

CLASSIC ACRES PHASE 1
AGRICULTURAL LOT SPLIT PLAN
MARION COUNTY, FLORIDA

BCC EASEMENT BOOK _____, PAGE _____

LEGAL DESCRIPTION:

LOT 1
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, MARQUETTE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°28'31" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 170.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°28'31" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 119.52 FEET TO THE POINT OF BEGINNING OF A CURVE OF N.W. 1/4 110°00'00" AVENUE (50 FEET WIDE), SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTH, HAVING A RADIUS OF 262.46 FEET AND A CENTRAL ANGLE OF 257°07'29"; THENCE S89°28'31" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 119.52 FEET TO THE POINT OF BEGINNING OF A CURVE OF S.W. 1/4 110°00'00" AVENUE (50 FEET WIDE), SAID POINT ALSO BEING A DISTANCE OF 578.03'09" N, 14.52 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED ALONG A LINE NON-TANGENT TO SAID CURVE, S89°17'50", 62.11 FEET; THENCE S002°06'50", 479.84 FEET TO THE POINT OF BEGINNING OF A CURVE OF S.W. 1/4 110°00'00" AVENUE (50 FEET WIDE), HAVING 119.52 FEET OF CHORD AND A CENTRAL ANGLE OF 63°32'47"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 443.64 FEET (CHORD 443.64 FEET) TO THE POINT OF BEGINNING OF A CURVE OF S.W. 1/4 110°00'00" AVENUE (50 FEET WIDE), HAVING 119.52 FEET TO THE POINT OF BEGINNING;
THENCE S89°28'31" W, 421.25 FEET; THENCE EAST, 34.74 FEET; THENCE NORTH, 720.15

LOT 2
A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTH CORNER OF SAID SOUTHWEST 1/4, THENCE S89°52'57"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 53.81 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 66.81 FEET; THENCE WEST, 31.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 29°50'31"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 112.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 29°50'31"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 112.76 FEET (CHORD BEARING AND DISTANCE OF 57°04'45"N, 111.80 FEET); THENCE WEST, 157.65 FEET; THENCE NORTH, 72.015 FEET TO A POINT ON THE NORTHEAST CORNER SOUTHWEST 1/4, THENCE S89°52'57"E ALONG SAID NORTH LINE, 179.68 FEET TO THE POINT OF BEGINNING.

LOT 3
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°28'37"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 513.81 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 663.81 FEET; THENCE EAST, 808.94 FEET; THENCE N00°37'20"E, 656.40 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTHEAST 1/4; THENCE N89°28'37"W ALONG SAID NORTH LINE, 816.16 FEET TO THE POINT OF BEGINNING.

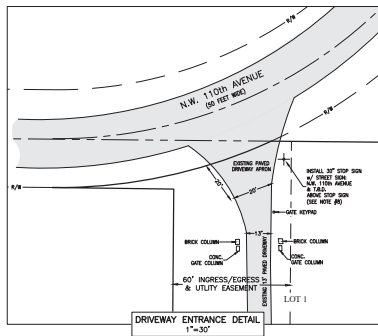
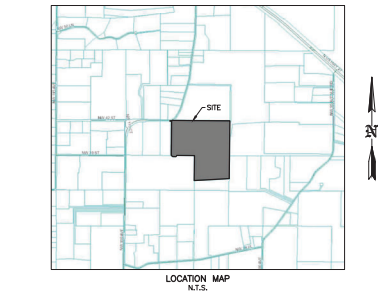
LOT 4
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE CORNER OF SECTIONS 34 AND 35, 1/4; THENCE S89°28'37"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 513.81 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 66.81 FEET TO THE POINT OF BEGINNING; THENCE S08°40.94"E; 80.94 FEET; THENCE S00°37'20"W; 67.56 FEET; THENCE N89°27'04"W; 750.16 FEET; THENCE N16°19'50"W; 169.23 FEET TO THE POINT OF CURVATURE OF A 1/4" CHORD CONCAVE EAST, HAVING A RADIUS OF 258.50 FEET AND A CENTRAL ANGLE OF 17°09'04"; THENCE NORTHEAST ALONG THE ARC OF SAID CHORD 50.84 FEET CHORD BEARING AND DISTANCE OF N07°45'18"W; 74.56 FEET; THENCE N00°49'14"E; 42.70 FEET TO THE POINT OF BEGINNING.

LOT 5 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S00°33'09"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1326.37 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°27'04"E, 578.12 FEET TO THE POINT OF BEGINNING; THENCE S01°32'35"W, 912.52 FEET; THENCE N86°49'45"E, 766.50 FEET; THENCE N00°37'20"E, 862.66 FEET; THENCE N89°27'04"W, 750.16 FEET TO THE POINT OF BEGINNING.

LOT 6
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S00°33'09"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1326.37 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°27'04"E, 578.12 FEET; THENCE S01°32'35"W, 912.52 FEET; THENCE S86°49'45"W, 563.53 FEET TO A POINT ON AFORESAID WEST LINE; THENCE N00°33'09"E ALONG SAID WEST LINE, 948.94 FEET TO THE POINT OF BEGINNING.

LOT 7
 A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 NORTH, MARION COUNTY, IOWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE S89°28'37"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 11.80 FEET; THENCE S89°28'37"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 66.81 FEET TO THE POINT OF BEGINNING; THENCE WEST, 31.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 2°50'31"; THENCE S89°28'37"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 11.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 2°50'31"; THENCE S89°28'37"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 66.81 FEET (CHORD BEARING AND DISTANCE OF 57°04'45"W, 11.80 FEET); THENCE WEST, 177.96 FEET; THENCE SOUTH, 60.49 FEET; THENCE S89°01"E, 16.21 FEET; THENCE S89°20'4"E, 57.812 FEET; THENCE S89°20'4"E, 57.812 FEET (CHORD BEARING AND DISTANCE OF 7°04'51"W, 74.56 FEET); THENCE N00°49'1"E, 427.10 FEET TO THE POINT OF BEGINNING.

LOT 8
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THENCE NORTH 89°30'09" EAST ALONG THE EAST LINE OF SAID SOUTHWESTERLY QUARTER, 1326.31 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED
N89°30'10" W 187.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°30'10" W, 690.00 FEET; THENCE
N00°20'05" E, 82.53 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEAST,
HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 63°32'47"; THENCE SOUTHEASTERLY ALONG THE
ABC OF SAID CURVE 453.64 FEET (CHORD BEARING AND DISTANCE OF 558°13'37", 421.25 FEET); THENCE EAST,
325.43 FEET; THENCE SOUTH, 606.49 FEET TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION:

NON-EXCLUSIVE, INGRESS/EGRESS & UTILITY EASEMENT
 A PORTION OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY,
 IOWA, BEING THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MARION COUNTY, IOWA, COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°28'13" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4,
 142.00 FEET; THENCE S89°28'13" W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 142.00 FEET; THENCE S89°28'13" W ALONG THE
 POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTLY, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 90°26'50";
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 547.29 FEET (CHORD BEARING AND DISTANCE OF 544°04'50", 512.34 FEET);
 THENCE S89°28'13" W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, 142.00 FEET; THENCE S89°28'13" W ALONG THE WEST LINE OF
 CENTRAL ANGLE OF 2°50'51"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 99.23 FEET (CHORD BEARING AND DISTANCE OF
 110°00'50" (50.00 FEET SLOPE), SAID POINT BEING A POINT OF CURV OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS
 AND A CENTRAL ANGLE OF 2°50'51"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 126.29 FEET (CHORD BEARING AND DISTANCE OF
 110°00'50" (50.00 FEET SLOPE), SAID POINT BEING A POINT OF CURV OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS
 SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 210°04'14"; THENCE NORTHEASTERLY, SOUTHEASTERLY AND
 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 220.77 FEET (CHORD BEARING AND DISTANCE OF 544°02'57", 116.69 FEET); THENCE
 HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 179°09'44"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 65.86 FEET
 NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 300°00'00"; THENCE SOUTHERLY,
 WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE 314.16 FEET (CHORD BEARING AND DISTANCE OF 574°07'10", 60.00 FEET);
 THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE 314.16 FEET (CHORD BEARING AND DISTANCE OF
 EASTERLY, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 179°09'44"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE
 110°00'50" (50.00 FEET SLOPE), SAID POINT BEING A POINT OF CURV OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS
 OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°49'14"; THENCE NORTHWESTERLY
 ALONG THE ARC OF SAID CURVE 79.26 FEET (CHORD BEARING AND DISTANCE OF 544°03'25", 71.22 FEET); THENCE WEST, 236.71 FEET TO
 110°00'50" (50.00 FEET SLOPE), SAID POINT BEING A POINT OF CURV OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE 99.23 FEET (CHORD BEARING AND DISTANCE OF 577°04'45", 99.39 FEET) TO THE
 110°00'50" (50.00 FEET SLOPE), SAID POINT BEING A POINT OF CURV OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS
 THENCE WESTERLY ALONG THE ARC OF SAID CURVE 126.29 FEET (CHORD BEARING AND DISTANCE OF 577°04'45", 122.25 FEET); THENCE
 110°00'50" (50.00 FEET SLOPE), SAID POINT BEING A POINT OF CURV OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS
 THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTLY, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF
 90°26'50"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 442.01 FEET (CHORD BEARING AND DISTANCE OF 544°04'35", 387.52
 110°00'50" (50.00 FEET SLOPE), SAID POINT BEING A POINT OF CURV OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS
 110°00'50" (50.00 FEET SLOPE), SAID POINT BEING A POINT OF CURV OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS
 115.45 FEET (CHORD BEARING AND DISTANCE OF N78°03'50", 114.52 FEET) TO THE INTERSECTION WITH THE FORESAMED NORTH LINE OF THE
 SOUTHWEST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED 28'28"13" ALONG SAID NORTH LINE, 10.00 FEET TO THE POINT

SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS
SHEET 3 - MAP OF EASEMENTS

MEKELLE M. BOYER
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

CLASSIC ACRES PHASE 1
AGRICULTURAL LOT SPLIT PLAN
Cover Sheet

JOB No.
KB_CLASSIC ACRES Ph1 ALS

DATE
07/31/2025

SCALE
N.T.S.

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WOLSKEL, TM

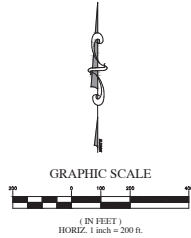
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CLASSIC ACRES PHASE 1

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

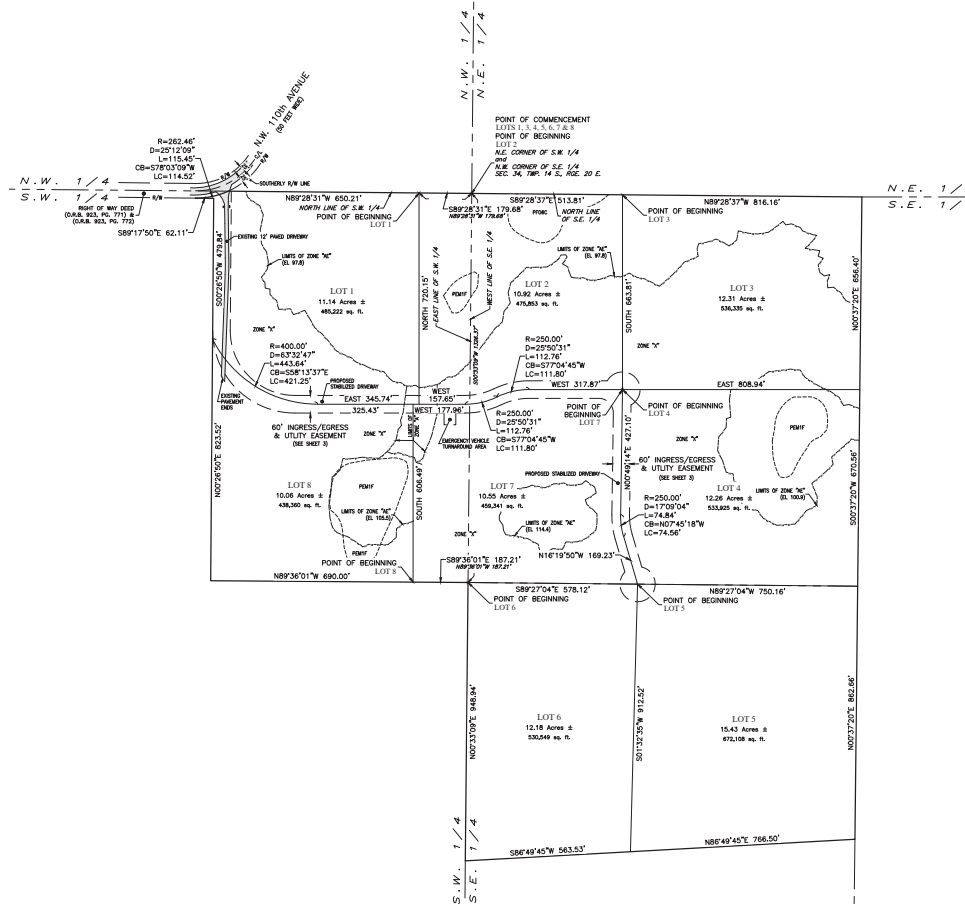
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LOT #	ACREAGE
LOT 1	4.66
LOT 2	4.47
LOT 3	8.12
LOT 4	8.58
LOT 7	8.84
LOT 8	7.96

LEGEND

R/W RIGHT OF WAY
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
D or Δ RADIUS
L CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
LC LENGTH OF CHORD
D.R.B. OFFICIAL RECORDS BOOK
PS PAGE
CONC. CONCRETE
+ DAT
+ ASPHALT
+ STREET SIGN
- - - INDICATES FLOOD ZONE AREA
- - - INDICATES WETLANDS AREA



SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS
SHEET 3 - MAP OF EASEMENTS

DATE	REVISION

ROGERS ENGINEERING & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. No. #4074

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CLASSIC ACRES PHASE 1
AGRICULTURAL LOT SPLIT PLAN
Map of Lots

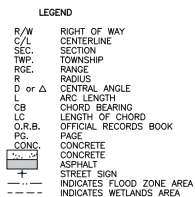
JOB No.
UB, CLASSIC ACRES PHASE 1

DATE
07/31/2025

SCALE
1" = 200'

SHEET
2 OF 3

BCC EASEMENT BOOK _____, PAGE _____



SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS
SHEET 3 - MAP OF EASEMENTS

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**ROGERS ENGINEERING
& Land Surveying**

CLASSIC ACRES PHASE 1
AGRICULTURAL LOT SPLIT PLAN
Map of Easements

JOB No.

DATE
07/31/2025

SCALE
1" = 100'

SHEET
3 OF 3