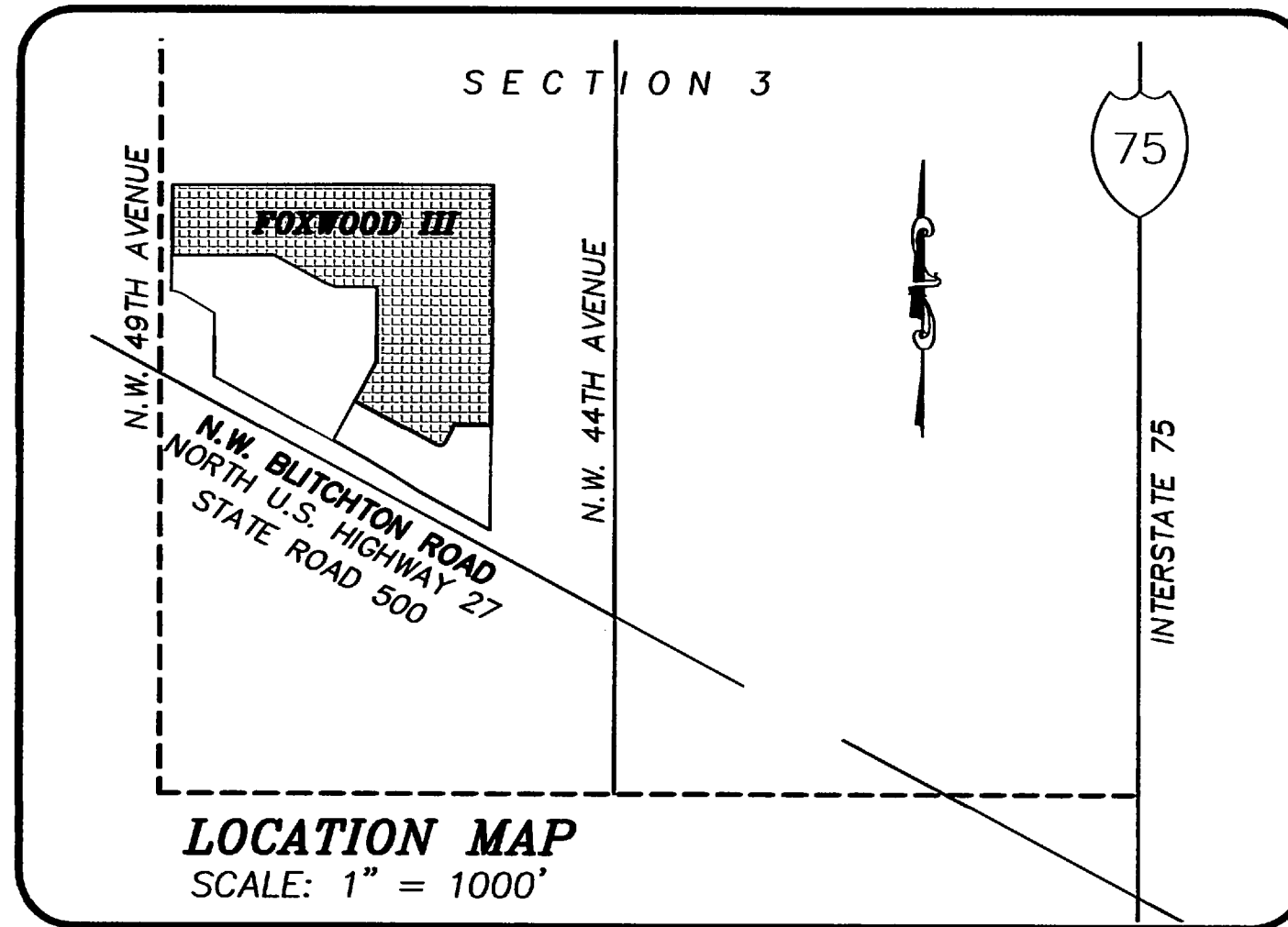


FOXWOOD III
A PLANNED UNIT DEVELOPMENT
(A PRIVATE COMMERCIAL SUBDIVISION)

PLAT BOOK 14, PAGE 191
SHEET 1 OF 2

A REPLAT OF 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.
SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



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:

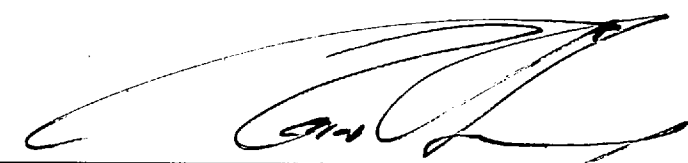
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "G"; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT G THE FOLLOWING FOUR (4) COURSES: (1) S.00°30'33"W, 697.58 FEET; (2) THENCE N.89°12'50"E, 3.12 FEET; (3) THENCE S.00°28'52"W, 661.59 FEET; (4) THENCE S.00°28'40"W, 7.94 FEET TO THE NORTHEASTERLY MOST CORNER OF SHOPS AT FOXWOOD REPLAT AS RECORDED IN PLAT BOOK 12, PAGES 161 THROUGH 163 INCLUSIVE OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE, ALONG THE NORTHERLY BOUNDARY LINE OF SAID SHOPS AT THE FOXWOOD REPLAT THE FOLLOWING SIX (6) COURSES: (1) THENCE N.89°31'20"W, 192.61 FEET; (2) THENCE N.61°52'28"W, 14.00 FEET; (3) THENCE S.28°07'32"W, 122.00 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 S.73°07'32"W, 46.67 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.84 FEET TO A POINT OF TANGENCY; (5) THENCE N.61°52'28"W, 522.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, 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; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.20 FEET TO THE END OF SAID CURVE AND THE NORTHERLY MOST CORNER OF SAID PLAT OF SHOPS AT FOXWOOD REPLAT; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE, ALONG THE WESTERLY AND SOUTHERLY BOUNDARY LINE OF SAID TRACT "G" THE FOLLOWING SIX (6) COURSES: (1) N.28°23'29"E, 243.40 FEET; (2) THENCE N.00°18'01"W, 421.99 FEET; (3) THENCE S.89°41'59"W, 202.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 178.00 FEET, A CENTRAL ANGLE OF 28°41'40", AND A CHORD BEARING AND DISTANCE OF N.75°57'12"W, 88.22 FEET; (4) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 89.14 FEET TO A POINT OF TANGENCY; (5) THENCE N.61°36'22"W, 338.70 FEET; (6) THENCE S.89°41'59"W, 575.70 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "G"; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, ALONG THE EASTERLY RIGHT OF WAY LINE OF NW 49TH AVENUE (HAVING A 80' RIGHT OF WAY), N.00°35'51"E, 397.70 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT "G"; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG SAID NORTHERLY BOUNDARY LINE OF SAID TRACT "G" THE FOLLOWING THREE (3) COURSES: (1) N.89°41'59"E, 1,209.26 FEET; (2) THENCE N.89°43'30"E, 68.90 FEET; (3) THENCE S.89°53'54"E, 540.22 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 33.67 ACRES, MORE OR LESS.

LESS AND EXCEPT:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE ALONG THE NORTHERLY BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 3, S89°25'15"E, A DISTANCE OF 40.02 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF N.W. 49TH AVENUE (BEING 80.00 FEET WIDE); THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY LINE, N00°37'56"E, A DISTANCE OF 88.86 FEET TO THE N.W. CORNER OF "SHAMROCK ADVENTURE LX" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK '9', PAGE 133 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, N00°35'51"E, A DISTANCE OF 599.51 FEET TO THE S.W. CORNER OF "QUAIL MEADOW" AS RECORDED IN PLAT BOOK 'Y', PAGES 89 THROUGH 91 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT OF WAY LINE, ALONG THE SOUTHERLY BOUNDARY OF SAID "QUAIL MEADOW", N89°41'59"E, A DISTANCE OF 1209.26 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, S00°01'12"E, A DISTANCE OF 176.51 FEET; THENCE S89°40'57"E, A DISTANCE OF 196.46 FEET TO THE N.W. CORNER OF LANDS DESCRIBED AS "WELL SITE PROPERTY" IN OFFICIAL RECORDS BOOK 3854, PAGE 1610 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, S89°07'12"E, A DISTANCE OF 60.67 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, S00°57'19"E, A DISTANCE OF 36.95 FEET TO THE S.E. CORNER OF SAID LANDS; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, N88°58'38"W, A DISTANCE OF 60.41 FEET TO THE S.W. CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS, N00°33'41"W, A DISTANCE OF 36.80 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.05 ACRES, MORE OR LESS.

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, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6533
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471

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 HAS CAUSED TO BE MADE THE PLAT OF "FOXWOOD III", 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 HEREIN 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.

WITNESSES:

WITNESS SIGNATURE

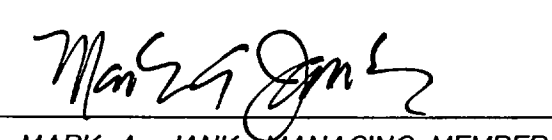
PRINT NAME: Marvinz Andrews

WITNESS SIGNATURE

PRINT NAME: Micah Ymimbs

DEVELOPER AND OWNER:
SECOND NINE PARTNERS, LLC.

By:

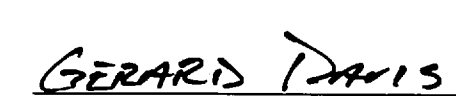

MARK A. JANK, MANAGING MEMBER
DEVELOPER'S ADDRESS:
2700 TRILLIUM RIDGE #4218
THE VILLAGES, FL 32163

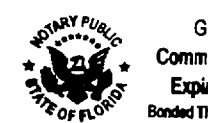
NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

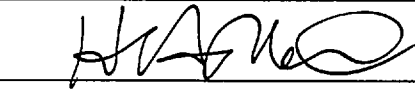
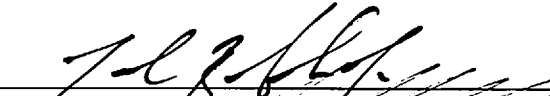
THE FOREGOING DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18th DAY OF MAY, 2022 BY MARK A. JANK, AS MANAGING MEMBER OF SECOND NINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME.


NOTARY PUBLIC


PRINT NAME: GERARD DAVIS

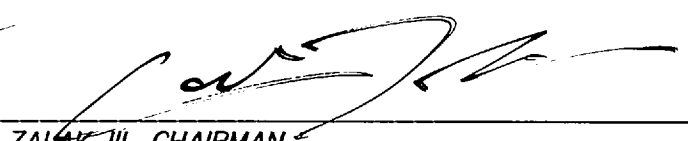

GERARD DAVIS
Commission # HW1612274
Expires June 28, 2024
Bonded This Budget Notary Service

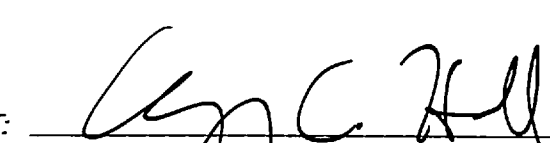
APPROVAL BY COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

BY:  COUNTY ENGINEERING
BY:  COUNTY FIRE SERVICES
BY:  COUNTY GROWTH SERVICES
BY:  COUNTY SURVEYOR
BY:  COUNTY UTILITIES
BY:  COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE 18th DAY OF May, 2022 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

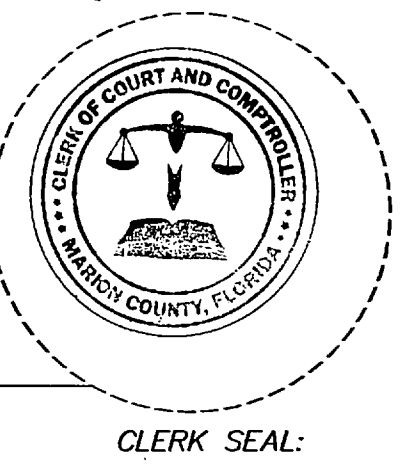
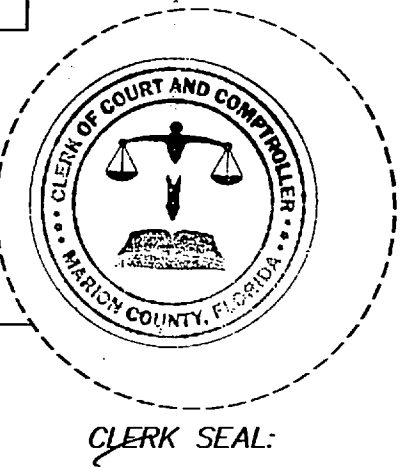
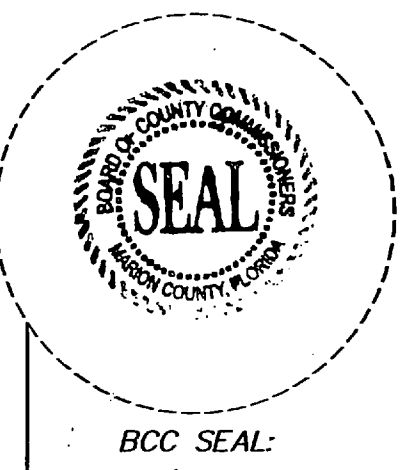
BY: 
CARL ZALESKI III, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS,
MARION COUNTY, FLORIDA.

ATTEST: 
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK OF CIRCUIT COURT

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT, THIS PLAT OF "FOXWOOD III" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS 18th DAY OF May, 2022 4:30 AM/PM AND RECORDED ON PAGE 191 OF PLAT BOOK 14 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: 
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT



FOXWOOD III

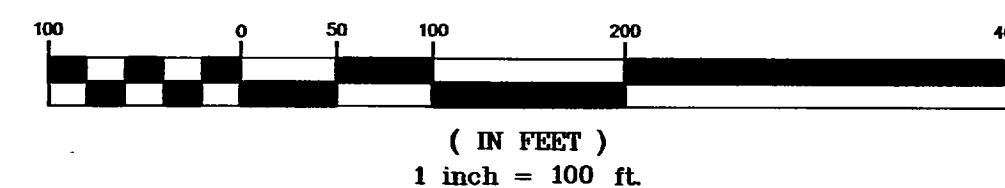
A PLANNED UNIT DEVELOPMENT (A PRIVATE COMMERCIAL SUBDIVISION)

A REPLAT OF 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.
SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

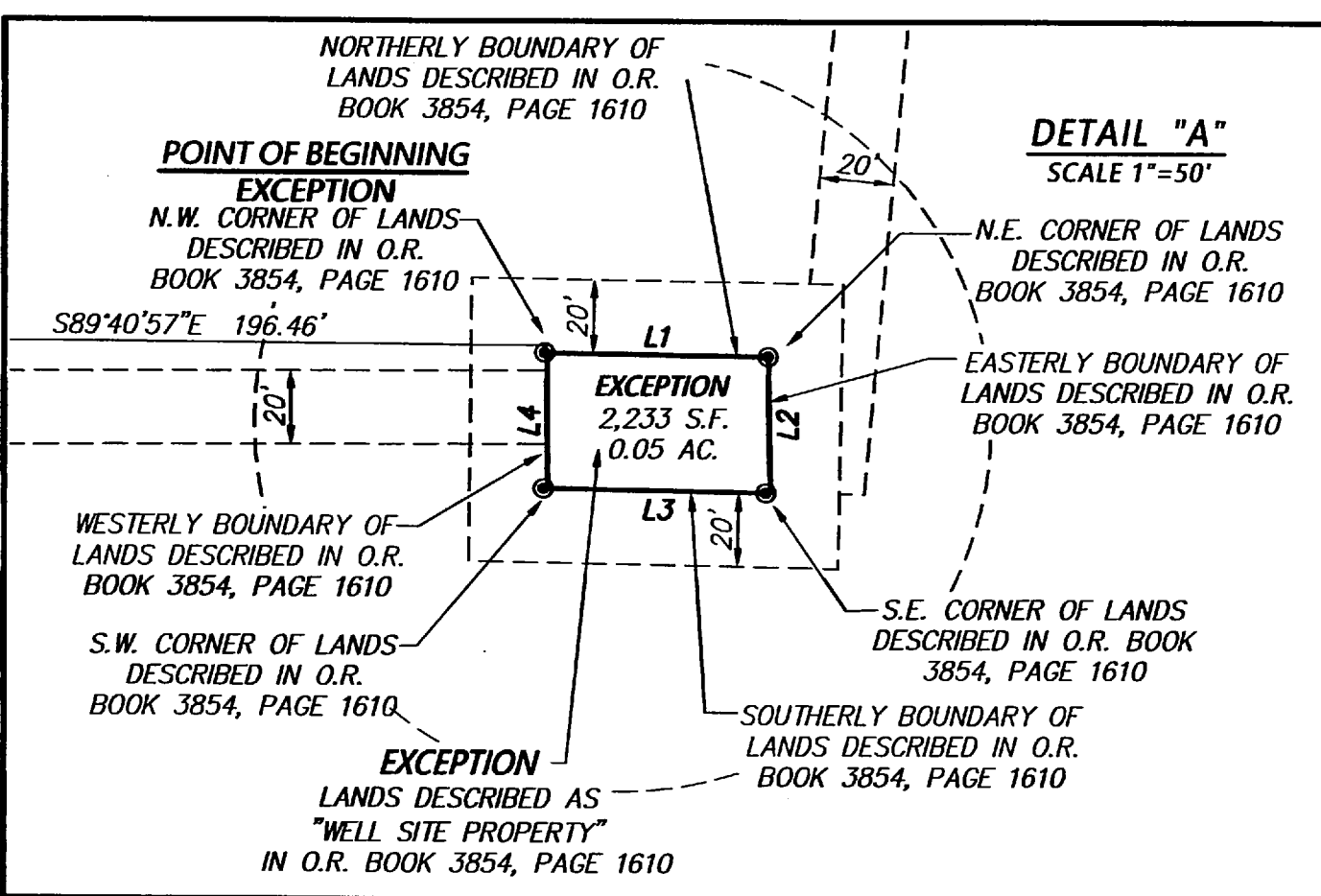
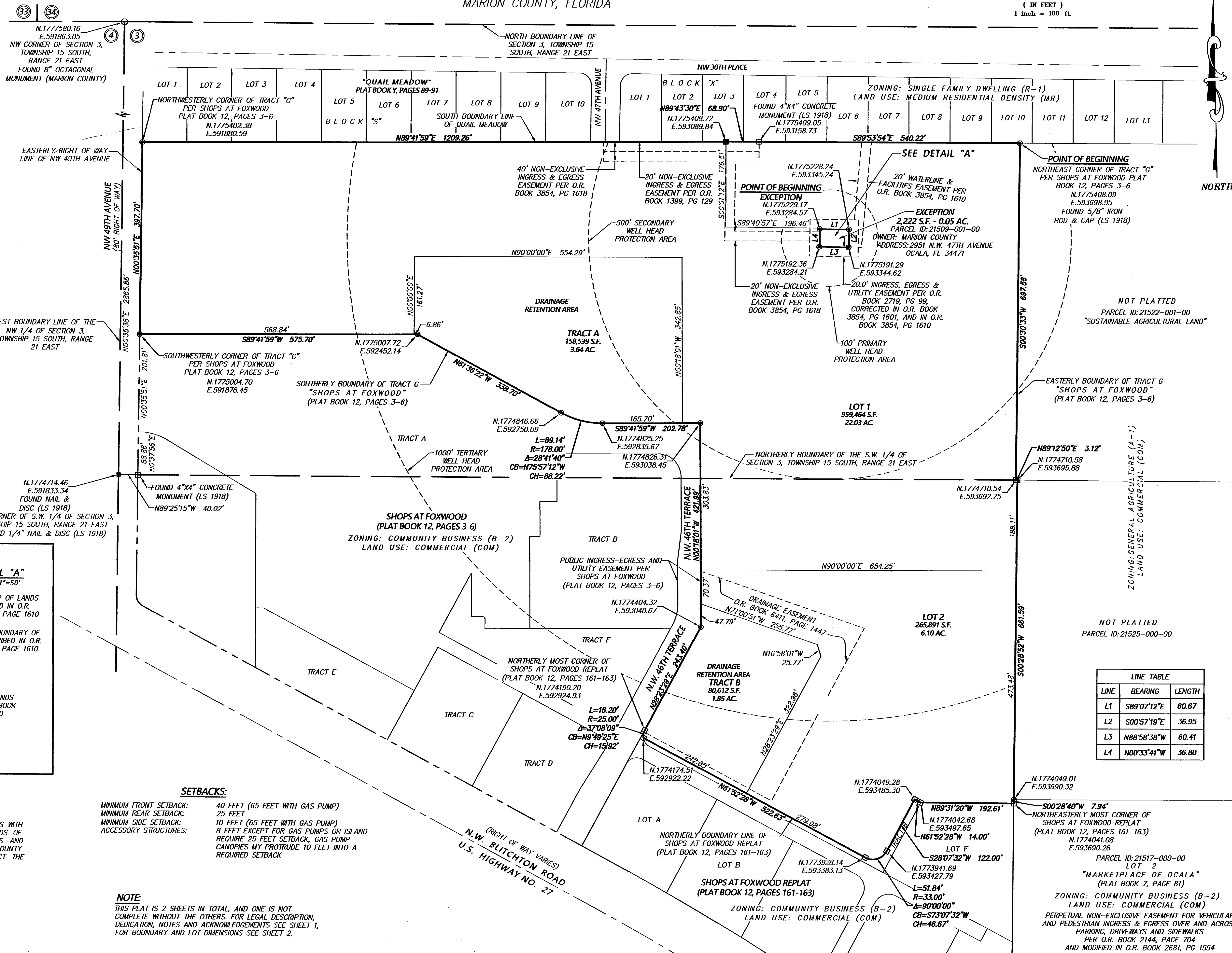
PLAT BOOK 14, PAGE 198

SHEET 2 OF 2

GRAPHIC SCALE



- 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 = LICENSE BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - 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 AREA
 - = PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 4" X 4" CONCRETE MONUMENT (LB 8071)
 - = PERMANENT REFERENCE MONUMENT (P.R.M.)
SET 4" X 4" CONCRETE MONUMENT (LB 8071)
 - ⊙ = PERMANENT CONTROL POINT (P.C.P.)
SET NAIL & DISC P.C.P. (LB 8071)
 - ⊙ = PERMANENT CONTROL POINT (P.C.P.)
FOUND 5/8" NAIL & DISC (LB 5091)



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* 05/06/22
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 34701

SETBACKS:

MINIMUM FRONT SETBACK: 40 FEET (65 FEET WITH GAS PUMP)
MINIMUM REAR SETBACK: 25 FEET
MINIMUM SIDE SETBACK: 10 FEET (65 FEET WITH GAS PUMP)
ACCESSORY STRUCTURES: 8 FEET EXCEPT FOR GAS PUMPS OR ISLAND REQUIRE 25 FEET SETBACK, GAS PUMP CANOPIES MAY PROTRUDE 10 FEET INTO A REQUIRED SETBACK

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°07'12"E	60.67
L2	S00°57'19"E	36.95
L3	N88°58'38"W	60.41
L4	N00°33'41"W	36.80