

# GREEN LEAF

## AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

BCC EASEMENT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

### LEGAL DESCRIPTION:

**LOT 1**  
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1903.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 659.18 FEET; THENCE S00°19'19"W, 685.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. HIGHWAY No. 328 (66 FEET WIDE); THENCE N89°05'31"W ALONG SAID RIGHT-OF-WAY LINE, 345.08 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1399.69 FEET AND A CENTRAL ANGLE OF 170°1'48"; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 518.31 FEET (CHORD BEARING AND DISTANCE OF N82°34'03"W, 317.63 FEET) TO THE INTERSECTION WITH THE AFORESAID WEST LINE OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°29'54"E ALONG SAID WEST LINE, 648.92 FEET TO THE POINT OF BEGINNING.

**LOT 2**  
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1238.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°29'54"W ALONG SAID WEST LINE, 665.02 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 659.18 FEET; THENCE N00°19'19"E, 665.03 FEET; THENCE N89°05'31"W, 657.13 FEET TO THE POINT OF BEGINNING.

**LOT 3**  
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 655.09 FEET; THENCE S00°19'19"W, 665.03 FEET; THENCE N89°05'31"W, 657.13 FEET TO A POINT ON AFORESAID WEST LINE; THENCE N00°29'54"E ALONG SAID WEST LINE, 665.02 FEET TO THE POINT OF BEGINNING.

**LOT 4**  
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 1310.88 FEET; THENCE N00°04'48"E, 584.41 FEET TO A POINT ON THE NORTH LINE OF AFORESAID NORTHWEST 1/4; THENCE N89°34'20"W ALONG SAID NORTH LINE, 1306.58 FEET TO THE POINT OF BEGINNING.

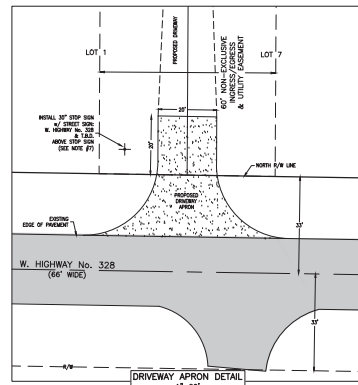
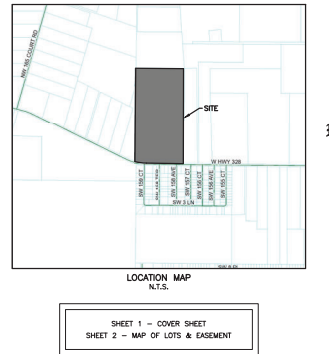
**LOT 5**  
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 665.09 FEET TO THE POINT OF BEGINNING; THENCE S00°19'19"W, 665.03 FEET; THENCE S89°05'31"E, 658.60 FEET; THENCE N00°04'48"E, 665.07 FEET; THENCE N89°05'31"W, 655.79 FEET TO THE POINT OF BEGINNING.

**LOT 6**  
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S89°34'20"E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1306.58 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°04'48"W, 1249.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°04'48"W, 665.07 FEET; THENCE N89°05'31"W, 661.41 FEET; THENCE N00°19'19"E, 665.03 FEET; THENCE S89°05'31"E, 658.60 FEET TO THE POINT OF BEGINNING.

**LOT 7**  
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S89°34'20"E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1306.58 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°04'48"W, 1914.55 FEET TO THE POINT OF BEGINNING; THENCE N89°05'31"W, 661.41 FEET; THENCE S00°19'19"W, 685.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. HIGHWAY No. 328 (66 FEET WIDE); THENCE S89°05'31"E ALONG SAID RIGHT-OF-WAY LINE, 664.30 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°04'48"E, 685.07 FEET TO THE POINT OF BEGINNING.

### NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 625.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°05'31"E, 60.00 FEET; THENCE S00°19'19"W, 976.94 FEET; THENCE S89°40'41"E, 20.00 FEET; THENCE S00°19'19"W, 40.00 FEET; THENCE N89°40'41"W, 20.00 FEET; THENCE S00°19'19"W, 998.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. HIGHWAY No. 328 (66 FEET WIDE); THENCE N89°05'31"W ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°19'19"E, 997.55 FEET; THENCE N89°40'41"E, 20.00 FEET; THENCE N00°19'19"E, 977.55 FEET TO THE POINT OF BEGINNING.



### NOTES:

1. A RESIDENTIAL DRIVEWAY PERMIT MUST BE ISSUED PRIOR TO ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
2. DRIVEWAY APRON STRUCTURE COURSE SHALL BE 6" MIN. THICKNESS CONCRETE w/ 6"x6" #10 WWM ELEVATED 2" ABOVE GROUND GRADE AT FORM UP OR 1.25" THICKNESS ASPHALT OVER 6" THICK LIMEROCK BASE (LBR 100 - 98% DENSITY).
3. THE NEED FOR A CULVERT (AND DIAMETER SIZE) OR A SWALED DRIVEWAY SHALL BE DETERMINED BY A COUNTY FIELD INSPECTION AS PART OF THE DRIVEWAY PERMIT.
4. IF A CULVERT IS REQUIRED IT MUST HAVE CONCRETE MITERED END SECTIONS.
5. CONCRETE APRONS MUST PROVIDE AN EXPANSION JOINT AT THE EXISTING EDGE OF PAVEMENT.

### GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
2. LOTS 1 THROUGH 7 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE RESIDENTIAL DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
3. PERTAINING TO LOTS 1 & 7, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO WEST HIGHWAY No. 328 OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
5. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON; THIS INCLUDES THE EMERGENCY VEHICLE TURN AROUND.
6. IN ADDITION TO THE 60 FEET WIDE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN HEREON, THERE SHALL BE A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG WITH AND ADJACENT TO SAID EASEMENT AND A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG ALL SIDE LOT LINES THAT WERE NOT SHOWN FOR CLARITY PURPOSES.
7. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 LBS/FT, IN ACCORDANCE WITH DETAILS TS030, TS031 AND TS032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT CODE. THE SIGNS MUST BE INSTALLED AS A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THIS PLAN.
8. THIS ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0460, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
9. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT.
10. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIALS, MAY BE NECESSARY TO PROVIDE A DRAINAGE PLAN, PREPARED BY A FLORIDA LICENSED ENGINEER, TO ADDRESS STORMWATER RUNOFF. THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR TO CONSTRUCTION.
11. IF THE STABILIZED DRIVEWAY IS IMPROVED WITH IMPERVIOUS MATERIALS, THAT PORTION OF THE PAVED DRIVEWAY THAT IS WITHIN EACH INDIVIDUAL LOT SHALL BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT, UNLESS SEPARATE DRAINAGE FACILITIES ARE PROVIDED.
12. DEVELOPMENT OF IMPERVIOUS AREAS ON EACH LOT IS LIMITED TO 8000 SQUARE FEET UNLESS A MAJOR SITE PLAN, OR A WAIVER FOR THE SAME, IS APPROVED BY MARION COUNTY D.R.C.
13. THE 60 FEET NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS AND COVENANTS FOR GREEN LEAF AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

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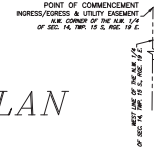
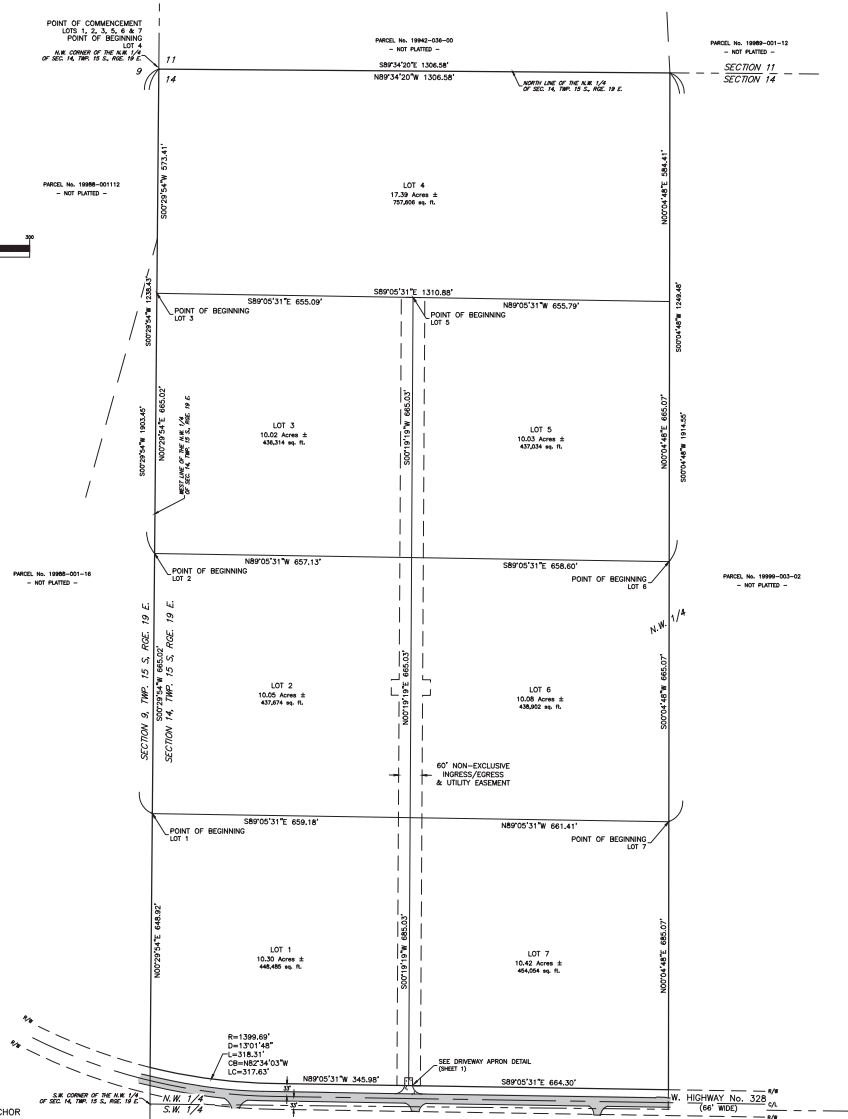
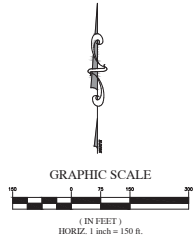
**GREEN LEAF**  
AGRICULTURAL LOT SPLIT PLAN  
Cover Sheet

|                            |                                                                             |
|----------------------------|-----------------------------------------------------------------------------|
| JOB No.<br>XB-GRN-LEAF-ALS | DATE<br>5/27/2025                                                           |
| SCALE<br>N.T.S.            | PROFESSIONAL SURVEYOR & MAPPER<br>REGISTRATION No. 7398<br>STATE OF FLORIDA |
| SHEET<br>1 OF 3            |                                                                             |

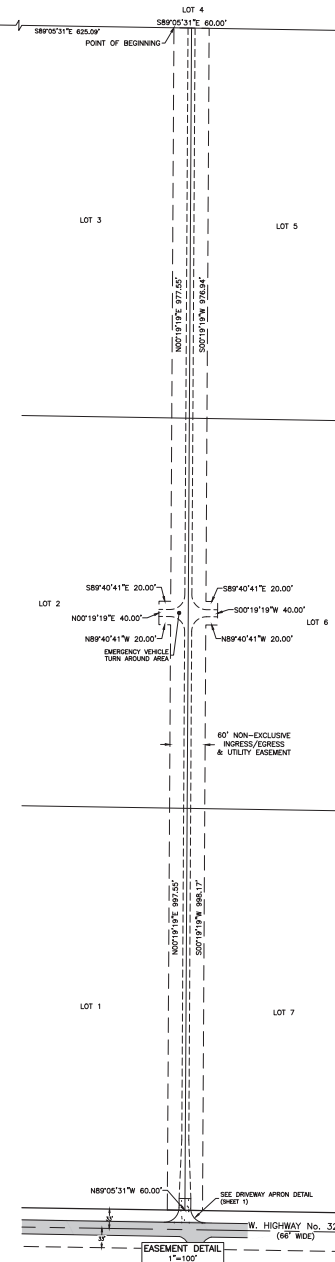
# GREEN LEAF

## AGRICULTURAL LOT SPLIT PLAN

### MARION COUNTY, FLORIDA



BCC EASEMENT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



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|----------------------------|--|
| JOB No.<br>XB-0000-000-000 |  |
| DATE<br>5/27/2025          |  |
| SCALE<br>1"=150'           |  |
| SHEET<br>2 OF 2            |  |

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