

Westgate Professional Center

6945 SW Hwy 200



Highlights

11,447 SF Buildings

Zoning: B-2

Acreage: 2.65 acres

**Lot: 574 FT
Frontage SR 200**

**Traffic Count: 42,504
Daily**



Directions

4.5 mi SW of I-75

**Frontage on State Hwy 200
College Rd**

**Outstanding Regional
Access.**

PERFECT FOR MEDICAL



6961 SW Hwy 200
2991 SF Built 1998
4 \$538,380.00



6957 SW Hwy 200
2631 SF Built 1998
3 473,580.00

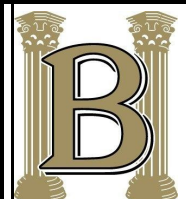


6951 SW Hwy 200
2266 SF Built 1998
2 407,880.00



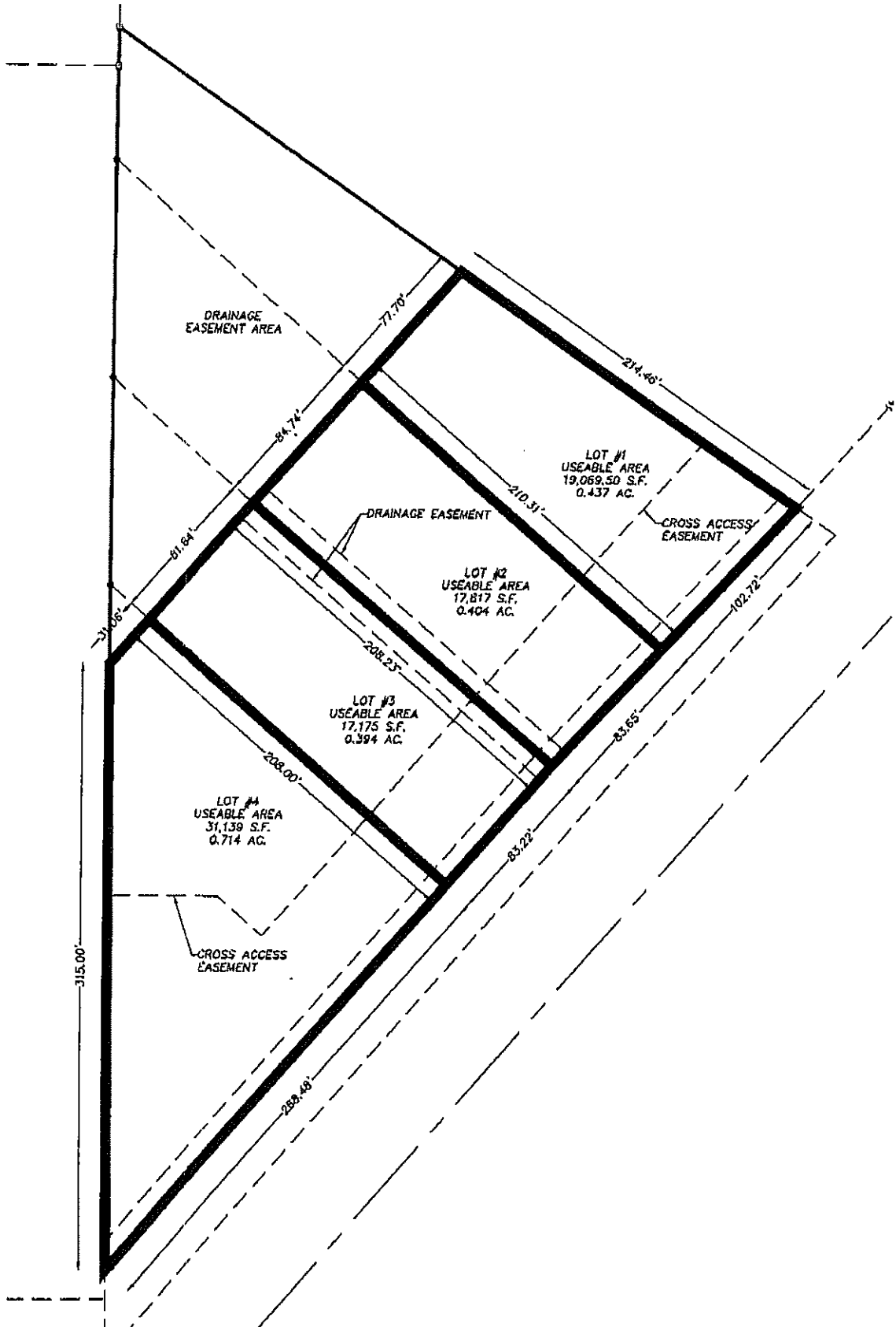
6945 SW Hwy 200
3559 SF Built 1998
1 \$640,620.00

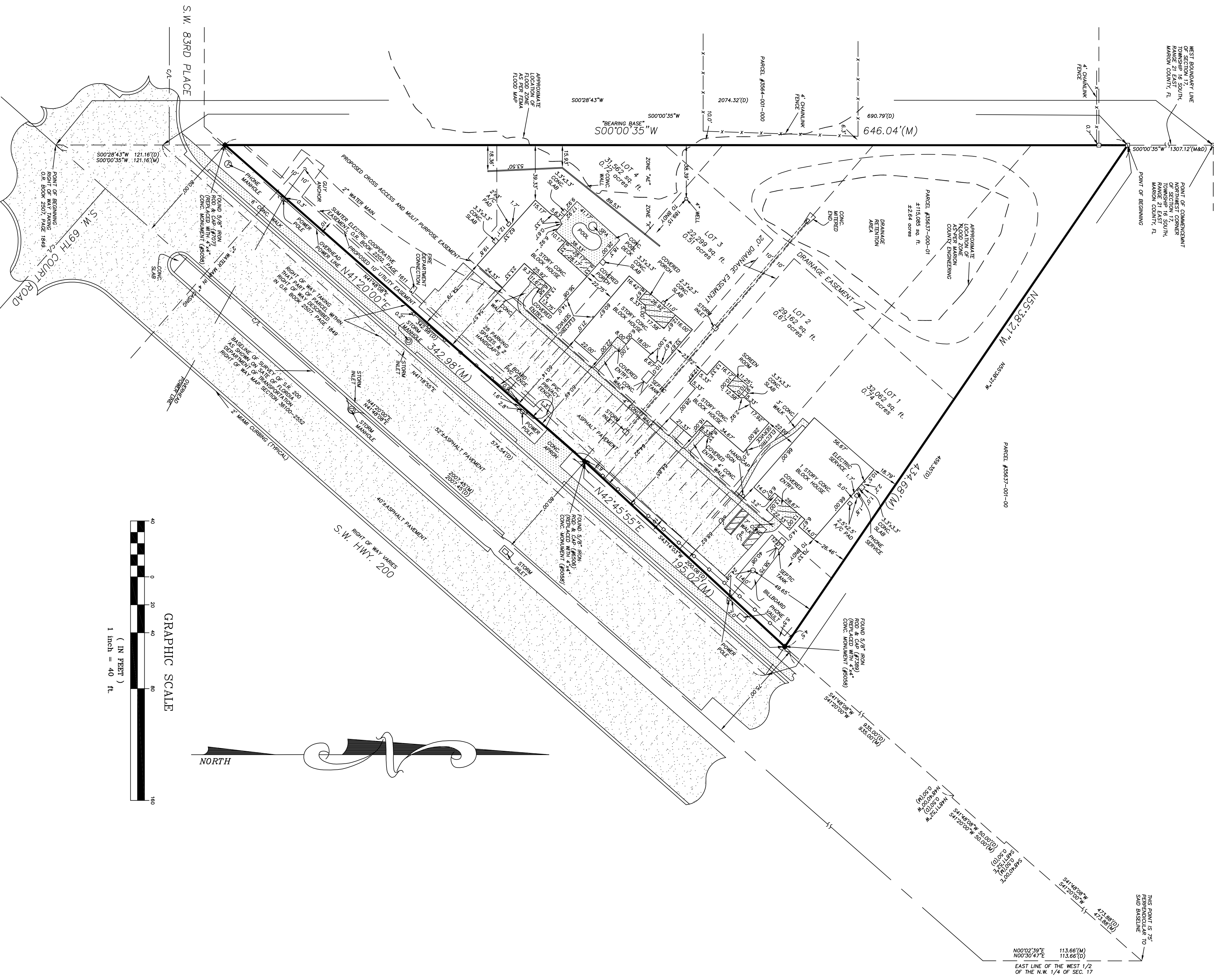
All 4 Buildings
\$1,998,000



Busch Realty LLC
3300 SE 3rd Ave
Ocala, Florida 34471
352-690-1909
www.BuschRealty.com

Lori Busch 352-690-1909 or 352-804-5544
Email- ljbusch@ocalaproperty.net
Bradley Busch 352-274-0909 or 352-690-1909
Email- bnbusch@ocalaproperty.net





DESCRIPTION:
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.00°00'35"W, ALONG THE WEST BOUNDARY OF SAID SECTION 17, A DISTANCE OF 1307.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°00'35"W, ALONG SAID WEST BOUNDARY, 690.79 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE N.41°18'55"E, ALONG SAID RIGHT-OF-WAY LINE, 574.54 FEET; THENCE N.55°38'21"W, 459.35 FEET TO THE POINT OF BEGINNING.
 LESS AND EXCEPT ANY PART THEREOF LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:
 BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA WITH THE BASELINE OF SURVEY OF S.R. 200 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 36100-2522; SAID POINT BEING 2074.32 FEET, S.00°28'43"W, OF THE N.W. CORNER OF SAID N.W. 1/4; THENCE N.41°48'08"E, ALONG SAID BASELINE 2007.45 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF SAID N.W. 1/4; THENCE N.00°30'47"E, ALONG SAID EAST LINE 113.66 FEET TO A POINT BEING 75.00 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO SAID BASELINE; THENCE S.48°11'52"E, 0.50 FEET TO A POINT BEING 74.50 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO SAID BASELINE; THENCE S.41°48'08"W, PARALLEL WITH SAID BASELINE, 50.00 FEET; THENCE N.48°11'52"W, 0.50 FEET TO A POINT BEING 3.00 FEET BASELINE; THENCE S.41°48'08"W, PARALLEL WITH SAID BASELINE, 935.00 FEET; THENCE S.43°14'03"W, 200.06 FEET TO A POINT BEING 90.00 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO SAID BASELINE; THENCE S.41°48'08"W, PARALLEL WITH SAID BASELINE, 342.98 FEET TO THE WEST LINE OF SAID N.W. 1/4; THENCE S.00°28'43"W, ALONG SAID WEST LINE 1211.16 FEET TO THE POINT OF BEGINNING.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.00°00'35"W, ALONG THE WEST BOUNDARY OF SAID SECTION 17, A DISTANCE OF 1307.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°00'35"W, ALONG SAID WEST BOUNDARY, 690.79 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200; THENCE N.41°18'55"E, ALONG SAID RIGHT-OF-WAY LINE, 574.54 FEET; THENCE N.42°45'57"E, 20.00 FEET; THENCE N.00°30'47"E, 113.66 FEET; THENCE N.55°38'21"W, 459.35 FEET TO THE POINT OF BEGINNING.

- NOTES:
 1) BEARING BASED ON RECORD DEED ALONG THE WEST BOUNDARY LINE OF DESCRIBED PARCEL, BEARING BEING S.00°00'35"W.
 2) SURVEY BASED ON EXISTING MONUMENTIZATION.
 3) DESCRIPTION AS PER O.R. BOOK 2407, PAGE 646 AND O.R. BOOK 2507, PAGE 1847.
 4) BOUNDARY SURVEY FOR DOMENIC MARTELLI.
 5) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
 6) UNDERGROUND AND OVERHEAD IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
 7) LANDS SHOWN HEREON ARE SUBJECT TO THE FLOOD PRONE AREA AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NUMBER 12083C 0701 D, DATED AUGUST 28, 2008, AND IS CONSIDERED TO BE IN ZONE "X & AE." BASE FLOOD ELEVATION = 67.7'. AND THE FLOOD ZONE AS DETERMINED BY MARION COUNTY ENGINEERING AND SHOWN HEREON.
 8) REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
 9) THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS 1 FOOT IN 1000 FEET. THE EXCLUSIVE BENEFIT OF THE PARTIES SHOWN HEREON AND SHALL NOT BE DISPAIRED OR LITIGATED BY ANY OTHER INSTRUMENTAL OR ENTRY WITHOUT AUTHORIZATION FROM MILAM LAND SURVEYING, INC.
 10) THIS SURVEY HAS BEEN PREPARED FOR THE DISPAIRED OR LITIGATED BY ANY OTHER INSTRUMENTAL OR ENTRY WITHOUT AUTHORIZATION FROM MILAM LAND SURVEYING, INC.
 11) FENCES, SYMBOLS, MONUMENTATION, AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES AND MAY NOT BE SHOWN TO SCALE.
 12) SUBJECT TO EASEMENT GRANTED TO SUNTER ELECTRIC FOR POWERLINES AND GUY ANCHORS AS RECORDED IN O.R. BOOK 2202, PAGE 1611.
 13) SUBJECT TO BILLBOARD SIGN LOCATION LEASE AS RECORDED IN O.R. BOOK 2279, PAGE 1205.

- LEGEND:
 ■ SET 4" x 4" CONCRETE MONUMENT (#9058)
 □ FOUND 4" x 4" CONCRETE MONUMENT (NO ID)
 ○ MARKERS WHEN USED IN A BEARING AND/OR ANGLE
 * SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 ' FEET WHEN USED IN A DISTANCE
 R/W = RIGHT-OF-WAY
 C/L = CENTERLINE
 CONC. = CONCRETE
 M = MEASURED DISTANCE OR BEARING
 P = PLAT MEASUREMENT
 Δ = CENTRAL ANGLE OF CURVE
 R = RADIUS OF CURVE
 L = ARC LENGTH OF CURVE
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 P.R.C. = POINT OF REVERSE CURVATURE
 P.O.C. = POINT OF COMMENCEMENT
 ☉ = UTILITY POLE
 * = LIGHT POLE
 N = NORTH
 E = EAST
 S = SOUTH
 W = WEST

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND MEETS THE ESTABLISHED MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 31, 17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

GARY L. MILAM P.S.M. #9058
 MILAM LAND SURVEYING, INC. L.B. #6802
 2024 N.E. 3rd STREET, OCALA, FLORIDA 34470
 (352) 622-7224

| | | | |
|-------------|--------|-----------|---------|
| DRAWN BY: | RAB | DATE: | 6/30/15 |
| CHECKED BY: | GM | BOOK NO.: | 188/64 |
| JOB NO.: | 15-234 | | |

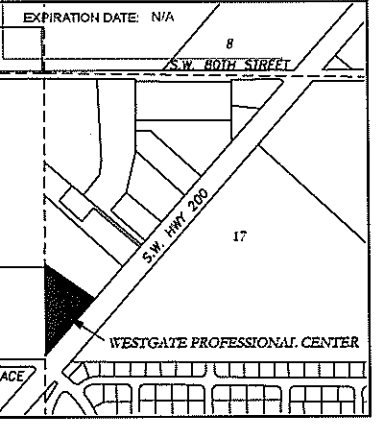
PROJECT NAME
**BOUNDARY SURVEY FOR:
 DOMENIC MARTELLI**

Milam Land Surveying
 PROFESSIONAL SURVEYORS & MAPPERS
 GARY L. MILAM, P.S.M. #5058; LB #6802
 2102 N.E. 3rd STREET, OCALA, FLORIDA 34470
 (352) 622-7224 OFFICE (866) 425-3128 FAX

| NO. | BY | DATE | REVISION |
|-----|----|----------|-----------------------------|
| 1 | GM | 11/10/15 | REVISED PER COUNTY COMMENTS |

SHEET NO.
 1 of 1

APPLICATION #: 16962
 APPROVAL DATE: 12/7/2015



VICINITY MAP
 SECTION 17, TOWNSHIP 16 SOUTH,
 RANGE 21 EAST
 (NOT TO SCALE)

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT DOMENIC MARTELLI, FEE SIMPLE OWNER OF THE LANDS DESCRIBED AND PLATTED HEREIN, AS WESTGATE PROFESSIONAL CENTER, BEING IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS: THE 10' UTILITY EASEMENTS SHOWN ON THIS PLAT IS DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER; THE CROSS ACCESS AND MULTI PURPOSE EASEMENT SHOWN ON THIS PLAT IS DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC FOR PARKING AND ACCESS TO EACH BUILDING, SIGNAGE, AND PUBLIC AND PRIVATE UTILITIES, AND IS TO BE MAINTAINED BY THE WESTGATE PROFESSIONAL CENTER OWNERS ASSOCIATION; THE DRAINAGE EASEMENT AS SHOWN ON THIS PLAT IS DEDICATED PRIVATE TO THE WESTGATE PROFESSIONAL CENTER OWNERS ASSOCIATION FOR STORM WATER RETENTION AND RUNOFF ON THESE LOTS AND THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITY IS TO BE MAINTAINED BY THE WESTGATE PROFESSIONAL CENTER OWNERS ASSOCIATION. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE DRAINAGE EASEMENT 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 A RISK.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 2015.

BY: _____
 DOMENIC MARTELLI

NOTARY ACKNOWLEDGMENT
 BEFORE ME THIS DAY PERSONALLY APPEARED DOMENIC MARTELLI, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN, OR WHO PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2015.

BY: _____
 NOTARY PUBLIC - STATE OF FLORIDA, MARION COUNTY
 FLORIDA CERTIFICATE NO. _____
 MY COMMISSION EXPIRES: _____

CLERK OF THE CIRCUIT COURT
 COUNTY OF MARION
 STATE OF FLORIDA

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF WESTGATE PROFESSIONAL CENTER FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ AT _____ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
 DAVID R. ELLSPERMANN
 CLERK OF THE CIRCUIT COURT

APPROVAL OF COUNTY OFFICIALS-DEVELOPMENT REVIEW COMMITTEE:

- BY: _____, COUNTY ENGINEERING
- BY: _____, COUNTY FIRE SERVICES
- BY: _____, COUNTY PLANNING
- BY: _____, COUNTY SURVEYOR
- BY: _____, COUNTY UTILITIES
- BY: _____, COUNTY ZONING

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON _____ THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: _____
 KATHY BRYANT, CHAIRMAN
 BOARD OF COUNTY COMMISSIONERS

ATTEST: _____
 DAVID R. ELLSPERMANN
 CLERK OF CIRCUIT COURT

WESTGATE PROFESSIONAL CENTER

LOCATED IN
 SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

| STATE PLANE COORDINATES NAD83(1990) | | | |
|-------------------------------------|---------------|--------------|-------------------------|
| POINT | NORTHING | EASTING | SCALE FACTOR |
| CITY OF Ocala 0101 RESET | N 1735148.181 | E 581158.863 | AVERAGE: 0.999945526 |
| CITY OF Ocala 0102 RESET | N 1735097.863 | E 583000.029 | |
| CITY OF Ocala 0013 | N 1735050.441 | E 588972.398 | |
| A | N 1733818.289 | E 581085.103 | |
| B | N 1733172.307 | E 581079.791 | |
| C | N 1733427.994 | E 581308.359 | |
| D | N 1733570.089 | E 581441.920 | |

POINT OF COMMENCEMENT
 NORTHWEST CORNER
 OF SECTION 17,
 TOWNSHIP 16 SOUTH,
 RANGE 21 EAST
 MARION COUNTY, FL

DESCRIPTION:
 COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.00°00'35"W, ALONG THE WEST BOUNDARY OF SAID SECTION 17, A DISTANCE OF 1307.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°00'35"W, ALONG SAID WEST BOUNDARY, 690.79 FEET TO THE NORTH-WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200; THENCE N.41°18'55"E, ALONG SAID RIGHT OF WAY LINE, 574.54 FEET; THENCE N.55°38'21"W, 459.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT
 BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA WITH THE BASELINE OF SURVEY OF S.R. 200 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36100-2522; SAID POINT BEING 2074.32 FEET, S.00°28'43"W, OF THE N.W. CORNER OF SAID N.W. 1/4; THENCE N.41°48'08"E, ALONG SAID BASELINE 2007.45 FEET TO IT'S INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF SAID N.W. 1/4; THENCE N.00°30'47"E, ALONG SAID EAST LINE 113.66 FEET TO A POINT BEING 75.00 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO SAID BASELINE; THENCE S.41°48'08"W, PARALLEL WITH SAID BASELINE, 473.88 FEET; THENCE S.48°11'52"E, 0.50 FEET TO A POINT BEING 74.50 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE S.41°48'08"W, PARALLEL WITH SAID BASELINE, 30.00 FEET; THENCE N.48°11'52"W, 0.50 FEET TO A POINT BEING 75.00 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE S.41°48'08"W, PARALLEL WITH SAID BASELINE, 935.00 FEET; THENCE S.43°14'03"W, 200.06 FEET TO A POINT BEING 80.00 FEET NORTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE S.41°48'08"W, PARALLEL WITH SAID BASELINE, 12.08 FEET TO THE WEST LINE OF SAID N.W. 1/4; THENCE S.00°28'43"W, ALONG SAID WEST LINE 121.16 FEET TO THE POINT OF BEGINNING, CONTAINING 2.64 ACRES MORE OR LESS.

- NOTES:
- 1) BEARING BASED ON RECORD DEED ALONG THE WEST BOUNDARY LINE OF DESCRIBED PARCEL; BEARING BEING S.00°00'35"W.
 - 2) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS COED 0013, COED 0101 RESET, AND COED 0102 RESET, NAD83(1990), ALL BEARINGS AND DISTANCE SHOWN HEREON ARE GROUND MEASUREMENTS.
 - 3) THIS PLAT CONTAINS FOUR LOTS AND NO ROADS.
 - 4) BUILDING SETBACKS: 40' FRONT SETBACK, 10' SIDE SETBACK, 25' REAR SETBACK.
 - 5) NO LOT SHALL BE DIVIDED OR REDIVIDED UNLESS OR UNTIL A REPLAT HAS BEEN FILED WITH MARION COUNTY, 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.
 - 6) THE 10 FOOT UTILITY EASEMENT SHOWN HEREON GRANT PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS AND MAY BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED THEY DO NOT INTERFERE WITH THE FACILITIES AND SERVICES OF GOVERNMENTAL AGENCIES AND PUBLIC UTILITY COMPANIES.
 - 7) WATER SERVICE IS PROVIDED BY A PUBLIC WATER SERVICE WITH A 2" PVC MAIN RUNNING ALONG THE FRONT OF EACH BUILDING. THE SEWER SERVICES IS PROVIDED BY ON SITE BY A SEPTIC SYSTEM.
 - 8) 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.
 - 9) THE DRAINAGE EASEMENT SHOWN HEREON IS PRIVATE AND IS FOR THE STORM WATER RUNOFF OF EACH OF THE FOUR (4) LOTS. THE MAINTENANCE AND OPERATION OF THIS FACILITY WILL BE MANAGED THROUGH THE WESTGATE PROFESSIONAL CENTER OWNERS ASSOCIATION.
 - 10) THE CROSS ACCESS EASEMENT SHOWN HEREON IS FOR PUBLIC AND PRIVATE ACCESS, PARKING, SIGNAGE, A BILLBOARD, AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.
 - 11) ALL LOTS SHALL USE EXISTING ACCESS TO STATE ROAD 200.

WAIVERS REQUESTED

1. LDC 2.17.1-PRELIMINARY PLAT REQUIREMENT-APPROVED SEPTEMBER 28, 2015
2. LDC 6.3.1.F-ESTABLISHMENT OF MSBU OR CDD-APPROVED NOVEMBER 2, 2015
3. LDC 6.11.4.B.(1)-CROSS ACCESS-APPROVED DECEMBER 7, 2015

ASSESSMENT NOTIFICATION:

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY DESCRIBED HEREIN THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS 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.

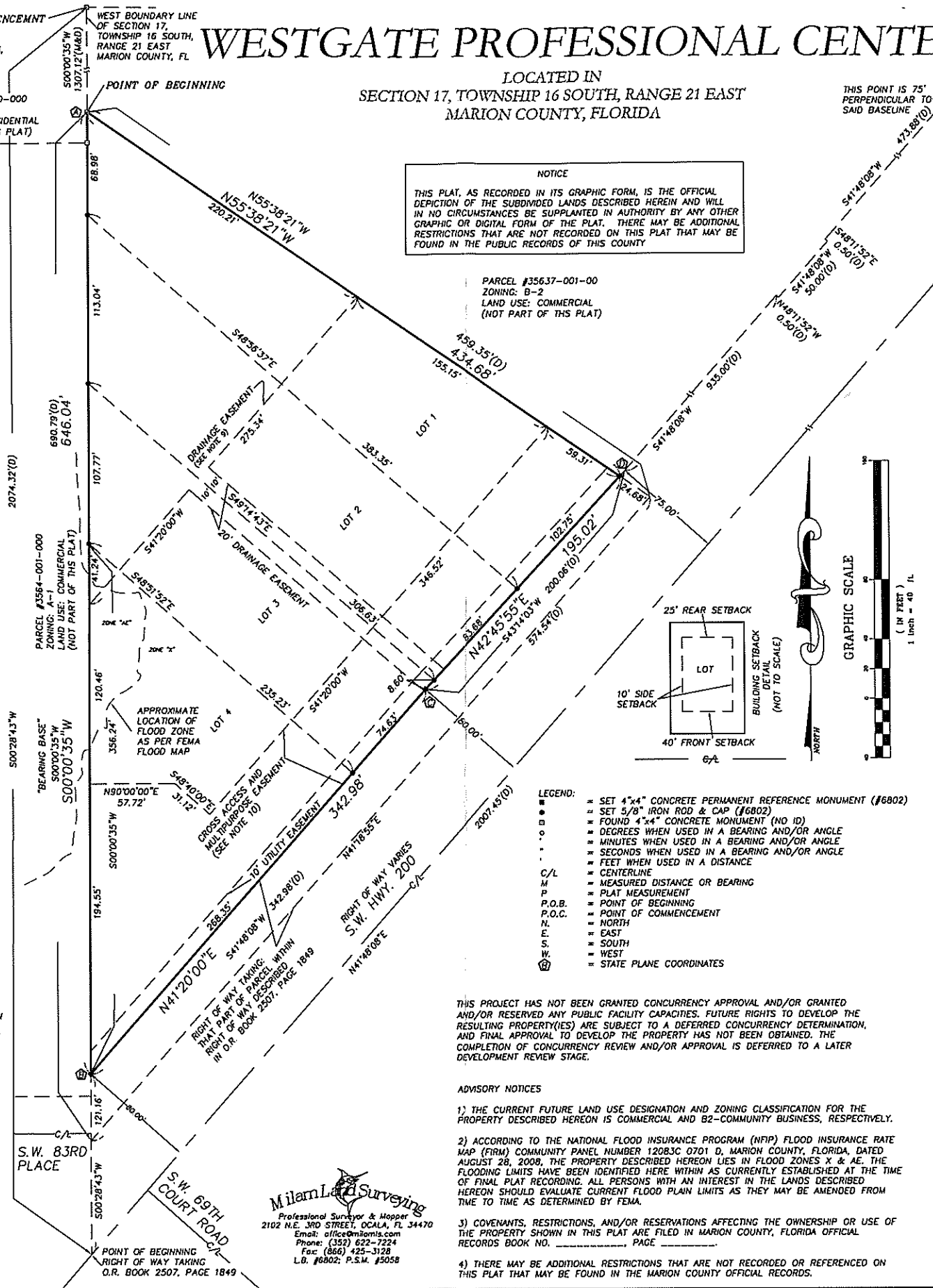
KATHY BRYANT, CHAIRMAN
 BOARD OF COUNTY COMMISSIONERS

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: _____
 GARY L. MILAM P.S.M. #5058
 MILAM LAND SURVEYING, INC., L.B. #6802
 2102 N.E. 3RD STREET
 Ocala, Florida 34470
 (352) 622-7224
 JOB NO. 15-234 FINAL PLAT

DATE: _____



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

PARCEL #35637-001-00
 ZONING: B-2
 LAND USE: COMMERCIAL
 (NOT PART OF THIS PLAT)

- LEGEND:
- = SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (#6802)
 - = SET 5/8" IRON ROD & CAP (#6802)
 - = FOUND 4"x4" CONCRETE MONUMENT (NO ID)
 - ° = DEGREES WHEN USED IN A BEARING AND/OR ANGLE
 - ' = MINUTES WHEN USED IN A BEARING AND/OR ANGLE
 - " = SECONDS WHEN USED IN A BEARING AND/OR ANGLE
 - FEET WHEN USED IN A DISTANCE
 - C/L = CENTERLINE
 - M = MEASURED DISTANCE OR BEARING
 - P = PLAT MEASUREMENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - N. = NORTH
 - E. = EAST
 - S. = SOUTH
 - W. = WEST
 - ⊕ = STATE PLANE COORDINATES

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) 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 IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.

ADVISORY NOTICES

- 1) THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS COMMERCIAL AND B2-COMMUNITY BUSINESS, RESPECTIVELY.
- 2) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 12083C 0701 D, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES X & AE. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOOD PLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- 3) COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY, FLORIDA OFFICIAL RECORDS BOOK NO. _____ PAGE _____
- 4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED OR REFERENCED ON THIS PLAT THAT MAY BE FOUND IN THE MARION COUNTY OFFICIAL RECORDS.

Milam Land Surveying
 Professional Surveyor & Hopper
 2102 N.E. 3RD STREET, Ocala, FL 34470
 Email: office@mls.com
 Phone: (352) 622-7224
 Fax: (866) 425-3128
 L.B. #6802; P.S.M. #5058