

OCALA WEST SHOPPING CENTER PHASE 2

PLAT BOOK _____, PAGE _____.

A PORTION OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 21 EAST,
CITY OF OCALA, MARION COUNTY, FLORIDA

SHEET 1 OF 4

ADVISORY NOTICES:

1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS LOW INTENSITY AND B-4.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120330, PANEL 0516, SUFFIX E, MARION COUNTY, FLORIDA, DATED 4/19/2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X". ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE MARION COUNTY OFFICIAL RECORDS.
4. 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 INFRASTRUCTURE IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.

GENERAL NOTES:

1. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM, DATED 5/13/2024.
2. THIS PLAT CONTAINS 4 LOTS, NO ROAD RIGHTS-OF-WAY AND NO INFRASTRUCTURE IMPROVEMENTS.
3. BEARINGS SHOWN HEREON ARE BASED ON THE DEED RECORDED IN OFFICIAL RECORDS BOOK 7114, PAGE 1032, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, IN PARTICULARLY THE NORTHEASTERLY MOST LINE OF SUBJECT PROPERTY BEARING N41°36'55"W; THE BEARINGS ARE NOT STATE PLANE GRID BEARINGS.
4. STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED BY THE BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM IN JULY 2024, WHICH WAS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
5. WATER, SEWER, ELECTRIC, GAS AND TELECOMMUNICATION UTILITIES ARE CURRENTLY WITHIN THE EASEMENTS SHOWN OR NOTED HEREON. THIS PLAT PROPOSES NO NEW EASEMENTS.
6. THE EASEMENTS SHOWN HEREON AND RECORDED IN O.R.B. 270, PG. 74; O.R.B. 270, PG. 77; O.R.B. 1024, PG. 255; O.R.B. 1203, PG. 1975; O.R.B. 1203, PG. 1981; O.R.B. 1237, PG. 446 AND O.R.B. 1262, PG. 1876 CONTINUE ON TO THE ADJOINING PROPERTIES.
7. THE FOLLOWING EASEMENTS ARE BLANKET TYPE EASEMENTS APPLICABLE TO AND ENCUMBERING ALL OF THE PROPERTY SHOWN AND DESCRIBED HEREON: O.R.B. 1185, PG. 1644; O.R.B. 1203, PG. 2007; O.R.B. 1225, PG. 1513; O.R.B. 1262, PG. 1847; O.R.B. 1262, PG. 1865; O.R.B. 1714, PG. 1211; AND O.R.B. 3216, PG. 230.
8. THE FOLLOWING DOCUMENTS ARE APPLICABLE TO THE PROPERTY SHOWN HEREON BUT DO NOT REPRESENT A SURVEY MATTER: O.R.B. 1199, PG. 577; O.R.B. 1263, PG. 1539; O.R.B. 1327, PG. 203; O.R.B. 1665, PG. 1180 AND O.R.B. 7922, PG. 987.
9. 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 CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
10. THE EXISTING SHOPPING CENTER DRIVEWAY CONNECTIONS TO S.W. COLLEGE ROAD AND S.W. 19th AVENUE ROAD ARE LOCATED ON LOT 1 AND THESE TWO DRIVEWAYS SHALL PROVIDE ACCESS TO LOTS 2, 3 AND 4 BY EXISTING EASEMENT RIGHTS OVER AND ACROSS LOT 1. NO NEW DRIVEWAY CONNECTIONS SHALL BE MADE TO THE ADJOINING PUBLIC RIGHTS-OF-WAY.
11. BOUNDARY PERMANENT REFERENCE MONUMENTS WERE EITHER FOUND AND ACCEPTED OR SET AS SHOWN AND NOTED HEREON.
12. THE EASEMENT AREA FOR THE MODIFICATION OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1288, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS DEPICTED BY A HAND DRAWN SKETCH, WITH NO DIMENSIONS, IN EXHIBIT "A" OF THE DOCUMENT. THIS EASEMENT IS PLOTTED ON THIS PLAT BASED ON THE SURVEYED LOCATION OF THE PAVED DRIVE AISLE AND DRIVEWAY, AND TO MIMIC THE LOCATION AND SHAPE OF THE AREA REFERENCED IN EXHIBIT "A" OF THE EASEMENT DOCUMENT.

CERTIFICATE OF APPROVAL BY CITY ATTORNEY:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA AND APPROVED BY HIM AS TO FORM AND LEGALITY ON THE _____ DAY OF _____, 20____.

BY: _____
WILLIAM E. SEXTON
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY CITY SURVEYOR:

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

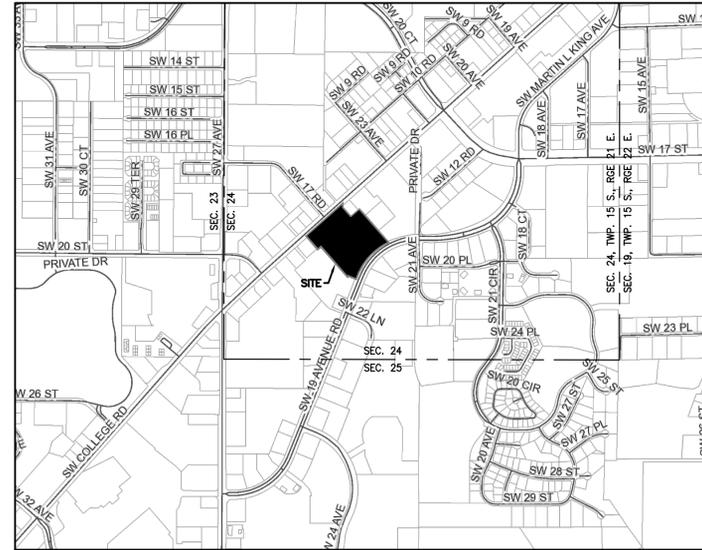
BY: _____
R. KELLY ROBERTS, PSM
CHIEF LAND SURVEYOR, CITY OF OCALA
FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 5558

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION:

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 _____, 20____.

ATTEST:
BY: _____
KEVIN LOPEZ, CHAIRPERSON
PLANNING & ZONING COMMISSION

BY: _____
SEAN LANIER, P.E.
CITY ENGINEER

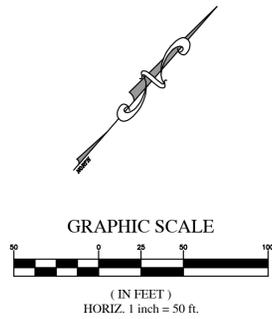


OCALA WEST SHOPPING CENTER PHASE 2

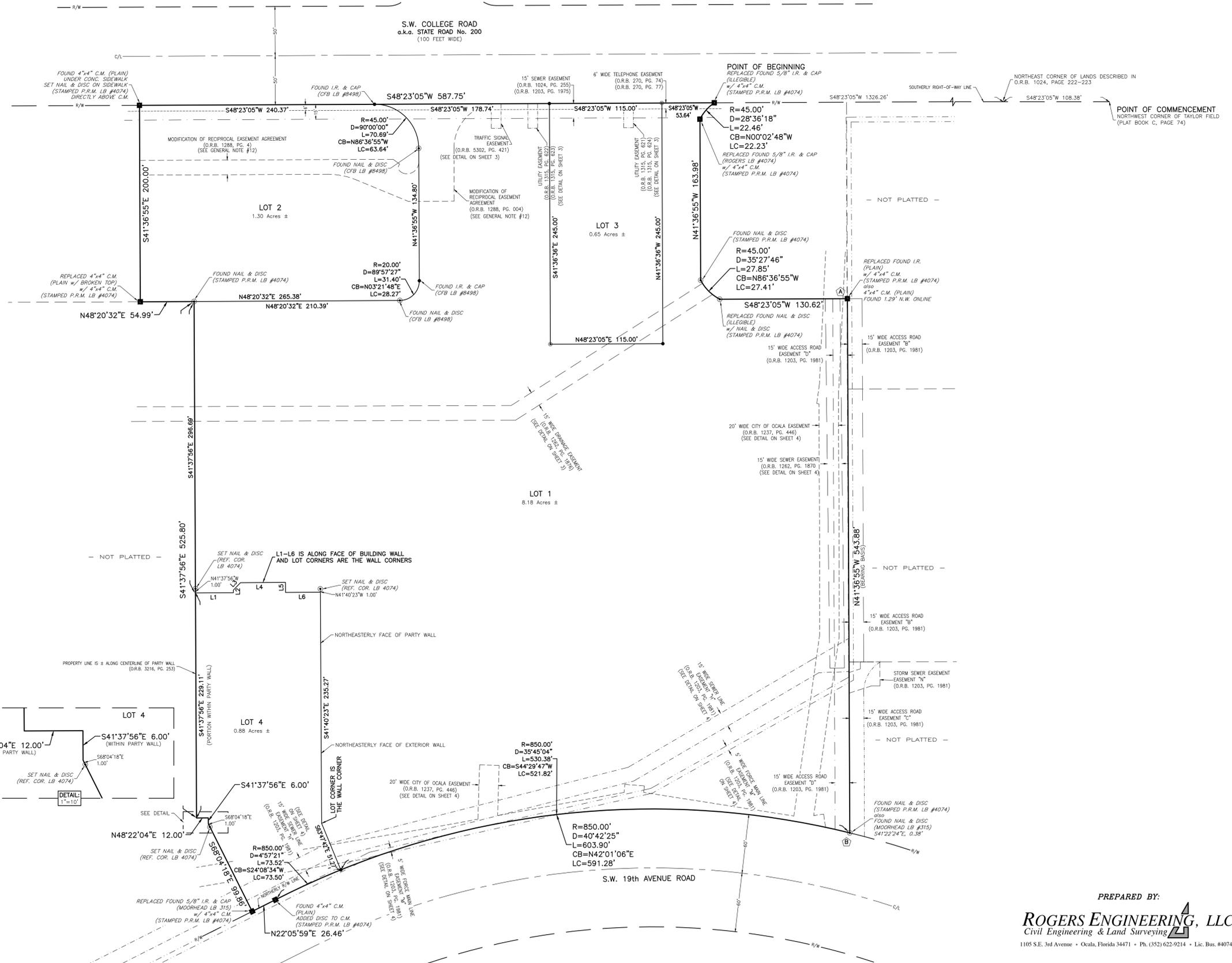
A PORTION OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 21 EAST,
CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 2 OF 4



| STATE PLANE COORDINATES | |
|----------------------------|---------------------------------|
| Ⓐ | N: 1758013.397 E: 604079.966 |
| Ⓑ | N: 1757605.259 E: 604439.451 |
| BEARING BASIS: N41°22'24"W | |



- LEGEND**
- 4"x4" CONCRETE MONUMENT
 - SET 5/8" IRON ROD & CAP (ROGERS ENG. LB #4074) (UNLESS OTHERWISE NOTED)
 - ⊙ SET NAIL & DISC (ROGERS ENG. LB #4074) (UNLESS OTHERWISE NOTED)
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - P/L PROPERTY LINE
 - NR NON-RADIAL
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - R RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - C1 CURVE NUMBER (SEE CURVE TABLE)

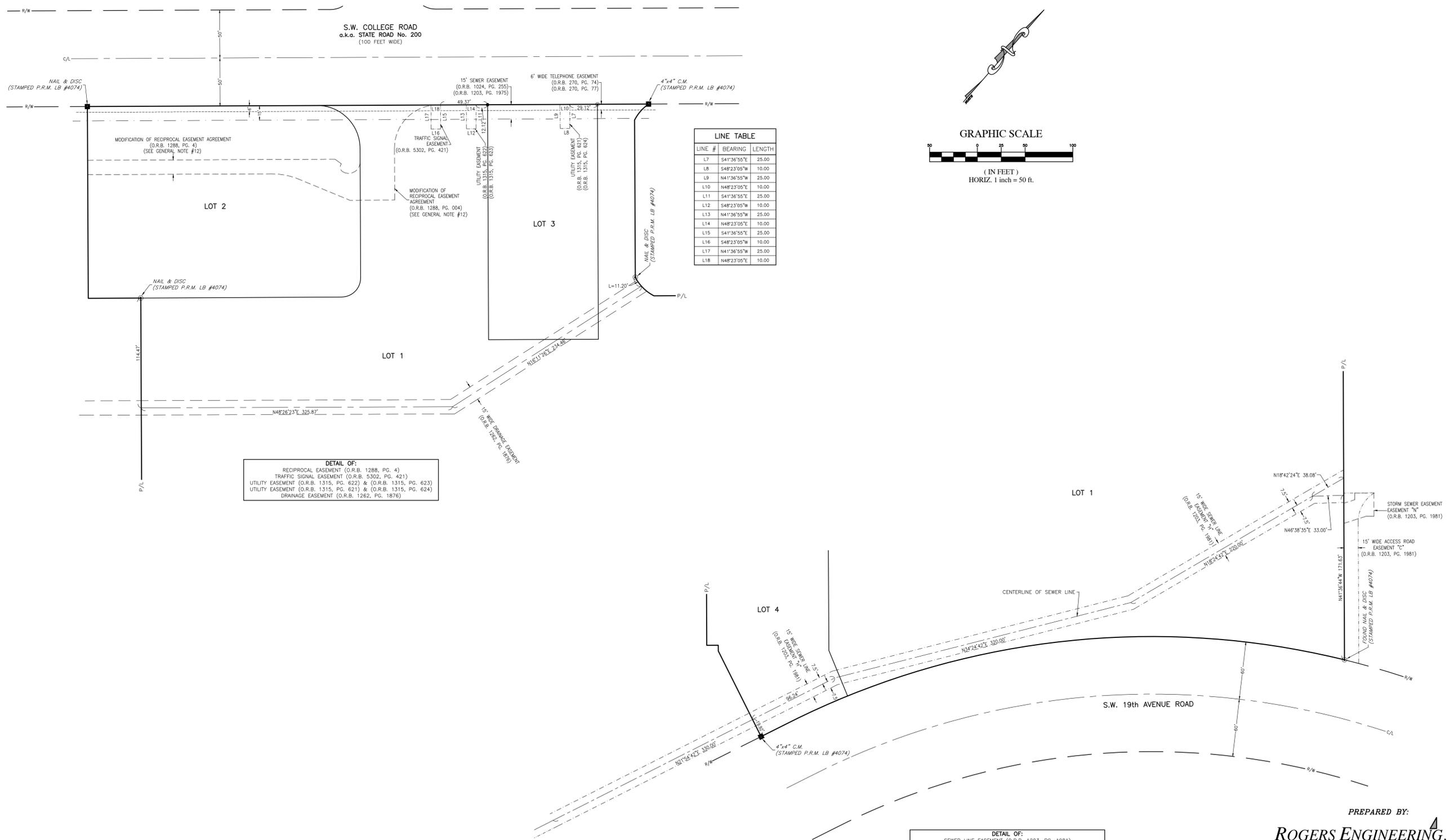
PREPARED BY:
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

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PLAT BOOK _____, PAGE _____.

SHEET 3 OF 4



DETAIL OF:
 RECIPROCAL EASEMENT (O.R.B. 1288, PG. 4)
 TRAFFIC SIGNAL EASEMENT (O.R.B. 5302, PG. 421)
 UTILITY EASEMENT (O.R.B. 1315, PG. 622) & (O.R.B. 1315, PG. 623)
 UTILITY EASEMENT (O.R.B. 1315, PG. 621) & (O.R.B. 1315, PG. 624)
 DRAINAGE EASEMENT (O.R.B. 1262, PG. 1876)

DETAIL OF:
 SEWER LINE EASEMENT (O.R.B. 1203, PG. 1981)
 ADJACENT ACCESS ROAD EASEMENT (O.R.B. 1203, PG. 1981)
 ADJACENT STORM SEWER EASEMENT (O.R.B. 1203, PG. 1981)

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