

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 110611230, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NO. 25009, BEARING A COMMITMENT DATE OF JANUARY 26, 2025.

PARCEL 1: (23875-000-01)

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, THENCE S 00°20'17" W ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, 1426.43 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID EAST BOUNDARY LINE N 89°39'43" W 589.45 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 22°52'09" AND A CHORD BEARING AND DISTANCE OF S 55°25'45" W 212.13 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 213.54 FEET TO A POINT OF TANGENCY, THENCE S 86°51'18" W 446.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 44°09'20" AND A CHORD BEARING AND DISTANCE OF S 44°47'09" W 255.59 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 262.03 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 425.04 FEET AND A CHORD BEARING AND DISTANCE OF N 68°15'51" W 428.33 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 450.07 FEET TO A POINT OF TANGENCY, THENCE S 81°24'04" W 375.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 23°06'04" AND A CHORD BEARING AND DISTANCE OF N 80°02'54" W 417.22 FEET, THENCE WESTERLY ALONG SAID CURVE 420.57 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1305.00 FEET, A CENTRAL ANGLE OF 16°19'19" AND CHORD BEARING AND DISTANCE OF N 65°20'13" W 370.50 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE, 371.76 FEET, THENCE S 70°14'00" W 1042.03 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTH HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 11°07'50" AND A CHORD BEARING AND DISTANCE OF S 75°47'59" W 149.35 FEET, THENCE WESTERLY ALONG SAID CURVE, 149.69 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°44'55" AND A CHORD BEARING AND DISTANCE OF S 65°23'04" W 142.57 FEET, THENCE WESTERLY ALONG SAID CURVE 148.57 TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 88°59'29" AND A CHORD BEARING AND DISTANCE OF S 58°09'41" W 209.55 FEET, THENCE WESTERLY ALONG SAID CURVE 222.76 FEET TO A POINT OF TANGENCY, THENCE N 80°23'35" W 258.77 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1568.55 FEET, A CENTRAL ANGLE OF 8°43'41" AND A CHORD BEARING AND DISTANCE OF S 8°05'38" W 238.71 FEET, THENCE SOUTHERLY ALONG SAID CURVE 238.34 FEET TO A POINT OF TANGENCY, THENCE S 11°59'34" W 222.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1115.53 FEET, A CENTRAL ANGLE OF 20°39'09" AND A CHORD BEARING AND DISTANCE OF S 22°16'06" W 399.92 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE 402.10 FEET, THENCE S 57°24'28" E 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°33'34" AND A CHORD BEARING AND DISTANCE OF S 10°41'15" E 34.28 FEET, THENCE SOUTHERLY ALONG SAID CURVE 37.77 FEET TO A POINT OF TANGENCY, THENCE S 53°58'02" E 782.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 46°34'40" AND A CHORD BEARING AND DISTANCE OF S 30°47'42" E 474.44 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 487.76 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 24°23'34" AND A CHORD BEARING AND DISTANCE OF S 19°35'09" E 278.87 FEET, THENCE SOUTHERLY ALONG SAID CURVE 280.99 FEET, THENCE N 55°41'44" E 771.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 10°42'28" AND A CHORD BEARING AND DISTANCE OF N 81°03'28" E 146.72 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 146.93 FEET TO A POINT OF TANGENCY, THENCE N 68°25'12" E 418.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 235.00, A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 59°13'16" E 381.96 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 445.91 FEET TO A POINT OF TANGENCY, THENCE S 4°51'44" E 220.32 FEET, THENCE S 65°01'06" E 119.48 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 179.40 FEET, A CENTRAL ANGLE OF 57°48'41" AND A CHORD BEARING AND DISTANCE OF N 82°44'49" E 173.43 FEET, THENCE EASTERLY ALONG SAID CURVE 181.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 183.93 FEET, A CENTRAL ANGLE OF 23°26'49" AND A CHORD BEARING AND DISTANCE OF S 80°04'18" E 74.74 FEET, THENCE EASTERLY ALONG SAID CURVE 75.27 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 8149.78 FEET, A CENTRAL ANGLE OF 3°15'24" AND A CHORD BEARING AND DISTANCE OF N 86°34'36" EAST 463.18 FEET, THENCE EASTERLY ALONG SAID CURVE 463.22 FEET TO A POINT OF TANGENCY, THENCE N 84°56'54" E 80.46 FEET, THENCE N 1°19'17" E 100.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 626.42 FEET, A CENTRAL ANGLE OF 17°48'49" AND A CHORD BEARING AND DISTANCE OF N 10°13'41" E 193.97 FEET, THENCE NORTHERLY ALONG SAID CURVE 104.76 FEET TO THE POINT OF TANGENCY, THENCE N 19°08'07" E 303.05 FEET, THENCE S 89°39'02" E 1270.55 FEET, THENCE N 00°21'42" E 758.94 FEET, THENCE N 89°27'28" W 38.27 FEET TO THE EAST 1/4 CORNER OF THE AFOREMENTIONED SECTION 3, THENCE N 00°21'17" E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, 1178.62 FEET TO THE POINT OF BEGINNING, LESS RIGHT OF WAY CONVEYED TO THE CITY OF OCALA, RECORDED IN BOOK 6907, PAGE 679, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPTING FROM THE AFOREDESCRIBED LANDS, THE FOLLOWING:

(OFFICIAL RECORDS BOOK 4905, PAGE 332); COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, THENCE S 89°20'41"E, FOR 15.47 FEET, THENCE CONTINUE ALONG SAID SECTION LINES, S 89°20'41"E, FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, S 00°20'17"W, FOR 1426.43 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S 00°20'17"W, FOR 178.27 FEET, THENCE DEPARTING SAID EAST BOUNDARY LINE, S 89°27'28"E, FOR 38.27 FEET, FOR 1323.10 FEET, THENCE S 89°34'20"W, FOR 38.02 FEET, THENCE S 00°21'02"W, FOR 1238.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 66TH STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY, N 88°59'50"W, A DISTANCE OF 100.00 FEET, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, N 21°02"E, 2561.64 FEET, THENCE N 89°27'28"E, FOR 178.27 FEET, THENCE S 89°34'20"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID LAND BEING SITUATED IN MARION COUNTY, FLORIDA.

PARCEL 2: (35364-000-00)

A PARCEL SITUATED IN SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, THENCE N 01°44'46" E AT 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET, THENCE N 89°00'14" W ALONG SAID NORTH RIGHT OF WAY LINE 348.83 FEET, THENCE DEPARTING SAID RIGHT OF WAY N 00°59'46" E AT 792.11 FEET, THENCE N 62°38'23" E AT 763.15 FEET, THENCE N 04°51'44" W AT 86.92 FEET, THENCE S 65°01'06" E AT 119.48 FEET, THENCE N 53°50'26" E AT 6.16 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 179.40 FEET, A CENTRAL ANGLE OF 57°48'41" AND A CHORD BEARING AND DISTANCE OF N 82°44'49" E 173.43 FEET, THENCE SOUTHERLY ALONG SAID CURVE 181.01 FEET TO POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 183.93 FEET, A CENTRAL ANGLE OF 23°26'49" AND CHORD BEARING AND DISTANCE OF S 80°04'18" E AT 74.74 FEET, THENCE ALONG SAID CURVE 75.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 8,149.78 FEET, A CENTRAL ANGLE OF 03°15'24" AND A CHORD BEARING AND DISTANCE OF N 86°34'36" E AT 463.18 FEET, THENCE ALONG SAID CURVE 463.22 FEET TO A POINT OF TANGENCY, THENCE N 89°56'54" E AT 80.46 FEET, THENCE N 01°19'17" E AT 100.95 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST, HAVING A RADIUS OF 626.42 FEET, A CENTRAL ANGLE OF 17°48'49" AND A CHORD BEARING AND DISTANCE OF N 10°13'41" E AT 193.97 FEET, THENCE ALONG SAID CURVE 104.76 FEET TO A POINT OF TANGENCY, THENCE N 19°08'07" E AT 303.05 FEET, THENCE S 89°39'02" E AT 1270.55 FEET, THENCE S 00°21'42" W AT 758.94 FEET, THENCE N 89°27'28" W AT 38.27 FEET TO THE EAST 1/4 CORNER OF SECTION 3, THENCE N 00°21'17" E ALONG SAID NORTH RIGHT OF WAY LINE S 91°00'04" W AT 45.00 FEET, THENCE N 89°59'41" W AT 1681.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN MARION COUNTY, FLORIDA, TOGETHER WITH:

A PARCEL SITUATED IN SECTIONS 3 & 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF "HEATH BROOK HILLS", A SUBDIVISION RECORDED IN PLAT BOOK "7", PAGES 120 AND 121 OF PUBLIC RECORDS OF MARION COUNTY FLORIDA, SAID POINT IS ALSO ON THE NORTH RIGHT OF WAY OF SW 66TH STREET (WILLIAMS ROAD), THENCE ALONG THE EAST BOUNDARY LINE OF SAID HEATH BROOK HILLS N 1°18'41" E 193.97 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 146°25'45" AND A CHORD BEARING AND DISTANCE OF N 32°17'23" W AT 354.24 FEET, THENCE NORTHERLY ALONG SAID CURVE 472.80 FEET, THENCE N 05°29'21" W 149.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 46°56'44" AND A CHORD BEARING AND DISTANCE OF N 61°07'47" E AT 746.07 FEET, THENCE EASTERLY ALONG SAID CURVE 767.18 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING RADIUS OF 1115.53 FEET, A CENTRAL ANGLE OF 05°09'14" AND A CHORD BEARING AND DISTANCE OF N 35°10'18" E AT 100.31 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 100.34 FEET, THENCE S57°24'28" E 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°33'34" AND A CHORD BEARING AND DISTANCE OF S 10°41'15" E AT 34.28 FEET, THENCE SOUTHERLY ALONG SAID CURVE 37.77 FEET TO THE POINT OF TANGENCY, THENCE S 53°58'02" E 782.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 600.00 FEET A CENTRAL ANGLE OF 46°34'40" AND A CHORD BEARING AND DISTANCE OF S 30°47'42" E AT 474.44 FEET, THENCE SOUTH ALONG SAID CURVE 487.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING RADIUS OF 660.00 FEET A CENTRAL ANGLE OF 24°23'34" AND A CHORD BEARING AND DISTANCE OF S 19°35'09" E AT 278.87 FEET, THENCE SOUTHERLY ALONG SAID CURVE 280.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 785.00 FEET A CENTRAL ANGLE OF 10°43'28" AND A CHORD BEARING AND DISTANCE OF N 81°03'28" E AT 146.72 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 146.93 FEET TO THE POINT OF TANGENCY, THENCE N 68°25'12" E 418.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 59°13'16" E AT 381.96 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 445.91 FEET TO A POINT OF TANGENCY, THENCE S 4°51'44" E 220.32 FEET, THENCE S 65°01'06" E 119.48 FEET, THENCE N 89°56'54" W 792.11 FEET TO THE NORTH RIGHT OF WAY OF THE AFOREMENTIONED SW 66TH STREET (A MAINTENANCE RIGHT OF WAY), THENCE ALONG SAID RIGHT OF WAY N 89°00'14" W 2295.61 FEET, THENCE S 89°25'18" W 286.71 TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN MARION COUNTY, FLORIDA.

LESS AND EXCEPTING FROM THE AFOREDESCRIBED LANDS, THE FOLLOWING:

(OFFICIAL RECORDS BOOK 4905, PAGE 332); COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, THENCE S 89°20'41"E, FOR 15.47 FEET, THENCE CONTINUE ALONG SAID SECTION LINES, S 89°20'41"E, FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3, THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, S 00°20'17"W, FOR 1426.43 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S 00°20'17"W, FOR 178.27 FEET, THENCE DEPARTING SAID EAST BOUNDARY LINE, S 89°27'28"E, FOR 38.27 FEET, THENCE S 89°34'20"W, FOR 38.02 FEET, THENCE S 00°21'02"W, FOR 1238.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 66TH STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY, N 88°59'50"W, A DISTANCE OF 100.00 FEET, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, N 00°21'02"E, 2561.64 FEET, THENCE N 00°20'17"E, FOR 1178.27 FEET, THENCE S 89°39'43"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

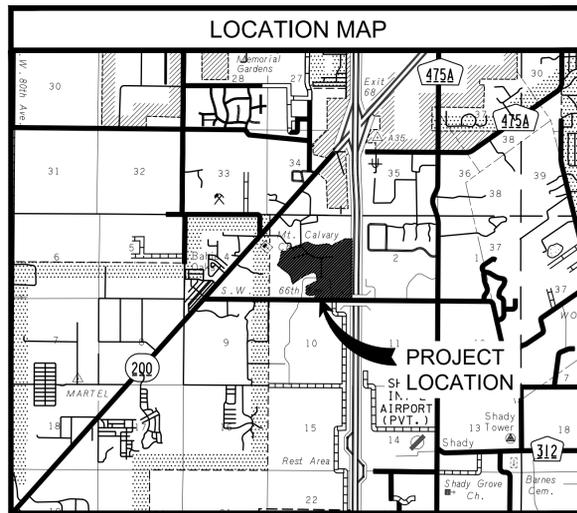
ALSO LESS AND EXCEPT: ALL OF THE PLAT OF PRESERVE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 171-176, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS: THAT PORTION OF TRACT "C" WHICH IS INCLUDED IN PARCEL 2 ABOVE, IT IS THEREFORE THE INTENTION TO INCLUDE THAT PORTION OF SAID TRACT "C" WHICH IS INCLUDED WITHIN PARCEL 2 ABOVE.

MOCKINGBIRD RIDGE

PD MASTER PLAN AT HEATHBROOK

CITY OF OCALA, FLORIDA SECTION 3 AND 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST

JANUARY 2026



UTILITY CONTACT LISTING

ELECTRIC: OCALA ELECTRIC UTILITY, 1805 NE 30TH AVE, BLDG 400, OCALA, FL 34470, RANDY HAHN, (352) 351-6615. WATER & SEWER: CITY OF OCALA, 2100 NE 30TH AVE, OCALA, FL 34470, STACEY FERRANTE, (352) 351-6775. PHONE: CENTURYLINK, 1325 BLAIRSTONE RD, RM 113, TALLAHASSEE, FL 32301, BILL MCCLLOUD, (850) 599-1444. INTERNET: COX CABLE, 4040 NE 49TH AVE, OCALA, FL 34470, MICHELLE OSBORNE, (478) 314-3577.

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT: BOYD DEVELOPMENT, LLC, 1720 SE 16TH AVENUE, BLDG. 200, OCALA, FL 34471. SURVEYOR: R.M. BARRINEAU AND ASSOCIATES, 1309 SE 25TH LOP, SUITE 103, OCALA, FLORIDA 34471, (352) 622-3193. CIVIL ENGINEERING CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC., 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471, (352) 438-3000. GEOTECHNICAL ENGINEERING CONSULTANT: GEOTECH, INC., 1016 SE 3RD AVE, OCALA, FLORIDA 34471, (352) 684-7711.

DRAWING INDEX

- SHEET TITLE: C001 - COVER SHEET, C002 - MOCKINGBIRD PD MASTER PLAN, C003 - PD - SITE DEVELOPMENT PLAN, C004 - EXISTING TOPOGRAPHY, C005 - TYPICAL SECTIONS.

S01 TO S09 - BOUNDARY & TOPOGRAPHIC SURVEY (R.M. BARRINEAU AND ASSOCIATES)

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 23875-000-01 & 35364-000-00. PRESENT ZONING: HEATH BROOK PUD-02. ABUTTING ZONING: NORTH - HEATH BROOK PD, EAST - ROW (I-75), SOUTH - ROW (SW 66TH STREET), WEST - ROW (SW 61ST ROAD) HEATH BROOK PUD-02 & PUD-03.

LAND USE: LI - (LOW INTENSITY)

WATER: POTABLE WATER WILL BE PROVIDED BY THE CITY OF OCALA.

SEWER: WASTEWATER WILL BE PROVIDED BY THE CITY OF OCALA.

FEMA DESIGNATION: FLOOD CERTIFICATION: PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "AE" - AN AREA WITH A 1% OF ANNUAL CHANCE FLOODING, PER THE FLOOD INSURANCE RATE MAP NO. 12083C0514E, 12083C0518E, 12083C0702E, AND 12083C0706E EFFECTIVE APRIL 19, 2017.

DRAINAGE SUMMARY: THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

MAINTENANCE: THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, NEW & REPLACEMENT STREET SIGNS, DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA, SW 49TH AVENUE ROAD WILL BE MAINTAINED BY MARION COUNTY.

TRAFFIC STATEMENT

CALCULATIONS ARE IN ACCORDANCE WITH THE APPROVED HEATH BROOK ORI DEVELOPMENT ORDER AND RELATED CONCURRENCY AGREEMENT. THE AMENDED AND RESTATED DEVELOPMENT ORDER (ARDO) IS RECORDED AT O.R. BOOK 6840, PAGE 824, AND THE FIRST AMENDMENT TO THE ARDO IS RECORDED AT O.R. BOOK 7948, PAGE 840 PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE PROPOSED DEVELOPMENT WILL CONSIST OF 592 RESIDENTIAL DWELLING UNITS, SINGLE FAMILY HOMES (GATED COMMUNITY) RATE APPLIES. A TRIP RATE OF 0.60 TRIPS PER DWELLING UNIT AND INTERNAL CAPTURE DISCOUNT OF 22% IS APPLIED PER THE APPROVED TRAFFIC STUDY FOR THE DRI (1/14/03-00/4 APPROVED 8/3/2005).

GROSS TRIPS = 592 S.F.R. (GATED) X 0.60 = 355. PM PEAK HOUR TRIPS = 355 X 0.78 = 277.

REQUIRED TRIPS: 277. PROVIDED TRIPS: 277 TRIPS HAS BEEN ASSIGNED BY OCALA TROPHY TO THE OWNER OF MOCKINGBIRD RIDGE. PER ASSIGNMENT OF TRIPS AND AGREEMENT TO PURCHASE IMPACT FEE CREDITS RECORDED IN MARION COUNTY O.R. BK 8714 PGS 1556-1563.

Table with columns: No., DATE, REVISIONS, NOT FOR CONSTRUCTION, CPM, BY.

Kimley-Horn logo and contact information: 2025 KIMLEY-HORN AND ASSOCIATES, INC., 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471, PHONE: 352-438-3000, WWW.KIMLEY-HORN.COM, REGISTRY NO. 35106.

Table with columns: KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY, LICENSED PROFESSIONAL, RICHARD V. BUSCHE, P.E., FLORIDA LICENSE NUMBER 56568.

COVER SHEET

MOCKINGBIRD RIDGE PD PREPARED FOR BOYD DEVELOPMENT, LLC SHEET NUMBER C001

Call 2 working days before you dig. 811 logo. IT'S THE LAW! DIAL 811. Know what's below. Call before you dig. SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Vertical text on the left margin: C:\Users\BROAD\FP\Projects\2025\01\MockingbirdRidge\Drawings\20250120\MOCKINGBIRD RIDGE PD MASTER PLAN AT HEATHBROOK.dwg, 1/20/2026, 10:27:28 AM, R. BARRINEAU



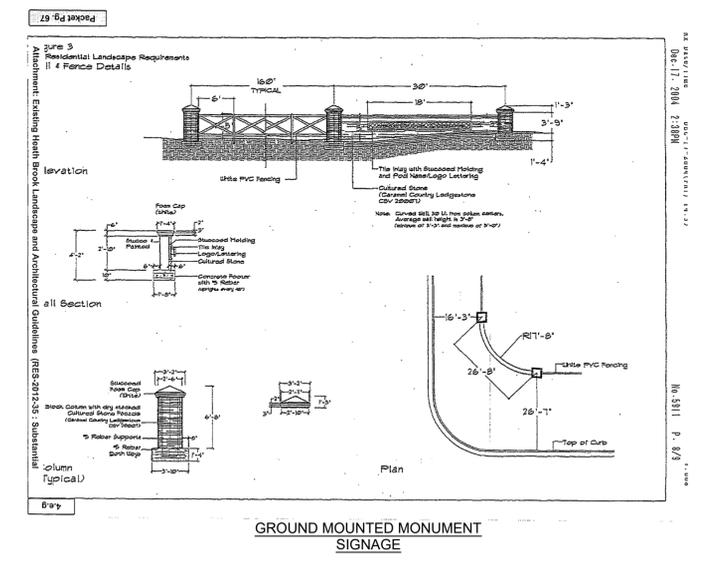
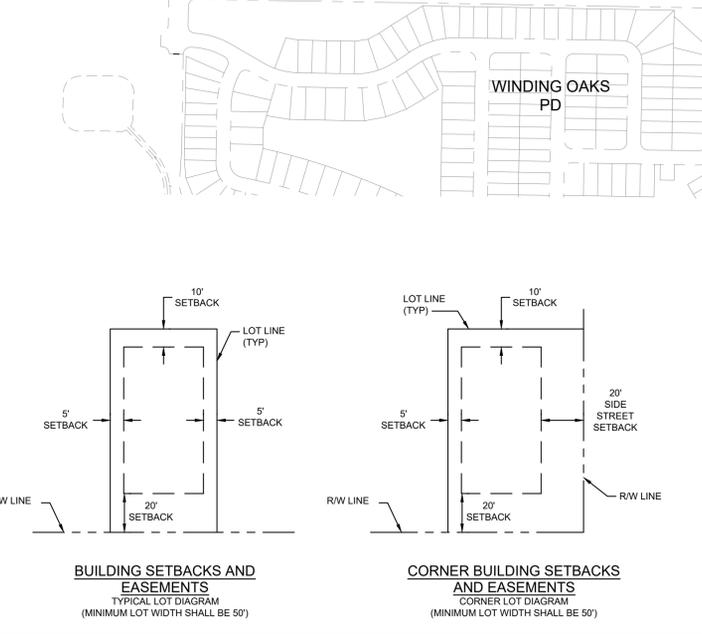
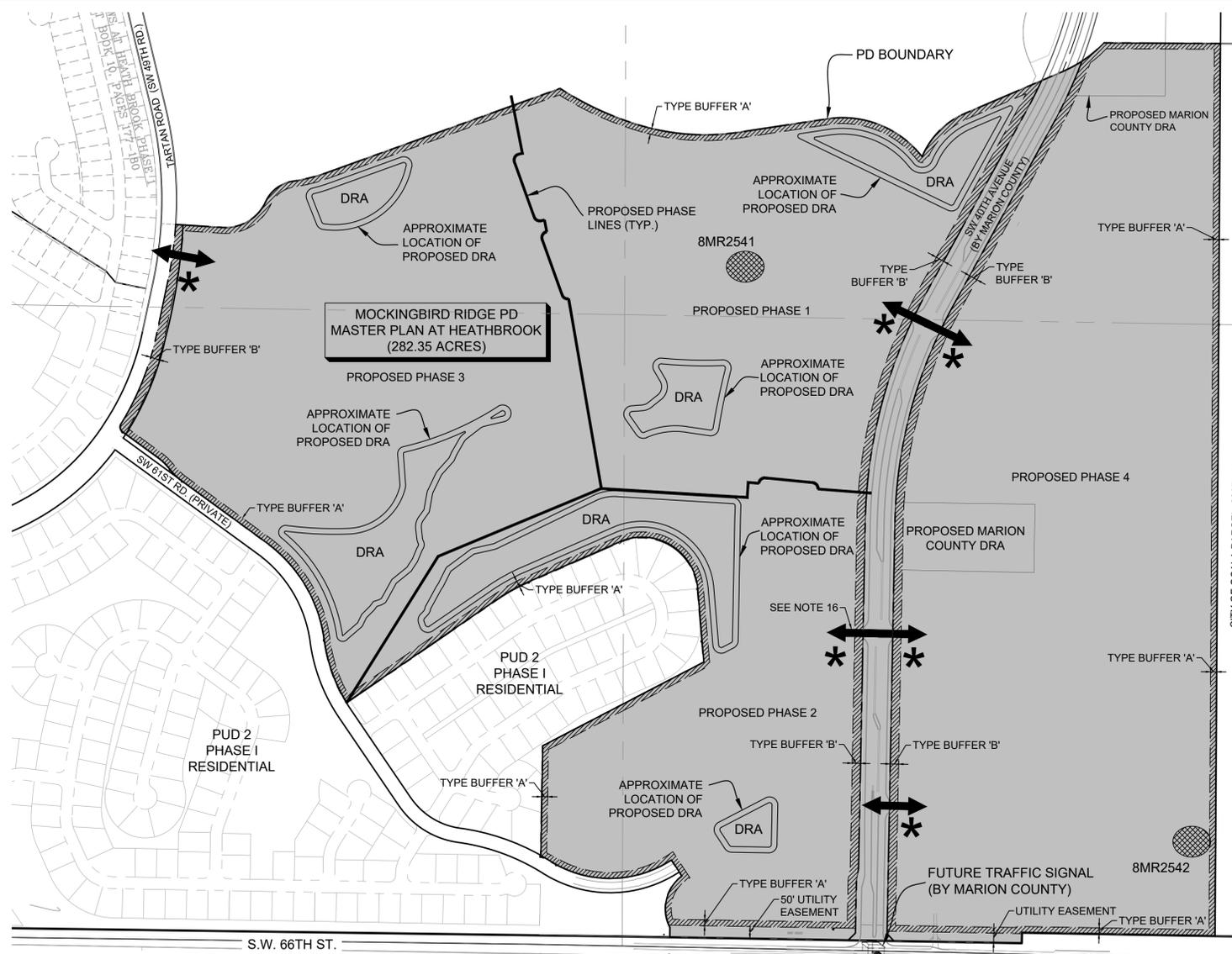
DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	ALLOWABLE USE	DENSITY
MOCKINGBIRD RIDGE PD (F.K.A. PUD 2 PHASE II AND III)	282.35	SINGLE-FAMILY RESIDENTIAL	592 UNITS MAXIMUM

- MULTIPLE PHASES ARE ANTICIPATED WITH THIS DEVELOPMENT.
- EXISTING APPROVAL FOR PD MASTER PLAN AREA (PREVIOUSLY PUD 2 PHASE II AND III) IS 592 MAXIMUM SINGLE FAMILY LOTS

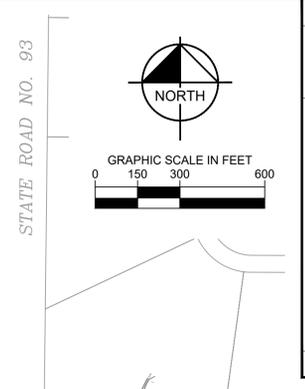
SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23875-000-01 35364-000-00
TOTAL SITE BOUNDARY	± 282.35 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	ZONE X & AE
FEMA PANEL	12083C0514E 12083C0518E 12083C0702E 12083C0706E
LAND USE	LOW INTENSITY
ZONING	PD PLANNED DEVELOPMENT
BUFFER REQUIREMENTS (BUFFERS ARE PER THE OVERALL HEATHBROOK DRI DEVELOPMENT STANDARDS)	
TYPE A	25 FT BUFFER
TYPE B	35 FT BUFFER
SETBACK REQUIREMENTS	
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	5 FEET
STREET SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	10 FEET

**NOTE:**

- EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN THE PD AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A PARCEL'S DEVELOPMENT, THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.b TO PROVIDE THE REQUIRED REPLACEMENT INCHES OR MAKE A PAYMENT INTO THE CITY'S MITIGATION FUND.
- POST-DEVELOPMENT TREE COVERAGE WITHIN THE PD SHALL COMPLY WITH ALL REQUIREMENTS IN SEC. 118 OF THE CITY OF OCALA CODE OF ORDINANCES.
- EACH DEVELOPMENT WITHIN THE PD SHALL MEET THE REQUIREMENTS IN SECTIONS 122-1001 THROUGH 122-1016 OF THE CITY OF OCALA CODE OF ORDINANCES.
- BUILDINGS SHALL FACE PUBLIC STREETS OR INTERNAL ROADWAYS.
- THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:
  - RESIDENTIAL IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PERIMETER LOCATIONS SHOWN ON THE PD PLAN. ARCHITECTURAL STANDARDS SHALL BE PER THE HEATHBROOK LANDSCAPE AND ARCHITECTURAL DESIGN GUIDELINES.
  - INTERNAL RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED LOCATED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
  - PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPAL ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.
  - MAXIMUM SIGN HEIGHT SHALL BE PER THE GROUND MOUNTED MONUMENT SIGNAGE DETAIL (THIS SHEET) AND THE HEATHBROOK ARCHITECTURAL GUIDELINES.
  - GROUND MOUNTED MONUMENT SIGNAGE STREET SETBACKS SHALL BE PER THE DETAIL (THIS SHEET) AND THE HEATHBROOK ARCHITECTURAL GUIDELINES.
- PER LDC SECTION 122-842(A)(4) THERE SHALL BE A MINIMUM OF 25 PERCENT OPEN SPACE FOR THE TOTAL GROSS ACREAGE WITHIN THE ENTIRETY OF THE PD. THIS FIGURE MAY BE CALCULATED AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL BASED ON THE TOTAL OPEN SPACE INCLUDED IN PREVIOUSLY DEVELOPED AREAS OF THE PD AND THE DEVELOPMENT PROPOSED IN THE INDIVIDUAL SITE PLAN. PER THE LDC, OPEN SPACE CAN INCLUDE THE STREETScape, SIDEWALK, AND AREAS OF STREET RIGHT-OF-WAY OUTSIDE OF THE PAVED AREAS. AT LEAST 10 PERCENT OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD.
- THE INTERNAL CIRCULATION AND ACCESS POINTS TO EXTERNAL ROADWAYS MAY VARY IN LOCATION FROM THE LOCATION SHOWN ON THIS PLAN AND WILL BE REFINED DURING SITE PLAN SUBMITTAL.
- SAMPLE ARCHITECTURAL ELEVATIONS SHALL BE PROVIDED DURING SITE PLAN REVIEW FOR EACH DEVELOPMENT CONSISTENT WITH LDC SECTION 122-216(T) AND THE HEATHBROOK ARCHITECTURAL GUIDELINES.
- EXISTING TREES SHALL BE SURVEYED PRIOR TO THE APPROVAL OF ANY INDIVIDUAL SITE PLAN.
- THIS PROJECT IS SUBJECT TO THE HEATHBROOK DRI DEVELOPMENT ORDER UNTIL SUCH TIME AS IT EXPIRES OR IS RESCINDED.
- AGRICULTURE SHALL CONTINUE TO BE AN ALLOWED USE IN AREAS THAT HAVE NOT BEEN DEVELOPED FOR A DIFFERENT ALLOWED USE.
- DRA LOCATIONS SUBJECT TO CHANGE; NOT ALL PROPOSED DRAS ARE SHOWN ON THIS PLAN.
- ALL PROPOSED ROADWAY ALIGNMENTS SHOWN HEREON ARE SUBJECT TO CHANGE.
- THE LOCATION OF FIRE HYDRANTS SHALL BE PROVIDED ON THE INDIVIDUAL FINAL SITE DEVELOPMENT PLAN(S).
- COMPLIANCE WITH THE LDC REQUIREMENTS PERTAINING TO FLOODPLAINS WILL BE ADDRESSED DURING THE FINAL SITE DEVELOPMENT PLAN REVIEW PROCESS.
- AT THE OWNER'S DISCRETION, THE ENTRANCE TO PHASE 2 (FROM SW 40TH AVENUE) MAY BE REMOVED/CLOSED ONCE ACCESS TO PHASE 3 (FROM TARTAN ROAD) IS CONSTRUCTED.



LEGEND	
	ARCHAEOLOGICAL SITE
	TRAFFIC SIGNAL LOCATIONS
	ACCESS POINT
	GENERAL LOCATION OF GROUND MOUNTED SIGNAGE
	AREA OF MOCKINGBIRD PD MASTER PLAN



No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	0-00-2025	CPM

**Kimley»Horn**  
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LICENSED PROFESSIONAL  
 RICHARD V. BUSCHE, P.E.  
 FLORIDA LICENSE NUMBER  
 56568

KHA PROJECT  
 242387001  
 DATE  
 DECEMBER 2025  
 SCALE  
 AS SHOWN  
 DESIGNED BY  
 KHA  
 DRAWN BY  
 WRC  
 CHECKED BY  
 RVB  
 DATE

**PD - SITE DEVELOPMENT PLAN**

**MOCKINGBIRD RIDGE PD**  
 PREPARED FOR  
**BOYD DEVELOPMENT, LLC**  
 CITY OF OCALA, FLORIDA

SHEET NUMBER  
**C003**



