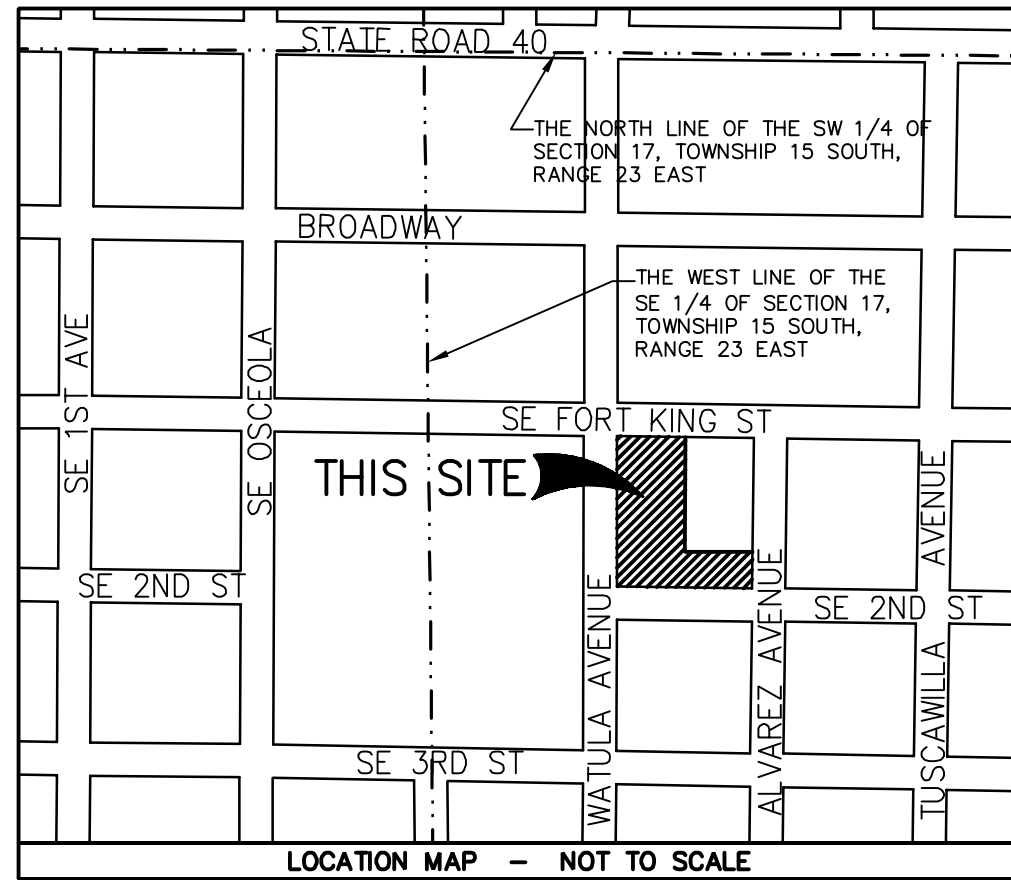


WATULA SOUTH

LOCATED IN SECTION 17, TOWNSHIP 15 SOUTH, RANGE 22 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA



STATE PLANE COORDINATES

A	NORTHING = 1763724.4782 EASTING = 613587.3147
B	NORTHING = 1763509.3384 EASTING = 613585.4104
C	NORTHING = 1763507.8660 EASTING = 613795.6622
D	NORTHING = 1763562.7375 EASTING = 613796.0874
E	NORTHING = 1763563.4041 EASTING = 613691.0095
F	NORTHING = 1763729.2335 EASTING = 613691.9837
G	NORTHING = 1763729.4487 EASTING = 613592.2685

NOTES:

- BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF S.E. WATULA AVENUE ASSUMED TO BEAR: N00°32'27"E
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH CITY OF OCALA ZONING CODES.
- FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120B3C0517E, EFFECTIVE APRIL 19th 2017.
- THIS PLAT CONTAINS 9 LOTS AND 1 TRACT, WITH PRIVATE ROADS AND OTHER INFRASTRUCTURE.
- 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.
- THE PROPERTY DESCRIBED IN THIS PLAT IS A PORTION OF LOT 12, CALDWELL'S ADDITION TO OCALA, RECORDED IN PLAT BOOK "E" AT PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- THE PROPERTY DESCRIBED IN THIS PLAT IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 7821, PAGE 1086. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY.
- THE STATE PLANE COORDINATES ESTABLISHED FOR THIS PLAT ARE BASED ON GPS, RTK NETWORK, FLORIDA WEST ZONE, NAD 1983.
- A 1/2" REBAR AND CAP STAMPED "LB 315" SHALL BE SET AT ALL LOT CORNER IN A CONFORMANCE WITH CHAPTER 177.091(9), PART I, FLORIDA STATUTES, AND WILL BE IN CONFORMANCE WITH THE CITY OF OCALA CODE OF ORDINANCES, CHAPTER 114 SUBDIVISIONS, SECTION 114-61(D).

LEGAL DESCRIPTION

THE WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, EXCEPT THE SOUTH 65.00 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK K, PAGE 741 AND RE-RECORDED PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

159.00 FEET NORTH AND SOUTH BY 105.00 FEET EAST AND WEST IN THE N.W. CORNER OF LOT 12 OF CALDWELL'S ADDITION TO OCALA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; EXCEPTION FROM THE FOREGOING THAT PORTION CONVEYED TO THE CITY OF OCALA BY RIGHT-OF-WAY DEED RECORDED IN BOOK 412, PAGE 92.

AND
SOUTH 55.00 FEET OF EAST 1/2 OF LOT 12, OF CALDWELL'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND
COMMENCING AT THE S.W. CORNER OF LOT OR BLOCK 12 OF CALDWELL'S ADDITION TO OCALA, THENCE RUN NORTH 65.00 FEET, THENCE RUN EAST 105.00 FEET, THENCE RUN SOUTH 65.00 FEET, THENCE RUN WEST 105.00 FEET TO THE POINT OF BEGINNING AS PER PLAT OF CALDWELL'S ADDITION, RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 1/2 OF BLOCK 12 AND THE SOUTH 55.00 FEET OF THE EAST 1/2 OF BLOCK 12, CALDWELL'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT:
THAT PORTION OF PROPERTY DEEDED TO THE CITY OF OCALA IN OFFICIAL RECORDS BOOK 8047, PAGES 1081-1084, MARION COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, THENCE S89°44'21"E, A DISTANCE OF 5.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST FORT KING STREET (40' WIDE RIGHT-OF-WAY), TO THE EASTERMOST CORNER OF THE LANDS DESCRIBED IN THE RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 412, PAGE 92, OF SAID PUBLIC RECORDS, AND TO THE POINT OF BEGINNING, THENCE CONTINUE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°44'21"E, A DISTANCE OF 99.61 FEET, TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S00°22'13"W, ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, A DISTANCE OF 3.98 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N89°50'34"W, A DISTANCE OF 99.72 FEET, TO A POINT THAT LIES S.01°47'08"W, 4.16 FEET, OF THE AFOREMENTIONED EASTERMOST CORNER; THENCE S44°56'14"W, A DISTANCE OF 7.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. WATULA AVENUE (40' WIDE RIGHT-OF-WAY); THENCE N00°32'27"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4.15 FEET, TO THE SOUTHERNMOST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN THE RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 412, PAGE 92; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, N45°24'03"E, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 7.09 FEET TO THE POINT OF BEGINNING, CONTAINING 426 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

THE SOUTH 65.00 FEET OF THE WEST 1/2 OF LOT 12, CALDWELL'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND
THE SOUTH 55.00 FEET OF EAST 1/2 OF LOT 12, OF CALDWELL'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND
COMMENCING AT THE S.W. CORNER OF LOT OR BLOCK 12 OF CALDWELL'S ADDITION TO OCALA, THENCE RUN NORTH 65.00 FEET, THENCE RUN EAST 105.00 FEET, THENCE RUN SOUTH 65.00 FEET, THENCE RUN WEST 105.00 FEET TO THE POINT OF BEGINNING AS PER PLAT OF CALDWELL'S ADDITION, RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE WEST 1/2 OF BLOCK 12 AND THE SOUTH 55.00 FEET OF THE EAST 1/2 OF BLOCK 12, CALDWELL'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT:
THAT PORTION OF PROPERTY DEEDED TO THE CITY OF OCALA IN OFFICIAL RECORDS BOOK 8047, PAGES 1081-1084, MARION COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, THENCE S89°44'21"E, A DISTANCE OF 5.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST FORT KING STREET (40' WIDE RIGHT-OF-WAY), TO THE EASTERMOST CORNER OF THE LANDS DESCRIBED IN THE RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 412, PAGE 92, OF SAID PUBLIC RECORDS, AND TO THE POINT OF BEGINNING, THENCE CONTINUE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°44'21"E, A DISTANCE OF 99.61 FEET, TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S00°22'13"W, ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, A DISTANCE OF 3.98 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N89°50'34"W, A DISTANCE OF 99.72 FEET, TO A POINT THAT LIES S.01°47'08"W, 4.16 FEET, OF THE AFOREMENTIONED EASTERMOST CORNER; THENCE S44°56'14"W, A DISTANCE OF 7.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. WATULA AVENUE (40' WIDE RIGHT-OF-WAY); THENCE N00°32'27"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4.15 FEET, TO THE SOUTHERNMOST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN THE RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 412, PAGE 92; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, N45°24'03"E, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 7.09 FEET TO THE POINT OF BEGINNING, CONTAINING 426 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

PLANNING AND 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 APPROVED BY THE COMMISSION FOR RECORD ON THE ____ DAY OF ____ 2023.

ATTEST:
SEAN LANIER, P.E.
CITY ENGINEER

KEVIN LOPEZ
CHAIRMAN

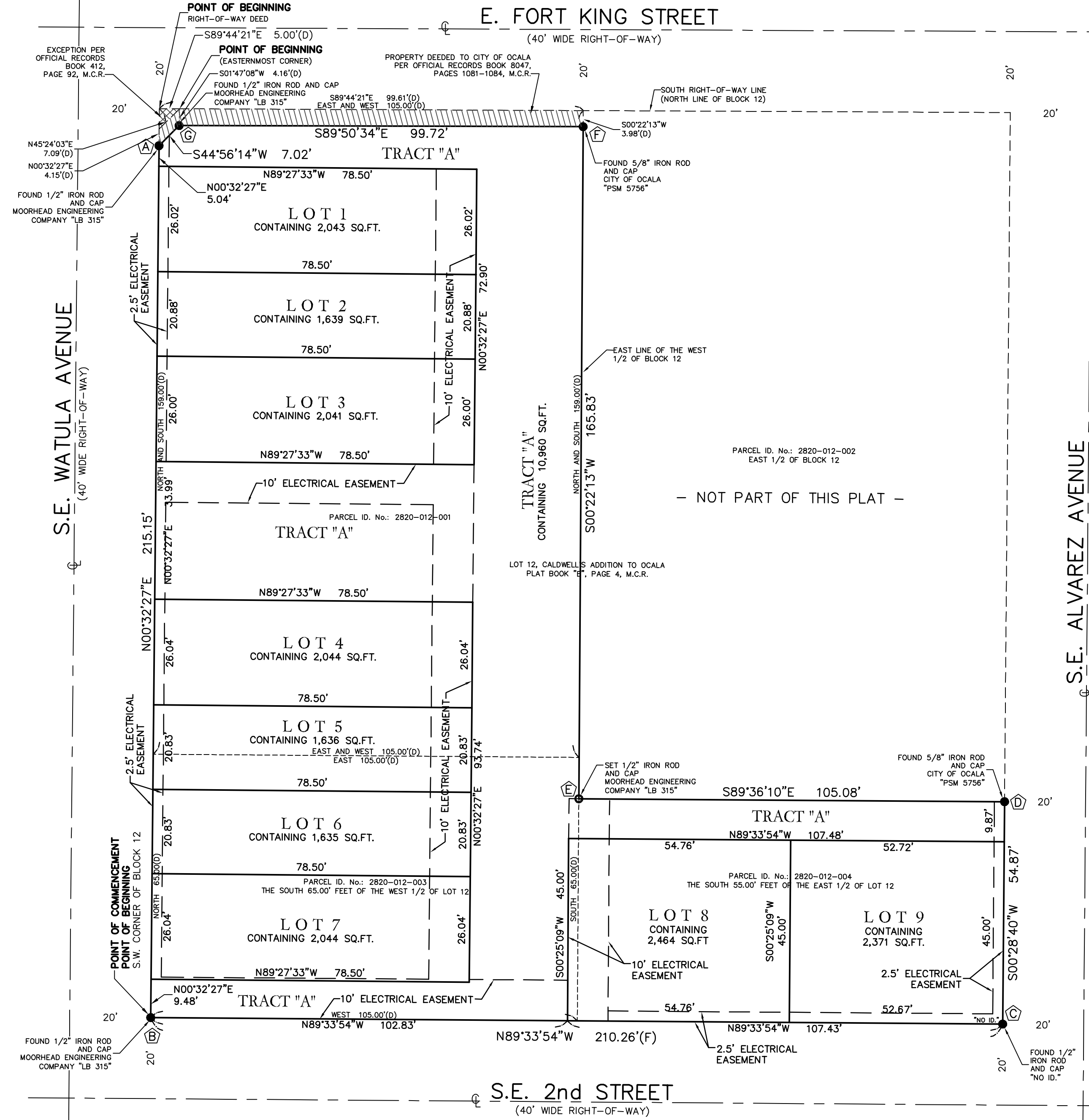
COUNCIL'S APPROVAL
THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED BY THE COUNCIL FOR RECORD ON THE ____ DAY OF ____ 2023.

ATTEST:
ANGEL B. JACOBS
CITY CLERK

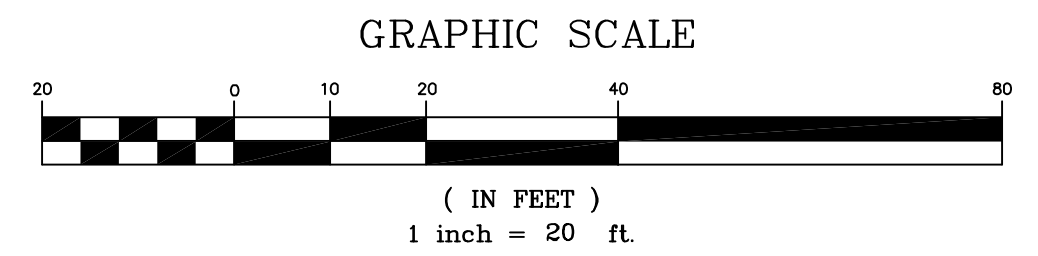
JAMES P. HILTY, Sr.
PRESIDENT, CITY COUNCIL

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:
I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF WATULA SOUTH FOR RECORDING, THIS PLAT FIELD FOR RECORD THIS ____ DAY OF ____ 2023 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.

ATTEST:
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT



- LEGEND**
- FOUND 1/2" AND 5/8" IRON ROD AND CAP (NUMBER AS NOTED)
 - SET 5/8" IRON ROD AND CAP (LB 315)
 - SQUARE
 - FT. FEET
 - ID. IDENTIFICATION
 - No. NUMBER
 - M.C.R. = MARION COUNTY RECORDS
 - O.R. = OFFICIAL RECORDS
 - D. DESCRIBED MEASUREMENT
 - LB LICENSED BUSINESS NUMBER
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - PRM PERMANENT REFERENCE MONUMENT
 - C CENTERLINE



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 PER CHAPTER 177, PART I FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF OCALA AND HAS BEEN FOUND TO CONFORM TO SUCH CHAPTER, ON THIS ____ DAY OF ____ 2023.

BY:
KELLY ROBERTS
FLORIDA CERTIFICATE No. 5558
MANAGER, CHIEF LAND SURVEYOR, CITY OF OCALA

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION
KNOW ALL MEN BY THESE PRESENTS: WATULA SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF "WATULA SOUTH", THE SAME BEING A SUBDIVISION OF THE LAND HEREON DESCRIBED; THAT THE UTILITY EASEMENTS AS DESIGNATED HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION BY ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION, OR OTHER PUBLIC UTILITY; AND THAT THE ELECTRIC EASEMENT DESIGNATED HEREON IS HEREBY DEDICATED TO THE CITY OF OCALA FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRIC AND COMMUNICATION FACILITIES, (INCLUDING LINES).

TRACT "A": THE OWNER DEDICATES TRACT "A" TO BE OWNED AND MAINTAINED BY WATULA SOUTH HOMEOWNERS ASSOCIATION, INC. FOR INGRESS, EGRESS, RECREATION, AND OTHER COMMON USES, SUBJECT TO A PERPETUAL EASEMENT HEREIN GRANTED TO THE CITY OF OCALA, FOR THE PURPOSES OF INGRESS, EGRESS AND UTILITIES BY SANITATION, POSTAL, FIRE, LAW ENFORCEMENT, UTILITIES (MUNICIPAL AND PRIVATE), EMERGENCY MEDICAL SERVICE VEHICLES AND THEIR PERSONNEL AND ANY OTHER SERVICE OR UTILITIES PROVIDING SERVICE TO THIS SUBDIVISION AND THAT THE UTILITY EASEMENTS AS SHOWN OR NOTED HEREON ARE RESERVED FOR SUCH USE BY THE RESPECTIVE UTILITIES (MUNICIPAL, GOVERNMENTAL AND PRIVATE) AND THAT NO OTHER OBLIGATION IS IMPOSED OR IMPLIED UPON THE CITY OF OCALA OR ANY OTHER PUBLIC ENTITY FOR THE IMPROVEMENTS OR MAINTENANCE OF SAID EASEMENTS.

IN WITNESS WHEREOF SAID WATULA SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENT TO BE SIGNED IN ITS COMPANY NAME BY ITS ____ THIS ____ DAY OF ____ 2023.

SIGNED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

PRINT NAME: _____

PRINT NAME: _____

WATULA SOUTH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
NAME: ROY T. BOYD III
TITLE: MANAGER

NOTARY ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING DECLARATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2023 BY ROY T. BOYD III, ON BEHALF OF WATULA SOUTH, LLC, WHO IS ____ PERSONALLY KNOWN BY ME, OR ____ PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

PRINT NAME: _____
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER _____
COMMISSION EXPIRES _____

ACKNOWLEDGMENT BY OTHERS HOLDING VESTED INTEREST
KNOW ALL MEN BY THESE PRESENTS: THAT AMERIS BANK, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 7621, PAGE 1091; ASSIGNMENT OF RENTS RECORDED IN OFFICIAL RECORDS BOOK 7621, PAGE 1103; UCC FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 7621, PAGE 1113; MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 7621, PAGE 1119; ASSIGNMENT OF RENTS RECORDED IN OFFICIAL RECORDS BOOK 7621, PAGE 1127; MODIFICATION OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 7950, PAGE 320; SUBORDINATION AGREEMENT RECORDED IN O.R. BOOK 7950, PAGE 327, ENCUMBERING THE PROPERTY IN THIS PLAT DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF ____ 2023.

SIGNED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

PRINT NAME: _____

AMERIS BANK

By: _____
JEREMY JACOBS
CITY PRESIDENT, OCALA

NOTARY ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2023 BY JEREMY JACOBS CITY PRESIDENT, OCALA OF AMERIS BANK WHO IS ____ PERSONALLY KNOWN BY ME, OR ____ PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION.

PRINT NAME: _____
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER _____
COMMISSION EXPIRES _____

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 ____ 2023.

BY:
WILLIAM E. SEXTON
CITY ATTORNEY

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAT OF WATULA SOUTH WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WHERE IN PLACE ON THE ____ DAY OF ____ 2023. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART I CHAPTER SJ17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114 OF THE CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECDORATION.

MOORHEAD ENGINEERING COMPANY
LB 315

BY:
BRUCE M. VARNADOE
NO. 5870, STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER