

COMMENCING AT THE CENTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 2 EAST, MARION COUNTY, FLORIDA; THENCE S.001219°16'W. ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 23 A DISTANCE OF 37.98 FEET TO A POINT ON THE NORTHERLY RHYTH OF WAY LINE OF SAID SECTION 23; THENCE S.001219°16'W. ALONG SAID RHYTH OF WAY LINE OF SAID SECTION 23 A DISTANCE OF 10.94 FEET TO THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE S.001219°16'W. ALONG SAID NORTHERLY RHYTH OF WAY LINE OF COUNTY ROAD NO. 225 A DISTANCE OF 185.93 FEET; THENCE S.001242°29'W. ALONG SAID RHYTH OF WAY LINE OF COUNTY ROAD NO. 225 A DISTANCE OF 10.94 FEET TO THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23, THENCE S.001219°16'W. ALONG SAID RHYTH OF WAY LINE OF SAID SECTION 23 A DISTANCE OF 13.11 FEET; THENCE S.002730°07'W. A DISTANCE OF 232.08 FEET; THENCE S.002454°57'W. A DISTANCE OF 308.52 FEET; THENCE S.001749°25'W. A DISTANCE OF 310.01 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SECTION 26; THENCE S.083745°46'W. ALONG SAID BOUNDARY A DISTANCE OF 199.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE S.001219°16'W. ALONG SAID BOUNDARY A DISTANCE OF 10.94 FEET TO THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23; THENCE S.001219°16'W. ALONG SAID BOUNDARY A DISTANCE OF 257.61 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR THE OVERALL AGRICULTURAL LOT SPLIT:

COMMENCE AT THE CENTER OF SAID SECTION 23, THENCE RUN NORTH 02°12'59" WEST, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 37.98 FEET; THENCE RUN NORTH 84°54'33" WEST, ALONG SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225; THENCE RUN NORTH 84°54'33" WEST, ALONG SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225, A DISTANCE OF 124.00 FEET; THENCE RUN NORTH 02°12'59" WEST, ALONG THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 02°12'59" WEST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 257.83 FEET TO THE NORTHEAST CORNER OF THE NORTHERLY 1/4 OF SAID SECTION 23; THENCE RUN NORTH 02°12'59" WEST, ALONG THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 78.87 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, RUN SOUTHWEST 17°37'59" EAST, A DISTANCE OF 191.34 FEET; THENCE RUN SOUTH 22°08'58" EAST, A DISTANCE OF 69.41 FEET TO A POINT LYING ON THE AFORESAID NORTHERLY BOUNDARY; THENCE RUN NORTH 84°54'33" WEST, ALONG SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225; THENCE RUN SOUTH 85°44'33" WEST, ALONG SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 2,061.500 SQUARE FEET, (87.78 ACRES), MORE OR LESS.

A PORTION OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION FOR THE REMAINDER PARCEL:

COMMENCE AT THE CENTER OF SACTION 23; THENCE RUN NORTH 07°19'28" WEST, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 37.68 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225; THENCE RUN NORTH 07°19'28" WEST, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 10.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHEAST RIGHT-OF-WAY LINE, RUN NORTH 02°08'08" WEST, A DISTANCE OF 68.64 FEET; THENCE RUN NORTH 17°31'38" WEST, A DISTANCE OF 104.84 FEET; THENCE RUN NORTH 88°57'54" EAST, A DISTANCE OF 81.22 FEET; THENCE RUN SOUTH 88°57'54" WEST, A DISTANCE OF 104.84 FEET; THENCE RUN SOUTH 17°31'38" WEST, A DISTANCE OF 68.64 FEET; THENCE RUN SOUTH 02°08'08" WEST, A DISTANCE OF 123.73 FEET; THENCE RUN SOUTH 06°51'27" WEST, A DISTANCE OF 31.38 FEET; THENCE RUN SOUTHWEST 1/4 CORNER, A DISTANCE OF 38.62 FEET; THENCE RUN SOUTH 78°55'43" EAST, A DISTANCE OF 340.48 FEET; THENCE RUN SOUTH 04°17'13" EAST, A DISTANCE OF 769.15 FEET TO A POINT LYING ON THE ADJACENT NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225; THENCE RUN NORTH 88°57'54" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 488.11 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR TRACT NO. 1:

COMMENCE AT THE CENTER OF SAID SECTION 23; THENCE RUN NORTH 07°12'59" WEST, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 37.98 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225; THENCE RUN NORTH 85°41'32" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2022.33 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°54'00" WEST, A DISTANCE OF 1405.83 FEET; THENCE RUN NORTH 89°55'34" EAST, A DISTANCE OF 453.40 FEET; THENCE RUN SOUTH 17°31'59" EAST, A DISTANCE OF 696.44 FEET; THENCE RUN SOUTH 02°08'08" EAST, A DISTANCE OF 694.41 FEET TO A POINT LYING ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225; THENCE RUN SOUTH 85°41'32" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 677.88 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR TRACT NO. 2:

COMMENCE AT THE CENTER OF SD SECTION 23; THENCE RUN NORTH 02°19'26" WEST, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SD SECTION 23, A DISTANCE OF 37.88 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225; THENCE DEPARTING SAID WEST BOUNDARY, RUN NORTH 85°41'32" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 132.040 FEET TO A POINT LYING ON THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SD SECTION 23; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 02°24'06" WEST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 1453.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°24'06" WEST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 112.243 FEET; THENCE RUN SOUTH 80°35'14" EAST, A DISTANCE OF 780.87 FEET; THENCE RUN SOUTH 73°19'30" EAST, A DISTANCE OF 1127.09 FEET; THENCE RUN SOUTH 80°35'14" WEST, A DISTANCE OF 1148.82 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR TRACT NO. 3:

COMMENCEMENT AT THE CENTER OF SAID SECTION 23, THENCE RUN NORTH 02°19'29" WEST, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 37.88 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225; THENCE RUN NORTH 85°14'31" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1324.00 FEET TO A POINT LYING ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 23 AND THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 02°04'28" WEST, ALONG EAST BOUNDARY, A DISTANCE OF 1453.40 FEET, THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°35'54" EAST, A DISTANCE OF 69.26 FEET, THENCE RUN SOUTH 03°04'06" EAST, A DISTANCE OF 1406.53 FEET TO A POINT LYING ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 225; THENCE RUN SOUTH 85°14'31" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 69.83 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR THE INGRESS/EGRESS EASEMENT FOR TRACTS NO. 1-3:


















COMMENCE AT THE CENTER OF SAID SECTION 22; THENCE RUN NORTH 02°19'25" WEST, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 23, A DISTANCE OF 37.88 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 222; SAID POINT BEING NORTH 80°41'32" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 198.65 FEET TO THE POINT OF BEGINNING SAID POINT BEING A POINT OF CURVATURE OF A 25.00 FOOT RADIOUS CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°24'25" WEST AND A CHORD LENGTH OF 21.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH AN INTERIOR CENTRAL ANGLE OF 180°51'38", AN ARC DISTANCE OF 37.88 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 03°34'06" EAST, A DISTANCE OF 127.49 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIOUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°24'25" WEST AND A CHORD LENGTH OF 21.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH AN INTERIOR CENTRAL ANGLE OF 49°40'47", AN ARC DISTANCE OF 21.88 FEET TO A POINT OF REVERSE CURVATURE OF A 60.00 FOOT RADIOUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 89°25'34" EAST AND A CHORD LENGTH OF 77.85 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH AN INTERIOR CENTRAL ANGLE OF 172°37'34", AN ARC DISTANCE OF 127.49 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIOUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 24°16'18" WEST AND A CHORD LENGTH OF 21.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH AN INTERIOR CENTRAL ANGLE OF 49°40'47", AN ARC DISTANCE OF 21.88 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 03°34'06" EAST, A DISTANCE OF 128.73 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIOUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 47°28'17" EAST AND A CHORD LENGTH OF 36.48 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH AN INTERIOR CENTRAL ANGLE OF 172°37'34", AN ARC DISTANCE OF 127.49 FEET TO A POINT OF CURVATURE OF A 25.00 FOOT RADIOUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°24'25" WEST AND A CHORD LENGTH OF 21.00 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH AN INTERIOR CENTRAL ANGLE OF 180°51'38", AN ARC DISTANCE OF 37.88 FEET TO A POINT OF TANGENCY; THENCE RUN NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 110.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2.06 ACRES, MORE OR LESS.



- SURVEYOR'S CERTIFICATE:**

GARY L. MILAM, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5058

 FOUND CONCRETE MONUMENT (AS NOTED)
 FOUND NAIL & DISK (AS NOTED)
 FOUND 5/8" IRON ROD & CAP (AS NOTED)
 FOUND IRON ROD (AS NOTED)
 SET 5/8" IRON ROD AND CAP (LB 8498)
 WELL (SIZE NOTED)
 WOOD UTILITY POLE
 GUY ANCHOR
 LIGHT POLE
 SIGN
 TELEVISION RISER
 UNDERGROUND FIBER OPTIC CABLE MARKER
 GATE POST
 ELECTRIC LINE
 FENCE
 OVERHEAD UTILITY LINE
 LINE BREAK