

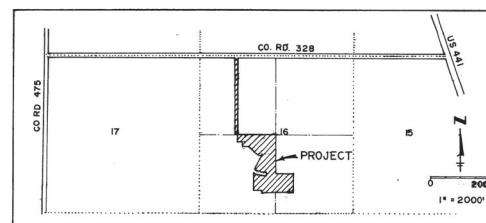
## LEGAL DESCRIPTION

A tract of land situated in Sec. 16, Township 16 South, Range 22 East, Marion County, Florida, more particularly described as follows:

Commence at the Southwest Corner of Sec. 16, T16S, R22E, Marion Co., Florida; thence run S 89° 41' 06" E, along the South line of said Sec. 16, a distance of 2,644.10 ft., thence N 00° 14' 56" W, a distance of 663.26 ft.; thence run S 89° 44' 06" E, a distance of 662.03 ft., to the Point of Beginning; thence N 00° 14' 56" W, a distance of 1,482.26 ft., thence S 89° 44' 06" E, a distance of 662.03 ft., to a point of intersection with a curve concave Easterly and having a radius of 590.20 ft. and a central angle of 16° 33' 10" and a chord bearing and distance of N 15° 32' 41" N, 155.96 ft.; thence run Northwesterly along the arc of said curve 156.07 ft.; thence run S 89° 41' 30" W, a distance of 293.97 ft.; thence run N 00° 18' 30" W, a distance of 581.99 ft.; thence S 89° 43' 06" E, a distance of 16.60 ft. to a point of intersection of a curve concave Northerly and having a radius of 210.00 ft. and a central angle of 49° 55' 36" and a chord bearing and distance of S 65° 25' 47" E, 176.69 ft.; thence run Easterly along the arc of said curve 182.37 ft.; thence run N 00° 18' 30" W, a distance of 118.30 ft.; thence run S 89° 41' 31" W, a distance of 118.30 ft. to a point of curvature of a curve concave Northerly and having a radius of 180.00 ft. and a central angle of 49° 55' 36" and a chord bearing and distance of N 65° 25' 47" W, 126.21 ft.; thence run Westerly along the arc of said curve 130.26 ft.; thence run N 00° 33' 04" W, a distance of 27.78 ft.; thence run N 49° 26' 56" E, a distance of 375.57 ft.; thence run N 00° 33' 04" W, a distance of 148.80 ft.; thence run N 00° 33' 04" W, a distance of 372.95 ft.; thence run N 29° 27' 39" W, a distance of 19.19 ft.; thence run N 00° 33' 04" W, a distance of 210.55 ft.; thence run N 00° 42' 48" E, a distance of 47.71 ft.; thence run S 89° 41' 30" W, a distance of 155.43 ft.; thence run N 00° 18' 26" W, a distance of 215.39 ft.; thence run S 89° 52' 48" W, a distance of 60.00 ft.; thence run N 00° 18' 30" W, a distance of 2,679.99 ft. to a point on the southerly right-of-way of County Rd. No. 328; thence run S 89° 55' 59" E along the said southerly right-of-way, a distance of 1,000.00 ft.; thence run N 00° 14' 56" E, a distance of 1,324.13 ft.; thence run S 00° 14' 56" E, a distance of 1,326.51 ft.; thence run S 89° 43' 06" E, a distance of 662.13 ft.; thence run S 00° 14' 26" E, a distance of 622.69 ft. to the Point of Beginning, containing 47.90 Acres more or less.

## CARRIAGE TRAIL - UNIT I

SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



LOCATION MAP  
S16, T16S, R22E

## STANDARD NOTES:

Utility easements are shown by dashed lines on the attached plat. All utility companies serving the public and governmental agencies are granted the right to install and maintain utilities and drainage facilities in the easements.

Bearings are based on an assumed meridian.

■ Indicates Permanent Reference Monument (PRM) set.

□ Indicates Permanent Control Points (PCP)

□ Indicates Existing Monument.

DRA Indicates Drainage Retention Area

DE Indicates Private Drainage Easement

Applications for septic tank systems shall be considered on a lot-by-lot basis dependent on its own merits. Installation shall be subject to regulations in effect at the time of installation.

No lot or tract as shown on this plat shall be divided or re-subdivided except for the sole purpose of providing additional area to adjacent lots or tracts or until a replat is filed with Marion County, which replat complies with the provisions of the Public Works Manual. Violation of this provision may be punishable as provided in the Code of Marion County.

The private drainage easement as shown hereon shall not be altered in any way from the approved improvement plans dated Jan 14, 1989, and on file in the Marion County Engineering Department without the prior written approval of the Marion County Board of County Commissioners. Said private drainage easement shall be used for collection and disposal of stormwater runoff from the roads and lots in this subdivision and shall not be used for any use inconsistent therewith. Marion County has no obligation for the maintenance of this said private drainage easement. Maintenance of this easement is the responsibility of the owner(s) of lot(s) that same easement is contained upon.

All radii are 25' unless otherwise shown.  
closure exceeds 1:10000.

This plat contains 31 lots and 1.25 miles of road.

NOTICE  
There may be additional restrictions that  
are not recorded on this plat that may be  
found in the Public Records of this County.

## SURVEYORS CERTIFICATE

I hereby certify that this plat of CARRIAGE TRAIL UNIT I is a true and correct representation of the land as recently surveyed and platted under my direction; that the Permanent Reference monuments as shown herein were in place on the 26 day of January, 1990, and that this plat complies with the requirements of Chapter 177, Florida Statutes.

By S.M. Hasan 3/10/90  
S.M. HASAN

Registered Surveyor No. 4333  
State of Florida

## CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT BARNETT BANK OF CITRUS COUNTY, N.A., the owner and holder of that certain mortgage dated September 21, 1989, and recorded in Official Records Book 1611, page 2073, of the Public Records of Marion County, Florida, encumbering the property described herein, does hereby consent to this plat and joins in the above dedication.

To witness whereof said corporation has caused these presents to be signed by its President and Secretary and its corporate seal to be hereunto affixed by its President and Secretary all by and with the authority of its board of directors of said corporation on this 16 day of March, 1990.

Barnett Bank of Citrus County, N.A.

By: C. S. M.  
President  
and  
Secretary

STATE OF FLORIDA  
COUNTY OF CITRUS

Before me this day personally appeared C. Stephen Martin and Karen L. Wilcox, respectively of Barnett Bank of Citrus County, N.A., to me well known to be the persons described herein and who executed the foregoing instrument and acknowledged that they did so as officers of said corporation all by and with the authority of the board of directors of said corporation.

Date: March 16, 1990 Daryl A. Boerema

Notary Public  
State of Florida at Large  
My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION EXPIRES APRIL 16, 1990  
RECORDED THIS DAY PUBLIC UNDERTAKING

## ASSESSMENT NOTIFICATION

The Board of County Commissioners of Marion County, Florida, as a condition precedent to the acceptance of this plat for recording in the Public Records, does hereby notify all present and future owners of property shown on this plat that the lands included in this plat are subject to assessment as may be required by law, and finance costs incurred in connection with maintenance, operation, and construction of a central water system and sewer system or traffic safety improvements, including but not limited to fire lanes, bypass lanes and traffic signal, when in the opinion of said board or governing body, having jurisdiction such facilities became necessary in order to protect the environment, health, safety and welfare of the general public.

By: Don Greene, chairman of the County Commissioners

## APPROVAL OF OFFICIALS

By <u>X. J. Hart</u>	Department of Transportation & Public Works
By <u>James W. Van Andel</u>	County Engineering Department
By <u>Wes Drot</u>	County Road Department
By <u>Bob L. Johnson</u>	County Environmental Health Department
By <u>Dwight D. Danes</u>	County Right of Way Department
By <u>Don T. Zenger</u>	County Planning Department
By <u>Edward P. G. G.</u>	County Building Department
By <u>Michael E. May</u>	County Zoning Department

The Board of County Commissioners of Marion County, Florida, does hereby approve this plat for recording in the Public Records and accepts the foregoing dedication.

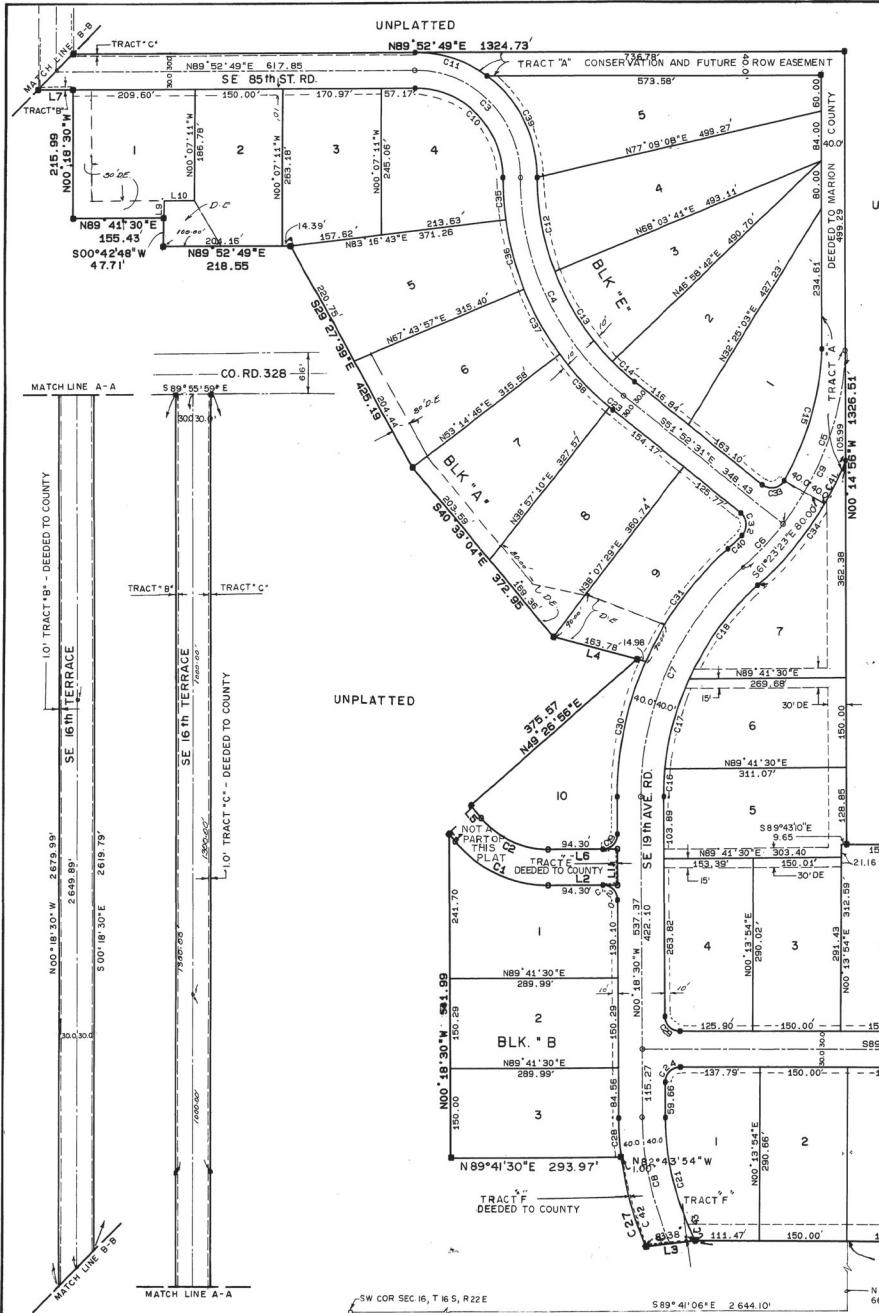
By: Don Greene, chairman Board of County Commissioners

ATTEST: Branson E. Thompson, Clerk of the Circuit Court

I hereby certify that the attached plat conforms with the provisions of Chapter 177, Florida Statutes, and that said plat was filed for record in Plat Book 1, at page 132-139, of the Public Records of Marion County, Florida, at 10:48, on April 10, 1990.

By: Branson E. Thompson, Clerk of the Circuit Court

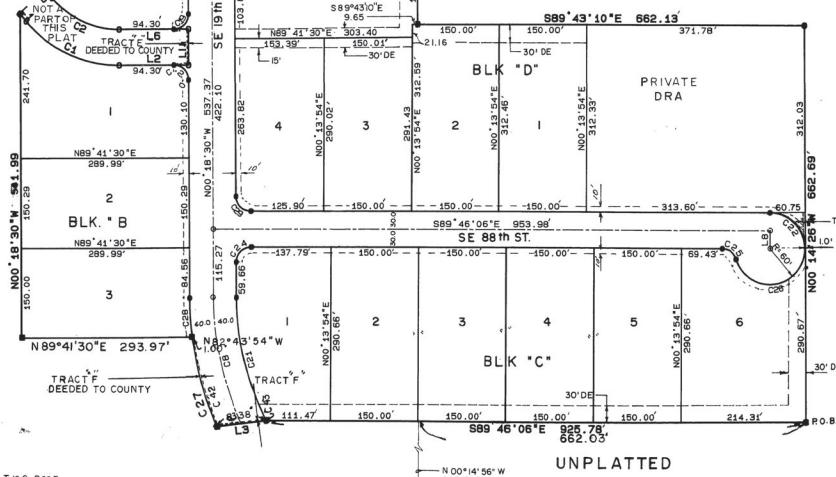
SHT. 2 of 2 SHTS



## CARRIAGE TRAIL - UNIT I

SEC. 16, T 16 S, R 22 E  
MARION COUNTY, FLORIDA

No.	Deltas	Radius	Arc Length	Tangent	Chord
1	49° 45' 26"	210.00	185.37	97.38	176.69 S65° 25' 47"E
2	49° 45' 26"	150.00	130.26	69.56	126.21 S66° 25' 47"E
3	90° 00' 00"	180.00	182.74	180.00	254.66 S45° 07' 11"E
4	51° 45' 26"	465.26	420.27	225.69	406.13 C82° 59' 45"E
5	36° 12' 54"	500.00	318.03	163.50	310.80 N60° 01' 03"E
6	11° 41' 44"	500.00	300.53	150.00	300.53 N60° 01' 03"E
7	49° 47' 43"	500.00	434.55	232.07	421.00 N64° 35' 22"E
8	24° 56' 35"	500.00	217.57	110.59	215.95 S61° 47' 47"E
9	47° 34' 38"	500.00	415.19	220.41	403.36 N65° 24' 11"E
10	90° 00' 00"	150.00	286.97	150.00	300.00 N60° 01' 03"E
11	36° 57' 02"	210.00	121.77	68.19	128.61 S72° 08' 40"E
12	21° 10' 58"	435.26	160.91	81.39	160.00 S10° 42' 39"E
13	23° 52' 00"	435.26	181.31	91.99	180.00 S33° 14' 08"E
14	6° 42' 24"	435.26	50.95	25.50	250.92 S40° 33' 15"E
15	86° 51' 33"	460.00	237.00	120.00	237.00 N60° 01' 03"E
16	51° 34' 23"	460.00	45.09	23.07	46.07 N 72° 33' 45"E
17	19° 28' 50"	460.00	155.40	78.95	155.65 N15° 10' 24"E
18	24° 34' 25"	460.00	197.29	100.18	195.78 N37° 12' 01"E
19	90° 00' 00"	25.00	39.27	25.00	35.38 N44° 27' 45"E
20	36° 00' 00"	25.00	30.57	25.00	35.16 N15° 18' 29"E
21	26° 38' 14"	460.00	213.86	109.90	211.94 N43° 37' 37"E
22	90° 00' 00"	60.00	94.25	60.00	84.85 S44° 48' 06"E
23	00° 49' 42"	495.26	7.16	3.58	7.16 S15° 27' 41"E
24	30° 35' 24"	25.00	39.81	25.00	37.52 N34° 48' 06"E
25	72° 13' 23"	25.00	31.84	19.46	29.70 S33° 19' 14"E
26	162° 53' 43"	60.00	170.56	398.98	118.67 N81° 40' 46"E
27	16° 33' 10"	540.00	155.01	78.55	155.46 N15° 32' 41"E
28	6° 57' 36"	540.00	65.60	32.84	65.55 N37° 47' 18"E
29	89° 47' 28"	25.00	39.81	30.00	37.52 N34° 48' 06"E
30	24° 40' 09"	540.00	232.82	119.25	231.02 N12° 02' 35"E
31	25° 05' 34"	540.00	235.49	120.17	234.61 N65° 56' 26"E
32	97° 15' 49"	25.00	42.44	28.39	37.52 N 3° 14' 36"E
33	97° 19' 49"	25.00	42.44	28.39	37.52 N 3° 14' 36"E
34	27° 47' 23"	540.00	256.06	128.00	256.06 N45° 53' 27"E
35	8° 11' 02"	495.26	70.74	35.43	70.68 N 4° 12' 40"E
36	13° 57' 50"	495.26	120.70	60.65	120.40 A55° 17' 08"E
37	14° 29' 11"	495.26	125.22	62.95	124.89 S89° 30' 39"E
38	14° 17' 36"	495.26	123.55	60.10	123.55 S89° 30' 39"E
39	33° 00' 00"	210.00	32.10	107.41	109.84 S27° 08' 40"E
40	4° 05' 58"	460.00	32.90	16.46	32.90 N47° 28' 16"E
41	6° 03' 04"	540.00	61.90	30.99	61.87 N29° 13' 44"E
42	16° 28' 28"	539.00	154.98	78.03'	154.45 S15° 30' 20"E
43	0° 07' 59"	460.00	1.07	0.53'	1.07 S26° 52' 45"E



1	S40° 33' 04"E	16.08
2	N89° 41' 31"E	119.30
3	N83° 26' 27"E	84.49
4	S75° 28' 05"E	148.80
5	S40° 33' 04"E	27.78
6	N89° 41' 31"E	119.30
7	N89° 52' 49"E	60.00
8	N83° 12' 56"E	50.00
9	N75° 12' 51"E	29.70
10	N89° 52' 49"E	53.05
11	S00° 18' 30"E	60.00

The diagram illustrates a property boundary line labeled "RIGHT-OF-WAY LINE". A vertical line segment extends downwards from this boundary. A horizontal dimension line with arrows at both ends spans the width of the property. The text "TRACT D" is positioned above the dimension line. A vertical dimension line with arrows at both ends is located to the left of the property line, with the text "60' CO." written vertically next to it. A small angle symbol is placed between the vertical dimension line and the property line, indicating an angle of 10 degrees.