

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471

SURVEYOR'S NOTES:

- 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.
- THIS PLAT CONTAINS 3 LOTS AND 0.00 MILES OF ROAD.
- BEARINGS AND STATE PLANE COORDINATES ARE BASED ON THE NORTH BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST AS BEING S.89°36'22"E., AND ARE IN FLORIDA WEST GRID NAD-83 (CORS96)(EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF MARION COUNTY.
- ANY REFERENCE HEREIN TO OFFICIAL RECORDS BOOKS ARE REFERRING TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12083C0514E, MARION COUNTY, FLORIDA, COMMUNITY NO. 120330, PANEL NO. 0514E, DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" – AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "AE" – AN AREA OF SPECIAL FLOOD HAZARD. 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.
- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- 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.
- 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 CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS, PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
- ALL LOTS SHOWN HEREIN SHALL REQUIRE A STORMWATER DRAINAGE DESIGN COMPLYING WITH SECTION 122-217 OF THE CITY OF OCALA CODE OF ORDINANCES, WHICH MUST BE SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- PROPERTY DESCRIBED HEREIN IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, RESOLUTIONS, ORDERS, AGREEMENTS, AND SUBSEQUENT AMENDMENTS AS FOLLOWS:
ORB 3587, PG 1612; ORB 3654, PG 1395; ORB 4442, PG 1874; ORB 5481, PG 1518; ORB 5624, PG 581; ORB 5075, PG 765; ORB 6806, PG 599; ORB 3099, PG 372; ORB 3100, PG 759; ORB 3277, PG 369; ORB 3277, PG 493; ORB 3628, PG 1045; ORB 3383, PG 1758; ORB 3431, PG 9; ORB 4404, PG 1015; ORB 4720, PG 971; ORB 6840, PG 824; ORB 4291, PG 1444; ORB 5249, PG 265; ORB 6133, PG 142; ORB 4687, PG 1957; ORB 6860, PG 956; ORB 7049, PG 905.
- EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 248, PAGE 196, AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION.
- PROPERTY DESCRIBED HEREIN IS SUBJECT TO AN EASEMENT TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, AS RECORDED IN ORB 4719, PG 1891. EASEMENT IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION.
- PROPERTY DESCRIBED HEREIN BENEFITS FROM EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4721, PAGE 330, SAID EASEMENT IS DEPICTED HEREIN.
- EASEMENT TO TECO PEOPLES GAS AS RECORDED IN OFFICIAL RECORDS BOOK 4956, PAGE 1698, AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE CONTAINING NO SPECIFIC LOCATION.
- EASEMENT TO COXCOM, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 4966, PAGE 1746, AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE CONTAINING NO SPECIFIC LOCATION.
- EASEMENT TO EMBARQ AS RECORDED IN OFFICIAL RECORDS BOOK 5012, PAGE 955 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE CONTAINING NO SPECIFIC LOCATION.
- PROPERTY DESCRIBED HEREIN IS SUBJECT TO RECIPROCAL EASEMENTS AGREEMENT AS RECORDED IN OFFICIAL AS RECORDED IN OFFICIAL RECORDS BOOK 5291, PAGE 1531. THERE ARE NO LEGAL DESCRIPTIONS FOR SUCH EASEMENTS AND, THUS, THEY CANNOT BE DEPICTED HEREIN.
- PROPERTY DESCRIBED HEREIN HAS THE FOLLOWING NOTICE OF COMMENCEMENTS RECORDED IN PUBLIC RECORDS AT THE TIME OF PLAT RECDORDATION: ORB 7883, PG 397; ORB 7895, PG 1492; ORB 8041, PG 1642; ORB 8055, PG 1901; ORB 8064, PG 1478; ORG 8071, PG 119; ORB 8075, PG 102; ORB 8076, PG 1427; ORB 8151, PG 438; ORB 8188, PG 770; 8213, PG 214; ORB 8246, PG 820; ORB 8247, PG 372; ORB 8288 PG 1989 AND LESSSES'S – ORB 8255, PG 1401; ORB 8223, PG 21; ORB 8234, PG 251 AND ORB 8242, PG 532.
- PROPERTY DESCRIBED HEREIN HAS THE FOLLOWING LEASE AGREEMENTS, ASSIGNMENT/ ASSUMP. OF CONTRACTS, NOTICE TO LANDLORD RECORDED IN PUBLIC RECORDS AT TIME OF PLAT RECDORDATION: ORB 4838 PG 483; ORB 4860, PG 1380; ORB 4906, PG 1197; ORB 4924, PG 1296; ORB 4965, PG 1477; ORB 5045, PG 1710; ORB 6481, PG 1860; ORB 6938, PG 341; ORB 6512, PG 573 AND ORB 7049, PG 848.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12083C0514E, MARION COUNTY, FLORIDA, COMMUNITY NO. 120330, DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING AND IN FLOOD ZONE "AE" – AN AREA WITH A 1% CHANCE OF ANNUAL FLOOD 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.
- EASEMENT TO SUMTER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 6108, PAGE 1755 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.

PLANNING & 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 RECORDING ON THE ____ DAY OF _____, 2024.

ATTEST

SEAN LANIER, P.E.
CITY ENGINEER

KEVIN LOPEZ
CHAIRMAN

COUNCIL'S APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED BY THE COUNCIL FOR RECORDING ON THE ____ DAY OF _____, 2024.

ATTEST

ANGEL B. JACOBS
CITY CLERK

BARRY MANSFIELD
PRESIDENT, CITY COUNCIL

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH CHAPTER 114 OF THE CODE OF ORDINANCES OF THE CITY OF OCALA, FLORIDA.

BY:

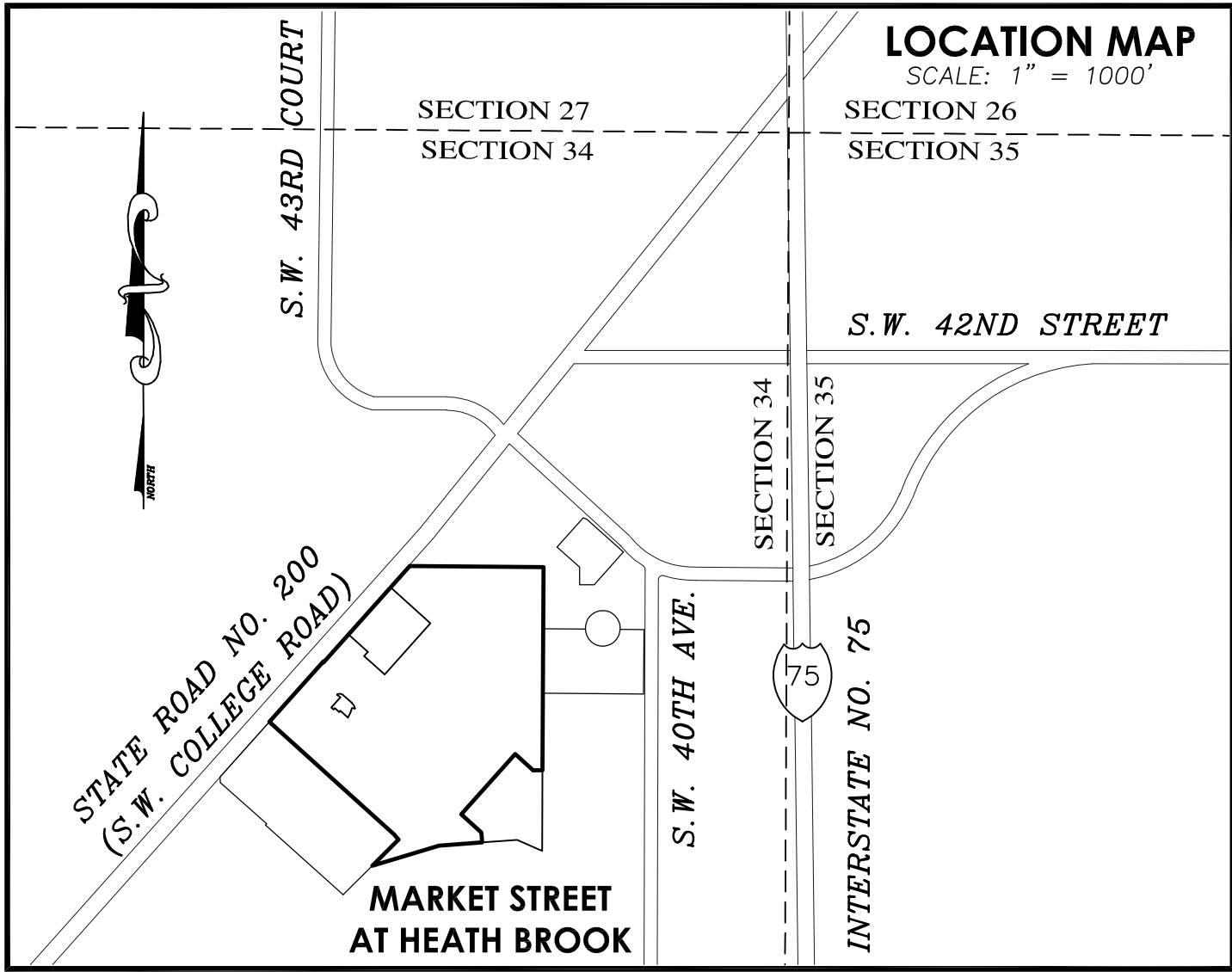
TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471



R.M. BARRINEAU
AND ASSOCIATES
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PHONE (352) 822-3133 • FAX(352) 368-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M., FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M., LS 6897

MARKET STREET AT HEATH BROOK REPLAT OF LOT 1

BEING A REPLAT OF A PORTION OF MARKET STREET AT HEATHBROOK AS RECORDED IN PLAT BOOK 13, PAGES 38 & 39
OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST
CITY OF OCALA, MARION COUNTY, FLORIDA,



DEVELOPERS' ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: HEATHBROOK I, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND HEATHBROOK II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THIS PLAT OF "MARKET STREET AT HEATH BROOK REPLAT OF LOT 1", THE SAME BEING A SUBDIVISION OF THE LAND DESCRIBED HEREON AND THAT THE DRAINAGE RETENTION AREAS AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL IMPROVEMENTS THEREON SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER.

THE PUBLIC SHALL BE GRANTED CROSS ACCESS FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS THE COMMON PARKING AREAS AND DRIVEWAYS. MAINTENANCE OF THE COMMON AREAS SHALL BE PROVIDED BY THE DEVELOPER.

BY: HEATHBROOK I, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AND HEATHBROOK II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY:

PHILLIP DUKE, THEIR MANAGER

DATE:

WITNESS:

SIGNATURE

PRINTED NAME

WITNESS:

SIGNATURE

PRINTED NAME

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY PHILLIP DUKE, AS MANAGER OF HEATHBROOK I AND HEATHBROOK II, DELAWARE LIMITED LIABILITY COMPANIES.

☐ PERSONALLY KNOWN
☐ PRODUCED IDENTIFICATION _____

NOTARY PUBLIC _____

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "MARKET STREET AT HEATH BROOK REPLAT OF LOT 1" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ____ DAY OF _____, 2024, AT ____:____A.M./P.M. AND RECORDED ON PAGE ____ OF PLAT BOOK ____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY FLORIDA.

BY:

GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

PLAT BOOK ____, PAGE ____

SHEET 1 OF 2

DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 AND PORTION OF THE EAST 1/2 OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LYING SOUTHEASTERLY OF STATE ROAD NO. 200 (RIGHT OF WAY WIDTH VARIES), BEING ALL OF LOT 1 OF MARKET STREET AT HEATH BROOK AS RECORDED IN PLAT BOOK 13, PAGE 38 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.W. CORNER OF PARCEL 19 OF HEATH BROOK NORTH B-2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID HEATH BROOK NORTH B-2, ALSO BEING THE NORTH BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34, S.89°36'22"E., A DISTANCE OF 809.27 FEET TO THE N.E. CORNER OF SAID PARCEL 19, ALSO BEING THE N.E. CORNER OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID PARCEL 19, S.00°15'10"W., A DISTANCE OF 1229.62 FEET TO THE N.E. CORNER OF LOT 2 OF SAID MARKET STREET AT HEATH BROOK; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 2 THE FOLLOWING FIVE (5) COURSES: N.89°50'14"W., A DISTANCE OF 56.54 FEET; THENCE N.48°11'18"W., A DISTANCE OF 146.75 FEET; THENCE S.41°49'12"W., A DISTANCE OF 490.49 FEET; THENCE S.48°11'20"E., A DISTANCE OF 164.92 FEET; THENCE S.04°16'00"E., A DISTANCE OF 60.21 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE FOREMENTIONED PARCEL 19; THENCE DEPARTING THE WESTERLY BOUNDARY OF SAID LOT 2, ALONG SOUTHERLY BOUNDARY OF SAID PARCEL 19, THE FOLLOWING TWO (2) COURSES: THENCE S.85°44'58"W., A DISTANCE OF 261.38 FEET; THENCE S.73°15'56"W., A DISTANCE OF 421.51 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5818, PAGE 1990 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY BOUNDARY OF SAID PARCEL 19, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS, N.44°59'29"E., A DISTANCE OF 223.68 FEET TO THE EASTERLY MOST CORNER OF SAID LANDS; THENCE DEPARTING THE SOUTHEASTERLY BOUNDARY OF SAID LANDS, ALONG THE NORTHEASTERLY BOUNDARY OF SAID LANDS, THE FOLLOWING TWO (2) COURSES, N.39°35'31"W., A DISTANCE OF 39.50 FEET; THENCE N.47°55'43"W., A DISTANCE OF 1017.37 FEET TO THE NORTHERLY MOST CORNER OF SAID LANDS, BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF FOREMENTIONED STATE ROAD 200; THENCE DEPARTING THE NORTHEASTERLY BOUNDARY OF SAID LANDS, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, THE FOLLOWING THREE COURSES: N.41°47'23"E., A DISTANCE OF 492.01 FEET; THENCE S.00°42'52"W., A DISTANCE OF 6.03 FEET; THENCE N.41°49'21"E., A DISTANCE OF 781.47 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 44.00 ACRES, MORE OR LESS.

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.

CITY SURVEYOR'S CERTIFICATE:

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

R. KELLY ROBERTS

FLORIDA CERTIFICATE NO. LS 5558
CITY OF OCALA – CHIEF LAND SURVEYOR

CONSENT OF MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: GOLDMAN SACHS BANK USA, THE OWNER AND HOLDER, OF CERTAIN MORTGAGES, ASSIGNMENTS, SECURITY AGREEMENTS AND FINANCIAL STATEMENTS, AS RECORDED IN ORB 7049, PG 876, ASSIGNED TO GOLDMAN SACHS MORTGAGE COMPANY IN ORB 7119, PG 1924, AND ASSIGNED TO WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2019-GC43, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2019-GC43 AND THE UNCERTIFICATED VRR INTEREST OWNER, IN ORB 7119, PG 1929, ENCUMBERING THE PROPERTY DESCRIBED IN SAID RECORDED DOCUMENTS, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATION HEREIN.

THE MORTGAGE AND RELATED SECURITY DOCUMENTS HELD BY THE UNDERSIGNED MORTGAGEE ENCUMBER ONLY THE PROPERTY WHICH IS LOTS 1, 3 AND 4 OF THIS PLAT PREVIOUSLY KNOWN AS LOT 1 OF "MARKET STREET AT HEATH BROOK" RECORDED IN PLAT BOOK 13, PAGES 38 AND 39, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____
ON THIS ____ DAY OF _____, 2024

BY:

WITNESS:

SIGNATURE

PRINTED NAME

WITNESS:

SIGNATURE

PRINTED NAME

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY _____ AS REPRESENTATIVE OF WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE TRUST 2019-GC43, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2019-GC43 AND THE UNCERTIFICATED VRR INTEREST OWNER.

☐ PERSONALLY KNOWN
☐ PRODUCED IDENTIFICATION _____

NOTARY PUBLIC _____

CITY ATTORNEY'S CERTIFICATE:

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 THIS ____ DAY OF _____, 2024.

BY:

WILLIAM E. SEXTON,
CITY ATTORNEY

R.M. BARRINEAU
AND ASSOCIATES

PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, Florida 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmbarreanuo.com

REGINALD M. BARRINEAU, P.S.M., FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M., L.S. 6667

STATE PLANE COORDINATES			
POINT	NORTHING	EASTING	SCALE FACTOR
COED 0013	1735050.441	588972.398	0.999946351
COED 0102R	1735097.863	583000.029	0.999947311
A	1748234.332	594766.271	0.999945497
B	1748228.767	595575.522	0.999945384
C	1746999.158	595570.094	0.999945384
D	1746999.318	595513.551	0.999945392
E	1747097.153	595404.172	0.999945407
F	1746731.618	595077.117	0.999945453
G	1746621.667	595200.042	0.999945435
H	1746561.624	595204.521	0.999945435
I	1746542.206	594943.261	0.999945472
J	1746420.839	594539.603	0.999945529
K	1746579.026	594697.743	0.999945506
L	1746609.465	594672.569	0.999945510
M	1747291.158	593917.365	0.999945617
N	1747658.000	594245.240	0.999945570
O	1747651.969	594245.165	0.999945570

MARKET STREET AT HEATH BROOK REPLAT OF LOT 1

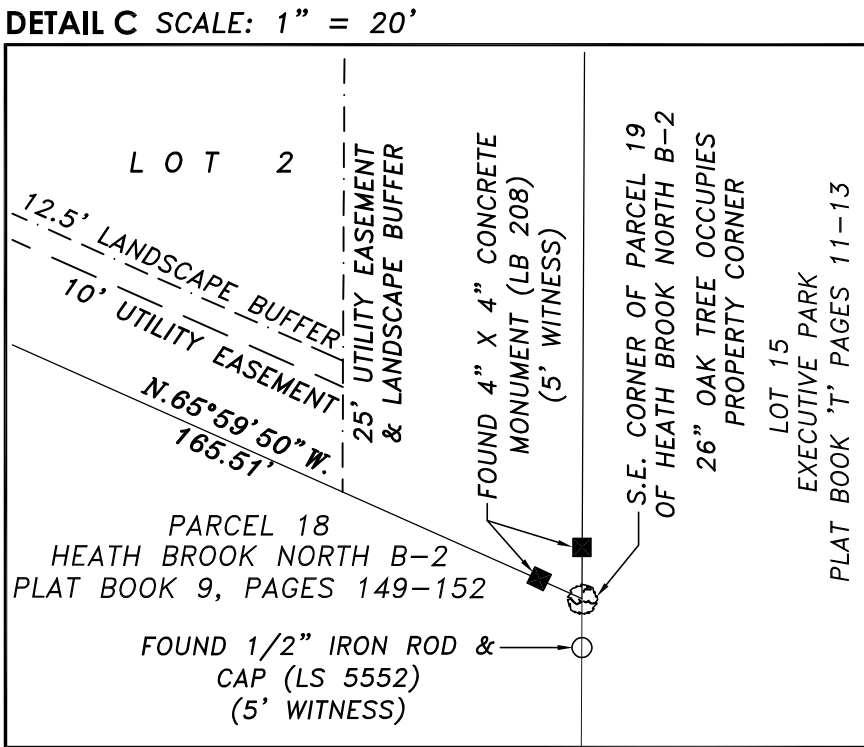
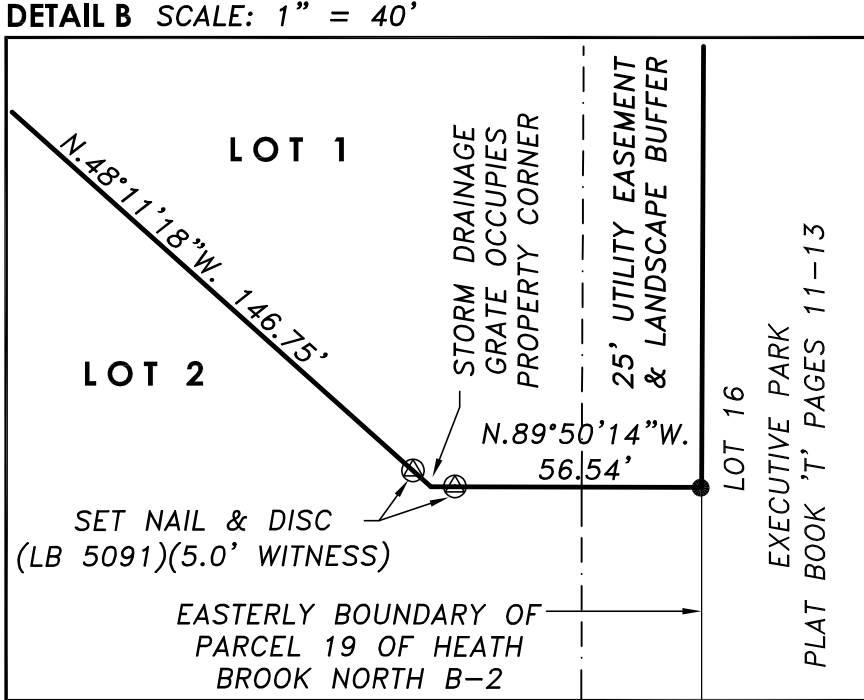
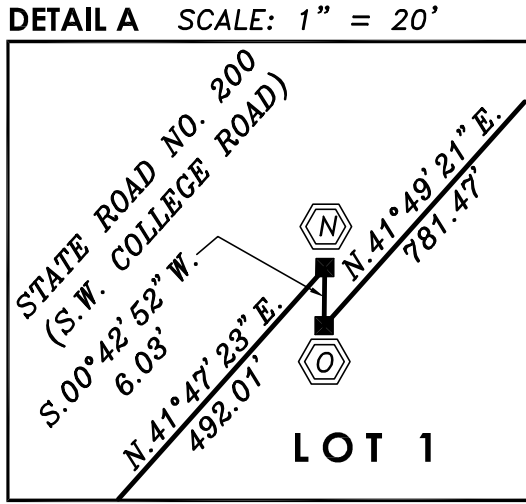
BEING A REPLAT OF A PORTION OF MARKET STREET AT HEATHBROOK AS RECORDED IN PLAT BOOK 13, PAGES 38 & 39 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST

CITY OF OCALA, MARION COUNTY, FLORIDA,

PLAT BOOK __, PAGE __

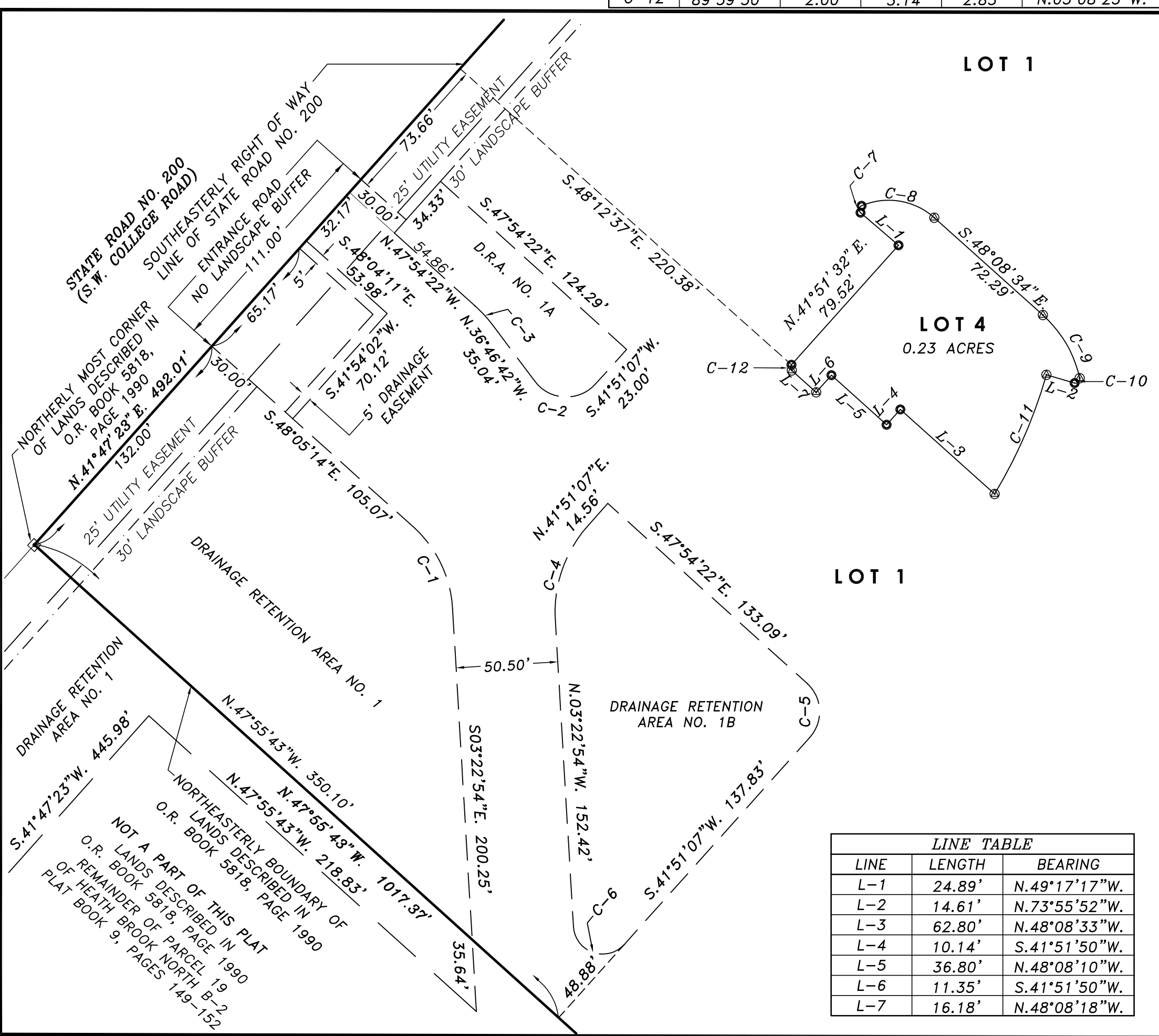
SHEET 2 OF 2



- LEGEND
- STATE PLANE COORDINATE
 - OFFICIAL RECORDS OF MARION COUNTY
 - PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT WITH TWO INCH ALUMINUM DISK LABELED LLOVERAS BAUR AND STEVENS NO. LB 208
 - PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT LABELED R.M. BARRINEAU P.R.M. NO. LB 5091 (HELD AS P.R.M. FOR THIS PLAT)
 - FOUND NAIL & DISC LABELED R.M. BARRINEAU NO. LB 5091 (HELD AS P.R.M. FOR THIS PLAT)
 - FOUND 5/8" IRON ROD & CAP LABELED LLOVERAS LB 208 (HELD AS P.R.M. FOR THIS PLAT)
 - SET NAIL & DISC - LABELED LB 5091
 - SET 5/8" IRON ROD & CAP LABELED LB 5091
 - DRAINAGE RETENTION AREA
 - BROKEN LINE; NOT DRAWN TO SCALE
 - DENOTES FEMA FLOOD ZONE (SEE NOTE 22)
 - L.B. = LICENSE BUSINESS
 - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 - L.S. = LICENSE SURVEYOR
 - ORB = OFFICIAL RECORDS BOOK

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C-2	43°47'40"	59.00'	45.10'	44.01'
C-3	101°22'10"	19.50'	34.50'	30.17'
C-4	11°17'29"	60.00'	11.82'	11.81'
C-5	45°14'01"	64.50'	50.92'	49.61'
C-6	89°45'29"	19.00'	29.76'	26.81'
C-7	116°05'23"	14.50'	34.11'	26.77'
C-8	65°03'43"	34.00'	38.61'	36.57'
C-9	35°47'59"	59.00'	36.86'	36.27'
C-10	118°24'42"	2.00'	4.13'	3.44'
C-11	15°13'54"	243.00'	64.60'	64.41'
C-12	89°59'50"	2.00'	3.14'	2.83'

DETAIL D SCALE: 1" = 50'



LINE TABLE		
LINE	LENGTH	BEARING
L-1	24.89'	N.49°17'17"W.
L-2	14.61'	N.73°55'52"W.
L-3	62.80'	N.48°08'33"W.
L-4	10.14'	S.41°51'50"W.
L-5	36.80'	N.48°08'10"W.
L-6	11.35'	S.41°51'50"W.
L-7	16.18'	N.48°08'18"W.

