

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING • MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

NOTE:

THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES, DEDICATIONS AND ACKNOWLEDGMENT SEE SHEET 1, FOR BOUNDARY DETAIL AND LOT DIMENSION SEE SHEET 2.

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES AND CITY OF OCALA CODE OF ORDINANCES CHAPTER 114 WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
3. 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.
4. THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES, DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY AND LOT DETAIL SEE SHEET 2.
5. 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.
6. BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY LINE OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS BEING S.00°05'32"E.
7. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
8. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS LOW INTENSITY AND SP (SHOPPING CENTER) RESPECTIVELY, CITY OF OCALA.
9. **ADVISORY NOTICE** ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NOS. 12083C0529E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOOD HAZARD AND FLOOD ZONE "AE" - AN AREA WITHIN THE 100 YEAR 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 THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. THIS PLAT CONTAINS ONE (1) LOT AND 0.0 MILES OF ROAD.
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION; THE HOMEOWNER'S ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
12. SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.

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.

STARBUCKS E HWY 40

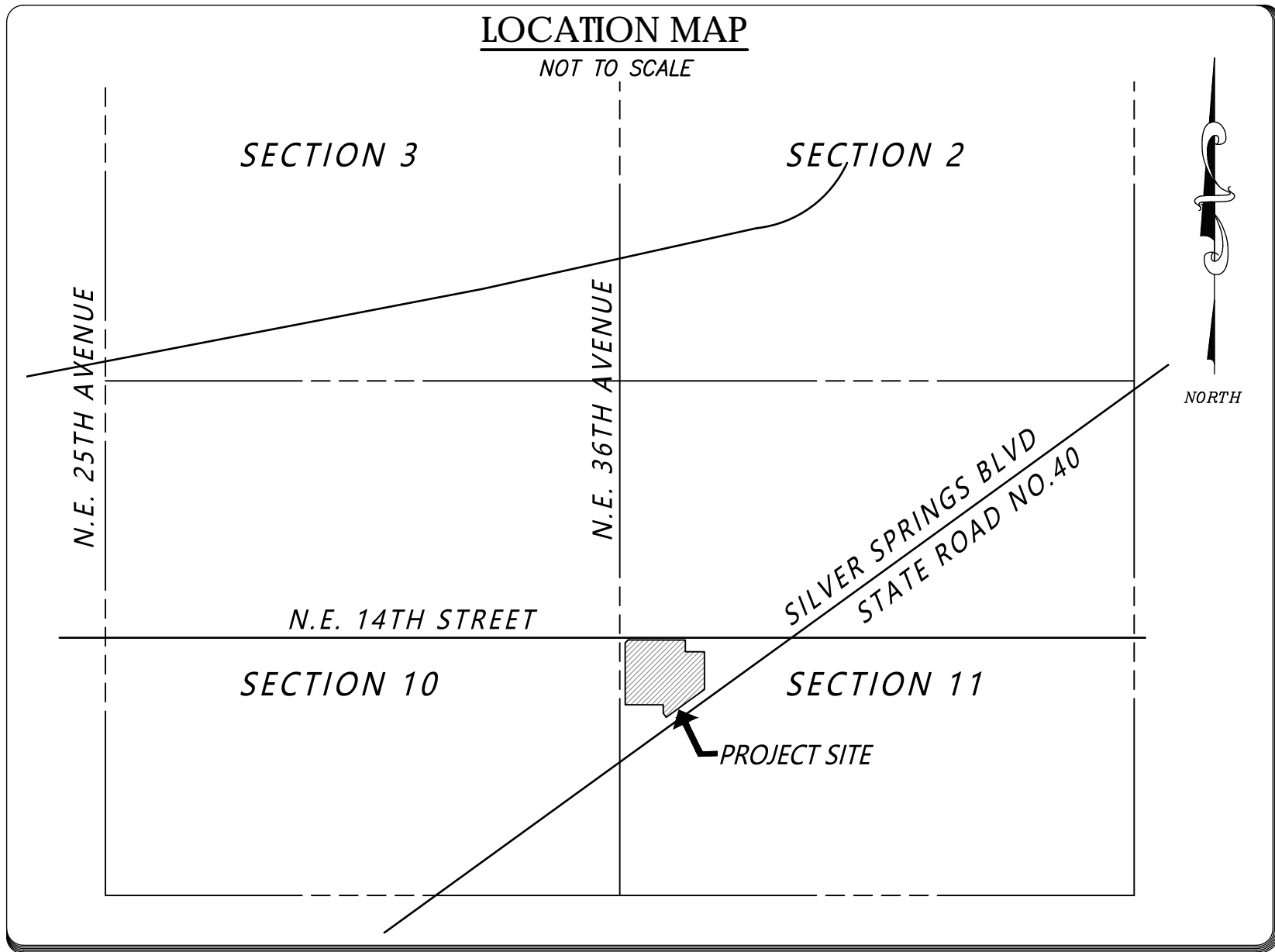
A PRIVATE COMMERCIAL SUBDIVISION

A PORTION OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 22 EAST

CITY OF OCALA,

MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 1 OF 2



CITY ATTORNEY APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED AS TO FORM AND LEGALITY ON THIS ____ DAY OF _____ 2025.

BY: WILLIAM E. SEXTON
CITY ATTORNEY

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 WAS APPROVED BY THE COMMISSION FOR RECORD ON THE ____ DAY OF _____ 2025.

ATTEST:

SEAN LANIER, P.E.
CITY ENGINEER

KEVIN LOPEZ
CHAIRMAN

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "STARBUCKS E HWY 40" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ____ DAY OF _____ 2025. AT _____ AM/PM AND RECORDED IN PLAT BOOK ____ , AT PAGE ____ OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR'S CERTIFICATE OF REVIEW:

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

BY: R. KELLY ROBERTS
FLORIDA CERTIFICATE NO. 5558
CITY OF OCALA - CHIEF LAND SURVEYOR

CITY SURVEYOR SEAL:

CLERK SEAL:

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT WAGNER PROPERTY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("DEVELOPER") IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "STARBUCKS E HWY 40 ", BEING IN THE CITY OF OCALA, MARION COUNTY, FLORIDA AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS:

THAT THE UTILITY EASEMENTS SHOWN OR NOTED ARE GRANTED TO " _____ " ESTABLISHED FOR THIS SUBDIVISION FOR THE INITIAL INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE UPON ACCEPTANCE BY THE CITY OF OCALA GRANTED TO THE SAME AND FURTHER RESERVED EXCLUSIVELY FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

DEVELOPER AND OWNER:
ALL DREAMS REALTY, LLC
A FLORIDA LIMITED LIABILITY COMPANY
3585 SW 38TH TERRACE #R101
OCALA, FL 34474

BY: _____

NAYLA PRADINES
REGISTERED AGENT

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025 BY NAYLA PRADINES. SHE EITHER IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

☐ PERSONALLY KNOWN BY ME, OR

☐ PRODUCED IDENTIFICATION _____

NOTARY PUBLIC: _____
SIGNATURE

NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER: _____.

COMMISSION EXPIRATION: _____.

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

WITNESSES:

WITNESS SIGNATURE _____

PRINT NAME: _____

ADDRESS: _____

DEVELOPER AND OWNER:
3741 SILVER SPRINGS LLC
A FLORIDA LIMITED LIABILITY COMPANY
3585 SW 38TH TERRACE #R101
OCALA, FL 34474

BY: _____

NAYLA PRADINES
REGISTERED AGENT

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025 BY NAYLA PRADINES. SHE EITHER IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.

☐ PERSONALLY KNOWN BY ME, OR

☐ PRODUCED IDENTIFICATION _____

NOTARY PUBLIC: _____
SIGNATURE

NAME: _____

NOTARY PUBLIC, STATE OF FLORIDA

COMMISSION NUMBER: _____.

COMMISSION EXPIRATION: _____.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

JCH CONSULTING GROUP, INC
(LICENSED BUSINESS NUMBER LB8071)
426 SW 15TH STREET
OCALA, FLORIDA 34471

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CHRISTOPHER J. HOWSON (LICENSE NO. LS6553)

