

CHEON RESIDENCE

A HAMLET SUBDIVISION

A REPLAT OF LOT 19, GREENWAY CROSSINGS, PLAT BOOK 8, PAGES 77-79
SECTION 27, TOWNSHIP 16 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

ADVISORY NOTICES:

1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS RURAL LAND AND A-3.
2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120160, PANEL 0730, SUFFY, D. MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X". ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.
3. THE LANDS DESCRIBED FOR THIS PLAT ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR GREENWAY CROSSINGS, RECORDED IN O.R. BOOK 3799, PAGE 1053, AS AMENDED IN O.R. BOOK 3898, PAGE 446 AND O.R. BOOK 5294, PAGE 896, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
4. THE LANDS DESCRIBED FOR THIS PLAT ARE SUBJECT TO THE ARTICLES OF INCORPORATION AND BY-LAWS RECORDED IN O.R. BOOK 3799, PAGE 1072, AND O.R. BOOK 3799, PAGE 1079, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. THIS PLAT IS SUBJECT TO ALL MATTERS APPEARING ON THE PLAT OF GREENWAY CROSSINGS, AS RECORDED IN PLAT BOOK 8, PAGES 77-79, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
6. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND COUNTY 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 INFRASTRUCTURE IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
7. 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.
8. THIS PROJECT IS LOCATED WITHIN THE COUNTY-WIDE SECONDARY SPRINGS PROTECTION ZONE.

GENERAL NOTES:

1. THIS PLAT IS BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM, DATED 7/19/2024.
2. THIS PLAT CONTAINS 1 LOT AND NO ROAD RIGHTS-OF-WAY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE PLAT OF GREENWAY CROSSINGS, RECORDED IN PLAT BOOK 8, PAGES 77-79, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS BEING AS BEING "EAST".
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
5. ALL PLATTED UTILITY EASEMENTS SHOWN AND/OR NOTED HEREIN 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.
6. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES AND/OR NOTED HEREIN. ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES IN THESE EASEMENTS. SAID GOVERNMENTAL AGENCIES ARE ALSO GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES WITHIN THE ROAD RIGHTS OF WAY SHOWN HEREIN.
7. THIS REPLAT IS FOR THE SPECIFIC PURPOSE TO RECONFIGURE THE BOUNDARY OF THE DEVELOPMENT AREA OF LOT 19, OF GREENWAY CROSSINGS AND SAID RECONFIGURATION DOES NOT CHANGE THE SQUARE FOOTAGE OF THE DEVELOPMENT AREA.
8. ACCESS TO THE PROPERTY IS PROVIDED BY S.E. 101st STREET, A 60 FEET WIDE ROAD RIGHT-OF-WAY OWNED AND MAINTAINED BY GREENWAY CROSSINGS EQUESTRIAN PARK PROPERTY OWNER'S ASSOCIATION.
9. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

APPROVAL BY COUNTY OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:

BY: _____ COUNTY ENGINEERING BY: _____ COUNTY SURVEYOR

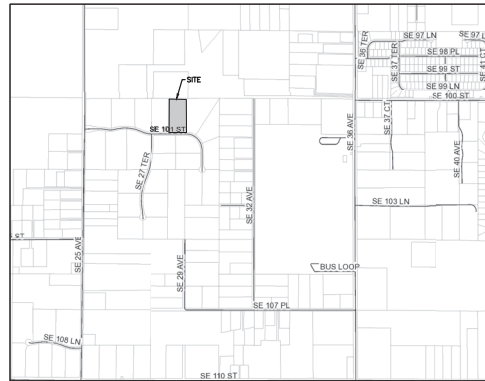
BY: _____ COUNTY FIRE SERVICES BY: _____ COUNTY UTILITIES

BY: _____ COUNTY PLANNING BY: _____ COUNTY ZONING

SURVEYOR'S CERTIFICATION:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; MEETS THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS; IS ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE; AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY: _____
MEHELLE M. BOYER, P.S.M.
REGISTRATION NO. 7398
STATE OF FLORIDA



LOCATION MAP
N.T.S.

SHEET 2 CONTAINS THE PLAT MAP

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF GREENWAY CROSSINGS, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 77-79, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, ALSO BEING THE NORTH LINE OF SAID GREENWAY CROSSINGS, A DISTANCE OF 633.55 FEET TO THE NORTHWEST CORNER OF LOT 19 OF SAID GREENWAY CROSSINGS, ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 634.77 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.E. 101st STREET (60 FEET WIDE); THENCE WEST ALONG SAID RIGHT-OF-WAY LINE, 327.86 FEET TO THE SOUTHWEST CORNER OF LOT 20 OF SAID GREENWAY CROSSINGS; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTH ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 634.77 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE DEPARTING SAID EAST LINE, PROCEED EAST 327.86 FEET TO THE POINT OF BEGINNING.

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.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON _____ / _____ / 20____, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

ATTEST:
BY: _____ MICHELLE STONE, CHAIR
BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA
BY: _____ GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF CHEON RESIDENCE FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ A.M./P.M. AND RECORDED ON PAGE(S) _____ 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

OWNERS ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RODNEY CHEON AND JULIE CHEON, AS FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "CHEON RESIDENCE", LOCATED IN MARION COUNTY, FLORIDA, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON; AND THAT MARION COUNTY HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THE IMPROVEMENTS, BUT IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON ANY PRIVATE ORANGE RETENTION AREAS LOCATED WITHIN THE LOT IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED AT RISK. IT IS NOT THE INTENT OF THE OWNERS TO DEDICATE ANY LAND IN THIS SUBDIVISION TO THE GENERAL PUBLIC OR THE HOMEOWNER'S ASSOCIATION.

IN WITNESS WHEREOF RODNEY CHEON, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 20____

WITNESS #1: _____ OWNER/DEVELOPER:
RODNEY CHEON

SIGNATURE _____

PRINT NAME _____
RODNEY CHEON, OWNER

WITNESS #2: _____

SIGNATURE _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY RODNEY CHEON, AS OWNER.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
(PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

PERSONALLY KNOWN
-OR-
PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

IN WITNESS WHEREOF JULIE CHEON, AS OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 20____

WITNESS #1: _____ OWNER/DEVELOPER:
JULIE CHEON

SIGNATURE _____

PRINT NAME _____
JULIE CHEON, OWNER

WITNESS #2: _____

SIGNATURE _____

PRINT NAME _____

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY JULIE CHEON, AS OWNER.

NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
(PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____

PERSONALLY KNOWN
-OR-
PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

PREPARED BY:

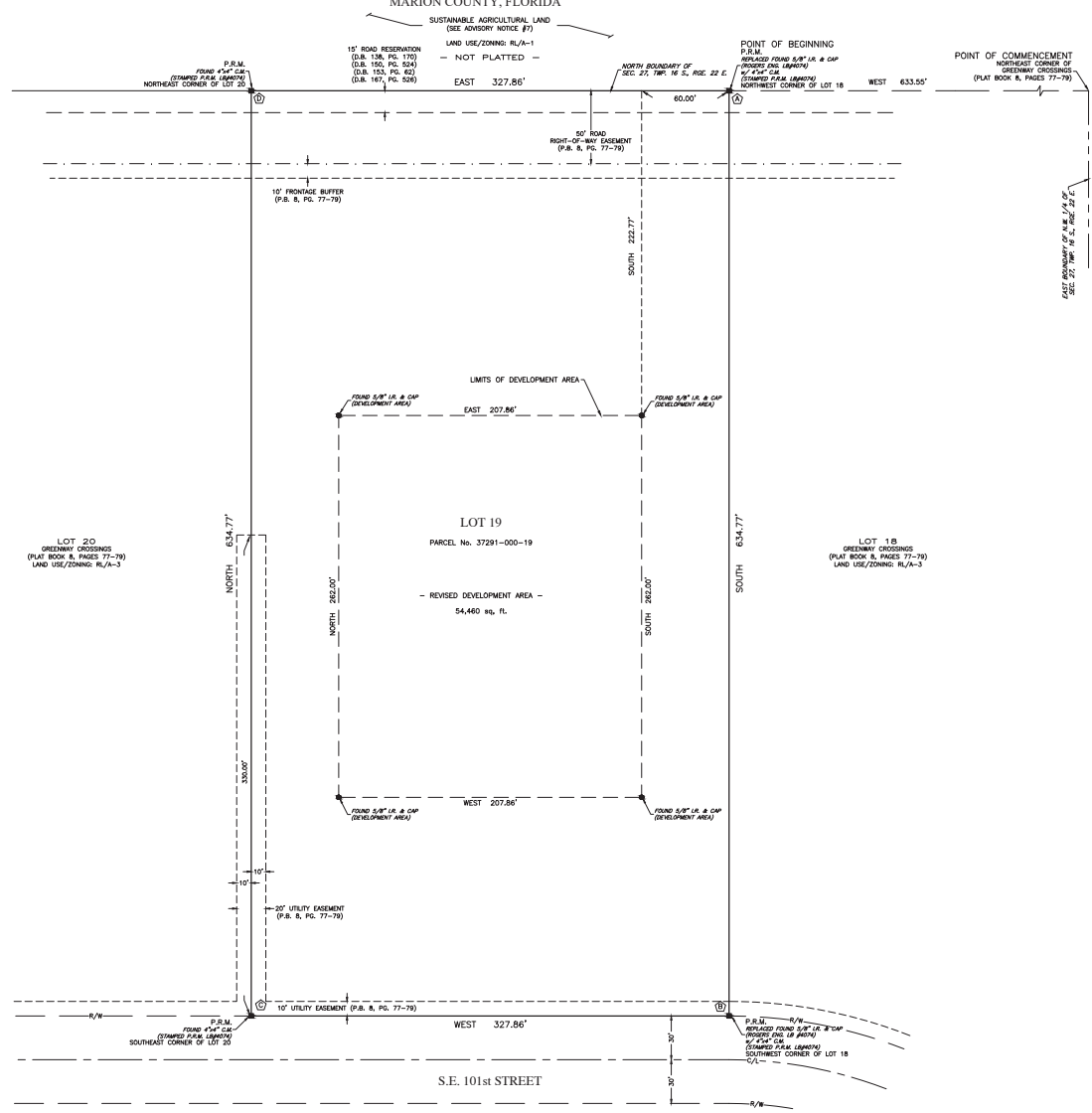
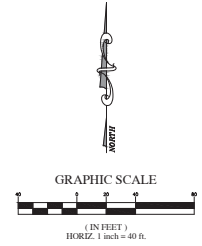
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 625-9214 • Lic. No. 64074

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A HAMLET SUBDIVISION

A REPLAT OF LOT 19, GREENWAY CROSSINGS, PLAT BOOK 8, PAGES 77-79
 SECTION 27, TOWNSHIP 16 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA



STATE PLANE COORDINATES	
①	N: 1724392.934 E: 628468.646
②	N: 1723758.166 E: 628468.646
③	N: 1723758.166 E: 628138.783
④	N: 1724392.934 E: 628138.783

SHEET 1 CONTAINS THE LEGAL DESCRIPTION, NOTES, OWNER'S DEDICATION AND COUNTY OFFICIAL'S APPROVALS

- LEGEND**
- P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - NR NON-RADIAL SECTION
 - SEC. SECTION
 - TWP. TOWNSHIP
 - ROE. RANGE
 - R RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R. OFFICIAL RECORDS
 - D.S. DEED BOOK
 - PG. PAGE
 - CT CURVE NUMBER (SEE CURVE TABLE)

PREPARED BY:
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