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. - 12-6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 405-1402 FAX: (866) 272-4333 www.JCHcg.com

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

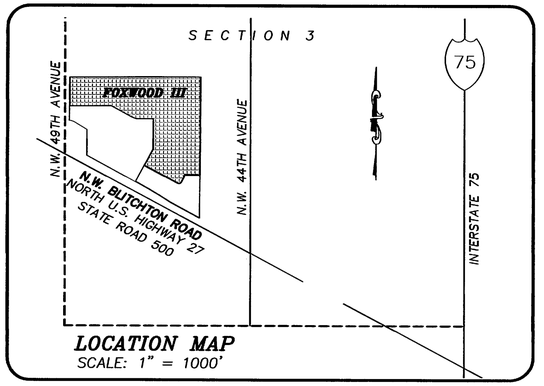
PLAT BOOK 14, PAGE 197
SHEET 1 OF 2

NOTES:

1. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12083C504E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, 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.
2. THE SITE'S FUTURE LAND USE DESIGNATION IS COMMERCIAL AND URBAN RESIDENTIAL; THE ZONING IS B-2 (COMMUNITY BUSINESS) AND PUD (PLANNED UNIT DEVELOPMENT), RESPECTIVELY.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N.89°41'59"E. ALONG THE NORTH BOUNDARY LINE OF TRACT "G" OF THE SHOPS AT FOXWOOD PER PLAT BOOK 12, PAGES 3 THROUGH 6.
4. 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.
5. NO LOT 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.
6. 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.
7. 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.
8. 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.
9. THIS PLAT CONTAINS TWO (2) LOTS, TWO (2) TRACTS, AND 0 MILES OF ROAD.
10. ALL DISTANCES SHOWN HEREON ARE GROUND.
11. THIS PLAT IS 2 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, DEVELOPER ACKNOWLEDGEMENTS & DEDICATION SEE SHEET 1, FOR BOUNDARY DETAIL AND LOT DIMENSIONS SEE SHEET 2..
12. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
13. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS.
14. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
15. 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.
16. 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.
17. 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.
18. 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.
19. STATE PLANE COORDINATES BASED ON C.O.E.D. G.P.S. CONTROL POINTS 0009 AND 0010, NAD-83 (1990 ADJUSTMENT).
20. 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.
21. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE 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 PLAN, AND/OR BUILDING PERMIT REVIEW.
22. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
23. 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.
24. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.
25. ADVISORY NOTICE: ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND.
THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES."
26. SUBJECT PARCEL IS ENCUMBERED BY MORTGAGE FROM SECOND NINE PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF THE PARK AVENUE BANK, RECORDED IN BOOK 4253, PAGE 568, ASSIGNED IN BOOK 4892, PAGE 1547, AMENDED AND RESTATED IN BOOK 4892, PAGE 1550, MODIFIED IN BOOK 5455, PAGE 681, MODIFIED IN BOOK 5488, PAGE 1226, MODIFIED IN BOOK 5872, PAGE 215 AND MORTGAGE/MODIFICATION RENEWAL AGREEMENT IN BOOK 6718, PAGE 1076.
27. IN ADDITION TO THE DEVELOPER'S RIGHTS AS SET FORTH IN OR BOOK 6411, PAGE 1447, THE DEVELOPER ALSO DEDICATES AND ALLOCATES THE AREA OUTSIDE OF TRACT B, BUT WITHIN THE DRAINAGE EASEMENT AREA REFERENCED IN OR BOOK 6411, PAGE 1447, TO AND FOR THE EXCLUSIVE USE OF LOT 2 TO PROVIDE ADDITIONAL DRAINAGE RETENTION AND SURFACE WATER MANAGEMENT FOR THE BENEFIT OF SAID LOT 2.

PREPARED BY: JCH CONSULTING GROUP, INC. 426 S.W. 15TH STREET, OCALA, FL, 34471

I HEREBY CERTIFY THAT THIS PLAT IS IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MARION COUNTY.
JOHN R. ARCHER JR. P.S.M. 5531
5/16/22



LOCATION MAP
SCALE: 1" = 1000'

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: _____ 05/16/22
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 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:
Marvenze Andrews
WITNESS SIGNATURE
PRINT NAME: Marvenze Andrews
Micah Mimbs
WITNESS SIGNATURE
PRINT NAME: Micah Mimbs

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 13TH 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
GERARD DAVIS PRINT NAME:
GERARD DAVIS
Commission # HH 015274
Expires June 28, 2024
Bonded thru Budget Notary Services

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 ZALAK III, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS,
MARION COUNTY, FLORIDA.

ATTEST: _____ 5/18/22 @ 4:30pm
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

BCC SEAL:
CLERK SEAL:

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 AT 4:30 AM/PM AND RECORDED ON PAGE 197 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

CLERK SEAL:

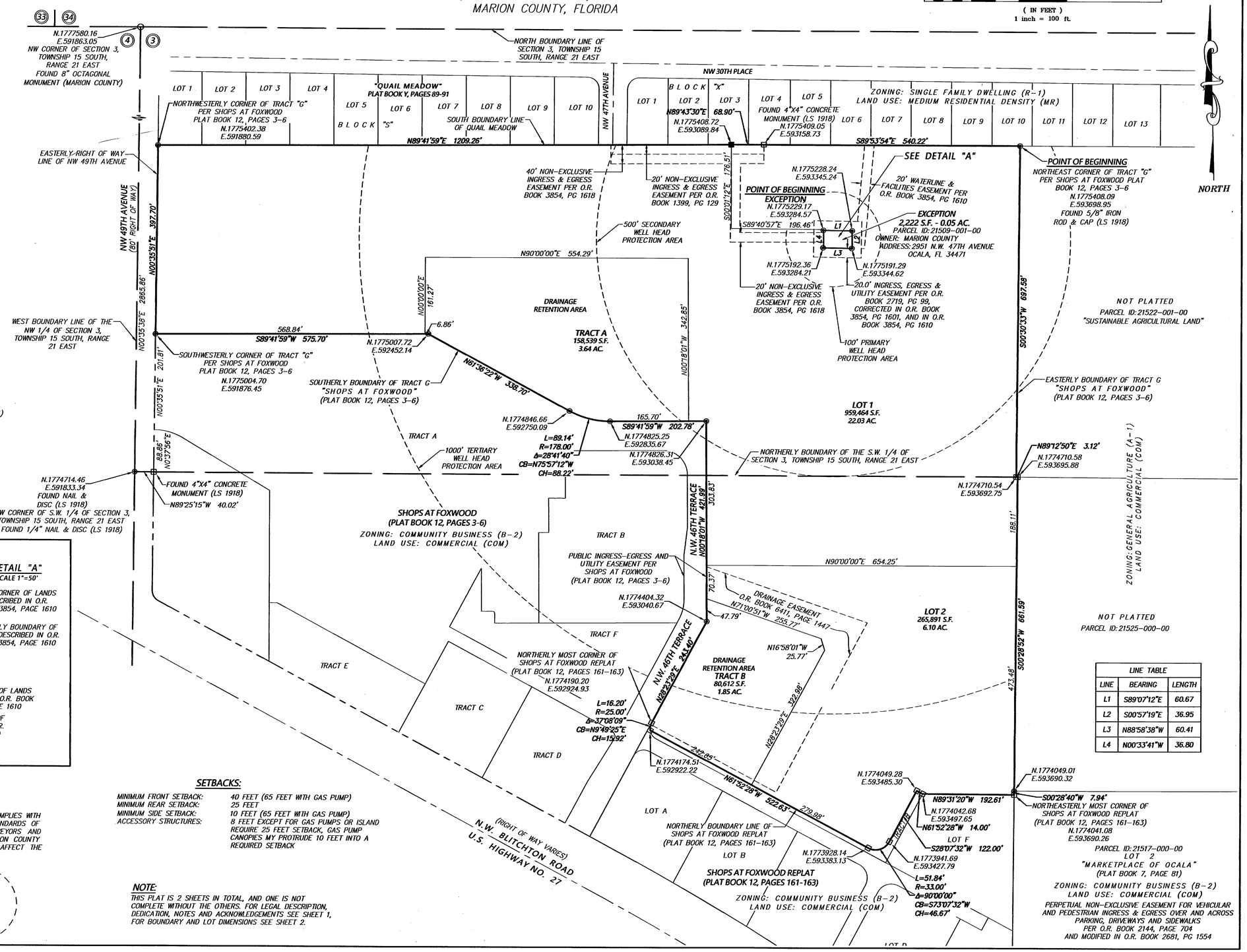
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 6553
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1402 FAX (888) 272-8335 www.JCHcg.com

FOXWOOD III

A PLANNED UNIT DEVELOPMENT (A PRIVATE COMMERCIAL SUBDIVISION)

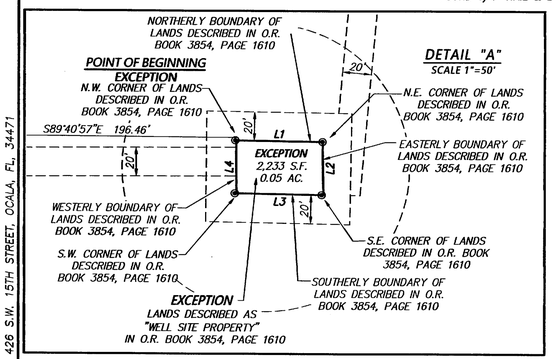
A REPLAT OF A PORTION OF TRACT 'G' OF SHOPS AT FOXWOOD AS RECORDED IN PLAT BOOK 12, PAGES 3 THROUGH 6 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



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. E.	= NORTHING / EASTING (STATE PLANE COORDINATES)
℄	= 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)



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

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 MY PROTRUDE 10 FEET INTO A REQUIRED SETBACK

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: _____ 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 34471

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.

PREPARED BY: JCH CONSULTING GROUP, INC. 426 S.W. 15TH STREET, OCALA, FL. 34471