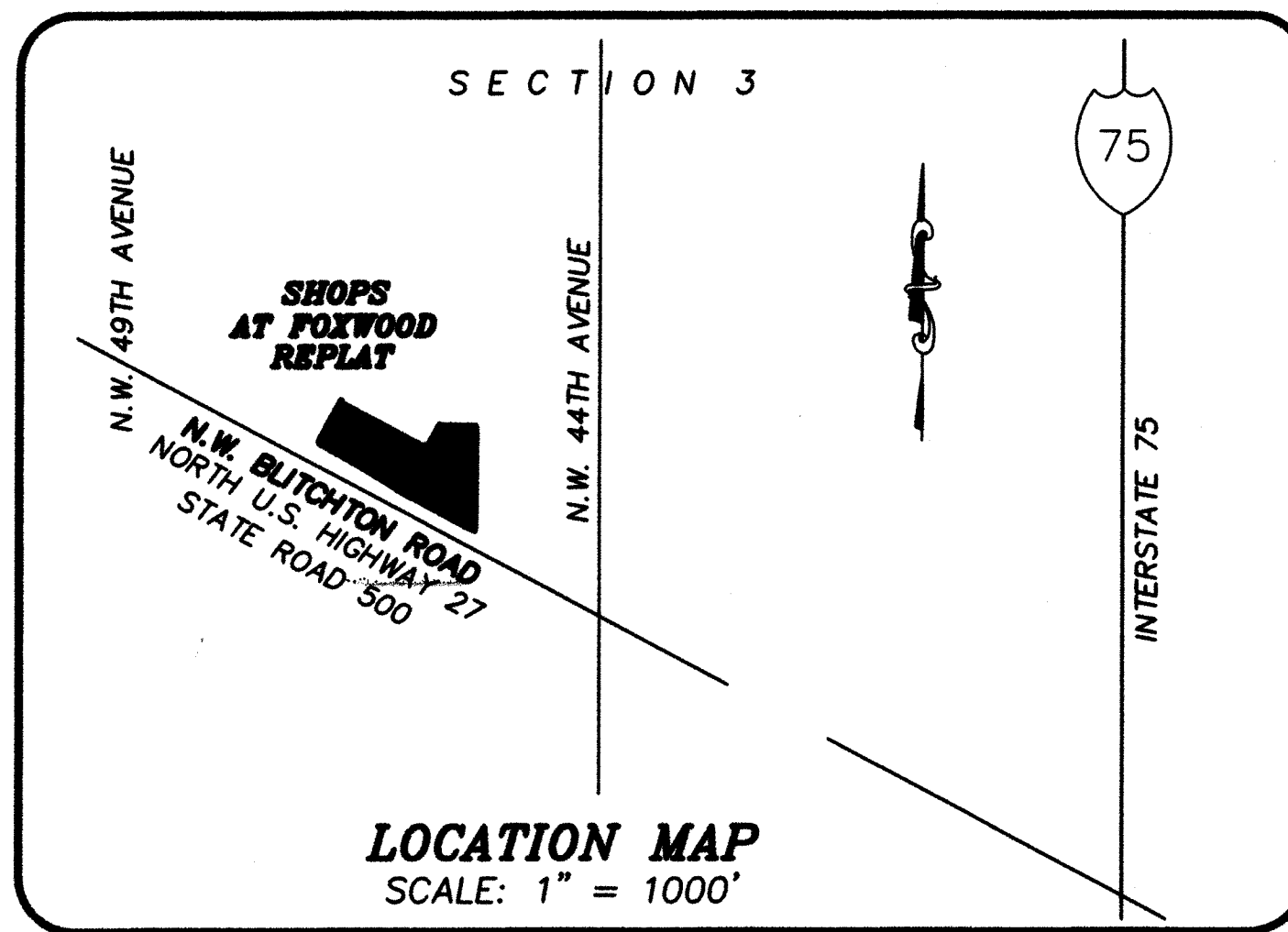
**DESCRIPTION:**

A PORTION OF TRACT "G" OF "SHOPS AT FOXWOOD" AS RECORDED IN PLAT BOOK 12, PAGES 3 THROUGH 6 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "G". THENCE ALONG NORTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27 (RIGHT OF WAY WIDTH VARIES) THE FOLLOWING THREE (3) COURSES, (1). N.61°52'28"W., 460.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 5,801.58 FEET, A CENTRAL ANGLE OF 05°13'06", AND A CHORD BEARING AND DISTANCE OF N.59°16'50"W., 528.21 FEET; (2). THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 528.39 FEET TO THE END OF SAID; (3). THENCE N.61°36'31"W., 33.86 FEET TO THE EASTERLY RIGHT OF WAY LINE OF N.W. 46TH TERRACE; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID EASTERLY RIGHT OF WAY LINE, N.28°23'29"E., 272.56 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°08'09", AND A CHORD BEARING AND DISTANCE OF N.09°49'25"E., 15.92 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.20 FEET TO THE END OF SAID CURVE; THENCE S.61°52'28"E., 522.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 33.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.73°07'32"E., 46.67 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.84 FEET TO A POINT OF TANGENCY; THENCE N.28°07'32"E., 122.00 FEET; THENCE S.61°52'28"E., 14.00 FEET; THENCE S.89°31'20"E., 192.61 FEET TO THE EASTERLY BOUNDARY OF AFORESAID TRACT "G"; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT "G", S.00°28'40"W., 593.66 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 7.11 ACRES, MORE OR LESS.

**SURVEYOR'S NOTES:**

- ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C5040, MARION COUNTY, FLORIDA DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN 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.
- CURRENT ZONING IS B-2 (COMMUNITY BUSINESS), CURRENT LAND USE IS COMMERCIAL.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°28'40"W. ALONG THE BOUNDARY OF TRACT "G" OF THE SHOPS AT FOXWOOD.
- ALL OF THE LAND DESCRIBED ON THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN OFFICIAL RECORDS BOOK 5240, PAGE 1726, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- NO TRACT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND THE COUNTY 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.
- ALL TRAFFIC SIGNS INCLUDING STREET NAME SIGNS ARE TO BE MAINTAINED BY THE ADMINISTRATOR AS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 5240, PAGE 1726 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER TO WHOM THE DEVELOPER HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER IN THIS PLAT, WHICH SAID WRITING MAKES SPECIFIC REFERENCE TO THE PLAT NOTE ON THIS PLAT THAT RESERVES TO THE DEVELOPER THE RIGHT BEING TRANSFERRED, AND WHICH SAID WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THIS PLAT CONTAINS SIX (6) LOTS, TWO (2) TRACTS, AND 0.21 MILES OF ROAD.
- ALL DISTANCES SHOWN HEREON ARE GROUND.
- THIS PLAT IS 3 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION AND DEVELOPER ACKNOWLEDGEMENTS & DEDICATION SEE SHEETS 1 & 2. FOR BOUNDARY DETAIL, AND LOT DIMENSIONS SEE SHEET 3.
- PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY THE CITY OF OCALA.
- DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS.
- FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
- IF ANY PROVISION OF THIS PLAT IS INVALID OR UNENFORCEABLE, ALL PROVISIONS OF THIS PLAT OTHER THAN SUCH INVALID OR UNENFORCEABLE PROVISION SHALL CONTINUE IN FULL FORCE AND EFFECT. IF THE APPLICATION OF ANY PROVISION OF THIS PLAT TO ANY PARTICULAR PERSON OR CIRCUMSTANCE IS INVALID OR UNENFORCEABLE, ALL VALID AND ENFORCEABLE PROVISIONS OF THIS PLAT SHALL APPLY FULLY TO ALL PERSONS AND CIRCUMSTANCES OTHER THAN THOSE AS TO WHICH SUCH APPLICATION IS INVALID OR UNENFORCEABLE.
- THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY 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.
- ALL UTILITY EASEMENTS SHOWN HEREON 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 TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER FACILITY.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- STATE PLANE COORDINATES BASED ON C.O.E.D. G.P.S. CONTROL POINTS 0009 AND 0010, NAD-83 (1990 ADJUSTMENT).
- IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6411, PAGE 1447 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ALL LOTS SHALL USE SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS THROUGH LOTS TO U.S. HIGHWAY 27 IS PROHIBITED.



SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, SURVEYOR'S NOTES & CERTIFICATION, LOCATION MAP, COUNTY APPROVALS
2	DEVELOPERS' ACKNOWLEDGEMENT & DEDICATION, CONSENT OF MORTGAGEES, TITLE CERTIFICATE
3	STATE PLANE COORDINATES DETAIL OF PROPERTY ENCOMPASSING



**CONCURRENCY NOTE:**  
THIS PROPOSED SUBDIVISION HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, SITE/DRAINAGE PLAN REVIEW AND/OR BUILDING PERMIT REVIEW.

**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.

**CLERK OF CIRCUIT COURT'S ACKNOWLEDGMENT:**  
I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 12 AT PAGES 161-163 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 4:00 P.M. ON THIS 21 DAY OF June, 2016.

BY: David R. Ellspermann 4:00 PM 6/21/16  
DAVID R. ELLSPERMANN  
CLERK OF THE CIRCUIT COURT

**ASSESSMENT NOTIFICATION:**  
THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM AND/OR TRAFFIC SAFETY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO TURN LANES, BY-PASS LANES AND TRAFFIC SIGNALS WHEN, IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION, SUCH FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.

BY: Kathy Bryant  
KATHY BRYANT, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

**APPROVAL OF COUNTY OFFICIALS:** DEVELOPMENT REVIEW COMMITTEE:

- BY: [Signature] COUNTY ENGINEERING  
BY: [Signature] COUNTY FIRE SERVICES  
BY: [Signature] COUNTY GROWTH SERVICES  
BY: [Signature] COUNTY SURVEYOR  
BY: [Signature] COUNTY UTILITIES  
BY: [Signature] COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL, THIS IS TO CERTIFY THAT ON THE 21<sup>ST</sup> DAY OF JUNE, 2016 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY: [Signature]  
KATHY BRYANT, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

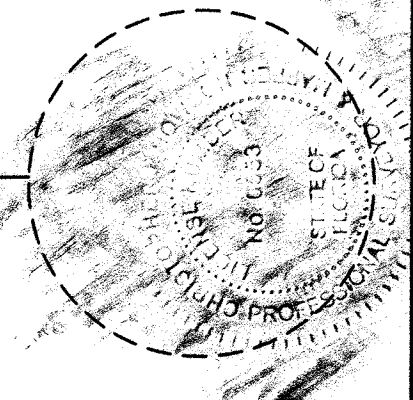
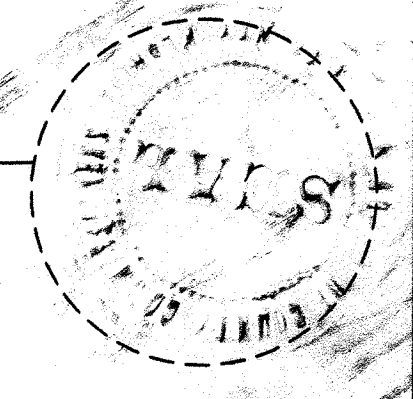
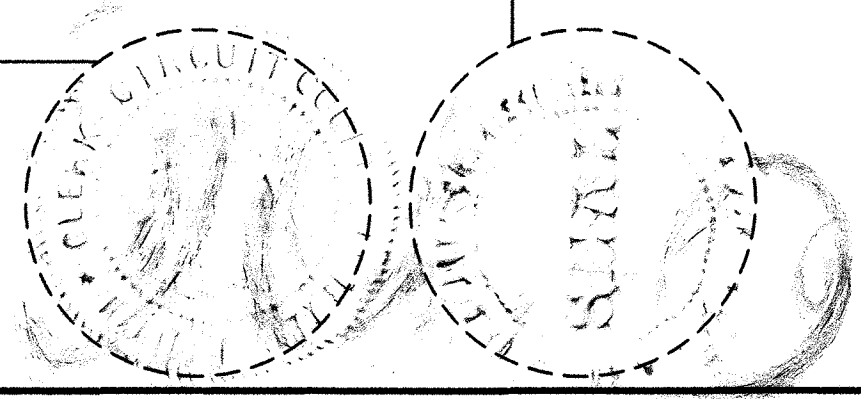
BY: [Signature]  
SIGNATURE  
KATHY BRYANT, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST: DAVID R. ELLSPERMANN  
PRINTED NAME  
CLERK OF THE CIRCUIT COURT

ATTEST: [Signature]  
SIGNATURE  
DAVID R. ELLSPERMANN  
CLERK OF THE CIRCUIT COURT

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: [Signature]  
CHRISTOPHER J. HOWSON, P.S.M.  
FLORIDA REGISTERED SURVEYOR NO. LS 6553  
JCH CONSULTING GROUP, INC.  
CERTIFICATE OF AUTHORIZATION  
NO. LB 8071  
3128 NW BLITCHTON ROAD  
OCALA, FLORIDA 34475



PREPARED BY: JCH CONSULTING GROUP, INC. 8435 S.W. BOTH STREET, SUITE 3, OCALA, FL 34475  
 I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MARION COUNTY.



# SHOPS AT FOXWOOD REPLAT

PLAT BOOK 12, PAGE 162

SHEET 2 OF 3

A REPLAT OF A PORTION OF TRACT 'G' OF SHOPS AT FOXWOOD AS RECORDED IN  
PLAT BOOK 12, PAGES 3 AND 6 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA  
A PRIVATE COMMERCIAL SUBDIVISION  
SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
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3	STATE PLANE COORDINATES DETAIL OF PROPERTY ENCOMPASSING

### DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT MARK A. JANK, MANAGER OF SECOND NINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAVE CAUSED TO BE MADE THE PLAT OF "SHOPS AT FOXWOOD REPLAT", THE SAME BEING A SUBDIVISION OF LAND HEREON DESCRIBED; TRACTS "A" & "B" AND THE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENTS DEPICTED HEREON, TOGETHER WITH ALL IMPROVEMENTS THEREON SHALL BE PRIVATE PROPERTY AND ARE HEREBY DEDICATED TO AND MAINTAINED BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH PRIVATE STREETS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON STORMWATER AND DRAINAGE FACILITIES WITHIN THE SUBDIVISION IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. THE SUBDIVISION SHALL BE SUBJECT TO A PERPETUAL RIGHT OF WAY EASEMENT HEREBY GRANTED FOR INGRESS AND EGRESS BY SANITATION, POSTAL, FIRE, LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, MARION COUNTY, AND CITY OF OCALA UTILITY PERSONNEL, PROVIDING SERVICE TO THE SUBDIVISION; AND THAT THE UTILITY EASEMENTS NOTED OR DEPICTED HEREON ARE RESERVED EXCLUSIVELY FOR SUCH USES BY THE UTILITIES (MUNICIPAL, GOVERNMENTAL, AND PRIVATE), TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST, AND THAT NO OTHER OBLIGATION IS IMPOSED UPON MARION COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE STORMWATER DRAINAGE FACILITIES OR EASEMENTS.

IN WITNESS WHEREOF OF THE SAID SECOND NINE PARTNERS, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS 16th DAY OF JUNE, 2016.

SECOND NINE PARTNERS, LLC

BY: Mark A. Jank  
MARK A. JANK, MANAGER

WITNESS Tim Steppen  
SIGNATURE  
TIM STEPPEN  
PRINTED NAME

WITNESS Amy C. Auvil  
SIGNATURE  
AMY C. AUVIL  
PRINTED NAME

### NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED, MARK A. JANK, MANAGER OF SECOND NINE PARTNERS, LLC, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN  OR WHO PRODUCED IDENTIFICATION  AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 16th DAY OF JUNE, 2016.

NOTARY PUBLIC Deborah P. B...  
STATE OF FLORIDA

COMMISSION EXPIRES: JUNE 10, 2018



### TITLE CERTIFICATE:

I HAVE EXAMINED A REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF THE TITLE TO THE ABOVE DESCRIBED LANDS IN MARION COUNTY, FLORIDA. BASED UPON THIS EXAMINATION, I FIND THE FEE SIMPLE TITLE THERETO VESTED IN SECOND NINE PARTNERS, LLC., A FLORIDA LIMITED LIABILITY COMPANY. SUBJECT, HOWEVER TO THE FOLLOWING:

- THAT CERTAIN MORTGAGE FROM SECOND NINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO THE PARK AVENUE BANK, FILED OF RECORD 11/23/2005 IN BOOK 4253, PAGE 568; AMENDED AND RESTATED IN BOOK 4892, PAGE 1550, IN THE ORIGINAL PRINCIPAL AMOUNT OF \$7,000,000.00, AS ASSIGNED TO GATEWAY BANK OF CENTRAL FLORIDA BY DOCUMENT RECORDED IN BOOK 4892, PAGE 1547, AND THE TERMS AND CONDITIONS THEREOF. SAID MORTGAGE HAS BEEN MODIFIED BY INSTRUMENT(S) RECORDED IN BOOK 5455, PAGE 681; AND BOOK 5488, PAGE 1226; AND IN BOOK 5872, PAGE 215.
- ASSIGNMENT OF RENTS AND LEASES FROM SECOND NINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO THE PARK AVENUE BANK, FILED OF RECORD 11/23/2005 IN BOOK 4253, PAGE 587; ASSIGNED IN BOOK 4892, PAGE 1547.
- UCC-1 (FINANCING STATEMENT) RECORDED 11/23/2005 IN BOOK 4253, PAGE 597; ASSIGNED IN BOOK 4892, PAGE 1547.
- ASSIGNMENT OF RENTS AND LEASES FROM SECOND NINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO GATEWAY BANK OF CENTRAL FLORIDA, FILED OF RECORD 09/20/2007 IN BOOK 4892, PAGE 1565.
- UCC-1 (FINANCING STATEMENT) RECORDED 09/20/2007 IN BOOK 4892, PAGE 1570.
- SECOND MORTGAGE DEED FROM SECOND NINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO GATEWAY BANK OF CENTRAL FLORIDA, FILED OF RECORD 1/8/2016 IN BOOK 6329, PAGE 331.
- COLLATERAL ASSIGNMENT OF LEASES, RENTS AND PROFITS FROM SECOND NINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO GATEWAY BANK OF CENTRAL FLORIDA, FILED OF RECORD 1/8/2016 IN BOOK 6329, PAGE 346.
- UCC-1 (FINANCING STATEMENT) RECORDED 1/8/2016 IN BOOK 6329, PAGE 351.
- NOTICE OF COMMENCEMENT RECORDED 1/22/2016 IN BOOK 6335, PAGE 114.
- EASEMENT RECORDED IN BOOK 1399, PAGE 129.
- EASEMENT FOR SANITARY SEWER, RECORDED IN BOOK 2318, PAGE 99.
- EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2144, PAGE 704.
- MODIFICATION OF EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 2681, PAGE 1554.
- EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3567, PAGE 417.
- STORMWATER DRAINAGE EASEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3567, PAGE 423, FIRST AMENDMENT IN BOOK 3882, PAGE 1812.
- EASEMENT FOR INGRESS AND EGRESS, RECORDED IN BOOK 3854, PAGE 1618.
- EASEMENT FOR INGRESS AND EGRESS AND UTILITIES, RECORDED IN BOOK 3854, PAGE 1610.
- EASEMENT RECORDED IN BOOK 2719, PAGE 99, CORRECTED IN BOOK 3854, PAGE 1601.
- MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK 12, PAGE(S) 3, INCLUDING, BUT NOT LIMITED TO, ANY BUILDING SETBACK LINES AND/OR EASEMENTS LYING WITHIN THE LOT(S) DESCRIBED IN EXHIBIT "A".
- EASEMENT FOR DRAINAGE, RECORDED IN BOOK 4364, PAGE 1250.
- ANNEXATION AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 5195, PAGE 673.
- TERMS AND CONDITIONS OF RECIPROCAL EASEMENT AND CONSTRUCTION AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 5240, PAGE 1685.
- ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN THAT CERTAIN LEASE BETWEEN PUBLIX SUPER MARKETS, INC., LESSOR, AND SHOPS AT FOXWOOD LLC, LESSEE, A MEMORANDUM OF WHICH IS RECORDED IN BOOK 5240, PAGE 1707; FIRST AMENDMENT IN BOOK 5625, PAGE 657.
- DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, INCLUDING ANY AMENDMENTS OR MODIFICATIONS THERETO, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 5240, PAGE 1726, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- COVENANT RUNNING WITH THE LAND RECORDED IN BOOK 5377, PAGE 1030, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

BY: R. WILLIAM FUTCH, P.A.

R. William Futch  
R. WILLIAM FUTCH, ESQ.

### CONSENT OF MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT GATEWAY BANK OF CENTRAL FLORIDA, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED NOVEMBER 23, 2005, AND RECORDED IN OFFICIAL RECORDS BOOK 4253, PAGE 568 AND ASSIGNED ON SEPTEMBER 14, 2007 IN OFFICIAL RECORDS BOOK 4892, PAGE 1547 AND AMENDED ON SEPTEMBER 14, 2007 IN OFFICIAL RECORDS BOOK 4892, PAGE 1550, AND A COLLATERAL ASSIGNMENT AND SECURITY AGREEMENT WITH ACKNOWLEDGMENT AND CONSENT DATED AUGUST 17, 2009 RECORDED IN OFFICIAL RECORDS BOOK 5240, PAGE 1799. SECOND MORTGAGE DATED JANUARY 08, 2016, RECORDED IN OFFICIAL RECORDS BOOK 6329, PAGE 331. ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ENCUMBERING THE PROPERTY DESCRIBED HEREON, DOES CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION HEREON.

IN WITNESS WHEREOF SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS PRESIDENT ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION ON THIS 16 DAY OF JUNE, 2016.

GATEWAY BANK OF CENTRAL FLORIDA  
BY: Russell S. Branson  
RUSSELL S. BRANSON, PRESIDENT

WITNESS Jay A. Musleh  
SIGNATURE  
JAY A. MUSLEH  
PRINTED NAME

WITNESS Kathleen Davis  
SIGNATURE  
KATHLEEN DAVIS  
PRINTED NAME

### NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED, RUSSELL S. BRANSON AS PRESIDENT OF GATEWAY BANK OF CENTRAL FLORIDA WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN  OR WHO PRODUCED IDENTIFICATION  AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS AN OFFICER OF THE FOREGOING CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 16 DAY OF June, 2016.

NOTARY PUBLIC Cathie Lent  
STATE OF FLORIDA



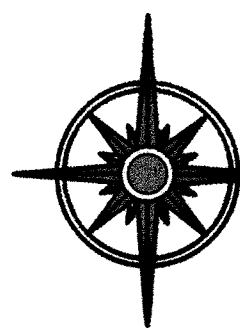
COMMISSION EXPIRES:

### SURVEYOR'S CERTIFICATE:

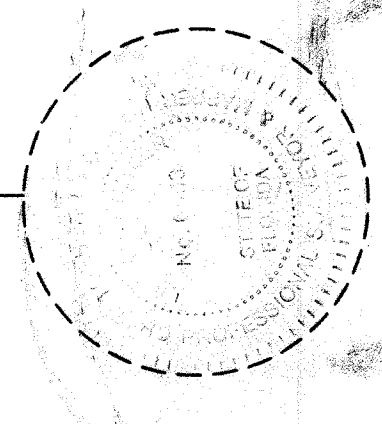
I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

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  
3128 NW BLITCHTON ROAD  
OCALA, FLORIDA 34475

06/15/16



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT, SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
CORPORATE OFFICE: 8435 S.W. 80TH STREET, SUITE 3, OCALA, FL 34475  
CHRISTOPHER J. HOWSON, P.S.M., C.F.M., L.S. 6553  
3128 NW BLITCHTON ROAD, OCALA, FLORIDA 34475  
PHONE: 352.462.1462 FAX: 352.462.8550 www.jchgroup.com





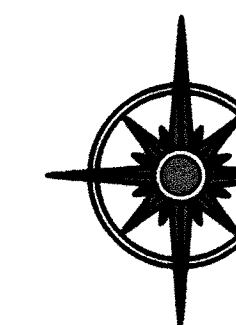
# SHOPS AT FOXWOOD REPLAT

A REPLAT OF A PORTION OF TRACT 'G' OF SHOPS AT FOXWOOD AS RECORDED IN  
 PLAT BOOK 12, PAGES 3 AND 6 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA  
 A PRIVATE COMMERCIAL SUBDIVISION  
 SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

PLAT BOOK 12, PAGE 163

SHEET 3 OF 3


SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, SURVEYOR'S NOTES & CERTIFICATION, LOCATION MAP, COUNTY APPROVALS
2	DEVELOPERS' ACKNOWLEDGEMENT & DEDICATION, CONSENT OF MORTGAGEES, TITLE CERTIFICATE
3	STATE PLANE COORDINATES DETAIL OF PROPERTY ENCOMPASSING

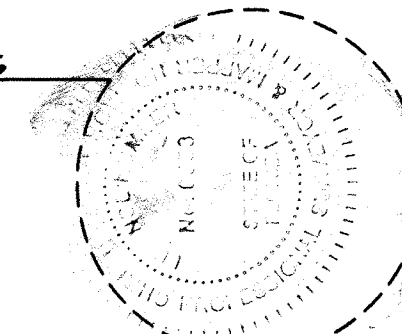


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 138 NW BLITCHTON ROAD, OCALA, FLORIDA 34747  
 PHONE (352) 465-1462 FAX (352) 465-1463 www.jchgroup.com

**SURVEYOR'S CERTIFICATE:**

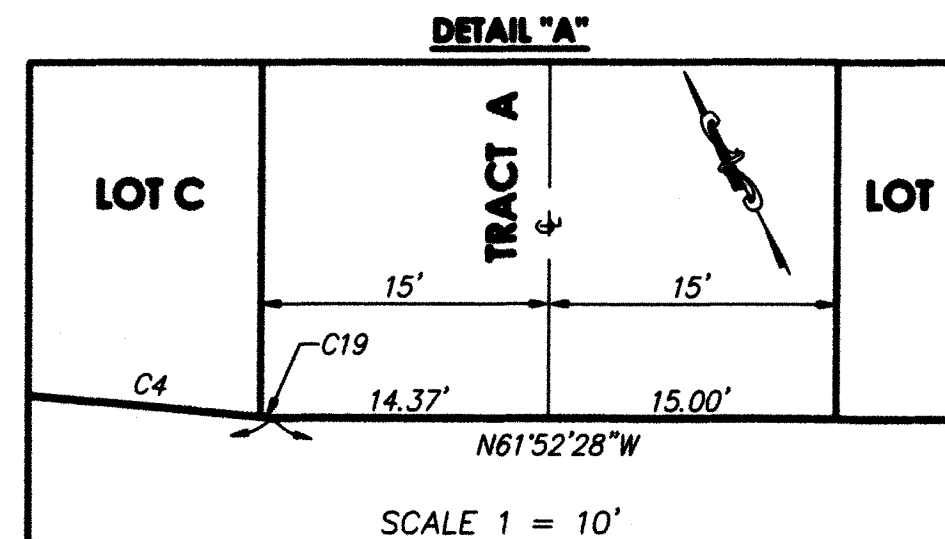
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BY:  06/15/16  
 CHRISTOPHER J. HOWSON, P.S.M.  
 FLORIDA REGISTERED SURVEYOR NO. LS 6553  
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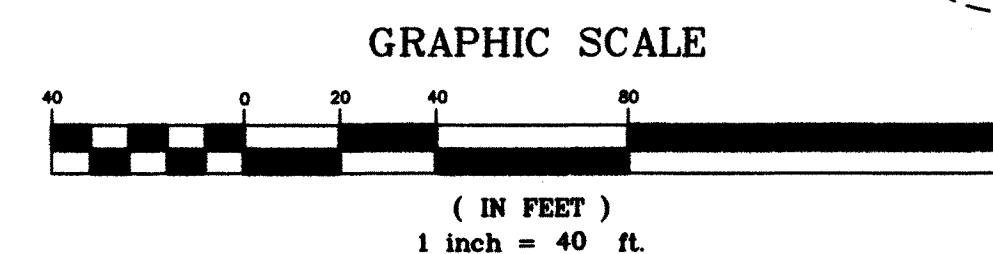


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.15	25.00	089°44'02"	35.27	S73°15'30"W
C2	50.27	32.00	090°00'00"	45.25	N16°52'28"W
C3	50.27	32.00	090°00'00"	45.25	S73°07'32"W
C4	180.52	5801.58	001°46'58"	180.51	S57°34'09"E
C5	180.18	5801.58	001°46'46"	180.17	S59°21'01"E
C6	167.06	5801.58	001°39'00"	167.05	S61°03'54"E
C7	24.08	33.00	041°48'37"	23.55	N07°13'13"E
C8	24.08	33.00	041°48'37"	23.55	S49°01'50"W
C9	24.08	33.00	041°48'37"	23.55	N07°13'13"E
C10	24.08	33.00	041°48'37"	23.55	S49°01'50"W
C11	34.56	22.00	090°00'00"	31.11	N16°52'28"W
C12	34.56	22.00	090°00'00"	31.11	S73°07'32"W
C13	24.08	33.00	041°48'37"	23.55	N07°13'13"E
C14	24.08	33.00	041°48'37"	23.55	S49°01'50"W
C15	156.45	5821.58	001°32'23"	156.44	N57°33'52"W
C16	152.15	5821.58	001°29'51"	152.15	N59°21'33"W
C17	153.01	5821.58	001°30'21"	153.01	N61°08'11"W
C18	24.08	33.00	041°48'37"	23.55	S07°13'13"W
C19	0.63	5801.58	000°00'23"	0.63	N56°40'29"W
C20	39.39	25.00	090°15'58"	35.44	S16°44'30"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°07'32"E	15.00
L2	N28°07'32"E	30.00



PORTION OF PARCEL NO: 21509-000-00  
 ZONING: B-2 COMMUNITY BUSINESS  
 LAND USE: COMMERCIAL  
 TRACT "G"  
 SHOPS AT FOXWOOD  
 PLAT BOOK "12", PAGES 3-6



- LEGEND** UNLESS OTHERWISE NOTED
- ☐ = CENTERLINE OF RIGHT-OF-WAY
  - ⊕ = PERMANENT REFERENCE MONUMENT  
SET 4" x 4" CONCRETE MONUMENT (LB 8071)
  - ⊙ = PERMANENT CONTROL POINT  
FOUND NAIL & DISK NO. LB 8071
  - = SET 5/8" IRON ROD & CAP NO. LB 8071
  - +/- = MORE OR LESS
  - R/W = RIGHT OF WAY
  - I.E.D.U.E. = INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT
  - U.E. = UTILITY EASEMENT

PARCEL NO: 21517-000-00  
 ZONING: B-2 COMMUNITY BUSINESS  
 LAND USE: COMMERCIAL

LOT 2  
 MARKETPLACE OF OCALA  
 PLAT BOOK "7", PAGES 81 & 82

PERPETUAL NON-EXCLUSIVE EASEMENT FOR  
 VEHICULAR AND PEDESTRIAN INGRESS &  
 EGRESS OVER AND ACROSS PARKING,  
 DRIVEWAYS AND SIDEWALKS  
 PER OFFICIAL RECORDS BOOK 2144, PAGE 704  
 AND MODIFIED IN OFFICIAL RECORDS BOOK  
 2681, PAGE 1554

**POINT OF BEGINNING**  
 SOUTHEAST CORNER OF TRACT "G"  
 SHOPS AT FOXWOOD  
 PLAT BOOK "12", PAGES 3-6

PREPARED BY: JCH CONSULTING GROUP, INC. 8435 S.W. BOTH STREET, SUITE 3, OCALA, FL 34475

**N.W. BLITCHTON ROAD  
 U.S. HIGHWAY NO. 27**  
 (RIGHT OF WAY WIDTH VARIES)