Map of Boundary Survey

Lying in the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida.

-Gemini Farms-
-Agricultural Lot Split Plan-

B.C.C. EASEMENTS BK ___ PG ___

Graphic Scale

120 0 60 120 240 480

1 inch = 120 ft.

Description: PART OF (ORB 7579, PG 192) - Overall
The North 1/2 of the NE 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida.

Description: (by surveyor) Access Easement, Ag Division
A 100 foot wide strip of land being part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Commence at the Northeast corner of said Section and run thence South 00°58'02"West, along the East line of said North 1/2, a distance of 1293.89 feet to the Southeast corner of said North 1/2 and the North right-of-way line of S.W. 36th Street; thence North 88°18'20"West, along the South line of said North 1/2 and said North right-of-way line, a distance of 1436.98 feet to the Point-of-Beginning of the herein described easement; thence continue North 88°18'20"West, along said South line and along said North right-of-way line, a distance of 100.06 feet; thence North 00°07'29"West, a distance of 99.80 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 450.00 feet, a central angle of 45°24'37" and a chord bearing a distance of North 22°49'47"West - 347.39 feet; thence Northwesterly, along said curve, an arc distance of 356.65 feet to a point of reverse curvature of a tangent curve, concave Northeasterly, having a radius of 550.00 feet, a central angle of 45°24'37" and a chord bearing a distance of North 22°49'47"West - 424.59 feet; thence Northwesterly, along said curve, an arc distance of 435.91 feet to the end of said curve; thence North 00°07'29"West, a distance of 108.82 feet to a point of on a non-tangent cul-de-sac curve, concave Northeasterly, having a radius of 100.00 feet, a central angle of 36°43'54" and a chord bearing and distance of North 41°45'32"West - 63.02 feet; thence Northwesterly, along said curve, an arc distance of 64.11 feet; thence continuing through said cul-de-sac curve, concave Southeasterly, having a radius of 100.00 feet, a central angle of 113°16'06" and a chord bearing and distance of North 33°14'28"East - 167.04 feet; thence Northeasterly, along said curve, an arc distance of 197.69 feet; thence continuing through said cul-de-sac curve, concave Southwesterly, having a radius of 100.00 feet, a central angle of 91°49'09" and a chord bearing and distance of South 44°12'54"East - 143.65 feet; thence Southeasterly, along said curve and arc distance of 160.25 feet; thence continuing through said cul-de-sac curve, concave Northwesterly, having a radius of 100.00 feet, a central angle of 58°10'51" and a chord bearing and distance of South 30°47'06" West - 97.24 feet; thence Southwesterly, along said curve, an arc distance of 101.54 feet to the end of said cul-de-sac; thence South 00°07'29"East, a distance of 108.82 feet to the beginning of a tangent curve, concave Northeasterly, having a radius of 450.00 feet, a central angle of 45°24'37" and a chord bearing and distance of South 22°49'47"East - 347.39 feet; thence Southeasterly, along said curve, an arc distance of 356.65 feet to a point of reverse curvature of a tangent curve concave Southwesterly, having a radius of 550.00 feet, a central angle of 45°24'37" and a chord bearing a distance of South 22°49'47"East - 424.59 feet; thence Southeasterly, along said curve, an arc distance of 435.91 feet to the end of said curve; thence South 00°07'29"East, a distance of 102.98 feet to the said Point-of-Beginning.
Containing 3.002 acres, more or less.

Notes:
1. Bearings herein are based on an assumed value of N88°18'21"W, for the South line of subject property, said bearing is for computational purposes only.
2. Certain features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.
3. a. Fences, overhead wires, and symbols shown hereon may be exaggerated for plotting purposes only and are not to scale.
b. Property lines should not be reconstructed based on distances to improvements.
c. Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
d. This survey does not reflect or determine ownership.
e. This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.
4. The surveyor has not abstracted the subject property for rights-of-way, and/or ownership were furnished to the surveyor except as shown. No search of the public records was done by the surveyor for any encumbrances for subject property or adjoining properties.
5. The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
6. Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
7. Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.
8. Fence locations shown hereon (if any) are located at the corners or ends only, unless specified otherwise. Fencing may meander between said fence corners.
9. Subject Property has in F.E.M.A. Flood Zone "X" per the County Property Appraiser's website.
10. The driveway connection to SW 162nd Terrace shall be paved 20 feet wide and extend 20 feet beyond the right-of-way line. A driveway permit shall be applied for and obtained through the Office of the County Engineer prior to construction. The driveway will be constructed prior to recording the subdivision plat.
11. The Marion County Board Of County Commissioners shall have no responsibility, duty, or liability whatsoever in or for the maintenance of the easement."
12. The applicant shall submit for a driveway permit after approval of the Ag-Lot Split and complete construction of the driveway and installation of the traffic signs prior to recording of the Ag-Lot Split.
13. The non-exclusive Ingress/egress and utility easement shown and described hereon is addressed in detail in the Declaration of Easements and Covenants for Gemini Farms as recorded in the Official records book ____ Page ____ Public records of Marion County, Florida

LEGEND:
- ■ = 4"x4" CONC. MONUMENT FOUND (NO IDENT, UNLESS SHOWN)
- ● = 5/8" IRON ROD FOUND
- ○ = 5/8" IRON ROD SET MARKED "McMILLEN P.S.M. 5469"
- ⊕ = 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
- △ = NAIL & DISK SET "PRM PCP McMILLEN P.S.M. 5469"
- ⊗ = UTILITY POLE
- (F) = FIELD
- (M) = MEASURED
- (D) = DESCRIPTION
- (C) = CALCULATED
- IDENT. = IDENTIFICATION
- (R&A) = REFERENCE BEARING
- P.O.C. = POINT-OF-COMMENCEMENT
- P.O.B. = POINT-OF-BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- CH = CHORD
- B.S. = BUILDING SETBACK
- FENCE LINE
- GUY WIRE ANCHOR
- CLEANOUT
- WELL
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- ASPHALT
- CONCRETE
- COVERED CONCRETE
- BUILDING
- DIRT/LIMEROCK DRIVEWAY
- BRICK PAVERS
- COVERED AREA
- PROPOSED FIRE TRUCK TURN-AROUND

PARCEL 20908-000-00
91.960 Acres±
(VACANT LAND)

Lot 1 10.248 acres
Lot 2 10.143 acres
Lot 3 10.201 acres
Lot 4 10.011 acres
Lot 5 10.012 acres
Lot 6 10.142 acres
Lot 7 11.010 acres
Lot 8 10.187 acres
Lot 9 10.007 acres

CHECK WITH LOCAL BUILDING DEPARTMENT FOR BUILDING SETBACKS

SW 162ND TERRACE

SW 36TH STREET
60' RIGHT-OF-WAY
LIMEROCK/DIRT ROADWAY

60' RIGHT-OF-WAY ROADWAY NOT CONSTRUCTED

100' WIDE INGRESS EGRESS EASEMENT

Easement Curve Table

Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1	450.00'	356.65'	188.29'	045°24'37"	347.39'	N22°49'47"W
C2	550.00'	435.91'	230.13'	045°24'37"	424.59'	S22°49'47"E
C3	100.00'	64.11'	33.20'	036°43'54"	63.02'	N41°45'32"W
C4	450.00'	356.65'	188.29'	045°24'37"	347.39'	S22°49'47"E
C5	550.00'	435.91'	230.13'	045°24'37"	424.59'	N22°49'47"W
C14	100.00'	197.69'	151.85'	113°16'06"	167.04'	N33°14'28"E
C15	100.00'	160.25'	103.23'	091°49'09"	143.65'	S44°12'54"E
C16	100.00'	101.54'	55.64'	058°10'51"	97.24'	S30°47'06"W

Centerline Curve Table

Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C6	500.00'	211.41'	107.31'	024°13'31"	209.83'	N12°14'14"W
C7	500.00'	184.87'	93.50'	021°11'06"	183.82'	N34°56'33"W
C8	500.00'	196.81'	99.70'	022°33'12"	195.55'	S34°15'30"E
C9	500.00'	199.43'	101.08'	022°51'25"	198.15'	S11°31'11"E
C10	500.00'	296.61'	152.81'	033°59'19"	292.28'	N17°07'08"W
C11	500.00'	99.67'	50.00'	011°25'18"	99.51'	N39°49'27"W
C12	500.00'	292.47'	150.55'	033°30'52"	288.32'	S28°46'39"E
C13	500.00'	103.81'	52.09'	011°53'44"	103.62'	S06°04'21"E

Description: (by surveyor) Lot 1, Ag Division
A part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Commence at the Northeast corner of said Section and run thence North 88°00'02"West, along the North line of said Section, a distance of 1810.12 feet to the Point-of-Beginning of the herein described parcel; thence continue North 88°00'02"West, along said North line, a distance of 1273.27 feet to the Northwest corner of said North 1/2; thence South 00°24'17"West, along the West line of said North 1/2, a distance of 353.69 feet; thence South 88°18'20"East, a distance of 1276.31 feet; thence North 00°07'29"West, a distance of 346.99 feet to the said Point-of-Beginning.
Containing 10.248 acres, more or less.

Description: (by surveyor) Lot 2, Ag Division
A part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Commence at the Northeast corner of said Section and run thence North 88°00'02"West, along the North line of said Section, a distance of 336.71 feet to the Point-of-Beginning of the herein described parcel; thence continue North 88°00'02"West, along said North line, a distance of 1473.41 feet; thence South 00°07'29"East, a distance of 304.57 feet; thence South 88°18'20"East, a distance of 1467.49 feet; thence North 00°58'02"East, a distance of 296.60 feet to the said Point-of-Beginning.
Containing 10.143 acres, more or less.

Description: (by surveyor) Lot 3, Ag Division
A part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Commence at the Northeast corner of said Section and run thence North 88°00'02"West, along the North line of said Section, a distance of 1810.12 feet to the Northwest corner of said North 1/2; thence South 00°24'17"West, along the West line of said North 1/2, a distance of 353.69 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°24'17"West, along said West line, a distance of 345.89 feet; thence South 88°18'20"East, a distance of 1318.79 feet to a point on a non-tangent curve, concave Northeasterly, having a radius of 500.00 feet, a central angle of 22°51'25" and a chord bearing and distance of North 11°33'11"West - 198.15 feet; thence Northwesterly, along said curve, an arc distance of 199.47 feet to the end of said curve; thence North 00°07'29"West, a distance of 153.00 feet; thence North 88°18'20"West, a distance of 1276.31 feet to the said Point-of-Beginning.
Containing 10.201 acres, more or less.

Description: (by surveyor) Lot 4, Ag Division
A part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Commence at the Northeast corner of said Section and run thence North 88°00'02"West, along the North line of said Section, a distance of 1810.12 feet; thence South 00°24'17"West, along the West line of said North 1/2, a distance of 699.58 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°24'17"West, along said West line, a distance of 305.88 feet; thence South 88°18'20"East, a distance of 1536.41 feet to a point on a non-tangent curve, concave Southwesterly, having a radius of 500.00 feet and a central angle of 21°11'06" and a chord bearing and distance of North 34°56'33"West - 183.82 feet; thence Northwesterly, along said curve, an arc distance of 184.87 feet to a point of reverse curvature of a tangent curve, concave Northeasterly, having a radius of 500.00 feet, a central angle of 22°33'12" and a chord bearing and distance of North 34°15'30"West - 195.55 feet; thence Northwesterly, along said curve, an arc distance of 196.81 feet; thence North 88°18'20"West, a distance of 1318.79 feet to the said Point-of-Beginning.
Containing 10.012 acres, more or less.

Description: (by surveyor) Lot 5, Ag Division
A part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Commence at the Northeast corner of said Section and run thence North 88°00'02"West, along the North line of said Section, a distance of 1810.12 feet; thence South 00°24'17"West, along the West line of said North 1/2, a distance of 1005.46 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°24'17"West, along said West line, a distance of 305.08 feet to the Southwest corner of said North 1/2; thence South 88°18'20"East, along the South line of said North 1/2, a distance of 1583.28 feet; thence North 00°07'29"West, a distance of 101.39 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 500.00 feet and a central angle of 24°13'31" and a chord bearing and distance of North 12°14'14"West - 209.83 feet; thence Northwesterly, along said curve, an arc distance of 211.41 feet; thence North 88°18'20"West, a distance of 1536.41 feet to the said Point-of-Beginning.
Containing 11.010 acres, more or less.

Description: (by surveyor) Lot 6, Ag Division
A part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Commence at the Northeast corner of said Section and run thence North 88°00'02"West, along the North line of said Section, a distance of 336.71 feet; thence South 00°58'02"West, a distance of 594.62 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°58'02"West, a distance of 323.03 feet; thence North 88°18'20"West, a distance of 1242.99 feet to a point on a non-tangent curve, concave Southwesterly, having a radius of 500.00 feet, a central angle of 11°25'18" and a chord bearing and distance of North 39°49'27"West - 99.51 feet; thence Northwesterly, along said curve, an arc distance of 99.67 feet to a point of reverse curvature of a tangent curve, concave Northeasterly, having a radius of 500.00 feet, a central angle of 33°30'52" and a chord bearing and distance of North 28°46'39"West - 288.32 feet; thence Northwesterly, along said curve, an arc distance of 292.47 feet; thence South 88°18'20"East, a distance of 1451.06 feet to the said Point-of-Beginning.
Containing 10.142 acres, more or less.

Description: (by surveyor) Lot 7, Ag Division
A part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Commence at the Northeast corner of said Section and run thence North 88°00'02"West, along the North line of said Section, a distance of 1810.12 feet; thence South 00°24'17"West, along the West line of said North 1/2, a distance of 1059.46 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°24'17"West, along said West line, a distance of 305.08 feet; thence South 88°18'20"East, a distance of 1533.26 feet; thence North 00°07'29"West, a distance of 99.80 feet; thence North 88°18'20"West, a distance of 1050.16 feet to the said Point-of-Beginning.
Containing 10.142 acres, more or less.

Description: (by surveyor) Lot 8, Ag Division
A part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Commence at the Northeast corner of said Section and run thence North 88°00'02"West, along the North line of said Section, a distance of 336.71 feet; thence South 00°58'02"West, a distance of 917.65 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°58'02"West, a distance of 378.03 feet to the South line of said North 1/2 and the North right-of-way line of S.W. 36th Street; thence North 88°18'20"West, along said South line and along said North right-of-way line, a distance of 1150.32 feet; thence North 00°07'29"West, a distance of 101.39 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 500.00 feet, a central angle of 33°59'19" and a chord bearing and distance of North 17°07'08"West - 292.28 feet; thence Northwesterly, along said curve, an arc distance of 296.61 feet; thence South 88°18'20"East, a distance of 1242.99 feet to the said Point-of-Beginning.
Containing 10.187 acres, more or less.

Description: (by surveyor) Lot 9, Ag Division
A part of lands described in O.R.B. 7579, page 192, of the Public Records of Marion County, Florida; lying in the North 1/2 of the Northeast 1/4 of Section 28, Township 15 South, Range 19 East, Marion County, Florida; being more particularly described as follows:
Begin at the Northeast corner of said Section and run thence South 00°58'02"West, along the East line of said North 1/2, a distance of 1293.89 feet to the Southeast corner of said North 1/2 and the North right-of-way line of S.W. 36th Street; thence North 88°18'20"West, along the South line of said North 1/2 and said North right-of-way line, a distance of 336.69 feet; thence North 00°58'02"East, a distance of 1295.68 feet to the North line of said Section; thence South 88°00'02"East, along said North line, a distance of 336.71 feet to the said Point-of-Beginning.
Containing 10.007 acres, more or less.

Prepared By:
McMILLEN SURVEYING, INC.
444 N.W. Main Street
Williston, Florida, 32696
Office: 352 528-0277

For more information please visit our website www.mcsurveying.com or email us at info@mcsurveying.com

This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter 5J-17, Florida Administrative Code.

Florida Professional Surveyor and Mapper, License No. LS 5469
Florida Professional Surveyor and Mapper Business License, No. LB 8041
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
Digitally signed by Stephen M. McMillen, P.S.M.
Date: 2025.04.28 14:43:03 -04'00'
STATE OF FLORIDA

PREPARED FOR:
J.H. LYBASS, JR. FAMILY LLC.

Scale: 1"= 120'
Proj. No. 2025-060a
Drawn: M.B.C.
Chk'd: S.M.M.
Dwg. Name: 2025-060a
Survey Date: 2/5/25
Field Book: 235
Pages: 20