RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

April 4, 2025

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Ridge at Heath Brook Community Development District

OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W●Boca Raton, Florida 33431
Phone: (561) 571-0010●Toll-free: (877) 276-0889●Fax: (561) 571-0013

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

March 28, 2025

Board of Supervisors
Ridge at Heath Brook Community Development District

Dear Board Members:

The Board of Supervisors of the Ridge at Heath Brook Community Development District will hold a Regular Meeting on April 4, 2025 at 11:30 a.m., or as soon thereafter as the matter may be heard, at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Administration of Oath of Office to Elected Supervisors (Kara Disotell - Seat 3, John Wiggins - Seat 4, Ethan Mellish - Seat 5) *(the following will be provided in a separate package)*

   A. Required Ethics Training and Disclosure Filing

      - Sample Form 1 2023/Instructions

   B. Membership, Obligations and Responsibilities

   C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

   D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

4. Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date

5. Acceptance of Resignation of Joshua Tepper [Seat 2]

6. Consider Appointment to Fill Unexpired Term of Seat 2; *Term Expires November 2026*

   - Administration of Oath of Office

7. Consideration of Resolution 2025-02, Electing and Removing Officers of the District, and Providing for an Effective Date

8. Consideration of Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

9. Consideration of Atwell LLC Proposal for Surveying Services (to be provided under separate cover)

10. Ratification Items
    A. FMSbonds, Inc. Rule G-17 Disclosure Letter
    B. City of Ocala Water Resources Bill of Sale [Ridge at Heath Brook - Phase II Utilities]
    C. Acquisition of Phase 2 Improvements

11. Acceptance of Unaudited Financial Statements as of February 28, 2025

12. Approval of Minutes:
    A. August 2, 2024 Public Hearing and Regular Meeting
    B. November 5, 2024 Landowners' Meeting

13. Staff Reports
    A. District Counsel: *Kutak Rock LLP*
    B. District Engineer: *Atwell, LLC*
    C. District Manager: *Wrathell, Hunt and Associates, LLC*
        - NEXT MEETING DATE: May 2, 2025 at 11:30 AM
            - QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	KARA DISOTELL	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	JOHN WIGGINS	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ETHAN MELLISH	☐ IN PERSON	☐ PHONE	☐ NO

14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,

Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 943 865 3730

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), *FLORIDA STATUTES*, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ridge at Heath Brook Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Ocala, Marion County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held on November 5, 2024, at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvass the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE Ridge at Heath Brook Community Development District:

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

BOARD OF SUPERVISORS	SEAT	VOTES
Kara Disotell	Seat 3	13 Votes
John Wiggins	Seat 4	13 Votes
Ethan Mellish	Seat 5	12 Votes

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes,* and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

BOARD OF SUPERVISORS	SEAT	TERM OF OFFICE
Kara Disotell	Seat 3	4-Year Term
John Wiggins	Seat 4	4-Year Term
Ethan Mellish	Seat 5	2-Year Term

3. **EFFECTIVE DATE.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 4th day of April, 2025.

Attest:	**RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Ridge at Heath Brook Community Development District
Attn: District Manager
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Joshua Tepper
Printed Name

Date: 2/4/2025
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Ridge at Heath Brook Community Development District.* My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and [__] personally presented at a duly noticed meeting of the Board of Supervisors, [__] scanned and electronically transmitted to gillyardd@whhassociates.com or [__] faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.

Signature

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Ridge at Heath Brook Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors of the District desires to elect and remove certain Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following is/are elected as Officer(s) of the District effective April 4, 2025:

_____ is appointed Chair

_____ is appointed Vice Chair

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of April 4, 2025:

Joshua Tepper _____ Assistant Secretary _____

_____ _____

SECTION 3. The following prior appointments By the Board remain unaffected by this Resolution.

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 4th day of April, 2025.

ATTEST:

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors ("**Board**") of the Ridge at Heath Brook Community Development District ("**District**") prior to June 15, 2025, the proposed operating budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: 11:30 a.m.

LOCATION: The Club at Ocala Preserve
4021 NW 53rd Avenue Road
Ocala, Florida 34482

3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to Marion County at least 60 days prior to the hearing set above.

4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 4th day of April, 2025.

ATTEST:

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
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RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ 27,576				$ 28,542
Allowable discounts (4%)	(1,103)				(1,142)
Assessment levy: on-roll - net	26,473	25,125	$ 1,348	$ 26,473	27,400
Assessment levy: off-roll	47,406	35,555	11,851	47,406	49,066
Landowner contribution	28,238	21,756	6,482	28,238	30,893
Total revenues	102,117	82,436	19,681	102,117	107,359
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	16,000	32,000	48,000	48,000
Legal	21,000	758	20,242	21,000	21,000
Engineering	2,800	-	2,800	2,800	2,800
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	333	667	1,000	1,000
EMMA software services	1,000	1,000	-	1,000	1,000
Trustee*	5,000	4,031	969	5,000	5,000
Telephone	200	67	133	200	200
Postage	500	36	464	500	500
Printing & binding	500	167	333	500	500
Legal advertising	6,500	424	6,076	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	6,200	5,814	-	5,814	6,200
Contingencies/bank charges	2,000	6	1,994	2,000	2,000
Website hosting & maintenance	705	1,410	-	1,410	705
Website ADA compliance	210	-	210	210	210
Property appraiser and tax collector	827	501	326	827	856
Total professional & administrative	102,117	30,722	71,714	102,436	102,146
Total expenditures	102,117	30,722	71,714	102,436	102,146
Excess/(deficiency) of revenues over/(under) expenditures	-	51,714	(52,033)	(319)	5,213
Fund balance - beginning (unaudited)	-	(4,894)	46,820	(4,894)	(5,213)
Fund balance - ending	$ -	$ 46,820	$ (5,213)	$ (5,213)	$ -

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording**	$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	21,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,800
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,000
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation*	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent*	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software services	1,000
Trustee	5,000
Annual fee for the service provided by trustee, paying agent and registrar.	
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	6,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,200
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	2,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Property appraiser and tax collector	856
Total expenditures	$102,146

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Special assessment: on-roll	$ 123,218				$ 123,218
Allowable discounts (4%)	(4,929)				(4,929)
Assessment levy: net	118,289	$ 112,247	$ 6,042	$ 118,289	118,289
Special assessment: off-roll	43,985	32,989	10,996	43,985	43,985
Interest	-	1,554	-	1,554	-
Total revenues	162,274	146,790	17,038	163,828	162,274
EXPENDITURES					
Debt service					
Principal	35,000	-	35,000	35,000	35,000
Interest	121,125	59,531	61,594	121,125	119,594
Total debt service	156,125	59,531	96,594	156,125	154,594
Other fees & charges					
Property appraiser and tax collector	3,697	2,237	1,460	3,697	3,697
Total other fees & charges	3,697	2,237	1,460	3,697	3,697
Total expenditures	159,822	61,768	98,054	159,822	158,291
Excess/(deficiency) of revenues over/(under) expenditures	2,452	85,022	(81,016)	4,006	3,983
Beginning fund balance (unaudited)	140,595	115,377	200,399	115,377	119,383
Ending fund balance (projected)	$ 143,047	$ 200,399	$ 119,383	$ 119,383	$ 123,366

Use of fund balance:	
Debt service reserve account balance (required)	(39,645)
Principal and Interest expense - November 1, 2026	(59,031)
Projected fund balance surplus/(deficit) as of September 30, 2026	$ 24,690

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			59,796.88	59,796.88	2,255,000.00
05/01/26	35,000.00	4.375%	59,796.88	94,796.88	2,220,000.00
11/01/26			59,031.25	59,031.25	2,220,000.00
05/01/27	40,000.00	4.375%	59,031.25	99,031.25	2,180,000.00
11/01/27			58,156.25	58,156.25	2,180,000.00
05/01/28	40,000.00	4.375%	58,156.25	98,156.25	2,140,000.00
11/01/28			57,281.25	57,281.25	2,140,000.00
05/01/29	45,000.00	4.375%	57,281.25	102,281.25	2,095,000.00
11/01/29			56,296.88	56,296.88	2,095,000.00
05/01/30	45,000.00	4.375%	56,296.88	101,296.88	2,050,000.00
11/01/30			55,312.50	55,312.50	2,050,000.00
05/01/31	45,000.00	5.250%	55,312.50	100,312.50	2,005,000.00
11/01/31			54,131.25	54,131.25	2,005,000.00
05/01/32	50,000.00	5.250%	54,131.25	104,131.25	1,955,000.00
11/01/32			52,818.75	52,818.75	1,955,000.00
05/01/33	50,000.00	5.250%	52,818.75	102,818.75	1,905,000.00
11/01/33			51,506.25	51,506.25	1,905,000.00
05/01/34	55,000.00	5.250%	51,506.25	106,506.25	1,850,000.00
11/01/34			50,062.50	50,062.50	1,850,000.00
05/01/35	60,000.00	5.250%	50,062.50	110,062.50	1,790,000.00
11/01/35			48,487.50	48,487.50	1,790,000.00
05/01/36	60,000.00	5.250%	48,487.50	108,487.50	1,730,000.00
11/01/36			46,912.50	46,912.50	1,730,000.00
05/01/37	65,000.00	5.250%	46,912.50	111,912.50	1,665,000.00
11/01/37			45,206.25	45,206.25	1,665,000.00
05/01/38	65,000.00	5.250%	45,206.25	110,206.25	1,600,000.00
11/01/38			43,500.00	43,500.00	1,600,000.00
05/01/39	70,000.00	5.250%	43,500.00	113,500.00	1,530,000.00
11/01/39			41,662.50	41,662.50	1,530,000.00
05/01/40	75,000.00	5.250%	41,662.50	116,662.50	1,455,000.00
11/01/40			39,693.75	39,693.75	1,455,000.00
05/01/41	80,000.00	5.250%	39,693.75	119,693.75	1,375,000.00
11/01/41			37,593.75	37,593.75	1,375,000.00
05/01/42	85,000.00	5.250%	37,593.75	122,593.75	1,290,000.00
11/01/42			35,362.50	35,362.50	1,290,000.00
05/01/43	90,000.00	5.250%	35,362.50	125,362.50	1,200,000.00
11/01/43			33,000.00	33,000.00	1,200,000.00
05/01/44	90,000.00	5.500%	33,000.00	123,000.00	1,110,000.00
11/01/44			30,525.00	30,525.00	1,110,000.00
05/01/45	100,000.00	5.500%	30,525.00	130,525.00	1,010,000.00
11/01/45			27,775.00	27,775.00	1,010,000.00
05/01/46	105,000.00	5.500%	27,775.00	132,775.00	905,000.00
11/01/46			24,887.50	24,887.50	905,000.00
05/01/47	110,000.00	5.500%	24,887.50	134,887.50	795,000.00

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			21,862.50	21,862.50	795,000.00
05/01/48	115,000.00	5.500%	21,862.50	136,862.50	680,000.00
11/01/48			18,700.00	18,700.00	680,000.00
05/01/49	120,000.00	5.500%	18,700.00	138,700.00	560,000.00
11/01/49			15,400.00	15,400.00	560,000.00
05/01/50	130,000.00	5.500%	15,400.00	145,400.00	430,000.00
11/01/50			11,825.00	11,825.00	430,000.00
05/01/51	135,000.00	5.500%	11,825.00	146,825.00	295,000.00
11/01/51			8,112.50	8,112.50	295,000.00
05/01/52	145,000.00	5.500%	8,112.50	153,112.50	150,000.00
11/01/52			4,125.00	4,125.00	150,000.00
05/01/53	150,000.00	5.500%	4,125.00	154,125.00	-
Total	**2,255,000.00**		**2,178,050.00**	**4,433,050.00**	

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Special assessment: off-roll	-	$ 152,139	$ 47,198	$ 199,337	$ 202,852
Interest	-	2,566	-	2,566	-
Total revenues	-	154,705	47,198	201,903	202,852
EXPENDITURES					
Debt service					
Principal	-	-	45,000	45,000	50,000
Interest	-	26,750	77,661	104,411	153,353
Total debt service	-	26,750	122,661	149,411	203,353
Other fees & charges					
Costs of issuance	-	5,925	-	5,925	-
Total other fees & charges	-	5,925	-	5,925	-
Total expenditures	-	32,675	122,661	155,336	203,353
Excess/(deficiency) of revenues over/(under) expenditures	-	122,030	(75,463)	46,567	(501)
OTHER FINANCING SOURCES/(USES)					
Transfer out		(312)	312	-	-
Total other financing sources/(uses)	-	(312)	312	-	-
Beginning fund balance (unaudited)	-	134,158	255,876	134,158	180,725
Ending fund balance (projected)	$ -	$ 255,876	$ 180,725	$ 180,725	$ 180,224

Use of fund balance:	
Debt service reserve account balance (required)	(101,426)
Principal and Interest expense - November 1, 2026	(75,583)
Projected fund balance surplus/(deficit) as of September 30, 2026	$ 3,215

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			76,676.25	76,676.25	3,015,000.00
05/01/26	50,000.00	4.375%	76,676.25	126,676.25	2,965,000.00
11/01/26			75,582.50	75,582.50	2,965,000.00
05/01/27	50,000.00	4.375%	75,582.50	125,582.50	2,915,000.00
11/01/27			74,488.75	74,488.75	2,915,000.00
05/01/28	55,000.00	4.375%	74,488.75	129,488.75	2,860,000.00
11/01/28			73,285.63	73,285.63	2,860,000.00
05/01/29	55,000.00	4.375%	73,285.63	128,285.63	2,805,000.00
11/01/29			72,082.50	72,082.50	2,805,000.00
05/01/30	60,000.00	4.375%	72,082.50	132,082.50	2,745,000.00
11/01/30			70,770.00	70,770.00	2,745,000.00
05/01/31	60,000.00	4.375%	70,770.00	130,770.00	2,685,000.00
11/01/31			69,457.50	69,457.50	2,685,000.00
05/01/32	65,000.00	5.000%	69,457.50	134,457.50	2,620,000.00
11/01/32			67,832.50	67,832.50	2,620,000.00
05/01/33	65,000.00	5.000%	67,832.50	132,832.50	2,555,000.00
11/01/33			66,207.50	66,207.50	2,555,000.00
05/01/34	70,000.00	5.000%	66,207.50	136,207.50	2,485,000.00
11/01/34			64,457.50	64,457.50	2,485,000.00
05/01/35	75,000.00	5.000%	64,457.50	139,457.50	2,410,000.00
11/01/35			62,582.50	62,582.50	2,410,000.00
05/01/36	75,000.00	5.000%	62,582.50	137,582.50	2,335,000.00
11/01/36			60,707.50	60,707.50	2,335,000.00
05/01/37	80,000.00	5.000%	60,707.50	140,707.50	2,255,000.00
11/01/37			58,707.50	58,707.50	2,255,000.00
05/01/38	85,000.00	5.000%	58,707.50	143,707.50	2,170,000.00
11/01/38			56,582.50	56,582.50	2,170,000.00
05/01/39	90,000.00	5.000%	56,582.50	146,582.50	2,080,000.00
11/01/39			54,332.50	54,332.50	2,080,000.00
05/01/40	95,000.00	5.000%	54,332.50	149,332.50	1,985,000.00
11/01/40			51,957.50	51,957.50	1,985,000.00
05/01/41	100,000.00	5.000%	51,957.50	151,957.50	1,885,000.00
11/01/41			49,457.50	49,457.50	1,885,000.00
05/01/42	105,000.00	5.000%	49,457.50	154,457.50	1,780,000.00
11/01/42			46,832.50	46,832.50	1,780,000.00
05/01/43	110,000.00	5.000%	46,832.50	156,832.50	1,670,000.00
11/01/43			44,082.50	44,082.50	1,670,000.00
05/01/44	115,000.00	5.000%	44,082.50	159,082.50	1,555,000.00
11/01/44			41,207.50	41,207.50	1,555,000.00
05/01/45	120,000.00	5.300%	41,207.50	161,207.50	1,435,000.00
11/01/45			38,027.50	38,027.50	1,435,000.00
05/01/46	130,000.00	5.300%	38,027.50	168,027.50	1,305,000.00
11/01/46			34,582.50	34,582.50	1,305,000.00
05/01/47	135,000.00	5.300%	34,582.50	169,582.50	1,170,000.00
11/01/47			31,005.00	31,005.00	1,170,000.00
05/01/48	140,000.00	5.300%	31,005.00	171,005.00	1,030,000.00
11/01/48			27,295.00	27,295.00	1,030,000.00

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	150,000.00	5.300%	27,295.00	177,295.00	880,000.00
11/01/49			23,320.00	23,320.00	880,000.00
05/01/50	160,000.00	5.300%	23,320.00	183,320.00	720,000.00
11/01/50			19,080.00	19,080.00	720,000.00
05/01/51	165,000.00	5.300%	19,080.00	184,080.00	555,000.00
11/01/51			14,707.50	14,707.50	555,000.00
05/01/52	175,000.00	5.300%	14,707.50	189,707.50	380,000.00
11/01/52			10,070.00	10,070.00	380,000.00
05/01/53	185,000.00	5.300%	10,070.00	195,070.00	195,000.00
11/01/53			5,167.50	5,167.50	195,000.00
05/01/54	195,000.00	5.300%	5,167.50	200,167.50	-
Total	**3,015,000.00**		**2,881,091.25**	**5,896,091.25**	

RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll

Assessment Area One

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF	99	$ 288.30	$ 1,244.63	$ 1,532.93	$ 1,523.18
Total	**99**				

Off-Roll Assessments

Assessment Area One

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF Unplatted	38	$ 268.12	$ 1,157.51	$ 1,425.62	$ 1,416.56
Total	**38**				

Off-Roll Assessments

Assessment Area Two

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF Unplatted	145	$ 268.12	$ 1,398.98	$ 1,667.10	$ 268.12
Total	**145**				

Landowner Contributions

Fututre Assessment Area(s)

Product/Parcel	Units	FY 2025 O&M Landowner Contributions per Unit	FY 2026 DS Assessment per Unit	FY 2025 Total Assessment/ Landowner Contributions per Unit	FY 2025 Total Assessment/ Landowner Contributions per Unit
SF Unplatted	109	Dev Funding	$ -	Dev Funding	Dev Funding
Total	**109**				

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS A

fmsbonds
Municipal Bond Specialists

July 2, 2024

Ridge at Heath Brook Community Development District
c/o Wrathell, Hunt and Associates
2300 Glades Road, Suite # 410W
Boca Raton, Florida 33431
Attn: Mr. Craig Wrathell

Re: Ridge at Heath Brook CDD, Series 2024 Bonds

Dear Mr. Wrathell:

We are writing to provide you, as the Ridge at Heath Brook Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)[1] (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the 'Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

[1] Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.

- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.

- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.

- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,

accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By: _____
Name: Jon Kessler
Title: Executive Director

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

By: _____

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS B

BILL OF SALE
[RIDGE AT HEATH BROOK – PHASE II UTILITIES]

KNOW ALL MEN BY THESE PRESENTS, that the **RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT**, hereinafter called District, for and in consideration of the payment of the sum of Ten and No Dollars ($10.00) by **CITY OF OCALA WATER RESOURCES,** hereinafter referred to as Utilities, the receipt of which is hereby acknowledged, and other good and valuable consideration, has remised, released and quit claim and by these presents does remise, release and quit claim unto the said Utilities, its successors and assigns, all those certain properties located in the County of Marion, State of Florida more particularly described as follows:

> All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift *stations, facilities, equipment and appurtenances thereto*, located within or upon the rights-of-way designated as Tract G (Private Right-of-Way), Tract LS (Lift Station), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), and "Utility Easements," as identified on the DRAFT plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit A**.

TOGETHER with all the rights of the District arising out of any and all guarantees, performance bonds, contracts and agreements of the District in connection with said water and/or sewer system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the District and in connection with the property or properties herein described, as the same are now located, all such rights pertaining only to the property or properties herein described.

TO HAVE AND TO HOLD the same unto Utilities, its successors and assigns forever.

And said District does for itself and its successors covenant to and with the said Utilities, its successors and assigns, that it is the lawful owner of the property herein described and that this property is free from all encumbrances or if encumbered District has properly notified the Utility of any encumbrance. District further covenants that they have the right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO BILL OF SALE
[RIDGE AT HEATH BROOK PHASE 2 UTILITIES IMPROVEMENTS]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 29th day of August 2024.

WITNESS

Print Name: JOHN R BARNOTT
Address: 551 N. CATTLEMEN RD
SARASOTA, FL 34232

Print Name: Kirsten Schaefer
Address: 551 N. Cattlemen Rd, 304
Sarasota, FL 34232

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government

By:
Print Name: Christian Cotter
Its: Chairman

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29th day of August, 2024, by Christian Cotter, as Chairman of the Ridge at Heath Brook Community Development District, on behalf of the District, who [X] is personally known to me or [ ] has produced _____ as identification.

[Affix Seal Here]

BRANDY LYN KELLEY
Notary Public - State of Florida
Commission # HH 486579
My Comm. Expires Aug 12, 2027
Bonded through National Notary Assn.

NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Brandy Kelley
My Commission Expires: 8.12.2027
Commission Number: HH 486579

EXHIBIT A

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 8 SHEETS

DESCRIPTION:

TWO PARCELS OF LAND LYING IN SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3, RUN THENCE ALONG THE NORTH LINE OF SAID SECTION 3, N89°20'20"W, A DISTANCE OF 116.68 FEET TO THE SOUTHEAST CORNER OF EXECUTIVE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGES 11 THROUGH 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID EXECUTIVE PARK, N89°20'20"W, A DISTANCE OF 728.06 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, SOUTHERLY, 91.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2387.00 FEET AND A CENTRAL ANGLE OF 02°11'09" (CHORD BEARING S.12°35'43"E., 91.06 FEET); THENCE S.13°41'17"E., A DISTANCE OF 245.77 FEET; THENCE SOUTHERLY, 482.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 14°31'27" (CHORD BEARING S.06°25'34"E., 481.61 FEET) TO A POINT KNOWN AS "REFERENCE POINT A"; THENCE N.89°55'13"W., A DISTANCE OF 120.82 FEET; THENCE WESTERLY, 323.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 29°23'00" (CHORD BEARING S.75°23'11"W., 319.56 FEET); THENCE WESTERLY, 110.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 19°30'05" (CHORD BEARING S.70°26'44"W., 110.09 FEET); THENCE S.80°11'46"W., A DISTANCE OF 170.11 FEET; THENCE WESTERLY, 230.06 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°51'34" (CHORD BEARING S.86°37'33"W., 229.57 FEET); THENCE WESTERLY, 262.24 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 10°11'12" (CHORD BEARING S.87°57'44"W., 261.90 FEET); THENCE S.82°52'08"W., A DISTANCE OF 289.49 FEET; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.37°52'08"W., 35.36 FEET); THENCE S.83°55'57"W., A DISTANCE OF 50.01 FEET; THENCE NORTHWESTERLY, 37.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°51'58" (CHORD BEARING N.50°33'51"W., 34.38 FEET); THENCE WESTERLY, 99.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 09°07'15" (CHORD BEARING N.88°29'13"W., 99.39 FEET) TO THE NORTHEAST CORNER OF LOT 40, OF RIDGE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 116 THROUGH 121, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIDGE AT HEATH BROOK PHASE 1, THE FOLLOWING SIXTEEN (16) COURSES; 1) N.36°23'41"W., A DISTANCE OF 71.89 FEET; 2) WESTERLY, 30.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03°00'59" (CHORD BEARING N.76°25'45" W., 30.27 FEET); 3) NORTHWESTERLY, 45.39 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 104°01'39" (CHORD BEARING N.24°54'26" W., 39.41 FEET); 4) NORTHEASTERLY, 82.92 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 11°10'43" (CHORD BEARING N.32°41'45" E., 82.79 FEET); 5) N.38°17'06" E., A DISTANCE OF 79.89 FEET; 6) NORTHEASTERLY, 70.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°14'57" (CHORD BEARING N.48°24'35" E., 70.32 FEET); 7) N.20°17'27" W., A DISTANCE OF 50.77 FEET; 8) N.29°12'36" W., A DISTANCE OF 125.00 FEET; 9) SOUTHWESTERLY, 24.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 03°48'06" (CHORD BEARING S. 56°53'20" W., 24.86 FEET); 10) N.33°00'43" W., A DISTANCE OF 125.17 FEET; 11) N.31°20'27" W., A DISTANCE OF 60.02 FEET; 12) N.32°49'22" W., A DISTANCE OF 125.00 FEET; 13) SOUTHWESTERLY, 3.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 00°19'08" (CHORD BEARING S. 57°01'04" W., 3.76 FEET); 14) N.32°22'04" W., A DISTANCE OF 123.50 FEET; 15) N.17°07'57" W., A DISTANCE OF 51.82 FEET; 16) N.32°22'04" W., A DISTANCE OF 140.07 FEET; THENCE N.57°38'25" E., A DISTANCE OF 220.74 FEET TO THE SOUTHERNMOST CORNER OF PARCEL 18 OF HEATH BROOK NORTH B-2, ACCORDING TO THE PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF, N.82°51'32" E., A DISTANCE OF 1139.92 FEET TO THE SOUTHEAST CORNER OF SAID HEATH BROOK NORTH B-2, SAID POINT BEING ON THE WEST LINE OF AFOREMENTIONED EXECUTIVE PARK; THENCE ALONG SAID WEST LINE, S. 00°06'38" W., A DISTANCE OF 175.14 FEET TO THE SOUTHWEST CORNER OF THEREOF SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE, S.89°20'20" E., A DISTANCE OF 593.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCE AT AFORESAID "REFERENCE POINT A", RUN THENCE SOUTHERLY, 182.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 05°29'36" (CHORD BEARING S.03°34'57"W., 182.87 FEET) TO THE POINT OF BEGINNING; THENCE SOUTHERLY, 50.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 01°30'14" (CHORD BEARING S.07°04'29"W., 50.00 FEET); THENCE N.82°55'31"W., A DISTANCE OF 50.00 FEET; THENCE N.07°04'29"E., A DISTANCE OF 50.00 FEET; THENCE S.82°55'31"E., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.329 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.

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES ___-___, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION) HAS CAUSED THESE PRESENTS TO BE BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF __________, 2024.

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION)

WITNESS:
SIGN: ____________________
PRINT:

BY: ____________________
TITLE

WITNESS:
SIGN: ____________________
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF __________

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS _______ DAY OF ________________, 2024, PERSONALLY APPEARED ______________________, AS ____________________ OF RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ________________ AS IDENTIFICATION.

NOTARY PUBLIC ____________________

SIGN: ____________________
PRINT:

COMMISSION NO.: ______________ EXPIRES: ____________________

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION DR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES ___-___ INCLUSIVE. AND PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, OCALA TROPHY, LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ____________________, AS ____________________, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF __________, 2024

OCALA TROPHY, LTD
A FLORIDA LIMITED PARTNERSHIP

WITNESS:
SIGN: ____________________
PRINT:

BY: ____________________
TITLE

WITNESS:
SIGN: ____________________
PRINT:

NOTARY ACKNOWLEDGMENT:

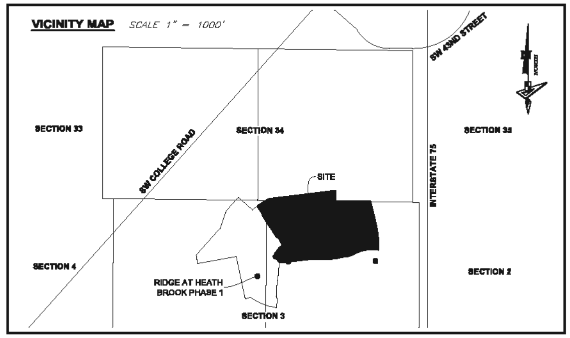
STATE OF FLORIDA
COUNTY OF __________

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _______ DAY OF ________________, 2024, PERSONALLY APPEARED __________________, AS __________________ OF OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ________________ AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 5TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF DCALA CODE OF DRDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

____________________ DATE: ____________
CHARLES M. ARNETT, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884



PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES ___-___, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ("THE CDD") HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE. AFFIXED HEREON BY AND WITH THE. AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF ______, 2024.

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT
A FLORIDA CORPORATION (THE CDD)

WITNESS:
SIGN: ____________________
PRINT:

BY: ____________________
CHAIRPERSON

WITNESS:
SIGN: ____________________
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF __________

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS ______ DAY OF ________________, 2024, PERSONALLY APPEARED ______________________, AS ____________________ OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, INC., A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ________________ AS IDENTIFICATION.

NOTARY PUBLIC ____________________

SIGN: ____________________
PRINT:

COMMISSION NO.: ______________ EXPIRES: ____________________

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY CERTAIN MORTGAGE EXECUTED BY FORESTAR (USA) REAL ESTATE GROUP, INC. A DELAWARE CORPORATION, MORTGAGOR, IN FAVOR OF D.R. HORTON, INC. A DELAWARE CORPORATION, MORTGAGEE, IN OFFICIAL RECORDS BOOK 7365, PAGE 700 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT OF RIDGE AT HEATHBROOK PHASE 2 IS BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEOICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE DEVELOPER AND FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "RIDGE AT HEATH BROOK PHASE 2", BEING IN CITY OF OCALA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION").
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD").

THE INTERIDR RIGHTS OF WAYS SHOWN ON THIS PLAT AND DESIGNATED AS TRACTS G, ARE HEREBY DEDICATED PRIVATELY TO "THE ASSOCIATION". ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE COUNCIL OF CITY OF OCALA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT DF 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 AT RISK.

CITY OF OCALA IS HEREBY GRANTED AN EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL AREAS LOCATED WITHIN TRACT G FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SANITARY SEWER AND WATER FACILITIES, LINES, OR EQUIPMENT. SUCH FACILITIES, LINES, AND EQUIPMENT SHALL, UPON COMPLETION OF CONSTRUCTION, BE MAINTAINED, REPAIRED, AND/OR REPLACED BY CITY OF OCALA; PROVIDED, HOWEVER, IN THE EVENT THAT CITY OF OCALA IS REQUIRED TO DEMOLISH OR REMOVE ANY PORTION OF STREET PAVEMENT, ROADWAY SURFACE INCLUDING BUT NOT LIMITED TO PAVERS, GUTTERS OR PRIVATE DRAINAGE IMPROVEMENTS, CURBING, LANDSCAPING, OR GRASS AREAS IN ORDER TO ENABLE THE CITY OF OCALA TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE ANY SUCH FACILITIES CITY SHALL, UPON COMPLETION OF SUCH MAINTENANCE, REPAIRS, AND/OR REPLACEMENT, REASONABLY RECONSTRUCT AND RESTORE ALL DISTURBED STREET PAVEMENT, ROADWAY SURFACE (INCLUDING BUT NOT LIMITED TO PAVERS), GUTTER OR PRIVATE DRAINAGE IMPROVEMENT, CURBING, LANDSCAPING, AND GRASS AREAS TO THEIR ORIGINAL CONDITION, PROVIDED, HOWEVER, THAT THE CITY SHALL ONLY BE REQUIRED TO RECONSTRUCT AND REPAIR SUCH STREET PAVEMENT OR ROADWAY SURFACE TO THE PREVAILING MINIMUM CONSTRUCTION QUALITY STANDARDS IN THEIR JURISDICTION.

TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14 ARE DESIGNATED AS BUFFER/LANDSCAPE/OPEN-SPACE/DRAINAGE/ACCESS AREAS, AND ARE HEREBY RESERVED BY THE DEVELOPER FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO THE CDD OR THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. CITY OF OCALA IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

DEVELOPER HEREBY FURTHER RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "BUFFER/OPEN SPACE" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

TRACT LS IS DESIGNATED AS A LIFT STATION AND IS HEREBY DEDICATED TO THE CITY OF OCALA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION: (continued)

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE, PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT G, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

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 FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES, NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS. IT IS ANTICIPATED THAT THE POTABLE WATER, WASTEWATER AND RECLAIMED SYSTEMS (IF ANY) SHALL BE CONSTRUCTED BY "THE CDD" OR THE DEVELOPER AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM "THE CDD" OR THE DEVELOPER TO THE CITY OF OCALA AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE CITY'S FINAL ACCEPTANCE OF SUCH SYSTEM(S).

DEVELOPER HEREBY RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" OR "UTILITY EASEMENTS" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DRAINAGE, UTILITY OR OTHER IMPROVEMENTS. DEVELOPER FURTHER GRANTS PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL "UTILITY EASEMENTS" TO ALL STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS, SELECTED AND APPROVED BY THE DEVELOPER, "THE ASSOCIATION" AND/OR "THE CDD", FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO "THE CDD", "THE ASSOCIATION" AND/OR THE OWNERS. THE OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SURFACE AREAS ON THEIR INDIVIDUAL LOTS NOW OR HEREINAFTER DESIGNATED EASEMENTS OR UTILITY EASEMENTS.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC, A DELAWARE CORPORATION, HAS CAUSED THESE PLEASED TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORIZER, OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION
BY: ANTHONY SQUITIERI

____________________, VICE PRESIDENT DATE: ____________________

____________________ ____________________
WITNESS WITNESS
PRINTED NAME: ____________________ PRINTED NAME: ____________________

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _______ DAY OF ________________, 2024, PERSONALLY APPEARED ANTHONY SQUITIERI, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ________________ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: ____________________
PRINT:

COMMISSION NO.: ______________ 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 __________, 2024.

____
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 __________, 2024.

ATTEST ____________________ ____________________
SEAN LANIER, P.E. KEVIN LOPEZ
CITY ENGINEER CHAIRMAN

COUNCIL APPROVAL:

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

ATTEST ____________________ ____________________
ANGEL B. JACOBS BARRY MANSFIELD
CITY CLERK PRESIDENT, CITY COUNCIL

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _________ DAY OF ___________, 2024 AT _:__ AM/PM 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

CITY SURVEYOR'S CERTIFICATE:

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.

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

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

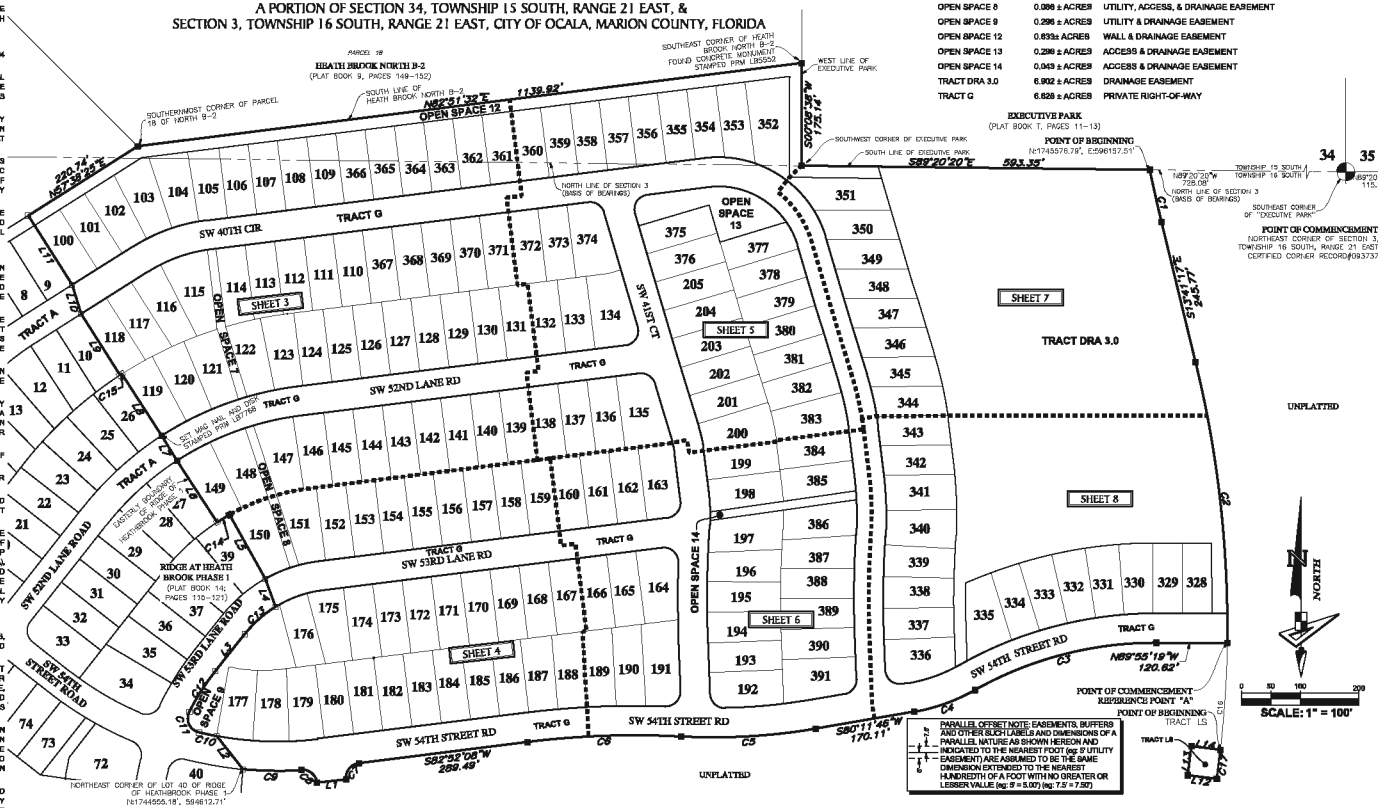
RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 2 OF 8 SHEETS

PLAT NOTES:

1. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT) THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF SECTION 3, HAVING A GRID BEARING OF N 89°20'20" W.
3. CURRENT ZONING IS (PLANNED UNIT DEVELOPMENT) CURRENT LAND USE MEDIUM DENSITY RESIDENTIAL.
4. STATE PLANE COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS 176-73-A34 AND 176-73-A24, ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
5. NO LOT SHALL BE SUBDIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS UNTIL A REPLAT IS FILED WITH CITY OF OCALA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF CITY OF OCALA
6. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6132, PAGE 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
7. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE: EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS OR ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND COUNCIL OF THE CITY OF OCALA, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER CITY OF OCALA OR SELLER OF SAID LOTS OR TRACTS.
8. ADVISORY NOTICE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONES "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAP FOR MARION COUNTY; COMMUNITY PANEL NUMBER 12083C0530H, EFFECTIVE DATE APRIL 19, 2017.
9. THIS PLAT CONTAINS 170 LOTS, 9 TRACTS AND 1.22 MILES OF ROAD.
10. CITY OF OCALA OFFICIALS EMPLOYED BY THE CITY OF OCALA BUILDING AND ZONING DEPARTMENT, MARION COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CITY OF OCALA 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.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
13. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 A TO LATER DEVELOPMENT REVIEW STAGE.
14. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE. 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS.
15. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.
16. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY CITY OF OCALA FOR THE DEVELOPMENT OF THIS SUBDIVISION.
17. STORMWATER RUNOFF SHALL BE RETAINED IN THE STORMWATER MANAGEMENT FACILITY PROPOSED TO LIE WITHIN TRACT DRA 3.0 AS SHOWN HEREON; THE RESIDENTIAL LOTS DEPICTED, DEFINED, AND ESTABLISHED OF RECORD BY THIS PLAT OF RIDGE AT HEATH BROOK PHASE 2 ARE LOCATED WITHIN FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0514E, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0514, SUFFIX EM EFFECTIVE DATE: APRIL 19, 2017, SUBSEQUENTLY REVISED PURSUANT TO LETTER OF MAP REVISION (LOMR) 22-04-4501P, ISSUED NOVEMBER 22, 2022, WITH AN EFFECTIVE DATE OF APRIL 11, 2023, BY WHICH SAID LOTS NOW APPEAR TO LIE WITHIN FLOOD ZONE X (AN AREA OF MINIMAL FLOOD HAZARD); AS SUCH, THERE IS NO "MAPPED" SPECIAL FLOOD HAZARD AREA (SFHA) TO CLEARLY DELINEATE HEREON AS REQUIRED BY CHAPTER 114-62(C).
18. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
19. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION, NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 2 FOR BOUNDARY DETAIL AND SEE SHEET 3 THROUGH 8 FOR LOTS DIMENSIONS.
20. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THIS PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN AND/OR ESTABLISHED BY THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 6 ABOVE, INCLUDING SUPPLEMENTS THERETO AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AS SUPPLEMENTED.
21. THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
22. ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 2, 1995 IN OFFICIAL RECORDS BOOK 246, PAGE 198, AS AMENDED BY SUBORDINATION OF UTILITY INTEREST RECORDED JUNE 2, 1994 IN OFFICIAL RECORDS BOOK 2039, PAGE 1193. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
23. RESOLUTION NO. 89-130 DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1360; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER AND AS AMENDED AND MODIFIED BY: AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2704, PAGE 1360; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2706, PAGE 269; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 22, 2000 IN OFFICIAL RECORDS BOOK 2757, PAGE 478; DEVELOPER'S AGREEMENT RECORDED JANUARY 10, 2002 IN OFFICIAL RECORDS BOOK 3058, PAGE 972; FIRST AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3080, PAGE 799; RESOLUTION NO. 2002-35 AMENDING THE DEVELOPMENT ORDER (SECOND AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1500; AGREEMENT CONCERNING THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 3143, PAGE 1521; SECOND AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 368; THIRD AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 493; ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 16, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 119; FIFTH AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1786; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1885; RESOLUTION NO. 2003-118 AMENDING THE DEVELOPMENT ORDER (THIRD AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT, RECORDED IN OFFICIAL RECORDS BOOK 3557, PAGE 1980; RE-RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1958; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED APRIL 6, 2006 IN OFFICIAL RECORDS BOOK 3894, PAGE 162; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JUNE 29, 2006 IN OFFICIAL RECORDS BOOK 4087, PAGE 907; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED DECEMBER 26, 2006 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 28, 2006 IN OFFICIAL RECORDS BOOK 4291, PAGE 1463; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 31, 2008 IN OFFICIAL RECORDS BOOK 4824, PAGE 868; AGREEMENT CONCERNING AMENDMENTS TO DEVELOPER'S AGREEMENT RECORDED FEBRUARY 29, 2007 IN OFFICIAL RECORDS BOOK 4720, PAGE 971; NINTH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6798, PAGE 1854; AND AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6940, PAGE 624 AND FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 940. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE BEING THE NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
24. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003, IN OFFICIAL RECORDS BOOK 3667, PAGE 1612 AND RE-RECORDED MARCH 4, 2004, IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT RECORDED FEBRUARY 22, 2011, IN OFFICIAL RECORDS BOOK 6481, PAGE 1618 AND AMENDMENT RECORDED JANUARY 27, 2012, IN OFFICIAL RECORDS BOOK 6624, PAGE 981 AND MASTER ASSOCIATION CONSENT RECORDED IN OFFICIAL RECORDS BOOK 7478, PAGE 1848. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]



TRACT TABULATION

OPEN SPACE 7	0.089 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT	
OPEN SPACE 8	0.086 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT	
OPEN SPACE 9	0.296 ± ACRES	UTILITY & DRAINAGE EASEMENT	
OPEN SPACE 12	0.693± ACRES	WALL & DRAINAGE EASEMENT	
OPEN SPACE 13	0.299 ± ACRES	ACCESS & DRAINAGE EASEMENT	
OPEN SPACE 14	0.043 ± ACRES	ACCESS & DRAINAGE EASEMENT	
TRACT DRA 3.0	6.902 ± ACRES	DRAINAGE EASEMENT	
TRACT G	6.628 ± ACRES	PRIVATE RIGHT-OF-WAY	

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S83°58'57"W	50.01'
L2	N38°23'41"W	71.89'
L3	N38°17'08"E	79.89'
L4	N20°17'27"W	50.77'
L5	N29°13'38"W	125.00'
L6	N33°00'43"W	125.17'
L7	N31°20'27"W	50.02'
L8	N32°48'22"W	125.00'
L9	N32°23'04"W	123.50'
L10	N17°00'57"W	51.82'
L11	N32°23'04"W	140.07'
L12	N82°58'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°58'31"E	50.00'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S08°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C5	1025.00'	12°51'34"	230.05'	229.57'	S88°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	85°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'39"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'29"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C14	375.00'	3°48'08"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'07"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W

24. CONCURRENCY DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2006 IN OFFICIAL RECORDS BOOK 4291, PAGE 1444; AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED SEPTEMBER 3, 2009 IN OFFICIAL RECORDS BOOK 4849, PAGE 295; AND SECOND AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED NOVEMBER 29, 2016 IN OFFICIAL RECORDS BOOK 6133, PAGE 142AND THIRD AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 952.. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
25. RIGHT OF WAY EASEMENT, EXECUTED SEPTEMBER 21, 1956 BY BONNIE M. HEATH AND OPAL HEATH, HIS WIFE IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1980. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
26. RIGHT OF WAY EASEMENT EXECUTED JULY 23, 1958 BY ELMO SHROPSHIRE AS MANAGER FOR B. M. HEATH AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1992. [AFFECTS THE SUBJECT PROPERTY - BEING THE NORTH 1/2 OF NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
27. RESOLUTION 2015-48 BY THE CITY COUNCIL OF THE CITY OF OCALA RECORDED SEPTEMBER 27, 2016 IN OFFICIAL RECORDS BOOK 6846, PAGE 850. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
28. RESOLUTION 2021-6 APPROVING AN AMENDMENT TO THE HEATH BROOK PLANNED DEVELOPMENT RECORDED DECEMBER 23, 2020 IN OFFICIAL RECORDS BOOK 7843, PAGE 1930. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
29. DEVELOPMENT AGREEMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 862, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7859, PAGE 164. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
30. AMENITY USE AGREEMENT BETWEEN FORESTAR (USA) REAL ESTATE GROUP INC. AND OCALA TROPHY, LTD. RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 889. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
31. AMENITY USE AGREEMENT BY AND BETWEEN FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 330. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
32. NOTICE OF ESTABLISHMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 28, 2021 IN OFFICIAL RECORDS BOOK 7505, PAGE 1624. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
33. ROAD RELINQUISHMENT, CONTRIBUTION AND CONSTRUCTION AGREEMENT BY AND BETWEEN MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 16, 2021 IN OFFICIAL RECORDS BOOK 7680, PAGE 1210. [BENEFITS SUBJECT PARCEL]
34. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED OCTOBER 7, 2022 IN OFFICIAL RECORDS BOOK 7896, PAGE 164. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
35. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED OCTOBER 18, 2022 IN OFFICIAL RECORDS BOOK 7902, PAGE 798.[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
36. ANY LIENS CREATED OR LEVIED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RELATING TO COMMUNITY DEVELOPMENT DISTRICTS, WHICH ARE NOT YET DUE AND PAYABLE. NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.6-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM.[NOT A SURVEY MATTER]
37. RESOLUTION 2022-47 BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 771. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE].
38. COLLATERAL ASSIGNMENT AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1837. [DOES NOT AFFECT]
39. DECLARATION OF CONSENT BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1847. [DOES NOT AFFECT]
40. TRUE-UP AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1851. [DOES NOT AFFECT]

NOTICE:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 13TH DAY OF JUNE, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5423

DATE:

LEGEND:

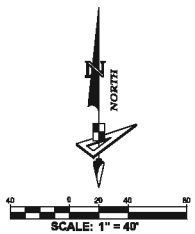
- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ◉ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

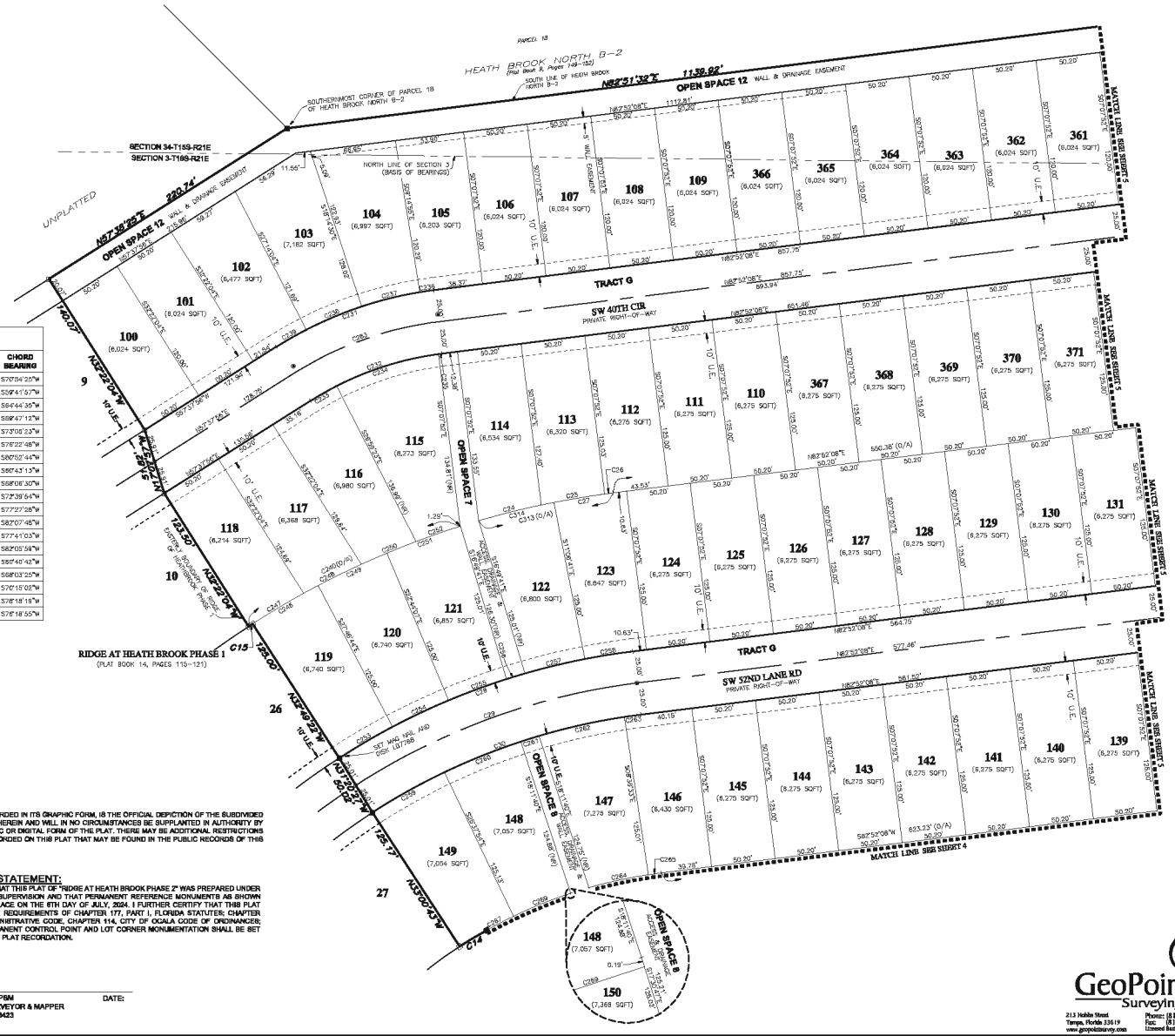
RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')



SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C24	675.00'	4°17'38"	50.59'	50.57'	S75°53'19"W
C25	675.00'	4°18'01"	50.27'	50.26'	S80°10'08"W
C26	675.00'	0°33'59"	6.67'	6.67'	S82°35'08"W
C27	675.00'	3°58'49"	46.89'	46.88'	S85°52'44"W
C28	550.00'	25°41'30"	246.62'	244.56'	N70°01'23"E
C29	525.00'	25°45'44"	236.06'	234.08'	N69°56'16"E
C30	500.00'	25°50'24"	225.50'	223.59'	N69°56'57"E
C231	300.00'	25°14'12"	132.14'	131.07'	S70°15'02"W
C232	250.00'	25°14'12"	110.12'	109.23'	S70°15'02"W
C233	250.00'	5°22'41"	23.47'	23.46'	S80°19'16"W
C234	250.00'	19°15'30"	84.03'	83.64'	S72°38'22"W
C235	250.00'	0°36'01"	2.62'	2.62'	S82°34'07"W
C236	300.00'	2°07'03"	11.09'	11.09'	S81°48'37"W
C237	300.00'	8°59'35"	47.09'	47.04'	S76°15'16"W
C238	300.00'	8°59'35"	47.09'	47.04'	S67°15'43"W
C239	300.00'	5°08'00"	26.88'	26.87'	S60°11'36"W
C240	675.00'	15°17'28"	180.14'	179.61'	S64°49'22"W
C246	675.00'	5°03'38"	59.42'	59.40'	S59°41'57"W
C247	675.00'	4°15'48"	50.23'	50.21'	S58°59'24"W
C248	675.00'	4°18'58"	50.46'	50.44'	S53°15'47"W
C249	675.00'	5°03'38"	59.42'	59.40'	S54°44'35"W
C250	675.00'	3°56'28"	46.43'	46.42'	S57°22'30"W
C251	675.00'	5°12'13"	61.30'	61.28'	S58°52'00"W

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C252	675.00'	3°07'22"	36.79'	36.78'	S70°54'25"W
C253	550.00'	5°02'38"	48.42'	48.40'	S59°41'57"W
C254	550.00'	5°02'38"	48.42'	48.40'	S64°44'35"W
C255	550.00'	5°02'37"	48.42'	48.40'	S69°47'12"W
C256	550.00'	1°33'46"	15.00'	15.00'	S73°08'23"W
C257	550.00'	5°01'03"	48.17'	48.15'	S76°22'48"W
C258	550.00'	3°56'49"	36.21'	36.20'	S80°52'44"W
C259	500.00'	7°22'56"	64.42'	64.38'	S80°43'13"W
C260	500.00'	7°23'39"	64.53'	64.48'	S88°06'30"W
C261	500.00'	1°43'08"	15.00'	15.00'	S72°39'54"W
C262	500.00'	7°51'58"	68.65'	68.59'	S77°27'28"W
C263	500.00'	1°28'42"	12.90'	12.90'	S82°07'45"W
C264	375.00'	7°17'33"	47.73'	47.70'	S77°41'03"W
C265	375.00'	1°32'19"	10.07'	10.07'	S82°05'58"W
C267	375.00'	7°22'48"	48.30'	48.27'	S86°40'42"W
C269	375.00'	7°22'39"	48.29'	48.25'	S86°03'25"W
C283	275.00'	25°14'12"	121.13'	120.15'	S70°15'02"W
C313	675.00'	9°07'38"	107.53'	107.41'	S78°18'19"W
C314	675.00'	5°08'50"	60.64'	60.62'	S78°18'55"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted
- ◉ = Set (PCP) Permanent Control Point
  PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
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- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7764

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

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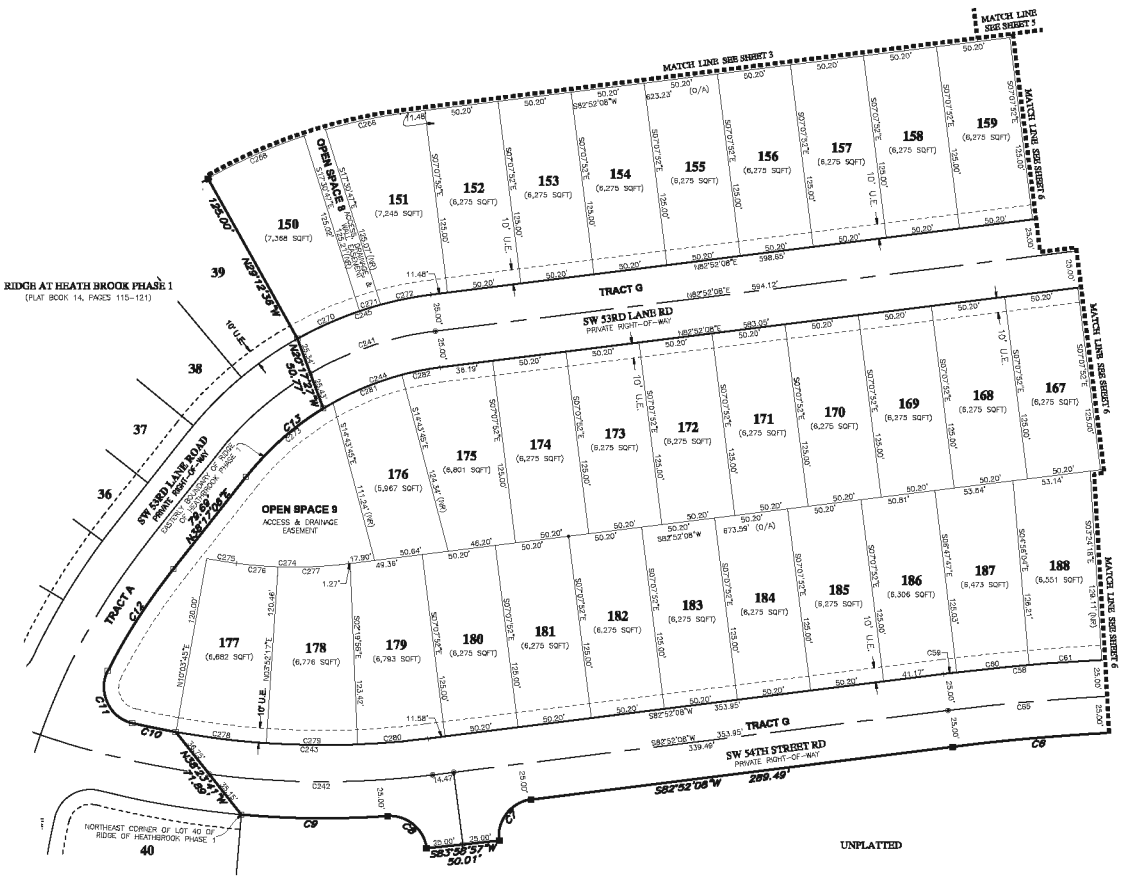
NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.48'	99.38'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N76°28'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C58	1525.00'	9°04'56"	241.76'	241.51'	S87°24'38"W
C59	1525.00'	0°20'06"	8.92'	8.92'	S83°02'11"W
C60	1525.00'	1°51'42"	49.55'	49.55'	S84°08'05"W
C61	1525.00'	1°51'58"	49.67'	49.67'	S85°59'55"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C241	225.00'	23°04'46"	90.63'	90.02'	S71°19'45"W
C242	600.00'	14°33'59"	152.54'	152.13'	S89°50'52"E
C243	575.00'	17°11'37"	172.55'	171.90'	N88°32'03"W
C244	200.00'	24°20'04"	84.94'	84.31'	S70°42'06"W
C245	250.00'	22°04'44"	96.34'	95.74'	S71°49'48"W
C266	375.00'	8°46'52"	57.80'	57.74'	S78°27'12"W
C268	375.00'	10°57'21"	71.71'	71.60'	S88°18'04"W
C270	250.00'	10°35'07"	46.19'	46.12'	S68°04'57"W
C271	250.00'	3°26'18"	15.00'	15.00'	S73°05'40"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C272	250.00'	8°03'19"	35.15'	35.12'	S78°50'28"W
C273	200.00'	22°26'57"	78.36'	77.86'	S49°30'35"W
C274	300.00'	14°35'33"	76.41'	76.20'	S89°50'05"E
C275	455.00'	2°36'04"	20.66'	20.65'	S81°14'17"E
C276	300.00'	5°28'39"	28.51'	28.49'	S85°15'38"E
C277	300.00'	9°08'54"	47.90'	47.85'	N87°26'35"E
C278	575.00'	6°11'29"	62.13'	62.10'	S83°01'59"E
C279	575.00'	6°12'13"	62.26'	62.23'	S89°13'50"E
C280	575.00'	4°47'56"	48.16'	48.15'	N85°16'06"E
C281	200.00'	14°32'12"	50.74'	50.61'	S88°00'09"W
C282	200.00'	7°35'53"	26.52'	26.50'	S79°04'12"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ◉ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

NOTICE:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6433

DATE:

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213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
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Licensed Business Number LB 7764

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

NORTH

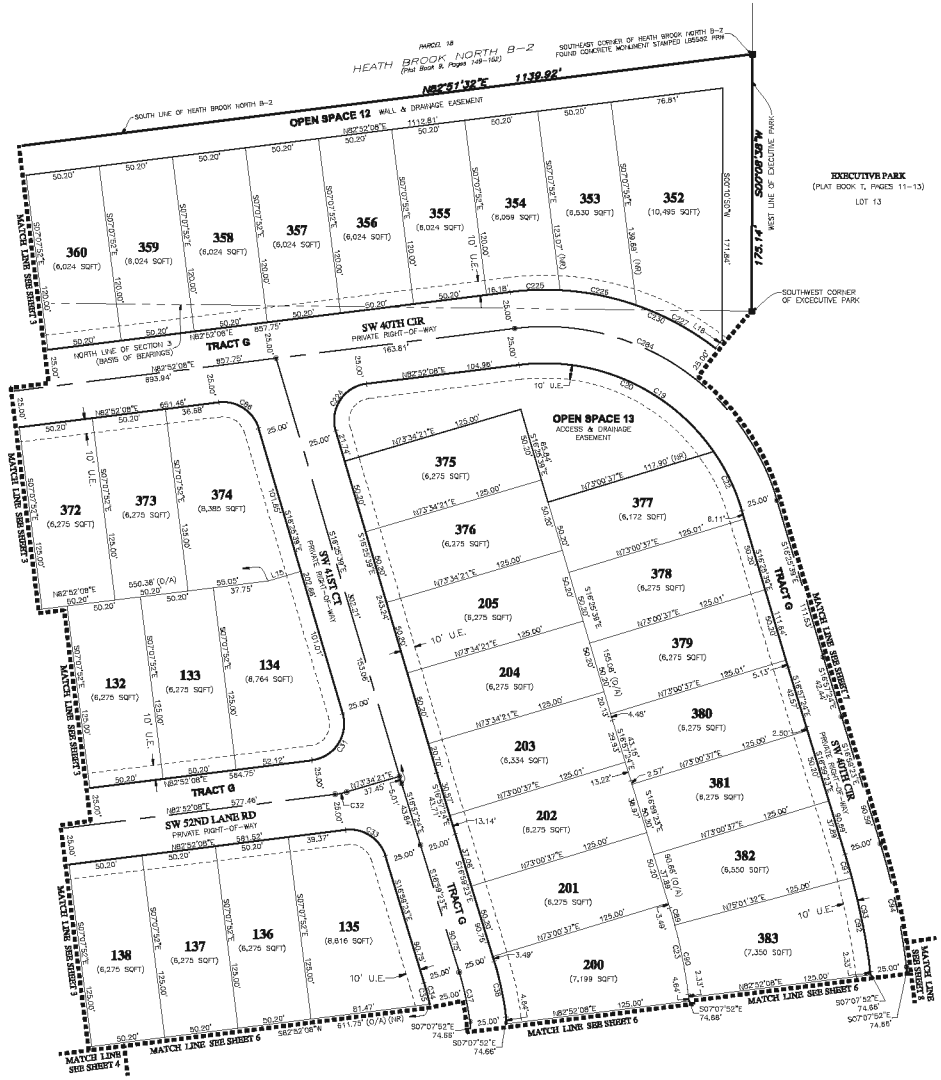
40 0 20 40 80

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	S73°34'21"W	23.02'
L16	S37°47'20"W	7.06'

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C19	140.00'	80°42'13"	197.20'	181.29'	N56°46'46"W
C20	140.00'	62°22'38"	152.42'	145.00'	N65°56'33"W
C22	140.00'	18°19'35"	44.78'	44.59'	N28°35'27"W
C23	350.00'	9°51'31"	60.22'	60.15'	N12°03'38"W
C31	25.00'	98°17'47"	43.33'	38.10'	N33°13'14"E
C32	50.00'	9°17'47"	8.11'	8.10'	N78°13'14"E
C33	25.00'	80°08'29"	34.97'	32.19'	S57°03'38"E
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C35	175.00'	4°54'39"	15.00'	15.00'	N14°32'03"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C38	225.00'	9°51'31"	38.71'	38.67'	S12°03'38"E
C86	25.00'	80°42'12"	35.21'	32.37'	N56°46'46"W
C89	350.00'	2°00'55"	12.31'	12.31'	N55°56'56"W
C90	350.00'	7°50'36"	47.91'	47.88'	N11°03'10"W
C91	475.00'	2°00'55"	16.71'	16.71'	N55°56'56"W
C92	475.00'	7°50'36"	65.02'	64.97'	N11°03'10"W
C93	475.00'	9°51'31"	81.73'	81.83'	N12°03'38"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C224	25.00'	99°17'47"	43.33'	38.10'	S33°13'14"W
C225	190.00'	10°19'00"	34.21'	34.17'	S86°01'38"W
C226	190.00'	15°59'52"	53.05'	52.86'	N76°46'56"W
C227	190.00'	18°36'20"	61.70'	61.43'	N61°30'50"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W



LEGEND:

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SURVEYOR'S STATEMENT:
I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 6TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5433

DATE:

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRESTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
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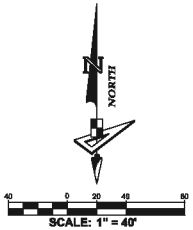
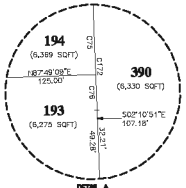
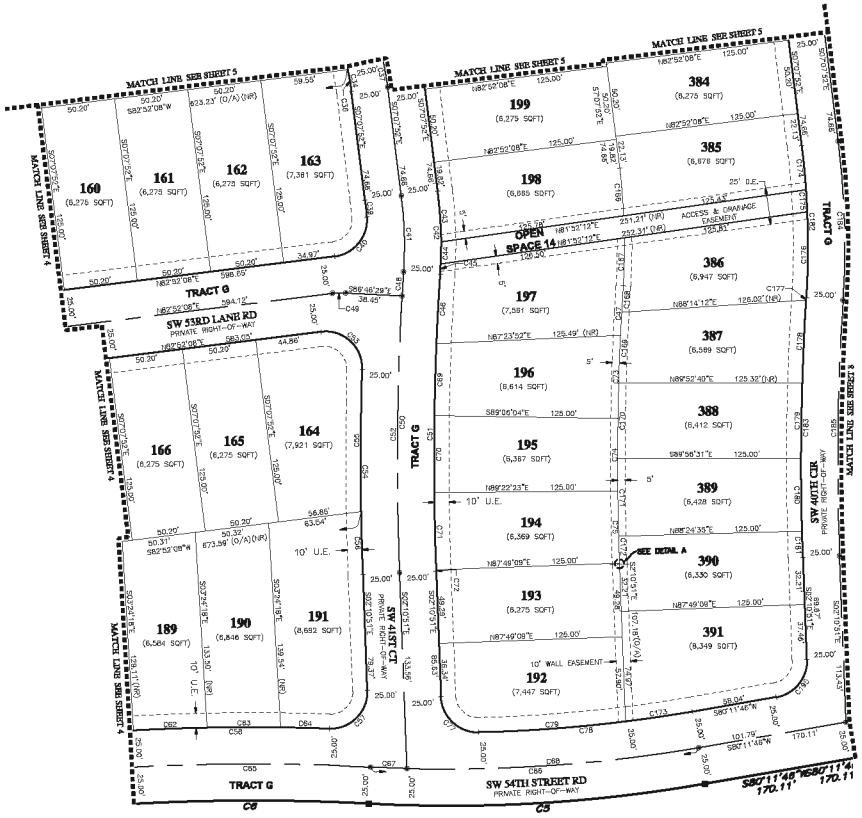


SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



DETAIL A
(NOT TO SCALE)



UNPLATTED

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C36	175.00'	4°56'52"	15.11'	15.11'	N09°38'18"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C39	250.00'	2°36'39"	11.39'	11.39'	S05°49'32"E
C40	25.00'	87°23'21"	38.13'	34.54'	S39°10'28"W
C41	275.00'	10°49'53"	51.99'	51.91'	S01°42'56"E
C42	300.00'	10°49'53"	56.71'	56.63'	S01°42'56"E
C43	300.00'	6°36'46"	34.62'	34.60'	N03°49'29"W
C44	300.00'	2°54'05"	15.19'	15.19'	N00°55'56"E
C45	300.00'	1°18'02"	6.90'	6.90'	N03°02'29"E
C46	1975.00'	1°22'39"	47.49'	47.48'	S03°00'41"W
C47	1850.00'	1°02'38"	33.70'	33.70'	S03°10'42"W
C48	2000.00'	0°28'30"	16.56'	16.56'	S03°27'46"W
C49	50.00'	10°21'23"	9.04'	9.03'	N88°02'49"E
C50	2000.00'	5°52'52"	205.28'	205.20'	S00°45'35"W
C51	1975.00'	5°52'52"	202.72'	202.63'	S00°45'35"W
C52	2000.00'	5°24'22"	188.71'	188.64'	S00°31'20"W
C53	25.00'	98°54'12"	43.15'	37.99'	S47°40'47"E
C54	2025.00'	3°57'10"	139.70'	139.67'	S00°12'16"E
C55	2025.00'	2°44'38"	96.98'	96.97'	S00°24'00"W
C56	2025.00'	1°12'32"	42.72'	42.72'	S01°34'35"E
C57	25.00'	94°07'58"	41.07'	36.61'	S44°53'08"W
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C62	1525.00'	1°53'12"	50.21'	50.21'	S87°52'30"W
C63	1525.00'	1°53'21"	50.28'	50.28'	S89°45'46"W
C64	1525.00'	1°14'41"	33.13'	33.13'	N88°40'13"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C66	1000.00'	12°51'34"	224.44'	223.97'	S86°37'33"W
C67	1000.00'	1°25'34"	24.89'	24.89'	S87°39'27"E
C68	1000.00'	11°26'00"	199.55'	199.22'	N85°54'46"E
C69	1975.00'	1°25'26"	49.08'	49.08'	S01°36'39"W
C70	1975.00'	1°31'34"	52.60'	52.60'	S00°08'05"W

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C71	1975.00'	1°31'38"	52.64'	52.64'	S01°23'27"E
C72	1975.00'	0°01'35"	0.91'	0.91'	S02°10'03"E
C73	1850.00'	1°45'27"	56.75'	56.74'	S01°46'39"W
C74	1850.00'	1°31'34"	49.27'	49.27'	S00°08'09"W
C75	1850.00'	1°31'32"	49.25'	49.25'	S01°23'23"E
C76	1850.00'	0°01'42"	0.91'	0.91'	S02°10'00"E
C77	25.00'	89°00'27"	38.84'	35.05'	S46°41'05"E
C78	975.00'	8°38'56"	146.81'	146.47'	N84°30'14"E
C79	975.00'	5°54'29"	100.54'	100.49'	N85°51'27"E
C166	425.00'	4°21'56"	32.39'	32.36'	N04°56'53"W
C167	425.00'	4°25'49"	32.86'	32.85'	N01°29'08"E
C168	5266.88'	0°11'40"	17.98'	17.98'	S03°32'14"W
C169	5800.40'	0°58'56"	48.55'	48.55'	S02°38'57"W
C170	7955.61'	0°22'05"	51.09'	51.09'	S00°33'53"W
C171	1850.00'	1°36'54"	53.22'	53.22'	S00°45'58"E
C172	1850.00'	0°35'26"	19.07'	19.07'	S01°53'08"E
C173	975.00'	2°42'27"	46.07'	46.07'	N81°33'00"E
C174	549.99'	3°06'40"	30.18'	30.18'	N05°33'32"W
C175	549.97'	1°34'07"	15.08'	15.08'	N03°12'09"W
C176	550.00'	6°07'07"	58.73'	58.71'	N00°38'27"E
C177	1725.00'	0°03'10"	1.59'	1.59'	S03°40'26"W
C178	1725.00'	1°52'44"	56.57'	56.57'	S02°42'29"W
C179	1725.00'	1°42'37"	51.49'	51.49'	S00°54'46"W
C180	1725.00'	1°38'54"	49.63'	49.62'	S00°46'08"E
C181	1725.00'	0°35'26"	17.78'	17.78'	S01°53'08"E
C182	550.00'	10°49'53"	103.97'	103.82'	N01°42'56"W
C183	1725.00'	5°52'52"	177.06'	176.98'	S00°45'35"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C195	25.00'	62°22'37"	35.94'	32.93'	N39°00'28"E

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
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DAVID A. WILLIAMS, PSM
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REGISTRATION NO. 5433

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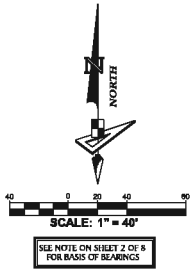
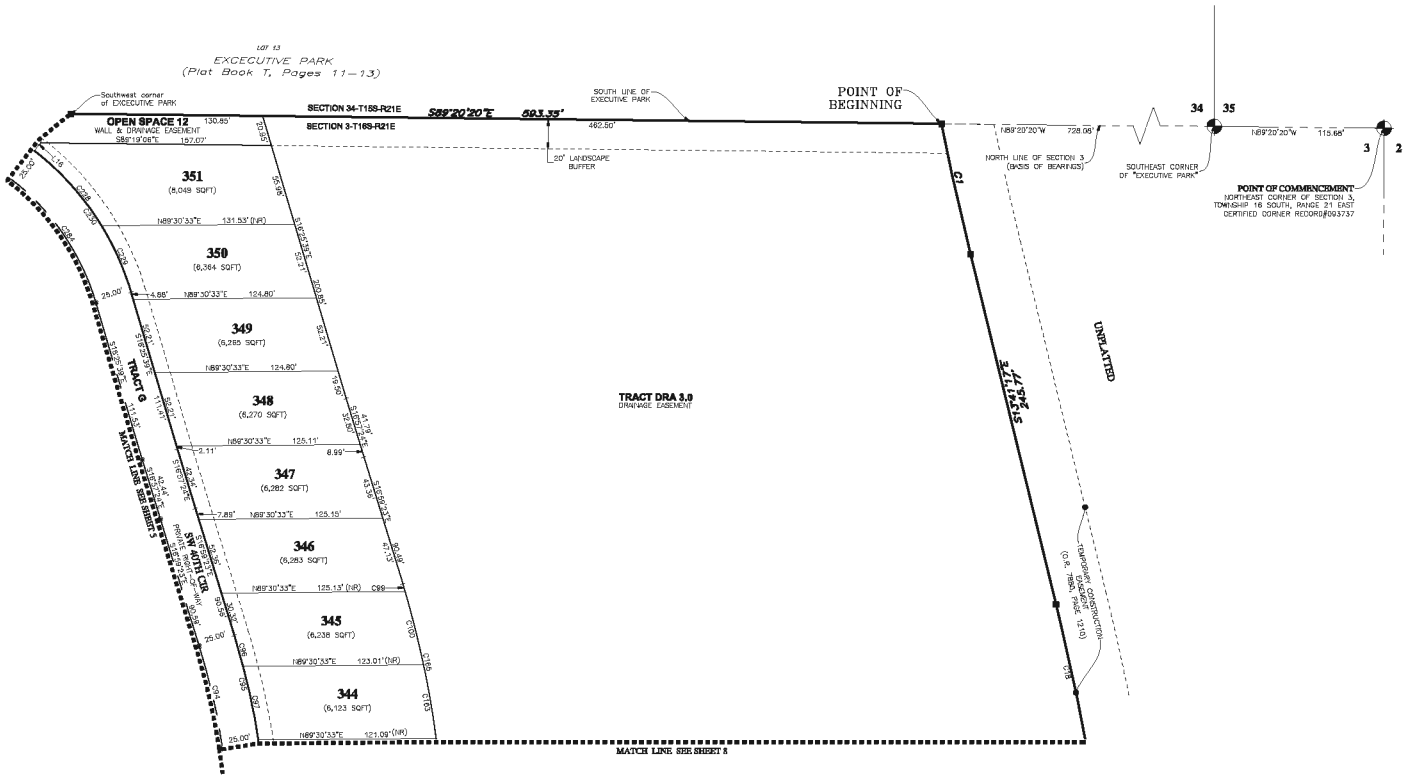
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA





CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C84	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C85	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C86	525.00'	2°23'26"	21.91'	21.90'	N15°47'46"W
C87	525.00'	5°35'22"	51.22'	51.19'	N11°48'16"W
C88	645.00'	0°27'48"	5.22'	5.22'	N16°45'29"W
C100	645.00'	4°35'31"	51.69'	51.68'	N14°13'50"W
C163	645.00'	4°31'06"	50.87'	50.85'	N09°40'31"W
C165	645.00'	9°51'31"	110.95'	110.85'	N12°03'38"W
C228	190.00'	20°47'09"	68.93'	68.55'	N41°49'06"W
C229	190.00'	14°99'52"	49.73'	49.59'	N23°56'35"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L18	S37°47'20"W	7.09'

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 9' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 9' = 5.00') (eg: 7.5' = 7.50')

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ◉ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

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.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 6TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

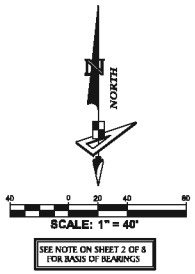
DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6433

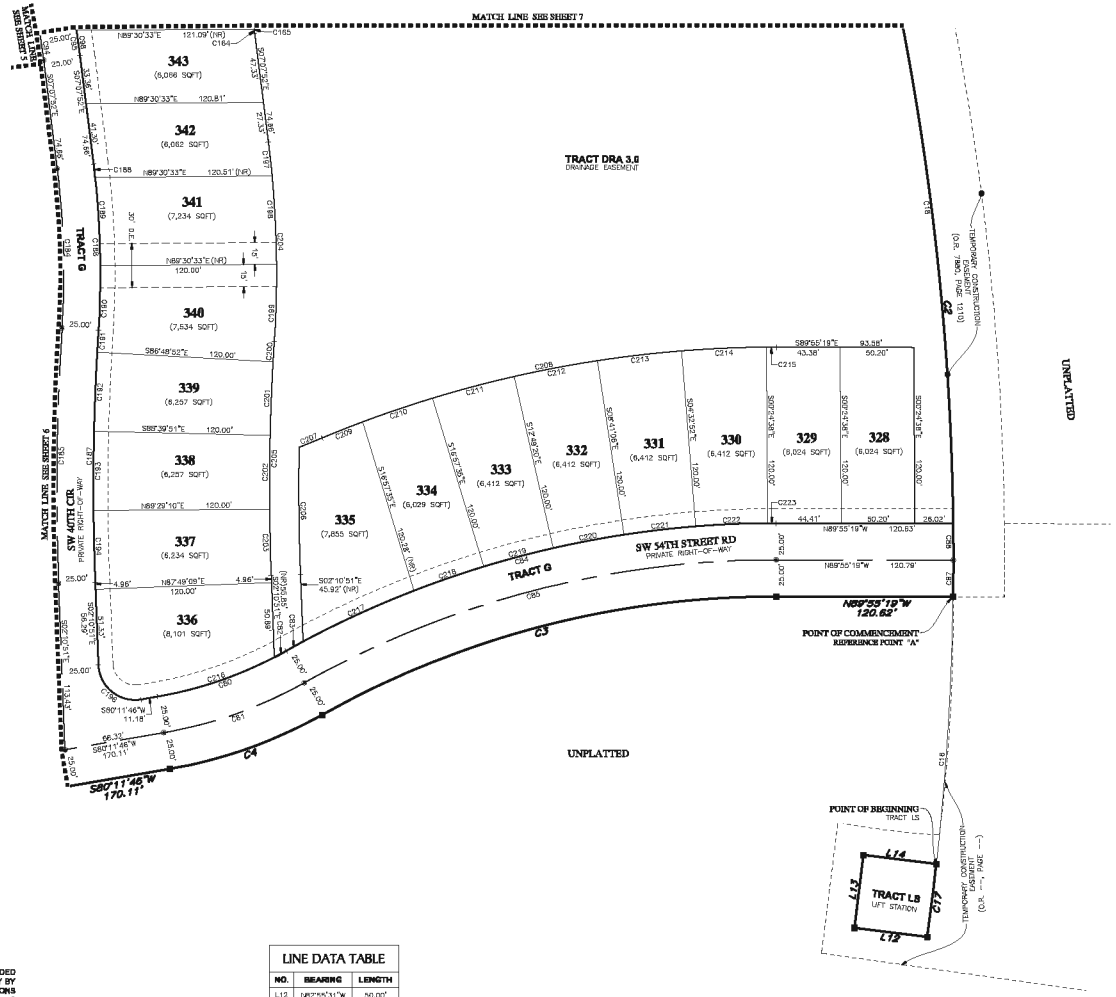
DATE:

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA





CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°29'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'28"W
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C80	275.00'	19°30'05"	93.60'	93.15'	N70°26'44"E
C81	300.00'	19°30'05"	102.11'	101.62'	S70°26'44"W
C82	275.00'	1°55'34"	9.24'	9.24'	N61°39'28"E
C83	680.00'	1°06'09"	13.09'	13.09'	N61°14'46"E
C84	680.00'	29°23'00"	348.73'	344.92'	S75°23'11"W
C85	655.00'	29°23'00"	335.91'	332.24'	S75°23'11"W
C87	1905.00'	0°45'07"	25.00'	25.00'	N00°27'36"E
C88	1905.00'	0°45'07"	25.00'	25.00'	N00°17'31"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C98	525.00'	1°52'43"	17.21'	17.21'	N08°04'14"W
C164	645.00'	0°17'06"	3.21'	3.21'	N07°16'25"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C186	600.00'	10°49'53"	113.43'	113.28'	N01°42'56"W
C187	1675.00'	5°52'52"	171.93'	171.85'	S00°45'35"W
C188	600.00'	0°53'55"	9.24'	9.23'	N08°41'25"W
C189	600.00'	5°45'30"	60.30'	60.28'	N03°22'12"W
C190	600.00'	4°11'28"	43.88'	43.86'	N01°36'17"E
C191	1675.00'	0°30'53"	15.04'	15.04'	S03°26'34"W
C192	1675.00'	1°50'59"	54.08'	54.07'	S02°15'36"W
C193	1675.00'	1°50'59"	54.08'	54.07'	S00°24'36"W
C194	1675.00'	1°46'01"	48.73'	48.73'	S01°20'51"E

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C196	25.00'	97°37'22"	42.60'	37.63'	S50°59'32"E
C197	720.00'	1°50'39"	23.17'	23.17'	N06°12'33"W
C198	720.00'	4°47'46"	60.27'	60.25'	N02°53'20"W
C199	720.00'	4°11'28"	52.67'	52.65'	N01°36'17"E
C200	1555.00'	0°30'53"	13.97'	13.97'	S03°26'34"W
C201	1555.00'	1°50'59"	50.20'	50.20'	S02°15'36"W
C202	1555.00'	1°50'59"	50.20'	50.20'	S00°24'36"W
C203	1555.00'	1°40'01"	45.24'	45.24'	S01°26'51"E
C204	720.00'	10°49'53"	136.11'	135.91'	N01°42'56"W
C205	1555.00'	5°52'52"	159.61'	159.54'	S00°45'35"W
C206	1535.00'	3°14'01"	86.63'	86.62'	S00°33'50"E
C207	1380.00'	0°41'49"	16.79'	16.79'	N87°46'17"E
C208	800.00'	22°45'19"	317.72'	315.64'	S76°42'01"W
C209	800.00'	2°07'12"	29.60'	29.60'	S68°22'56"W
C210	800.00'	3°35'52"	50.23'	50.22'	S71°14'30"W
C211	800.00'	4°08'14"	57.77'	57.75'	S75°06'32"W
C212	800.00'	4°08'14"	57.77'	57.75'	S79°14'47"W
C213	800.00'	4°08'14"	57.77'	57.75'	S83°23'01"W
C214	800.00'	4°08'14"	57.77'	57.75'	S87°31'15"W
C215	800.00'	0°29'19"	6.82'	6.82'	S89°50'01"W
C216	275.00'	17°34'32"	84.36'	84.03'	N71°24'30"E
C217	680.00'	7°00'34"	83.19'	83.14'	S85°18'07"W
C218	680.00'	4°14'01"	50.25'	50.23'	S70°55'25"W
C219	680.00'	4°08'14"	49.10'	49.09'	S75°06'32"W
C220	680.00'	4°08'14"	49.10'	49.09'	S79°14'47"W
C221	680.00'	4°08'14"	49.10'	49.09'	S83°23'01"W
C222	680.00'	4°08'14"	49.10'	49.09'	S87°31'15"W
C223	680.00'	0°29'19"	5.80'	5.80'	S89°50'01"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L12	N82°55'31"W	50.00'
L13	N07°04'28"E	50.00'
L14	S82°55'31"E	50.00'

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LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ◉ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
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SURVEYOR'S STATEMENT:
I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 6TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6433

DATE:

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7764

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS C

August 29, 2024

Ridge at Heath Brook Community Development District
c/o Kristin Suit, District Manager
Wrathell Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Ridge at Heath Brook Phase 2 Improvements

Dear Kristin,

Pursuant to the *Acquisition Agreement,* dated September 8, 2021 (**"Acquisition Agreement"**), by and between the Ridge at Heath Brook Community Development District (**"District"**) and Forestar (USA) Real Estate Group Inc. (**"Developer"**), you are hereby notified that the Developer has completed and wishes to sell (**"Sale"**) to the District certain **"Improvements"** as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the roadways (which comprise a portion of the Improvements) to the City.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

Name: Christian Cotter
Title: Chairman

Sincerely,
FORESTAR (USA) REAL ESTATE GROUP INC.

[SIGNATURE ON FOLLOWING PAGE]

Name: James D. Allen
Title: Executive Vice President

August 29, 2024

Ridge at Heath Brook Community Development District
c/o Kristin Suit, District Manager
Wrathell Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

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- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the roadways (which comprise a portion of the Improvements) to the City.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

[SIGNATURE ON PRIOR PAGE]
Name: _____
Title: _____

Sincerely,
FORESTAR (USA) REAL ESTATE GROUP INC.

James D. Allen
Name: James D. Allen
Title: Executive Vice President

EXHIBIT A

Description of Ridge at Heath Brook Phase 2 Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the right-of-way designated as Tract G (Private Right-of-Way), Tract DRA 3.0 (Drainage Easement), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), Tract Open Space 12 (Wall & Drainage Easement), Tracts Open Space 13 and Open Space 14 (Access & Drainage Easement), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift *stations, facilities, equipment and appurtenances thereto*, located within or upon the rights-of-way designated as Tract G (Private Right-of-Way), Tract LS (Lift Station), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), and "Utility Easements," as identified on the DRAFT plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements for Phase 2 of the project as described in the *Second Supplemental Engineer's Report*, dated July 2024.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phase 2 Stormwater	$1,476,151.98	$1,273,467.58	$61,188.00	$141,496.40
Phase 2 Sanitary Sewer	$1,370,966.81	$1,118,225.53	$128,494.00	$124,247.28
Phase 2 Watermain	$804,989.00	$685,652.04	$43,153.40	$76,183.56
Totals:	**$3,652,107.79**	**$3,077,345.15**	**$232,835.40**	**$341,927.24**

EXHIBIT B

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 1 OF 8 SHEETS

DESCRIPTION:

TWO PARCELS OF LAND LYING IN SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3, RUN THENCE ALONG THE NORTH LINE OF SAID SECTION 3, N89°20'20"W, A DISTANCE OF 115.68 FEET TO THE SOUTHEAST CORNER OF EXECUTIVE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 11 THROUGH 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE CONTINUE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID EXECUTIVE PARK, N89°20'20"W, A DISTANCE OF 728.06 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH LINE, SOUTHERLY, 91.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2387.00 FEET AND A CENTRAL ANGLE OF 02°11'09" (CHORD BEARING S.12°35'43"E., 91.06 FEET); THENCE S.13°41'17"E., A DISTANCE OF 245.77 FEET; THENCE SOUTHERLY, 482.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 14°31'27" (CHORD BEARING S.06°25'34"E., 481.61 FEET) TO A POINT KNOWN AS "REFERENCE POINT A"; THENCE N.89°58'18"W., A DISTANCE OF 120.62 FEET; THENCE WESTERLY, 323.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 29°23'00" (CHORD BEARING S.75°23'11"W., 319.56 FEET); THENCE WESTERLY, 110.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 19°38'00" (CHORD BEARING S.70°26'14"W., 110.08 FEET); THENCE S.80°11'16"W., A DISTANCE OF 178.11 FEET; THENCE WESTERLY, 230.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°51'34" (CHORD BEARING S.86°37'33"W., 229.57 FEET); THENCE WESTERLY, 262.24 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 10°11'12" (CHORD BEARING S.87°57'44"W., 261.90 FEET); THENCE S.82°52'08"W., A DISTANCE OF 289.49 FEET; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.37°52'08"W., 35.36 FEET); THENCE S.83°58'57"W., A DISTANCE OF 50.01 FEET; THENCE NORTHWESTERLY, 37.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°51'58" (CHORD BEARING N.50°33'51"W., 34.38 FEET); THENCE WESTERLY, 99.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 09°07'10" (CHORD BEARING N.89°20'13"W., 99.39 FEET) TO THE NORTHEAST CORNER OF LOT 40, OF RIDGE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 115 THROUGH 121, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIDGE AT HEATH BROOK PHASE 1, THE FOLLOWING SIXTEEN (16) COURSES: 1) N.28°23'41"W., A DISTANCE OF 71.89 FEET; 2) WESTERLY, 30.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03°00'59" (CHORD BEARING N.78°25'45"W., 30.27 FEET); 3) NORTHWESTERLY, 45.36 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 104°01'30" (CHORD BEARING N.24°54'06"W., 39.41 FEET); 4) NORTHEASTERLY, 82.20 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 11°11'043" (CHORD BEARING N.32°41'45" E., 82.79 FEET); 5) N.38°17'06" E., A DISTANCE OF 79.69 FEET; 6) NORTHEASTERLY, 70.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°14'57" (CHORD BEARING N.48°24'35" E., 70.32 FEET); 7) N.20°17'27" W., A DISTANCE OF 50.77 FEET; 8) N.29°12'36" W., A DISTANCE OF 125.00 FEET; 9) SOUTHWESTERLY, 24.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 03°48'08" (CHORD BEARING S. 58°53'26" W., 24.88 FEET); 10) N.33°09'43" W., A DISTANCE OF 125.17 FEET; 11) N.31°20'27" W., A DISTANCE OF 55.02 FEET; 12) N.32°49'22" W., A DISTANCE OF 125.00 FEET; 13) SOUTHWESTERLY, 3.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 00°19'06" (CHORD BEARING S. 57°07'04" W., 3.76 FEET); 14) N.32°22'04" W., A DISTANCE OF 123.60 FEET; 15) N.17°57'57" W., A DISTANCE OF 51.82 FEET; 16) N.32°22'04" W., A DISTANCE OF 140.07 FEET; THENCE N.57°38'20" E., A DISTANCE OF 220.74 FEET TO THE SOUTHERNMOST CORNER OF PARCEL 18 OF HEATH BROOK NORTH B-2, ACCORDING TO THE PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF, N.42°51'32" E., A DISTANCE OF 1139.62 FEET TO THE SOUTHEAST CORNER OF SAID HEATH BROOK NORTH B-2, SAID POINT BEING ON THE WEST LINE OF AFOREMENTIONED EXECUTIVE PARK; THENCE ALONG SAID WEST LINE, S. 00°08'38" W., A DISTANCE OF 175.14 FEET TO THE SOUTHWEST CORNER OF THEREOF SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE, S.89°20'20" E., A DISTANCE OF 560.35 FEET TO THE **POINT OF BEGINNING.**

TOGETHER WITH:

COMMENCE AT AFORESAID "REFERENCE POINT A", RUN THENCE SOUTHERLY, 182.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 05°29'35" (CHORD BEARING S.03°34'57"W., 182.57 FEET) TO THE **POINT OF BEGINNING**; THENCE SOUTHERLY, 50.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 01°30'54" (CHORD BEARING S.07°04'29"W., 50.00 FEET); THENCE N.82°58'31"W., A DISTANCE OF 50.00 FEET; THENCE N.03°34'29"E., A DISTANCE OF 50.00 FEET; THENCE S.82°58'31"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 41.329 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.

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION) HAS CAUSED THESE PRESENTS TO BE BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____ 2024.

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION)

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, AND PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, OCALA TROPHY, LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AS _____ BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024

OCALA TROPHY, LTD
A FLORIDA LIMITED PARTNERSHIP

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

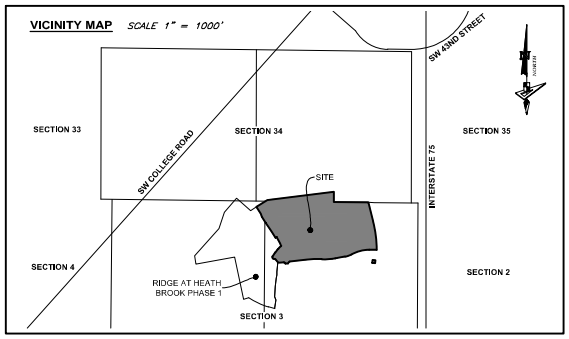
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

_____ _____
CHARLES M. ARNETT, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

VICINITY MAP *SCALE 1" = 1000'*



PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ("THE CDD") HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE, AFFIXED HEREON BY AND WITH THE, AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024.

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT
A FLORIDA CORPORATION (THE CDD)

WITNESS:
SIGN:_____
PRINT:
BY:_____
CHAIRPERSON
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, AS _____ OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, INC., A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY CERTAIN MORTGAGE EXECUTED BY FORESTAR (USA) REAL ESTATE GROUP, INC. A DELAWARE CORPORATION, MORTGAGOR, IN FAVOR OF D.R. HORTON, INC. A DELAWARE CORPORATION, MORTGAGEE, IN OFFICIAL RECORDS BOOK 7365, PAGE 700 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT OF RIDGE AT HEATHBROOK PHASE 2 IS BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE DEVELOPER AND FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "RIDGE AT HEATH BROOK PHASE 2", BEING IN CITY OF OCALA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION").
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD").

THE INTERIOR RIGHTS OF WAYS SHOWN ON THIS PLAT AND DESIGNATED AS TRACTS G, ARE HEREBY DEDICATED PRIVATELY TO "THE ASSOCIATION". ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE COUNCIL OF CITY OF OCALA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE 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 AT RISK.

CITY OF OCALA IS HEREBY GRANTED AN EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL AREAS LOCATED WITHIN TRACT G FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SANITARY SEWER AND WATER FACILITIES, LINES, OR EQUIPMENT, SUCH FACILITIES, LINES, AND EQUIPMENT SHALL, UPON COMPLETION OF CONSTRUCTION, BE MAINTAINED, REPAIRED, AND/OR REPLACED BY CITY OF OCALA; PROVIDED, HOWEVER, IN THE EVENT THAT CITY OF OCALA IS REQUIRED TO DEMOLISH OR REMOVE ANY PORTION OF STREET PAVEMENT, ROADWAY SURFACE INCLUDING BUT NOT LIMITED TO PAVERS, GUTTERS OR PRIVATE DRAINAGE IMPROVEMENTS, CURBING, LANDSCAPING, OR GRASS AREAS IN ORDER TO ENABLE THE CITY OF OCALA TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE ANY SUCH FACILITIES CITY SHALL, UPON COMPLETION OF SUCH MAINTENANCE, REPAIRS, AND/OR REPLACEMENT, REASONABLY RECONSTRUCT AND RESTORE ALL DISTURBED STREET PAVEMENT, ROADWAY SURFACE (INCLUDING BUT NOT LIMITED TO PAVERS), GUTTER OR PRIVATE DRAINAGE IMPROVEMENT, CURBING, LANDSCAPING, AND GRASS AREAS TO THEIR ORIGINAL CONDITION, PROVIDED, HOWEVER, THAT THE CITY SHALL ONLY BE REQUIRED TO RECONSTRUCT AND REPAIR SUCH STREET PAVEMENT OR ROADWAY SURFACE TO THE PREVAILING MINIMUM CONSTRUCTION QUALITY STANDARDS IN THEIR JURISDICTION.

TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14 ARE DESIGNATED AS BUFFER/LANDSCAPE/OPEN-SPACE/DRAINAGE/ACCESS AREAS, AND ARE HEREBY RESERVED BY THE DEVELOPER FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO THE CDD OR THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. CITY OF OCALA IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

DEVELOPER HEREBY FURTHER RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "BUFFER/OPEN SPACE" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

TRACT LS IS DESIGNATED AS A LIFT STATION AND IS HEREBY DEDICATED TO THE CITY OF OCALA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION: (continued)

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE, PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT G, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

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 FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES. NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS, IT IS ANTICIPATED THAT THE POTABLE WATER, WASTEWATER AND RECLAIMED SYSTEMS (IF ANY) SHALL BE CONSTRUCTED BY "THE CDD" OR THE DEVELOPER AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM "THE CDD" OR THE DEVELOPER TO THE CITY OF OCALA AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE CITY'S FINAL ACCEPTANCE OF SUCH SYSTEM(S).

DEVELOPER HEREBY RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" OR "UTILITY EASEMENTS" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DRAINAGE, UTILITY OR OTHER IMPROVEMENTS. DEVELOPER FURTHER GRANTS PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL "UTILITY EASEMENTS" TO ALL STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS, SELECTED AND APPROVED BY THE DEVELOPER, "THE ASSOCIATION" AND/OR "THE CDD". FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO "THE CDD", "THE ASSOCIATION" AND/OR THE OWNERS, THE OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SURFACE AREAS ON THEIR INDIVIDUAL LOTS NOW OR HEREINAFTER DESIGNATED EASEMENTS OR UTILITY EASEMENTS.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC, A DELAWARE CORPORATION, HAS CAUSED THESE PLEASED TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORIZER, OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: ANTHONY SQUITIERI

_____, VICE PRESIDENT DATE:_____

_____ _____
WITNESS WITNESS
PRINTED NAME: _____ PRINTED NAME: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED ANTHONY SQUITIERI, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____
PRINT:

COMMISSION NO.: _____ 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 _____, 2024.

_____

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 _____, 2024.

ATTEST _____ _____
SEAN LANIER, P.E. KEVIN LOPEZ
CITY ENGINEER CHAIRMAN

COUNCIL APPROVAL:

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

ATTEST _____ _____
ANGEL B. JACOBS BARRY MANSFIELD
CITY CLERK PRESIDENT, CITY COUNCIL

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2024 AT ____ AM/PM 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

CITY SURVEYOR'S CERTIFICATE:

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.

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

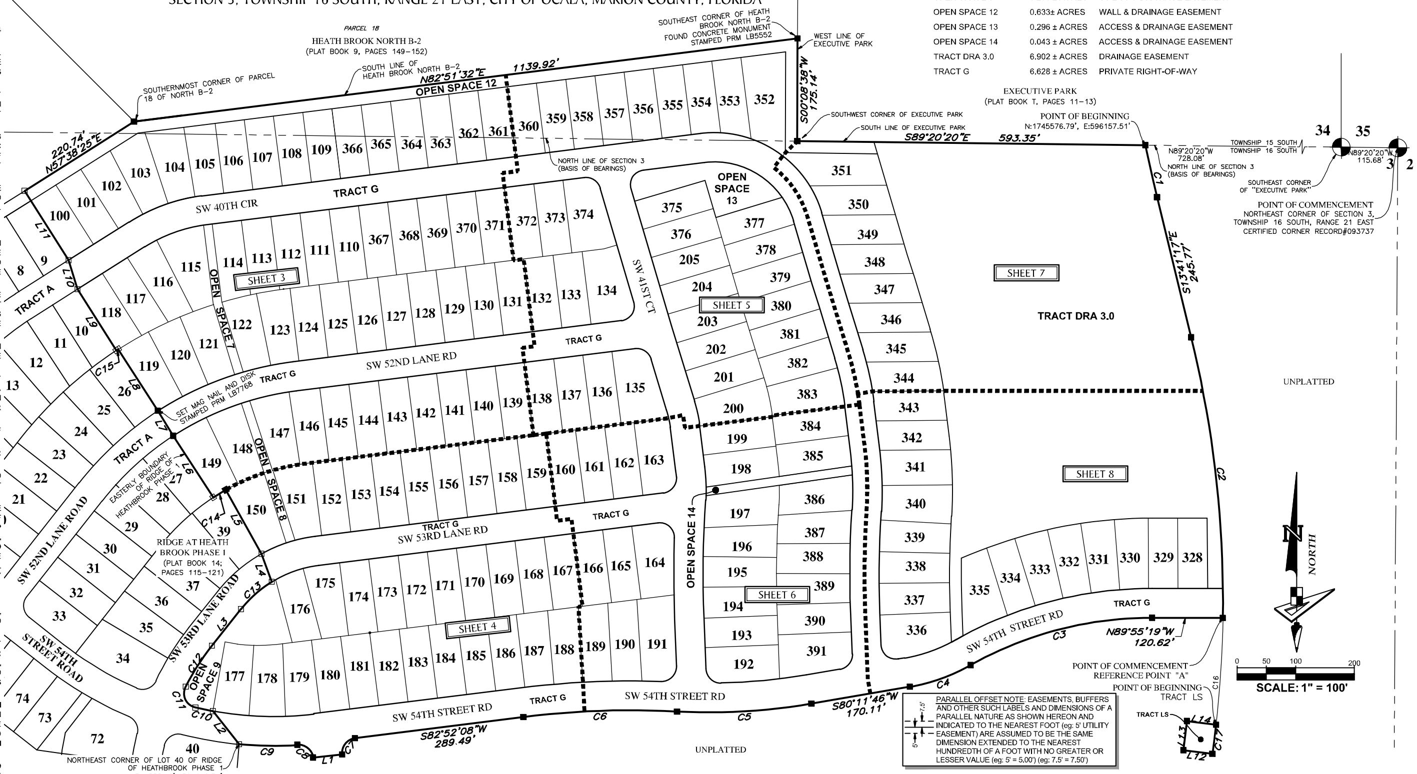
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7764

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

TRACT TABULATION

OPEN SPACE 7	0.089 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 8	0.086 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 9	0.296 ± ACRES	UTILITY & DRAINAGE EASEMENT
OPEN SPACE 12	0.633± ACRES	WALL & DRAINAGE EASEMENT
OPEN SPACE 13	0.296 ± ACRES	ACCESS & DRAINAGE EASEMENT
OPEN SPACE 14	0.043 ± ACRES	ACCESS & DRAINAGE EASEMENT
TRACT DRA 3.0	6.902 ± ACRES	DRAINAGE EASEMENT
TRACT G	6.628 ± ACRES	PRIVATE RIGHT-OF-WAY



PLAT NOTES:

1. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT) THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF SECTION 3, HAVING A GRID BEARING OF N 89°20'20" W.
3. CURRENT ZONING IS (PLANNED UNIT DEVELOPMENT) CURRENT LAND USE MEDIUM DENSITY RESIDENTIAL.
4. STATE PLANE COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS I75-73-A34 AND I75-73-A24, ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
5. NO LOT SHALL BE SUBDIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH CITY OF OCALA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF CITY OF OCALA.
6. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6162, PAGE. 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
7. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE: EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS OR ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND COUNCIL OF THE CITY OF OCALA, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER CITY OF OCALA OR SELLER OF SAID LOTS OR TRACTS.
8. ADVISORY NOTICE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONES "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAP FOR MARION COUNTY; COMMUNITY PANEL NUMBER 12057C0530H, EFFECTIVE DATE APRIL 19, 2017.
9. THIS PLAT CONTAINS 170 LOTS, 9 TRACTS AND 1.22 MILES OF ROAD.
10. CITY OF OCALA OFFICIALS EMPLOYED BY THE CITY OF OCALA BUILDING AND ZONING DEPARTMENT, MARION COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CITY OF OCALA 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.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
13. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 A TO LATER DEVELOPMENT REVIEW STAGE.
14. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE. 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS.
15. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.
16. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY CITY OF OCALA FOR THE DEVELOPMENT OF THIS SUBDIVISION.
17. STORMWATER RUNOFF SHALL BE RETAINED IN THE STORMWATER MANAGEMENT FACILITY PROPOSED TO LIE WITHIN TRACT DRA 3.0 AS SHOWN HEREON; THE RESIDENTIAL LOTS DEPICTED, DEFINED, AND ESTABLISHED OF RECORD BY THIS PLAT OF RIDGE AT HEATH BROOK PHASE 2 ARE LOCATED WITHIN FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0514E, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0514, SUFFIX EM EFFECTIVE DATE: APRIL 19, 2017, SUBSEQUENTLY REVISED PURSUANT TO LETTER OF MAP REVISION (LOMR) 22-04-4601P, ISSUED NOVEMBER 22, 2022, WITH AN EFFECTIVE DATE OF APRIL 11, 2023, BY WHICH SAID LOTS NOW APPEAR TO LIE WITHIN FLOOD ZONE X (AN AREA OF MINIMAL FLOOD HAZARD); AS SUCH, THERE IS NO "MAPPED" SPECIAL FLOOD HAZARD AREA (SFHA) TO CLEARLY DELINEATE HEREON AS REQUIRED BY CHAPTER 114-62(Q).
18. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
19. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION, NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 2 FOR BOUNDARY DETAIL AND SEE SHEET 3 THROUGH 8 FOR LOTS DIMENSIONS.
20. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THIS PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN AND/OR ESTABLISHED BY THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 6 ABOVE, INCLUDING SUPPLEMENTS THERETO AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AS SUPPLEMENTED.
21. THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
22. ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 2, 1965 IN OFFICIAL RECORDS BOOK 248, PAGE 196, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED JUNE 2, 1994 IN OFFICIAL RECORDS BOOK 2039, PAGE 1183. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
23. RESOLUTION NO. 99-130 DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330, TOGETHER WITH AND AS AMENDED AND MODIFIED BY: AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2704, PAGE 1380; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 22, 2000 IN OFFICIAL RECORDS BOOK 2757, PAGE 478; DEVELOPER'S AGREEMENT RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3099, PAGE 372; FIRST AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; RESOLUTION NO. 2002-35 AMENDING THE DEVELOPMENT ORDER (SECOND AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1600; AGREEMENT CONCERNING THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 3143, PAGE 1621; SECOND AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 493; ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118; FIFTH AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685; RESOLUTION NO. 2003-116 AMENDING THE DEVELOPMENT ORDER (THIRD AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT, RECORDED IN OFFICIAL RECORDS BOOK 3557, PAGE 1690; RE-RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1058; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED APRIL 5, 2005 IN OFFICIAL RECORDS BOOK 3994, PAGE 162; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JUNE 29, 2005 IN OFFICIAL RECORDS BOOK 4087, PAGE 907; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1463; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 31, 2006 IN OFFICIAL RECORDS BOOK 4324, PAGE 856; AGREEMENT CONCERNING AMENDMENTS TO DEVELOPER'S AGREEMENT RECORDED FEBRUARY 23, 2007 IN OFFICIAL RECORDS BOOK 4720, PAGE 971; NINTH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 824 AND FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 840. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE BEING THE NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
24. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003, IN OFFICIAL RECORDS BOOK 3587, PAGE 1612 AND RE-RECORDED MARCH 4, 2004, IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT RECORDED FEBRUARY 22, 2011, IN OFFICIAL RECORDS BOOK 5481, PAGE 1518 AND AMENDMENT RECORDED JANUARY 27, 2012, IN OFFICIAL RECORDS BOOK 5624, PAGE 581 AND MASTER ASSOCIATION CONSENT RECORDED IN OFFICIAL RECORDS BOOK 7476, PAGE 1645. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
24. CONCURRENCY DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1444; AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED SEPTEMBER 3, 2009 IN OFFICIAL RECORDS BOOK 5249, PAGE 265; AND SECOND AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED NOVEMBER 26, 2014 IN OFFICIAL RECORDS BOOK 6133, PAGE 142AND THIRD AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 852.. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
25. RIGHT OF WAY EASEMENT, EXECUTED SEPTEMBER 21, 1956 BY BONNIE M. HEATH AND OPAL HEATH, HIS WIFE IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1960. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
26. RIGHT OF WAY EASEMENT EXECUTED JULY 23, 1956 BY ELMO SHROPSHIRE AS MANAGER FOR B. M. HEATH AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1962. [AFFECTS THE SUBJECT PROPERTY - BEING THE NORTH 1/2 OF NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
27. RESOLUTION 2018-48 BY THE CITY COUNCIL OF THE CITY OF OCALA RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 860. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
28. RESOLUTION 2021-5 APPROVING AN AMENDMENT TO THE HEATH BROOK PLANNED DEVELOPMENT RECORDED DECEMBER 23, 2020 IN OFFICIAL RECORDS BOOK 7343, PAGE 1930. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
29. DEVELOPMENT AGREEMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 652, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7895, PAGE 154. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
30. AMENITY USE AGREEMENT BETWEEN FORESTAR (USA) REAL ESTATE GROUP INC. AND OCALA TROPHY, LTD. RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 689. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
31. AMENITY USE AGREEMENT BY AND BETWEEN FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 330. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
32. NOTICE OF ESTABLISHMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 28, 2021 IN OFFICIAL RECORDS BOOK 7500, PAGE 1624. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
33. ROAD REALIGNMENT, CONTRIBUTION AND CONSTRUCTION AGREEMENT BY AND BETWEEN MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 7880, PAGE 1210. [BENEFITS SUBJECT PARCEL]
34. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED OCTOBER 7, 2022 IN OFFICIAL RECORDS BOOK 7895, PAGE 164. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
35. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED OCTOBER 18, 2022 IN OFFICIAL RECORDS BOOK 7902, PAGE 786.[[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
36. ANY LIENS CREATED OR LEVIED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RELATING TO COMMUNITY DEVELOPMENT DISTRICTS, WHICH ARE NOT YET DUE AND PAYABLE. NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.5-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM.[NOT A SURVEY MATTER]
37. RESOLUTION 2022-47 BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 771. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
38. COLLATERAL ASSIGNMENT AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1937. [DOES NOT AFFECT]
39. DECLARATION OF CONSENT BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1947. [DOES NOT AFFECT]
40. TRUE-UP AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1951. [DOES NOT AFFECT]

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S83°58'57"W	50.01'
L2	N38°23'41"W	71.89'
L3	N38°17'06"E	79.69'
L4	N20°17'27"W	50.77'
L5	N29°12'36"W	125.00'
L6	N33°00'43"W	125.17'
L7	N31°20'27"W	50.02'
L8	N32°49'22"W	125.00'
L9	N32°22'04"W	123.50'
L10	N17°07'57"W	51.82'
L11	N32°22'04"W	140.07'
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W

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.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 13TH DAY OF JUNE, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ◉ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non–Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

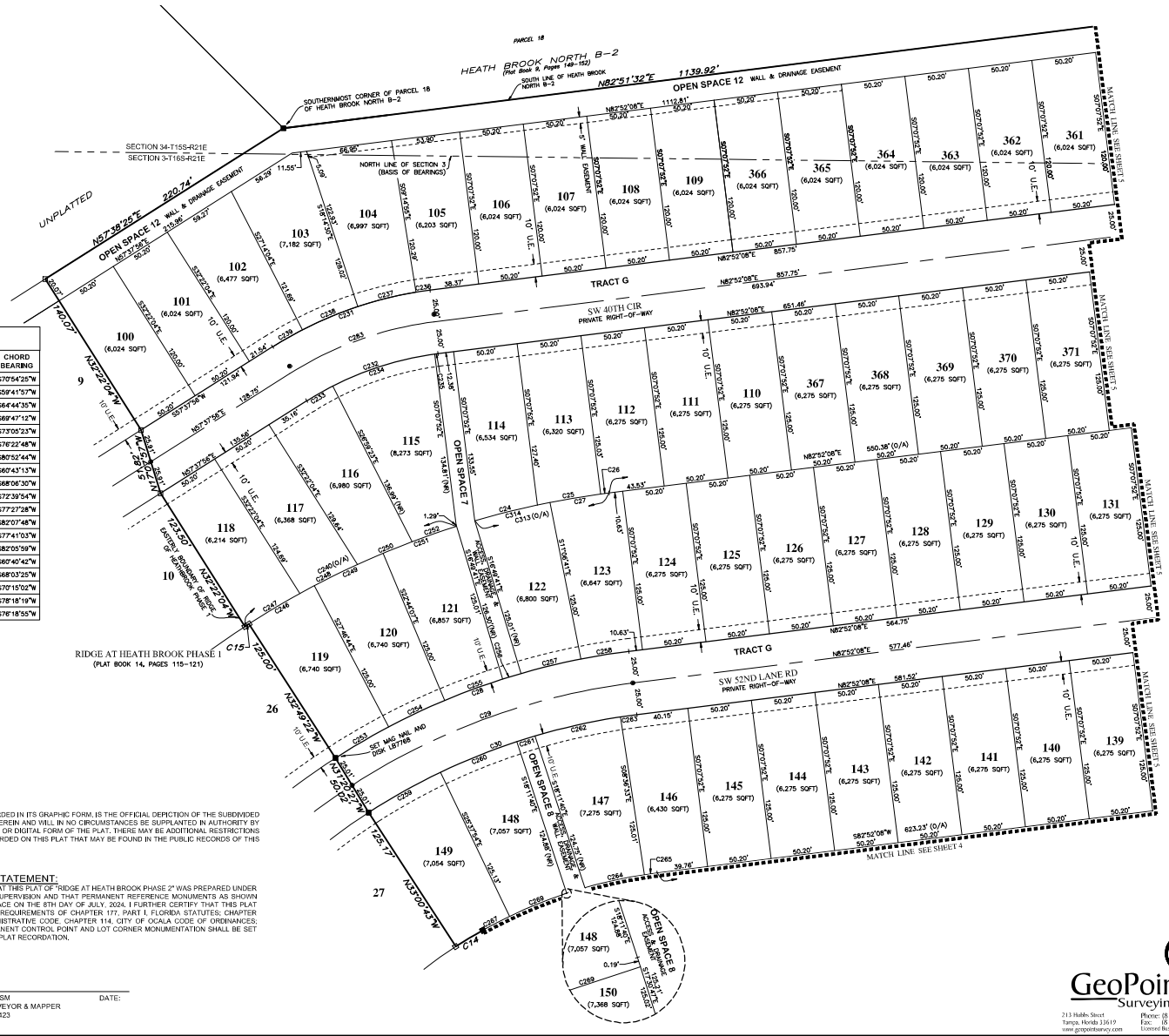
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C24	675.00'	4°17'38"	50.59'	50.57'	S75°53'19"W
C25	675.00'	4°16'01"	50.27'	50.26'	S80°10'08"W
C26	675.00'	0°33'59"	6.67'	6.67'	S82°35'06"W
C27	675.00'	3°58'49"	46.89'	46.88'	S80°52'44"W
C28	550.00'	25°41'30"	246.62'	244.56'	N70°01'23"E
C29	525.00'	25°45'44"	236.06'	234.08'	N69°59'16"E
C30	500.00'	25°50'24"	225.50'	223.59'	N69°56'57"E
C231	300.00'	25°14'12"	132.14'	131.07'	S70°15'02"W
C232	250.00'	25°14'12"	110.12'	109.23'	S70°15'02"W
C233	250.00'	5°22'41"	23.47'	23.46'	S60°19'16"W
C234	250.00'	19°15'30"	84.03'	83.64'	S72°38'22"W
C235	250.00'	0°36'01"	2.62'	2.62'	S82°34'07"W
C236	300.00'	2°07'03"	11.09'	11.09'	S81°48'37"W
C237	300.00'	8°59'35"	47.09'	47.04'	S76°15'18"W
C238	300.00'	8°59'35"	47.09'	47.04'	S67°15'43"W
C239	300.00'	5°08'00"	26.88'	26.87'	S60°11'56"W
C240	675.00'	15°17'28"	180.14'	179.61'	S64°49'22"W
C246	675.00'	5°02'35"	59.42'	59.40'	S59°41'57"W
C247	675.00'	4°15'48"	50.23'	50.21'	S58°59'24"W
C248	675.00'	4°16'58"	50.46'	50.44'	S63°15'47"W
C249	675.00'	5°02'38"	59.42'	59.40'	S64°44'35"W
C250	675.00'	3°56'28"	46.43'	46.42'	S67°22'30"W
C251	675.00'	5°12'13"	61.30'	61.28'	S69°52'00"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C252	675.00'	3°07'22"	36.79'	36.78'	S70°54'25"W
C253	550.00'	5°02'38"	48.42'	48.40'	S59°41'57"W
C254	550.00'	5°02'38"	48.42'	48.40'	S64°44'35"W
C255	550.00'	5°02'37"	48.42'	48.40'	S69°47'12"W
C256	550.00'	1°33'46"	15.00'	15.00'	S73°05'23"W
C257	550.00'	5°01'03"	48.17'	48.15'	S76°22'48"W
C258	550.00'	3°58'49"	38.21'	38.20'	S80°52'44"W
C259	500.00'	7°22'56"	64.42'	64.38'	S60°43'13"W
C260	500.00'	7°23'39"	64.53'	64.48'	S68°06'30"W
C261	500.00'	1°43'09"	15.00'	15.00'	S72°39'54"W
C262	500.00'	7°51'58"	68.65'	68.59'	S77°27'28"W
C263	500.00'	1°28'42"	12.90'	12.90'	S82°07'48"W
C264	375.00'	7°17'33"	47.73'	47.70'	S77°41'03"W
C265	375.00'	1°32'19"	10.07'	10.07'	S82°05'59"W
C267	375.00'	7°22'48"	48.30'	48.27'	S60°40'42"W
C269	375.00'	7°22'39"	48.29'	48.25'	S68°03'25"W
C283	275.00'	25°14'12"	121.13'	120.15'	S70°15'02"W
C313	675.00'	9°07'38"	107.53'	107.41'	S78°18'19"W
C314	675.00'	5°08'50"	60.64'	60.62'	S76°18'55"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
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- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

NOTICE:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

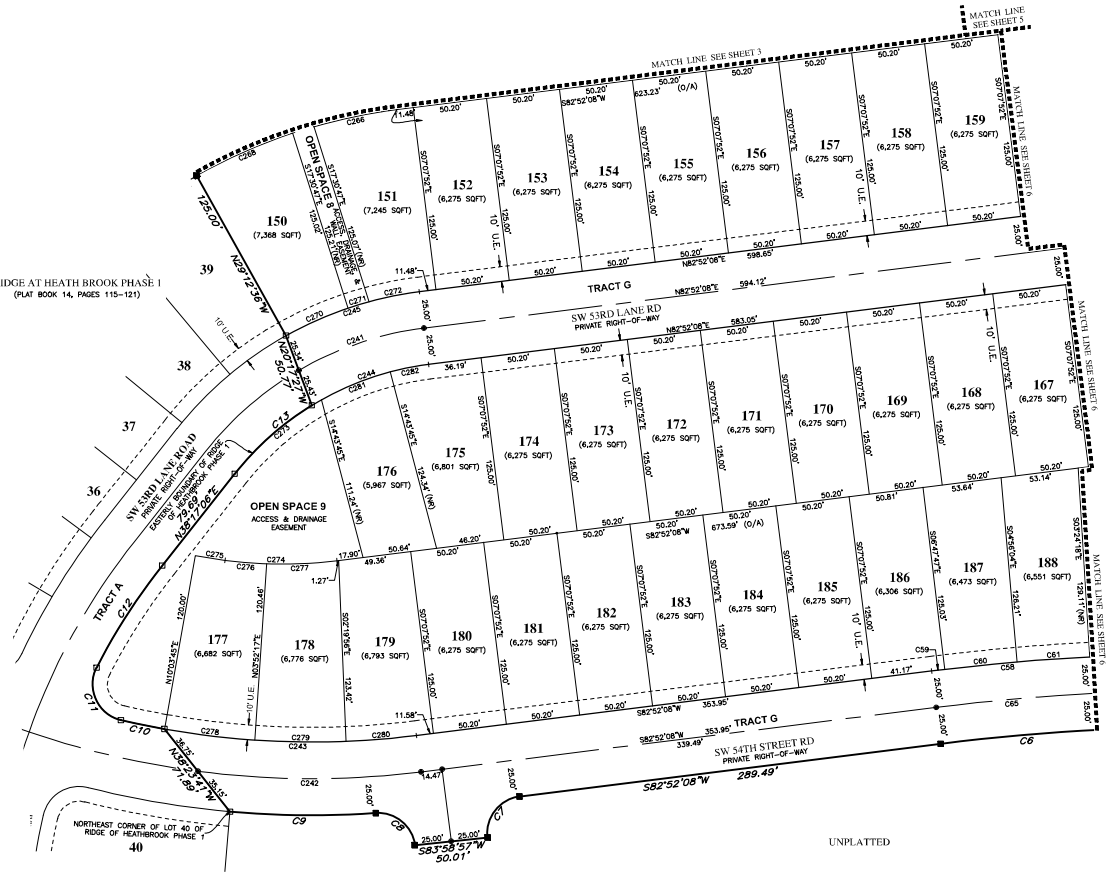
PLAT BOOK _____ PAGE_____
SHEET 4 OF 8 SHEETS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C59	1525.00'	0°20'06"	8.92'	8.92'	S83°02'11"W
C60	1525.00'	1°51'42"	49.55'	49.55'	S84°08'05"W
C61	1525.00'	1°51'58"	49.67'	49.67'	S85°59'55"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C241	225.00'	23°04'46"	90.63'	90.02'	S71°19'45"W
C242	600.00'	14°33'59"	152.54'	152.13'	S89°50'52"E
C243	575.00'	17°11'37"	172.55'	171.90'	N88°32'03"W
C244	200.00'	24°20'04"	84.94'	84.31'	S70°42'06"W
C245	250.00'	22°04'44"	96.34'	95.74'	S71°49'46"W
C266	375.00'	8°49'52"	57.80'	57.74'	S78°27'12"W
C268	375.00'	10°57'21"	71.71'	71.60'	S66°16'04"W
C270	250.00'	10°35'07"	46.19'	46.12'	S66°04'57"W
C271	250.00'	3°26'18"	15.00'	15.00'	S73°05'40"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C272	250.00'	8°03'19"	35.15'	35.12'	S78°50'28"W
C273	200.00'	22°26'57"	78.36'	77.86'	S49°30'35"W
C274	300.00'	14°35'33"	76.41'	76.20'	S89°50'05"E
C275	455.00'	2°36'04"	20.66'	20.65'	S81°14'17"E
C276	300.00'	5°26'39"	28.51'	28.49'	S85°15'38"E
C277	300.00'	9°08'54"	47.90'	47.85'	N87°26'35"E
C278	575.00'	6°11'29"	62.13'	62.10'	S83°01'59"E
C279	575.00'	6°12'13"	62.26'	62.23'	S89°13'50"E
C280	575.00'	4°47'56"	48.16'	48.15'	N85°16'06"E
C281	200.00'	14°32'12"	50.74'	50.61'	S68°00'09"W
C282	200.00'	7°35'53"	26.52'	26.50'	S79°04'12"W

LEGEND:

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SURVEYOR'S STATEMENT:

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DAVID A. WILLIAMS, PSM DATE:
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REGISTRATION NO. 6423

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

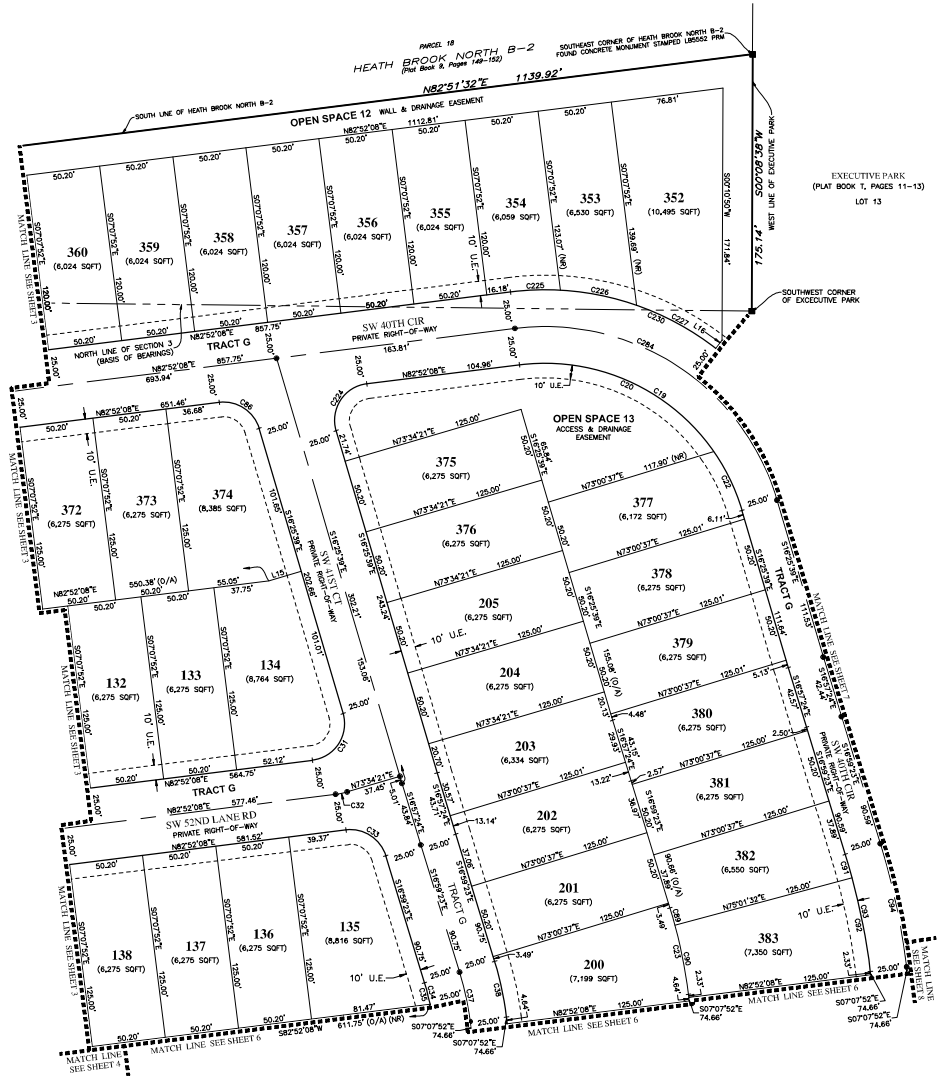
NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	S73°34'21"W	23.02'
L16	S37°47'20"W	7.09'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C19	140.00'	80°42'13"	197.20'	181.29'	N56°46'46"W
C20	140.00'	62°22'38"	152.42'	145.00'	N65°56'33"W
C22	140.00'	18°19'35"	44.78'	44.59'	N25°35'27"W
C23	350.00'	9°51'31"	60.22'	60.15'	N12°03'38"W
C31	25.00'	99°17'47"	43.33'	38.10'	N33°13'14"E
C32	50.00'	9°17'47"	8.11'	8.10'	N78°13'14"E
C33	25.00'	80°08'29"	34.97'	32.19'	S57°03'38"E
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C35	175.00'	4°54'39"	15.00'	15.00'	N14°32'03"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C38	225.00'	9°51'31"	38.71'	38.67'	S12°03'38"E
C86	25.00'	80°42'12"	35.21'	32.37'	N56°46'46"W
C89	350.00'	2°00'55"	12.31'	12.31'	N15°58'56"W
C90	350.00'	7°50'36"	47.91'	47.88'	N11°03'10"W
C91	475.00'	2°00'55"	16.71'	16.71'	N15°58'56"W
C92	475.00'	7°50'36"	65.02'	64.97'	N11°03'10"W
C93	475.00'	9°51'31"	81.73'	81.63'	N12°03'38"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C224	25.00'	99°17'47"	43.33'	38.10'	S33°13'14"W
C225	190.00'	10°19'00"	34.21'	34.17'	S88°01'38"W
C226	190.00'	15°59'52"	53.05'	52.88'	N78°48'56"W
C227	190.00'	18°36'20"	61.70'	61.43'	N61°30'50"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W



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DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

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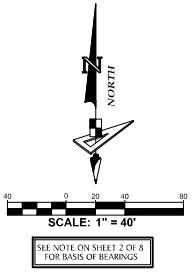

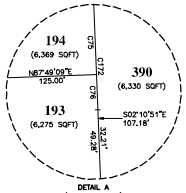

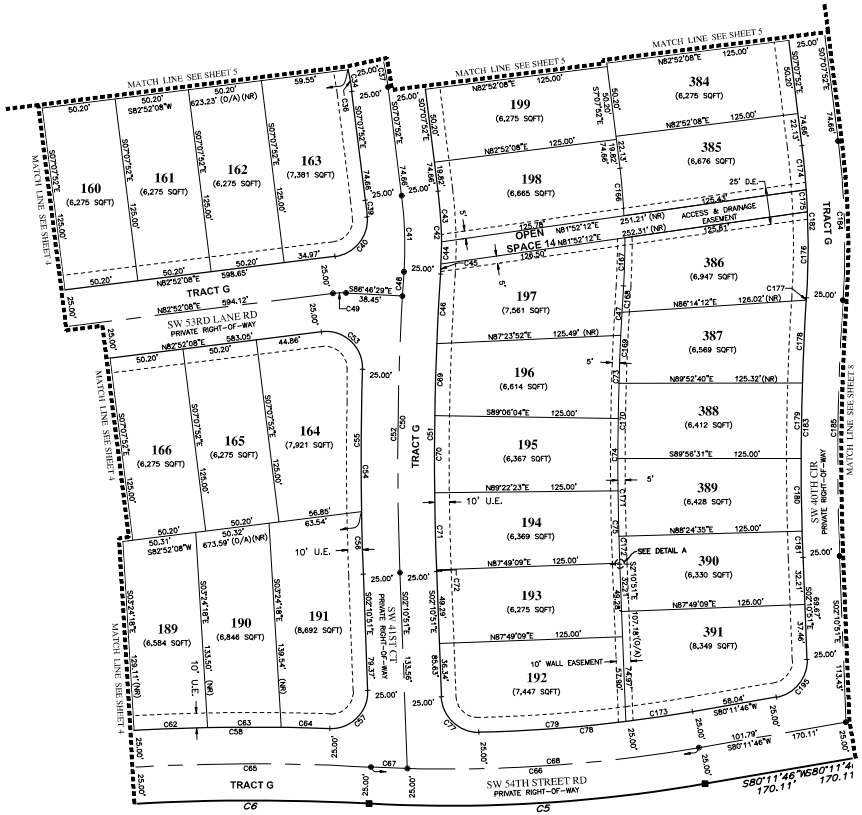

UNPLATTED

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C36	175.00'	4°56'52"	15.11'	15.11'	N09°36'18"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C39	250.00'	2°36'39"	11.39'	11.39'	S05°49'32"E
C40	25.00'	87°23'21"	38.13'	34.54'	S39°10'28"W
C41	275.00'	10°49'53"	51.99'	51.91'	S01°42'56"E
C42	300.00'	10°49'53"	56.71'	56.63'	S01°42'56"E
C43	300.00'	6°36'46"	34.62'	34.60'	N03°49'29"W
C44	300.00'	2°54'05"	15.19'	15.19'	N00°55'56"E
C45	300.00'	1°19'02"	6.90'	6.90'	N03°02'29"E
C46	1975.00'	1°22'39"	47.49'	47.48'	S03°00'41"W
C47	1850.00'	1°02'38"	33.70'	33.70'	S03°10'42"W
C48	2000.00'	0°28'30"	16.58'	16.58'	S03°27'46"W
C49	50.00'	10°21'23"	9.04'	9.03'	N88°02'49"E
C50	2000.00'	5°52'52"	205.29'	205.20'	S00°45'35"W
C51	1975.00'	5°52'52"	202.72'	202.63'	S00°45'35"W
C52	2000.00'	5°24'22"	188.71'	188.64'	S00°31'20"W
C53	25.00'	98°54'12"	43.15'	37.99'	S47°40'47"E
C54	2025.00'	3°57'10"	139.70'	139.67'	S00°12'16"E
C55	2025.00'	2°44'38"	96.98'	96.97'	S00°24'00"W
C56	2025.00'	1°12'32"	42.72'	42.72'	S01°34'35"E
C57	25.00'	94°07'58"	41.07'	36.61'	S44°53'08"W
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C62	1525.00'	1°53'12"	50.21'	50.21'	S87°52'30"W
C63	1525.00'	1°53'21"	50.28'	50.28'	S89°45'46"W
C64	1525.00'	1°14'41"	33.13'	33.13'	N88°40'13"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C66	1000.00'	12°51'34"	224.44'	223.97'	S86°37'33"W
C67	1000.00'	1°25'34"	24.89'	24.89'	S87°39'27"E
C68	1000.00'	11°26'00"	199.55'	199.22'	N85°54'46"E
C69	1975.00'	1°25'26"	49.08'	49.08'	S01°36'39"W
C70	1975.00'	1°31'34"	52.60'	52.60'	S00°08'09"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C71	1975.00'	1°31'38"	52.64'	52.64'	S01°23'27"E
C72	1975.00'	0°01'35"	0.91'	0.91'	S02°10'03"E
C73	1850.00'	1°45'27"	56.75'	56.74'	S01°46'39"W
C74	1850.00'	1°31'34"	49.27'	49.27'	S00°08'09"W
C75	1850.00'	1°31'32"	49.25'	49.25'	S01°23'23"E
C76	1850.00'	0°01'42"	0.91'	0.91'	S02°10'00"E
C77	25.00'	89°00'27"	38.84'	35.05'	S46°41'05"E
C78	975.00'	8°36'56"	146.61'	146.47'	N84°30'14"E
C79	975.00'	5°54'29"	100.54'	100.49'	N85°51'27"E
C166	425.00'	4°21'58"	32.39'	32.38'	N04°56'53"W
C167	425.00'	4°25'49"	32.86'	32.85'	N01°29'06"E
C168	5288.88'	0°11'40"	17.96'	17.96'	S03°32'14"W
C169	8800.40'	0°18'58"	48.55'	48.55'	S02°38'57"W
C170	7955.61'	0°22'05"	51.09'	51.09'	S00°33'53"W
C171	1850.00'	1°38'54"	53.22'	53.22'	S00°45'58"E
C172	1850.00'	0°35'26"	19.07'	19.07'	S01°53'08"E
C173	975.00'	2°42'27"	46.07'	46.07'	N81°33'00"E
C174	549.99'	3°08'40"	30.18'	30.18'	N05°33'32"W
C175	549.97'	1°34'07"	15.06'	15.06'	N03°12'09"W
C176	550.00'	6°07'07"	58.73'	58.71'	N00°38'27"E
C177	1725.00'	0°03'10"	1.59'	1.59'	S03°40'26"W
C178	1725.00'	1°52'44"	56.57'	56.57'	S02°42'29"W
C179	1725.00'	1°42'37"	51.49'	51.49'	S00°54'48"W
C180	1725.00'	1°38'54"	49.63'	49.62'	S00°45'58"E
C181	1725.00'	0°35'26"	17.78'	17.78'	S01°53'08"E
C182	550.00'	10°49'53"	103.97'	103.82'	N01°42'56"W
C183	1725.00'	5°52'52"	177.06'	176.98'	S00°45'35"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C195	25.00'	82°22'37"	35.94'	32.93'	N39°00'28"E

LEGEND:

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I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

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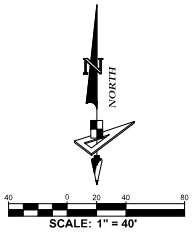
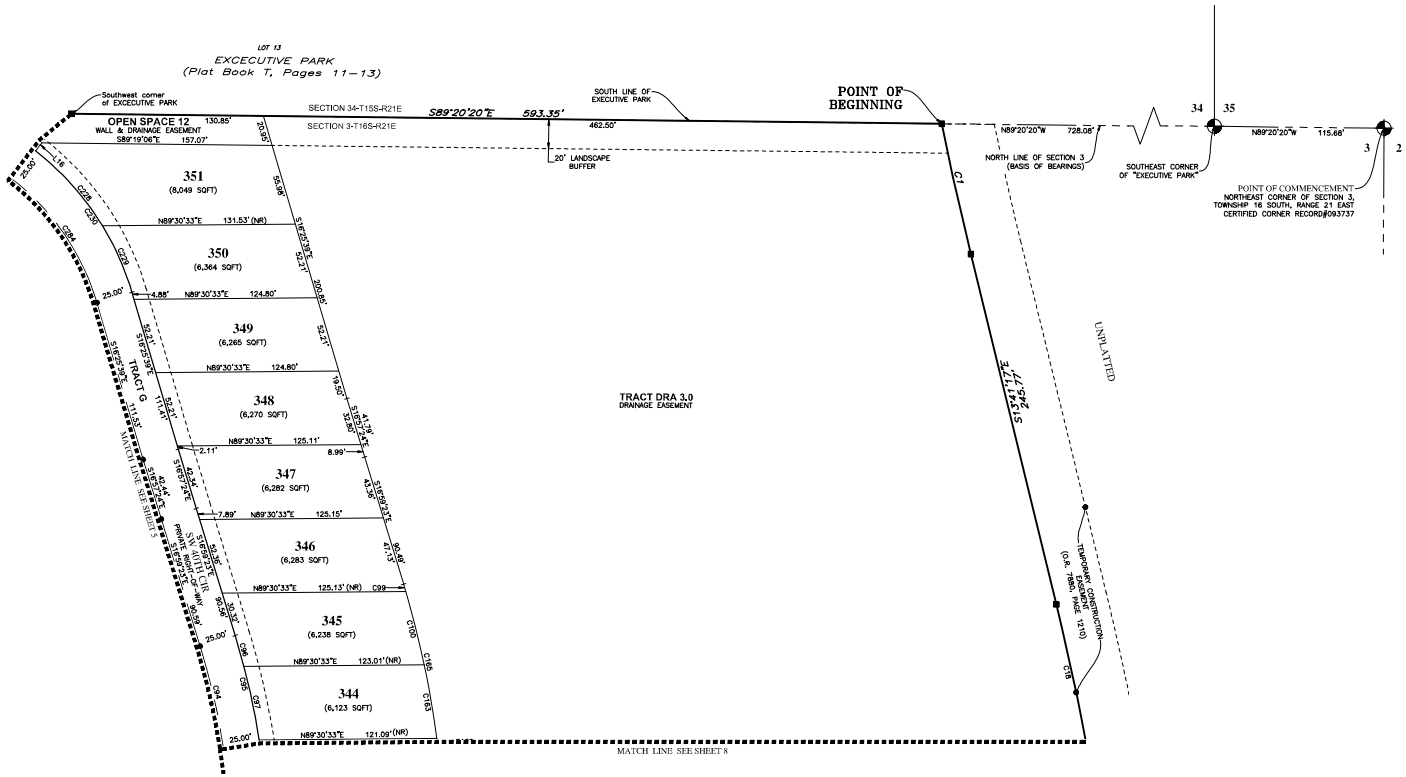
Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C96	525.00'	2°23'26"	21.91'	21.90'	N15°47'40"W
C97	525.00'	5°35'22"	51.22'	51.19'	N11°48'16"W
C99	645.00'	0°27'48"	5.22'	5.22'	N16°45'29"W
C100	645.00'	4°35'31"	51.69'	51.68'	N14°13'50"W
C163	645.00'	4°31'06"	50.87'	50.85'	N09°40'31"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C228	190.00'	20°47'09"	68.93'	68.55'	N41°49'06"W
C229	190.00'	14°59'52"	49.73'	49.59'	N23°55'35"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

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DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

LINE DATA TABLE		
NO.	BEARING	LENGTH
L16	S37°47'20"W	7.09'

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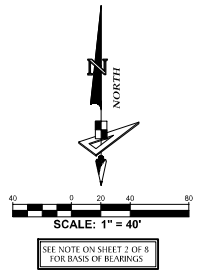
RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C80	275.00'	19°30'05"	93.60'	93.15'	N70°26'44"E
C81	300.00'	19°30'05"	102.11'	101.62'	S70°26'44"W
C82	275.00'	1°55'34"	9.24'	9.24'	N61°39'28"E
C83	680.00'	1°06'09"	13.09'	13.09'	N61°14'46"E
C84	680.00'	29°23'00"	348.73'	344.92'	S75°23'11"W
C85	655.00'	29°23'00"	335.91'	332.24'	S75°23'11"W
C87	1905.00'	0°45'07"	25.00'	25.00'	N00°27'36"E
C88	1905.00'	0°45'07"	25.00'	25.00'	N00°17'31"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C98	525.00'	1°52'43"	17.21'	17.21'	N08°04'14"W
C164	645.00'	0°17'06"	3.21'	3.21'	N07°16'25"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C186	600.00'	10°49'53"	113.43'	113.26'	N01°42'56"W
C187	1675.00'	5°52'52"	171.93'	171.85'	S00°45'35"W
C188	600.00'	0°52'55"	9.24'	9.23'	N06°41'25"W
C189	600.00'	5°45'30"	60.30'	60.28'	N03°22'12"W
C190	600.00'	4°11'28"	43.89'	43.88'	N01°36'17"E
C191	1675.00'	0°30'53"	15.04'	15.04'	S03°26'34"W
C192	1675.00'	1°50'59"	54.08'	54.07'	S02°15'39"W
C193	1675.00'	1°50'59"	54.08'	54.07'	S00°24'39"W
C194	1675.00'	1°40'01"	48.73'	48.73'	S01°20'51"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C196	25.00'	97°37'22"	42.60'	37.63'	S50°59'32"E
C197	720.00'	1°50'39"	23.17'	23.17'	N06°12'33"W
C198	720.00'	4°47'46"	60.27'	60.25'	N02°53'20"W
C199	720.00'	4°11'28"	52.67'	52.65'	N01°36'17"E
C200	1555.00'	0°30'53"	13.97'	13.97'	S03°26'34"W
C201	1555.00'	1°50'59"	50.20'	50.20'	S02°15'39"W
C202	1555.00'	1°50'59"	50.20'	50.20'	S00°24'39"W
C203	1555.00'	1°40'01"	45.24'	45.24'	S01°20'51"E
C204	720.00'	10°49'53"	136.11'	135.91'	N01°42'56"W
C205	1555.00'	5°52'52"	159.61'	159.54'	S00°45'35"W
C206	1535.00'	3°14'01"	86.63'	86.62'	S00°33'50"E
C207	1380.00'	0°41'49"	16.79'	16.79'	N67°40'17"E
C208	800.00'	22°45'19"	317.72'	315.64'	S78°42'01"W
C209	800.00'	2°07'12"	29.60'	29.60'	S68°22'58"W
C210	800.00'	3°35'52"	50.23'	50.22'	S71°14'30"W
C211	800.00'	4°08'14"	57.77'	57.75'	S75°06'32"W
C212	800.00'	4°08'14"	57.77'	57.75'	S79°14'47"W
C213	800.00'	4°08'14"	57.77'	57.75'	S83°23'01"W
C214	800.00'	4°08'14"	57.77'	57.75'	S87°31'15"W
C215	800.00'	0°29'19"	6.82'	6.82'	S89°50'01"W
C216	275.00'	17°34'32"	84.36'	84.03'	N71°24'30"E
C217	680.00'	7°00'34"	83.19'	83.14'	S65°18'07"W
C218	680.00'	4°14'01"	50.25'	50.23'	S70°55'25"W
C219	680.00'	4°08'14"	49.10'	49.09'	S75°06'32"W
C220	680.00'	4°08'14"	49.10'	49.09'	S79°14'47"W
C221	680.00'	4°08'14"	49.10'	49.09'	S83°23'01"W
C222	680.00'	4°08'14"	49.10'	49.09'	S87°31'15"W
C223	680.00'	0°29'19"	5.80'	5.80'	S89°50'01"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

LEGEND:

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- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
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REGISTRATION NO. 6423

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CORPORATE DECLARATION REGARDING COSTS PAID
[RIDGE AT HEATH BROOK PHASE 2 IMPROVEMENTS]

FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("**Developer**"), does hereby certify to the Ridge at Heath Brook Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Engineer's Report*, dated June 21, 2022, as supplemented by *Second Supplemental Engineer's Report*, dated July 2024 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this certificate for and on behalf of the Developer as of the 23 day of August, 2024.

FORESTAR (USA) REAL ESTATE GROUP INC.

By: _____
Name: James D. Allen
Title: Executive Vice President

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of AUGUST, 2024, by James D. Allen, as Executive Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF TEXAS

(NOTARY SEAL)

Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

CARRIE STEWART
Notary Public, State of Texas
Comm. Expires 07-17-2027
Notary ID 11824225

EXHIBIT A

Description of Ridge at Heath Brook Phase 2 Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the right-of-way designated as Tract G (Private Right-of-Way), Tract DRA 3.0 (Drainage Easement), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), Tract Open Space 12 (Wall & Drainage Easement), Tracts Open Space 13 and Open Space 14 (Access & Drainage Easement), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift *stations, facilities, equipment and appurtenances thereto*, located within or upon the rights-of-way designated as Tract G (Private Right-of-Way), Tract LS (Lift Station), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), and "Utility Easements," as identified on the DRAFT plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements for Phase 2 of the project as described in the *Second Supplemental Engineer's Report*, dated July 2024.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phase 2 Stormwater	$1,476,151.98	$1,273,467.58	$61,188.00	$141,496.40
Phase 2 Sanitary Sewer	$1,370,966.81	$1,118,225.53	$128,494.00	$124,247.28
Phase 2 Watermain	$804,989.00	$685,652.04	$43,153.40	$76,183.56
Totals:	**$3,652,107.79**	**$3,077,345.15**	**$232,835.40**	**$341,927.24**

EXHIBIT B

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 1 OF 8 SHEETS

DESCRIPTION:

TWO PARCELS OF LAND LYING IN SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3, RUN THENCE ALONG THE NORTH LINE OF SAID SECTION 3, N89°20'20"W, A DISTANCE OF 115.68 FEET TO THE SOUTHEAST CORNER OF EXECUTIVE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 11 THROUGH 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE CONTINUE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID EXECUTIVE PARK, N89°20'20"W, A DISTANCE OF 728.06 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH LINE, SOUTHERLY, 91.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2387.00 FEET AND A CENTRAL ANGLE OF 02°11'09" (CHORD BEARING S.12°35'43"E., 91.06 FEET); THENCE S.13°41'17"E., A DISTANCE OF 245.77 FEET; THENCE SOUTHERLY, 482.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 14°31'27" (CHORD BEARING S.06°25'34"E., 481.61 FEET) TO A POINT KNOWN AS "REFERENCE POINT A"; THENCE N.89°58'18"W., A DISTANCE OF 120.62 FEET; THENCE WESTERLY, 323.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 29°23'00" (CHORD BEARING S.75°23'11"W., 319.56 FEET); THENCE WESTERLY, 110.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 19°38'00" (CHORD BEARING S.70°26'14"W., 110.08 FEET); THENCE S.80°11'16"W., A DISTANCE OF 178.11 FEET; THENCE WESTERLY, 230.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°51'34" (CHORD BEARING S.86°37'33"W., 229.57 FEET); THENCE WESTERLY, 262.24 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 10°11'12" (CHORD BEARING S.87°57'44"W., 261.90 FEET); THENCE S.82°52'08"W., A DISTANCE OF 289.49 FEET; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.37°52'08"W., 35.36 FEET); THENCE S.83°58'57"W., A DISTANCE OF 50.01 FEET; THENCE NORTHWESTERLY, 37.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°51'58" (CHORD BEARING N.50°33'51"W., 34.38 FEET); THENCE WESTERLY, 99.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 09°07'10" (CHORD BEARING N.89°20'13"W., 99.39 FEET) TO THE NORTHEAST CORNER OF LOT 40, OF RIDGE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 115 THROUGH 121, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIDGE AT HEATH BROOK PHASE 1, THE FOLLOWING SIXTEEN (16) COURSES: 1) N.28°23'41"W., A DISTANCE OF 71.89 FEET; 2) WESTERLY, 30.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03°00'59" (CHORD BEARING N.78°25'45"W., 30.27 FEET); 3) NORTHWESTERLY, 45.36 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 104°01'30" (CHORD BEARING N.24°54'06"W., 39.41 FEET); 4) NORTHEASTERLY, 82.20 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 11°11'043" (CHORD BEARING N.32°41'45" E., 82.79 FEET); 5) N.38°17'06" E., A DISTANCE OF 79.69 FEET; 6) NORTHEASTERLY, 70.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°14'57" (CHORD BEARING N.48°24'35" E., 70.32 FEET); 7) N.20°17'27" W., A DISTANCE OF 50.77 FEET; 8) N.29°12'36" W., A DISTANCE OF 125.00 FEET; 9) SOUTHWESTERLY, 24.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 03°48'08" (CHORD BEARING S. 58°53'26" W., 24.88 FEET); 10) N.33°09'43" W., A DISTANCE OF 125.17 FEET; 11) N.31°20'27" W., A DISTANCE OF 55.02 FEET; 12) N.32°49'22" W., A DISTANCE OF 125.00 FEET; 13) SOUTHWESTERLY, 3.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 00°19'06" (CHORD BEARING S. 57°07'04" W., 3.76 FEET); 14) N.32°22'04" W., A DISTANCE OF 123.60 FEET; 15) N.17°57'57" W., A DISTANCE OF 51.82 FEET; 16) N.32°22'04" W., A DISTANCE OF 140.07 FEET; THENCE N.57°38'20" E., A DISTANCE OF 220.74 FEET TO THE SOUTHERNMOST CORNER OF PARCEL 18 OF HEATH BROOK NORTH B-2, ACCORDING TO THE PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF, N.42°51'32" E., A DISTANCE OF 1139.62 FEET TO THE SOUTHEAST CORNER OF SAID HEATH BROOK NORTH B-2, SAID POINT BEING ON THE WEST LINE OF AFOREMENTIONED EXECUTIVE PARK; THENCE ALONG SAID WEST LINE, S. 00°08'38" W., A DISTANCE OF 175.14 FEET TO THE SOUTHWEST CORNER OF THEREOF SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE, S.89°20'20" E., A DISTANCE OF 560.35 FEET TO THE **POINT OF BEGINNING.**

TOGETHER WITH:

COMMENCE AT AFORESAID "REFERENCE POINT A", RUN THENCE SOUTHERLY, 182.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 05°29'35" (CHORD BEARING S.03°34'57"W., 182.57 FEET) TO THE **POINT OF BEGINNING**; THENCE SOUTHERLY, 50.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 01°30'54" (CHORD BEARING S.07°04'29"W., 50.00 FEET); THENCE N.82°58'31"W., A DISTANCE OF 50.00 FEET; THENCE N.03°34'29"E., A DISTANCE OF 50.00 FEET; THENCE S.82°58'31"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 41.329 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.

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION) HAS CAUSED THESE PRESENTS TO BE BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____ 2024.

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION)

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, AND PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, OCALA TROPHY, LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AS _____ BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024

OCALA TROPHY, LTD
A FLORIDA LIMITED PARTNERSHIP

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

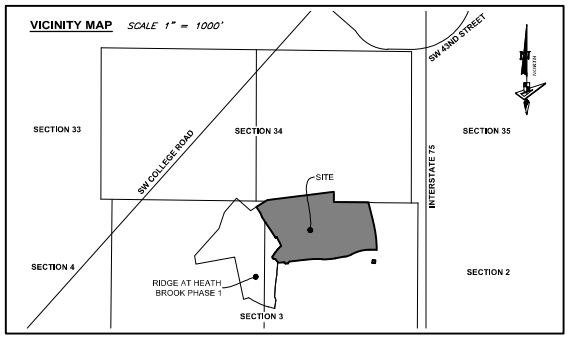
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

_____ _____
CHARLES M. ARNETT, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

VICINITY MAP *SCALE 1" = 1000'*



PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ("THE CDD") HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE, AFFIXED HEREON BY AND WITH THE, AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024.

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT
A FLORIDA CORPORATION (THE CDD)

WITNESS:
SIGN:_____
PRINT:
BY:_____
CHAIRPERSON
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, AS _____ OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, INC., A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY CERTAIN MORTGAGE EXECUTED BY FORESTAR (USA) REAL ESTATE GROUP, INC. A DELAWARE CORPORATION, MORTGAGOR, IN FAVOR OF D.R. HORTON, INC. A DELAWARE CORPORATION, MORTGAGEE, IN OFFICIAL RECORDS BOOK 7365, PAGE 700 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT OF RIDGE AT HEATHBROOK PHASE 2 IS BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE DEVELOPER AND FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "RIDGE AT HEATH BROOK PHASE 2", BEING IN CITY OF OCALA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION").
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD").

THE INTERIOR RIGHTS OF WAYS SHOWN ON THIS PLAT AND DESIGNATED AS TRACTS G, ARE HEREBY DEDICATED PRIVATELY TO "THE ASSOCIATION". ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE COUNCIL OF CITY OF OCALA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE 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 AT RISK.

CITY OF OCALA IS HEREBY GRANTED AN EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL AREAS LOCATED WITHIN TRACT G FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SANITARY SEWER AND WATER FACILITIES, LINES, OR EQUIPMENT, SUCH FACILITIES, LINES, AND EQUIPMENT SHALL, UPON COMPLETION OF CONSTRUCTION, BE MAINTAINED, REPAIRED, AND/OR REPLACED BY CITY OF OCALA; PROVIDED, HOWEVER, IN THE EVENT THAT CITY OF OCALA IS REQUIRED TO DEMOLISH OR REMOVE ANY PORTION OF STREET PAVEMENT, ROADWAY SURFACE INCLUDING BUT NOT LIMITED TO PAVERS, GUTTERS OR PRIVATE DRAINAGE IMPROVEMENTS, CURBING, LANDSCAPING, OR GRASS AREAS IN ORDER TO ENABLE THE CITY OF OCALA TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE ANY SUCH FACILITIES CITY SHALL, UPON COMPLETION OF SUCH MAINTENANCE, REPAIRS, AND/OR REPLACEMENT, REASONABLY RECONSTRUCT AND RESTORE ALL DISTURBED STREET PAVEMENT, ROADWAY SURFACE (INCLUDING BUT NOT LIMITED TO PAVERS), GUTTER OR PRIVATE DRAINAGE IMPROVEMENT, CURBING, LANDSCAPING, AND GRASS AREAS TO THEIR ORIGINAL CONDITION, PROVIDED, HOWEVER, THAT THE CITY SHALL ONLY BE REQUIRED TO RECONSTRUCT AND REPAIR SUCH STREET PAVEMENT OR ROADWAY SURFACE TO THE PREVAILING MINIMUM CONSTRUCTION QUALITY STANDARDS IN THEIR JURISDICTION.

TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14 ARE DESIGNATED AS BUFFER/LANDSCAPE/OPEN-SPACE/DRAINAGE/ACCESS AREAS, AND ARE HEREBY RESERVED BY THE DEVELOPER FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO THE CDD OR THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. CITY OF OCALA IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

DEVELOPER HEREBY FURTHER RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "BUFFER/OPEN SPACE" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

TRACT LS IS DESIGNATED AS A LIFT STATION AND IS HEREBY DEDICATED TO THE CITY OF OCALA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION: (continued)

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE, PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT G, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

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 FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES. NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS, IT IS ANTICIPATED THAT THE POTABLE WATER, WASTEWATER AND RECLAIMED SYSTEMS (IF ANY) SHALL BE CONSTRUCTED BY "THE CDD" OR THE DEVELOPER AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM "THE CDD" OR THE DEVELOPER TO THE CITY OF OCALA AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE CITY'S FINAL ACCEPTANCE OF SUCH SYSTEM(S).

DEVELOPER HEREBY RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" OR "UTILITY EASEMENTS" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DRAINAGE, UTILITY OR OTHER IMPROVEMENTS. DEVELOPER FURTHER GRANTS PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL "UTILITY EASEMENTS" TO ALL STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS, SELECTED AND APPROVED BY THE DEVELOPER, "THE ASSOCIATION" AND/OR "THE CDD". FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO "THE CDD", "THE ASSOCIATION" AND/OR THE OWNERS, THE OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SURFACE AREAS ON THEIR INDIVIDUAL LOTS NOW OR HEREINAFTER DESIGNATED EASEMENTS OR UTILITY EASEMENTS.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC, A DELAWARE CORPORATION, HAS CAUSED THESE PLEASED TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORIZER, OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: ANTHONY SQUITIERI

_____, VICE PRESIDENT DATE:_____

_____ _____
WITNESS WITNESS
PRINTED NAME: _____ PRINTED NAME: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED ANTHONY SQUITIERI, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____
PRINT:

COMMISSION NO.: _____ 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 _____, 2024.

_____

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 _____, 2024.

ATTEST _____ _____
SEAN LANIER, P.E. KEVIN LOPEZ
CITY ENGINEER CHAIRMAN

COUNCIL APPROVAL:

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

ATTEST _____ _____
ANGEL B. JACOBS BARRY MANSFIELD
CITY CLERK PRESIDENT, CITY COUNCIL

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2024 AT ____ AM/PM 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

CITY SURVEYOR'S CERTIFICATE:

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.

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

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7764

RIDGE AT HEATH BROOK PHASE 2

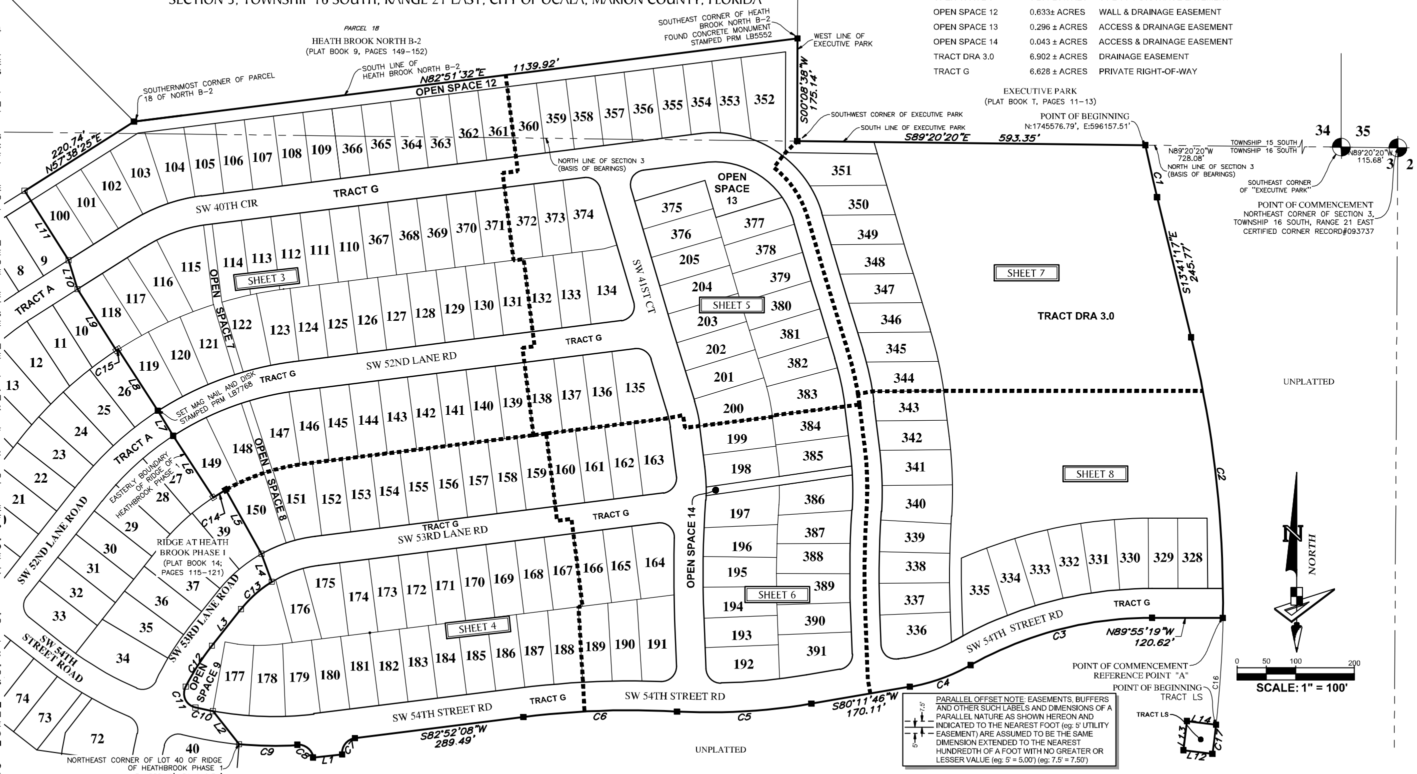
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT NOTES:

1. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT) THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF SECTION 3, HAVING A GRID BEARING OF N 89°20'20" W.
3. CURRENT ZONING IS (PLANNED UNIT DEVELOPMENT) CURRENT LAND USE MEDIUM DENSITY RESIDENTIAL.
4. STATE PLANE COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS I75-73-A34 AND I75-73-A24, ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
5. NO LOT SHALL BE SUBDIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH CITY OF OCALA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF CITY OF OCALA.
6. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6162, PAGE. 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
7. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE: EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS OR ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND COUNCIL OF THE CITY OF OCALA, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER CITY OF OCALA OR SELLER OF SAID LOTS OR TRACTS.
8. ADVISORY NOTICE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONES "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAP FOR MARION COUNTY; COMMUNITY PANEL NUMBER 12057C0530H, EFFECTIVE DATE APRIL 19, 2017.
9. THIS PLAT CONTAINS 170 LOTS, 9 TRACTS AND 1.22 MILES OF ROAD.
10. CITY OF OCALA OFFICIALS EMPLOYED BY THE CITY OF OCALA BUILDING AND ZONING DEPARTMENT, MARION COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CITY OF OCALA 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.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
13. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 A TO LATER DEVELOPMENT REVIEW STAGE.
14. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE. 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS.
15. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.
16. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY CITY OF OCALA FOR THE DEVELOPMENT OF THIS SUBDIVISION.
17. STORMWATER RUNOFF SHALL BE RETAINED IN THE STORMWATER MANAGEMENT FACILITY PROPOSED TO LIE WITHIN TRACT DRA 3.0 AS SHOWN HEREON; THE RESIDENTIAL LOTS DEPICTED, DEFINED, AND ESTABLISHED OF RECORD BY THIS PLAT OF RIDGE AT HEATH BROOK PHASE 2 ARE LOCATED WITHIN FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0514E, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0514, SUFFIX EM EFFECTIVE DATE: APRIL 19, 2017, SUBSEQUENTLY REVISED PURSUANT TO LETTER OF MAP REVISION (LOMR) 22-04-4601P, ISSUED NOVEMBER 22, 2022, WITH AN EFFECTIVE DATE OF APRIL 11, 2023, BY WHICH SAID LOTS NOW APPEAR TO LIE WITHIN FLOOD ZONE X (AN AREA OF MINIMAL FLOOD HAZARD); AS SUCH, THERE IS NO "MAPPED" SPECIAL FLOOD HAZARD AREA (SFHA) TO CLEARLY DELINEATE HEREON AS REQUIRED BY CHAPTER 114-62(Q).
18. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
19. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION, NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 2 FOR BOUNDARY DETAIL AND SEE SHEET 3 THROUGH 8 FOR LOTS DIMENSIONS.
20. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THIS PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN AND/OR ESTABLISHED BY THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 6 ABOVE, INCLUDING SUPPLEMENTS THERETO AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AS SUPPLEMENTED.
21. THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
22. ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 2, 1965 IN OFFICIAL RECORDS BOOK 248, PAGE 196, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED JUNE 2, 1994 IN OFFICIAL RECORDS BOOK 2039, PAGE 1183. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
23. RESOLUTION NO. 99-130 DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330, TOGETHER WITH AND AS AMENDED AND MODIFIED BY: AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2704, PAGE 1380; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 22, 2000 IN OFFICIAL RECORDS BOOK 2757, PAGE 478; DEVELOPER'S AGREEMENT RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3099, PAGE 372; FIRST AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; RESOLUTION NO. 2002-35 AMENDING THE DEVELOPMENT ORDER (SECOND AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1600; AGREEMENT CONCERNING THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 3143, PAGE 1621; SECOND AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 493; ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118; FIFTH AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685; RESOLUTION NO. 2003-116 AMENDING THE DEVELOPMENT ORDER (THIRD AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT, RECORDED IN OFFICIAL RECORDS BOOK 3557, PAGE 1690; RE-RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1058; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED APRIL 5, 2005 IN OFFICIAL RECORDS BOOK 3994, PAGE 162; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JUNE 29, 2005 IN OFFICIAL RECORDS BOOK 4087, PAGE 907; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1463; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 31, 2006 IN OFFICIAL RECORDS BOOK 4324, PAGE 856; AGREEMENT CONCERNING AMENDMENTS TO DEVELOPER'S AGREEMENT RECORDED FEBRUARY 23, 2007 IN OFFICIAL RECORDS BOOK 4720, PAGE 971; NINTH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 824 AND FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 840. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE BEING THE NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
24. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003, IN OFFICIAL RECORDS BOOK 3587, PAGE 1612 AND RE-RECORDED MARCH 4, 2004, IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT RECORDED FEBRUARY 22, 2011, IN OFFICIAL RECORDS BOOK 5481, PAGE 1518 AND AMENDMENT RECORDED JANUARY 27, 2012, IN OFFICIAL RECORDS BOOK 5624, PAGE 581 AND MASTER ASSOCIATION CONSENT RECORDED IN OFFICIAL RECORDS BOOK 7476, PAGE 1645. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
24. CONCURRENCY DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1444; AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED SEPTEMBER 3, 2009 IN OFFICIAL RECORDS BOOK 5249, PAGE 265; AND SECOND AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED NOVEMBER 26, 2014 IN OFFICIAL RECORDS BOOK 6133, PAGE 142AND THIRD AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 852.. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
25. RIGHT OF WAY EASEMENT, EXECUTED SEPTEMBER 21, 1956 BY BONNIE M. HEATH AND OPAL HEATH, HIS WIFE IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1960. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
26. RIGHT OF WAY EASEMENT EXECUTED JULY 23, 1956 BY ELMO SHROPSHIRE AS MANAGER FOR B. M. HEATH AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1962. [AFFECTS THE SUBJECT PROPERTY - BEING THE NORTH 1/2 OF NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
27. RESOLUTION 2018-48 BY THE CITY COUNCIL OF THE CITY OF OCALA RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 860. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
28. RESOLUTION 2021-5 APPROVING AN AMENDMENT TO THE HEATH BROOK PLANNED DEVELOPMENT RECORDED DECEMBER 23, 2020 IN OFFICIAL RECORDS BOOK 7343, PAGE 1930. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
29. DEVELOPMENT AGREEMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 652, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7895, PAGE 154. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
30. AMENITY USE AGREEMENT BETWEEN FORESTAR (USA) REAL ESTATE GROUP INC. AND OCALA TROPHY, LTD. RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 689. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
31. AMENITY USE AGREEMENT BY AND BETWEEN FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 330. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
32. NOTICE OF ESTABLISHMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 28, 2021 IN OFFICIAL RECORDS BOOK 7500, PAGE 1624. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
33. ROAD REALIGNMENT, CONTRIBUTION AND CONSTRUCTION AGREEMENT BY AND BETWEEN MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 7880, PAGE 1210. [BENEFITS SUBJECT PARCEL]
34. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED OCTOBER 7, 2022 IN OFFICIAL RECORDS BOOK 7895, PAGE 164. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
35. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED OCTOBER 18, 2022 IN OFFICIAL RECORDS BOOK 7902, PAGE 786.[[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
36. ANY LIENS CREATED OR LEVIED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RELATING TO COMMUNITY DEVELOPMENT DISTRICTS, WHICH ARE NOT YET DUE AND PAYABLE. NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.5-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM.[NOT A SURVEY MATTER]
37. RESOLUTION 2022-47 BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 771. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
38. COLLATERAL ASSIGNMENT AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1937. [DOES NOT AFFECT]
39. DECLARATION OF CONSENT BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1947. [DOES NOT AFFECT]
40. TRUE-UP AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1951. [DOES NOT AFFECT]

TRACT TABULATION

OPEN SPACE 7	0.089 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 8	0.086 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 9	0.296 ± ACRES	UTILITY & DRAINAGE EASEMENT
OPEN SPACE 12	0.633± ACRES	WALL & DRAINAGE EASEMENT
OPEN SPACE 13	0.296 ± ACRES	ACCESS & DRAINAGE EASEMENT
OPEN SPACE 14	0.043 ± ACRES	ACCESS & DRAINAGE EASEMENT
TRACT DRA 3.0	6.902 ± ACRES	DRAINAGE EASEMENT
TRACT G	6.628 ± ACRES	PRIVATE RIGHT-OF-WAY



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S83°58'57"W	50.01'
L2	N38°23'41"W	71.89'
L3	N38°17'06"E	79.69'
L4	N20°17'27"W	50.77'
L5	N29°12'36"W	125.00'
L6	N33°00'43"W	125.17'
L7	N31°20'27"W	50.02'
L8	N32°49'22"W	125.00'
L9	N32°22'04"W	123.50'
L10	N17°07'57"W	51.82'
L11	N32°22'04"W	140.07'
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W

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.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 13TH DAY OF JUNE, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ◉ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

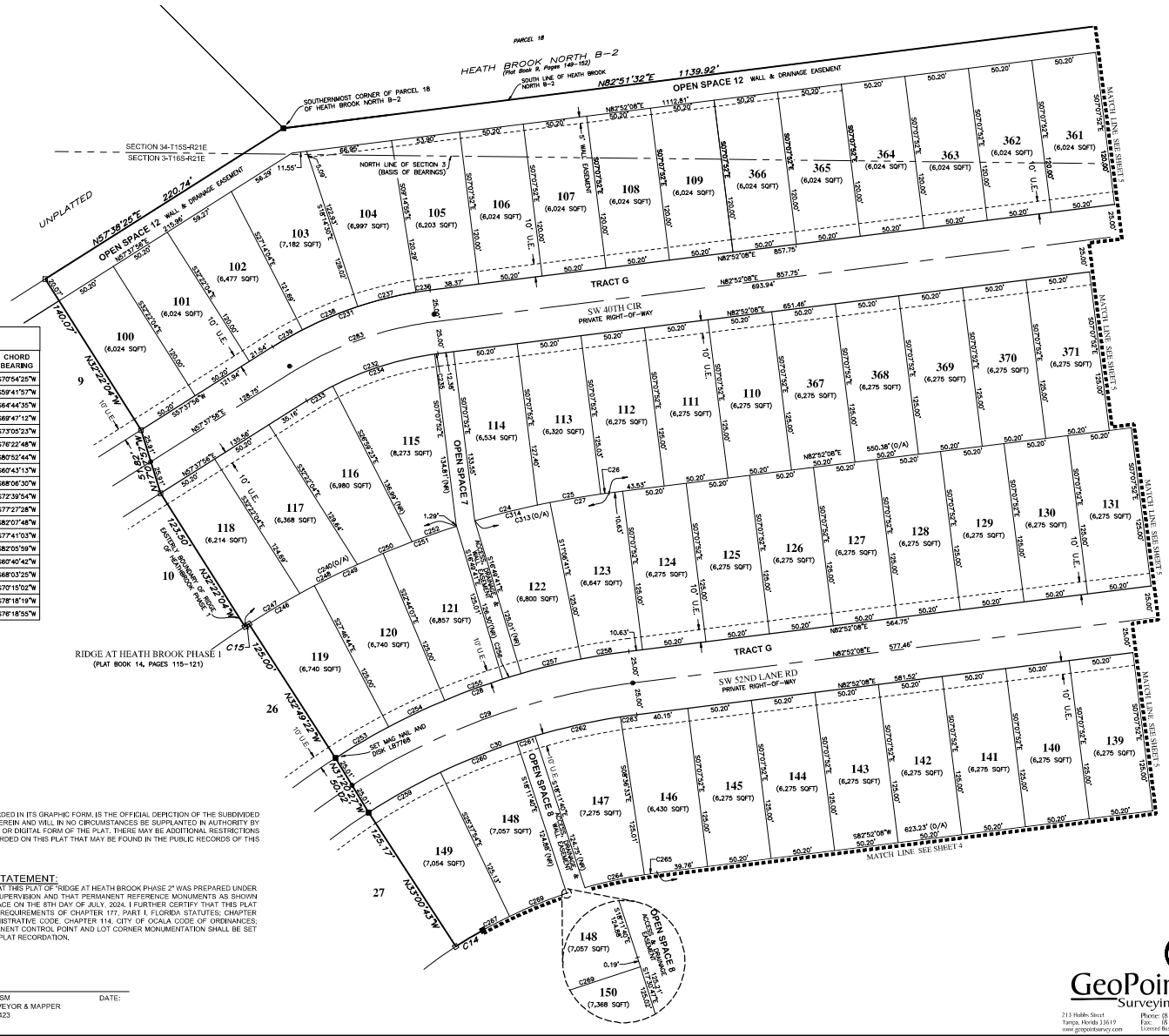
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C24	675.00'	4°17'38"	50.59'	50.57'	S75°53'19"W
C25	675.00'	4°16'01"	50.27'	50.26'	S80°10'08"W
C26	675.00'	0°33'59"	6.67'	6.67'	S82°35'06"W
C27	675.00'	3°58'49"	46.89'	46.88'	S80°52'44"W
C28	550.00'	25°41'30"	246.62'	244.56'	N70°01'23"E
C29	525.00'	25°45'44"	236.06'	234.08'	N69°59'16"E
C30	500.00'	25°50'24"	225.50'	223.59'	N69°56'57"E
C231	300.00'	25°14'12"	132.14'	131.07'	S70°15'02"W
C232	250.00'	25°14'12"	110.12'	109.23'	S70°15'02"W
C233	250.00'	5°22'41"	23.47'	23.46'	S60°19'16"W
C234	250.00'	19°15'30"	84.03'	83.64'	S72°38'22"W
C235	250.00'	0°36'01"	2.62'	2.62'	S82°34'07"W
C236	300.00'	2°07'03"	11.09'	11.09'	S81°48'37"W
C237	300.00'	8°59'35"	47.09'	47.04'	S76°15'18"W
C238	300.00'	8°59'35"	47.09'	47.04'	S67°15'43"W
C239	300.00'	5°08'00"	26.88'	26.87'	S60°11'56"W
C240	675.00'	15°17'28"	180.14'	179.61'	S64°49'22"W
C246	675.00'	5°02'35"	59.42'	59.40'	S59°41'57"W
C247	675.00'	4°15'48"	50.23'	50.21'	S58°59'24"W
C248	675.00'	4°16'58"	50.46'	50.44'	S63°15'47"W
C249	675.00'	5°02'38"	59.42'	59.40'	S64°44'35"W
C250	675.00'	3°56'28"	46.43'	46.42'	S67°22'30"W
C251	675.00'	5°12'13"	61.30'	61.28'	S69°52'00"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C252	675.00'	3°07'22"	36.79'	36.78'	S70°54'25"W
C253	550.00'	5°02'38"	48.42'	48.40'	S59°41'57"W
C254	550.00'	5°02'38"	48.42'	48.40'	S64°44'35"W
C255	550.00'	5°02'37"	48.42'	48.40'	S69°47'12"W
C256	550.00'	1°33'46"	15.00'	15.00'	S73°05'23"W
C257	550.00'	5°01'03"	48.17'	48.15'	S76°22'48"W
C258	550.00'	3°58'49"	38.21'	38.20'	S80°52'44"W
C259	500.00'	7°22'56"	64.42'	64.38'	S60°43'13"W
C260	500.00'	7°23'39"	64.53'	64.48'	S68°06'30"W
C261	500.00'	1°43'09"	15.00'	15.00'	S72°39'54"W
C262	500.00'	7°51'58"	68.65'	68.59'	S77°27'28"W
C263	500.00'	1°28'42"	12.90'	12.90'	S82°07'48"W
C264	375.00'	7°17'33"	47.73'	47.70'	S77°41'03"W
C265	375.00'	1°32'19"	10.07'	10.07'	S82°05'59"W
C267	375.00'	7°22'48"	48.30'	48.27'	S60°40'42"W
C269	375.00'	7°22'39"	48.29'	48.25'	S68°03'25"W
C283	275.00'	25°14'12"	121.13'	120.15'	S70°15'02"W
C313	675.00'	9°07'38"	107.53'	107.41'	S78°18'19"W
C314	675.00'	5°08'50"	60.64'	60.62'	S76°18'55"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
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- U.E. = Utility Easement
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- D.E. = Drainage Easement

NOTICE:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

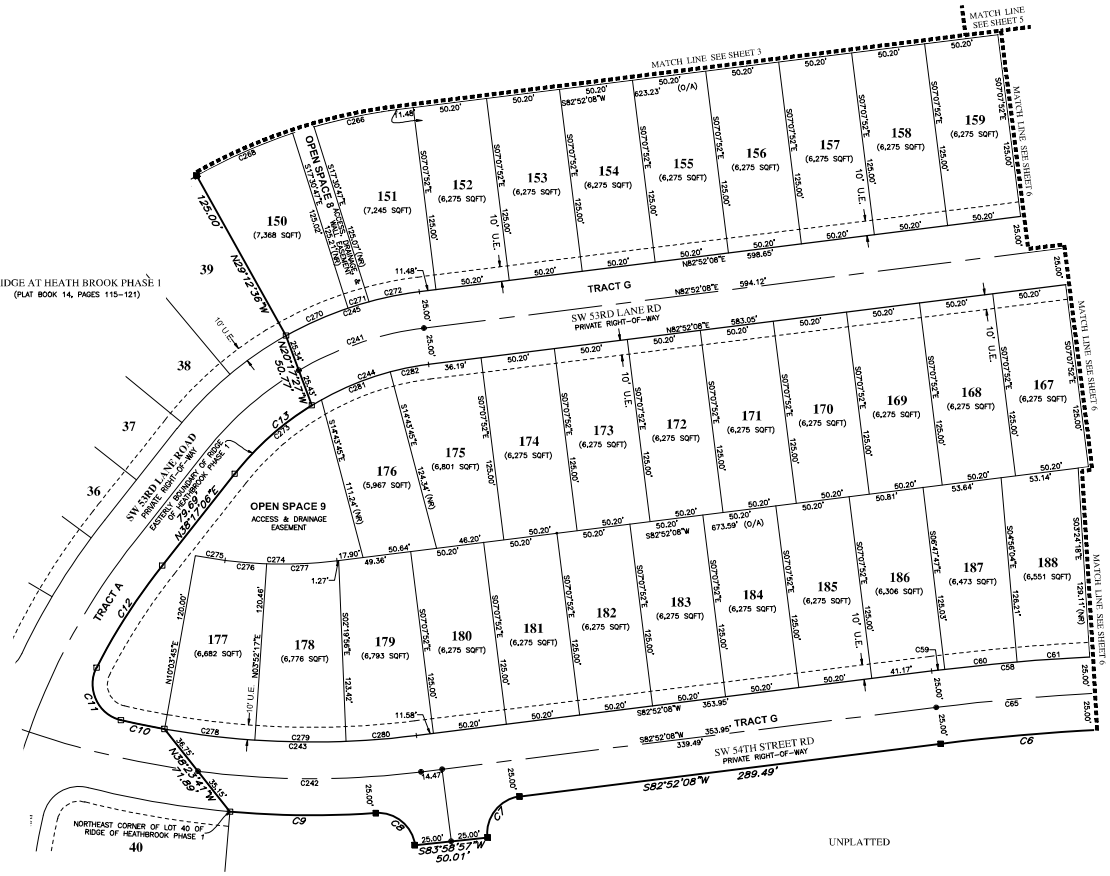
PLAT BOOK _____ PAGE_____
SHEET 4 OF 8 SHEETS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C59	1525.00'	0°20'06"	8.92'	8.92'	S83°02'11"W
C60	1525.00'	1°51'42"	49.55'	49.55'	S84°08'05"W
C61	1525.00'	1°51'58"	49.67'	49.67'	S85°59'55"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C241	225.00'	23°04'46"	90.63'	90.02'	S71°19'45"W
C242	600.00'	14°33'59"	152.54'	152.13'	S89°50'52"E
C243	575.00'	17°11'37"	172.55'	171.90'	N88°32'03"W
C244	200.00'	24°20'04"	84.94'	84.31'	S70°42'06"W
C245	250.00'	22°04'44"	96.34'	95.74'	S71°49'46"W
C266	375.00'	8°49'52"	57.80'	57.74'	S78°27'12"W
C268	375.00'	10°57'21"	71.71'	71.60'	S66°16'04"W
C270	250.00'	10°35'07"	46.19'	46.12'	S66°04'57"W
C271	250.00'	3°26'18"	15.00'	15.00'	S73°05'40"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C272	250.00'	8°03'19"	35.15'	35.12'	S78°50'28"W
C273	200.00'	22°26'57"	78.36'	77.86'	S49°30'35"W
C274	300.00'	14°35'33"	76.41'	76.20'	S89°50'05"E
C275	455.00'	2°36'04"	20.66'	20.65'	S81°14'17"E
C276	300.00'	5°26'39"	28.51'	28.49'	S85°15'38"E
C277	300.00'	9°08'54"	47.90'	47.85'	N87°26'35"E
C278	575.00'	6°11'29"	62.13'	62.10'	S83°01'59"E
C279	575.00'	6°12'13"	62.26'	62.23'	S89°13'50"E
C280	575.00'	4°47'56"	48.16'	48.15'	N85°16'06"E
C281	200.00'	14°32'12"	50.74'	50.61'	S68°00'09"W
C282	200.00'	7°35'53"	26.52'	26.50'	S79°04'12"W

LEGEND:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

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DAVID A. WILLIAMS, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

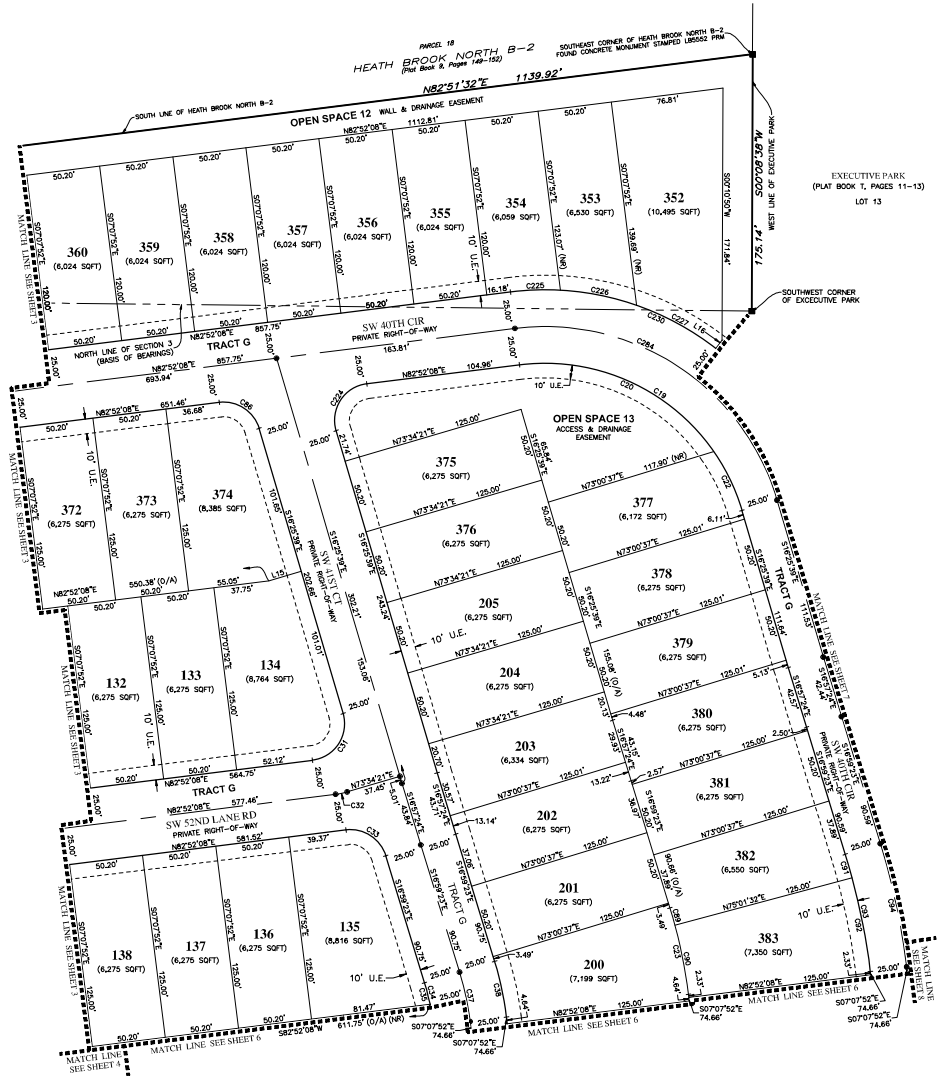
NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	S73°34'21"W	23.02'
L16	S37°47'20"W	7.09'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C19	140.00'	80°42'13"	197.20'	181.29'	N56°46'46"W
C20	140.00'	62°22'38"	152.42'	145.00'	N65°56'33"W
C22	140.00'	18°19'35"	44.78'	44.59'	N25°35'27"W
C23	350.00'	9°51'31"	60.22'	60.15'	N12°03'38"W
C31	25.00'	99°17'47"	43.33'	38.10'	N33°13'14"E
C32	50.00'	9°17'47"	8.11'	8.10'	N78°13'14"E
C33	25.00'	80°08'29"	34.97'	32.19'	S57°03'38"E
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C35	175.00'	4°54'39"	15.00'	15.00'	N14°32'03"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C38	225.00'	9°51'31"	38.71'	38.67'	S12°03'38"E
C86	25.00'	80°42'12"	35.21'	32.37'	N56°46'46"W
C89	350.00'	2°00'55"	12.31'	12.31'	N15°58'56"W
C90	350.00'	7°50'36"	47.91'	47.88'	N11°03'10"W
C91	475.00'	2°00'55"	16.71'	16.71'	N15°58'56"W
C92	475.00'	7°50'36"	65.02'	64.97'	N11°03'10"W
C93	475.00'	9°51'31"	81.73'	81.63'	N12°03'38"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C224	25.00'	99°17'47"	43.33'	38.10'	S33°13'14"W
C225	190.00'	10°19'00"	34.21'	34.17'	S88°01'38"W
C226	190.00'	15°59'52"	53.05'	52.88'	N78°48'56"W
C227	190.00'	18°36'20"	61.70'	61.43'	N61°30'50"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W



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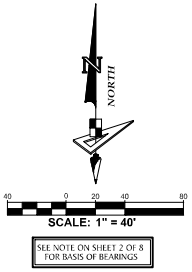

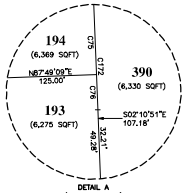

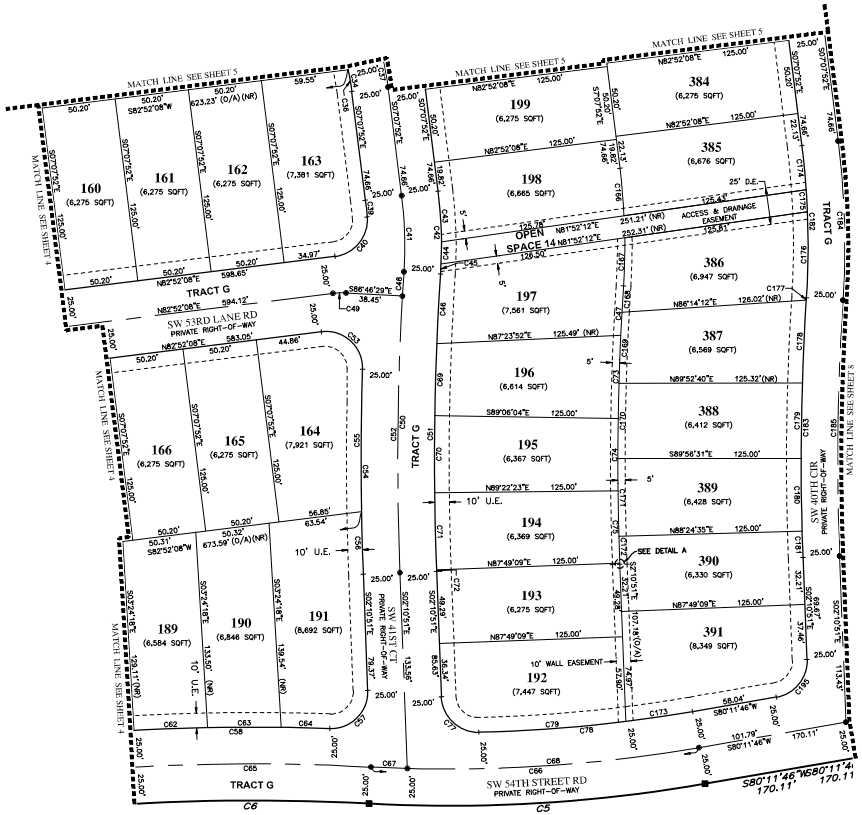

UNPLATTED

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C36	175.00'	4°56'52"	15.11'	15.11'	N09°36'18"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C39	250.00'	2°36'39"	11.39'	11.39'	S05°49'32"E
C40	25.00'	87°23'21"	38.13'	34.54'	S39°10'28"W
C41	275.00'	10°49'53"	51.99'	51.91'	S01°42'56"E
C42	300.00'	10°49'53"	56.71'	56.63'	S01°42'56"E
C43	300.00'	6°36'46"	34.62'	34.60'	N03°49'29"W
C44	300.00'	2°54'05"	15.19'	15.19'	N00°55'56"E
C45	300.00'	1°19'02"	6.90'	6.90'	N03°02'29"E
C46	1975.00'	1°22'39"	47.49'	47.48'	S03°00'41"W
C47	1850.00'	1°02'38"	33.70'	33.70'	S03°10'42"W
C48	2000.00'	0°28'30"	16.58'	16.58'	S03°27'46"W
C49	50.00'	10°21'23"	9.04'	9.03'	N88°02'49"E
C50	2000.00'	5°52'52"	205.29'	205.20'	S00°45'35"W
C51	1975.00'	5°52'52"	202.72'	202.63'	S00°45'35"W
C52	2000.00'	5°24'22"	188.71'	188.64'	S00°31'20"W
C53	25.00'	98°54'12"	43.15'	37.99'	S47°40'47"E
C54	2025.00'	3°57'10"	139.70'	139.67'	S00°12'16"E
C55	2025.00'	2°44'38"	96.98'	96.97'	S00°24'00"W
C56	2025.00'	1°12'32"	42.72'	42.72'	S01°34'35"E
C57	25.00'	94°07'58"	41.07'	36.61'	S44°53'08"W
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C62	1525.00'	1°53'12"	50.21'	50.21'	S87°52'30"W
C63	1525.00'	1°53'21"	50.28'	50.28'	S89°45'46"W
C64	1525.00'	1°14'41"	33.13'	33.13'	N88°40'13"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C66	1000.00'	12°51'34"	224.44'	223.97'	S86°37'33"W
C67	1000.00'	1°25'34"	24.89'	24.89'	S87°39'27"E
C68	1000.00'	11°26'00"	199.55'	199.22'	N85°54'46"E
C69	1975.00'	1°25'26"	49.08'	49.08'	S01°36'39"W
C70	1975.00'	1°31'34"	52.60'	52.60'	S00°08'09"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C71	1975.00'	1°31'38"	52.64'	52.64'	S01°23'27"E
C72	1975.00'	0°01'35"	0.91'	0.91'	S02°10'03"E
C73	1850.00'	1°45'27"	56.75'	56.74'	S01°46'39"W
C74	1850.00'	1°31'34"	49.27'	49.27'	S00°08'09"W
C75	1850.00'	1°31'32"	49.25'	49.25'	S01°23'23"E
C76	1850.00'	0°01'42"	0.91'	0.91'	S02°10'00"E
C77	25.00'	89°00'27"	38.84'	35.05'	S46°41'05"E
C78	975.00'	8°36'56"	146.61'	146.47'	N84°30'14"E
C79	975.00'	5°54'29"	100.54'	100.49'	N85°51'27"E
C166	425.00'	4°21'58"	32.39'	32.38'	N04°56'53"W
C167	425.00'	4°25'49"	32.86'	32.85'	N01°29'06"E
C168	5288.88'	0°11'40"	17.96'	17.96'	S03°32'14"W
C169	8800.40'	0°18'58"	48.55'	48.55'	S02°38'57"W
C170	7955.61'	0°22'05"	51.09'	51.09'	S00°33'53"W
C171	1850.00'	1°38'54"	53.22'	53.22'	S00°45'58"E
C172	1850.00'	0°35'26"	19.07'	19.07'	S01°53'08"E
C173	975.00'	2°42'27"	46.07'	46.07'	N81°33'00"E
C174	549.99'	3°08'40"	30.18'	30.18'	N05°33'32"W
C175	549.97'	1°34'07"	15.06'	15.06'	N03°12'09"W
C176	550.00'	6°07'07"	58.73'	58.71'	N00°38'27"E
C177	1725.00'	0°03'10"	1.59'	1.59'	S03°40'26"W
C178	1725.00'	1°52'44"	56.57'	56.57'	S02°42'29"W
C179	1725.00'	1°42'37"	51.49'	51.49'	S00°54'48"W
C180	1725.00'	1°38'54"	49.63'	49.62'	S00°45'58"E
C181	1725.00'	0°35'26"	17.78'	17.78'	S01°53'08"E
C182	550.00'	10°49'53"	103.97'	103.82'	N01°42'56"W
C183	1725.00'	5°52'52"	177.06'	176.98'	S00°45'35"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C195	25.00'	82°22'37"	35.94'	32.93'	N39°00'28"E

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
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- U.E. = Utility Easement
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- D.E. = Drainage Easement

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

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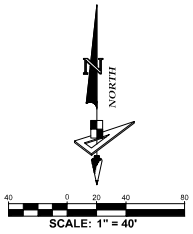
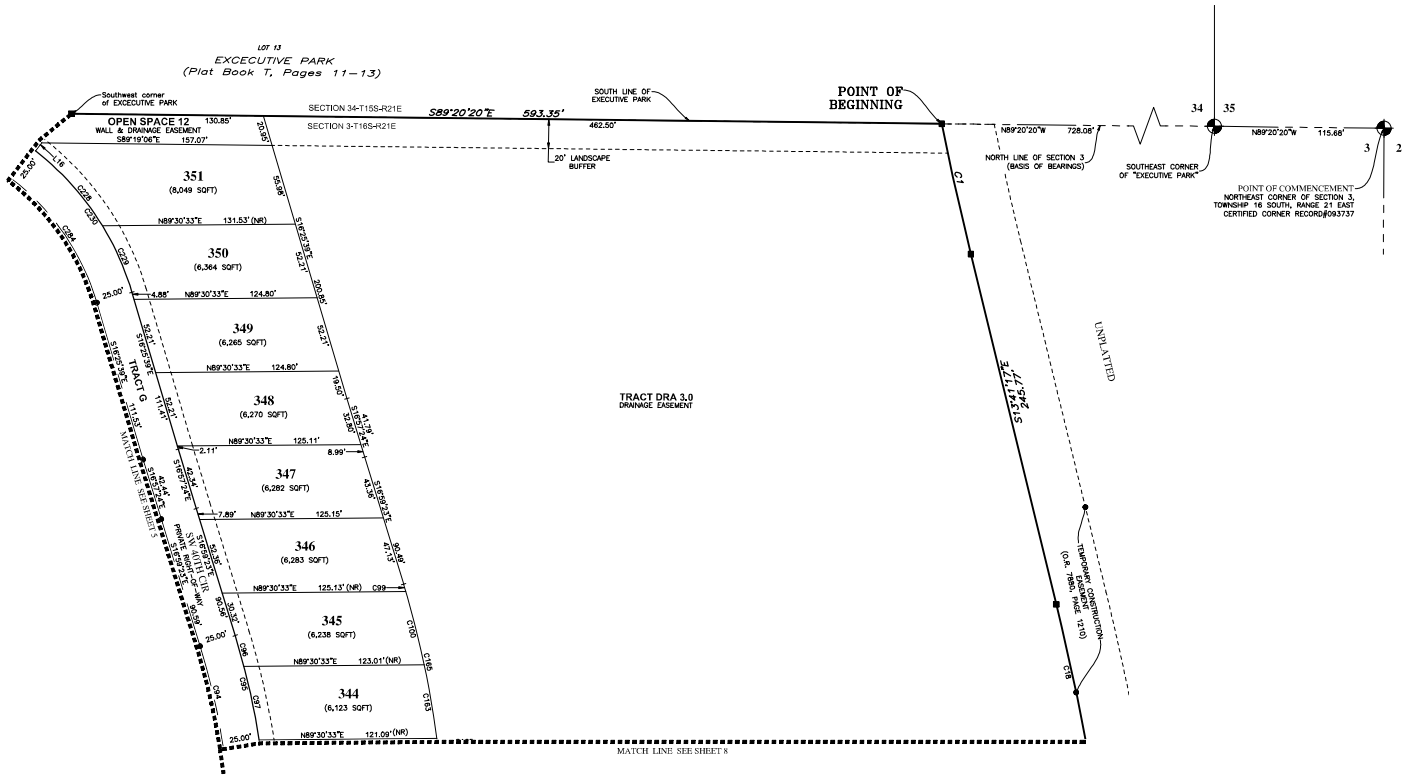
RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C96	525.00'	2°23'26"	21.91'	21.90'	N15°47'40"W
C97	525.00'	5°35'22"	51.22'	51.19'	N11°48'16"W
C99	645.00'	0°27'48"	5.22'	5.22'	N16°45'29"W
C100	645.00'	4°35'31"	51.69'	51.68'	N14°13'50"W
C163	645.00'	4°31'06"	50.87'	50.85'	N09°40'31"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C228	190.00'	20°47'09"	68.93'	68.55'	N41°49'06"W
C229	190.00'	14°59'52"	49.73'	49.59'	N23°55'35"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
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DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

LINE DATA TABLE		
NO.	BEARING	LENGTH
L16	S37°47'20"W	7.09'

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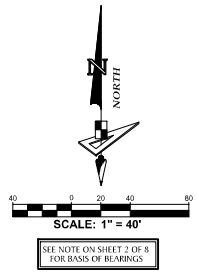
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C80	275.00'	19°30'05"	93.60'	93.15'	N70°26'44"E
C81	300.00'	19°30'05"	102.11'	101.62'	S70°26'44"W
C82	275.00'	1°55'34"	9.24'	9.24'	N61°39'28"E
C83	680.00'	1°06'09"	13.09'	13.09'	N61°14'46"E
C84	680.00'	29°23'00"	348.73'	344.92'	S75°23'11"W
C85	655.00'	29°23'00"	335.91'	332.24'	S75°23'11"W
C87	1905.00'	0°45'07"	25.00'	25.00'	N00°27'36"E
C88	1905.00'	0°45'07"	25.00'	25.00'	N00°17'31"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C98	525.00'	1°52'43"	17.21'	17.21'	N08°04'14"W
C164	645.00'	0°17'06"	3.21'	3.21'	N07°16'25"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C186	600.00'	10°49'53"	113.43'	113.26'	N01°42'56"W
C187	1675.00'	5°52'52"	171.93'	171.85'	S00°45'35"W
C188	600.00'	0°52'55"	9.24'	9.23'	N06°41'25"W
C189	600.00'	5°45'30"	60.30'	60.28'	N03°22'12"W
C190	600.00'	4°11'28"	43.89'	43.88'	N01°36'17"E
C191	1675.00'	0°30'53"	15.04'	15.04'	S03°26'34"W
C192	1675.00'	1°50'59"	54.08'	54.07'	S02°15'39"W
C193	1675.00'	1°50'59"	54.08'	54.07'	S00°24'39"W
C194	1675.00'	1°40'01"	48.73'	48.73'	S01°20'51"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C196	25.00'	97°37'22"	42.60'	37.63'	S50°59'32"E
C197	720.00'	1°50'39"	23.17'	23.17'	N06°12'33"W
C198	720.00'	4°47'46"	60.27'	60.25'	N02°53'20"W
C199	720.00'	4°11'28"	52.67'	52.65'	N01°36'17"E
C200	1555.00'	0°30'53"	13.97'	13.97'	S03°26'34"W
C201	1555.00'	1°50'59"	50.20'	50.20'	S02°15'39"W
C202	1555.00'	1°50'59"	50.20'	50.20'	S00°24'39"W
C203	1555.00'	1°40'01"	45.24'	45.24'	S01°20'51"E
C204	720.00'	10°49'53"	136.11'	135.91'	N01°42'56"W
C205	1555.00'	5°52'52"	159.61'	159.54'	S00°45'35"W
C206	1535.00'	3°14'01"	86.63'	86.62'	S00°33'50"E
C207	1380.00'	0°41'49"	16.79'	16.79'	N67°40'17"E
C208	800.00'	22°45'19"	317.72'	315.64'	S78°42'01"W
C209	800.00'	2°07'12"	29.60'	29.60'	S68°22'58"W
C210	800.00'	3°35'52"	50.23'	50.22'	S71°14'30"W
C211	800.00'	4°08'14"	57.77'	57.75'	S75°06'32"W
C212	800.00'	4°08'14"	57.77'	57.75'	S79°14'47"W
C213	800.00'	4°08'14"	57.77'	57.75'	S83°23'01"W
C214	800.00'	4°08'14"	57.77'	57.75'	S87°31'15"W
C215	800.00'	0°29'19"	6.82'	6.82'	S89°50'01"W
C216	275.00'	17°34'32"	84.36'	84.03'	N71°24'30"E
C217	680.00'	7°00'34"	83.19'	83.14'	S65°18'07"W
C218	680.00'	4°14'01"	50.25'	50.23'	S70°55'25"W
C219	680.00'	4°08'14"	49.10'	49.09'	S75°06'32"W
C220	680.00'	4°08'14"	49.10'	49.09'	S79°14'47"W
C221	680.00'	4°08'14"	49.10'	49.09'	S83°23'01"W
C222	680.00'	4°08'14"	49.10'	49.09'	S87°31'15"W
C223	680.00'	0°29'19"	5.80'	5.80'	S89°50'01"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

LEGEND:

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PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[RIDGE AT HEATH BROOK PHASE 2 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the **28th** day of **August**, 2024, by **Hughes Brother Construction, Inc.** ("**Contractor**"), with an address of 948 Waler Road, Wildwood, Florida 34785, in favor of the **Ridge at Heath Brook Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Marion County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Florida Independent Contractor Agreement for Land Development (Fixed Price Award)*, dated **June 23rd**, **2023** "**Contract**") and between Contractor and Forestar (USA) Real Estate Group Inc., ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding

requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed **$574,762.64** (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

HUGHES BROTHER CONSTRUCTION, INC.

By: **Chad Hughes**
Its: **President**

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28th day of August, 2024, by Chad Hughes as President of Hughes Brothers Construction, Inc, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)
ZACHARY S DAVIS
Notary Public-State of Florida
Commission # HH 72203
My Commission Expires
December 15, 2024

Name: Zachary S Davis
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Ridge at Heath Brook Phase 2 Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the right-of-way designated as Tract G (Private Right-of-Way), Tract DRA 3.0 (Drainage Easement), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), Tract Open Space 12 (Wall & Drainage Easement), Tracts Open Space 13 and Open Space 14 (Access & Drainage Easement), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift *stations, facilities, equipment and appurtenances thereto*, located within or upon the rights-of-way designated as Tract G (Private Right-of-Way), Tract LS (Lift Station), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), and "Utility Easements," as identified on the DRAFT plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phase 2 Stormwater	$1,476,151.98	$1,273,467.58	$61,188.00	$141,496.40
Phase 2 Sanitary Sewer	$1,370,966.81	$1,118,225.53	$128,494.00	$124,247.28
Phase 2 Watermain	$804,989.00	$685,652.04	$43,153.40	$76,183.56
Totals:	**$3,652,107.79**	**$3,077,345.15**	**$232,835.40**	**$341,927.24**

EXHIBIT B

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 1 OF 8 SHEETS

DESCRIPTION:

TWO PARCELS OF LAND LYING IN SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3, RUN THENCE ALONG THE NORTH LINE OF SAID SECTION 3, N89°20'20"W, A DISTANCE OF 115.68 FEET TO THE SOUTHEAST CORNER OF EXECUTIVE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 11 THROUGH 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE CONTINUE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID EXECUTIVE PARK, N89°20'20"W, A DISTANCE OF 728.06 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH LINE, SOUTHERLY, 91.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2387.00 FEET AND A CENTRAL ANGLE OF 02°11'09" (CHORD BEARING S.12°35'43"E., 91.06 FEET); THENCE S.13°41'17"E., A DISTANCE OF 245.77 FEET; THENCE SOUTHERLY, 482.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 14°31'27" (CHORD BEARING S.06°25'34"E., 481.61 FEET) TO A POINT KNOWN AS "REFERENCE POINT A"; THENCE N.89°58'18"W., A DISTANCE OF 120.62 FEET; THENCE WESTERLY, 323.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 29°23'00" (CHORD BEARING S.75°23'11"W., 319.56 FEET); THENCE WESTERLY, 110.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 19°38'00" (CHORD BEARING S.70°26'14"W., 110.08 FEET); THENCE S.80°11'16"W., A DISTANCE OF 178.11 FEET; THENCE WESTERLY, 230.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°51'34" (CHORD BEARING S.86°37'33"W., 229.57 FEET); THENCE WESTERLY, 262.24 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 10°11'12" (CHORD BEARING S.87°57'44"W., 261.90 FEET); THENCE S.82°52'08"W., A DISTANCE OF 289.49 FEET; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.37°52'08"W., 35.36 FEET); THENCE S.83°58'57"W., A DISTANCE OF 50.01 FEET; THENCE NORTHWESTERLY, 37.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°51'58" (CHORD BEARING N.50°33'51"W., 34.38 FEET); THENCE WESTERLY, 99.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 09°07'10" (CHORD BEARING N.89°20'13"W., 99.39 FEET) TO THE NORTHEAST CORNER OF LOT 40, OF RIDGE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 115 THROUGH 121, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIDGE AT HEATH BROOK PHASE 1, THE FOLLOWING SIXTEEN (16) COURSES: 1) N.28°23'41"W., A DISTANCE OF 71.89 FEET; 2) WESTERLY, 30.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03°00'59" (CHORD BEARING N.78°25'45"W., 30.27 FEET); 3) NORTHWESTERLY, 45.36 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 104°01'30" (CHORD BEARING N.24°54'06"W., 39.41 FEET); 4) NORTHEASTERLY, 82.20 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 11°11'043" (CHORD BEARING N.32°41'45" E., 82.79 FEET); 5) N.38°17'06" E., A DISTANCE OF 79.69 FEET; 6) NORTHEASTERLY, 70.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°14'57" (CHORD BEARING N.48°24'35" E., 70.32 FEET); 7) N.20°17'27" W., A DISTANCE OF 50.77 FEET; 8) N.29°12'36" W., A DISTANCE OF 125.00 FEET; 9) SOUTHWESTERLY, 24.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 03°48'08" (CHORD BEARING S. 58°53'26" W., 24.88 FEET); 10) N.33°09'43" W., A DISTANCE OF 125.17 FEET; 11) N.31°20'27" W., A DISTANCE OF 55.02 FEET; 12) N.32°49'22" W., A DISTANCE OF 125.00 FEET; 13) SOUTHWESTERLY, 3.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 00°19'06" (CHORD BEARING S. 57°07'04" W., 3.76 FEET); 14) N.32°22'04" W., A DISTANCE OF 123.60 FEET; 15) N.17°57'57" W., A DISTANCE OF 51.82 FEET; 16) N.32°22'04" W., A DISTANCE OF 140.07 FEET; THENCE N.57°38'20" E., A DISTANCE OF 220.74 FEET TO THE SOUTHERNMOST CORNER OF PARCEL 18 OF HEATH BROOK NORTH B-2, ACCORDING TO THE PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF, N.42°51'32" E., A DISTANCE OF 1139.62 FEET TO THE SOUTHEAST CORNER OF SAID HEATH BROOK NORTH B-2, SAID POINT BEING ON THE WEST LINE OF AFOREMENTIONED EXECUTIVE PARK; THENCE ALONG SAID WEST LINE, S. 00°08'38" W., A DISTANCE OF 175.14 FEET TO THE SOUTHWEST CORNER OF THEREOF SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE, S.89°20'20" E., A DISTANCE OF 560.35 FEET TO THE **POINT OF BEGINNING.**

TOGETHER WITH:

COMMENCE AT AFORESAID "REFERENCE POINT A", RUN THENCE SOUTHERLY, 182.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 05°29'35" (CHORD BEARING S.03°34'57"W., 182.57 FEET) TO THE **POINT OF BEGINNING**; THENCE SOUTHERLY, 50.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 01°30'54" (CHORD BEARING S.07°04'29"W., 50.00 FEET); THENCE N.82°58'31"W., A DISTANCE OF 50.00 FEET; THENCE N.03°34'29"E., A DISTANCE OF 50.00 FEET; THENCE S.82°58'31"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 41.329 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.

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION) HAS CAUSED THESE PRESENTS TO BE BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____ 2024.

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION)

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, AND PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, OCALA TROPHY, LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AS _____ BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024

OCALA TROPHY, LTD
A FLORIDA LIMITED PARTNERSHIP

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

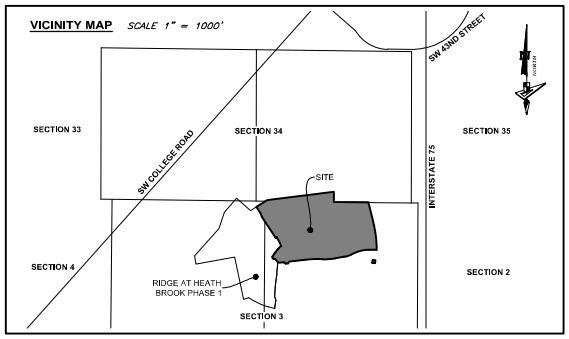
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

_____ _____
CHARLES M. ARNETT, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

VICINITY MAP *SCALE 1" = 1000'*



PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ("THE CDD") HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE, AFFIXED HEREON BY AND WITH THE, AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024.

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT
A FLORIDA CORPORATION (THE CDD)

WITNESS:
SIGN:_____
PRINT:
BY:_____
CHAIRPERSON
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, AS _____ OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, INC., A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY CERTAIN MORTGAGE EXECUTED BY FORESTAR (USA) REAL ESTATE GROUP, INC. A DELAWARE CORPORATION, MORTGAGOR, IN FAVOR OF D.R. HORTON, INC. A DELAWARE CORPORATION, MORTGAGEE, IN OFFICIAL RECORDS BOOK 7365, PAGE 700 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT OF RIDGE AT HEATHBROOK PHASE 2 IS BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE DEVELOPER AND FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "RIDGE AT HEATH BROOK PHASE 2", BEING IN CITY OF OCALA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION").
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD").

THE INTERIOR RIGHTS OF WAYS SHOWN ON THIS PLAT AND DESIGNATED AS TRACTS G, ARE HEREBY DEDICATED PRIVATELY TO "THE ASSOCIATION". ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE COUNCIL OF CITY OF OCALA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE 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 AT RISK.

CITY OF OCALA IS HEREBY GRANTED AN EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL AREAS LOCATED WITHIN TRACT G FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SANITARY SEWER AND WATER FACILITIES, LINES, OR EQUIPMENT, SUCH FACILITIES, LINES, AND EQUIPMENT SHALL, UPON COMPLETION OF CONSTRUCTION, BE MAINTAINED, REPAIRED, AND/OR REPLACED BY CITY OF OCALA; PROVIDED, HOWEVER, IN THE EVENT THAT CITY OF OCALA IS REQUIRED TO DEMOLISH OR REMOVE ANY PORTION OF STREET PAVEMENT, ROADWAY SURFACE INCLUDING BUT NOT LIMITED TO PAVERS, GUTTERS OR PRIVATE DRAINAGE IMPROVEMENTS, CURBING, LANDSCAPING, OR GRASS AREAS IN ORDER TO ENABLE THE CITY OF OCALA TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE ANY SUCH FACILITIES CITY SHALL, UPON COMPLETION OF SUCH MAINTENANCE, REPAIRS, AND/OR REPLACEMENT, REASONABLY RECONSTRUCT AND RESTORE ALL DISTURBED STREET PAVEMENT, ROADWAY SURFACE (INCLUDING BUT NOT LIMITED TO PAVERS), GUTTER OR PRIVATE DRAINAGE IMPROVEMENT, CURBING, LANDSCAPING, AND GRASS AREAS TO THEIR ORIGINAL CONDITION, PROVIDED, HOWEVER, THAT THE CITY SHALL ONLY BE REQUIRED TO RECONSTRUCT AND REPAIR SUCH STREET PAVEMENT OR ROADWAY SURFACE TO THE PREVAILING MINIMUM CONSTRUCTION QUALITY STANDARDS IN THEIR JURISDICTION.

TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14 ARE DESIGNATED AS BUFFER/LANDSCAPE/OPEN-SPACE/DRAINAGE/ACCESS AREAS, AND ARE HEREBY RESERVED BY THE DEVELOPER FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO THE CDD OR THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. CITY OF OCALA IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

DEVELOPER HEREBY FURTHER RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "BUFFER/OPEN SPACE" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

TRACT LS IS DESIGNATED AS A LIFT STATION AND IS HEREBY DEDICATED TO THE CITY OF OCALA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION: (continued)

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE, PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT G, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

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 FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES. NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS, IT IS ANTICIPATED THAT THE POTABLE WATER, WASTEWATER AND RECLAIMED SYSTEMS (IF ANY) SHALL BE CONSTRUCTED BY "THE CDD" OR THE DEVELOPER AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM "THE CDD" OR THE DEVELOPER TO THE CITY OF OCALA AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE CITY'S FINAL ACCEPTANCE OF SUCH SYSTEM(S).

DEVELOPER HEREBY RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" OR "UTILITY EASEMENTS" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DRAINAGE, UTILITY OR OTHER IMPROVEMENTS. DEVELOPER FURTHER GRANTS PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL "UTILITY EASEMENTS" TO ALL STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS, SELECTED AND APPROVED BY THE DEVELOPER, "THE ASSOCIATION" AND/OR "THE CDD". FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO "THE CDD", "THE ASSOCIATION" AND/OR THE OWNERS, THE OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SURFACE AREAS ON THEIR INDIVIDUAL LOTS NOW OR HEREINAFTER DESIGNATED EASEMENTS OR UTILITY EASEMENTS.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC, A DELAWARE CORPORATION, HAS CAUSED THESE PLEASED TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORIZER, OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: ANTHONY SQUITIERI

_____, VICE PRESIDENT DATE:_____

_____ _____
WITNESS WITNESS
PRINTED NAME: _____ PRINTED NAME: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED ANTHONY SQUITIERI, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____
PRINT:

COMMISSION NO.: _____ 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 _____, 2024.

_____

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 _____, 2024.

ATTEST _____ _____
SEAN LANIER, P.E. KEVIN LOPEZ
CITY ENGINEER CHAIRMAN

COUNCIL APPROVAL:

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

ATTEST _____ _____
ANGEL B. JACOBS BARRY MANSFIELD
CITY CLERK PRESIDENT, CITY COUNCIL

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2024 AT ____ AM/PM 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

CITY SURVEYOR'S CERTIFICATE:

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.

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

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7764

RIDGE AT HEATH BROOK PHASE 2

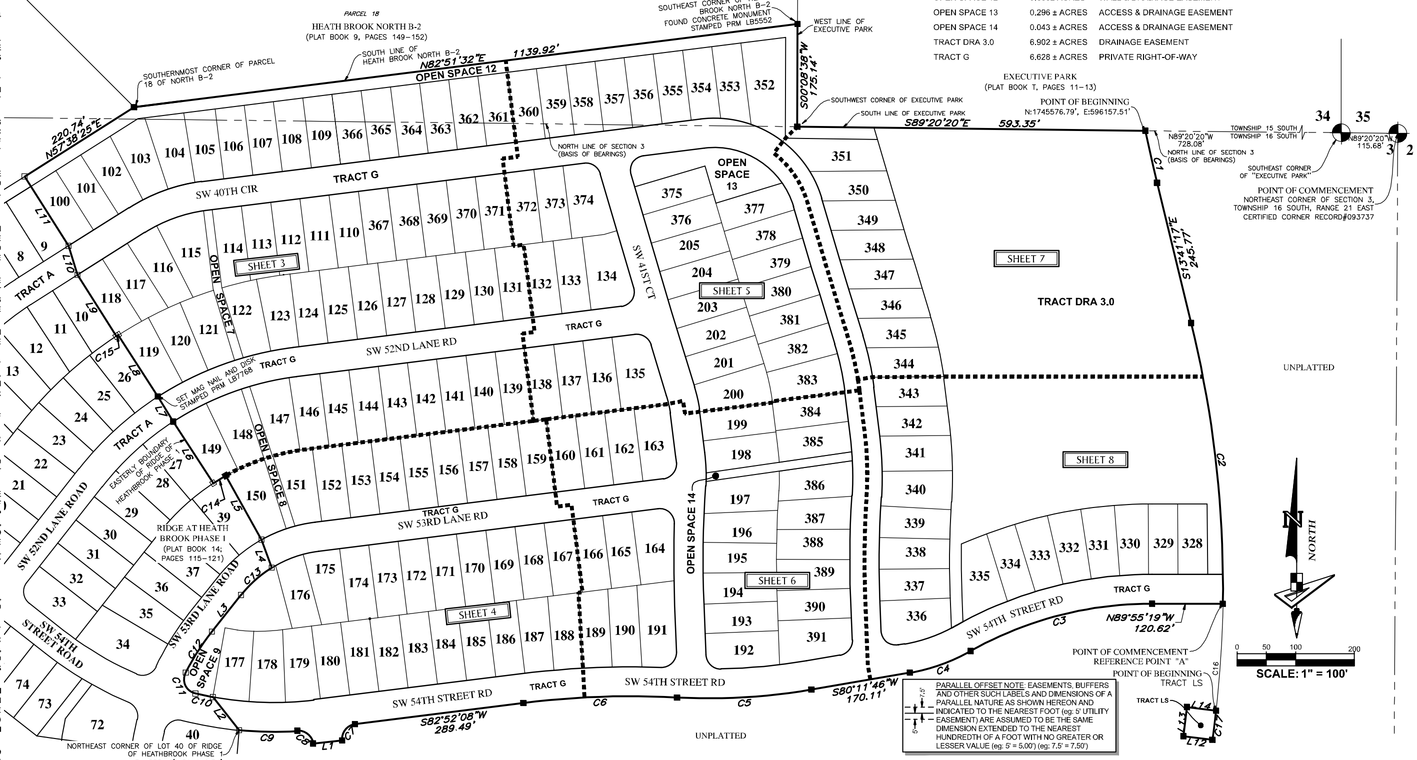
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT NOTES:

1. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT) THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF SECTION 3, HAVING A GRID BEARING OF N 89°20'20" W.
3. CURRENT ZONING IS (PLANNED UNIT DEVELOPMENT) CURRENT LAND USE MEDIUM DENSITY RESIDENTIAL.
4. STATE PLANE COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS I75-73-A34 AND I75-73-A24, ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
5. NO LOT SHALL BE SUBDIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH CITY OF OCALA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF CITY OF OCALA.
6. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6162, PAGE. 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
7. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE: EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS OR ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND COUNCIL OF THE CITY OF OCALA, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER CITY OF OCALA OR SELLER OF SAID LOTS OR TRACTS.
8. ADVISORY NOTICE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONES "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAP FOR MARION COUNTY; COMMUNITY PANEL NUMBER 12057C0530H, EFFECTIVE DATE APRIL 19, 2017.
9. THIS PLAT CONTAINS 170 LOTS, 9 TRACTS AND 1.22 MILES OF ROAD.
10. CITY OF OCALA OFFICIALS EMPLOYED BY THE CITY OF OCALA BUILDING AND ZONING DEPARTMENT, MARION COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CITY OF OCALA 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.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
13. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 A TO LATER DEVELOPMENT REVIEW STAGE.
14. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE. 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS.
15. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.
16. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY CITY OF OCALA FOR THE DEVELOPMENT OF THIS SUBDIVISION.
17. STORMWATER RUNOFF SHALL BE RETAINED IN THE STORMWATER MANAGEMENT FACILITY PROPOSED TO LIE WITHIN TRACT DRA 3.0 AS SHOWN HEREON; THE RESIDENTIAL LOTS DEPICTED, DEFINED, AND ESTABLISHED OF RECORD BY THIS PLAT OF RIDGE AT HEATH BROOK PHASE 2 ARE LOCATED WITHIN FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0514E, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0514, SUFFIX EM EFFECTIVE DATE: APRIL 19, 2017, SUBSEQUENTLY REVISED PURSUANT TO LETTER OF MAP REVISION (LOMR) 22-04-4601P, ISSUED NOVEMBER 22, 2022, WITH AN EFFECTIVE DATE OF APRIL 11, 2023, BY WHICH SAID LOTS NOW APPEAR TO LIE WITHIN FLOOD ZONE X (AN AREA OF MINIMAL FLOOD HAZARD); AS SUCH, THERE IS NO "MAPPED" SPECIAL FLOOD HAZARD AREA (SFHA) TO CLEARLY DELINEATE HEREON AS REQUIRED BY CHAPTER 114-62(Q).
18. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
19. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION, NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 2 FOR BOUNDARY DETAIL AND SEE SHEET 3 THROUGH 8 FOR LOTS DIMENSIONS.
20. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THIS PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN AND/OR ESTABLISHED BY THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 6 ABOVE, INCLUDING SUPPLEMENTS THERETO AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AS SUPPLEMENTED.
21. THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
22. ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 2, 1965 IN OFFICIAL RECORDS BOOK 248, PAGE 196, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED JUNE 2, 1994 IN OFFICIAL RECORDS BOOK 2039, PAGE 1183. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
23. RESOLUTION NO. 99-130 DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330, TOGETHER WITH AND AS AMENDED AND MODIFIED BY: AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2704, PAGE 1380; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 22, 2000 IN OFFICIAL RECORDS BOOK 2757, PAGE 478; DEVELOPER'S AGREEMENT RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3099, PAGE 372; FIRST AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; RESOLUTION NO. 2002-35 AMENDING THE DEVELOPMENT ORDER (SECOND AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1600; AGREEMENT CONCERNING THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 3143, PAGE 1621; SECOND AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 493; ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118; FIFTH AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685; RESOLUTION NO. 2003-116 AMENDING THE DEVELOPMENT ORDER (THIRD AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT, RECORDED IN OFFICIAL RECORDS BOOK 3557, PAGE 1690; RE-RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1058; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED APRIL 5, 2005 IN OFFICIAL RECORDS BOOK 3994, PAGE 162; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JUNE 29, 2005 IN OFFICIAL RECORDS BOOK 4087, PAGE 907; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1463; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 31, 2006 IN OFFICIAL RECORDS BOOK 4324, PAGE 856; AGREEMENT CONCERNING AMENDMENTS TO DEVELOPER'S AGREEMENT RECORDED FEBRUARY 23, 2007 IN OFFICIAL RECORDS BOOK 4720, PAGE 971; NINTH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 824 AND FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 840. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE BEING THE NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
24. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003, IN OFFICIAL RECORDS BOOK 3587, PAGE 1612 AND RE-RECORDED MARCH 4, 2004, IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT RECORDED FEBRUARY 22, 2011, IN OFFICIAL RECORDS BOOK 5481, PAGE 1518 AND AMENDMENT RECORDED JANUARY 27, 2012, IN OFFICIAL RECORDS BOOK 5624, PAGE 581 AND MASTER ASSOCIATION CONSENT RECORDED IN OFFICIAL RECORDS BOOK 7476, PAGE 1645. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]

TRACT TABULATION

OPEN SPACE 7	0.089 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 8	0.086 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 9	0.296 ± ACRES	UTILITY & DRAINAGE EASEMENT
OPEN SPACE 12	0.633± ACRES	WALL & DRAINAGE EASEMENT
OPEN SPACE 13	0.296 ± ACRES	ACCESS & DRAINAGE EASEMENT
OPEN SPACE 14	0.043 ± ACRES	ACCESS & DRAINAGE EASEMENT
TRACT DRA 3.0	6.902 ± ACRES	DRAINAGE EASEMENT
TRACT G	6.628 ± ACRES	PRIVATE RIGHT-OF-WAY



24. CONCURRENCY DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1444; AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED SEPTEMBER 3, 2009 IN OFFICIAL RECORDS BOOK 5249, PAGE 265; AND SECOND AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED NOVEMBER 26, 2014 IN OFFICIAL RECORDS BOOK 6133, PAGE 142AND THIRD AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 852.. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
25. RIGHT OF WAY EASEMENT, EXECUTED SEPTEMBER 21, 1956 BY BONNIE M. HEATH AND OPAL HEATH, HIS WIFE IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1960. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
26. RIGHT OF WAY EASEMENT EXECUTED JULY 23, 1956 BY ELMO SHROPSHIRE AS MANAGER FOR B. M. HEATH AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1962. [AFFECTS THE SUBJECT PROPERTY - BEING THE NORTH 1/2 OF NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
27. RESOLUTION 2018-48 BY THE CITY COUNCIL OF THE CITY OF OCALA RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 860. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
28. RESOLUTION 2021-5 APPROVING AN AMENDMENT TO THE HEATH BROOK PLANNED DEVELOPMENT RECORDED DECEMBER 23, 2020 IN OFFICIAL RECORDS BOOK 7343, PAGE 1930. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
29. DEVELOPMENT AGREEMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 652, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7895, PAGE 154. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
30. AMENITY USE AGREEMENT BETWEEN FORESTAR (USA) REAL ESTATE GROUP INC. AND OCALA TROPHY, LTD. RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 689. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
31. AMENITY USE AGREEMENT BY AND BETWEEN FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 330. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
32. NOTICE OF ESTABLISHMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 28, 2021 IN OFFICIAL RECORDS BOOK 7500, PAGE 1624. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
33. ROAD REALIGNMENT, CONTRIBUTION AND CONSTRUCTION AGREEMENT BY AND BETWEEN MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 7880, PAGE 1210. [BENEFITS SUBJECT PARCEL]
34. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED OCTOBER 7, 2022 IN OFFICIAL RECORDS BOOK 7895, PAGE 164. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
35. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED OCTOBER 18, 2022 IN OFFICIAL RECORDS BOOK 7902, PAGE 786.[[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
36. ANY LIENS CREATED OR LEVIED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RELATING TO COMMUNITY DEVELOPMENT DISTRICTS, WHICH ARE NOT YET DUE AND PAYABLE. NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.5-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM.[NOT A SURVEY MATTER]
37. RESOLUTION 2022-47 BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 771. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
38. COLLATERAL ASSIGNMENT AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1937. [DOES NOT AFFECT]
39. DECLARATION OF CONSENT BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1947. [DOES NOT AFFECT]
40. TRUE-UP AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1951. [DOES NOT AFFECT]

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S83°58'57"W	50.01'
L2	N38°23'41"W	71.89'
L3	N38°17'06"E	79.69'
L4	N20°17'27"W	50.77'
L5	N29°12'36"W	125.00'
L6	N33°00'43"W	125.17'
L7	N31°20'27"W	50.02'
L8	N32°49'22"W	125.00'
L9	N32°22'04"W	123.50'
L10	N17°07'57"W	51.82'
L11	N32°22'04"W	140.07'
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W

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.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 13TH DAY OF JUNE, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

LEGEND:

- □ = *Found 4" x 4" Concrete monument LB#7768, PRM*
- ■ = *Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.*
- ● = *Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP*
- *(NR) = Non–Radial Line*
- *LB = Licensed Business*
- *NO. = Number*
- *PSM = Professional Surveyor and Mapper*
- *PLS = Professional Land Surveyor*
- *U.E. = Utility Easement*
- *PRM = Permanent Reference Monument*
- *D.E. = Drainage Easement*

GeoPoint Surveying, Inc.
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Tampa, Florida 33619
www.geopointsurvey.com
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Fax: (813) 248-2266
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RIDGE AT HEATH BROOK PHASE 2

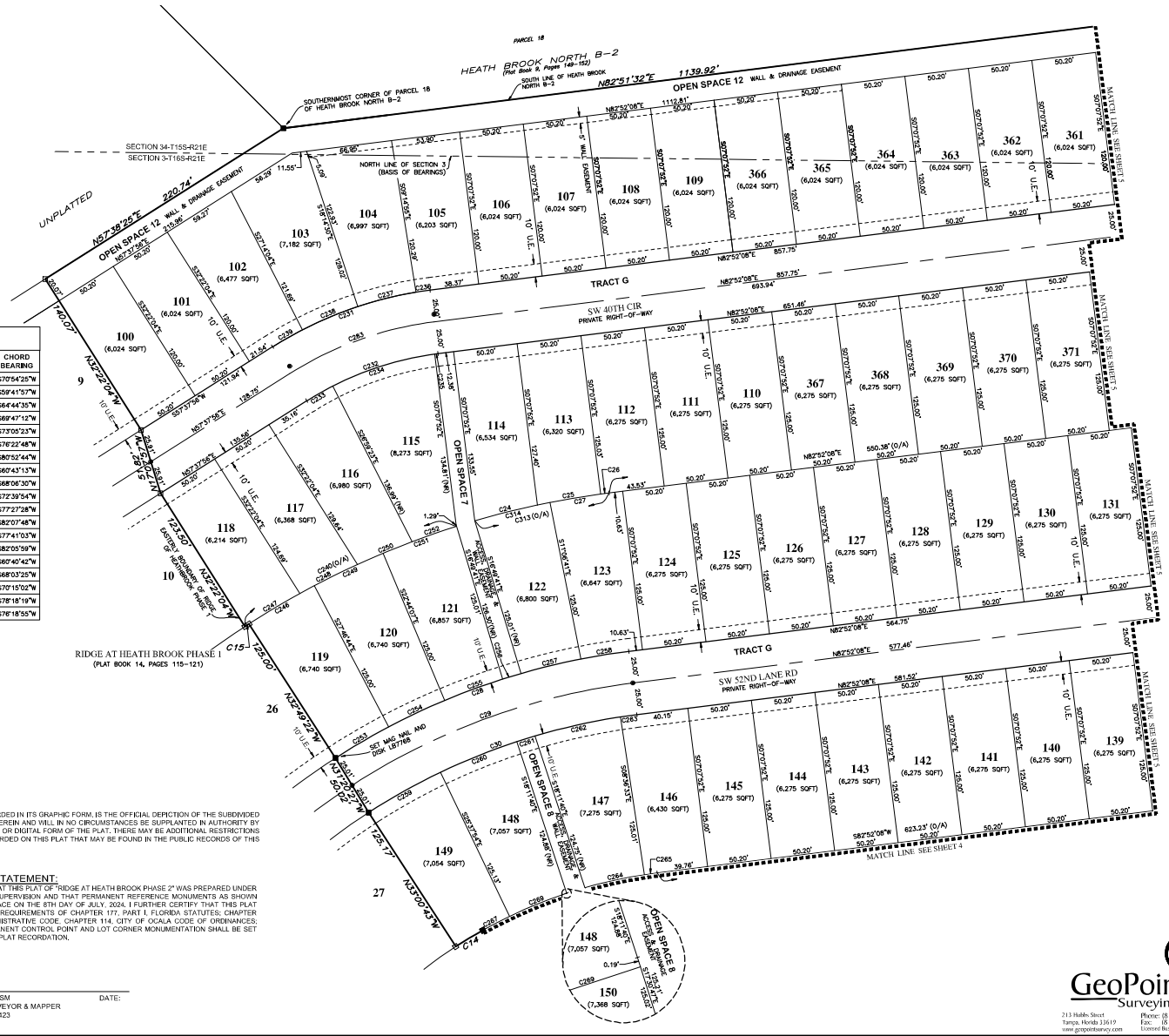
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C24	675.00'	4°17'38"	50.59'	50.57'	S75°53'19"W
C25	675.00'	4°16'01"	50.27'	50.26'	S80°10'08"W
C26	675.00'	0°33'59"	6.67'	6.67'	S82°35'06"W
C27	675.00'	3°58'49"	46.89'	46.88'	S80°52'44"W
C28	550.00'	25°41'30"	246.62'	244.56'	N70°01'23"E
C29	525.00'	25°45'44"	236.06'	234.08'	N69°59'16"E
C30	500.00'	25°50'24"	225.50'	223.59'	N69°56'57"E
C231	300.00'	25°14'12"	132.14'	131.07'	S70°15'02"W
C232	250.00'	25°14'12"	110.12'	109.23'	S70°15'02"W
C233	250.00'	5°22'41"	23.47'	23.46'	S60°19'16"W
C234	250.00'	19°15'30"	84.03'	83.64'	S72°38'22"W
C235	250.00'	0°36'01"	2.62'	2.62'	S82°34'07"W
C236	300.00'	2°07'03"	11.09'	11.09'	S81°48'37"W
C237	300.00'	8°59'35"	47.09'	47.04'	S76°15'18"W
C238	300.00'	8°59'35"	47.09'	47.04'	S67°15'43"W
C239	300.00'	5°08'00"	26.88'	26.87'	S60°11'56"W
C240	675.00'	15°17'28"	180.14'	179.61'	S64°49'22"W
C246	675.00'	5°02'35"	59.42'	59.40'	S59°41'57"W
C247	675.00'	4°15'48"	50.23'	50.21'	S58°59'24"W
C248	675.00'	4°16'58"	50.46'	50.44'	S63°15'47"W
C249	675.00'	5°02'38"	59.42'	59.40'	S64°44'35"W
C250	675.00'	3°56'28"	46.43'	46.42'	S67°22'30"W
C251	675.00'	5°12'13"	61.30'	61.28'	S69°52'00"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C252	675.00'	3°07'22"	36.79'	36.78'	S70°54'25"W
C253	550.00'	5°02'38"	48.42'	48.40'	S59°41'57"W
C254	550.00'	5°02'38"	48.42'	48.40'	S64°44'35"W
C255	550.00'	5°02'37"	48.42'	48.40'	S69°47'12"W
C256	550.00'	1°33'46"	15.00'	15.00'	S73°05'23"W
C257	550.00'	5°01'03"	48.17'	48.15'	S76°22'48"W
C258	550.00'	3°58'49"	38.21'	38.20'	S80°52'44"W
C259	500.00'	7°22'56"	64.42'	64.38'	S60°43'13"W
C260	500.00'	7°23'39"	64.53'	64.48'	S68°06'30"W
C261	500.00'	1°43'09"	15.00'	15.00'	S72°39'54"W
C262	500.00'	7°51'58"	68.65'	68.59'	S77°27'28"W
C263	500.00'	1°28'42"	12.90'	12.90'	S82°07'48"W
C264	375.00'	7°17'33"	47.73'	47.70'	S77°41'03"W
C265	375.00'	1°32'19"	10.07'	10.07'	S82°05'59"W
C267	375.00'	7°22'48"	48.30'	48.27'	S60°40'42"W
C269	375.00'	7°22'39"	48.29'	48.25'	S68°03'25"W
C283	275.00'	25°14'12"	121.13'	120.15'	S70°15'02"W
C313	675.00'	9°07'38"	107.53'	107.41'	S78°18'19"W
C314	675.00'	5°08'50"	60.64'	60.62'	S76°18'55"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
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- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
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- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

NOTICE:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

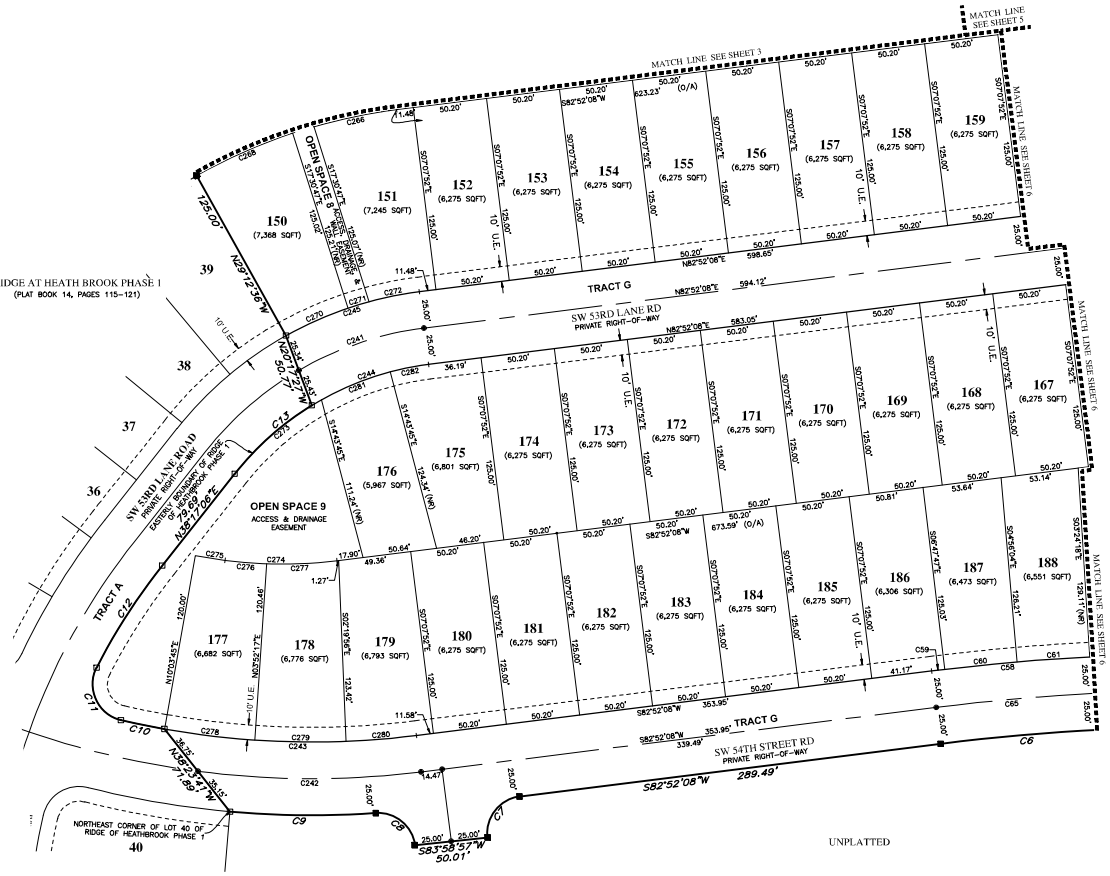
PLAT BOOK _____ PAGE_____
SHEET 4 OF 8 SHEETS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C59	1525.00'	0°20'06"	8.92'	8.92'	S83°02'11"W
C60	1525.00'	1°51'42"	49.55'	49.55'	S84°08'05"W
C61	1525.00'	1°51'58"	49.67'	49.67'	S85°59'55"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C241	225.00'	23°04'46"	90.63'	90.02'	S71°19'45"W
C242	600.00'	14°33'59"	152.54'	152.13'	S89°50'52"E
C243	575.00'	17°11'37"	172.55'	171.90'	N88°32'03"W
C244	200.00'	24°20'04"	84.94'	84.31'	S70°42'06"W
C245	250.00'	22°04'44"	96.34'	95.74'	S71°49'46"W
C266	375.00'	8°49'52"	57.80'	57.74'	S78°27'12"W
C268	375.00'	10°57'21"	71.71'	71.60'	S66°16'04"W
C270	250.00'	10°35'07"	46.19'	46.12'	S66°04'57"W
C271	250.00'	3°26'18"	15.00'	15.00'	S73°05'40"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C272	250.00'	8°03'19"	35.15'	35.12'	S78°50'28"W
C273	200.00'	22°26'57"	78.36'	77.86'	S49°30'35"W
C274	300.00'	14°35'33"	76.41'	76.20'	S89°50'05"E
C275	455.00'	2°36'04"	20.66'	20.65'	S81°14'17"E
C276	300.00'	5°26'39"	28.51'	28.49'	S85°15'38"E
C277	300.00'	9°08'54"	47.90'	47.85'	N87°26'35"E
C278	575.00'	6°11'29"	62.13'	62.10'	S83°01'59"E
C279	575.00'	6°12'13"	62.26'	62.23'	S89°13'50"E
C280	575.00'	4°47'56"	48.16'	48.15'	N85°16'06"E
C281	200.00'	14°32'12"	50.74'	50.61'	S68°00'09"W
C282	200.00'	7°35'53"	26.52'	26.50'	S79°04'12"W

LEGEND:

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SURVEYOR'S STATEMENT:

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DAVID A. WILLIAMS, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

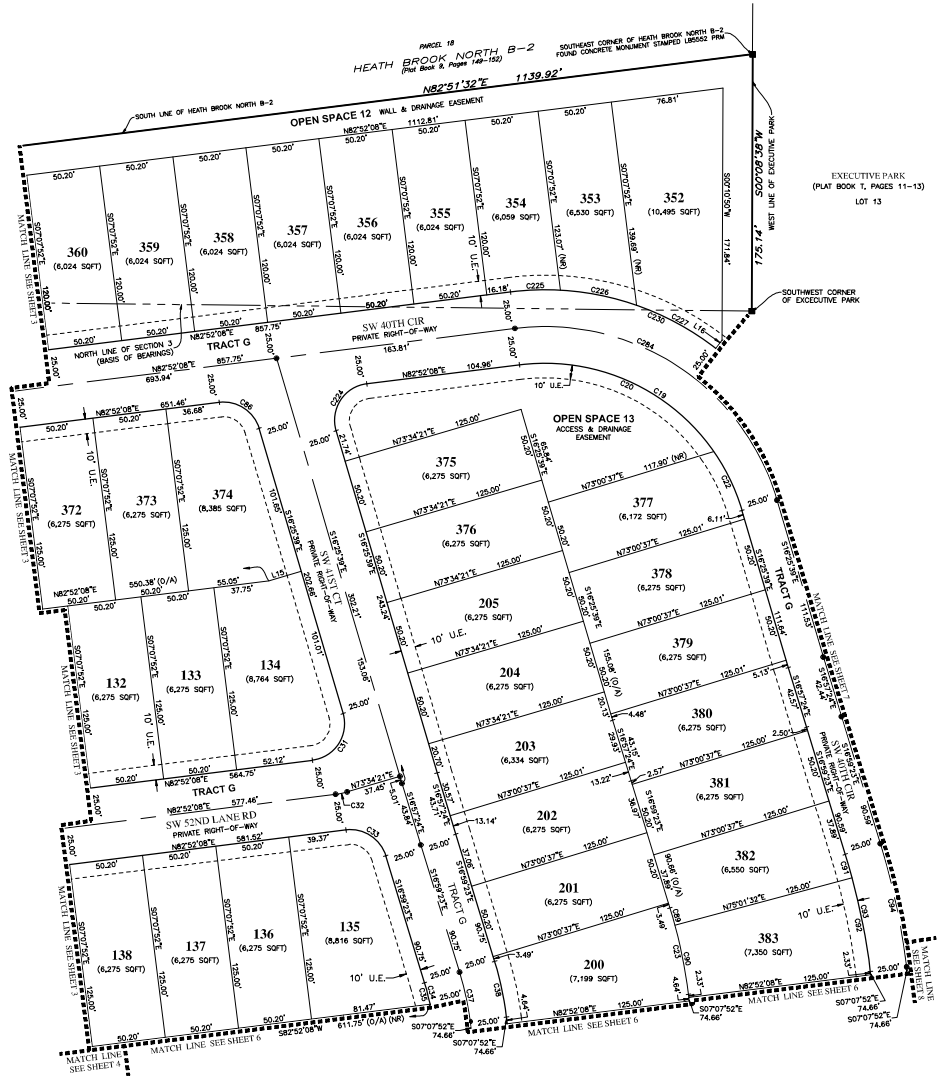
NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	S73°34'21"W	23.02'
L16	S37°47'20"W	7.09'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C19	140.00'	80°42'13"	197.20'	181.29'	N56°46'46"W
C20	140.00'	62°22'38"	152.42'	145.00'	N65°56'33"W
C22	140.00'	18°19'35"	44.78'	44.59'	N25°35'27"W
C23	350.00'	9°51'31"	60.22'	60.15'	N12°03'38"W
C31	25.00'	99°17'47"	43.33'	38.10'	N33°13'14"E
C32	50.00'	9°17'47"	8.11'	8.10'	N78°13'14"E
C33	25.00'	80°08'29"	34.97'	32.19'	S57°03'38"E
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C35	175.00'	4°54'39"	15.00'	15.00'	N14°32'03"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C38	225.00'	9°51'31"	38.71'	38.67'	S12°03'38"E
C86	25.00'	80°42'12"	35.21'	32.37'	N56°46'46"W
C89	350.00'	2°00'55"	12.31'	12.31'	N15°58'56"W
C90	350.00'	7°50'36"	47.91'	47.88'	N11°03'10"W
C91	475.00'	2°00'55"	16.71'	16.71'	N15°58'56"W
C92	475.00'	7°50'36"	65.02'	64.97'	N11°03'10"W
C93	475.00'	9°51'31"	81.73'	81.63'	N12°03'38"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C224	25.00'	99°17'47"	43.33'	38.10'	S33°13'14"W
C225	190.00'	10°19'00"	34.21'	34.17'	S88°01'38"W
C226	190.00'	15°59'52"	53.05'	52.88'	N78°48'56"W
C227	190.00'	18°36'20"	61.70'	61.43'	N61°30'50"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W



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DAVID A. WILLIAMS, PSM
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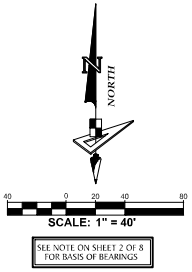

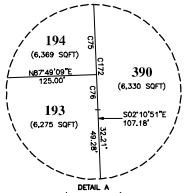

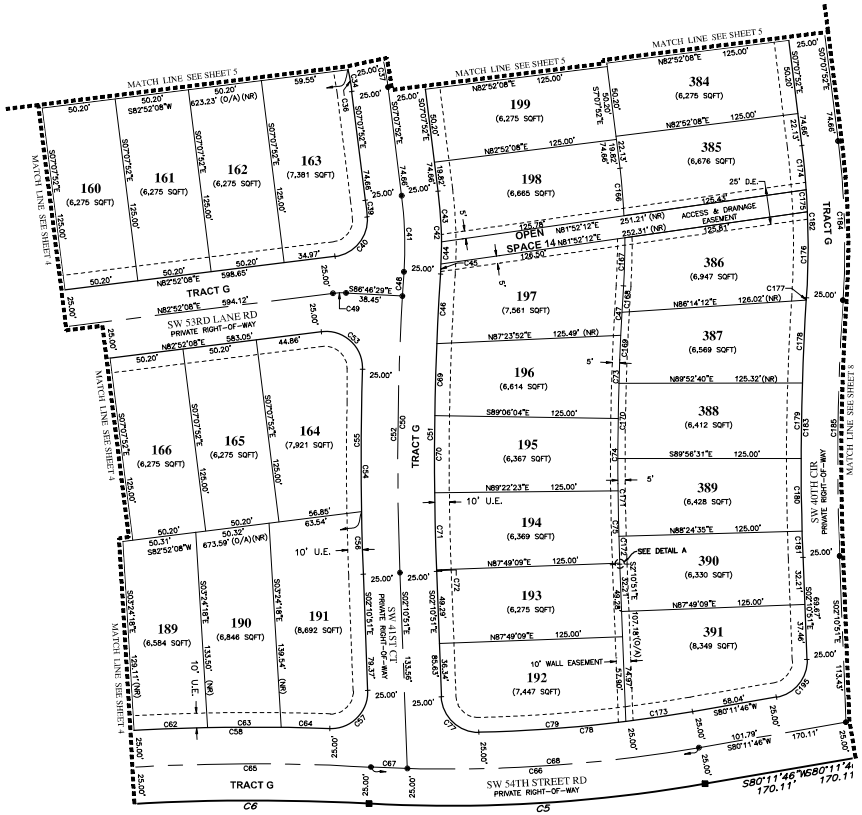

UNPLATTED

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C36	175.00'	4°56'52"	15.11'	15.11'	N09°36'18"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C39	250.00'	2°36'39"	11.39'	11.39'	S05°49'32"E
C40	25.00'	87°23'21"	38.13'	34.54'	S39°10'28"W
C41	275.00'	10°49'53"	51.99'	51.91'	S01°42'56"E
C42	300.00'	10°49'53"	56.71'	56.63'	S01°42'56"E
C43	300.00'	6°36'46"	34.62'	34.60'	N03°49'29"W
C44	300.00'	2°54'05"	15.19'	15.19'	N00°55'56"E
C45	300.00'	1°19'02"	6.90'	6.90'	N03°02'29"E
C46	1975.00'	1°22'39"	47.49'	47.48'	S03°00'41"W
C47	1850.00'	1°02'38"	33.70'	33.70'	S03°10'42"W
C48	2000.00'	0°28'30"	16.58'	16.58'	S03°27'46"W
C49	50.00'	10°21'23"	9.04'	9.03'	N88°02'49"E
C50	2000.00'	5°52'52"	205.29'	205.20'	S00°45'35"W
C51	1975.00'	5°52'52"	202.72'	202.63'	S00°45'35"W
C52	2000.00'	5°24'22"	188.71'	188.64'	S00°31'20"W
C53	25.00'	98°54'12"	43.15'	37.99'	S47°40'47"E
C54	2025.00'	3°57'10"	139.70'	139.67'	S00°12'16"E
C55	2025.00'	2°44'38"	96.98'	96.97'	S00°24'00"W
C56	2025.00'	1°12'32"	42.72'	42.72'	S01°34'35"E
C57	25.00'	94°07'58"	41.07'	36.61'	S44°53'08"W
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C62	1525.00'	1°53'12"	50.21'	50.21'	S87°52'30"W
C63	1525.00'	1°53'21"	50.28'	50.28'	S89°45'46"W
C64	1525.00'	1°14'41"	33.13'	33.13'	N88°40'13"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C66	1000.00'	12°51'34"	224.44'	223.97'	S86°37'33"W
C67	1000.00'	1°25'34"	24.89'	24.89'	S87°39'27"E
C68	1000.00'	11°26'00"	199.55'	199.22'	N85°54'46"E
C69	1975.00'	1°25'26"	49.08'	49.08'	S01°36'39"W
C70	1975.00'	1°31'34"	52.60'	52.60'	S00°08'09"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C71	1975.00'	1°31'38"	52.64'	52.64'	S01°23'27"E
C72	1975.00'	0°01'35"	0.91'	0.91'	S02°10'03"E
C73	1850.00'	1°45'27"	56.75'	56.74'	S01°46'39"W
C74	1850.00'	1°31'34"	49.27'	49.27'	S00°08'09"W
C75	1850.00'	1°31'32"	49.25'	49.25'	S01°23'23"E
C76	1850.00'	0°01'42"	0.91'	0.91'	S02°10'00"E
C77	25.00'	89°00'27"	38.84'	35.05'	S46°41'05"E
C78	975.00'	8°36'56"	146.61'	146.47'	N84°30'14"E
C79	975.00'	5°54'29"	100.54'	100.49'	N85°51'27"E
C166	425.00'	4°21'58"	32.39'	32.38'	N04°56'53"W
C167	425.00'	4°25'49"	32.86'	32.85'	N01°29'06"E
C168	5288.88'	0°11'40"	17.96'	17.96'	S03°32'14"W
C169	8800.40'	0°18'58"	48.55'	48.55'	S02°38'57"W
C170	7955.61'	0°22'05"	51.09'	51.09'	S00°33'53"W
C171	1850.00'	1°38'54"	53.22'	53.22'	S00°45'58"E
C172	1850.00'	0°35'26"	19.07'	19.07'	S01°53'08"E
C173	975.00'	2°42'27"	46.07'	46.07'	N81°33'00"E
C174	549.99'	3°08'40"	30.18'	30.18'	N05°33'32"W
C175	549.97'	1°34'07"	15.06'	15.06'	N03°12'09"W
C176	550.00'	6°07'07"	58.73'	58.71'	N00°38'27"E
C177	1725.00'	0°03'10"	1.59'	1.59'	S03°40'26"W
C178	1725.00'	1°52'44"	56.57'	56.57'	S02°42'29"W
C179	1725.00'	1°42'37"	51.49'	51.49'	S00°54'48"W
C180	1725.00'	1°38'54"	49.63'	49.62'	S00°45'58"E
C181	1725.00'	0°35'26"	17.78'	17.78'	S01°53'08"E
C182	550.00'	10°49'53"	103.97'	103.82'	N01°42'56"W
C183	1725.00'	5°52'52"	177.06'	176.98'	S00°45'35"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C195	25.00'	82°22'37"	35.94'	32.93'	N39°00'28"E

LEGEND:

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- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
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- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

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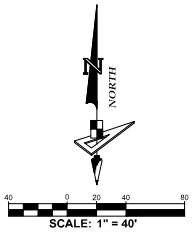
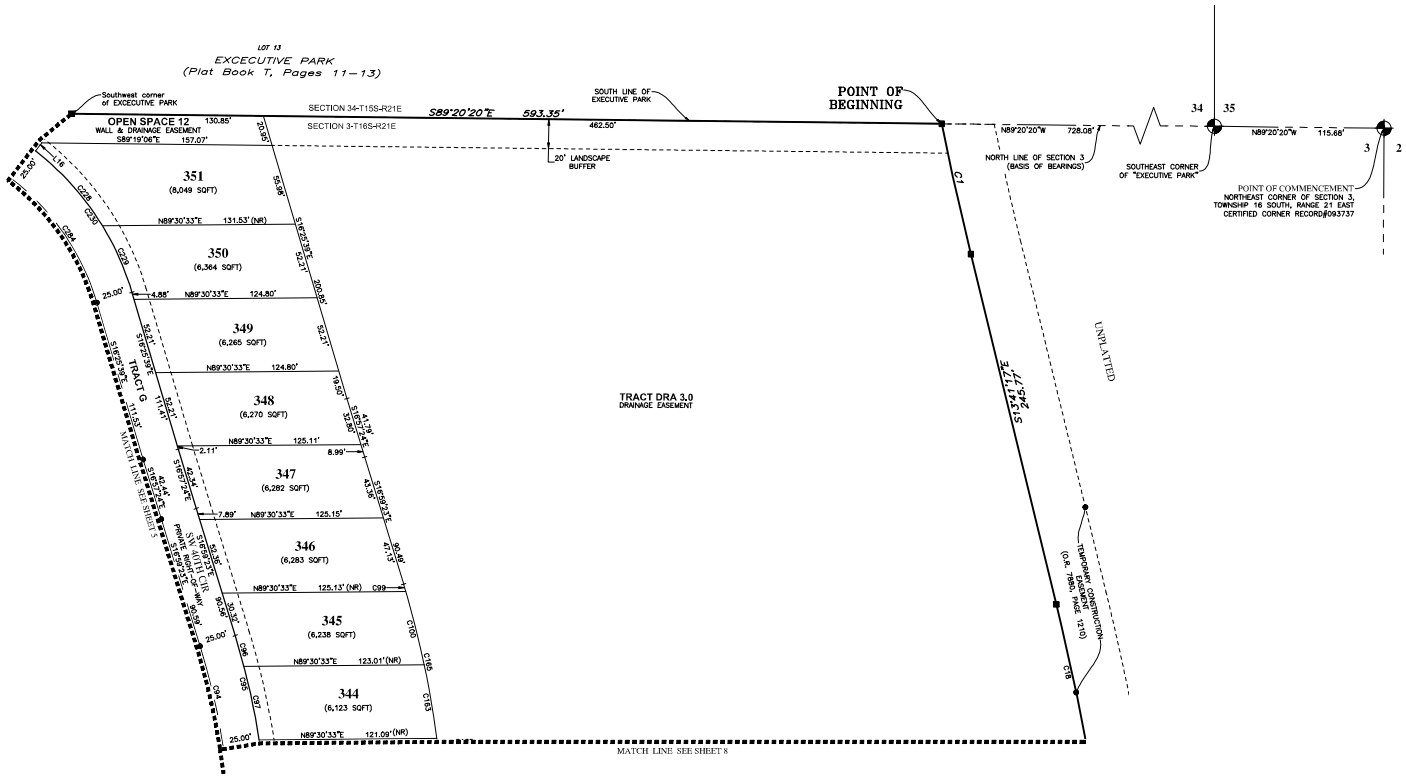
RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C96	525.00'	2°23'26"	21.91'	21.90'	N15°47'40"W
C97	525.00'	5°35'22"	51.22'	51.19'	N11°48'16"W
C99	645.00'	0°27'48"	5.22'	5.22'	N16°45'29"W
C100	645.00'	4°35'31"	51.69'	51.68'	N14°13'50"W
C163	645.00'	4°31'06"	50.87'	50.85'	N09°40'31"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C228	190.00'	20°47'09"	68.93'	68.55'	N41°49'06"W
C229	190.00'	14°59'52"	49.73'	49.59'	N23°55'35"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
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SURVEYOR'S STATEMENT:

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DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

LINE DATA TABLE		
NO.	BEARING	LENGTH
L16	S37°47'20"W	7.09'

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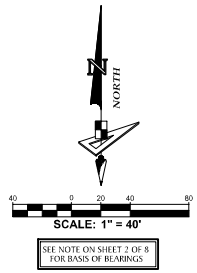
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C80	275.00'	19°30'05"	93.60'	93.15'	N70°26'44"E
C81	300.00'	19°30'05"	102.11'	101.62'	S70°26'44"W
C82	275.00'	1°55'34"	9.24'	9.24'	N61°39'28"E
C83	680.00'	1°06'09"	13.09'	13.09'	N61°14'46"E
C84	680.00'	29°23'00"	348.73'	344.92'	S75°23'11"W
C85	655.00'	29°23'00"	335.91'	332.24'	S75°23'11"W
C87	1905.00'	0°45'07"	25.00'	25.00'	N00°27'36"E
C88	1905.00'	0°45'07"	25.00'	25.00'	N00°17'31"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C98	525.00'	1°52'43"	17.21'	17.21'	N08°04'14"W
C164	645.00'	0°17'06"	3.21'	3.21'	N07°16'25"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C186	600.00'	10°49'53"	113.43'	113.26'	N01°42'56"W
C187	1675.00'	5°52'52"	171.93'	171.85'	S00°45'35"W
C188	600.00'	0°52'55"	9.24'	9.23'	N06°41'25"W
C189	600.00'	5°45'30"	60.30'	60.28'	N03°22'12"W
C190	600.00'	4°11'28"	43.89'	43.88'	N01°36'17"E
C191	1675.00'	0°30'53"	15.04'	15.04'	S03°26'34"W
C192	1675.00'	1°50'59"	54.08'	54.07'	S02°15'39"W
C193	1675.00'	1°50'59"	54.08'	54.07'	S00°24'39"W
C194	1675.00'	1°40'01"	48.73'	48.73'	S01°20'51"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C196	25.00'	97°37'22"	42.60'	37.63'	S50°59'32"E
C197	720.00'	1°50'39"	23.17'	23.17'	N06°12'33"W
C198	720.00'	4°47'46"	60.27'	60.25'	N02°53'20"W
C199	720.00'	4°11'28"	52.67'	52.65'	N01°36'17"E
C200	1555.00'	0°30'53"	13.97'	13.97'	S03°26'34"W
C201	1555.00'	1°50'59"	50.20'	50.20'	S02°15'39"W
C202	1555.00'	1°50'59"	50.20'	50.20'	S00°24'39"W
C203	1555.00'	1°40'01"	45.24'	45.24'	S01°20'51"E
C204	720.00'	10°49'53"	136.11'	135.91'	N01°42'56"W
C205	1555.00'	5°52'52"	159.61'	159.54'	S00°45'35"W
C206	1535.00'	3°14'01"	86.63'	86.62'	S00°33'50"E
C207	1380.00'	0°41'49"	16.79'	16.79'	N67°40'17"E
C208	800.00'	22°45'19"	317.72'	315.64'	S78°42'01"W
C209	800.00'	2°07'12"	29.60'	29.60'	S68°22'58"W
C210	800.00'	3°35'52"	50.23'	50.22'	S71°14'30"W
C211	800.00'	4°08'14"	57.77'	57.75'	S75°06'32"W
C212	800.00'	4°08'14"	57.77'	57.75'	S79°14'47"W
C213	800.00'	4°08'14"	57.77'	57.75'	S83°23'01"W
C214	800.00'	4°08'14"	57.77'	57.75'	S87°31'15"W
C215	800.00'	0°29'19"	6.82'	6.82'	S89°50'01"W
C216	275.00'	17°34'32"	84.36'	84.03'	N71°24'30"E
C217	680.00'	7°00'34"	83.19'	83.14'	S65°18'07"W
C218	680.00'	4°14'01"	50.25'	50.23'	S70°55'25"W
C219	680.00'	4°08'14"	49.10'	49.09'	S75°06'32"W
C220	680.00'	4°08'14"	49.10'	49.09'	S79°14'47"W
C221	680.00'	4°08'14"	49.10'	49.09'	S83°23'01"W
C222	680.00'	4°08'14"	49.10'	49.09'	S87°31'15"W
C223	680.00'	0°29'19"	5.80'	5.80'	S89°50'01"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

LEGEND:

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PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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DISTRICT ENGINEER'S CERTIFICATE
[RIDGE AT HEATH BROOK PHASE 2 IMPROVEMENTS]

August 28, 2024

Board of Supervisors
Ridge at Heath Brook Community Development District

Re: Acquisition of Improvements

Ladies and Gentlemen:

The undersigned is a representative of Atwell, LLC ("**District Engineer**"), as District Engineer for the Ridge at Heath Brook Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Forestar (USA) Real Estate Group Inc. ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.

2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report*, dated June 21, 2022, as supplemented by *Second Supplemental Engineer's Report*, dated July 2024 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.

3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.

4. The total costs associated with the Improvements are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.

5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

ATWELL, LLC

David Staley, P.E.
Florida Registration No. 77637
District Engineer

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 28 day of August, 2024, by David Staley as representative of Atwell, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

PEGGY M. MELE
MY COMMISSION # HH 469201
EXPIRES: March 30, 2028

Peggy M. Mele
NOTARY PUBLIC, STATE OF FLORIDA

Name: Peggy M. Mele
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Ridge at Heath Brook Phase 2 Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the right-of-way designated as Tract G (Private Right-of-Way), Tract DRA 3.0 (Drainage Easement), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), Tract Open Space 12 (Wall & Drainage Easement), Tracts Open Space 13 and Open Space 14 (Access & Drainage Easement), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift *stations, facilities, equipment and appurtenances thereto*, located within or upon the rights-of-way designated as Tract G (Private Right-of-Way), Tract LS (Lift Station), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), and "Utility Easements," as identified on the DRAFT plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements for Phase 2 of the project as described in the *Second Supplemental Engineer's Report*, dated July 2024.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phase 2 Stormwater	$1,476,151.98	$1,273,467.58	$61,188.00	$141,496.40
Phase 2 Sanitary Sewer	$1,370,966.81	$1,118,225.53	$128,494.00	$124,247.28
Phase 2 Watermain	$804,989.00	$685,652.04	$43,153.40	$76,183.56
Totals:	**$3,652,107.79**	**$3,077,345.15**	**$232,835.40**	**$341,927.24**

EXHIBIT B

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 1 OF 8 SHEETS

DESCRIPTION:

TWO PARCELS OF LAND LYING IN SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3, RUN THENCE ALONG THE NORTH LINE OF SAID SECTION 3, N89°20'20"W, A DISTANCE OF 115.68 FEET TO THE SOUTHEAST CORNER OF EXECUTIVE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 11 THROUGH 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE CONTINUE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID EXECUTIVE PARK, N89°20'20"W, A DISTANCE OF 728.06 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH LINE, SOUTHERLY, 91.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2387.00 FEET AND A CENTRAL ANGLE OF 02°11'09" (CHORD BEARING S.12°35'43"E., 91.06 FEET); THENCE S.13°41'17"E., A DISTANCE OF 245.77 FEET; THENCE SOUTHERLY, 482.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 14°31'27" (CHORD BEARING S.06°25'34"E., 481.61 FEET) TO A POINT KNOWN AS "REFERENCE POINT A"; THENCE N.89°58'18"W., A DISTANCE OF 120.62 FEET; THENCE WESTERLY, 323.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 29°23'00" (CHORD BEARING S.75°23'11"W., 319.56 FEET); THENCE WESTERLY, 110.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 19°38'00" (CHORD BEARING S.70°26'14"W., 110.08 FEET); THENCE S.80°11'16"W., A DISTANCE OF 178.11 FEET; THENCE WESTERLY, 230.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°51'34" (CHORD BEARING S.86°37'33"W., 229.57 FEET); THENCE WESTERLY, 262.24 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 10°11'12" (CHORD BEARING S.87°57'44"W., 261.90 FEET); THENCE S.82°52'08"W., A DISTANCE OF 289.49 FEET; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.37°52'08"W., 35.36 FEET); THENCE S.83°58'57"W., A DISTANCE OF 50.01 FEET; THENCE NORTHWESTERLY, 37.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°51'58" (CHORD BEARING N.50°33'51"W., 34.38 FEET); THENCE WESTERLY, 99.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 09°07'10" (CHORD BEARING N.89°20'13"W., 99.39 FEET) TO THE NORTHEAST CORNER OF LOT 40, OF RIDGE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 115 THROUGH 121, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIDGE AT HEATH BROOK PHASE 1, THE FOLLOWING SIXTEEN (16) COURSES: 1) N.28°23'41"W., A DISTANCE OF 71.89 FEET; 2) WESTERLY, 30.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03°00'59" (CHORD BEARING N.78°25'45"W., 30.27 FEET); 3) NORTHWESTERLY, 45.36 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 104°01'30" (CHORD BEARING N.24°54'06"W., 39.41 FEET); 4) NORTHEASTERLY, 82.20 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 11°11'043" (CHORD BEARING N.32°41'45" E., 82.79 FEET); 5) N.38°17'06" E., A DISTANCE OF 79.69 FEET; 6) NORTHEASTERLY, 70.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°14'57" (CHORD BEARING N.48°24'35" E., 70.32 FEET); 7) N.20°17'27" W., A DISTANCE OF 50.77 FEET; 8) N.29°12'36" W., A DISTANCE OF 125.00 FEET; 9) SOUTHWESTERLY, 24.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 03°48'08" (CHORD BEARING S. 58°53'26" W., 24.88 FEET); 10) N.33°09'43" W., A DISTANCE OF 125.17 FEET; 11) N.31°20'27" W., A DISTANCE OF 55.02 FEET; 12) N.32°49'22" W., A DISTANCE OF 125.00 FEET; 13) SOUTHWESTERLY, 3.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 00°19'06" (CHORD BEARING S. 57°07'04" W., 3.76 FEET); 14) N.32°22'04" W., A DISTANCE OF 123.60 FEET; 15) N.17°57'57" W., A DISTANCE OF 51.82 FEET; 16) N.32°22'04" W., A DISTANCE OF 140.07 FEET; THENCE N.57°38'20" E., A DISTANCE OF 220.74 FEET TO THE SOUTHERNMOST CORNER OF PARCEL 18 OF HEATH BROOK NORTH B-2, ACCORDING TO THE PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF, N.42°51'32" E., A DISTANCE OF 1139.62 FEET TO THE SOUTHEAST CORNER OF SAID HEATH BROOK NORTH B-2, SAID POINT BEING ON THE WEST LINE OF AFOREMENTIONED EXECUTIVE PARK; THENCE ALONG SAID WEST LINE, S. 00°08'38" W., A DISTANCE OF 175.14 FEET TO THE SOUTHWEST CORNER OF THEREOF SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE, S.89°20'20" E., A DISTANCE OF 560.35 FEET TO THE **POINT OF BEGINNING.**

TOGETHER WITH:

COMMENCE AT AFORESAID "REFERENCE POINT A", RUN THENCE SOUTHERLY, 182.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 05°29'35" (CHORD BEARING S.03°34'57"W., 182.57 FEET) TO THE **POINT OF BEGINNING**; THENCE SOUTHERLY, 50.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 01°30'54" (CHORD BEARING S.07°04'29"W., 50.00 FEET); THENCE N.82°58'31"W., A DISTANCE OF 50.00 FEET; THENCE N.03°34'29"E., A DISTANCE OF 50.00 FEET; THENCE S.82°58'31"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 41.329 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.

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION) HAS CAUSED THESE PRESENTS TO BE BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____ 2024.

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION)

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, AND PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, OCALA TROPHY, LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AS _____ BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024

OCALA TROPHY, LTD
A FLORIDA LIMITED PARTNERSHIP

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

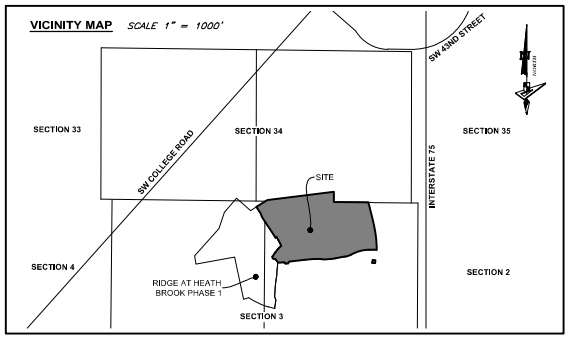
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

_____ _____
CHARLES M. ARNETT, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

VICINITY MAP *SCALE 1" = 1000'*



PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ("THE CDD") HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE, AFFIXED HEREON BY AND WITH THE, AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024.

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT
A FLORIDA CORPORATION (THE CDD)

WITNESS:
SIGN:_____
PRINT:
BY:_____
CHAIRPERSON
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, AS _____ OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, INC., A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY CERTAIN MORTGAGE EXECUTED BY FORESTAR (USA) REAL ESTATE GROUP, INC. A DELAWARE CORPORATION, MORTGAGOR, IN FAVOR OF D.R. HORTON, INC. A DELAWARE CORPORATION, MORTGAGEE, IN OFFICIAL RECORDS BOOK 7365, PAGE 700 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT OF RIDGE AT HEATHBROOK PHASE 2 IS BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE DEVELOPER AND FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "RIDGE AT HEATH BROOK PHASE 2", BEING IN CITY OF OCALA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION").
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD").

THE INTERIOR RIGHTS OF WAYS SHOWN ON THIS PLAT AND DESIGNATED AS TRACTS G, ARE HEREBY DEDICATED PRIVATELY TO "THE ASSOCIATION". ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE COUNCIL OF CITY OF OCALA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE 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 AT RISK.

CITY OF OCALA IS HEREBY GRANTED AN EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL AREAS LOCATED WITHIN TRACT G FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SANITARY SEWER AND WATER FACILITIES, LINES, OR EQUIPMENT, SUCH FACILITIES, LINES, AND EQUIPMENT SHALL, UPON COMPLETION OF CONSTRUCTION, BE MAINTAINED, REPAIRED, AND/OR REPLACED BY CITY OF OCALA; PROVIDED, HOWEVER, IN THE EVENT THAT CITY OF OCALA IS REQUIRED TO DEMOLISH OR REMOVE ANY PORTION OF STREET PAVEMENT, ROADWAY SURFACE INCLUDING BUT NOT LIMITED TO PAVERS, GUTTERS OR PRIVATE DRAINAGE IMPROVEMENTS, CURBING, LANDSCAPING, OR GRASS AREAS IN ORDER TO ENABLE THE CITY OF OCALA TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE ANY SUCH FACILITIES CITY SHALL, UPON COMPLETION OF SUCH MAINTENANCE, REPAIRS, AND/OR REPLACEMENT, REASONABLY RECONSTRUCT AND RESTORE ALL DISTURBED STREET PAVEMENT, ROADWAY SURFACE (INCLUDING BUT NOT LIMITED TO PAVERS), GUTTER OR PRIVATE DRAINAGE IMPROVEMENT, CURBING, LANDSCAPING, AND GRASS AREAS TO THEIR ORIGINAL CONDITION, PROVIDED, HOWEVER, THAT THE CITY SHALL ONLY BE REQUIRED TO RECONSTRUCT AND REPAIR SUCH STREET PAVEMENT OR ROADWAY SURFACE TO THE PREVAILING MINIMUM CONSTRUCTION QUALITY STANDARDS IN THEIR JURISDICTION.

TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14 ARE DESIGNATED AS BUFFER/LANDSCAPE/OPEN-SPACE/DRAINAGE/ACCESS AREAS, AND ARE HEREBY RESERVED BY THE DEVELOPER FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO THE CDD OR THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. CITY OF OCALA IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

DEVELOPER HEREBY FURTHER RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "BUFFER/OPEN SPACE" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

TRACT LS IS DESIGNATED AS A LIFT STATION AND IS HEREBY DEDICATED TO THE CITY OF OCALA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION: (continued)

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE, PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT G, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

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 FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES. NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS, IT IS ANTICIPATED THAT THE POTABLE WATER, WASTEWATER AND RECLAIMED SYSTEMS (IF ANY) SHALL BE CONSTRUCTED BY "THE CDD" OR THE DEVELOPER AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM "THE CDD" OR THE DEVELOPER TO THE CITY OF OCALA AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE CITY'S FINAL ACCEPTANCE OF SUCH SYSTEM(S).

DEVELOPER HEREBY RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" OR "UTILITY EASEMENTS" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DRAINAGE, UTILITY OR OTHER IMPROVEMENTS. DEVELOPER FURTHER GRANTS PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL "UTILITY EASEMENTS" TO ALL STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS, SELECTED AND APPROVED BY THE DEVELOPER, "THE ASSOCIATION" AND/OR "THE CDD". FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO "THE CDD", "THE ASSOCIATION" AND/OR THE OWNERS, THE OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SURFACE AREAS ON THEIR INDIVIDUAL LOTS NOW OR HEREINAFTER DESIGNATED EASEMENTS OR UTILITY EASEMENTS.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC, A DELAWARE CORPORATION, HAS CAUSED THESE PLEASED TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORIZER, OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: ANTHONY SQUITIERI

_____, VICE PRESIDENT DATE:_____

_____ _____
WITNESS WITNESS
PRINTED NAME: _____ PRINTED NAME: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED ANTHONY SQUITIERI, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____
PRINT:

COMMISSION NO.: _____ 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 _____, 2024.

_____

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 _____, 2024.

ATTEST _____ _____
SEAN LANIER, P.E. KEVIN LOPEZ
CITY ENGINEER CHAIRMAN

COUNCIL APPROVAL:

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

ATTEST _____ _____
ANGEL B. JACOBS BARRY MANSFIELD
CITY CLERK PRESIDENT, CITY COUNCIL

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2024 AT ____ AM/PM 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

CITY SURVEYOR'S CERTIFICATE:

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.

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

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7764

RIDGE AT HEATH BROOK PHASE 2

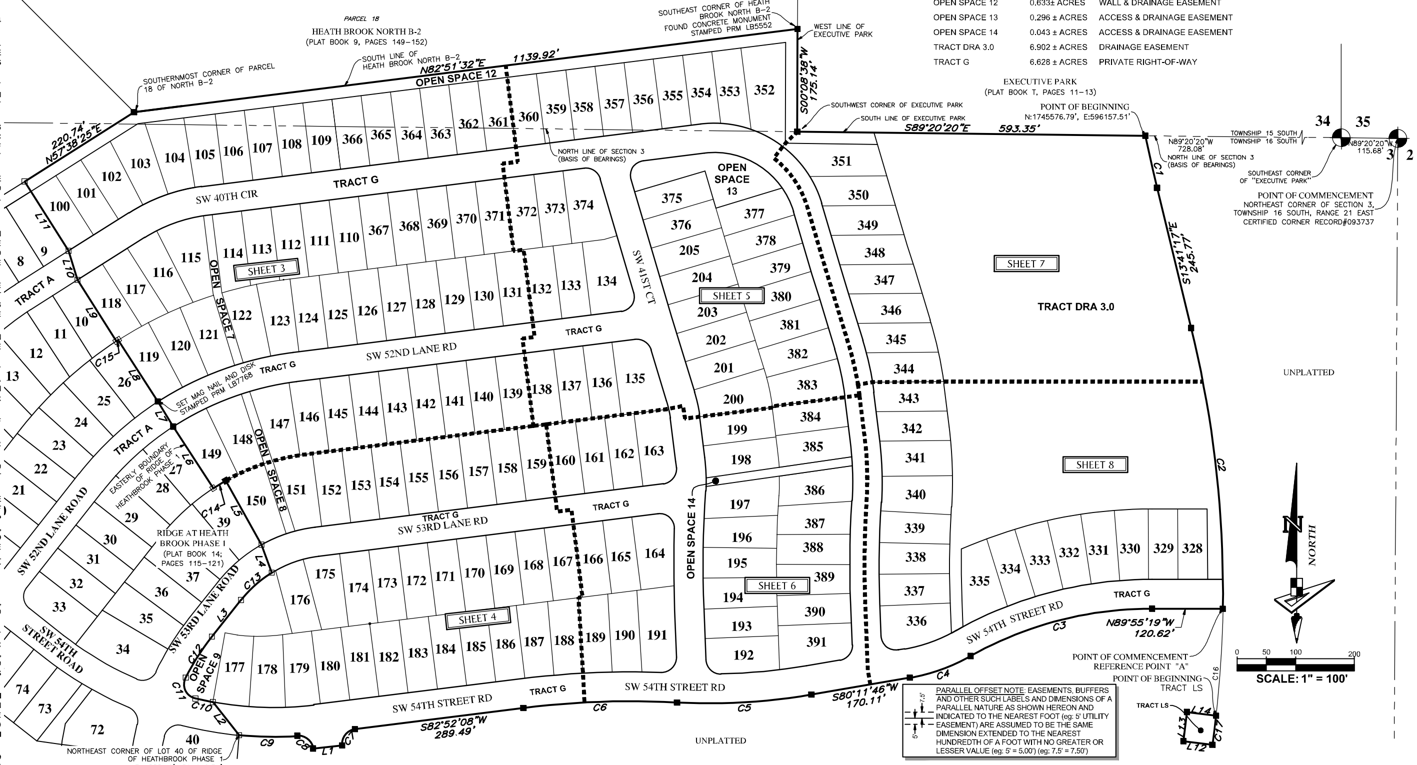
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT NOTES:

1. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT) THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF SECTION 3, HAVING A GRID BEARING OF N 89°20'20" W.
3. CURRENT ZONING IS (PLANNED UNIT DEVELOPMENT) CURRENT LAND USE MEDIUM DENSITY RESIDENTIAL.
4. STATE PLANE COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS I75-73-A34 AND I75-73-A24, ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
5. NO LOT SHALL BE SUBDIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH CITY OF OCALA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF CITY OF OCALA.
6. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6162, PAGE. 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
7. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE: EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS OR ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND COUNCIL OF THE CITY OF OCALA, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER CITY OF OCALA OR SELLER OF SAID LOTS OR TRACTS.
8. ADVISORY NOTICE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONES "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAP FOR MARION COUNTY; COMMUNITY PANEL NUMBER 12057C0530H, EFFECTIVE DATE APRIL 19, 2017.
9. THIS PLAT CONTAINS 170 LOTS, 9 TRACTS AND 1.22 MILES OF ROAD.
10. CITY OF OCALA OFFICIALS EMPLOYED BY THE CITY OF OCALA BUILDING AND ZONING DEPARTMENT, MARION COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CITY OF OCALA 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.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
13. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 A TO LATER DEVELOPMENT REVIEW STAGE.
14. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE. 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS.
15. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.
16. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY CITY OF OCALA FOR THE DEVELOPMENT OF THIS SUBDIVISION.
17. STORMWATER RUNOFF SHALL BE RETAINED IN THE STORMWATER MANAGEMENT FACILITY PROPOSED TO LIE WITHIN TRACT DRA 3.0 AS SHOWN HEREON; THE RESIDENTIAL LOTS DEPICTED, DEFINED, AND ESTABLISHED OF RECORD BY THIS PLAT OF RIDGE AT HEATH BROOK PHASE 2 ARE LOCATED WITHIN FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0514E, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0514, SUFFIX EM EFFECTIVE DATE: APRIL 19, 2017, SUBSEQUENTLY REVISED PURSUANT TO LETTER OF MAP REVISION (LOMR) 22-04-4601P, ISSUED NOVEMBER 22, 2022, WITH AN EFFECTIVE DATE OF APRIL 11, 2023, BY WHICH SAID LOTS NOW APPEAR TO LIE WITHIN FLOOD ZONE X (AN AREA OF MINIMAL FLOOD HAZARD); AS SUCH, THERE IS NO "MAPPED" SPECIAL FLOOD HAZARD AREA (SFHA) TO CLEARLY DELINEATE HEREON AS REQUIRED BY CHAPTER 114-62(Q).
18. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
19. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION, NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 2 FOR BOUNDARY DETAIL AND SEE SHEET 3 THROUGH 8 FOR LOTS DIMENSIONS.
20. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THIS PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN AND/OR ESTABLISHED BY THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 6 ABOVE, INCLUDING SUPPLEMENTS THERETO AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AS SUPPLEMENTED.
21. THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
22. ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 2, 1965 IN OFFICIAL RECORDS BOOK 248, PAGE 196, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED JUNE 2, 1994 IN OFFICIAL RECORDS BOOK 2039, PAGE 1183. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
23. RESOLUTION NO. 99-130 DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330, TOGETHER WITH AND AS AMENDED AND MODIFIED BY: AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2704, PAGE 1380; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 22, 2000 IN OFFICIAL RECORDS BOOK 2757, PAGE 478; DEVELOPER'S AGREEMENT RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3099, PAGE 372; FIRST AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; RESOLUTION NO. 2002-35 AMENDING THE DEVELOPMENT ORDER (SECOND AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1600; AGREEMENT CONCERNING THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 3143, PAGE 1621; SECOND AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 493; ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118; FIFTH AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685; RESOLUTION NO. 2003-116 AMENDING THE DEVELOPMENT ORDER (THIRD AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT, RECORDED IN OFFICIAL RECORDS BOOK 3557, PAGE 1690; RE-RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1058; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED APRIL 5, 2005 IN OFFICIAL RECORDS BOOK 3994, PAGE 162; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JUNE 29, 2005 IN OFFICIAL RECORDS BOOK 4087, PAGE 907; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1463; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 31, 2006 IN OFFICIAL RECORDS BOOK 4324, PAGE 856; AGREEMENT CONCERNING AMENDMENTS TO DEVELOPER'S AGREEMENT RECORDED FEBRUARY 23, 2007 IN OFFICIAL RECORDS BOOK 4720, PAGE 971; NINTH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 824 AND FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 840. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE BEING THE NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
24. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003, IN OFFICIAL RECORDS BOOK 3587, PAGE 1612 AND RE-RECORDED MARCH 4, 2004, IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT RECORDED FEBRUARY 22, 2011, IN OFFICIAL RECORDS BOOK 5481, PAGE 1518 AND AMENDMENT RECORDED JANUARY 27, 2012, IN OFFICIAL RECORDS BOOK 5624, PAGE 581 AND MASTER ASSOCIATION CONSENT RECORDED IN OFFICIAL RECORDS BOOK 7476, PAGE 1645. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]

TRACT TABULATION

OPEN SPACE 7	0.089 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 8	0.086 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 9	0.296 ± ACRES	UTILITY & DRAINAGE EASEMENT
OPEN SPACE 12	0.633± ACRES	WALL & DRAINAGE EASEMENT
OPEN SPACE 13	0.296 ± ACRES	ACCESS & DRAINAGE EASEMENT
OPEN SPACE 14	0.043 ± ACRES	ACCESS & DRAINAGE EASEMENT
TRACT DRA 3.0	6.902 ± ACRES	DRAINAGE EASEMENT
TRACT G	6.628 ± ACRES	PRIVATE RIGHT-OF-WAY



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

24. CONCURRENCY DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1444; AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED SEPTEMBER 3, 2009 IN OFFICIAL RECORDS BOOK 5249, PAGE 265; AND SECOND AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED NOVEMBER 26, 2014 IN OFFICIAL RECORDS BOOK 6133, PAGE 142AND THIRD AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 852.. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
25. RIGHT OF WAY EASEMENT, EXECUTED SEPTEMBER 21, 1956 BY BONNIE M. HEATH AND OPAL HEATH, HIS WIFE IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1960. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
26. RIGHT OF WAY EASEMENT EXECUTED JULY 23, 1956 BY ELMO SHROPSHIRE AS MANAGER FOR B. M. HEATH AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1962. [AFFECTS THE SUBJECT PROPERTY - BEING THE NORTH 1/2 OF NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
27. RESOLUTION 2018-48 BY THE CITY COUNCIL OF THE CITY OF OCALA RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 860. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
28. RESOLUTION 2021-5 APPROVING AN AMENDMENT TO THE HEATH BROOK PLANNED DEVELOPMENT RECORDED DECEMBER 23, 2020 IN OFFICIAL RECORDS BOOK 7343, PAGE 1930. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
29. DEVELOPMENT AGREEMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 652, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7895, PAGE 154. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
30. AMENITY USE AGREEMENT BETWEEN FORESTAR (USA) REAL ESTATE GROUP INC. AND OCALA TROPHY, LTD. RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 689. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
31. AMENITY USE AGREEMENT BY AND BETWEEN FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 330. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
32. NOTICE OF ESTABLISHMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 28, 2021 IN OFFICIAL RECORDS BOOK 7500, PAGE 1624. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
33. ROAD REALIGNMENT, CONTRIBUTION AND CONSTRUCTION AGREEMENT BY AND BETWEEN MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 7880, PAGE 1210. [BENEFITS SUBJECT PARCEL]
34. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED OCTOBER 7, 2022 IN OFFICIAL RECORDS BOOK 7895, PAGE 164. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
35. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED OCTOBER 18, 2022 IN OFFICIAL RECORDS BOOK 7902, PAGE 786.[[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
36. ANY LIENS CREATED OR LEVIED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RELATING TO COMMUNITY DEVELOPMENT DISTRICTS, WHICH ARE NOT YET DUE AND PAYABLE. NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.5-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM.[NOT A SURVEY MATTER]
37. RESOLUTION 2022-47 BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 771. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
38. COLLATERAL ASSIGNMENT AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1937. [DOES NOT AFFECT]
39. DECLARATION OF CONSENT BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1947. [DOES NOT AFFECT]
40. TRUE-UP AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1951. [DOES NOT AFFECT]

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S83°58'57"W	50.01'
L2	N38°23'41"W	71.89'
L3	N38°17'06"E	79.69'
L4	N20°17'27"W	50.77'
L5	N29°12'36"W	125.00'
L6	N33°00'43"W	125.17'
L7	N31°20'27"W	50.02'
L8	N32°49'22"W	125.00'
L9	N32°22'04"W	123.50'
L10	N17°07'57"W	51.82'
L11	N32°22'04"W	140.07'
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W

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.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 13TH DAY OF JUNE, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423
DATE:

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

GeoPoint Surveying, Inc.
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Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
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RIDGE AT HEATH BROOK PHASE 2

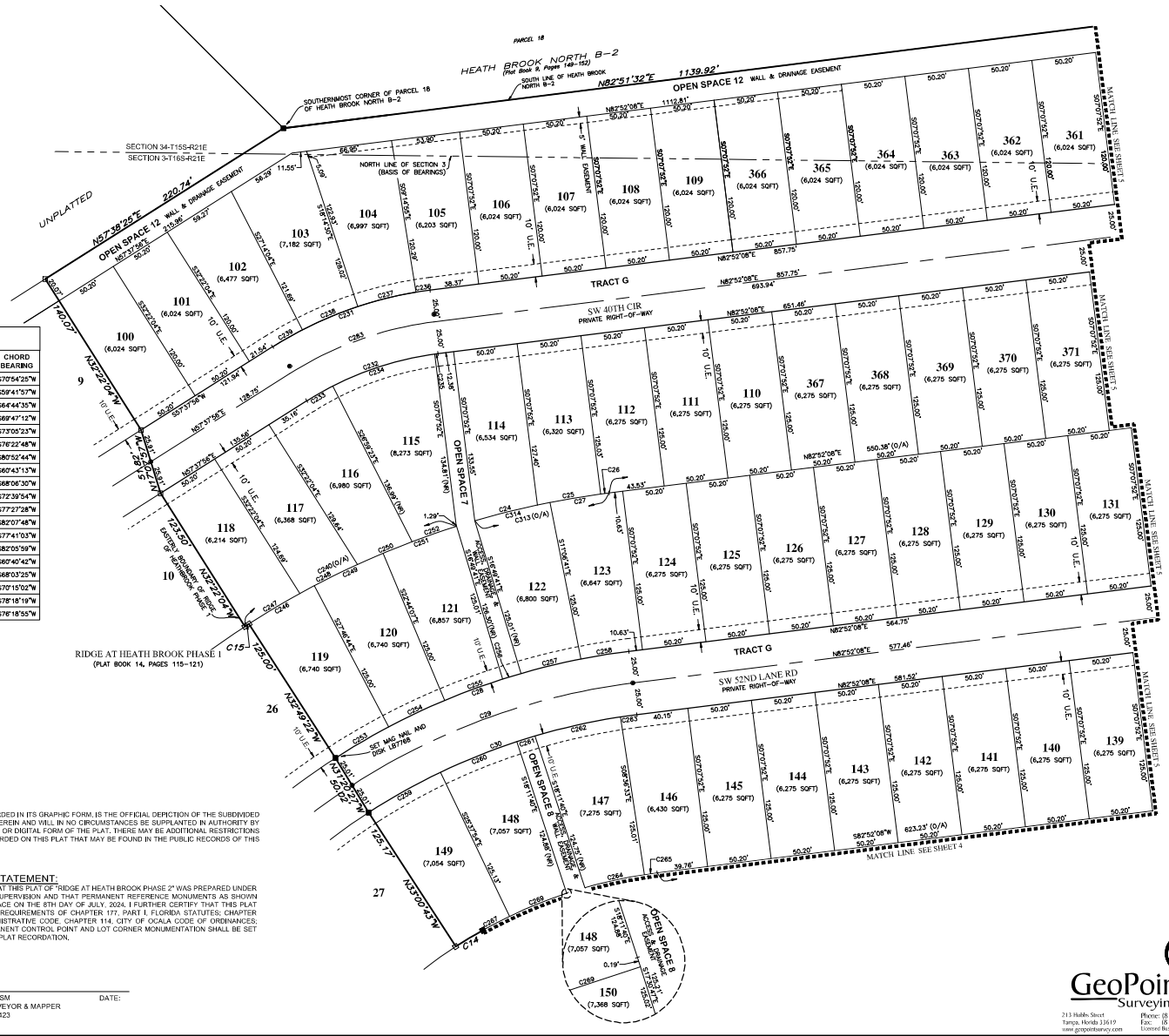
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C24	675.00'	4°17'38"	50.59'	50.57'	S75°53'19"W
C25	675.00'	4°16'01"	50.27'	50.26'	S80°10'08"W
C26	675.00'	0°33'59"	6.67'	6.67'	S82°35'06"W
C27	675.00'	3°58'49"	46.89'	46.88'	S80°52'44"W
C28	550.00'	25°41'30"	246.62'	244.56'	N70°01'23"E
C29	525.00'	25°45'44"	236.06'	234.08'	N69°59'16"E
C30	500.00'	25°50'24"	225.50'	223.59'	N69°56'57"E
C231	300.00'	25°14'12"	132.14'	131.07'	S70°15'02"W
C232	250.00'	25°14'12"	110.12'	109.23'	S70°15'02"W
C233	250.00'	5°22'41"	23.47'	23.46'	S60°19'16"W
C234	250.00'	19°15'30"	84.03'	83.64'	S72°38'22"W
C235	250.00'	0°36'01"	2.62'	2.62'	S82°34'07"W
C236	300.00'	2°07'03"	11.09'	11.09'	S81°48'37"W
C237	300.00'	8°59'35"	47.09'	47.04'	S76°15'18"W
C238	300.00'	8°59'35"	47.09'	47.04'	S67°15'43"W
C239	300.00'	5°08'00"	26.88'	26.87'	S60°11'56"W
C240	675.00'	15°17'28"	180.14'	179.61'	S64°49'22"W
C246	675.00'	5°02'35"	59.42'	59.40'	S59°41'57"W
C247	675.00'	4°15'48"	50.23'	50.21'	S58°59'24"W
C248	675.00'	4°16'58"	50.46'	50.44'	S63°15'47"W
C249	675.00'	5°02'38"	59.42'	59.40'	S64°44'35"W
C250	675.00'	3°56'28"	46.43'	46.42'	S67°22'30"W
C251	675.00'	5°12'13"	61.30'	61.28'	S69°52'00"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C252	675.00'	3°07'22"	36.79'	36.78'	S70°54'25"W
C253	550.00'	5°02'38"	48.42'	48.40'	S59°41'57"W
C254	550.00'	5°02'38"	48.42'	48.40'	S64°44'35"W
C255	550.00'	5°02'37"	48.42'	48.40'	S69°47'12"W
C256	550.00'	1°33'46"	15.00'	15.00'	S73°05'23"W
C257	550.00'	5°01'03"	48.17'	48.15'	S76°22'48"W
C258	550.00'	3°58'49"	38.21'	38.20'	S80°52'44"W
C259	500.00'	7°22'56"	64.42'	64.38'	S60°43'13"W
C260	500.00'	7°23'39"	64.53'	64.48'	S68°06'30"W
C261	500.00'	1°43'09"	15.00'	15.00'	S72°39'54"W
C262	500.00'	7°51'58"	68.65'	68.59'	S77°27'28"W
C263	500.00'	1°28'42"	12.90'	12.90'	S82°07'48"W
C264	375.00'	7°17'33"	47.73'	47.70'	S77°41'03"W
C265	375.00'	1°32'19"	10.07'	10.07'	S82°05'59"W
C267	375.00'	7°22'48"	48.30'	48.27'	S60°40'42"W
C269	375.00'	7°22'39"	48.29'	48.25'	S68°03'25"W
C283	275.00'	25°14'12"	121.13'	120.15'	S70°15'02"W
C313	675.00'	9°07'38"	107.53'	107.41'	S78°18'19"W
C314	675.00'	5°08'50"	60.64'	60.62'	S76°18'55"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
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- U.E. = Utility Easement
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- D.E. = Drainage Easement

NOTICE:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

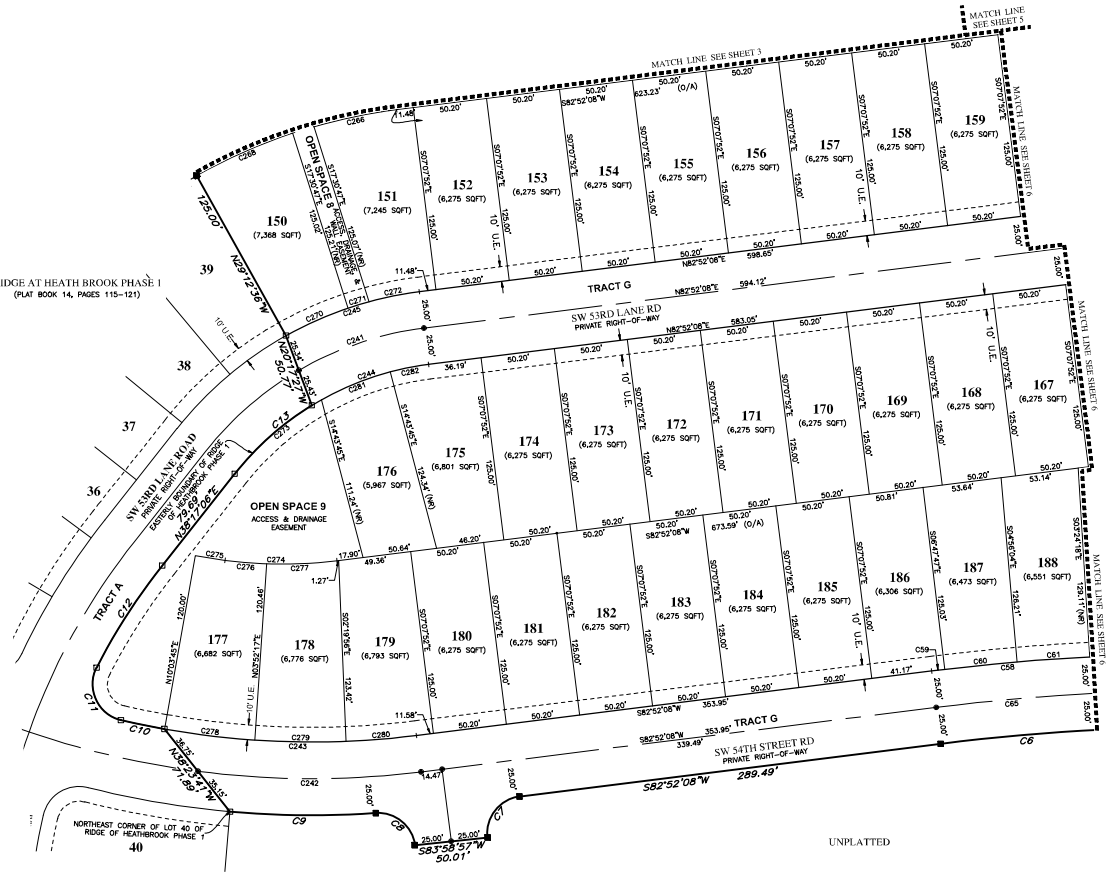
PLAT BOOK _____ PAGE_____
SHEET 4 OF 8 SHEETS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C59	1525.00'	0°20'06"	8.92'	8.92'	S83°02'11"W
C60	1525.00'	1°51'42"	49.55'	49.55'	S84°08'05"W
C61	1525.00'	1°51'58"	49.67'	49.67'	S85°59'55"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C241	225.00'	23°04'46"	90.63'	90.02'	S71°19'45"W
C242	600.00'	14°33'59"	152.54'	152.13'	S89°50'52"E
C243	575.00'	17°11'37"	172.55'	171.90'	N88°32'03"W
C244	200.00'	24°20'04"	84.94'	84.31'	S70°42'06"W
C245	250.00'	22°04'44"	96.34'	95.74'	S71°49'46"W
C266	375.00'	8°49'52"	57.80'	57.74'	S78°27'12"W
C268	375.00'	10°57'21"	71.71'	71.60'	S66°16'04"W
C270	250.00'	10°35'07"	46.19'	46.12'	S66°04'57"W
C271	250.00'	3°26'18"	15.00'	15.00'	S73°05'40"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C272	250.00'	8°03'19"	35.15'	35.12'	S78°50'28"W
C273	200.00'	22°26'57"	78.36'	77.86'	S49°30'35"W
C274	300.00'	14°35'33"	76.41'	76.20'	S89°50'05"E
C275	455.00'	2°36'04"	20.66'	20.65'	S81°14'17"E
C276	300.00'	5°26'39"	28.51'	28.49'	S85°15'38"E
C277	300.00'	9°08'54"	47.90'	47.85'	N87°26'35"E
C278	575.00'	6°11'29"	62.13'	62.10'	S83°01'59"E
C279	575.00'	6°12'13"	62.26'	62.23'	S89°13'50"E
C280	575.00'	4°47'56"	48.16'	48.15'	N85°16'06"E
C281	200.00'	14°32'12"	50.74'	50.61'	S68°00'09"W
C282	200.00'	7°35'53"	26.52'	26.50'	S79°04'12"W

LEGEND:

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SURVEYOR'S STATEMENT:

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_____
DAVID A. WILLIAMS, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

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213 Hubbs Street
Tampa, Florida 33619
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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

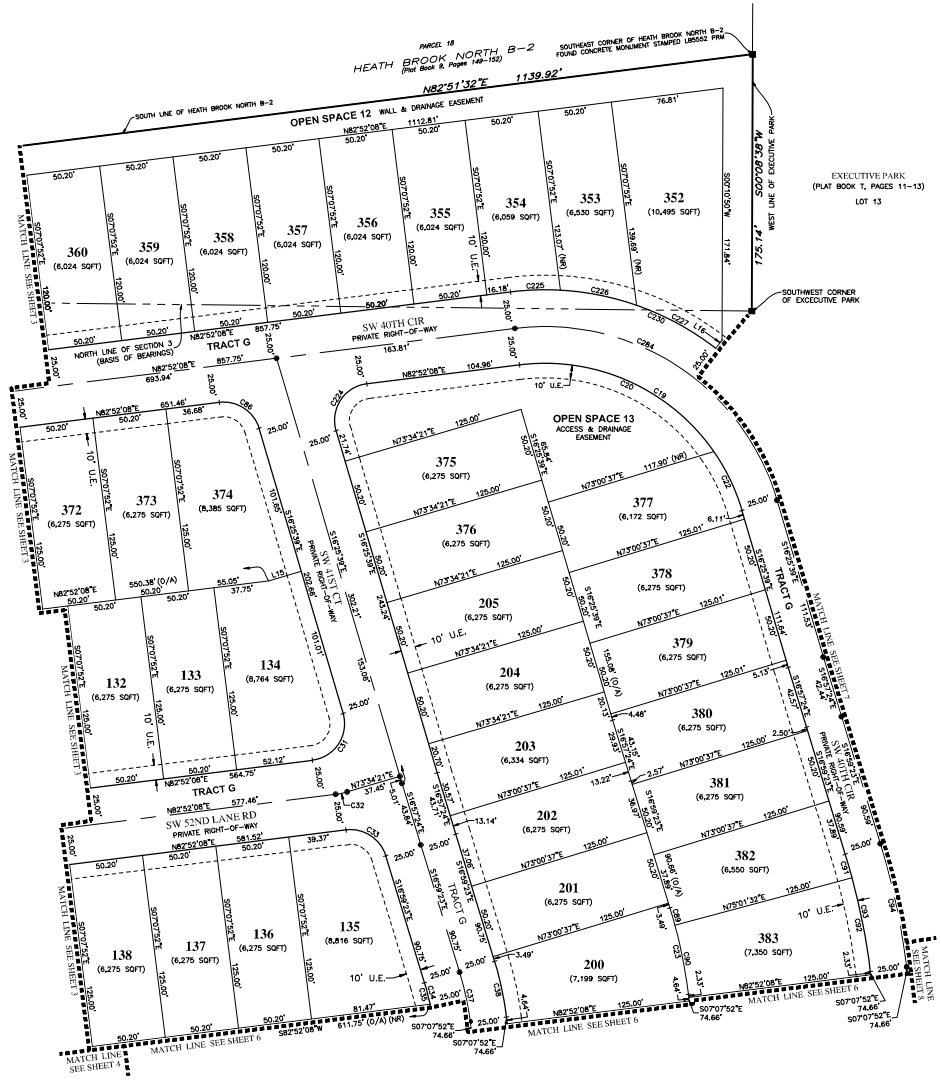
NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	S73°34'21"W	23.02'
L16	S37°47'20"W	7.09'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C19	140.00'	80°42'13"	197.20'	181.29'	N56°46'46"W
C20	140.00'	62°22'38"	152.42'	145.00'	N65°56'33"W
C22	140.00'	18°19'35"	44.78'	44.59'	N25°35'27"W
C23	350.00'	9°51'31"	60.22'	60.15'	N12°03'38"W
C31	25.00'	99°17'47"	43.33'	38.10'	N33°13'14"E
C32	50.00'	9°17'47"	8.11'	8.10'	N78°13'14"E
C33	25.00'	80°08'29"	34.97'	32.19'	S57°03'38"E
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C35	175.00'	4°54'39"	15.00'	15.00'	N14°32'03"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C38	225.00'	9°51'31"	38.71'	38.67'	S12°03'38"E
C86	25.00'	80°42'12"	35.21'	32.37'	N56°46'46"W
C89	350.00'	2°00'55"	12.31'	12.31'	N15°58'56"W
C90	350.00'	7°50'36"	47.91'	47.88'	N11°03'10"W
C91	475.00'	2°00'55"	16.71'	16.71'	N15°58'56"W
C92	475.00'	7°50'36"	65.02'	64.97'	N11°03'10"W
C93	475.00'	9°51'31"	81.73'	81.63'	N12°03'38"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C224	25.00'	99°17'47"	43.33'	38.10'	S33°13'14"W
C225	190.00'	10°19'00"	34.21'	34.17'	S88°01'38"W
C226	190.00'	15°59'52"	53.05'	52.88'	N78°48'56"W
C227	190.00'	18°36'20"	61.70'	61.43'	N61°30'50"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W



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DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

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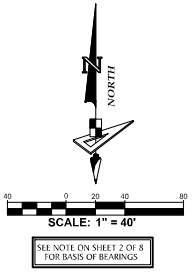

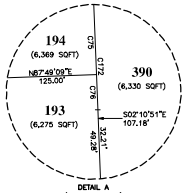

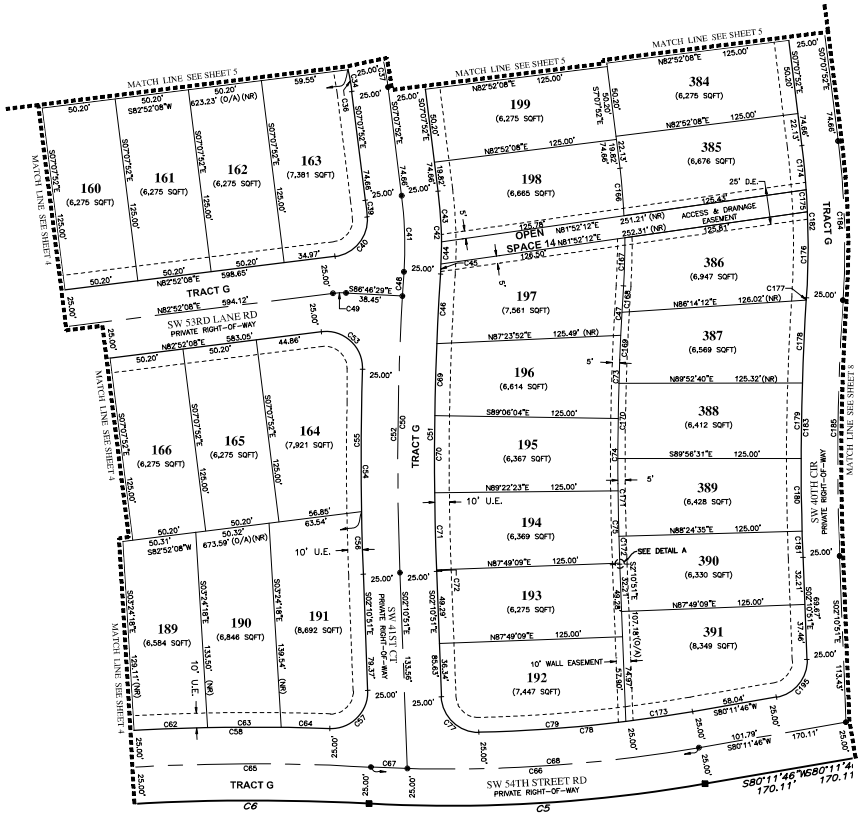

UNPLATTED

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C36	175.00'	4°56'52"	15.11'	15.11'	N09°36'18"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C39	250.00'	2°36'39"	11.39'	11.39'	S05°49'32"E
C40	25.00'	87°23'21"	38.13'	34.54'	S39°10'28"W
C41	275.00'	10°49'53"	51.99'	51.91'	S01°42'56"E
C42	300.00'	10°49'53"	56.71'	56.63'	S01°42'56"E
C43	300.00'	6°36'46"	34.62'	34.60'	N03°49'29"W
C44	300.00'	2°54'05"	15.19'	15.19'	N00°55'56"E
C45	300.00'	1°19'02"	6.90'	6.90'	N03°02'29"E
C46	1975.00'	1°22'39"	47.49'	47.48'	S03°00'41"W
C47	1850.00'	1°02'38"	33.70'	33.70'	S03°10'42"W
C48	2000.00'	0°28'30"	16.58'	16.58'	S03°27'46"W
C49	50.00'	10°21'23"	9.04'	9.03'	N88°02'49"E
C50	2000.00'	5°52'52"	205.29'	205.20'	S00°45'35"W
C51	1975.00'	5°52'52"	202.72'	202.63'	S00°45'35"W
C52	2000.00'	5°24'22"	188.71'	188.64'	S00°31'20"W
C53	25.00'	98°54'12"	43.15'	37.99'	S47°40'47"E
C54	2025.00'	3°57'10"	139.70'	139.67'	S00°12'16"E
C55	2025.00'	2°44'38"	96.98'	96.97'	S00°24'00"W
C56	2025.00'	1°12'32"	42.72'	42.72'	S01°34'35"E
C57	25.00'	94°07'58"	41.07'	36.61'	S44°53'08"W
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C62	1525.00'	1°53'12"	50.21'	50.21'	S87°52'30"W
C63	1525.00'	1°53'21"	50.28'	50.28'	S89°45'46"W
C64	1525.00'	1°14'41"	33.13'	33.13'	N88°40'13"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C66	1000.00'	12°51'34"	224.44'	223.97'	S86°37'33"W
C67	1000.00'	1°25'34"	24.89'	24.89'	S87°39'27"E
C68	1000.00'	11°26'00"	199.55'	199.22'	N85°54'46"E
C69	1975.00'	1°25'26"	49.08'	49.08'	S01°36'39"W
C70	1975.00'	1°31'34"	52.60'	52.60'	S00°08'09"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C71	1975.00'	1°31'38"	52.64'	52.64'	S01°23'27"E
C72	1975.00'	0°01'35"	0.91'	0.91'	S02°10'03"E
C73	1850.00'	1°45'27"	56.75'	56.74'	S01°46'39"W
C74	1850.00'	1°31'34"	49.27'	49.27'	S00°08'09"W
C75	1850.00'	1°31'32"	49.25'	49.25'	S01°23'23"E
C76	1850.00'	0°01'42"	0.91'	0.91'	S02°10'00"E
C77	25.00'	89°00'27"	38.84'	35.05'	S46°41'05"E
C78	975.00'	8°36'56"	146.61'	146.47'	N84°30'14"E
C79	975.00'	5°54'29"	100.54'	100.49'	N85°51'27"E
C166	425.00'	4°21'58"	32.39'	32.38'	N04°56'53"W
C167	425.00'	4°25'49"	32.86'	32.85'	N01°29'06"E
C168	5288.88'	0°11'40"	17.96'	17.96'	S03°32'14"W
C169	8800.40'	0°18'58"	48.55'	48.55'	S02°38'57"W
C170	7955.61'	0°22'05"	51.09'	51.09'	S00°33'53"W
C171	1850.00'	1°38'54"	53.22'	53.22'	S00°45'58"E
C172	1850.00'	0°35'26"	19.07'	19.07'	S01°53'08"E
C173	975.00'	2°42'27"	46.07'	46.07'	N81°33'00"E
C174	549.99'	3°08'40"	30.18'	30.18'	N05°33'32"W
C175	549.97'	1°34'07"	15.06'	15.06'	N03°12'09"W
C176	550.00'	6°07'07"	58.73'	58.71'	N00°38'27"E
C177	1725.00'	0°03'10"	1.59'	1.59'	S03°40'26"W
C178	1725.00'	1°52'44"	56.57'	56.57'	S02°42'29"W
C179	1725.00'	1°42'37"	51.49'	51.49'	S00°54'48"W
C180	1725.00'	1°38'54"	49.63'	49.62'	S00°45'58"E
C181	1725.00'	0°35'26"	17.78'	17.78'	S01°53'08"E
C182	550.00'	10°49'53"	103.97'	103.82'	N01°42'56"W
C183	1725.00'	5°52'52"	177.06'	176.98'	S00°45'35"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C195	25.00'	82°22'37"	35.94'	32.93'	N39°00'28"E

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

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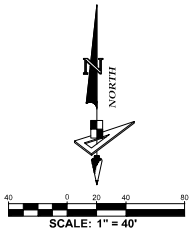
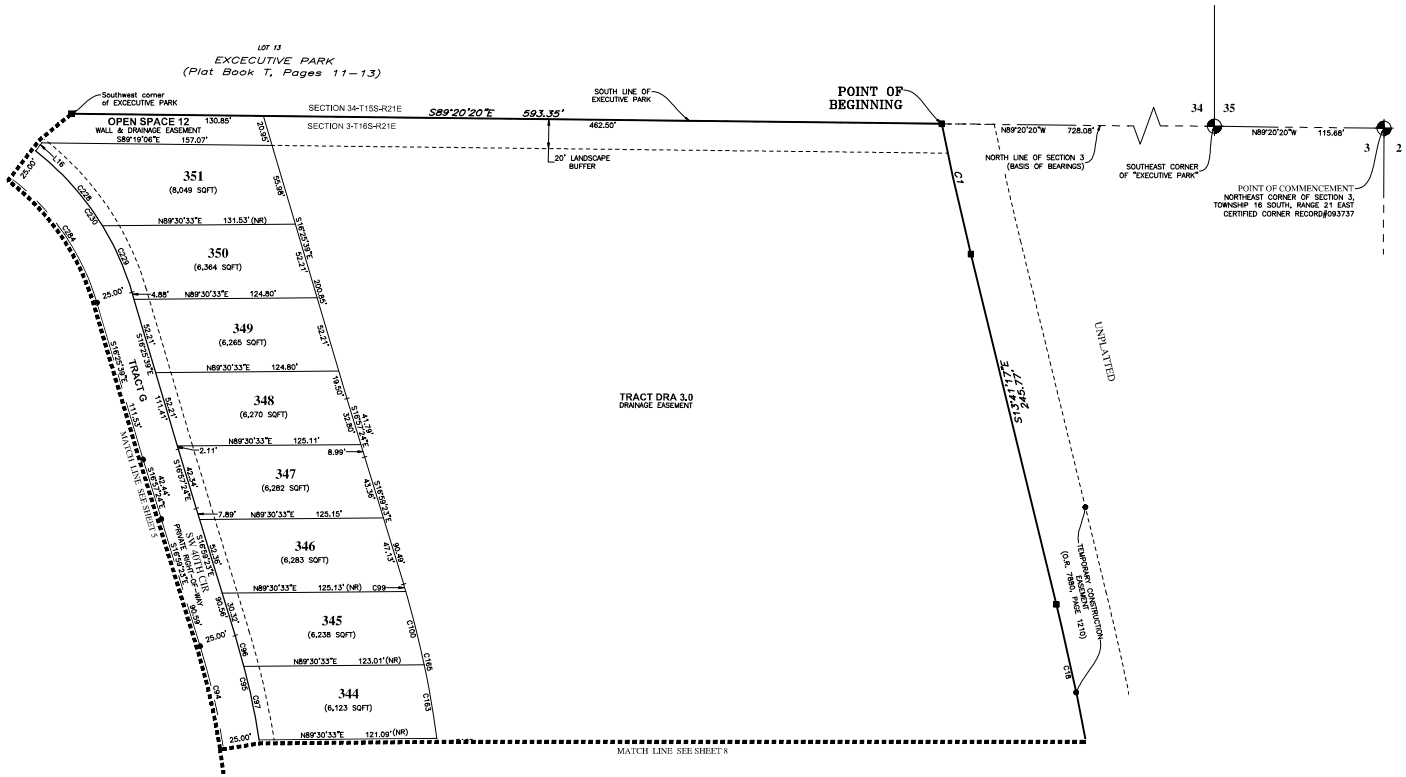
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C96	525.00'	2°23'26"	21.91'	21.90'	N15°47'40"W
C97	525.00'	5°35'22"	51.22'	51.19'	N11°48'16"W
C99	645.00'	0°27'48"	5.22'	5.22'	N16°45'29"W
C100	645.00'	4°35'31"	51.69'	51.68'	N14°13'50"W
C163	645.00'	4°31'06"	50.87'	50.85'	N09°40'31"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C228	190.00'	20°47'09"	68.93'	68.55'	N41°49'06"W
C229	190.00'	14°59'52"	49.73'	49.59'	N23°55'35"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
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DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

LINE DATA TABLE		
NO.	BEARING	LENGTH
L16	S37°47'20"W	7.09'

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A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
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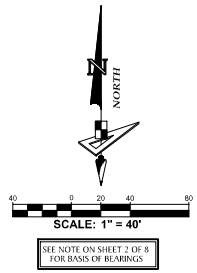

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C80	275.00'	19°30'05"	93.60'	93.15'	N70°26'44"E
C81	300.00'	19°30'05"	102.11'	101.62'	S70°26'44"W
C82	275.00'	1°55'34"	9.24'	9.24'	N61°39'28"E
C83	680.00'	1°06'09"	13.09'	13.09'	N61°14'46"E
C84	680.00'	29°23'00"	348.73'	344.92'	S75°23'11"W
C85	655.00'	29°23'00"	335.91'	332.24'	S75°23'11"W
C87	1905.00'	0°45'07"	25.00'	25.00'	N00°27'36"E
C88	1905.00'	0°45'07"	25.00'	25.00'	N00°17'31"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C98	525.00'	1°52'43"	17.21'	17.21'	N08°04'14"W
C164	645.00'	0°17'06"	3.21'	3.21'	N07°16'25"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C186	600.00'	10°49'53"	113.43'	113.26'	N01°42'56"W
C187	1675.00'	5°52'52"	171.93'	171.85'	S00°45'35"W
C188	600.00'	0°52'55"	9.24'	9.23'	N06°41'25"W
C189	600.00'	5°45'30"	60.30'	60.28'	N03°22'12"W
C190	600.00'	4°11'28"	43.89'	43.88'	N01°36'17"E
C191	1675.00'	0°30'53"	15.04'	15.04'	S03°26'34"W
C192	1675.00'	1°50'59"	54.08'	54.07'	S02°15'39"W
C193	1675.00'	1°50'59"	54.08'	54.07'	S00°24'39"W
C194	1675.00'	1°40'01"	48.73'	48.73'	S01°20'51"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C196	25.00'	97°37'22"	42.60'	37.63'	S50°59'32"E
C197	720.00'	1°50'39"	23.17'	23.17'	N06°12'33"W
C198	720.00'	4°47'46"	60.27'	60.25'	N02°53'20"W
C199	720.00'	4°11'28"	52.67'	52.65'	N01°36'17"E
C200	1555.00'	0°30'53"	13.97'	13.97'	S03°26'34"W
C201	1555.00'	1°50'59"	50.20'	50.20'	S02°15'39"W
C202	1555.00'	1°50'59"	50.20'	50.20'	S00°24'39"W
C203	1555.00'	1°40'01"	45.24'	45.24'	S01°20'51"E
C204	720.00'	10°49'53"	136.11'	135.91'	N01°42'56"W
C205	1555.00'	5°52'52"	159.61'	159.54'	S00°45'35"W
C206	1535.00'	3°14'01"	86.63'	86.62'	S00°33'50"E
C207	1380.00'	0°41'49"	16.79'	16.79'	N67°40'17"E
C208	800.00'	22°45'19"	317.72'	315.64'	S78°42'01"W
C209	800.00'	2°07'12"	29.60'	29.60'	S68°22'58"W
C210	800.00'	3°35'52"	50.23'	50.22'	S71°14'30"W
C211	800.00'	4°08'14"	57.77'	57.75'	S75°06'32"W
C212	800.00'	4°08'14"	57.77'	57.75'	S79°14'47"W
C213	800.00'	4°08'14"	57.77'	57.75'	S83°23'01"W
C214	800.00'	4°08'14"	57.77'	57.75'	S87°31'15"W
C215	800.00'	0°29'19"	6.82'	6.82'	S89°50'01"W
C216	275.00'	17°34'32"	84.36'	84.03'	N71°24'30"E
C217	680.00'	7°00'34"	83.19'	83.14'	S65°18'07"W
C218	680.00'	4°14'01"	50.25'	50.23'	S70°55'25"W
C219	680.00'	4°08'14"	49.10'	49.09'	S75°06'32"W
C220	680.00'	4°08'14"	49.10'	49.09'	S79°14'47"W
C221	680.00'	4°08'14"	49.10'	49.09'	S83°23'01"W
C222	680.00'	4°08'14"	49.10'	49.09'	S87°31'15"W
C223	680.00'	0°29'19"	5.80'	5.80'	S89°50'01"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

LEGEND:

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PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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BILL OF SALE AND LIMITED ASSIGNMENT
[RIDGE AT HEATH BROOK PHASE 2 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 23 day of August, 2024, by and between **Forestar (USA) Real Estate Group Inc.,** a Delaware corporation, with an address of 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 ("**Grantor**"), and **Ridge at Heath Brook Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A;** and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements and work product described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, "**AS IS, WHERE IS**", **AND** "**WITH ALL FAULTS**". The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of it successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all

claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

5. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

By: Victoria Walker
Name: VICTORIA WALKER
Address: 2221 E LAMAR
ARL, TX 76006

By: CStewart
Name: CARRIE STEWART
Address: 2221 E LAMAR BLVD.
ARLINGTON, TX 76006

FORESTAR (USA) REAL ESTATE GROUP INC.

By: James D. Allen
Name: James D. Allen
Title: Executive Vice President

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23 day of August, 2024, by James D. Allen, as Executive Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

CARRIE STEWART
Notary Public, State of Texas
Comm. Expires 07-17-2027
(NOTARY SEAL) Notary ID 124225

CStewart
NOTARY PUBLIC, STATE OF TEXAS

Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Ridge at Heath Brook Phase 2 Improvements

Phase 2 Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water control structures, curb and gutter, and pipes, located within the right-of-way designated as Tract G (Private Right-of-Way), Tract DRA 3.0 (Drainage Easement), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), Tract Open Space 12 (Wall & Drainage Easement), Tracts Open Space 13 and Open Space 14 (Access & Drainage Easement), and any "Drainage Easements," as identified on the *DRAFT* plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Phase 2 Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift *stations, facilities, equipment and appurtenances thereto*, located within or upon the rights-of-way designated as Tract G (Private Right-of-Way), Tract LS (Lift Station), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), and "Utility Easements," as identified on the DRAFT plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit B**.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the public improvements for Phase 2 of the project as described in the *Second Supplemental Engineer's Report*, dated July 2024.

Improvement	Total CDD Eligible Amount	Total Paid to Date	Balance Owed	Retainage
Phase 2 Stormwater	$1,476,151.98	$1,273,467.58	$61,188.00	$141,496.40
Phase 2 Sanitary Sewer	$1,370,966.81	$1,118,225.53	$128,494.00	$124,247.28
Phase 2 Watermain	$804,989.00	$685,652.04	$43,153.40	$76,183.56
Totals:	**$3,652,107.79**	**$3,077,345.15**	**$232,835.40**	**$341,927.24**

EXHIBIT B

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 1 OF 8 SHEETS

DESCRIPTION:

TWO PARCELS OF LAND LYING IN SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3, RUN THENCE ALONG THE NORTH LINE OF SAID SECTION 3, N89°20'20"W, A DISTANCE OF 115.68 FEET TO THE SOUTHEAST CORNER OF EXECUTIVE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 11 THROUGH 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE CONTINUE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID EXECUTIVE PARK, N89°20'20"W, A DISTANCE OF 728.06 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH LINE, SOUTHERLY, 91.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2387.00 FEET AND A CENTRAL ANGLE OF 02°11'09" (CHORD BEARING S.12°35'43"E., 91.06 FEET); THENCE S.13°41'17"E., A DISTANCE OF 245.77 FEET; THENCE SOUTHERLY, 482.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 14°31'27" (CHORD BEARING S.06°25'34"E., 481.61 FEET) TO A POINT KNOWN AS "REFERENCE POINT A"; THENCE N.89°58'18"W., A DISTANCE OF 120.62 FEET; THENCE WESTERLY, 323.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 29°23'00" (CHORD BEARING S.75°23'11"W., 319.56 FEET); THENCE WESTERLY, 110.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 19°38'00" (CHORD BEARING S.70°26'14"W., 110.08 FEET); THENCE S.80°11'16"W., A DISTANCE OF 178.11 FEET; THENCE WESTERLY, 230.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°51'34" (CHORD BEARING S.86°37'33"W., 229.57 FEET); THENCE WESTERLY, 262.24 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 10°11'12" (CHORD BEARING S.87°57'44"W., 261.90 FEET); THENCE S.82°52'08"W., A DISTANCE OF 289.49 FEET; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.37°52'08"W., 35.36 FEET); THENCE S.83°58'57"W., A DISTANCE OF 50.01 FEET; THENCE NORTHWESTERLY, 37.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°51'58" (CHORD BEARING N.50°33'51"W., 34.38 FEET); THENCE WESTERLY, 99.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 09°07'10" (CHORD BEARING N.89°20'13"W., 99.39 FEET) TO THE NORTHEAST CORNER OF LOT 40, OF RIDGE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 115 THROUGH 121, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIDGE AT HEATH BROOK PHASE 1, THE FOLLOWING SIXTEEN (16) COURSES: 1) N.28°23'41"W., A DISTANCE OF 71.89 FEET; 2) WESTERLY, 30.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03°00'59" (CHORD BEARING N.78°25'45"W., 30.27 FEET); 3) NORTHWESTERLY, 45.36 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 104°01'30" (CHORD BEARING N.24°54'06"W., 39.41 FEET); 4) NORTHEASTERLY, 82.20 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 11°11'043" (CHORD BEARING N.32°41'45" E., 82.79 FEET); 5) N.38°17'06" E., A DISTANCE OF 79.69 FEET; 6) NORTHEASTERLY, 70.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°14'57" (CHORD BEARING N.48°24'35" E., 70.32 FEET); 7) N.20°17'27" W., A DISTANCE OF 50.77 FEET; 8) N.29°12'36" W., A DISTANCE OF 125.00 FEET; 9) SOUTHWESTERLY, 24.88 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 03°48'08" (CHORD BEARING S. 58°53'26" W., 24.88 FEET); 10) N.33°09'43" W., A DISTANCE OF 125.17 FEET; 11) N.31°20'27" W., A DISTANCE OF 55.02 FEET; 12) N.32°49'22" W., A DISTANCE OF 125.00 FEET; 13) SOUTHWESTERLY, 3.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 00°19'06" (CHORD BEARING S. 57°07'04" W., 3.76 FEET); 14) N.32°22'04" W., A DISTANCE OF 123.60 FEET; 15) N.17°57'57" W., A DISTANCE OF 51.82 FEET; 16) N.32°22'04" W., A DISTANCE OF 140.07 FEET; THENCE N.57°38'20" E., A DISTANCE OF 220.74 FEET TO THE SOUTHERNMOST CORNER OF PARCEL 18 OF HEATH BROOK NORTH B-2, ACCORDING TO THE PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF, N.42°51'32" E., A DISTANCE OF 1139.62 FEET TO THE SOUTHEAST CORNER OF SAID HEATH BROOK NORTH B-2, SAID POINT BEING ON THE WEST LINE OF AFOREMENTIONED EXECUTIVE PARK; THENCE ALONG SAID WEST LINE, S. 00°08'38" W., A DISTANCE OF 175.14 FEET TO THE SOUTHWEST CORNER OF THEREOF SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE, S.89°20'20" E., A DISTANCE OF 560.35 FEET TO THE **POINT OF BEGINNING.**

TOGETHER WITH:

COMMENCE AT AFORESAID "REFERENCE POINT A", RUN THENCE SOUTHERLY, 182.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 05°29'35" (CHORD BEARING S.03°34'57"W., 182.57 FEET) TO THE **POINT OF BEGINNING**; THENCE SOUTHERLY, 50.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 01°30'54" (CHORD BEARING S.07°04'29"W., 50.00 FEET); THENCE N.82°58'31"W., A DISTANCE OF 50.00 FEET; THENCE N.03°34'29"E., A DISTANCE OF 50.00 FEET; THENCE S.82°58'31"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 41.329 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.

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION) HAS CAUSED THESE PRESENTS TO BE BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____ 2024.

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION)

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, AND PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, OCALA TROPHY, LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AS _____ BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024

OCALA TROPHY, LTD
A FLORIDA LIMITED PARTNERSHIP

WITNESS:
SIGN:_____
PRINT:
BY:_____
TITLE
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

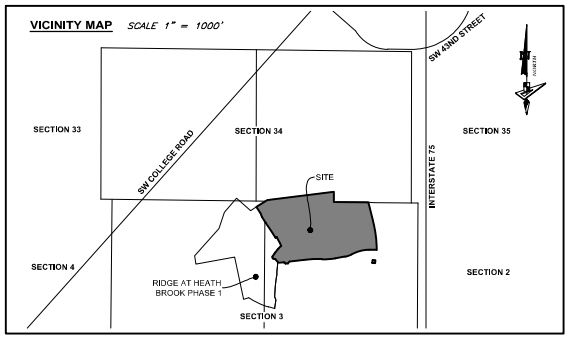
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

_____ _____
CHARLES M. ARNETT, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

VICINITY MAP *SCALE 1" = 1000'*



PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ("THE CDD") HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE, AFFIXED HEREON BY AND WITH THE, AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024.

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT
A FLORIDA CORPORATION (THE CDD)

WITNESS:
SIGN:_____
PRINT:
BY:_____
CHAIRPERSON
WITNESS:
SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, AS _____ OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, INC., A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY CERTAIN MORTGAGE EXECUTED BY FORESTAR (USA) REAL ESTATE GROUP, INC. A DELAWARE CORPORATION, MORTGAGOR, IN FAVOR OF D.R. HORTON, INC. A DELAWARE CORPORATION, MORTGAGEE, IN OFFICIAL RECORDS BOOK 7365, PAGE 700 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT OF RIDGE AT HEATHBROOK PHASE 2 IS BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE DEVELOPER AND FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "RIDGE AT HEATH BROOK PHASE 2", BEING IN CITY OF OCALA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION").
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD").

THE INTERIOR RIGHTS OF WAYS SHOWN ON THIS PLAT AND DESIGNATED AS TRACTS G, ARE HEREBY DEDICATED PRIVATELY TO "THE ASSOCIATION". ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE COUNCIL OF CITY OF OCALA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE 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 AT RISK.

CITY OF OCALA IS HEREBY GRANTED AN EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL AREAS LOCATED WITHIN TRACT G FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SANITARY SEWER AND WATER FACILITIES, LINES, OR EQUIPMENT, SUCH FACILITIES, LINES, AND EQUIPMENT SHALL, UPON COMPLETION OF CONSTRUCTION, BE MAINTAINED, REPAIRED, AND/OR REPLACED BY CITY OF OCALA; PROVIDED, HOWEVER, IN THE EVENT THAT CITY OF OCALA IS REQUIRED TO DEMOLISH OR REMOVE ANY PORTION OF STREET PAVEMENT, ROADWAY SURFACE INCLUDING BUT NOT LIMITED TO PAVERS, GUTTERS OR PRIVATE DRAINAGE IMPROVEMENTS, CURBING, LANDSCAPING, OR GRASS AREAS IN ORDER TO ENABLE THE CITY OF OCALA TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE ANY SUCH FACILITIES CITY SHALL, UPON COMPLETION OF SUCH MAINTENANCE, REPAIRS, AND/OR REPLACEMENT, REASONABLY RECONSTRUCT AND RESTORE ALL DISTURBED STREET PAVEMENT, ROADWAY SURFACE (INCLUDING BUT NOT LIMITED TO PAVERS), GUTTER OR PRIVATE DRAINAGE IMPROVEMENT, CURBING, LANDSCAPING, AND GRASS AREAS TO THEIR ORIGINAL CONDITION, PROVIDED, HOWEVER, THAT THE CITY SHALL ONLY BE REQUIRED TO RECONSTRUCT AND REPAIR SUCH STREET PAVEMENT OR ROADWAY SURFACE TO THE PREVAILING MINIMUM CONSTRUCTION QUALITY STANDARDS IN THEIR JURISDICTION.

TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14 ARE DESIGNATED AS BUFFER/LANDSCAPE/OPEN-SPACE/DRAINAGE/ACCESS AREAS, AND ARE HEREBY RESERVED BY THE DEVELOPER FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO THE CDD OR THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. CITY OF OCALA IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

DEVELOPER HEREBY FURTHER RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "BUFFER/OPEN SPACE" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

TRACT LS IS DESIGNATED AS A LIFT STATION AND IS HEREBY DEDICATED TO THE CITY OF OCALA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION: (continued)

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE, PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT G, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

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 FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES. NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS, IT IS ANTICIPATED THAT THE POTABLE WATER, WASTEWATER AND RECLAIMED SYSTEMS (IF ANY) SHALL BE CONSTRUCTED BY "THE CDD" OR THE DEVELOPER AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM "THE CDD" OR THE DEVELOPER TO THE CITY OF OCALA AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE CITY'S FINAL ACCEPTANCE OF SUCH SYSTEM(S).

DEVELOPER HEREBY RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" OR "UTILITY EASEMENTS" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DRAINAGE, UTILITY OR OTHER IMPROVEMENTS. DEVELOPER FURTHER GRANTS PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL "UTILITY EASEMENTS" TO ALL STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS, SELECTED AND APPROVED BY THE DEVELOPER, "THE ASSOCIATION" AND/OR "THE CDD". FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO "THE CDD", "THE ASSOCIATION" AND/OR THE OWNERS, THE OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SURFACE AREAS ON THEIR INDIVIDUAL LOTS NOW OR HEREINAFTER DESIGNATED EASEMENTS OR UTILITY EASEMENTS.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC, A DELAWARE CORPORATION, HAS CAUSED THESE PLEASED TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORIZER, OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: ANTHONY SQUITIERI

_____, VICE PRESIDENT DATE:_____

_____ _____
WITNESS WITNESS
PRINTED NAME: _____ PRINTED NAME: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED ANTHONY SQUITIERI, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____
PRINT:

COMMISSION NO.: _____ 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 _____, 2024.

_____

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 _____, 2024.

ATTEST _____ _____
SEAN LANIER, P.E. KEVIN LOPEZ
CITY ENGINEER CHAIRMAN

COUNCIL APPROVAL:

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

ATTEST _____ _____
ANGEL B. JACOBS BARRY MANSFIELD
CITY CLERK PRESIDENT, CITY COUNCIL

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2024 AT ____ AM/PM 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

CITY SURVEYOR'S CERTIFICATE:

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.

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

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7764

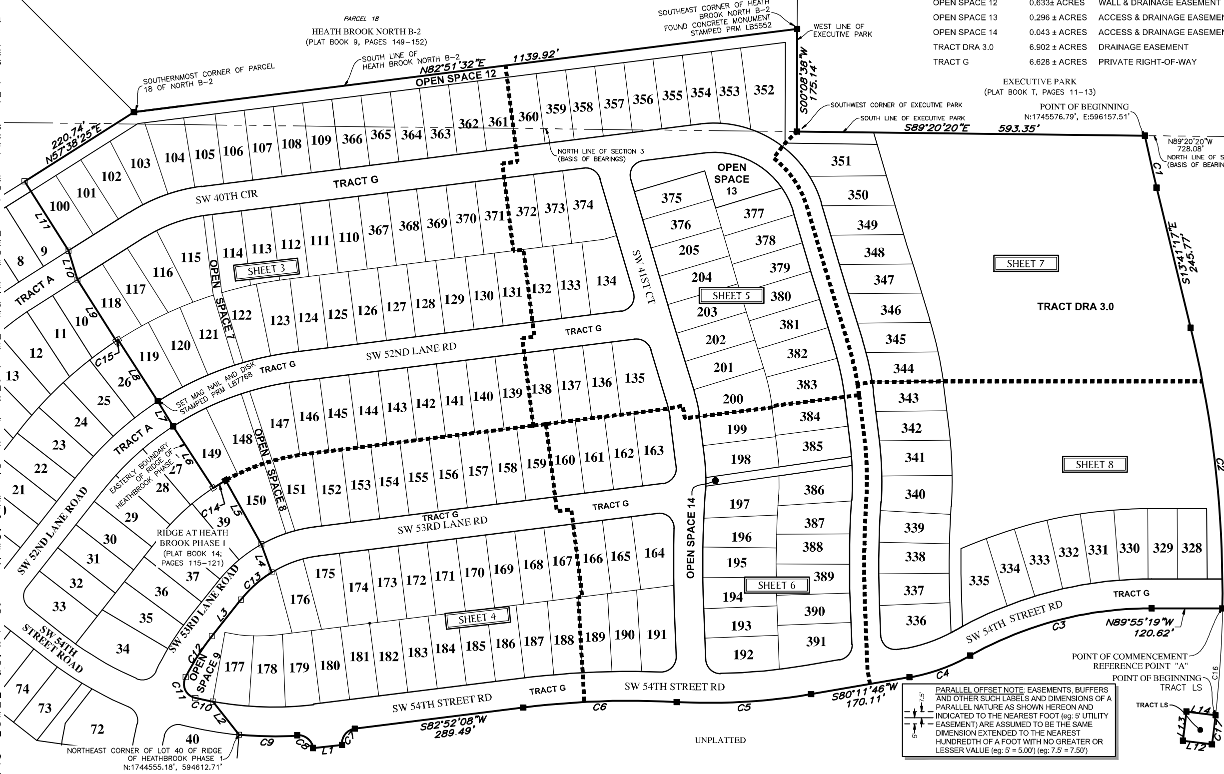
PLAT BOOK _____ PAGE _____
SHEET 2 OF 8 SHEETS

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

TRACT TABULATION

OPEN SPACE 7	0.089 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 8	0.086 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 9	0.296 ± ACRES	UTILITY & DRAINAGE EASEMENT
OPEN SPACE 12	0.633± ACRES	WALL & DRAINAGE EASEMENT
OPEN SPACE 13	0.296 ± ACRES	ACCESS & DRAINAGE EASEMENT
OPEN SPACE 14	0.043 ± ACRES	ACCESS & DRAINAGE EASEMENT
TRACT DRA 3.0	6.902 ± ACRES	DRAINAGE EASEMENT
TRACT G	6.628 ± ACRES	PRIVATE RIGHT-OF-WAY



PLAT NOTES:

1. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT) THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF SECTION 3, HAVING A GRID BEARING OF N 89°20'20" W.
3. CURRENT ZONING IS (PLANNED UNIT DEVELOPMENT) CURRENT LAND USE MEDIUM DENSITY RESIDENTIAL.
4. STATE PLANE COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS I75-73-A34 AND I75-73-A24, ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
5. NO LOT SHALL BE SUBDIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH CITY OF OCALA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF CITY OF OCALA.
6. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6162, PAGE. 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
7. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE: EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS OR ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND COUNCIL OF THE CITY OF OCALA, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER CITY OF OCALA OR SELLER OF SAID LOTS OR TRACTS.
8. ADVISORY NOTICE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONES "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAP FOR MARION COUNTY; COMMUNITY PANEL NUMBER 12057C0530H, EFFECTIVE DATE APRIL 19, 2017.
9. THIS PLAT CONTAINS 170 LOTS, 9 TRACTS AND 1.22 MILES OF ROAD.
10. CITY OF OCALA OFFICIALS EMPLOYED BY THE CITY OF OCALA BUILDING AND ZONING DEPARTMENT, MARION COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CITY OF OCALA 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.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
13. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 A TO LATER DEVELOPMENT REVIEW STAGE.
14. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE. 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS.
15. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.
16. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY CITY OF OCALA FOR THE DEVELOPMENT OF THIS SUBDIVISION.
17. STORMWATER RUNOFF SHALL BE RETAINED IN THE STORMWATER MANAGEMENT FACILITY PROPOSED TO LIE WITHIN TRACT DRA 3.0 AS SHOWN HEREON; THE RESIDENTIAL LOTS DEPICTED, DEFINED, AND ESTABLISHED OF RECORD BY THIS PLAT OF RIDGE AT HEATH BROOK PHASE 2 ARE LOCATED WITHIN FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0514E, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0514, SUFFIX EM EFFECTIVE DATE: APRIL 19, 2017, SUBSEQUENTLY REVISED PURSUANT TO LETTER OF MAP REVISION (LOMR) 22-04-4601P, ISSUED NOVEMBER 22, 2022, WITH AN EFFECTIVE DATE OF APRIL 11, 2023, BY WHICH SAID LOTS NOW APPEAR TO LIE WITHIN FLOOD ZONE X (AN AREA OF MINIMAL FLOOD HAZARD); AS SUCH, THERE IS NO "MAPPED" SPECIAL FLOOD HAZARD AREA (SFHA) TO CLEARLY DELINEATE HEREON AS REQUIRED BY CHAPTER 114-62(Q).
18. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
19. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION, NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 2 FOR BOUNDARY DETAIL AND SEE SHEET 3 THROUGH 8 FOR LOTS DIMENSIONS.
20. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THIS PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN AND/OR ESTABLISHED BY THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 6 ABOVE, INCLUDING SUPPLEMENTS THERETO AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AS SUPPLEMENTED.
21. THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
22. ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 2, 1965 IN OFFICIAL RECORDS BOOK 248, PAGE 196, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED JUNE 2, 1994 IN OFFICIAL RECORDS BOOK 2039, PAGE 1183. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
23. RESOLUTION NO. 99-130 DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330, TOGETHER WITH AND AS AMENDED AND MODIFIED BY: AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2704, PAGE 1380; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 22, 2000 IN OFFICIAL RECORDS BOOK 2757, PAGE 478; DEVELOPER'S AGREEMENT RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3099, PAGE 372; FIRST AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; RESOLUTION NO. 2002-35 AMENDING THE DEVELOPMENT ORDER (SECOND AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1600; AGREEMENT CONCERNING THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 3143, PAGE 1621; SECOND AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 493; ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118; FIFTH AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685; RESOLUTION NO. 2003-116 AMENDING THE DEVELOPMENT ORDER (THIRD AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT, RECORDED IN OFFICIAL RECORDS BOOK 3557, PAGE 1690; RE-RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1058; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED APRIL 5, 2005 IN OFFICIAL RECORDS BOOK 3994, PAGE 162; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JUNE 29, 2005 IN OFFICIAL RECORDS BOOK 4087, PAGE 907; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1463; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 31, 2006 IN OFFICIAL RECORDS BOOK 4324, PAGE 856; AGREEMENT CONCERNING AMENDMENTS TO DEVELOPER'S AGREEMENT RECORDED FEBRUARY 23, 2007 IN OFFICIAL RECORDS BOOK 4720, PAGE 971; NINTH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 824 AND FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 840. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE BEING THE NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
24. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003, IN OFFICIAL RECORDS BOOK 3587, PAGE 1612 AND RE-RECORDED MARCH 4, 2004, IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT RECORDED FEBRUARY 22, 2011, IN OFFICIAL RECORDS BOOK 5481, PAGE 1518 AND AMENDMENT RECORDED JANUARY 27, 2012, IN OFFICIAL RECORDS BOOK 5624, PAGE 581 AND MASTER ASSOCIATION CONSENT RECORDED IN OFFICIAL RECORDS BOOK 7476, PAGE 1645. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
24. CONCURRENCY DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1444; AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED SEPTEMBER 3, 2009 IN OFFICIAL RECORDS BOOK 5249, PAGE 265; AND SECOND AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED NOVEMBER 26, 2014 IN OFFICIAL RECORDS BOOK 6133, PAGE 142AND THIRD AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 852.. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
25. RIGHT OF WAY EASEMENT, EXECUTED SEPTEMBER 21, 1956 BY BONNIE M. HEATH AND OPAL HEATH, HIS WIFE IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1960. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
26. RIGHT OF WAY EASEMENT EXECUTED JULY 23, 1956 BY ELMO SHROPSHIRE AS MANAGER FOR B. M. HEATH AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1962. [AFFECTS THE SUBJECT PROPERTY - BEING THE NORTH 1/2 OF NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
27. RESOLUTION 2018-48 BY THE CITY COUNCIL OF THE CITY OF OCALA RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 860. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
28. RESOLUTION 2021-5 APPROVING AN AMENDMENT TO THE HEATH BROOK PLANNED DEVELOPMENT RECORDED DECEMBER 23, 2020 IN OFFICIAL RECORDS BOOK 7343, PAGE 1930. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
29. DEVELOPMENT AGREEMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 652, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7895, PAGE 154. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
30. AMENITY USE AGREEMENT BETWEEN FORESTAR (USA) REAL ESTATE GROUP INC. AND OCALA TROPHY, LTD. RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 689. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
31. AMENITY USE AGREEMENT BY AND BETWEEN FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 330. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
32. NOTICE OF ESTABLISHMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 28, 2021 IN OFFICIAL RECORDS BOOK 7500, PAGE 1624. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
33. ROAD REALIGNMENT, CONTRIBUTION AND CONSTRUCTION AGREEMENT BY AND BETWEEN MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 7880, PAGE 1210. [BENEFITS SUBJECT PARCEL]
34. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED OCTOBER 7, 2022 IN OFFICIAL RECORDS BOOK 7895, PAGE 164. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
35. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED OCTOBER 18, 2022 IN OFFICIAL RECORDS BOOK 7902, PAGE 786.[[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
36. ANY LIENS CREATED OR LEVIED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RELATING TO COMMUNITY DEVELOPMENT DISTRICTS, WHICH ARE NOT YET DUE AND PAYABLE. NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.5-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM.[NOT A SURVEY MATTER]
37. RESOLUTION 2022-47 BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 771. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
38. COLLATERAL ASSIGNMENT AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1937. [DOES NOT AFFECT]
39. DECLARATION OF CONSENT BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1947. [DOES NOT AFFECT]
40. TRUE-UP AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1951. [DOES NOT AFFECT]

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S83°58'57"W	50.01'
L2	N38°23'41"W	71.89'
L3	N38°17'06"E	79.69'
L4	N20°17'27"W	50.77'
L5	N29°12'36"W	125.00'
L6	N33°00'43"W	125.17'
L7	N31°20'27"W	50.02'
L8	N32°49'22"W	125.00'
L9	N32°22'04"W	123.50'
L10	N17°07'57"W	51.82'
L11	N32°22'04"W	140.07'
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W

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.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 13TH DAY OF JUNE, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ◉ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

GeoPoint Surveying, Inc.
213 Hobbs Street
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Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

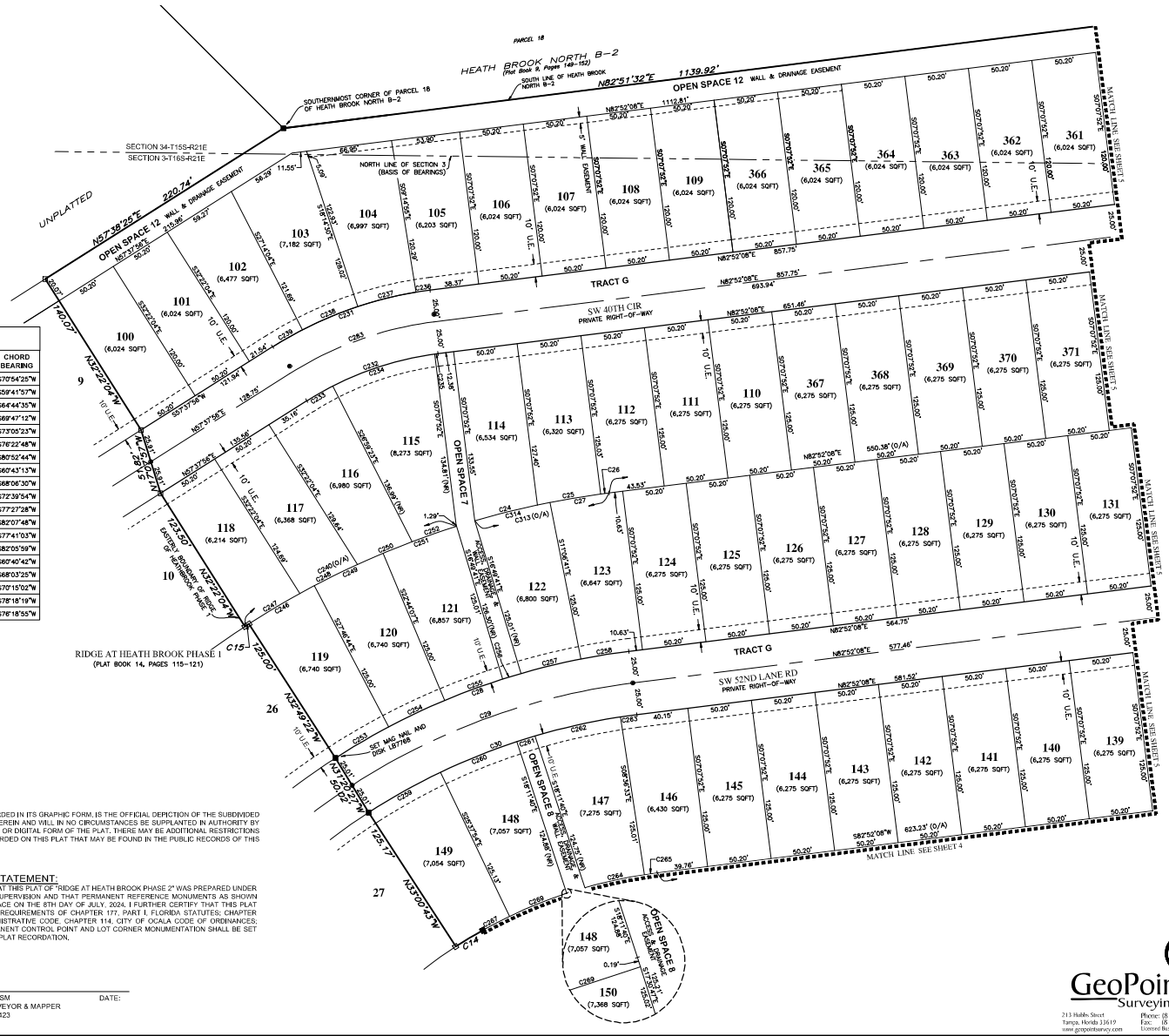
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C24	675.00'	4°17'38"	50.59'	50.57'	S75°53'19"W
C25	675.00'	4°16'01"	50.27'	50.26'	S80°10'08"W
C26	675.00'	0°33'59"	6.67'	6.67'	S82°35'06"W
C27	675.00'	3°58'49"	46.89'	46.88'	S80°52'44"W
C28	550.00'	25°41'30"	246.62'	244.56'	N70°01'23"E
C29	525.00'	25°45'44"	236.06'	234.08'	N69°59'16"E
C30	500.00'	25°50'24"	225.50'	223.59'	N69°56'57"E
C231	300.00'	25°14'12"	132.14'	131.07'	S70°15'02"W
C232	250.00'	25°14'12"	110.12'	109.23'	S70°15'02"W
C233	250.00'	5°22'41"	23.47'	23.46'	S60°19'16"W
C234	250.00'	19°15'30"	84.03'	83.64'	S72°38'22"W
C235	250.00'	0°36'01"	2.62'	2.62'	S82°34'07"W
C236	300.00'	2°07'03"	11.09'	11.09'	S81°48'37"W
C237	300.00'	8°59'35"	47.09'	47.04'	S76°15'18"W
C238	300.00'	8°59'35"	47.09'	47.04'	S67°15'43"W
C239	300.00'	5°08'00"	26.88'	26.87'	S60°11'56"W
C240	675.00'	15°17'28"	180.14'	179.61'	S64°49'22"W
C246	675.00'	5°02'35"	59.42'	59.40'	S59°41'57"W
C247	675.00'	4°15'48"	50.23'	50.21'	S58°59'24"W
C248	675.00'	4°16'58"	50.46'	50.44'	S63°15'47"W
C249	675.00'	5°02'38"	59.42'	59.40'	S64°44'35"W
C250	675.00'	3°56'28"	46.43'	46.42'	S67°22'30"W
C251	675.00'	5°12'13"	61.30'	61.28'	S69°52'00"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C252	675.00'	3°07'22"	36.79'	36.78'	S70°54'25"W
C253	550.00'	5°02'38"	48.42'	48.40'	S59°41'57"W
C254	550.00'	5°02'38"	48.42'	48.40'	S64°44'35"W
C255	550.00'	5°02'37"	48.42'	48.40'	S69°47'12"W
C256	550.00'	1°33'46"	15.00'	15.00'	S73°05'23"W
C257	550.00'	5°01'03"	48.17'	48.15'	S76°22'48"W
C258	550.00'	3°58'49"	38.21'	38.20'	S80°52'44"W
C259	500.00'	7°22'56"	64.42'	64.38'	S60°43'13"W
C260	500.00'	7°23'39"	64.53'	64.48'	S68°06'30"W
C261	500.00'	1°43'09"	15.00'	15.00'	S72°39'54"W
C262	500.00'	7°51'58"	68.65'	68.59'	S77°27'28"W
C263	500.00'	1°28'42"	12.90'	12.90'	S82°07'48"W
C264	375.00'	7°17'33"	47.73'	47.70'	S77°41'03"W
C265	375.00'	1°32'19"	10.07'	10.07'	S82°05'59"W
C267	375.00'	7°22'48"	48.30'	48.27'	S60°40'42"W
C269	375.00'	7°22'39"	48.29'	48.25'	S68°03'25"W
C283	275.00'	25°14'12"	121.13'	120.15'	S70°15'02"W
C313	675.00'	9°07'38"	107.53'	107.41'	S78°18'19"W
C314	675.00'	5°08'50"	60.64'	60.62'	S76°18'55"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

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.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

GeoPoint Surveying, Inc.
213 Hobbs Street
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www.geopointsurvey.com
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Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

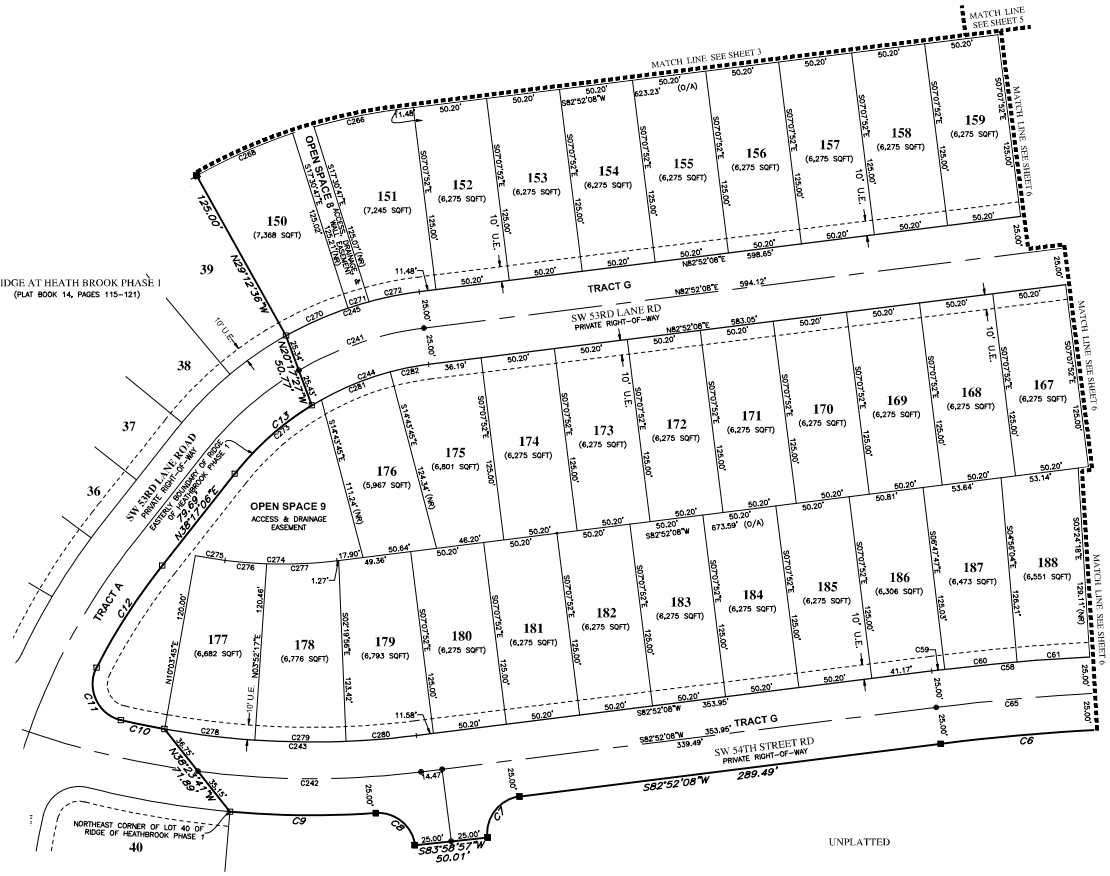
PLAT BOOK _____ PAGE_____
SHEET 4 OF 8 SHEETS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C59	1525.00'	0°20'06"	8.92'	8.92'	S83°02'11"W
C60	1525.00'	1°51'42"	49.55'	49.55'	S84°08'05"W
C61	1525.00'	1°51'58"	49.67'	49.67'	S85°59'55"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C241	225.00'	23°04'46"	90.63'	90.02'	S71°19'45"W
C242	600.00'	14°33'59"	152.54'	152.13'	S89°50'52"E
C243	575.00'	17°11'37"	172.55'	171.90'	N88°32'03"W
C244	200.00'	24°20'04"	84.94'	84.31'	S70°42'06"W
C245	250.00'	22°04'44"	96.34'	95.74'	S71°49'46"W
C266	375.00'	8°49'52"	57.80'	57.74'	S78°27'12"W
C268	375.00'	10°57'21"	71.71'	71.60'	S66°16'04"W
C270	250.00'	10°35'07"	46.19'	46.12'	S66°04'57"W
C271	250.00'	3°26'18"	15.00'	15.00'	S73°05'40"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C272	250.00'	8°03'19"	35.15'	35.12'	S78°50'28"W
C273	200.00'	22°26'57"	78.36'	77.86'	S49°30'35"W
C274	300.00'	14°35'33"	76.41'	76.20'	S89°50'05"E
C275	455.00'	2°36'04"	20.66'	20.65'	S81°14'17"E
C276	300.00'	5°26'39"	28.51'	28.49'	S85°15'38"E
C277	300.00'	9°08'54"	47.90'	47.85'	N87°26'35"E
C278	575.00'	6°11'29"	62.13'	62.10'	S83°01'59"E
C279	575.00'	6°12'13"	62.26'	62.23'	S89°13'50"E
C280	575.00'	4°47'56"	48.16'	48.15'	N85°16'06"E
C281	200.00'	14°32'12"	50.74'	50.61'	S68°00'09"W
C282	200.00'	7°35'53"	26.52'	26.50'	S79°04'12"W

LEGEND:

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SURVEYOR'S STATEMENT:

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_____
DAVID A. WILLIAMS, PSM DATE:
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REGISTRATION NO. 6423

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

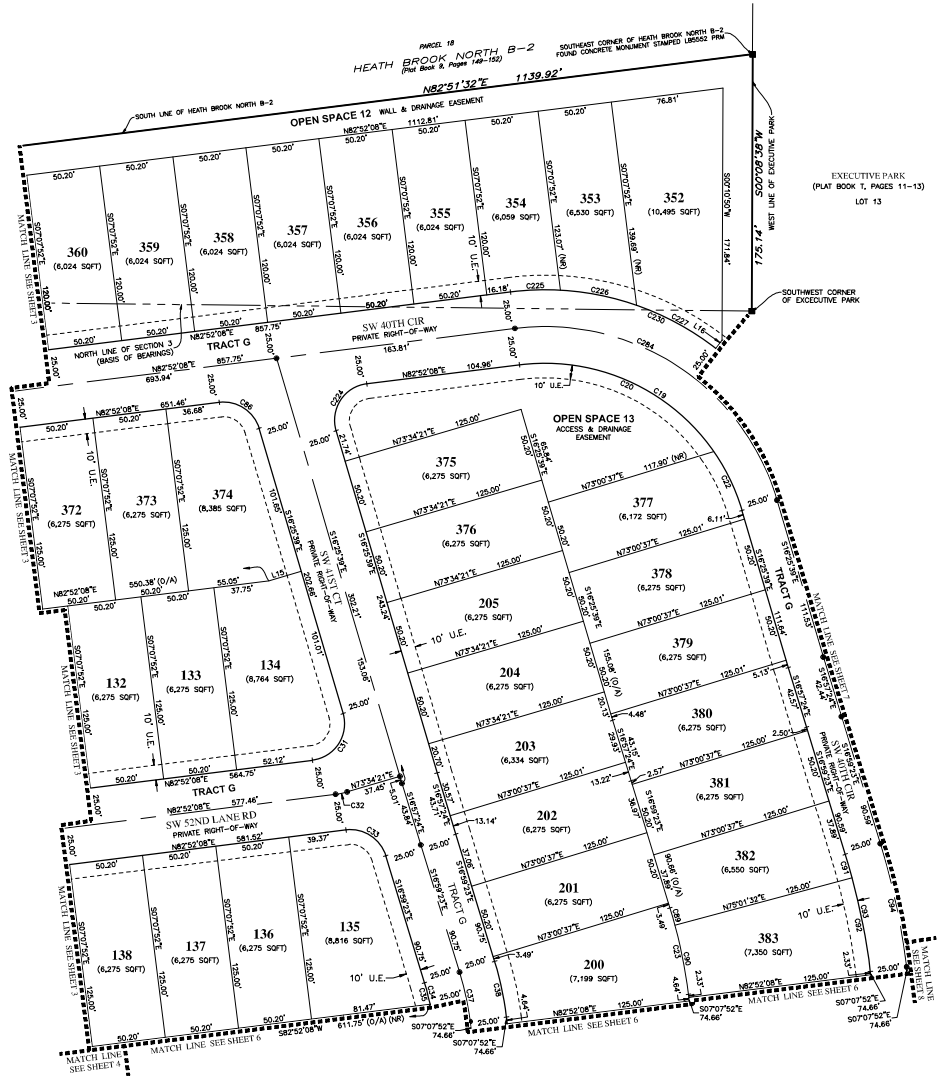
NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	S73°34'21"W	23.02'
L16	S37°47'20"W	7.09'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C19	140.00'	80°42'13"	197.20'	181.29'	N56°46'46"W
C20	140.00'	62°22'38"	152.42'	145.00'	N65°56'33"W
C22	140.00'	18°19'35"	44.78'	44.59'	N25°35'27"W
C23	350.00'	9°51'31"	60.22'	60.15'	N12°03'38"W
C31	25.00'	99°17'47"	43.33'	38.10'	N33°13'14"E
C32	50.00'	9°17'47"	8.11'	8.10'	N78°13'14"E
C33	25.00'	80°08'29"	34.97'	32.19'	S57°03'38"E
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C35	175.00'	4°54'39"	15.00'	15.00'	N14°32'03"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C38	225.00'	9°51'31"	38.71'	38.67'	S12°03'38"E
C86	25.00'	80°42'12"	35.21'	32.37'	N56°46'46"W
C89	350.00'	2°00'55"	12.31'	12.31'	N15°58'56"W
C90	350.00'	7°50'36"	47.91'	47.88'	N11°03'10"W
C91	475.00'	2°00'55"	16.71'	16.71'	N15°58'56"W
C92	475.00'	7°50'36"	65.02'	64.97'	N11°03'10"W
C93	475.00'	9°51'31"	81.73'	81.63'	N12°03'38"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C224	25.00'	99°17'47"	43.33'	38.10'	S33°13'14"W
C225	190.00'	10°19'00"	34.21'	34.17'	S88°01'38"W
C226	190.00'	15°59'52"	53.05'	52.88'	N78°48'56"W
C227	190.00'	18°36'20"	61.70'	61.43'	N61°30'50"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W



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DAVID A. WILLIAMS, PSM
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REGISTRATION NO. 6423

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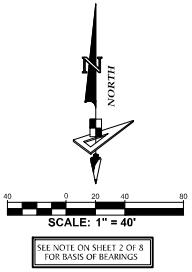

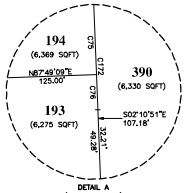

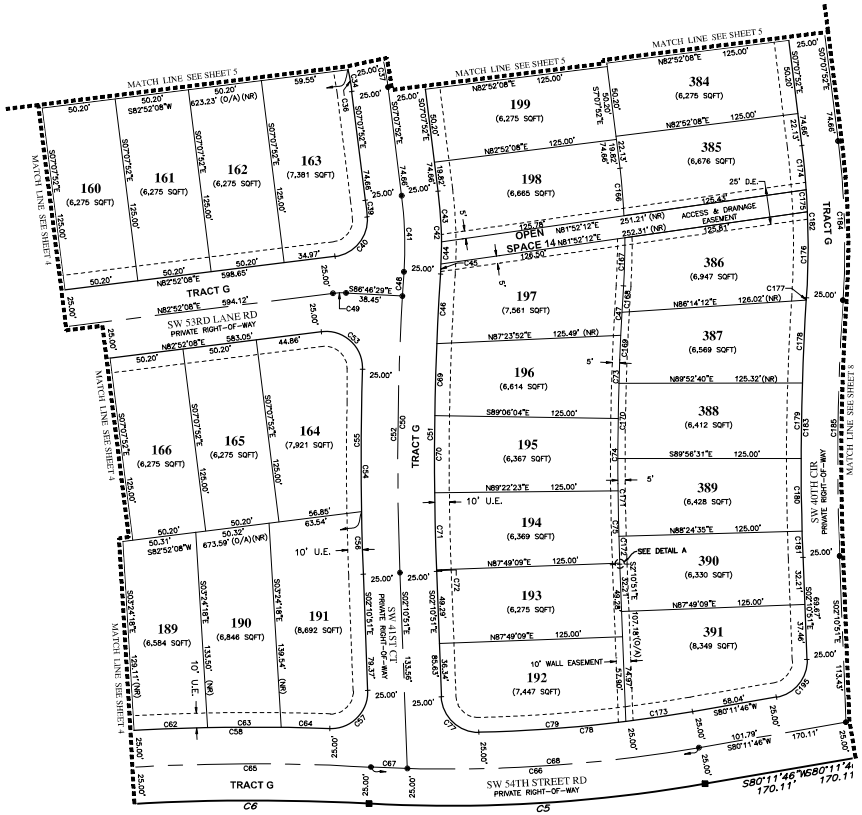

UNPLATTED

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C36	175.00'	4°56'52"	15.11'	15.11'	N09°36'18"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C39	250.00'	2°36'39"	11.39'	11.39'	S05°49'32"E
C40	25.00'	87°23'21"	38.13'	34.54'	S39°10'28"W
C41	275.00'	10°49'53"	51.99'	51.91'	S01°42'56"E
C42	300.00'	10°49'53"	56.71'	56.63'	S01°42'56"E
C43	300.00'	6°36'46"	34.62'	34.60'	N03°49'29"W
C44	300.00'	2°54'05"	15.19'	15.19'	N00°55'56"E
C45	300.00'	1°19'02"	6.90'	6.90'	N03°02'29"E
C46	1975.00'	1°22'39"	47.49'	47.48'	S03°00'41"W
C47	1850.00'	1°02'38"	33.70'	33.70'	S03°10'42"W
C48	2000.00'	0°28'30"	16.58'	16.58'	S03°27'46"W
C49	50.00'	10°21'23"	9.04'	9.03'	N88°02'49"E
C50	2000.00'	5°52'52"	205.29'	205.20'	S00°45'35"W
C51	1975.00'	5°52'52"	202.72'	202.63'	S00°45'35"W
C52	2000.00'	5°24'22"	188.71'	188.64'	S00°31'20"W
C53	25.00'	98°54'12"	43.15'	37.99'	S47°40'47"E
C54	2025.00'	3°57'10"	139.70'	139.67'	S00°12'16"E
C55	2025.00'	2°44'38"	96.98'	96.97'	S00°24'00"W
C56	2025.00'	1°12'32"	42.72'	42.72'	S01°34'35"E
C57	25.00'	94°07'58"	41.07'	36.61'	S44°53'08"W
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C62	1525.00'	1°53'12"	50.21'	50.21'	S87°52'30"W
C63	1525.00'	1°53'21"	50.28'	50.28'	S89°45'46"W
C64	1525.00'	1°14'41"	33.13'	33.13'	N88°40'13"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C66	1000.00'	12°51'34"	224.44'	223.97'	S86°37'33"W
C67	1000.00'	1°25'34"	24.89'	24.89'	S87°39'27"E
C68	1000.00'	11°26'00"	199.55'	199.22'	N85°54'46"E
C69	1975.00'	1°25'26"	49.08'	49.08'	S01°36'39"W
C70	1975.00'	1°31'34"	52.60'	52.60'	S00°08'09"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C71	1975.00'	1°31'38"	52.64'	52.64'	S01°23'27"E
C72	1975.00'	0°01'35"	0.91'	0.91'	S02°10'03"E
C73	1850.00'	1°45'27"	56.75'	56.74'	S01°46'39"W
C74	1850.00'	1°31'34"	49.27'	49.27'	S00°08'09"W
C75	1850.00'	1°31'32"	49.25'	49.25'	S01°23'23"E
C76	1850.00'	0°01'42"	0.91'	0.91'	S02°10'00"E
C77	25.00'	89°00'27"	38.84'	35.05'	S46°41'05"E
C78	975.00'	8°36'56"	146.61'	146.47'	N84°30'14"E
C79	975.00'	5°54'29"	100.54'	100.49'	N85°51'27"E
C166	425.00'	4°21'58"	32.39'	32.38'	N04°56'53"W
C167	425.00'	4°25'49"	32.86'	32.85'	N01°29'06"E
C168	5288.88'	0°11'40"	17.96'	17.96'	S03°32'14"W
C169	8800.40'	0°18'58"	48.55'	48.55'	S02°38'57"W
C170	7955.61'	0°22'05"	51.09'	51.09'	S00°33'53"W
C171	1850.00'	1°38'54"	53.22'	53.22'	S00°45'58"E
C172	1850.00'	0°35'26"	19.07'	19.07'	S01°53'08"E
C173	975.00'	2°42'27"	46.07'	46.07'	N81°33'00"E
C174	549.99'	3°08'40"	30.18'	30.18'	N05°33'32"W
C175	549.97'	1°34'07"	15.06'	15.06'	N03°12'09"W
C176	550.00'	6°07'07"	58.73'	58.71'	N00°38'27"E
C177	1725.00'	0°03'10"	1.59'	1.59'	S03°40'26"W
C178	1725.00'	1°52'44"	56.57'	56.57'	S02°42'29"W
C179	1725.00'	1°42'37"	51.49'	51.49'	S00°54'48"W
C180	1725.00'	1°38'54"	49.63'	49.62'	S00°45'58"E
C181	1725.00'	0°35'26"	17.78'	17.78'	S01°53'08"E
C182	550.00'	10°49'53"	103.97'	103.82'	N01°42'56"W
C183	1725.00'	5°52'52"	177.06'	176.98'	S00°45'35"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C195	25.00'	82°22'37"	35.94'	32.93'	N39°00'28"E

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

NOTICE:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

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www.geopointsurvey.com
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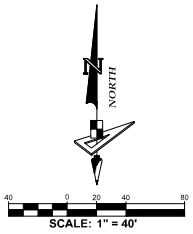
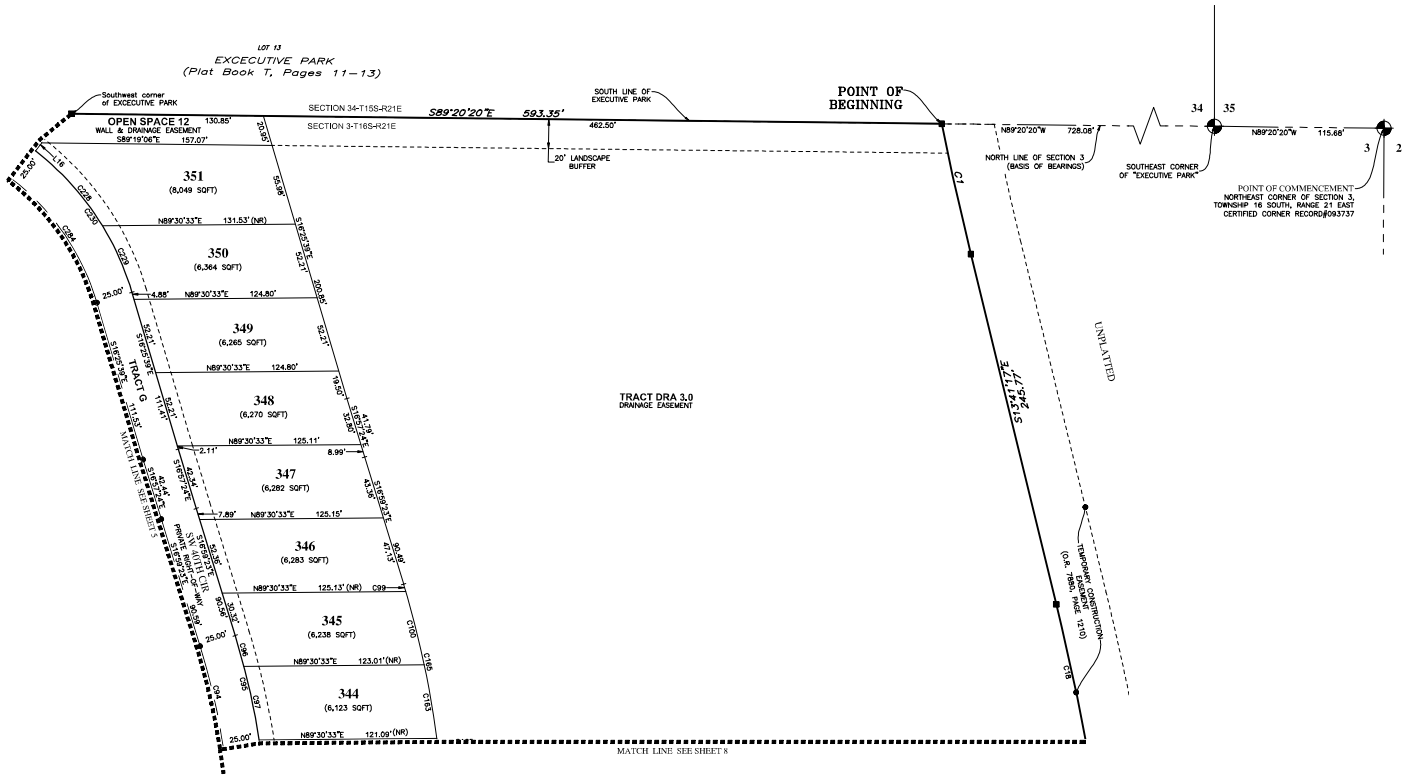
Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C96	525.00'	2°23'26"	21.91'	21.90'	N15°47'40"W
C97	525.00'	5°35'22"	51.22'	51.19'	N11°48'16"W
C99	645.00'	0°27'48"	5.22'	5.22'	N16°45'29"W
C100	645.00'	4°35'31"	51.69'	51.68'	N14°13'50"W
C163	645.00'	4°31'06"	50.87'	50.85'	N09°40'31"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C228	190.00'	20°47'09"	68.93'	68.55'	N41°49'06"W
C229	190.00'	14°59'52"	49.73'	49.59'	N23°55'35"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

LINE DATA TABLE		
NO.	BEARING	LENGTH
L16	S37°47'20"W	7.09'

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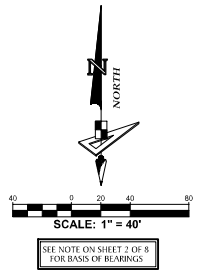
RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C80	275.00'	19°30'05"	93.60'	93.15'	N70°26'44"E
C81	300.00'	19°30'05"	102.11'	101.62'	S70°26'44"W
C82	275.00'	1°55'34"	9.24'	9.24'	N61°39'28"E
C83	680.00'	1°06'09"	13.09'	13.09'	N61°14'46"E
C84	680.00'	29°23'00"	348.73'	344.92'	S75°23'11"W
C85	655.00'	29°23'00"	335.91'	332.24'	S75°23'11"W
C87	1905.00'	0°45'07"	25.00'	25.00'	N00°27'36"E
C88	1905.00'	0°45'07"	25.00'	25.00'	N00°17'31"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C98	525.00'	1°52'43"	17.21'	17.21'	N08°04'14"W
C164	645.00'	0°17'06"	3.21'	3.21'	N07°16'25"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C186	600.00'	10°49'53"	113.43'	113.26'	N01°42'56"W
C187	1675.00'	5°52'52"	171.93'	171.85'	S00°45'35"W
C188	600.00'	0°52'55"	9.24'	9.23'	N06°41'25"W
C189	600.00'	5°45'30"	60.30'	60.28'	N03°22'12"W
C190	600.00'	4°11'28"	43.89'	43.88'	N01°36'17"E
C191	1675.00'	0°30'53"	15.04'	15.04'	S03°26'34"W
C192	1675.00'	1°50'59"	54.08'	54.07'	S02°15'39"W
C193	1675.00'	1°50'59"	54.08'	54.07'	S00°24'39"W
C194	1675.00'	1°40'01"	48.73'	48.73'	S01°20'51"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C196	25.00'	97°37'22"	42.60'	37.63'	S50°59'32"E
C197	720.00'	1°50'39"	23.17'	23.17'	N06°12'33"W
C198	720.00'	4°47'46"	60.27'	60.25'	N02°53'20"W
C199	720.00'	4°11'28"	52.67'	52.65'	N01°36'17"E
C200	1555.00'	0°30'53"	13.97'	13.97'	S03°26'34"W
C201	1555.00'	1°50'59"	50.20'	50.20'	S02°15'39"W
C202	1555.00'	1°50'59"	50.20'	50.20'	S00°24'39"W
C203	1555.00'	1°40'01"	45.24'	45.24'	S01°20'51"E
C204	720.00'	10°49'53"	136.11'	135.91'	N01°42'56"W
C205	1555.00'	5°52'52"	159.61'	159.54'	S00°45'35"W
C206	1535.00'	3°14'01"	86.63'	86.62'	S00°33'50"E
C207	1380.00'	0°41'49"	16.79'	16.79'	N67°40'17"E
C208	800.00'	22°45'19"	317.72'	315.64'	S78°42'01"W
C209	800.00'	2°07'12"	29.60'	29.60'	S68°22'58"W
C210	800.00'	3°35'52"	50.23'	50.22'	S71°14'30"W
C211	800.00'	4°08'14"	57.77'	57.75'	S75°06'32"W
C212	800.00'	4°08'14"	57.77'	57.75'	S79°14'47"W
C213	800.00'	4°08'14"	57.77'	57.75'	S83°23'01"W
C214	800.00'	4°08'14"	57.77'	57.75'	S87°31'15"W
C215	800.00'	0°29'19"	6.82'	6.82'	S89°50'01"W
C216	275.00'	17°34'32"	84.36'	84.03'	N71°24'30"E
C217	680.00'	7°00'34"	83.19'	83.14'	S65°18'07"W
C218	680.00'	4°14'01"	50.25'	50.23'	S70°55'25"W
C219	680.00'	4°08'14"	49.10'	49.09'	S75°06'32"W
C220	680.00'	4°08'14"	49.10'	49.09'	S79°14'47"W
C221	680.00'	4°08'14"	49.10'	49.09'	S83°23'01"W
C222	680.00'	4°08'14"	49.10'	49.09'	S87°31'15"W
C223	680.00'	0°29'19"	5.80'	5.80'	S89°50'01"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

LEGEND:

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- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
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PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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BILL OF SALE
[RIDGE AT HEATH BROOK – PHASE II UTILITIES]

KNOW ALL MEN BY THESE PRESENTS, that the **RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT**, hereinafter called District, for and in consideration of the payment of the sum of Ten and No Dollars ($10.00) by **CITY OF OCALA WATER RESOURCES,** hereinafter referred to as Utilities, the receipt of which is hereby acknowledged, and other good and valuable consideration, has remised, released and quit claim and by these presents does remise, release and quit claim unto the said Utilities, its successors and assigns, all those certain properties located in the County of Marion, State of Florida more particularly described as follows:

> All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, lift *stations, facilities, equipment and appurtenances thereto*, located within or upon the rights-of-way designated as Tract G (Private Right-of-Way), Tract LS (Lift Station), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), and "Utility Easements," as identified on the DRAFT plat known as *Ridge at Heath Brook Phase 2,* attached hereto as **Exhibit A**.

TOGETHER with all the rights of the District arising out of any and all guarantees, performance bonds, contracts and agreements of the District in connection with said water and/or sewer system.

TOGETHER with every right, privilege, permit and easement of every kind and nature of the District and in connection with the property or properties herein described, as the same are now located, all such rights pertaining only to the property or properties herein described.

TO HAVE AND TO HOLD the same unto Utilities, its successors and assigns forever.

And said District does for itself and its successors covenant to and with the said Utilities, its successors and assigns, that it is the lawful owner of the property herein described and that this property is free from all encumbrances or if encumbered District has properly notified the Utility of any encumbrance. District further covenants that they have the right to sell the goods and will warrant and defend the right against the lawful claims and demands of all persons.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO BILL OF SALE
[RIDGE AT HEATH BROOK PHASE 2 UTILITIES IMPROVEMENTS]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this the 29th day of August 2024.

WITNESS

Print Name: JOHN R BARNOTT
Address: 551 N. CATTLEMEN RD
SARASOTA, FL 34232

Print Name: Kirsten Schaefer
Address: 551 N. Cattlemen Rd, 304
Sarasota, FL 34232

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government

By:
Print Name: Christian Cotter
Its: Chairman

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29th day of August, 2024, by Christian Cotter, as Chairman of the Ridge at Heath Brook Community Development District, on behalf of the District, who [X] is personally known to me or [ ] has produced _____ as identification.

[Affix Seal Here]

BRANDY LYN KELLEY
Notary Public - State of Florida
Commission # HH 486579
My Comm. Expires Aug 12, 2027
Bonded through National Notary Assn.

NOTARY PUBLIC - STATE OF FLORIDA
Print Name: Brandy Kelley
My Commission Expires: 8.12.2027
Commission Number: HH 486579

EXHIBIT A

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

DESCRIPTION:

TWO PARCELS OF LAND LYING IN SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3, RUN THENCE ALONG THE NORTH LINE OF SAID SECTION 3, N89°20'20"W, A DISTANCE OF 115.68 FEET TO THE SOUTHEAST CORNER OF EXECUTIVE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 11 THROUGH 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE CONTINUE ALONG SAID NORTH LINE, SAID LINE ALSO BEING THE SOUTH LINE OF SAID EXECUTIVE PARK, N89°20'20"W, A DISTANCE OF 728.06 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID SOUTH LINE, SOUTHERLY, 91.06 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2387.00 FEET AND A CENTRAL ANGLE OF 02°11'09" (CHORD BEARING S.12°35'43"E., 91.06 FEET); THENCE S.13°41'17"E., A DISTANCE OF 245.77 FEET; THENCE SOUTHERLY, 482.90 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 14°31'27" (CHORD BEARING S.06°25'34"E., 481.61 FEET) TO A POINT KNOWN AS "REFERENCE POINT A"; THENCE N.89°58'18"W., A DISTANCE OF 120.62 FEET; THENCE WESTERLY, 323.09 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 29°23'00" (CHORD BEARING S.75°23'11"W., 319.56 FEET); THENCE WESTERLY, 110.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 19°38'00" (CHORD BEARING S.70°26'14"W., 110.08 FEET); THENCE S.80°11'16"W., A DISTANCE OF 178.11 FEET; THENCE WESTERLY, 230.05 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°51'34" (CHORD BEARING S.86°37'33"W., 229.57 FEET); THENCE WESTERLY, 262.24 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1475.00 FEET AND A CENTRAL ANGLE OF 10°11'12" (CHORD BEARING S.87°57'44"W., 261.90 FEET); THENCE S.82°52'08"W., A DISTANCE OF 289.49 FEET; THENCE SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING S.37°52'08"W., 35.36 FEET); THENCE S.83°58'57"W., A DISTANCE OF 50.01 FEET; THENCE NORTHWESTERLY, 37.90 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°51'58" (CHORD BEARING N.50°33'51"W., 34.38 FEET); THENCE WESTERLY, 99.49 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 09°07'10" (CHORD BEARING N.89°20'13"W., 99.39 FEET) TO THE NORTHEAST CORNER OF LOT 40, OF RIDGE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 115 THROUGH 121, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID RIDGE AT HEATH BROOK PHASE 1, THE FOLLOWING SIXTEEN (16) COURSES: 1) N.28°23'41"W., A DISTANCE OF 71.89 FEET; 2) WESTERLY, 30.27 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 03°00'59" (CHORD BEARING N.78°25'45" W., 30.27 FEET); 3) NORTHWESTERLY, 45.36 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 104°01'30" (CHORD BEARING N.24°54'06" W., 39.41 FEET); 4) NORTHEASTERLY, 82.20 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 11°11'043" (CHORD BEARING N.32°41'45" E., 82.79 FEET); 5) N.38°17'06" E., A DISTANCE OF 79.69 FEET; 6) NORTHEASTERLY, 70.68 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 20°14'57" (CHORD BEARING N.48°24'35" E., 70.32 FEET); 7) N.20°17'27" W., A DISTANCE OF 50.77 FEET; 8) N.29°12'36" W., A DISTANCE OF 125.00 FEET; 9) SOUTHWESTERLY, 24.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 375.00 FEET AND A CENTRAL ANGLE OF 03°46'08" (CHORD BEARING S. 58°53'26" W., 24.68 FEET); 10) N.33°09'43" W., A DISTANCE OF 125.17 FEET; 11) N.31°20'27" W., A DISTANCE OF 55.02 FEET; 12) N.32°49'22" W., A DISTANCE OF 125.00 FEET; 13) SOUTHWESTERLY, 3.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET AND A CENTRAL ANGLE OF 00°19'06" (CHORD BEARING S. 57°07'04" W., 3.76 FEET); 14) N.32°22'04" W., A DISTANCE OF 123.60 FEET; 15) N.71°57'57" W., A DISTANCE OF 51.82 FEET; 16) N.32°22'04" W., A DISTANCE OF 140.07 FEET; THENCE N.57°38'20" E., A DISTANCE OF 220.74 FEET TO THE SOUTHERNMOST CORNER OF PARCEL 18 OF HEATH BROOK NORTH B-2, ACCORDING TO THE PLAT BOOK THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE THEREOF, N.42°51'32" E., A DISTANCE OF 1139.62 FEET TO THE SOUTHEAST CORNER OF SAID HEATH BROOK NORTH B-2, SAID POINT BEING ON THE WEST LINE OF AFOREMENTIONED EXECUTIVE PARK; THENCE ALONG SAID WEST LINE, S. 00°08'38" W., A DISTANCE OF 175.14 FEET TO THE SOUTHWEST CORNER OF THEREOF SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE, S.89°20'20" E., A DISTANCE OF 563.35 FEET TO THE **POINT OF BEGINNING.**

TOGETHER WITH:

COMMENCE AT AFORESAID "REFERENCE POINT A", RUN THENCE SOUTHERLY, 182.84 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 05°29'35" (CHORD BEARING S.03°34'57"W., 182.57 FEET) TO THE **POINT OF BEGINNING**; THENCE SOUTHERLY, 50.00 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1905.00 FEET AND A CENTRAL ANGLE OF 01°30'54" (CHORD BEARING S.07°04'29"W., 50.00 FEET); THENCE N.82°58'31"W., A DISTANCE OF 50.00 FEET; THENCE N.03°34'29"E., A DISTANCE OF 50.00 FEET; THENCE S.82°58'31"E., A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 41.329 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.

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION) HAS CAUSED THESE PRESENTS TO BE BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____ 2024.

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT (THE ASSOCIATION)

WITNESS:

BY:_____ SIGN:_____
TITLE PRINT:

WITNESS:

SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, AND PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, OCALA TROPHY, LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AS _____ BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024

OCALA TROPHY, LTD
A FLORIDA LIMITED PARTNERSHIP

WITNESS:

BY:_____ SIGN:_____
TITLE PRINT:

WITNESS:

SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

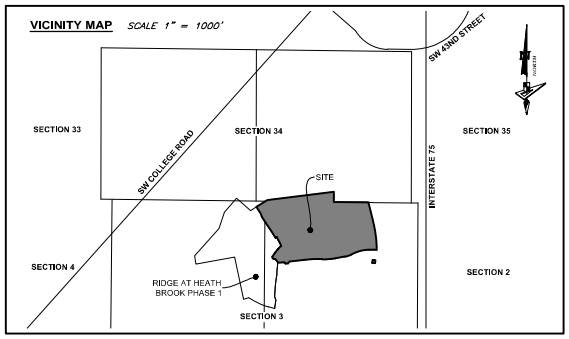
THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____ AS _____ OF OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024, I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

_____ _____
CHARLES M. ARNETT, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6884

VICINITY MAP *SCALE 1" = 1000'*



PARTY OF INTEREST CONSENT:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AN ENCUMBRANCE UPON, OR INTEREST IN, THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS ENCUMBRANCE OR INTEREST SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, SAID ENCUMBRANCE OR INTEREST IS EVIDENCED BY DEDICATION OR OTHER MATTERS ON THE FACE OF THE PLATS RECORDED IN PLAT BOOK __, PAGES __-__, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

IN WITNESS WHEREOF, RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT ("THE CDD") HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE, AFFIXED HEREON BY AND WITH THE, AUTHORITY OF ITS BOARD OF DIRECTORS THIS ____ DAY OF _____, 2024.

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT
A FLORIDA CORPORATION (THE CDD)

WITNESS:

SIGN:_____
PRINT:

BY:_____
CHAIRPERSON

WITNESS:

SIGN:_____
PRINT:

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED _____, AS _____ OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, INC., A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC _____

SIGN: _____
PRINT:

COMMISSION NO.: _____ EXPIRES: _____

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY CERTAIN MORTGAGE EXECUTED BY FORESTAR (USA) REAL ESTATE GROUP, INC. A DELAWARE CORPORATION, MORTGAGOR, IN FAVOR OF D.R. HORTON, INC. A DELAWARE CORPORATION, MORTGAGEE, IN OFFICIAL RECORDS BOOK 7365, PAGE 700 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A SEPARATE JOINDER AND CONSENT TO THE PLAT OF RIDGE AT HEATHBROOK PHASE 2 IS BEING RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, THE DEVELOPER AND FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "RIDGE AT HEATH BROOK PHASE 2", BEING IN CITY OF OCALA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

RIDGE AT HEATH BROOK COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ("THE ASSOCIATION").
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT (THE "CDD").

THE INTERIOR RIGHTS OF WAYS SHOWN ON THIS PLAT AND DESIGNATED AS TRACTS G, ARE HEREBY DEDICATED PRIVATELY TO "THE ASSOCIATION". ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE COUNCIL OF CITY OF OCALA SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. CITY OF OCALA IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE 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 AT RISK.

CITY OF OCALA IS HEREBY GRANTED AN EASEMENT OVER, ACROSS, THROUGH, AND UNDER ALL AREAS LOCATED WITHIN TRACT G FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF SANITARY SEWER AND WATER FACILITIES, LINES, OR EQUIPMENT. SUCH FACILITIES, LINES, AND EQUIPMENT SHALL, UPON COMPLETION OF CONSTRUCTION, BE MAINTAINED, REPAIRED, AND/OR REPLACED BY CITY OF OCALA; PROVIDED, HOWEVER, IN THE EVENT THAT CITY OF OCALA IS REQUIRED TO DEMOLISH OR REMOVE ANY PORTION OF STREET PAVEMENT, ROADWAY SURFACE INCLUDING BUT NOT LIMITED TO PAVERS, GUTTERS OR PRIVATE DRAINAGE IMPROVEMENTS, CURBING, LANDSCAPING, OR GRASS AREAS IN ORDER TO ENABLE THE CITY OF OCALA TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE ANY SUCH FACILITIES CITY SHALL, UPON COMPLETION OF SUCH MAINTENANCE, REPAIRS, AND/OR REPLACEMENT, REASONABLY RECONSTRUCT AND RESTORE ALL DISTURBED STREET PAVEMENT, ROADWAY SURFACE (INCLUDING BUT NOT LIMITED TO PAVERS), GUTTER OR PRIVATE DRAINAGE IMPROVEMENT, CURBING, LANDSCAPING, AND GRASS AREAS TO THEIR ORIGINAL CONDITION, PROVIDED, HOWEVER, THAT THE CITY SHALL ONLY BE REQUIRED TO RECONSTRUCT AND REPAIR SUCH STREET PAVEMENT OR ROADWAY SURFACE TO THE PREVAILING MINIMUM CONSTRUCTION QUALITY STANDARDS IN THEIR JURISDICTION.

TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14 ARE DESIGNATED AS BUFFER/LANDSCAPE/OPEN-SPACE/DRAINAGE/ACCESS AREAS, AND ARE HEREBY RESERVED BY THE DEVELOPER FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO THE CDD OR THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. CITY OF OCALA IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY, OR IN THE EVENT OF AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

DEVELOPER HEREBY FURTHER RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "BUFFER/OPEN SPACE" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

TRACT LS IS DESIGNATED AS A LIFT STATION AND IS HEREBY DEDICATED TO THE CITY OF OCALA.

DEVELOPERS ACKNOWLEDGEMENT AND DEDICATION: (continued)

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE, PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT G, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

DEVELOPER HEREBY RESERVES TO ITSELF, ITS SUCCESSORS, AFFILIATES AND ASSIGNS, A PRIVATE PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER TRACT DRA 3.0, OPEN SPACE 7, OPEN SPACE 8, OPEN SPACE 9, OPEN SPACE 12, OPEN SPACE 13, AND OPEN SPACE 14, FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF LANDSCAPING, IRRIGATION AND OTHER COMMON FACILITIES.

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 FOREGOING DEDICATION SHALL NOT, IN AND OF ITSELF, CONSTITUTE PERMISSION TO ANY UTILITY PROVIDER TO USE THE LANDS DESCRIBED IN THIS PLAT TO PROVIDE SERVICES. NOR SHALL IT CONSTITUTE A PUBLIC DEDICATION OF THE SAME LANDS, IT IS ANTICIPATED THAT THE POTABLE WATER, WASTEWATER AND RECLAIMED SYSTEMS (IF ANY) SHALL BE CONSTRUCTED BY "THE CDD" OR THE DEVELOPER AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM "THE CDD" OR THE DEVELOPER TO THE CITY OF OCALA AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE CITY'S FINAL ACCEPTANCE OF SUCH SYSTEM(S).

DEVELOPER HEREBY RESERVES FOR FUTURE CONVEYANCE BY SEPARATE INSTRUMENT TO "THE CDD" OR "THE ASSOCIATION" PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL AREAS IDENTIFIED ON THE PLAT AS "DRAINAGE EASEMENTS" OR "UTILITY EASEMENTS" FOR ACCESS, CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF DRAINAGE, UTILITY OR OTHER IMPROVEMENTS. DEVELOPER FURTHER GRANTS PERPETUAL, NON-EXCLUSIVE EASEMENTS OVER, ACROSS, THROUGH, AND UNDER ALL "UTILITY EASEMENTS" TO ALL STREET LIGHT, TELEPHONE, ELECTRIC, NATURAL GAS, CABLE TELEVISION, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, SERVICES AND PROVIDERS, SELECTED AND APPROVED BY THE DEVELOPER, "THE ASSOCIATION" AND/OR "THE CDD". FOR THEIR USE IN PERFORMING AND DISCHARGING THEIR DUTIES AND OBLIGATIONS TO PROVIDE SERVICES TO "THE CDD", "THE ASSOCIATION" AND/OR THE OWNERS, THE OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SURFACE AREAS ON THEIR INDIVIDUAL LOTS NOW OR HEREINAFTER DESIGNATED EASEMENTS OR UTILITY EASEMENTS.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC, A DELAWARE CORPORATION, HAS CAUSED THESE PLEASED TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORIZER, OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION

BY: ANTHONY SQUITIERI

_____, VICE PRESIDENT DATE:_____

WITNESS WITNESS
PRINTED NAME: _____ PRINTED NAME: _____

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED ANTHONY SQUITIERI, AS VICE PRESIDENT OF FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____
PRINT:

COMMISSION NO.: _____ 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 _____, 2024.

_____

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 _____, 2024.

ATTEST _____ _____
SEAN LANIER, P.E. KEVIN LOPEZ
CITY ENGINEER CHAIRMAN

COUNCIL APPROVAL:

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

ATTEST _____ _____
ANGEL B. JACOBS BARRY MANSFIELD
CITY CLERK PRESIDENT, CITY COUNCIL

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2024 AT ____ AM/PM 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

CITY SURVEYOR'S CERTIFICATE:

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.

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

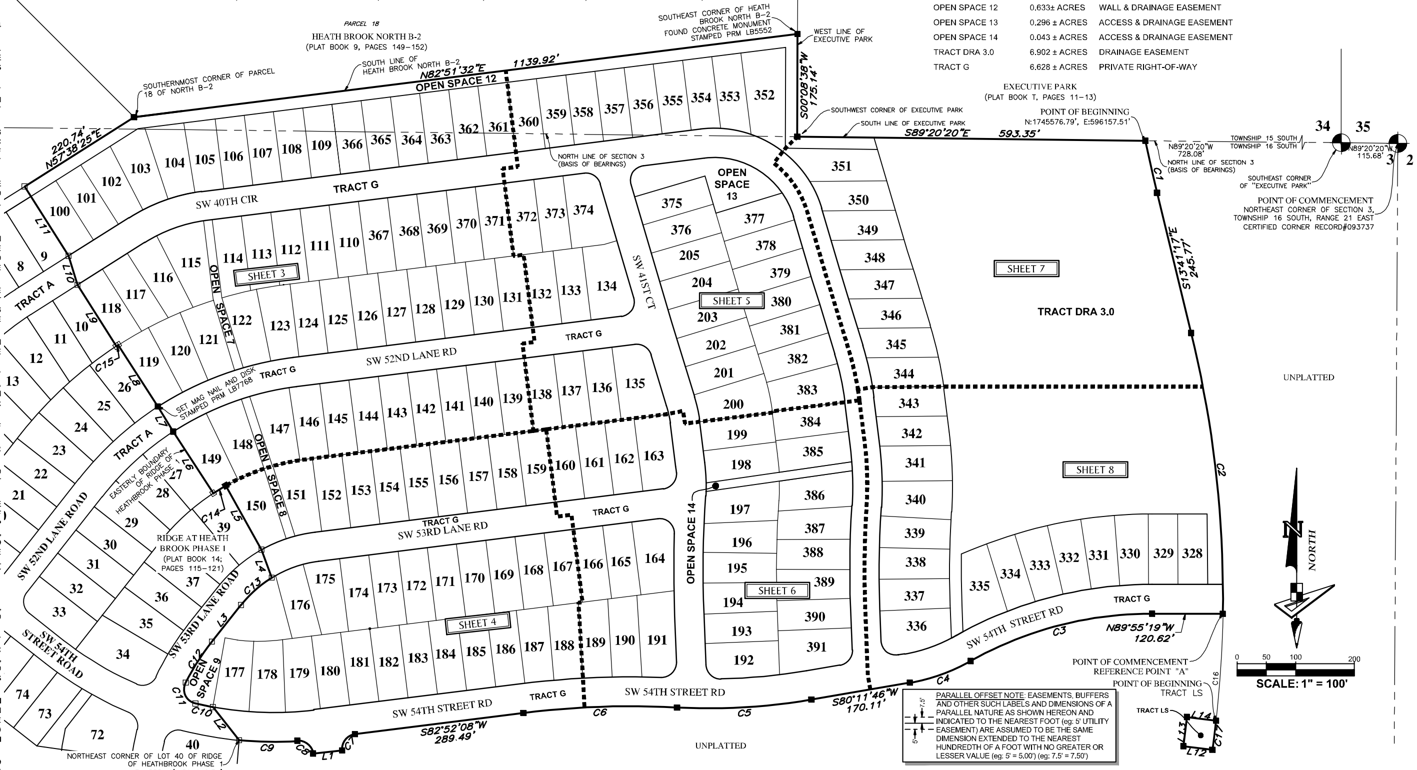
GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7764

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

TRACT TABULATION

OPEN SPACE 7	0.089 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 8	0.086 ± ACRES	UTILITY, ACCESS, & DRAINAGE EASEMENT
OPEN SPACE 9	0.296 ± ACRES	UTILITY & DRAINAGE EASEMENT
OPEN SPACE 12	0.633± ACRES	WALL & DRAINAGE EASEMENT
OPEN SPACE 13	0.296 ± ACRES	ACCESS & DRAINAGE EASEMENT
OPEN SPACE 14	0.043 ± ACRES	ACCESS & DRAINAGE EASEMENT
TRACT DRA 3.0	6.902 ± ACRES	DRAINAGE EASEMENT
TRACT G	6.628 ± ACRES	PRIVATE RIGHT-OF-WAY



PLAT NOTES:

1. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT) THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH LINE OF SECTION 3, HAVING A GRID BEARING OF N 89°20'20" W.
3. CURRENT ZONING IS (PLANNED UNIT DEVELOPMENT) CURRENT LAND USE MEDIUM DENSITY RESIDENTIAL.
4. STATE PLANE COORDINATES ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS I75-73-A34 AND I75-73-A24, ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
5. NO LOT SHALL BE SUBDIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH CITY OF OCALA, WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF CITY OF OCALA.
6. COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 6162, PAGE. 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
7. ANY PURCHASER OF A LOT WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING: UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE: EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS OR ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND COUNCIL OF THE CITY OF OCALA, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER CITY OF OCALA OR SELLER OF SAID LOTS OR TRACTS.
8. ADVISORY NOTICE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) THE LANDS DEPICTED HEREON ARE LOCATED IN FLOOD ZONES "X" AND "AE" ACCORDING TO FLOOD INSURANCE RATE MAP FOR MARION COUNTY; COMMUNITY PANEL NUMBER 12057C0530H, EFFECTIVE DATE APRIL 19, 2017.
9. THIS PLAT CONTAINS 170 LOTS, 9 TRACTS AND 1.22 MILES OF ROAD.
10. CITY OF OCALA OFFICIALS EMPLOYED BY THE CITY OF OCALA BUILDING AND ZONING DEPARTMENT, MARION COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND CITY OF OCALA 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.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT WITHOUT LIMITING THE FOREGOING EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT LOT LINE AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT AND SETBACKS". ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION THE HOMEOWNER'S ASSOCIATION FOR THIS SITE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
13. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES 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 A TO LATER DEVELOPMENT REVIEW STAGE.
14. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE. 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT POINT OF TANGENCY, WHICHEVER IS LESS.
15. ALL LOTS/TRACTS SHOWN HEREON SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS.
16. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO AREAS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY CITY OF OCALA FOR THE DEVELOPMENT OF THIS SUBDIVISION.
17. STORMWATER RUNOFF SHALL BE RETAINED IN THE STORMWATER MANAGEMENT FACILITY PROPOSED TO LIE WITHIN TRACT DRA 3.0 AS SHOWN HEREON; THE RESIDENTIAL LOTS DEPICTED, DEFINED, AND ESTABLISHED OF RECORD BY THIS PLAT OF RIDGE AT HEATH BROOK PHASE 2 ARE LOCATED WITHIN FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0514E, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0514, SUFFIX EM EFFECTIVE DATE: APRIL 19, 2017, SUBSEQUENTLY REVISED PURSUANT TO LETTER OF MAP REVISION (LOMR) 22-04-4601P, ISSUED NOVEMBER 22, 2022, WITH AN EFFECTIVE DATE OF APRIL 11, 2023, BY WHICH SAID LOTS NOW APPEAR TO LIE WITHIN FLOOD ZONE X (AN AREA OF MINIMAL FLOOD HAZARD); AS SUCH, THERE IS NO "MAPPED" SPECIAL FLOOD HAZARD AREA (SFHA) TO CLEARLY DELINEATE HEREON AS REQUIRED BY CHAPTER 114-62(Q).
18. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
19. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS FOR DEDICATION, NOTES, AND ACKNOWLEDGEMENTS SEE SHEET 1 FOR LEGAL DESCRIPTION, SEE SHEET 2 FOR BOUNDARY DETAIL AND SEE SHEET 3 THROUGH 8 FOR LOTS DIMENSIONS.
20. THE DEPICTION OF DRAINAGE, UTILITY, LANDSCAPE, AND PEDESTRIAN TRAIL EASEMENTS ON THIS PLAT IS NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN AND/OR ESTABLISHED BY THE COVENANTS, RESTRICTIONS AND/OR RESERVATIONS REFERENCED IN NOTE 6 ABOVE, INCLUDING SUPPLEMENTS THERETO AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO SUCH COVENANTS, RESTRICTIONS AND/OR RESERVATIONS AS SUPPLEMENTED.
21. THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
22. ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 2, 1965 IN OFFICIAL RECORDS BOOK 248, PAGE 196, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED JUNE 2, 1994 IN OFFICIAL RECORDS BOOK 2039, PAGE 1183. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
23. RESOLUTION NO. 99-130 DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330, TOGETHER WITH AND AS AMENDED AND MODIFIED BY: AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2704, PAGE 1380; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 22, 2000 IN OFFICIAL RECORDS BOOK 2757, PAGE 478; DEVELOPER'S AGREEMENT RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3099, PAGE 372; FIRST AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; RESOLUTION NO. 2002-35 AMENDING THE DEVELOPMENT ORDER (SECOND AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1600; AGREEMENT CONCERNING THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 3143, PAGE 1621; SECOND AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 493; ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118; FIFTH AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685; RESOLUTION NO. 2003-116 AMENDING THE DEVELOPMENT ORDER (THIRD AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT, RECORDED IN OFFICIAL RECORDS BOOK 3557, PAGE 1690; RE-RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1058; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED APRIL 5, 2005 IN OFFICIAL RECORDS BOOK 3994, PAGE 162; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JUNE 29, 2005 IN OFFICIAL RECORDS BOOK 4087, PAGE 907; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1463; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 31, 2006 IN OFFICIAL RECORDS BOOK 4324, PAGE 856; AGREEMENT CONCERNING AMENDMENTS TO DEVELOPER'S AGREEMENT RECORDED FEBRUARY 23, 2007 IN OFFICIAL RECORDS BOOK 4720, PAGE 971; NINTH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 824 AND FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 840. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE BEING THE NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
24. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003, IN OFFICIAL RECORDS BOOK 3587, PAGE 1612 AND RE-RECORDED MARCH 4, 2004, IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT RECORDED FEBRUARY 22, 2011, IN OFFICIAL RECORDS BOOK 5481, PAGE 1518 AND AMENDMENT RECORDED JANUARY 27, 2012, IN OFFICIAL RECORDS BOOK 5624, PAGE 581 AND MASTER ASSOCIATION CONSENT RECORDED IN OFFICIAL RECORDS BOOK 7476, PAGE 1645. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
24. CONCURRENCY DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1444; AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED SEPTEMBER 3, 2009 IN OFFICIAL RECORDS BOOK 5249, PAGE 265; AND SECOND AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED NOVEMBER 26, 2014 IN OFFICIAL RECORDS BOOK 6133, PAGE 142AND THIRD AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 852.. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
25. RIGHT OF WAY EASEMENT, EXECUTED SEPTEMBER 21, 1956 BY BONNIE M. HEATH AND OPAL HEATH, HIS WIFE IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1960. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
26. RIGHT OF WAY EASEMENT EXECUTED JULY 23, 1956 BY ELMO SHROPSHIRE AS MANAGER FOR B. M. HEATH AND RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1962. [AFFECTS THE SUBJECT PROPERTY - BEING THE NORTH 1/2 OF NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]
27. RESOLUTION 2018-48 BY THE CITY COUNCIL OF THE CITY OF OCALA RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 860. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
28. RESOLUTION 2021-5 APPROVING AN AMENDMENT TO THE HEATH BROOK PLANNED DEVELOPMENT RECORDED DECEMBER 23, 2020 IN OFFICIAL RECORDS BOOK 7343, PAGE 1930. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
29. DEVELOPMENT AGREEMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 652, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7895, PAGE 154. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
30. AMENITY USE AGREEMENT BETWEEN FORESTAR (USA) REAL ESTATE GROUP INC. AND OCALA TROPHY, LTD. RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 689. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
31. AMENITY USE AGREEMENT BY AND BETWEEN FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 330. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
32. NOTICE OF ESTABLISHMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 28, 2021 IN OFFICIAL RECORDS BOOK 7500, PAGE 1624. [AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]
33. ROAD REALIGNMENT, CONTRIBUTION AND CONSTRUCTION AGREEMENT BY AND BETWEEN MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 7880, PAGE 1210. [BENEFITS SUBJECT PARCEL]
34. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED OCTOBER 7, 2022 IN OFFICIAL RECORDS BOOK 7895, PAGE 164. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
35. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED OCTOBER 18, 2022 IN OFFICIAL RECORDS BOOK 7902, PAGE 786.[[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
36. ANY LIENS CREATED OR LEVIED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RELATING TO COMMUNITY DEVELOPMENT DISTRICTS, WHICH ARE NOT YET DUE AND PAYABLE. NOTE: COVERAGE OF ANY ALTA 9-06, 9.3-06 OR 9.5-06 ENDORSEMENT IS NOT AFFORDED FOR THIS ITEM.[NOT A SURVEY MATTER]
37. RESOLUTION 2022-47 BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 771. [AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]
38. COLLATERAL ASSIGNMENT AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1937. [DOES NOT AFFECT]
39. DECLARATION OF CONSENT BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1947. [DOES NOT AFFECT]
40. TRUE-UP AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1951. [DOES NOT AFFECT]

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S83°58'57"W	50.01'
L2	N38°23'41"W	71.89'
L3	N38°17'06"E	79.69'
L4	N20°17'27"W	50.77'
L5	N29°12'36"W	125.00'
L6	N33°00'43"W	125.17'
L7	N31°20'27"W	50.02'
L8	N32°49'22"W	125.00'
L9	N32°22'04"W	123.50'
L10	N17°07'57"W	51.82'
L11	N32°22'04"W	140.07'
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W

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.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 13TH DAY OF JUNE, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423
DATE:

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ◉ = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non–Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

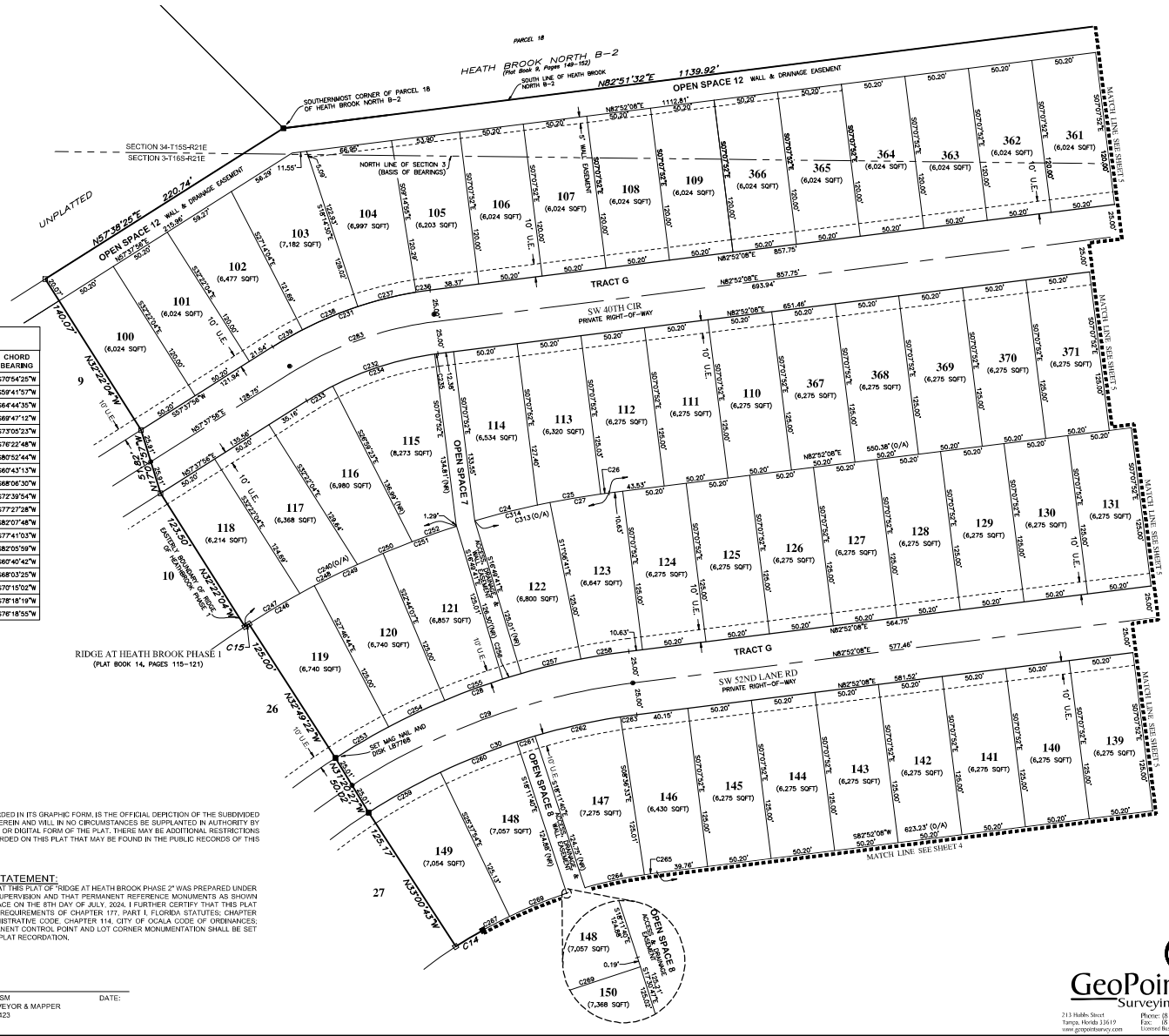
A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C14	375.00'	3°48'06"	24.88'	24.88'	S58°53'20"W
C15	675.00'	0°19'08"	3.76'	3.76'	S57°01'04"W
C24	675.00'	4°17'38"	50.59'	50.57'	S75°53'19"W
C25	675.00'	4°16'01"	50.27'	50.26'	S80°10'08"W
C26	675.00'	0°33'59"	6.67'	6.67'	S82°35'06"W
C27	675.00'	3°58'49"	46.89'	46.88'	S80°52'44"W
C28	550.00'	25°41'30"	246.62'	244.56'	N70°01'23"E
C29	525.00'	25°45'44"	236.06'	234.08'	N69°59'16"E
C30	500.00'	25°50'24"	225.50'	223.59'	N69°56'57"E
C231	300.00'	25°14'12"	132.14'	131.07'	S70°15'02"W
C232	250.00'	25°14'12"	110.12'	109.23'	S70°15'02"W
C233	250.00'	5°22'41"	23.47'	23.46'	S60°19'16"W
C234	250.00'	19°15'30"	84.03'	83.64'	S72°38'22"W
C235	250.00'	0°36'01"	2.62'	2.62'	S82°34'07"W
C236	300.00'	2°07'03"	11.09'	11.09'	S81°48'37"W
C237	300.00'	8°59'35"	47.09'	47.04'	S76°15'18"W
C238	300.00'	8°59'35"	47.09'	47.04'	S67°15'43"W
C239	300.00'	5°08'00"	26.88'	26.87'	S60°11'56"W
C240	675.00'	15°17'28"	180.14'	179.61'	S64°49'22"W
C246	675.00'	5°02'35"	59.42'	59.40'	S59°41'57"W
C247	675.00'	4°15'48"	50.23'	50.21'	S58°59'24"W
C248	675.00'	4°16'58"	50.46'	50.44'	S63°15'47"W
C249	675.00'	5°02'38"	59.42'	59.40'	S64°44'35"W
C250	675.00'	3°56'28"	46.43'	46.42'	S67°22'30"W
C251	675.00'	5°12'13"	61.30'	61.28'	S69°52'00"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C252	675.00'	3°07'22"	36.79'	36.78'	S70°54'25"W
C253	550.00'	5°02'38"	48.42'	48.40'	S59°41'57"W
C254	550.00'	5°02'38"	48.42'	48.40'	S64°44'35"W
C255	550.00'	5°02'37"	48.42'	48.40'	S69°47'12"W
C256	550.00'	1°33'46"	15.00'	15.00'	S73°05'23"W
C257	550.00'	5°01'03"	48.17'	48.15'	S76°22'48"W
C258	550.00'	3°58'49"	38.21'	38.20'	S80°52'44"W
C259	500.00'	7°22'56"	64.42'	64.38'	S60°43'13"W
C260	500.00'	7°23'39"	64.53'	64.48'	S68°06'30"W
C261	500.00'	1°43'09"	15.00'	15.00'	S72°39'54"W
C262	500.00'	7°51'58"	68.65'	68.59'	S77°27'28"W
C263	500.00'	1°28'42"	12.90'	12.90'	S82°07'48"W
C264	375.00'	7°17'33"	47.73'	47.70'	S77°41'03"W
C265	375.00'	1°32'19"	10.07'	10.07'	S82°05'59"W
C267	375.00'	7°22'48"	48.30'	48.27'	S60°40'42"W
C269	375.00'	7°22'39"	48.29'	48.25'	S68°03'25"W
C283	275.00'	25°14'12"	121.13'	120.15'	S70°15'02"W
C313	675.00'	9°07'38"	107.53'	107.41'	S78°18'19"W
C314	675.00'	5°08'50"	60.64'	60.62'	S76°18'55"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
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- NO. = Number
- PSM = Professional Surveyor and Mapper
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- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

NOTICE:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

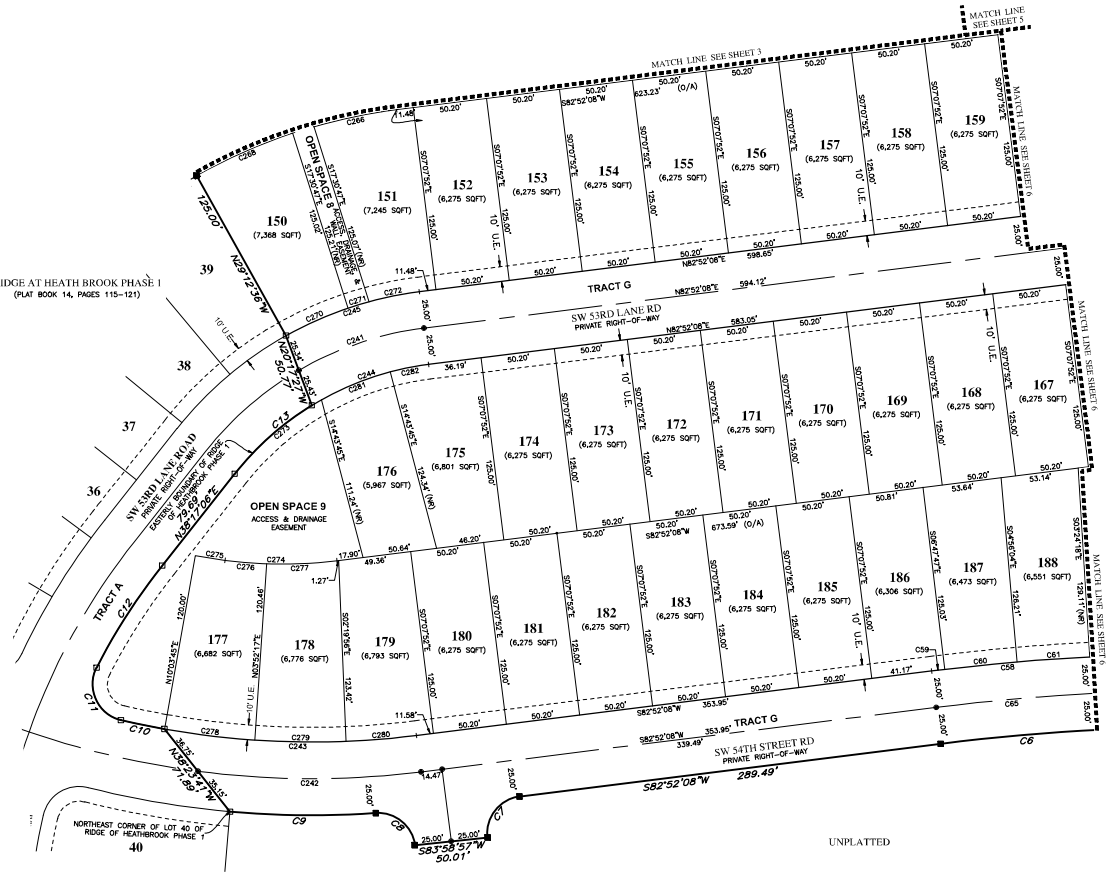
PLAT BOOK _____ PAGE_____
SHEET 4 OF 8 SHEETS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C7	25.00'	90°00'00"	39.27'	35.36'	S37°52'08"W
C8	25.00'	86°51'58"	37.90'	34.38'	N50°33'51"W
C9	625.00'	9°07'15"	99.49'	99.39'	N89°26'13"W
C10	575.00'	3°00'59"	30.27'	30.27'	N78°25'45"W
C11	25.00'	104°01'39"	45.39'	39.41'	N24°54'26"W
C12	425.00'	11°10'43"	82.92'	82.79'	N32°41'45"E
C13	200.00'	20°14'57"	70.68'	70.32'	N48°24'35"E
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C59	1525.00'	0°20'06"	8.92'	8.92'	S83°02'11"W
C60	1525.00'	1°51'42"	49.55'	49.55'	S84°08'05"W
C61	1525.00'	1°51'58"	49.67'	49.67'	S85°59'55"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C241	225.00'	23°04'46"	90.63'	90.02'	S71°19'45"W
C242	600.00'	14°33'59"	152.54'	152.13'	S89°50'52"E
C243	575.00'	17°11'37"	172.55'	171.90'	N88°32'03"W
C244	200.00'	24°20'04"	84.94'	84.31'	S70°42'06"W
C245	250.00'	22°04'44"	96.34'	95.74'	S71°49'46"W
C266	375.00'	8°49'52"	57.80'	57.74'	S78°27'12"W
C268	375.00'	10°57'21"	71.71'	71.60'	S66°16'04"W
C270	250.00'	10°35'07"	46.19'	46.12'	S66°04'57"W
C271	250.00'	3°26'18"	15.00'	15.00'	S73°05'40"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C272	250.00'	8°03'19"	35.15'	35.12'	S78°50'28"W
C273	200.00'	22°26'57"	78.36'	77.86'	S49°30'35"W
C274	300.00'	14°35'33"	76.41'	76.20'	S89°50'05"E
C275	455.00'	2°36'04"	20.66'	20.65'	S81°14'17"E
C276	300.00'	5°26'39"	28.51'	28.49'	S85°15'38"E
C277	300.00'	9°08'54"	47.90'	47.85'	N87°26'35"E
C278	575.00'	6°11'29"	62.13'	62.10'	S83°01'59"E
C279	575.00'	6°12'13"	62.26'	62.23'	S89°13'50"E
C280	575.00'	4°47'56"	48.16'	48.15'	N85°16'06"E
C281	200.00'	14°32'12"	50.74'	50.61'	S68°00'09"W
C282	200.00'	7°35'53"	26.52'	26.50'	S79°04'12"W

LEGEND:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

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DAVID A. WILLIAMS, PSM DATE:
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

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RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA

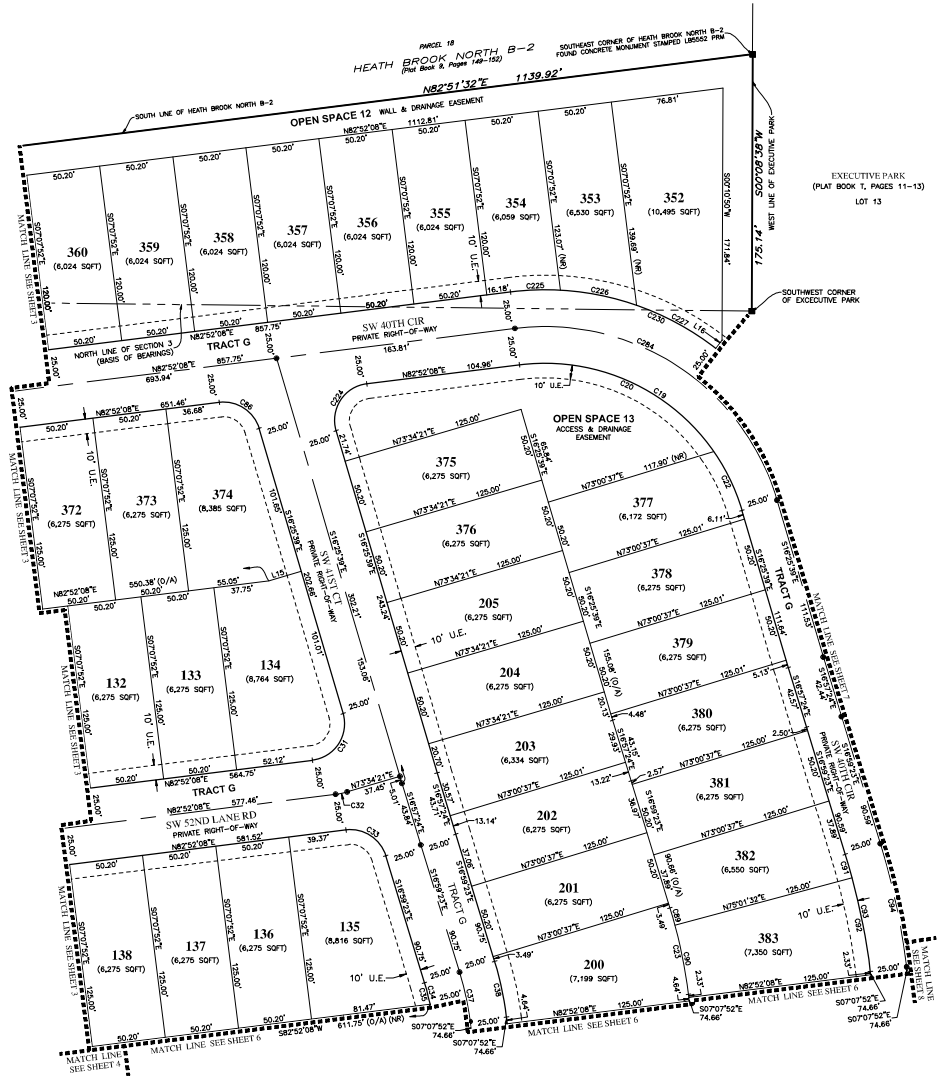
NORTH

SCALE: 1" = 40'

SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L15	S73°34'21"W	23.02'
L16	S37°47'20"W	7.09'

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C19	140.00'	80°42'13"	197.20'	181.29'	N56°46'46"W
C20	140.00'	62°22'38"	152.42'	145.00'	N65°56'33"W
C22	140.00'	18°19'35"	44.78'	44.59'	N25°35'27"W
C23	350.00'	9°51'31"	60.22'	60.15'	N12°03'38"W
C31	25.00'	99°17'47"	43.33'	38.10'	N33°13'14"E
C32	50.00'	9°17'47"	8.11'	8.10'	N78°13'14"E
C33	25.00'	80°08'29"	34.97'	32.19'	S57°03'38"E
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C35	175.00'	4°54'39"	15.00'	15.00'	N14°32'03"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C38	225.00'	9°51'31"	38.71'	38.67'	S12°03'38"E
C86	25.00'	80°42'12"	35.21'	32.37'	N56°46'46"W
C89	350.00'	2°00'55"	12.31'	12.31'	N15°58'56"W
C90	350.00'	7°50'36"	47.91'	47.88'	N11°03'10"W
C91	475.00'	2°00'55"	16.71'	16.71'	N15°58'56"W
C92	475.00'	7°50'36"	65.02'	64.97'	N11°03'10"W
C93	475.00'	9°51'31"	81.73'	81.63'	N12°03'38"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C224	25.00'	99°17'47"	43.33'	38.10'	S33°13'14"W
C225	190.00'	10°19'00"	34.21'	34.17'	S88°01'38"W
C226	190.00'	15°59'52"	53.05'	52.88'	N78°48'56"W
C227	190.00'	18°36'20"	61.70'	61.43'	N61°30'50"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W



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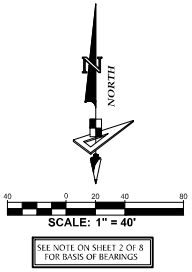

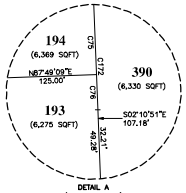

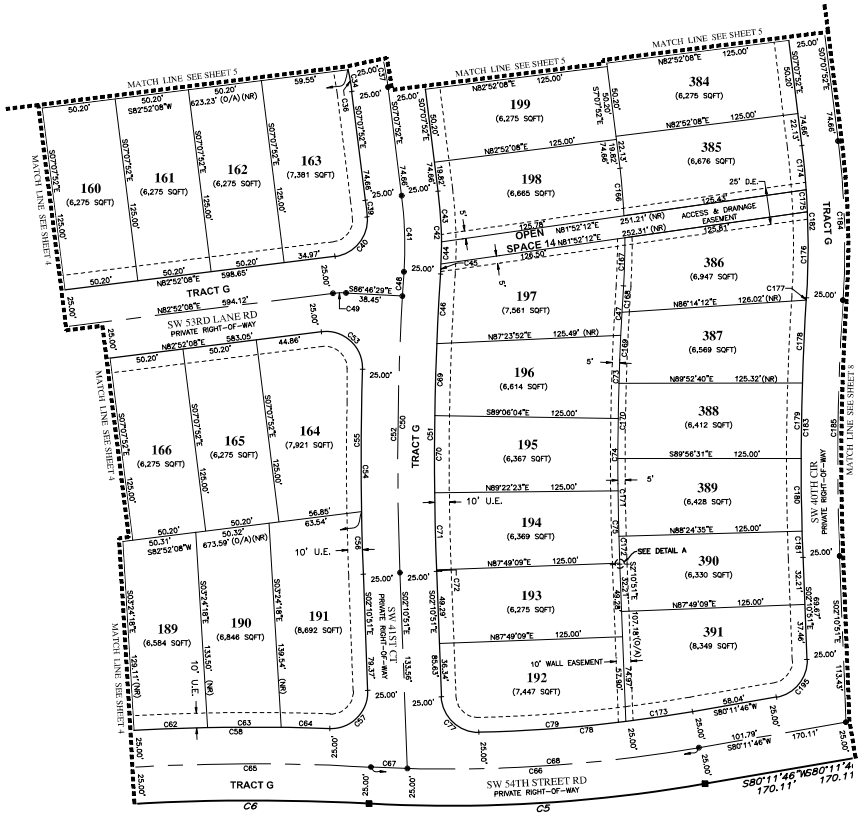

UNPLATTED

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C5	1025.00'	12°51'34"	230.05'	229.57'	S86°37'33"W
C6	1475.00'	10°11'12"	262.24'	261.90'	S87°57'44"W
C34	175.00'	9°51'31"	30.11'	30.07'	S12°03'38"E
C36	175.00'	4°56'52"	15.11'	15.11'	N09°36'18"W
C37	200.00'	9°51'31"	34.41'	34.37'	S12°03'38"E
C39	250.00'	2°36'39"	11.39'	11.39'	S05°49'32"E
C40	25.00'	87°23'21"	38.13'	34.54'	S39°10'28"W
C41	275.00'	10°49'53"	51.99'	51.91'	S01°42'56"E
C42	300.00'	10°49'53"	56.71'	56.63'	S01°42'56"E
C43	300.00'	6°36'46"	34.62'	34.60'	N03°49'29"W
C44	300.00'	2°54'05"	15.19'	15.19'	N00°55'56"E
C45	300.00'	1°19'02"	6.90'	6.90'	N03°02'29"E
C46	1975.00'	1°22'39"	47.49'	47.48'	S03°00'41"W
C47	1850.00'	1°02'38"	33.70'	33.70'	S03°10'42"W
C48	2000.00'	0°28'30"	16.58'	16.58'	S03°27'46"W
C49	50.00'	10°21'23"	9.04'	9.03'	N88°02'49"E
C50	2000.00'	5°52'52"	205.29'	205.20'	S00°45'35"W
C51	1975.00'	5°52'52"	202.72'	202.63'	S00°45'35"W
C52	2000.00'	5°24'22"	188.71'	188.64'	S00°31'20"W
C53	25.00'	98°54'12"	43.15'	37.99'	S47°40'47"E
C54	2025.00'	3°57'10"	139.70'	139.67'	S00°12'16"E
C55	2025.00'	2°44'38"	96.98'	96.97'	S00°24'00"W
C56	2025.00'	1°12'32"	42.72'	42.72'	S01°34'35"E
C57	25.00'	94°07'58"	41.07'	36.61'	S44°53'08"W
C58	1525.00'	9°04'59"	241.76'	241.51'	S87°24'38"W
C62	1525.00'	1°53'12"	50.21'	50.21'	S87°52'30"W
C63	1525.00'	1°53'21"	50.28'	50.28'	S89°45'46"W
C64	1525.00'	1°14'41"	33.13'	33.13'	N88°40'13"W
C65	1500.00'	10°11'12"	266.69'	266.34'	S87°57'44"W
C66	1000.00'	12°51'34"	224.44'	223.97'	S86°37'33"W
C67	1000.00'	1°25'34"	24.89'	24.89'	S87°39'27"E
C68	1000.00'	11°26'00"	199.55'	199.22'	N85°54'46"E
C69	1975.00'	1°25'26"	49.08'	49.08'	S01°36'39"W
C70	1975.00'	1°31'34"	52.60'	52.60'	S00°08'09"W

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C71	1975.00'	1°31'38"	52.64'	52.64'	S01°23'27"E
C72	1975.00'	0°01'35"	0.91'	0.91'	S02°10'03"E
C73	1850.00'	1°45'27"	56.75'	56.74'	S01°46'39"W
C74	1850.00'	1°31'34"	49.27'	49.27'	S00°08'09"W
C75	1850.00'	1°31'32"	49.25'	49.25'	S01°23'23"E
C76	1850.00'	0°01'42"	0.91'	0.91'	S02°10'00"E
C77	25.00'	89°00'27"	38.84'	35.05'	S46°41'05"E
C78	975.00'	8°36'56"	146.61'	146.47'	N84°30'14"E
C79	975.00'	5°54'29"	100.54'	100.49'	N85°51'27"E
C166	425.00'	4°21'58"	32.39'	32.38'	N04°56'53"W
C167	425.00'	4°25'49"	32.86'	32.85'	N01°29'06"E
C168	5288.88'	0°11'40"	17.96'	17.96'	S03°32'14"W
C169	8800.40'	0°18'58"	48.55'	48.55'	S02°38'57"W
C170	7955.61'	0°22'05"	51.09'	51.09'	S00°33'53"W
C171	1850.00'	1°38'54"	53.22'	53.22'	S00°45'58"E
C172	1850.00'	0°35'26"	19.07'	19.07'	S01°53'08"E
C173	975.00'	2°42'27"	46.07'	46.07'	N81°33'00"E
C174	549.99'	3°08'40"	30.18'	30.18'	N05°33'32"W
C175	549.97'	1°34'07"	15.06'	15.06'	N03°12'09"W
C176	550.00'	6°07'07"	58.73'	58.71'	N00°38'27"E
C177	1725.00'	0°03'10"	1.59'	1.59'	S03°40'26"W
C178	1725.00'	1°52'44"	56.57'	56.57'	S02°42'29"W
C179	1725.00'	1°42'37"	51.49'	51.49'	S00°54'48"W
C180	1725.00'	1°38'54"	49.63'	49.62'	S00°45'58"E
C181	1725.00'	0°35'26"	17.78'	17.78'	S01°53'08"E
C182	550.00'	10°49'53"	103.97'	103.82'	N01°42'56"W
C183	1725.00'	5°52'52"	177.06'	176.98'	S00°45'35"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C195	25.00'	82°22'37"	35.94'	32.93'	N39°00'28"E

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
- (NR) = Non-Radial Line
- LB = Licensed Business
- NO. = Number
- PSM = Professional Surveyor and Mapper
- PLS = Professional Land Surveyor
- U.E. = Utility Easement
- PRM = Permanent Reference Monument
- D.E. = Drainage Easement

NOTICE:

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SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS PLAT OF "RIDGE AT HEATH BROOK PHASE 2" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 8TH DAY OF JULY, 2024. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES; AND THAT ALL PERMANENT CONTROL POINT AND LOT CORNER MONUMENTATION SHALL BE SET WITHIN ONE YEAR OF PLAT RECORDATION.

DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (eg: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (eg: 5' = 5.00') (eg: 7.5' = 7.50')

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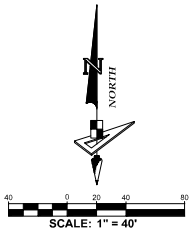
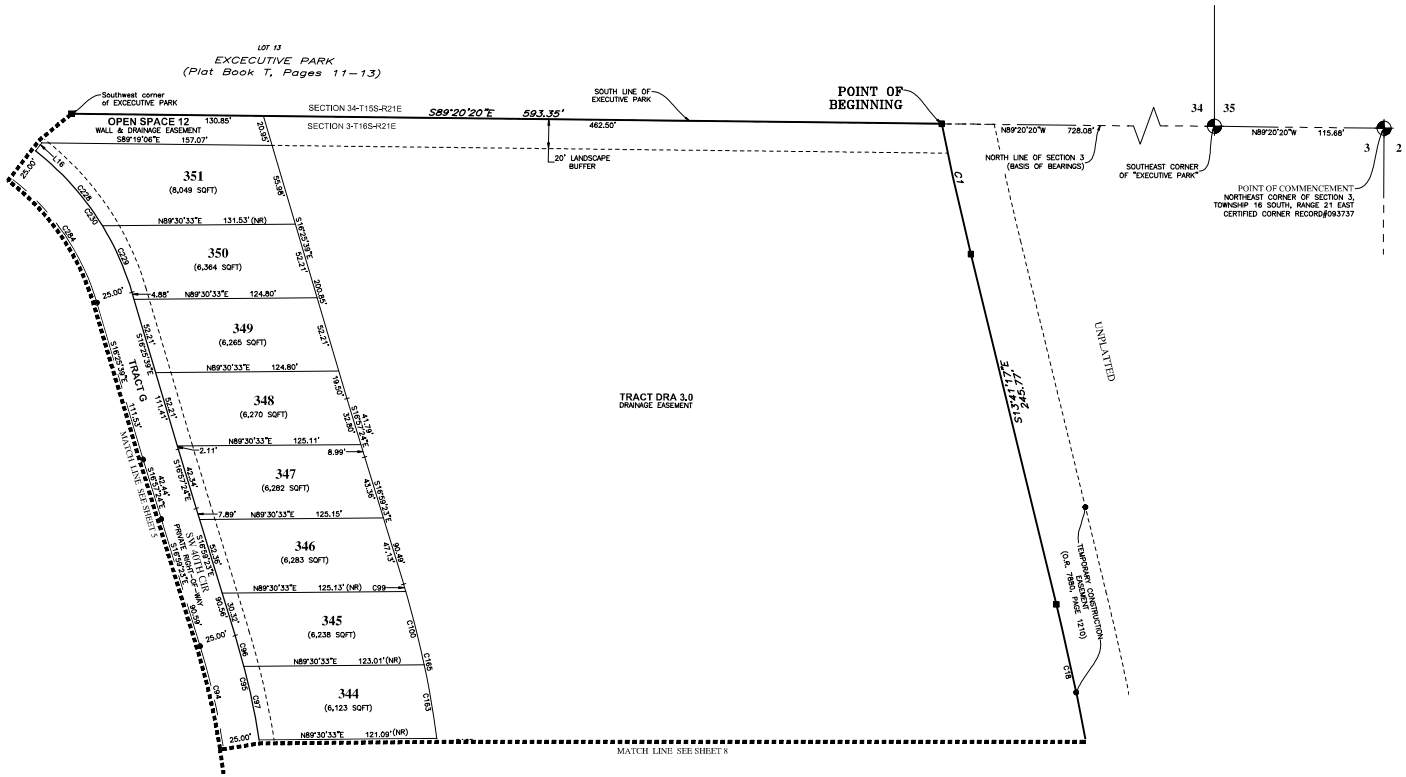
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



SEE NOTE ON SHEET 2 OF 8 FOR BASIS OF BEARINGS



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	2387.00'	2°11'09"	91.06'	91.06'	S12°35'43"E
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C96	525.00'	2°23'26"	21.91'	21.90'	N15°47'40"W
C97	525.00'	5°35'22"	51.22'	51.19'	N11°48'16"W
C99	645.00'	0°27'48"	5.22'	5.22'	N16°45'29"W
C100	645.00'	4°35'31"	51.69'	51.68'	N14°13'50"W
C163	645.00'	4°31'06"	50.87'	50.85'	N09°40'31"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C228	190.00'	20°47'09"	68.93'	68.55'	N41°49'06"W
C229	190.00'	14°59'52"	49.73'	49.59'	N23°55'35"W
C230	190.00'	80°42'13"	267.62'	246.04'	N56°46'46"W
C284	165.00'	80°42'13"	232.41'	213.67'	N56°46'46"W

LEGEND:

- □ = Found 4" x 4" Concrete monument LB#7768, PRM
- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
- ● = Set (PCP) Permanent Control Point PK Nail and Disk LB#7768 PCP
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SURVEYOR'S STATEMENT:

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DAVID A. WILLIAMS, PSM
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

LINE DATA TABLE		
NO.	BEARING	LENGTH
L16	S37°47'20"W	7.09'

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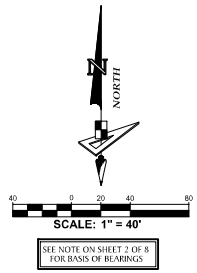
RIDGE AT HEATH BROOK PHASE 2

A PORTION OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, &
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C2	1905.00'	14°31'27"	482.90'	481.61'	S06°25'34"E
C3	630.00'	29°23'00"	323.09'	319.56'	S75°23'11"W
C4	325.00'	19°30'05"	110.62'	110.09'	S70°26'44"W
C16	1905.00'	5°29'35"	182.64'	182.57'	S03°34'57"W
C17	1905.00'	1°30'14"	50.00'	50.00'	S07°04'29"W
C18	1905.00'	13°01'13"	432.91'	431.97'	S07°10'41"E
C80	275.00'	19°30'05"	93.60'	93.15'	N70°26'44"E
C81	300.00'	19°30'05"	102.11'	101.62'	S70°26'44"W
C82	275.00'	1°55'34"	9.24'	9.24'	N61°39'28"E
C83	680.00'	1°06'09"	13.09'	13.09'	N61°14'46"E
C84	680.00'	29°23'00"	348.73'	344.92'	S75°23'11"W
C85	655.00'	29°23'00"	335.91'	332.24'	S75°23'11"W
C87	1905.00'	0°45'07"	25.00'	25.00'	N00°27'36"E
C88	1905.00'	0°45'07"	25.00'	25.00'	N00°17'31"W
C94	500.00'	9°51'31"	86.03'	85.93'	N12°03'38"W
C95	525.00'	9°51'31"	90.33'	90.22'	N12°03'38"W
C98	525.00'	1°52'43"	17.21'	17.21'	N08°04'14"W
C164	645.00'	0°17'06"	3.21'	3.21'	N07°16'25"W
C165	645.00'	9°51'31"	110.98'	110.85'	N12°03'38"W
C184	575.00'	10°49'53"	108.70'	108.54'	N01°42'56"W
C185	1700.00'	5°52'52"	174.49'	174.42'	S00°45'35"W
C186	600.00'	10°49'53"	113.43'	113.26'	N01°42'56"W
C187	1675.00'	5°52'52"	171.93'	171.85'	S00°45'35"W
C188	600.00'	0°52'55"	9.24'	9.23'	N06°41'25"W
C189	600.00'	5°45'30"	60.30'	60.28'	N03°22'12"W
C190	600.00'	4°11'28"	43.89'	43.88'	N01°36'17"E
C191	1675.00'	0°30'53"	15.04'	15.04'	S03°26'34"W
C192	1675.00'	1°50'59"	54.08'	54.07'	S02°15'39"W
C193	1675.00'	1°50'59"	54.08'	54.07'	S00°24'39"W
C194	1675.00'	1°40'01"	48.73'	48.73'	S01°20'51"E

CURVE DATA TABLE					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C196	25.00'	97°37'22"	42.60'	37.63'	S50°59'32"E
C197	720.00'	1°50'39"	23.17'	23.17'	N06°12'33"W
C198	720.00'	4°47'46"	60.27'	60.25'	N02°53'20"W
C199	720.00'	4°11'28"	52.67'	52.65'	N01°36'17"E
C200	1555.00'	0°30'53"	13.97'	13.97'	S03°26'34"W
C201	1555.00'	1°50'59"	50.20'	50.20'	S02°15'39"W
C202	1555.00'	1°50'59"	50.20'	50.20'	S00°24'39"W
C203	1555.00'	1°40'01"	45.24'	45.24'	S01°20'51"E
C204	720.00'	10°49'53"	136.11'	135.91'	N01°42'56"W
C205	1555.00'	5°52'52"	159.61'	159.54'	S00°45'35"W
C206	1535.00'	3°14'01"	86.63'	86.62'	S00°33'50"E
C207	1380.00'	0°41'49"	16.79'	16.79'	N67°40'17"E
C208	800.00'	22°45'19"	317.72'	315.64'	S78°42'01"W
C209	800.00'	2°07'12"	29.60'	29.60'	S68°22'58"W
C210	800.00'	3°35'52"	50.23'	50.22'	S71°14'30"W
C211	800.00'	4°08'14"	57.77'	57.75'	S75°06'32"W
C212	800.00'	4°08'14"	57.77'	57.75'	S79°14'47"W
C213	800.00'	4°08'14"	57.77'	57.75'	S83°23'01"W
C214	800.00'	4°08'14"	57.77'	57.75'	S87°31'15"W
C215	800.00'	0°29'19"	6.82'	6.82'	S89°50'01"W
C216	275.00'	17°34'32"	84.36'	84.03'	N71°24'30"E
C217	680.00'	7°00'34"	83.19'	83.14'	S65°18'07"W
C218	680.00'	4°14'01"	50.25'	50.23'	S70°55'25"W
C219	680.00'	4°08'14"	49.10'	49.09'	S75°06'32"W
C220	680.00'	4°08'14"	49.10'	49.09'	S79°14'47"W
C221	680.00'	4°08'14"	49.10'	49.09'	S83°23'01"W
C222	680.00'	4°08'14"	49.10'	49.09'	S87°31'15"W
C223	680.00'	0°29'19"	5.80'	5.80'	S89°50'01"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L12	N82°55'31"W	50.00'
L13	N07°04'29"E	50.00'
L14	S82°55'31"E	50.00'

LEGEND:

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- ■ = Set 4" x 4" Concrete monument LB#7768, PRM unless otherwise noted.
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PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 6423

DATE:

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Licensed Business Number LB 7768

This instrument was prepared by:	(This space reserved for Clerk)
Jere Earlywine, Esq. Kutak Rock LLP 107 W College Avenue Tallahassee, Florida 32301	

SPECIAL WARRANTY DEED
[RIDGE AT HEATH BROOK PHASE 2]

THIS SPECIAL WARRANTY DEED is made to be effective as of the 22nd day of November, 2024, by and between:

Forestar (USA) Real Estate Group Inc., a Delaware corporation, the owner and developer of lands within the boundaries of District (herein defined), and whose mailing address is 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 ("**Grantor**"); and

Ridge at Heath Brook Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Marion County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**Grantee**" or "**District**").

SPECIAL WARRANTY GRANT OF FEE TITLE

WITNESS THAT GRANTOR, for good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, grants, bargains and conveys to Grantee forever, all of the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, and more particularly below ("Property"):

Tract DRA 3.0 (Drainage Easement),as identified on the plat known as *Ridge at Heath Brook Phase 2,* as recorded at Plat Book 16, Pages 107 - 114, of the Official Records of Marion County, Florida.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same

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REC FEE 52.50 INDEX

against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor, but against none other. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, *Florida Statutes*.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor's to maintain, repair or replace any part of the Property or improvements located thereon.

This Special Warranty Deed is subject to the terms and conditions of **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESS

By: Victoria Walker
Name: VICTORIA WALKER
Address: 2221 E LAMAR
ARL, TX 76006

By: CStewart
Name: CARRIE STEWART
Address: 2221 E LAMAR
ARL TX 76006

FORESTAR (USA) REAL ESTATE GROUP INC.

By: James D. Allen
Name: James D. Allen
Title: Executive Vice President

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of NOVEMBER, 2024, by James D. Allen, as Executive Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

CARRIE STEWART
Notary Public, State of Texas
Comm. Expires 07-17-2027
Notary ID 11824225

(NOTARY SEAL)

CStewart
NOTARY PUBLIC, STATE OF TEXAS

Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT A

ADDITIONAL TERMS AND CONDITIONS OF CONVEYANCE

As a material inducement to Grantor selling and conveying the Property to Grantee, Grantor and Grantee covenant and agree as set forth in this Exhibit "A". Grantee acknowledges and agrees by its acceptance of this Special Warranty Deed that but for Grantee's agreement to these provisions, Grantor would not have sold the Property to Grantee.

(a) DISCLAIMERS. GRANTOR HEREBY CONVEYS THE PROPERTY TO GRANTEE "AS IS", "WHERE IS", AND "WITH ALL FAULTS" AND WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED. GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, GUARANTIES, PROMISES, COVENANTS, AGREEMENTS, OR REPRESENTATIONS OF ANY NATURE WHATSOEVER, PAST, PRESENT, OR FUTURE AS TO OR CONCERNING THE PROPERTY, INCLUDING BUT NOT LIMITED TO THOSE WHICH MIGHT BE IMPLIED AT LAW. Grantee acknowledges that Grantee has had the opportunity to conduct a feasibility study of the Property prior to its acceptance of this Special Warranty Deed. The Property is hereby accepted by Grantee in its then-present condition, "AS IS, WHERE IS, AND WITH ALL FAULTS". Without limiting the foregoing, Grantee acknowledges and agrees that Grantor has not made, has disclaimed, does not make and does specifically disclaim any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral, written, past, present or future, of, as to, concerning or with respect to (i) the value, nature, quality or physical or other condition of the Property, including, without limitation, the water, soil and geology, and/or the environmental condition of the Property; (ii) the income to be derived from the Property; (iii) the water, soil, and geology, the suitability thereof and/or of the Property for any and all activities and uses which Grantee may elect to conduct; (iv) the compliance of or by the Property or its operations with any applicable laws, rules, ordinances, or regulations of any applicable governmental authority; (v) the habitability, merchantability, marketability, suitability, profitability, developability, or fitness for a particular purpose of the Property; (vi) the manner or quality of the construction or materials, if any, incorporated into the Property; or (vii) the manner, quality or state of repair of the Property. GRANTOR HAS NOT MADE, HAS DISCLAIMED, DOES NOT MAKE AND DOES SPECIFICALLY DISCLAIM ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL LAWS OR ANY LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS OR ANY OTHER APPLICABLE LAWS, INCLUDING THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES IN OR ON THE PROPERTY. Grantee further acknowledges that it shall rely solely on its own investigation of the Property and not on any information provided or to be provided by Grantor, and that Grantee's acceptance of this Special Warranty Deed shall constitute acceptance of the Property by Grantee "AS IS" and waiver of all objections or claims against Grantor (including, but not limited to, any right or claim of contribution) arising from or related to the matters set forth above in items (i) through (vii) above. Grantee further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that Grantor has not made any independent investigation or verification of such information, makes no representations as to the accuracy or completeness of such information, and does not have and shall not have any duty to provide updates regarding such information or otherwise ensure the availability of any such updated information to Grantee. Grantor is not and shall not be liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property or the operation thereof, furnished by any real estate broker, agent, employee, servant, engineer, surveyor or other third party.

(b) RELEASE AND WAIVER OF CLAIMS. Grantee agrees that Grantor shall not be responsible or liable to Grantee for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as Grantee is acquiring the Property "**AS IS, WHERE IS", AND "WITH ALL FAULTS**". Grantee, on its own behalf and on behalf of anyone claiming by, through or under Grantee and on behalf of all other Grantee Parties (hereinafter defined), to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases,

discharges and forever acquits the Grantor Parties (hereinafter defined) from any and all Claims (hereinafter defined) of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which Grantee may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor or any of the Grantor Parties, relating to the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of the delivery and acceptance of this Special Warranty Deed. Grantee agrees that the waivers and releases set forth above extend to all Claims of any nature and kind whatsoever, known or unknown, suspected or not suspected, and shall be effective upon the delivery and acceptance of this Special Warranty Deed. **WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE, FOR ITSELF AND ON BEHALF OF THE GRANTEE PARTIES, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAWS, WITH RESPECT TO ALL OR A PART OF THE PROPERTY, HEREBY EXPRESSLY WAIVES, RELEASES AND RELINQUISHES ANY AND ALL CLAIMS GRANTEE OR ANY GRANTEE PARTY MAY NOW OR HEREAFTER HAVE AGAINST GRANTOR AND/OR ANY ONE OR MORE OF THE GRANTOR PARTIES, WHETHER KNOWN OR UNKNOWN, WITH RESPECT TO ANY PAST, PRESENT, OR FUTURE PRESENCE OR EXISTENCE OF HAZARDOUS MATERIALS AT, ON, IN, NEAR, UNDER, OR ABOUT THE PROPERTY, OR WITH RESPECT TO ANY PAST, PRESENT, OR FUTURE VIOLATIONS OF ENVIRONMENTAL LAWS, INCLUDING, WITHOUT LIMITATION (I) ANY AND ALL RIGHTS GRANTEE OR ANY GRANTEE PARTY MAY NOW OR HEREAFTER HAVE TO SEEK CONTRIBUTION FROM GRANTOR OR ANY GRANTOR PARTIES UNDER SECTION 113(F) OF OR OTHERWISE UNDER CERCLA, AS AMENDED, INCLUDING BY THE SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT OF 1986 (42 U.S.C. §9613), AS THE SAME MAY BE FURTHER AMENDED OR REPLACED BY ANY SIMILAR LAW, RULE OR REGULATION; (II) ANY AND ALL CLAIMS, WHETHER KNOWN OR UNKNOWN, NOW OR HEREAFTER EXISTING, WITH RESPECT TO THE PROPERTY UNDER SECTION 107 OF CERCLA (42 U.S.C. §9607); AND (III) ANY AND ALL CLAIMS, WHETHER KNOWN OR UNKNOWN, AND WHETHER BASED ON STRICT LIABILITY OR OTHERWISE, UNDER OTHER APPLICABLE ENVIRONMENTAL LAWS OR BASED ON NUISANCE, TRESPASS OR ANY OTHER COMMON LAW OR STATUTORY PROVISIONS.** Grantee further acknowledges and agrees that each of these releases shall be given full force and effect according to each of its expressed terms and provisions, including but not limited to those relating to unknown, unforeseen, and/or unsuspected claims, damages, and causes of action. To the maximum extent permitted by applicable law, these covenants releasing Grantor and the Grantor Parties shall be a covenant running with the Property and shall be binding upon Grantee and each of the Grantee Parties.

(c) Claims. The term "*Claim*" or "*Claims*" means any and all claims, obligations, actions, causes of action, suits, debts, liens, liabilities, injuries, damages, judgments, losses, demands, orders, penalties, settlements, costs, fines, penalties, forfeitures and expenses of any kind or nature whatsoever (including, without limitation, attorneys' fees and costs and all litigation, mediation, arbitration and other dispute resolution costs and expenses) and includes expenses of enforcing any indemnification, defense or hold harmless obligations under this Exhibit "A", and regardless of whether based on tort, contract, statute, regulation, common law, equitable principles or otherwise.

(d) Grantee Affiliates. The term "*Grantee Affiliate*" or "*Grantee Affiliates*" means and includes: (i) any parent, subsidiary, or affiliate entity of Grantee and each such entity's and Grantee's employees, officers, directors, members, managers, shareholders, partners, attorneys, agents, and representatives and their respective heirs, successors, and assigns, and (ii) any contractor, subcontractor, engineer, architect, broker, agent, or other party hired or retained by Grantee in connection with the marketing, design, or construction of improvements on the Property.

(e) Grantee Parties. The term "*Grantee Party*" or "*Grantee Parties*" means and includes: (i) any Grantee Affiliate; (ii) any future owner of any portion of the Property, such owner's heirs, successors and assigns; and (iii) any other party who asserts a Claim against Grantor or any Grantor Party if such Claim is made by, through, or under Grantee.

(f) Grantor Parties. The term "*Grantor Party*" or "*Grantor Parties*" means and includes (i) Grantor, Forestar (USA) Real Estate Group Inc., and any parent, subsidiary, or affiliate entity of Grantor and/or Forestar (USA) Real Estate Group Inc., and (ii) all employees, officers, directors, members, managers, shareholders, partners, attorneys, agents, and representatives of Grantor, of Forestar (USA) Real Estate Group Inc.,, and of any parent, subsidiary, or affiliate entity of Grantor and/or Forestar (USA) Real Estate Group Inc.,

(g) GRANTEE'S INDEMNITY OF GRANTOR. GRANTEE HEREBY AGREES TO INDEMNIFY, PROTECT, DEFEND (WITH COUNSEL ACCEPTABLE TO GRANTOR), SAVE AND HOLD HARMLESS GRANTOR AND EACH OF THE GRANTOR PARTIES FROM AND AGAINST ANY AND ALL CLAIMS OF ANY NATURE ASSERTED, INCURRED OR BROUGHT AGAINST GRANTOR OR ANY GRANTOR PARTY BY GRANTEE OR ANY GRANTEE PARTY IN ANY WAY RELATING TO, CONNECTED WITH, OR ARISING OUT OF, DIRECTLY OR INDIRECTLY, THIS SPECIAL WARRANTY DEED, THE PROPERTY, OR THE OWNERSHIP, LEASING, USE, OPERATION, MAINTENANCE, MANAGEMENT, DEVELOPMENT, CONSTRUCTION, AND MARKETING OF THE PROPERTY AND ANY STRUCTURES AND/OR OTHER IMPROVEMENTS CONSTRUCTED THEREON, WHETHER THE SAME BE AT LAW, IN EQUITY OR OTHERWISE. GRANTEE'S INDEMNIFICATION OF GRANTOR AND THE GRANTOR PARTIES AS PROVIDED HEREIN EXPRESSLY INCLUDES CLAIMS ARISING FROM, RELATED TO, OR CAUSED BY IN WHOLE OR IN PART GRANTOR'S COMPARATIVE, CONTRIBUTORY, OR SOLE NEGLIGENCE, WHETHER ACTIVE OR PASSIVE, BUT NOT INCLUDING GRANTOR'S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OR GRANTOR'S BREACH OF ANY OF ANY REPRESENTATION, WARRANTY, OR COVENANT IN THIS SPECIAL WARRANTY DEED.

(h) Sovereign Immunity. Regardless of anything in the Special Warranty Deed, or herein, to the contrary, nothing in the Special Warranty Deed, or herein, shall be deemed to waive the Grantee's limitations of liability established under Section 768.28, Florida Statutes or other applicable law.

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT
[RIDGE AT HEATH BROOK PHASE 2]

THIS EASEMENT AGREEMENT is made and entered into this 3rd day of December, 2024, by and among:

Forestar (USA) Real Estate Group Inc., a Delaware corporation, the owner and developer of lands within the boundary of the District, and whose mailing address is 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 ("**Developer**"); and

Ridge at Heath Brook Community Association, Inc., a Florida non-for-profit corporation, and whose mailing address is 10700 Pecan Park Boulevard, Suite 150, Austin, Texas 78750 ("**Association**"); and

Ridge at Heath Brook Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Marion County, Florida, and whose mailing address is c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, #410w, Boca Raton, Florida 33431 ("**District**" or "**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Developer desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

WHEREAS, Developer and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2024160091 BK 8487 Pgs 0016-0022 12/05/2024 04:11:08 PM
REC FEE 61.00 INDEX

WHEREAS, the District has requested that Developer and Association each grant to the District a perpetual easement over the Easement Areas and Developer and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Developer and Association hereby each grant to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below – to the extent of the Developer's and Association's respective interests, if any - ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**"):

A) The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage facilities, located within all drainage easement areas including those labeled **Tract G (Private Right-of-Way), Tract DRA 3.0 (Drainage Easement), Tracts Open Space 7 and Open Space 8 (Utility, Access & Drainage Easement), Tract Open Space 9 (Utility & Drainage Easement), Tract Open Space 12 (Wall & Drainage Easement), Tracts Open Space 13 and Open Space 14 (Access & Drainage Easement), and any "Drainage Easements," as identified on the plat entitled, *Ridge at Heath Brook Phase 2,* as recorded at Plat Book 16, Pages 107 – 114, of the Official Records of Marion County, Florida**.

3. **Inconsistent Use**. Developer and Association each agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to

the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default**. A default by any Party under this Easement Agreement shall entitle each other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement**. In the event that either District, Developer or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices**. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify).Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Developer and Association and counsel(s) for Grantee may deliver Notice on behalf of the Developer and Association and Grantee, respectively.

9. **Assignment**. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Developer and Association.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. **Public Records.** Developer and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the Parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Developer, Association and Grantee have caused these presents to be executed on the day and year first above written.

WITNESS

By: Victoria Walker
Name: VICTORIA WALKER
Address: 2221 E LAMAR
ARL, TX 76006

By: CStewart
Name: CARRIE STEWART
Address: 2221 E LAMAR BLVD.
ARL TX 76006

FORESTAR (USA) REAL ESTATE GROUP INC.

By: James D. Allen
Name: James D. Allen
Title: Executive Vice President

STATE OF TEXAS
COUNTY OF TARRANT

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of NOVEMBER, 2024, by James D. Allen, as Executive Vice President of FORESTAR (USA) REAL ESTATE GROUP INC., who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

CARRIE STEWART
Notary Public, State of Texas
Comm. Expires 07-17-2027
Notary ID 11824225
(NOTARY SEAL)

CStewart
NOTARY PUBLIC, STATE OF TEXAS
Name: CARRIE STEWART
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[*Signatures continue on following page*]

WITNESSES

By: _____
Name: Steven Hart
Address: 551 N Cattlemen Rd., Suite 304
Sarasota, FL 34232

By: Kirsten Schaefer
Name: Kirsten Schaefer
Address: 551 N Cattlemen Rd., Suite 304
Sarasota, FL 34232

RIDGE AT HEATH BROOK COMMUNITY' ASSOCIATION, INC.

By: _____
Name: Christian Cotter
Title: President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of December, 2024, by Christian Cotter as President of Ridge at Heath Brook Community Association, Inc., a Florida not-for-profit corporation, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me or produced _____ as identification.

Brandy Kelley
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

BRANDY LYN KELLEY
Notary Public - State of Florida
Commission # HH 486579
My Comm. Expires Aug 12, 2027
Bonded through National Notary Assn.

Name: Brandy Kelley
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

WITNESSES

By: _____
Name: Steven Hart
Address: 551 N Cattlemen Rd., Suite 304
Sarasota, FL 34232

By: _____
Name: Kirsten Schaefer
Address: 551 N Cattlemen Rd., Suite 304
Sarasota, FL 34232

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: Christian Cotter
Title: Chairperson

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of December, 2024, by Christian Cotter as Chairperson of the Ridge at Heath Brook Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, ~~on behalf~~ of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

BRANDY LYN KELLEY
Notary Public - State of Florida
Commission # HH 486579
My Comm. Expires Aug 12, 2027
Bonded through National Notary Assn.

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF FLORIDA

Name: Brandy Kelley
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2025

RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2025

	General Fund	Debt Service Fund Series 2023	Debt Service Fund Series 2024	Capital Projects Fund Series 2023	Capital Projects Fund Series 2023	Total Governmental Funds
ASSETS						
Cash	$ 144,589	$ -	$ -	$ -	$ -	$ 144,589
Investments						
Revenue	-	62,075	154,077	-	-	216,152
Reserve	-	39,922	101,799	-	-	141,721
Prepayment	-	1,650	-	-	-	1,650
Construction	-	1	-	555	1,871	2,427
Due from Individual Landowners	3,108	5,819	-	-	-	8,927
Due from general fund	-	97,198	-	-	-	97,198
Due from other	5,430	-	-	-	-	5,430
Total assets	$ 153,127	$ 206,665	$ 255,876	$ 555	$ 1,871	$ 618,094
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to DR Horton	$ -	$ 447	$ -	$ -	$ -	$ 447
Due to debt service fund 2023	97,198	-	-	-	-	97,198
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	103,198	447	-	-	-	103,645
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	3,109	5,819	-	-	-	8,928
Total deferred inflows of resources	3,109	5,819	-	-	-	8,928
Fund balances:						
Restricted for:						
Debt service	-	200,399	255,876	-	-	456,275
Capital projects	-	-	-	555	1,871	2,426
Unassigned	46,820	-	-	-	-	46,820
Total fund balances	46,820	200,399	255,876	555	1,871	505,521
Total liabilities, deferred inflows of resources and fund balances	$ 153,127	$ 206,665	$ 255,876	$ 555	$ 1,871	$ 618,094

RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 18,724	$ 25,125	$ 26,473	95%
Assessment levy: off-roll	11,851	35,555	47,406	75%
Landowner contribution	-	21,756	28,238	77%
Total revenues	30,575	82,436	102,117	81%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	16,000	48,000	33%
Legal	308	758	21,000	4%
Engineering	-	-	2,800	0%
Audit	-	-	5,000	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	333	1,000	33%
Emma software services	-	1,000	1,000	100%
Trustee	4,031	4,031	5,000	81%
Telephone	17	67	200	34%
Postage	28	36	500	7%
Printing & binding	42	167	500	33%
Legal advertising	-	424	6,500	7%
Annual special district fee	-	175	175	100%
Insurance	-	5,814	6,200	94%
Contingencies/bank charges	6	6	2,000	0%
Website hosting & maintenance	-	1,410	705	200%
Website ADA compliance	-	-	210	0%
Property appraiser and tax collector	374	501	827	61%
Total expenditures	8,889	30,722	102,117	30%
Excess/(deficiency) of revenues over/(under) expenditures	21,686	51,714	-	
Fund balances - beginning	25,134	(4,894)	-	
Fund balances - ending	$ 46,820	$ 46,820	$ -	

RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED FEBRUARY 28, 2025

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	$ 83,649	$ 112,247	$ 118,289	95%
Assessment levy: off-roll	10,996	32,989	43,985	75%
Interest	259	1,554	-	N/A
Total revenues	94,904	146,790	162,274	90%
EXPENDITURES				
Principal	-	-	35,000	0%
Interest	-	59,531	121,125	49%
Total debt service	-	59,531	156,125	38%
Other fees & charges				
Property appraiser and tax collector	1,673	2,237	3,697	61%
Total other fees and charges	1,673	2,237	3,697	61%
Total expenditures	1,673	61,768	159,822	39%
Excess/(deficiency) of revenues over/(under) expenditures	93,231	85,022	2,452	
Fund balances - beginning	107,168	115,377	140,595	
Fund balances - ending	$ 200,399	$ 200,399	$ 143,047	

RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2025

	Current Month	Year To Date
REVENUES		
Assessment levy: off-roll	$ 50,713	$ 152,139
Interest	655	2,566
Total revenues	51,368	154,705
EXPENDITURES		
Cost of issuance	-	5,925
Interest	-	26,750
Total expenditures	-	32,675
Excess/(deficiency) of revenues over/(under) expenditures	51,368	122,030
OTHER FINANCING SOURCES/(USES)		
Transfer out	(312)	(312)
Total other financing sources	(312)	(312)
Net change in fund balances	51,056	121,718
Fund balances - beginning	204,820	134,158
Fund balances - ending	$ 255,876	$ 255,876

RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED FEBRUARY 28, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ 2	$ 10
Total revenues	2	10
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	2	10
Fund balances - beginning	553	545
Fund balances - ending	$ 555	$ 555

RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED FEBRUARY 28, 2025

	Current Month	Year To Date
REVENUES		
Interest	$ 6	$ 1,559
Total revenues	6	1,559
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	6	1,559
OTHER FINANCING SOURCES/(USES)		
Transfer in	312	312
Total other financing sources/(uses)	312	312
Net change in fund balances	318	1,871
Fund balances - beginning	1,553	-
Fund balances - ending	$ 1,871	$ 1,871

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

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MINUTES OF MEETING
RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ridge at Heath Brook Community Development District held a Public Hearing and Regular Meeting on August 2, 2024 at 11:30 a.m., as soon thereafter as the matter could be heard, at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

Present:

Christian Cotter	Chair
John Wiggins	Vice Chair
Kara Disotell (via telephone)	Assistant Secretary
Joshua Tepper	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:30 a.m. The Oath of Office was administered to Mr. Joshua Tepper before the meeting.

Supervisors Cotter, Wiggins and Tepper were present. Supervisor Disotell attended via telephone. Supervisor Mellish was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to Joshua Tepper [Seat 2]; Term Expires November 2026 (the following will also be provided in a separate package)**

This item was addressed during the First Order of Business. Mr. Tepper is familiar with the following:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2024-09, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Suit presented Resolution 2024-09.

Mr. Cotter nominated the following slate:

Christian Cotter	Chair
John Wiggins	Vice Chair
Kara Disotell	Assistant Secretary
Ethan Mellish	Assistant Secretary
Joshua Tepper	Assistant Secretary

No other nominations were made.

The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-09, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

A. Affidavit of Publication

B. Consideration of Resolution 2024-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Public Hearing was opened.

Ms. Suit presented Resolution 2024-10. She reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

No affected property owners or members of the public spoke.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-10, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2024-11, Providing for Funding for the Fiscal Year 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Ms. Suit presented Resolution 2024-11 and read the title.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-11, Providing for Funding for the Fiscal Year 2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Consideration of Fiscal Year 2025 Deficit Funding Agreement**

Ms. Suit presented the Fiscal Year 2025 Deficit Funding Agreement.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Fiscal Year 2025 Deficit Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2024-12, Directing the Chair and District Staff to Request the Passage of an Ordinance by the City of Ocala, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date**

Mr. Earlywine presented Resolution 2024-12. The purpose of the Boundary Amendment is to add the last phase of the project into the CDD boundaries in anticipation of bond issuance. The Boundary Amendment process will likely take three to four months.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, Resolution 2024-12, Directing the Chair and District Staff to Request the Passage of an Ordinance by the City of Ocala, Florida, Amending the District's Boundaries, and Authorizing Such Other Actions as are Necessary in Furtherance of that Process; and Providing an Effective Date, was adopted.

A. Consideration of Boundary Amendment Funding Agreement

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Boundary Amendment Funding Agreement, was approved.

NINTH ORDER OF BUSINESS **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Ms. Suit presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. She presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

TENTH ORDER OF BUSINESS **Consideration of Acquisition of Improvements**

Mr. Earlywine stated this involves authorization to acquire the improvements in the most recent phase.

On MOTION by Mr. Wiggins and seconded by Mr. Tepper, with all in favor, authorizing acquisition of improvements, in an amount consistent with the Engineer's Phase, was approved.

ELEVENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of June 30, 2024**

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the Unaudited Financial Statements as of June 30, 2024, were accepted.

TWELFTH ORDER OF BUSINESS **Approval of July 12, 2024 Regular Meeting Minutes**

On MOTION by Mr. Cotter and seconded by Mr. Wiggins, with all in favor, the July 12, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated that the bonds could be finished by the end of August. Work on the acquisition is underway.

B. District Engineer: Atwell, LLC

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: September 6, 2024 at 11:00 AM**
  - **QUORUM CHECK**

The September 6, 2024 meeting will be canceled.

FOURTEENTH ORDER OF BUSINESS **Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FIFTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Wiggins and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 11:42 a.m.

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224 _____ _____
225 Secretary/Assistant Secretary Chair/Vice Chair

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

MINUTES OF MEETING
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Ridge at Heath Brook Community Development District held a Landowners' Meeting on November 5, 2024 at 11:00 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Ave Rd, Ocala, Florida 34482.

Present:

Kristen Suit	District Manager/Proxy Holder

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:00 a.m.

SECOND ORDER OF BUSINESS **Affidavit/Proof of Publication**

The affidavit of publication was included for informational purposes. No other Landowners, Landowner representatives or members of the public were present.

THIRD ORDER OF BUSINESS **Election of Chair to Conduct Landowners' Meeting**

Ms. Suit served as Chair to conduct the Landowners' Meeting.

FOURTH ORDER OF BUSINESS **Election of Supervisors [Seats 3, 4, 5]**

A. Nominations

Ms. Suit nominated the following:

Seat 3	Kara Disotell
Seat 4	John Wiggins
Seat 5	Ethan Mellish

No other nominations were made.

Ms. Suit is the designated Proxy Holder for the Landowner Forestar USA Real Estate Group Inc., who owns 7.81 acres, equating to 8 voting units, and 5 platted units, equating to 5 voting units, for a total of 13 voting units. Ms. Suit is authorized to cast up to 13 votes per seat.

B. Casting of Ballots

- **Determine Number of Voting Units Represented**

A total of 13 voting units were represented.

- **Determine Number of Voting Units Assigned by Proxy**

All 13 voting units were assigned by proxy to Ms. Suit.

Ms. Suit cast the following votes:

Seat 3	Kara Disotell	13 votes
Seat 4	John Wiggins	13 votes
Seat 5	Ethan Mellish	12 votes

C. Ballot Tabulation and Results

Ms. Suit reported the ballot tabulation, results and term lengths, as follows:

Seat 3	Kara Disotell	13 votes	4-Year Term
Seat 4	John Wiggins	13 votes	4-Year Term
Seat 5	Ethan Mellish	12 votes	2-Year Term

FIFTH ORDER OF BUSINESS Landowners' Questions/Comments

There were no Landowners' questions or comments.

SIXTH ORDER OF BUSINESS Adjournment

The meeting adjourned at 11:03 a.m.

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63 _____ _____
64 Secretary/Assistant Secretary Chair/Vice Chair

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION *The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 4, 2024 CANCELED	**Regular Meeting**	**11:30 AM**
November 1, 2024 CANCELED	**Regular Meeting**	**11:30 AM**
November 5, 2024	**Landowners' Meeting**	**11:00 AM**
December 6, 2024 CANCELED	**Regular Meeting**	**11:30 AM**
January 3, 2025 CANCELED	**Regular Meeting**	**11:30 AM**
February 7, 2025 CANCELED	**Regular Meeting**	**11:30 AM**
March 7, 2025 CANCELED	**Regular Meeting**	**11:30 AM**
April 4, 2025	**Regular Meeting**	**11:30 AM**
May 2, 2025	**Regular Meeting**	**11:30 AM**
June 6, 2025	**Regular Meeting**	**11:30 AM**
August 1, 2025	**Regular Meeting**	**11:30 AM**
September 5, 2025	**Regular Meeting**	**11:30 AM**