## AVONLEA PHASE

(A HAMLET SUBDIVISION) SECTION 35, TOWNSHIP 16 SOUTH, RANGE 23 EAST & SECTION 2, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA

APPROVAL DATE

08-29-05

DESCRIPTION:
A PORTION OF CONSERNMENT LOT 3, AND ALSO CONSERNMENT LOT 4 ALL BEING IN SECTION 35, TOWNSHIP 16 SOUTH, RANGE 23 EAST, AND ALSO THE N.W.
1/4 OF THE N.W. 1/4 LYND NORTH OF DIME HIGHWAY IN SECTION 2, TOWNSHIP 17 SOUTH, RANGE 23 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AND STANDARD OF THE N.W. 1/4 LYING NORTH OF DODE HIGHWAY IN SECTION 2, WORNSHIP 16 SOUTH, RANGE 22 EAST, NO ASO THE N.W. 1/4 OF THE N.W. 1/4 LYING NORTH OF DODE HIGHWAY IN SECTION 2, WORNSHIP 17 SOUTH, RANGE 23 EAST, THENCE N.BP41'35"W. ALONG THE SOUTHEAST CORNER OF THE SEL 1/4 OF THE S.W. 1/4 OF SECTION 35, TOWNSHIP 16 SOUTH, RANGE 23 EAST, THENCE N.BP41'35"W. ALONG THE SOUTH BOUNDARY OF THE SEL 1/4 OF THE S.W. 1/4 OF SAID SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SOUTHEAST CORNER OF THE SEL 1/4 OF THE S.W. 1/4 OF SAID SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SOUTH SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SOUTH SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SOUTH SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SOUTH SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SOUTH SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SOUTH SHORT OF SEAT THE SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SECTION 35, A DISTANCE OF 1023-49 FEET TO THE SECTION 35, A DISTANCE OF 1023-49 FEET, THENCE DEPARTING SAID BIGHT OF WAY INCOMOSING 45. A LONG THE NORTH BIOURDARY OF SAID SECTION 2, A DISTANCE OF 1023-49 FEET, THENCE DEPARTING SAID BIGHT OF WAY INCOMOSING 45. A DISTANCE OF 1023-49 FEET, THENCE DEPARTING SAID BIGHT OF WAY INCOMOSING 45. A DISTANCE OF 1024-49 FEET TO THE SECTION 35. TOWNSHIP 175 SOUTH, RANGE 22 SAID FINISH OF 1024-49 FEET TO THE SECTION 35. TOWNSHIP 175 SOUTH RANGE 22 SAID FINISH SAID SECTION 2, A DISTANCE OF 1024-49 FEET TOWNSHIP 175 SOUTH RANGE 22 SAID FINISH SAID SECTION 2, A DISTANCE OF 1024-49 FEET TOWNSHIP 175 SOUTH RANGE 22 SAID FINISH SAID SECTION 2, A DISTANCE OF 1024-49 FEET TOWNSHIP 175 SOUTH RANGE 22 SAID SECTION 2, A DISTANCE OF 1024-49 FEET TOWNSHIP 175 SOUTH RANGE 22 SAID SECTION 2, A DISTANCE OF 1024-49 FEET TOWNSHIP 175 SOUTH RANGE 24 SAID SECTION 2, A DISTANCE OF 1024-49 FEET TOWNSHIP 175 SOUTH RANGE 24 SAID SECTION 2, A DISTANCE OF 1024-49 FEET TOWNSHIP 175 SAID SECTION 2, A DISTANCE OF 1024-49 FEET TOWNSHIP 175 SAID SECTION 2, A DISTANCE OF 10

DETELOPER'S ACKNOWLEDGMENT AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: THAT AVONEA, LLC. A FLORIDA LIMITED LIABILITY COMPANY HAS
CAUSED TO BE AUDOC THE PLAT OF "AVONEA" PHASE IT. THE SAME BEING A SUBDIVISION OF LAND
COLUMN TO THE SHAT TOCKTHER WITH ALL IMPROVEMENTS. THEREON SHALL BE PRIVATE PROPERTY AND ARE
HEREBY DEDICATED TO AND MARKATIAND BY AVONEA HAD COMPANY. THE PROPERTY AND ARE
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COUNTY TRANSPORTATION PERSONNEL PROVIDENCE PROVIDENCE FOR SUCH USES BY THE UTILITIES (MINUFAL,
LIMIT BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST, AND THAT NO OTHER GUIGATION IS IMPOSED
UPON MARBOUN COUNTY GAMY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS
OF WAY, STORM WATER DRAWAGE FACILITIES OR EASTERNISH.

TRACT A IS RESERVED AS A DRAINAGE RETENTION AREA AND IS HEREBY DEDICATED TO THE PUBLIC AND MAINTAINED BY MARION COUNTY.

TRACTS B AND C ARE RESERVED AS LANDSCAPE BUFFERS AND ARE HEREBY DEDICATED TO AND MAINTAINED BY AVONLEA HOMEOWNERS ASSOCIATION, INC.

TEN FOOT ADDITIONAL RIGHT OF WAY ALONG AND ADJACENT TO EAST HIGHWAY 25 IS HEREBY DEDICATED TO THE PUBLIC.

THE TWENTY FOOT EMERGENCY INGRESS/EGRESS EASEMENT AND CONSERVATION EASEMENT ACCESS IS HEREBY DEDICATED TO AND MAINTAINED BY AVONLEA HOMEOWNERS ASSOCIATION, INC. FOR SAID PURPOSES.

AVONERA LLC

BY: HARVEY MINDEVEN, MANAGER WINESS: Dian Barreau WINESS:

DIANE BARRINEAU

SOTH SCHNETDER

NOTARY ACKNOWLEDGMENT:

BEFORE ME THIS DAY PERSONALLY APPEARED, HARVEY VANDEVEN, AS MANAGER OF AVONLEA, LLC, A FLORIDA LIMITED LABILITY COMPANY, TO ME WELL KNOWN TO BE THE PRISON DESCRIBED HEREIN ON WHO PROVIDED IDENTIFICATION INSTRUMENT, AND WHO EXCUEDED THE FORECOME INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 8 DAY OF June 2007.

SURVEYOR'S NOTES:

THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

BEARMOS ARE ASSUMED, BASED ON THE NORTHEASTERLY RIGHT OF WAY

1. HIS PLAT GUILLES AS SURVEY PER UNDER THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

2. BEARNOS ARE ASSUMED, BASED ON THE NORTHEASTERLY RIGHT OF WAY LING O'F ENGINANCE THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

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2. BURNOS OF PROVINING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPART STATUTE AND THE PROVISIONS OF THE LIND DEVLOMENT CODE, WOLATION OF HIS PROVISION AS THE PROVISION OF THE LIND DEVLOMENT CODE, WOLATION OF HIS PROVISION AND THE PROVISION OF THE LIND DEVLOMENT CODE, WOLATION OF HIS PROVISION OF THE LIND DEVLOMENT CODE, WOLATION OF HIS PROVISION OF THE LIND DEVLOMENT CODE, WOLATION OF HIS PROVISION OF HIS P

SURVEYOR'S CERTIFICATE:

SURFYOR'S CERTIFICATE:

1 HEREBY CERTIFY THAT THIS PLAT OF "AVONLEA PHASE 1" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATE AND UDDER MY DIRECTION AND SUPPREVISION: THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREIN WERE IN PLACE ON THE 261H OF APPRIL, 2007; THAT PERMANENT COURTION, POINTS SHALL BE SET WITHIN ON EVAR OF THE RECORDING OF THIS PLAT AND THAT THIS PLAT COMPLIES WITH THE RECORDING OF THIS PLAT AND THAT THIS PLAT COMPLIES WITH THE RECORDING OF THIS PLAT AND THAT THIS PLAT COMPLIES WITH THE RECORDING OF THIS PLAT AND THAT THIS PLAT COMPLIES WITH THE RECORDING OF THIS PLAT AND THAT THIS PLAT COMPLIES WITH THE

BY:

CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
RM. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471

CLERK OF CIRCUIT COURT'S ACKNOWLEDGMENT:

LIERRY OF CIRCUIT. COURT'S AUXIONAL SUPERIOR SHAPE THE PROVISIONS OF CHAPTER 177, FLORIDA STATULES, AND THAT SUB PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, AT PAGES 185-205 or THE PUBLIC RECORD OF MARION COUNTY, FLORIDA, AT 3:06. BH ON THIS 200 AT PAGES 185-205 or THE PUBLIC PROVISIONS OF MARION COUNTY, FLORIDA, AT 3:06. BH ON THIS 200 AT PAGES 100 AT PA

DAVID R. ELLSPERMANN CLERK OF THE CIRCUIT COURT

ASSESSIENT MITTIFLATOR.

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A PLAN BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A PUBLIC RECORDS, ORIS HERBEY MONTY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT THAT THE LANDS INCLUDED IN THIS PLAT AND SUBJECT TO SPORT, ASSESSMENT AS MAY BE PROPRIED BY ANY TO TAMACE CONSTRUCTION OF A CRITICAL WATER SYSTEM AND SEMER SYSTEM AND COMMISSION OF A CRITICAL WATER SYSTEM AND SEMER SYSTEM AND COMMISSION OF A CRITICAL WATER SYSTEM AND SEMER SYSTEM AND COMMISSION OF A CRITICAL WATER SYSTEM AND SEMER SYSTEM AND COMMISSION OF A CRITICAL WATER SYSTEM AND SEMER SYSTEM AND COMMISSION OF A CRITICAL WATER SYSTEM AND SEMER SYSTEM AND COMMISSION OF A CRITICAL WATER SYSTEM AND SEMER SYSTEM AND COMMISSION OF A CRITICAL WATER SYSTEM AND SEMER SYSTEM AND COMMISSION OF A CRITICAL WATER SYSTEM AND SEMER SYSTEM AND COMMISSION OF A CRITICAL WATER SYSTEM AND SEMERAL WATE

STAN MCO APP CHAIRMAN BOARD OF COUNTY COMMISSIONERS

LOCATION MAP SCALE: 1" = 500'
SECTION 35, TOWNSHIP 16 SOUTH, RANGE 23 EAST &
SECTION 2, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

R.M. BARRINEAU & ASSOCIATES, INC.

R.M. DARWINGAU & ASSOCIATIOS. IV.

POPCESSIONAL SURVEYORS & MAPPERS

JOSE SE 25H LOOP, SURVEYORS & WAPPERS

OCALA, FLORIDA, 3447

COLETION OF THE TO 3 PHONE (392) 622–3133

OCALA, FLORIDA, 3447

COLETIFICATE OF ALPHOREATION NO. 18 9001

KINH & TAMMOR, PASA. 15 3442

MININGA PASA. 15 3445

MININGA SOCIAL SOCIA

NOTICE:

NOTICE:

N. T. AS RECORDED IN ITS GRAPHIC FORM, IS THE
THE LAL DEPICTION OF THE SURDIVIDED LANDS DESCRIBED
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HERDIN AND HER GRAPHIC OR DIGTAL FORM OF THE
PICT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT
RECORDS OF THIS COUNTY.

APPROVAL OF OFFICIALS:

LIFE COUNTY SURVEYOR BY Dule D Sanor COUNTY PLANNING DEPARTMENT BY: Lan Martery COUNTY ZONING DEPARTMENT

BY: COUNTY ADMINISTRATION OFFICE BY COUNTY ENGINEERING DEPARTMENT
BY: Jods Petra COUNTY UTILITY DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS.

SEAL BY: STAN MCCLAIN
STAN MCCLAIN
CHAIRMAN

CHAIRMAN BOARD OF COUNTY COMMISSIONERS

DAVID R. ELLSPERMANN CLERK OF THE CIRCUIT COURT ATTEST

APPROVED WAIVERS:

8) 8.2.5.a(1)(d)

1) 8.2.5.a(2)(d)ii SECTION & 1/4 SECTION LINE DEDICATIONS 08-01-05 2) 8250(3) CUL DE SAC LENGTH 08-01-05 3) 8.2.5.a(4) BLOCK LENGTH 08-01-05 4) 8.2.9.d(6)(1) RETENTION BASIN SIGNAGE 08-01-05 08-01-05 ACCESS TO ADJACENT LANDS 5) 8.2.5.a(14) 6) 8.2.10.k(4)(c)iii BUFFERING 08-01-05 09-20-05 (B.O.C.C.) 7) 8.2.7.d(1)(b) POTABLE WATER SERVICE CRITERIA

COMPART OF MORTGAGE.

NOW ALL WAS IT HESE PRESENTS: THAT COMPASS BANK, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED 01/17/08, AND RECORDED IN GFICIAL RECORDS BOOK 4332, PAGE 1534 OF THE PUBLIC RECORDS OF MARRON COUNTY, FLORIDA, ENCLUMEERING THE PROPERTY HEREON, DOES CONSENT TO THIS PLAT AND JOINS IN THE ABOVE EDELICATION.

COMPASS BANK

BY: ROY J. HILGENFELDT, CITY PRESIDENT

WINESS: Bud Alux

Brad Abbey

GAY H. BAGGETT

NOTARY ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED ROY J. HILGENFELDT, CITY PRESIDENT OF COMPASS BANK, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN CARNOWLEGOED THAT HE DID SO AS AN OFFICER OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DATE: fine 8, 2007



NOTARY PUBLIC Drane J. Barrinean COMMISSION EXPIRES:

NOTARY PUBLIC Sa N. Bayes

DIANE L. BARRINEAU
MY COMMISSION # DD 987450
EXPRESS February 23, 2008
1400-3400007 P. Namy Classouri Assoc Co

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