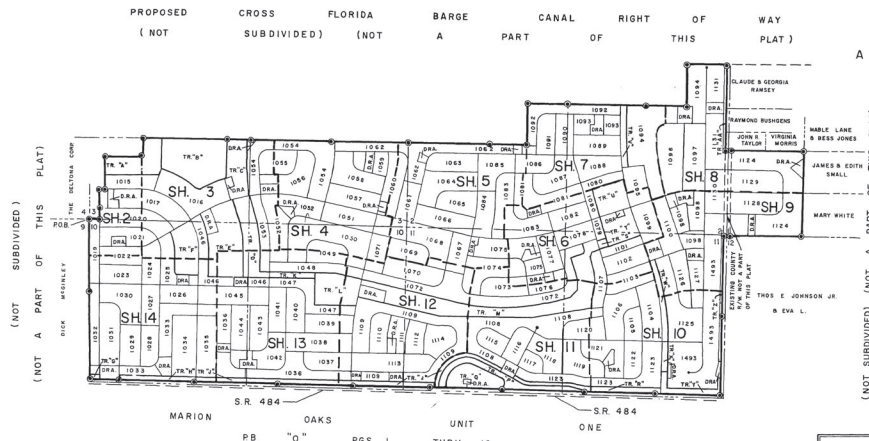
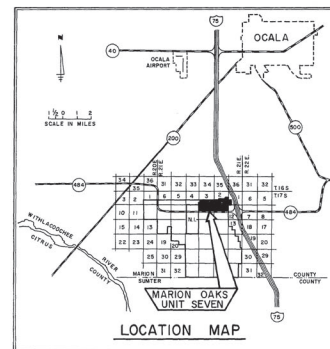


PLAT BOOK O
AND PAGE 140MARION OAKS
UNIT SEVENA SUBDIVISION IN SECTIONS 1,2,3,10 & 11 - TWP 17 S - RGE 21 E.
MARION COUNTY, FLORIDA
SHEET 1 OF 14 SHEETS

INDEX & KEY MAP

SCALE: 1" = 1000'
TR - Indicates Tract
DRA - Indicates Drainage Retention Area

DESCRIPTION

SITUATED IN Sections 1,2,3,10 & 11; Township 17 South; Range 21 East, Marion County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 10, said corner being a Marion County Monument; thence S88°57'03"E 125.01 feet along the North line of said Section 10 to a PRM, thence N00°11'16"E 156.62 feet to a PRM, thence N00°17'31"E 380.03 feet to a PRM, thence S89°42'29"E 600.5 feet to a PRM, thence N00°17'31"E 486.73 feet to a PRM, thence S89°08'37"E 741.80 feet to a PRM, thence N00°05'23"E 310.00 feet to a PRM, thence S89°08'37"E 1364.34 feet along the North line S/2, SW/4, said Section 3 to a PRM, thence continue S89°08'37"E 380.02 feet along last described line to a PRM, thence S89°08'37"E 1379.07 feet along the North line S/2, SE/4, said Section 3 to a PRM, thence continue S89°08'37"E 1275.00 feet along last described line to a PRM, thence S89°10'20"E 1327.25 feet along the North line SW/4, SW/4, said Section 2 to a PRM, thence continue S89°10'20"E 663.63 feet along the North line NW/4, SE/4, SW/4, said Section 2 to a PRM, thence N00°44'00"E 679.72 feet along the West line SE/4, NE/4, SW/4, said Section 2 to a PRM, thence S89°17'15"E 663.08 feet along the North line SE/4, NE/4, SW/4, said Section 2 to a PRM, thence S89°17'15"E 1326.08 feet along the North line S/2, NW/4, SE/4, said Section 2 to a PRM, thence continue S89°17'15"E 663.03 feet along the North line SW/4, NE/4, SE/4, said Section 2 to a PRM, thence N00°33'47"E 685.15 feet along the West line NE/4, NE/4, SE/4, said Section 2 to a PRM, thence S89°24'18"E 637.51 feet along a portion of the North line SE/4, said Section 2 to a PRM, said PRM bearing N89°24'18"W and distant 25.00 feet from the N.E. corner of said SE/4, Section 2, thence S00°30'35"W 1372.92 feet to a PRM, thence S89°10'47"E 25.00 feet along the North line SE/4, SE/4, said Section 2 to a PRM, thence S88°42'16"E 1323.70 feet along the North line SW/4, SW/4, said Section 1, to a PRM, thence S00°20'40"W 1367.95 feet along the East line SW/4, SW/4, said Section 1 to a PRM, thence N88°55'34"W 1327.59 feet along the South line said Section 1 to a Marion County Monument, find the Southwest corner of said Section 1, thence N88°56'09"W 2500 feet along the South line said Section 2 to a PRM, thence S00°30'35"W 0.42 feet; thence S00°20'09"E 292.96 feet to a PRM, thence continue S00°30'09"E 1339.85 feet to a PRM, thence along the Northerly right-of-way line of STATE ROAD 484 the following courses: N88°51'37"W 1006.57 feet to a PRM, N88°51'37"W 1283.13 feet to a PRM, N88°51'37"W 1358.29 feet to a PRM, N88°51'37"W 1055.67 feet to a PRM, N88°51'37"W 1364.91 feet to a PRM, N88°51'37"W 1400.00 feet to a PRM, N88°51'37"W 1360.00 feet to a PRM, N88°51'37"W 1215.00 feet to a PRM, N88°51'37"W 485.83 feet to a PRM, said PRM lying on the West line of said Section 10, bearing N00°11'16"E and distant 496.8 feet from the Southwest corner NW/4, said Section 10 thence N00°11'16"E, 1399.86 feet along the West line said Section 10 to a PRM, thence continue N00°11'16"E, 1217.23 feet along last described line to the POINT OF BEGINNING.

LESS the East 25.00 feet of the SE/4, SE/4, said Section 2 and LESS the West 25.00 feet of the SW/4, SW/4, said Section 1.
ALL lying and being in MARION COUNTY, FLORIDA and containing 1059.33 acres more or less.

JOINDER OF MORTGAGEE

Samuel Grayson, Lillian Grayson, Daniel Levine, Irving Ginsburg, Nathan Saks, Regina Saks, Irving Miller, Edward Saks, Eileen Oper, Herbert E. Saks, and Bielle Associates, a Joint Venture Composed of Harry D. Bielle, Albert N. Bielle, Daniel Bielle, Lawrence D. Bielle and Rita Kane, Mortgagees in that certain mortgage dated October 31, 1969 and recorded on November 3, 1969 in Official Records Book 405 at page 499 of the Public Records of Marion County, Florida does hereby join in and agree to the dedication by the developer contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedications contained in this plat.

Samuel Grayson, Lillian Grayson, Daniel Levine, Irving Ginsburg, Nathan Saks, Regina Saks, Irving Miller, Edward Saks, Eileen Oper, Herbert E. Saks, and Bielle Associates, a Joint Venture Composed of Harry D. Bielle, Albert N. Bielle, Daniel Bielle, Lawrence D. Bielle and Rita Kane.

Signed, sealed and delivered in the presence of:

John Wade Ford
STATE OF FLORIDA
COUNTY OF DADE

By: *Herbert E. Saks*
Herbert E. Saks
Attorney in Fact

Before me personally appeared Herbert E. Saks, Attorney in Fact, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 16th day of May, 1973.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

My Commission expires: May 3, 1974

State of Florida at Large

JOINDER OF MORTGAGEE

Irving Yelen, David Kimmelman and Henry Gordon, as Trustees, Mortgagees in that certain mortgage dated April 30, 1970 and recorded on May 1, 1970 in Official Records Book 423 at Page 417 of the Public Records of Marion County, Florida and said Mortgage has been assigned to the Bank of Kendall and recorded on May 22, 1972 in Official Records Book 425 at Page 477 of the Public Records of Marion County, Florida, does hereby join in and agree to the dedication by the developer contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedications contained in this plat.

Irving Yelen, David Kimmelman and Henry Gordon, as Trustees

Signed, sealed and delivered in the presence of:

John Wade Ford
Barbara Smith

Signed, sealed and delivered in the presence of:

John Wade Ford
Barbara Smith
STATE OF FLORIDA
COUNTY OF

By: *Barbara Smith*
Attorney in Fact

Before me personally appeared Barbara Smith, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 16 day of May, 1973.

Barbara Smith
Notary Public
State of Florida at Large

My Commission expires: May 3, 1974

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that THE DELTONA CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this Plat of MARION OAKS UNIT SEVEN, does hereby dedicate said lands and Plat for the uses and purposes therein expressed and dedicate the Throughfares, Drainage Rights-of-Way and Drainage Retention Areas shown hereon to the perpetual use of the Public. Unless otherwise indicated on an easement over a strip of land 10 feet wide at the rear of each residential lot and 6 feet wide at the sides of each lot is dedicated to the perpetual use of the Public for the installation and maintenance of public utilities and drainage facilities, with the following exceptions: side lot lines lying adjacent to streets shall contain no easements and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested to by the officers named below and to be affixed hereto on this 15th day of May, 1973.

By: *James E. Vansel*
James E. Vansel, Senior Vice President
Attest: *Wayne Allen*
Wayne Allen, Assistant Secretary

SEAL

STATE OF FLORIDA COUNTY OF DADE

THIS IS TO CERTIFY that on the 15th day of May, 1973 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James E. Vansel and Wayne Allen, Senior Vice-President and Assistant Secretary, respectively, of the above named Deltona Corporation authorized to do business in the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers hereto duly authorized; that the official seal of said corporation is duly affixed thereto and that said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date:

My Commission Expires July 9, 1975
Robert McQuinn
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Arthur L. Day, HEREBY CERTIFY that I prepared this Plat and that it is a correct representation of the lands plotted, that this Plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the Plat requirements adopted by the Board of County Commissioners of Marion County, Florida, and that the PRM's were set on May 16, 1973.

ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY that THE DELTONA CORPORATION is the apparent record owner of the lands plotted, that there are no delinquent taxes on such lands that record title to access roads is held by Marion County or the State of Florida. Dated at Miami Florida this 16th day of May, 1973.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

BY: *William C. McNeil*

RESOLUTION

This certifies that this plat was presented to the Board of County Commissioners of Marion County, Florida, and approved by them for record on the 5th day of June, A.D. 1973.

Attest: *John F. Nicholson*
Clerk of the Circuit Court
Ray C. Curry
Chairman, Board of County Commissioners

CLERK'S CERTIFICATE

I, John F. Nicholson, Clerk of the Circuit Court for Marion County, Florida, do hereby certify that this foregoing plat conforms to the provisions of chapter 177, Florida Statutes, was filed in my office for record on the 2nd day of June, A.D. 1973, and recorded in the public records of said County on the 2nd day of June, A.D. 1973, in plat book O, pages 442 thru 453.

ENGINEER'S NOTES

All radii are 25 feet unless otherwise noted. Distances on corner lots are to the intersection of block lines unless otherwise noted. Bearings and coordinates shown are grid on the Florida Coordinate System-West Zone. D.R.O.W. - Indicates Drainage Right-of-Way. - Indicates Permanent Control Points set at all street center line intersections, P.C.'s, P.T.'s, P.R.C.'s and P.C.C.'s, and not greater than 1000 feet apart. - Indicates Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes, and not greater than 1600 feet apart. Soil profile and percolation test data as submitted for this property, meet standards for septic tank installations. Applications for septic tank permits will be considered on a lot by lot basis, each dependent on its own merit, for construction in outlying areas of this subdivision not served by central sewage collection and treatment facilities. Use of individual septic tanks and water wells will be of a temporary nature pending installation of central water and sewer systems as specified in Rule 17-13 F.A.C. Department of Pollution Control. Use of septic tanks will not be permitted after sewers are installed. - Indicates P.C., P.T., P.R.C., or P.C.C. set on street rights-of-way. All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted. No land subject to flooding. DRA - Indicates Drainage Retention Area. Permanent Reference Monuments set by A.L. DAY will be constructed as follows: a 4"x4"x30" concrete monument with a brass cap labeled "A.L. DAY, FLA. REG. #1235, P.R.M."

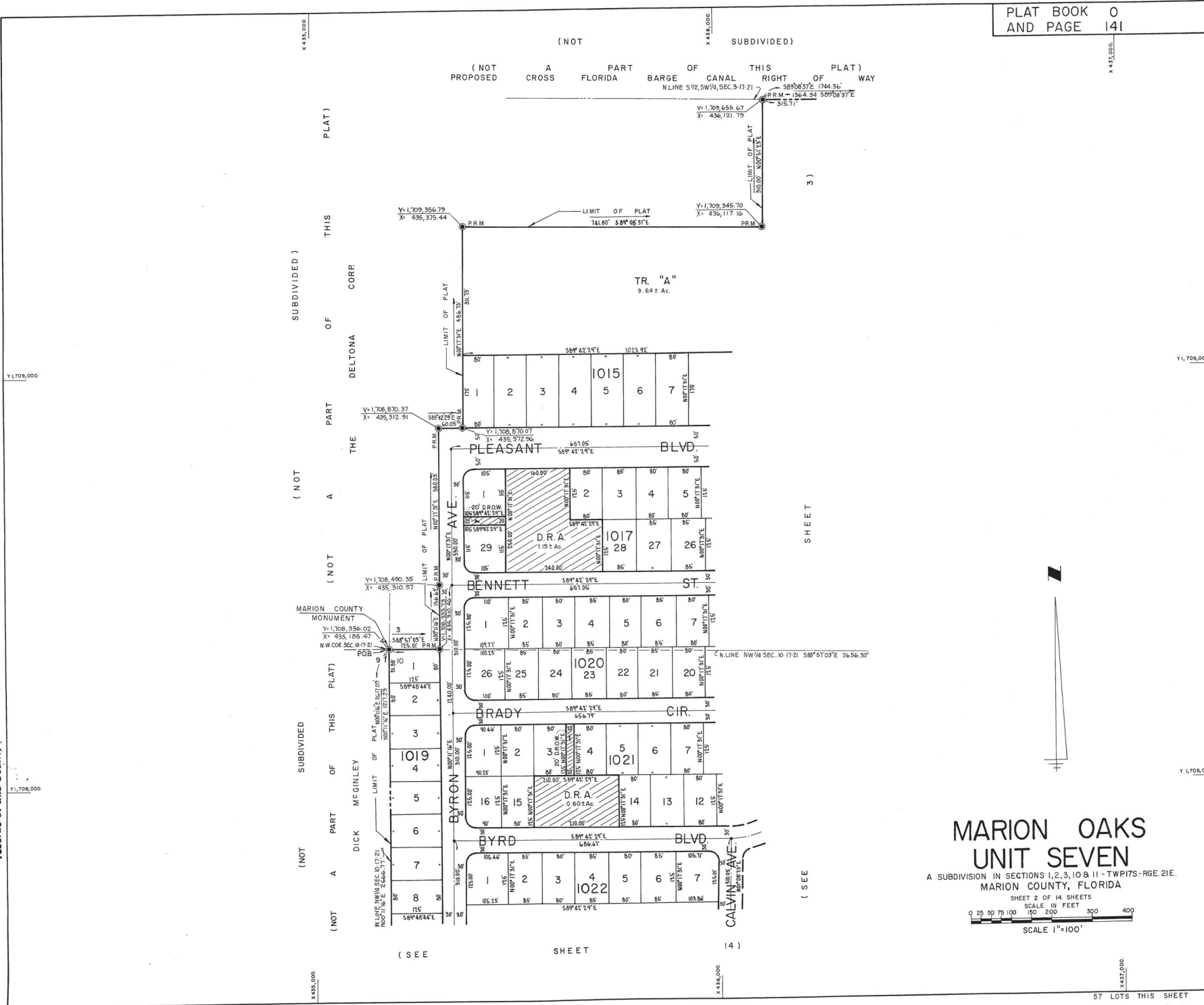
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

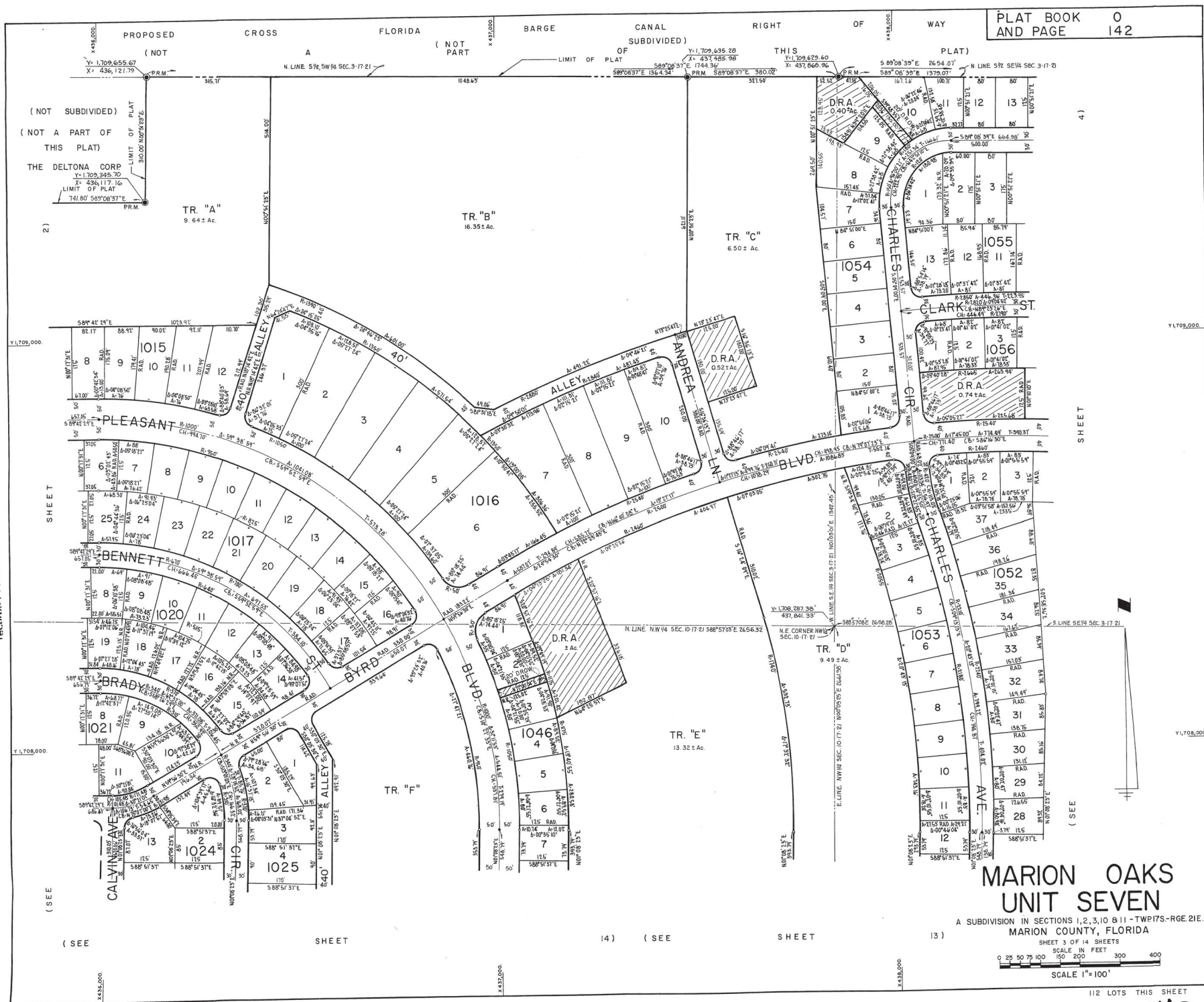
2086 LOTS THIS PLAT

140

7
1-14

PLAT	BOOK	0
AND	PAGE	141







NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

SHEET

1,709,000

1,708,00

WES

(SEE

SHEET

12) (SEE

SHEET

333)

TEST

335)

SHEET

SCALE 1" = 100'

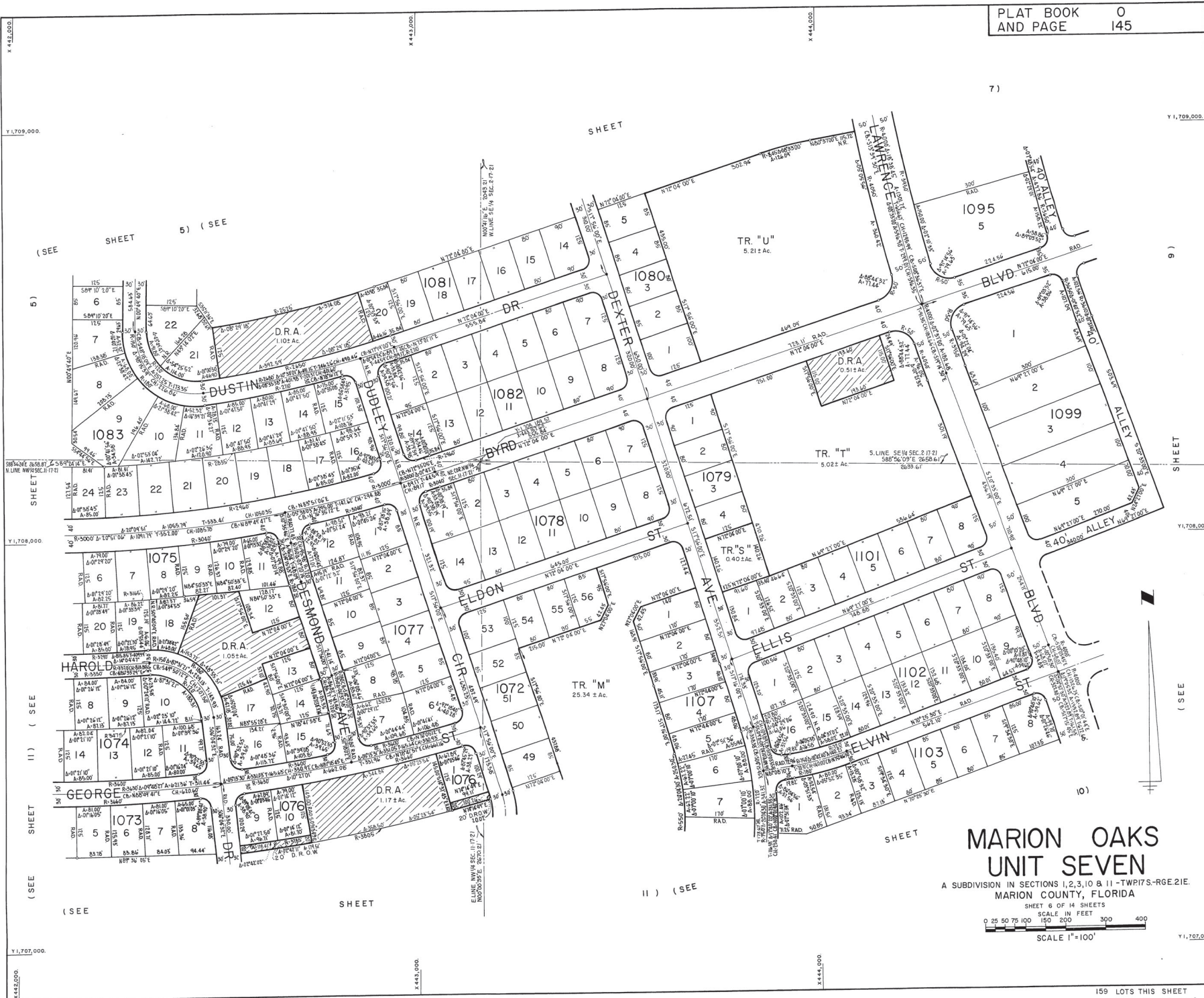
264 • LOTS THIS SHEET

HIS SHEET

144 $\frac{7}{5-14}$

PLAT BOOK 0
AND PAGE 145

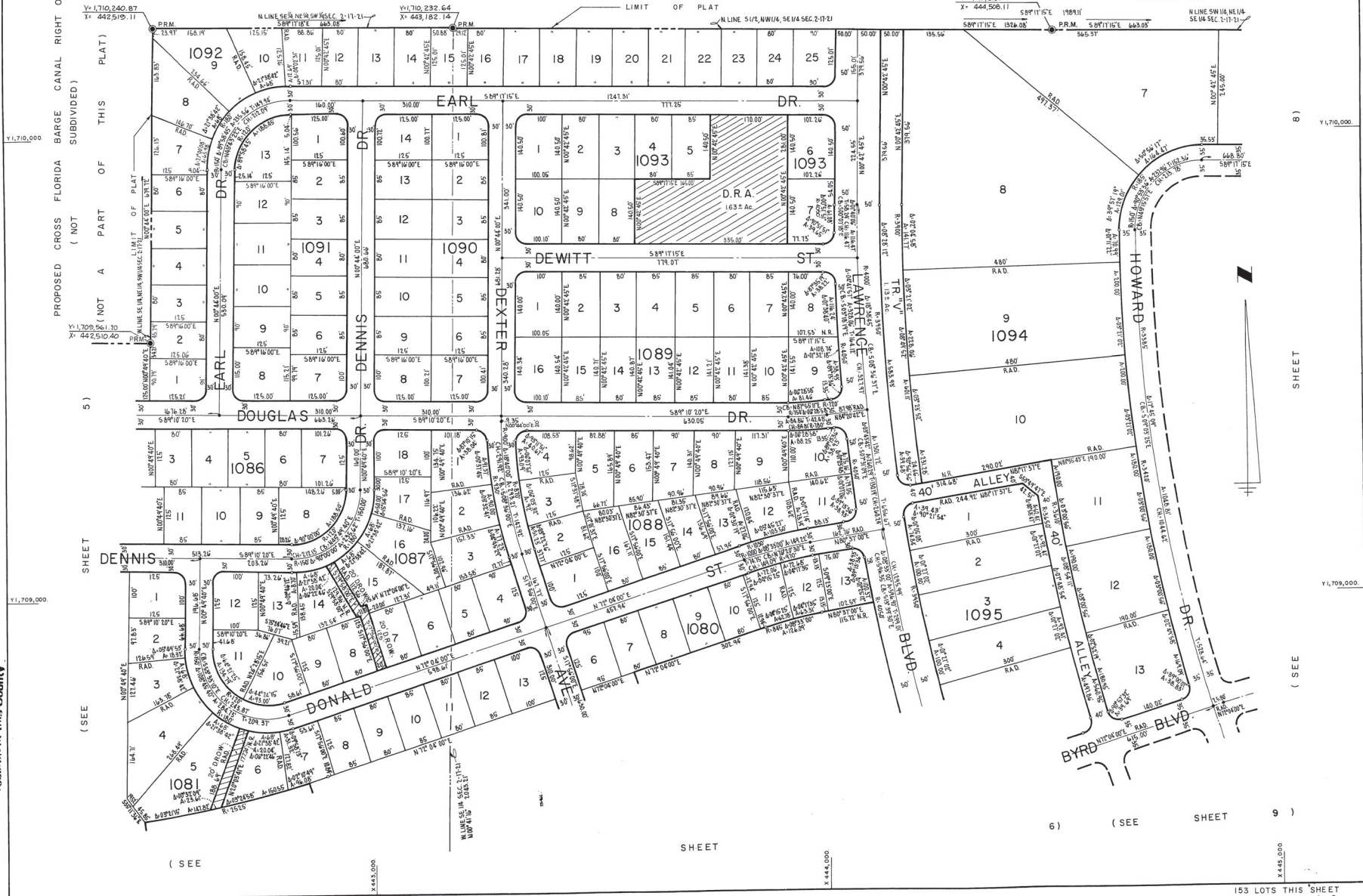
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.



MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1,2,3,10 & 11-TWP17S-RGE.21E.
MARION COUNTY, FLORIDA

SHEET 6 OF 14 SHEETS
SCALE IN FEET
0 25 50 75 100 150 200 300 400
SCALE 1"=100'

PLAT BOOK
AND PAGE 0
146MARION OAKS
UNIT SEVENA SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11-TWP17S-RGE.21E.
MARION COUNTY, FLORIDASHEET 7 OF 14 SHEETS
SCALE IN FEET
0 25 50 75 100 150 200 300 400
SCALE 1"=100'PROPOSED CROSS FLORIDA BARGE CANAL RIGHT OF WAY
(NOT A PART OF THIS PLAT)
LIMIT OF PLAT
PLAT)

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County

PLAT BOOK 0
AND PAGE 147

MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11-TWP 17 S-RGE. 21 E.

MARION COUNTY, FLORIDA

SHEET 8 OF 14 SHEETS

SCALE IN FEET
0 50 100 150 200 300 400

SCALE 1"=100'

(NOT SUBDIVIDED)
(NOT A PART OF THIS PLAT)
PROPOSED CROSS FLORIDA BARGE CANAL RIGHT OF WAY

CLAUDE & GEORGIA
RAMSEY

(NOT SUBDIVIDED)
(NOT A PART OF THIS PLAT)

RAYMOND BUSHGENS

JOHN R. TAYLOR

VIRGINIA MORRIS

MABLE LANE
& BESS JONES

(NOT SUBDIVIDED)
(NOT A PART OF THIS PLAT)
(NOT A PART OF JAMES & EDITH SMALL)

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

SHEET

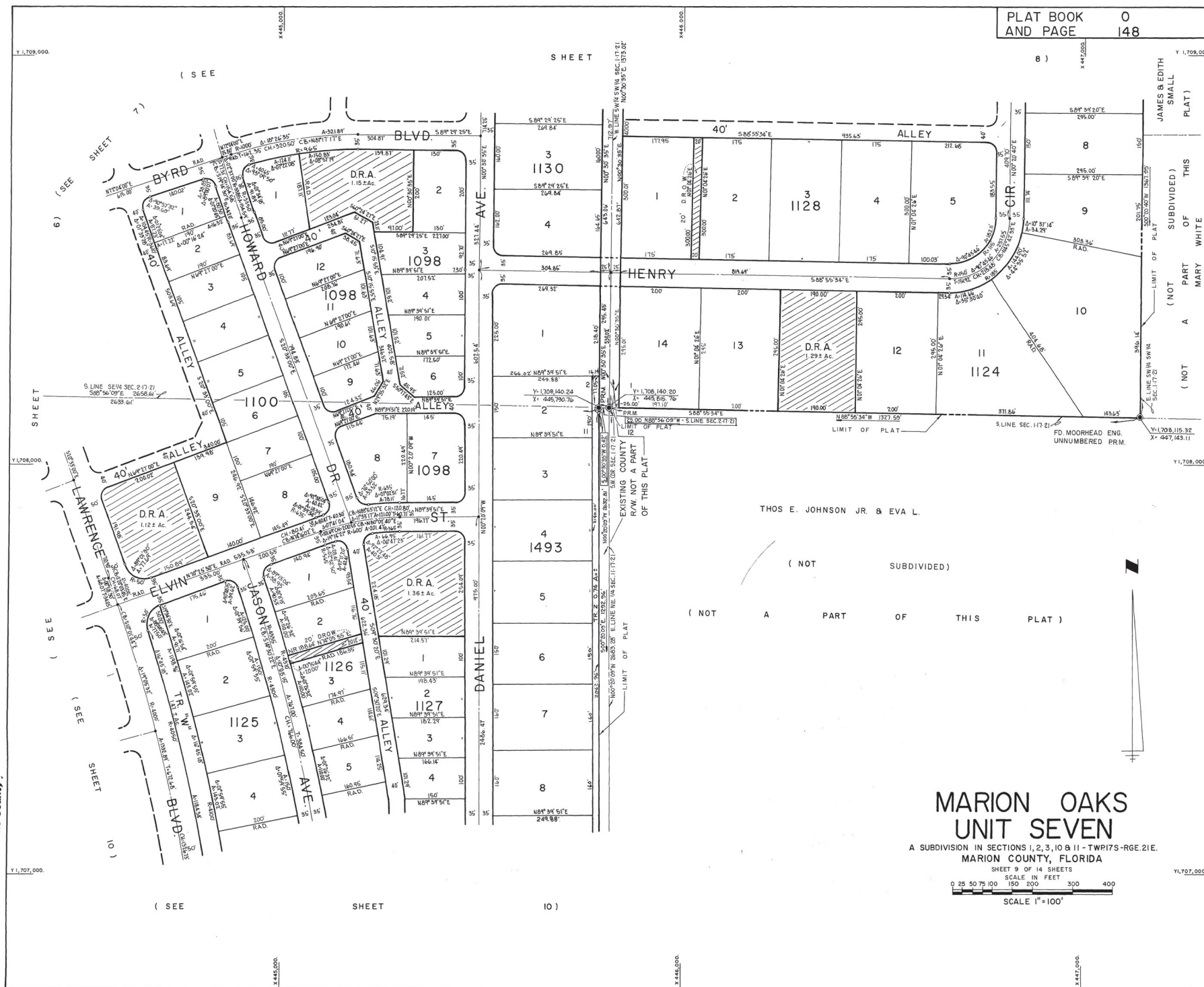
(SEE

(SEE

SHEET

9)

42 LOTS THIS SHEET



PLAT BOOK 0
AND PAGE 150

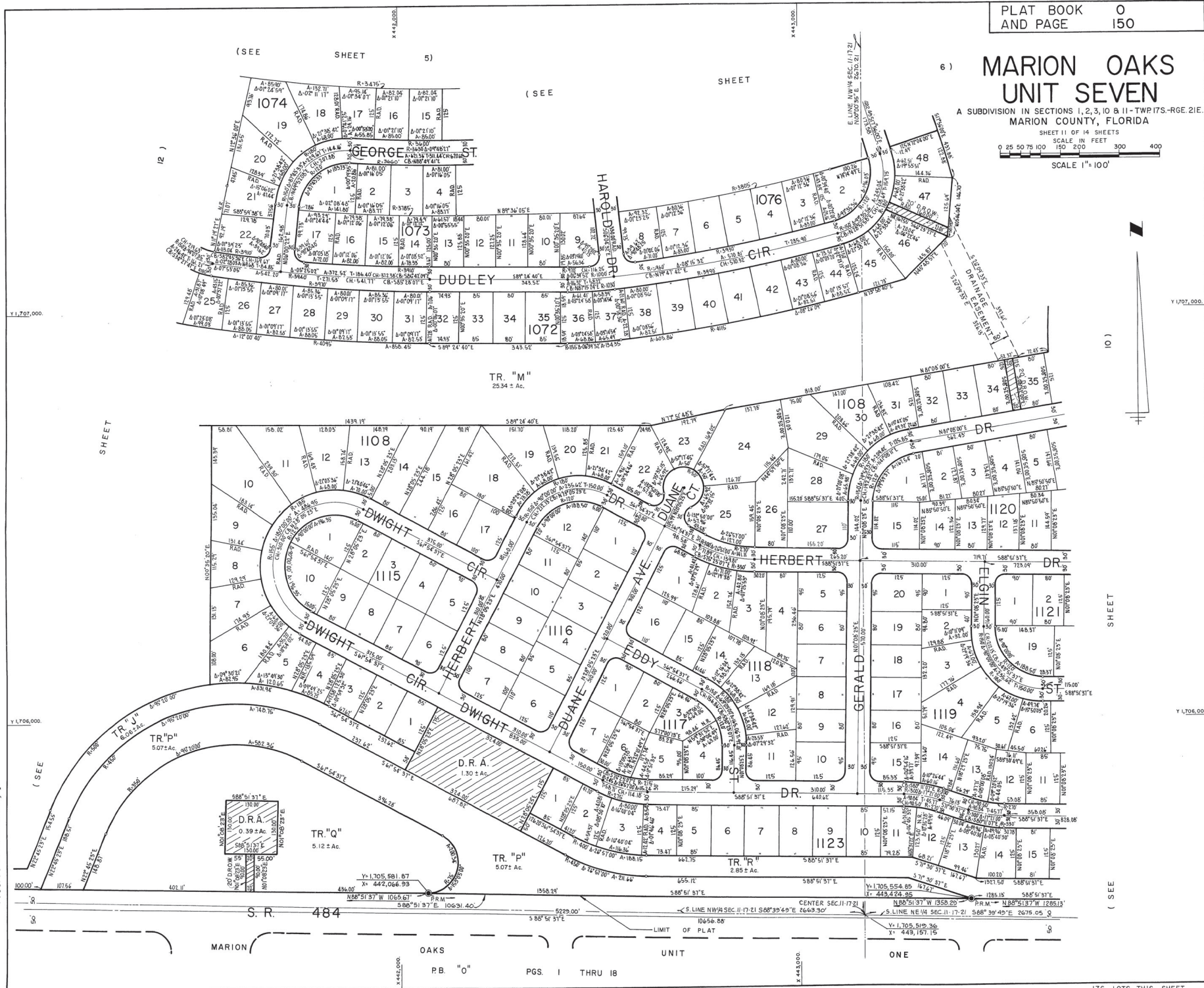
MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11-TWP.17S-RGE.21E.
MARION COUNTY, FLORIDA

SHEET 11 OF 14 SHEETS

SCALE IN FEET
0 25 50 75 100 150 200 300 400
SCALE 1" = 100'

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.



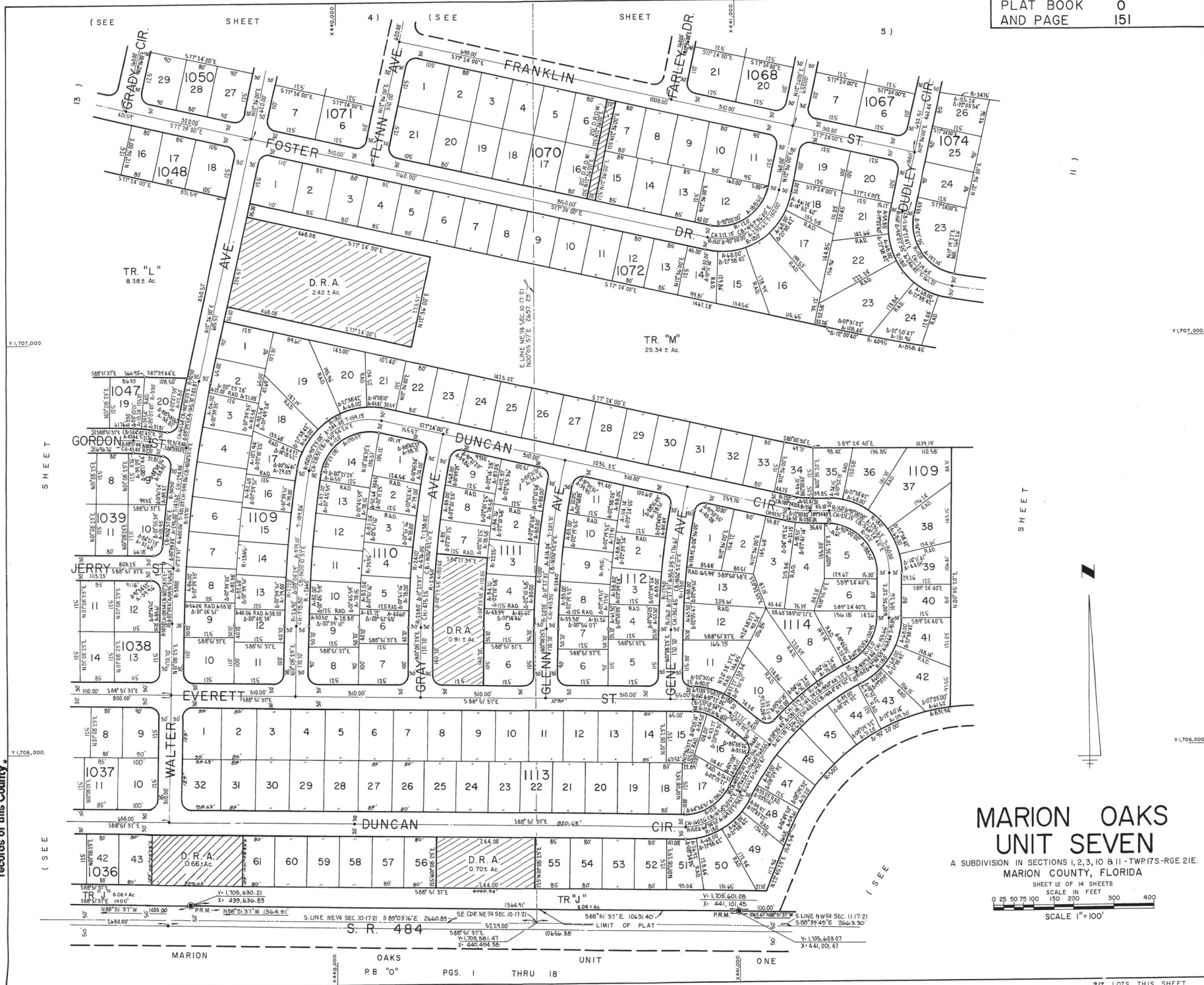
176 LOTS THIS SHEET

150

7
11-14

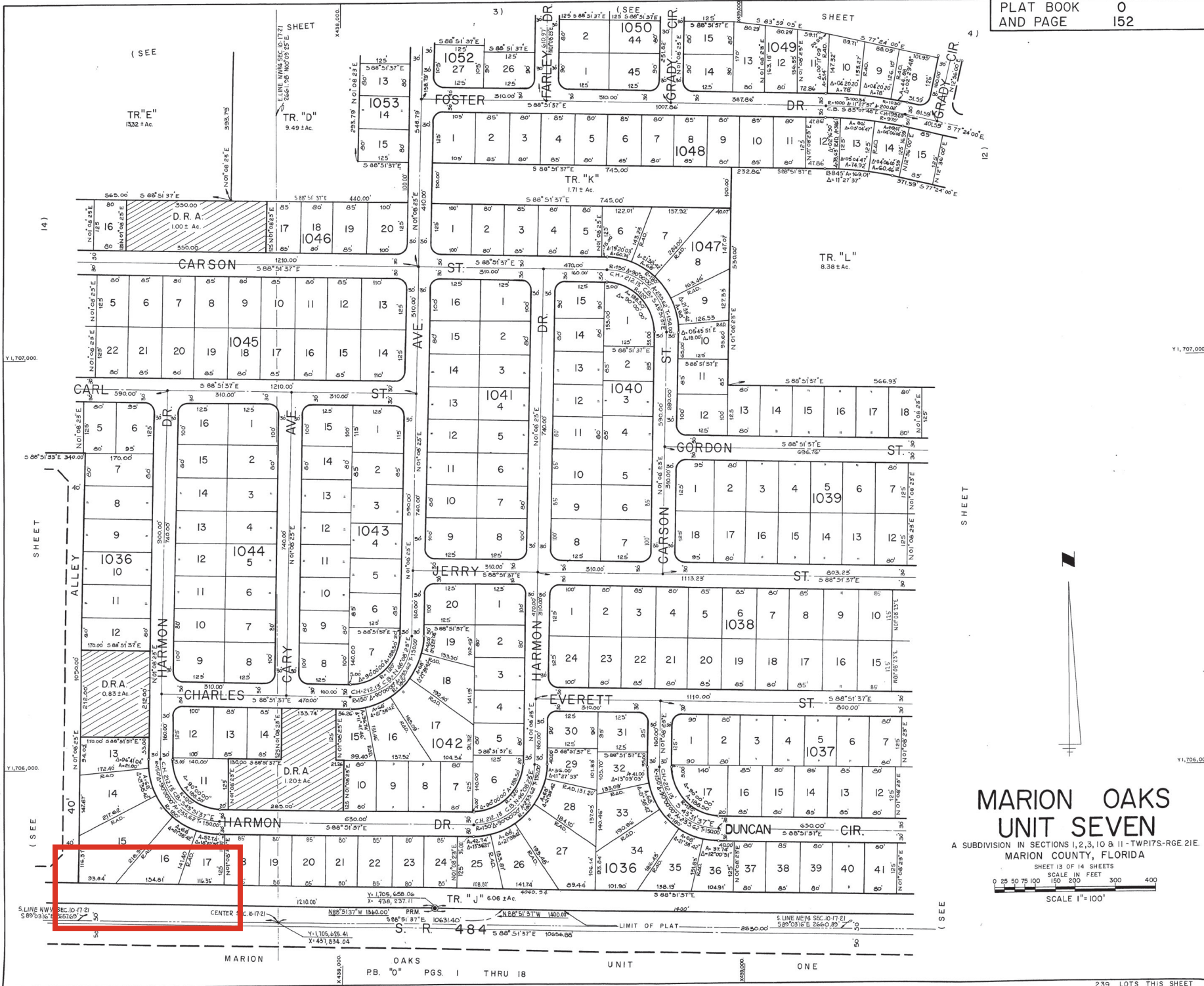
PLAT BOOK 0
AND PAGE 151

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.



PLAT BOOK 0
AND PAGE 152

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County



MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP. 17S - RGE. 21E.
MARION COUNTY, FLORIDA

SHEET 13 OF 14 SHEETS
SCALE IN FEET
0 25 50 75 100 150 200 300 400

SCALE 1" = 100'

