

LEGAL DESCRIPTION

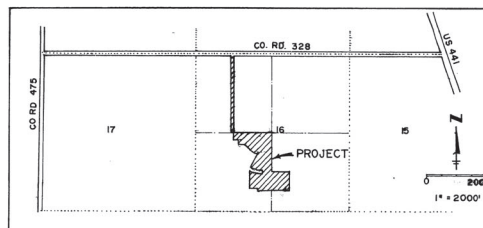
A tract of land situated in Sec. 16, Township 16 South, Range 22 East, Marion County, Florida, more particularly described as follows:

Commence at the Southwest Corner of Sec. 16, T16S, R22E, Marion Co., Florida; thence runs S89°41'06"E, along the South line of said Sec. 16, a distance of 2,644.10 ft; thence run N00°14'56"W, a distance of 443.26 ft; thence run S89°44'06"E, a distance of 662.03 ft, to the Point of Beginning; thence run N89°44'06"W, a distance of 925.70 ft; thence run S89°26'27"W, a distance of 64.49 ft to a point of intersection with a curve concave Easterly and having a radius of 590.00 ft and a central angle of 16°33'10" and a chord bearing and distance of N15°32'41"W, 55.44 ft; thence run Northerly along the arc of said curve 156.0 ft; thence run S89°41'30"W, a distance of 293.97 ft; thence run N00°18'30"W, a distance of 541.89 ft; thence run S40°33'04"E, a distance of 16.00 ft, to a point of curvature of a curve concave Northerly and having a radius of 210.00 ft and a central angle of 49°45'26" and a chord bearing and distance of S65°25'47"E, 176.63 ft; thence run Easterly along the arc of said curve 182.37 ft; thence run N89°41'31"E, a distance of 118.30 ft; thence run N00°18'30"W, a distance of 44.00 ft; thence run S89°41'31"W, a distance of 118.30 ft, to a point of curvature of a curve concave Northerly and having a radius of 150.00 ft and a central angle of 49°45'26" and a chord bearing and distance of N65°25'47"E, 126.21 ft; thence run Westerly along the arc of said curve 130.26 ft; thence run N40°33'04"W, a distance of 27.70 ft; thence run N49°26'56"E, a distance of 375.57 ft; thence run N75°28'05"W, a distance of 148.80 ft; thence run N00°33'04"W, a distance of 372.95 ft; thence run N28°17'38"W, a distance of 425.19 ft; thence run S89°52'49"W, a distance of 210.55 ft; thence run N00°42'40"E, a distance of 47.71 ft; thence run S89°41'30"W, a distance of 155.43 ft; thence run N00°18'30"W, a distance of 215.99 ft; thence run S89°52'49"W, a distance of 40.00 ft; thence run N00°18'30"W, a distance of 2,679.99 feet to a point on the Southern right-of-way of County Rd. No. 328; thence run S89°52'49"E along the said Southern right-of-way, a distance of 40.00 ft; thence run S00°18'30"E, a distance of 2,679.99 ft; thence run N89°52'49"E, a distance of 1,326.73 ft; thence run S00°14'56"E, a distance of 1,326.51 ft; thence run S89°43'10"E, a distance of 462.13 ft; thence run S00°14'26"E, a distance of 462.49 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 Drainage Easement

Applications for septic tank systems shall be considered on a lot by lot basis, each 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 easements as shown hereon shall not be altered in any way from the approved improvement plans dated June 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 the 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 1:10,000.

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 thereon were in place on the day of March 19, 1992, and that this plat complies with the requirements of Chapter 177, Florida Statutes.

By Shale M. Hur 3/20/90
S.M. HUR
Registered Surveyor No. 4353
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 2013, of the Public Records of Marion County, Florida, encumbering the property described hereon, 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 its corporate seal to be hereunto affixed by its 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. Stephen Martin
Attest: Kay L. Wilkes Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

Before me this day personally appeared C. Stephen Martin and Kay L. Wilkes, as President and Secretary 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 Debra A. Bodeuma

Notary Public
State of Florida at Large
My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA
BY COMMISSION EXPIRES MAY 8, 1995

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 special assessments as may be permitted by law to 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 turn lanes, highway lanes and traffic signals, when in the opinion of said board or governing body having jurisdiction such facilities become necessary in order to protect the environment, health, safety and welfare of the general public.

By: Don Greene
Don Greene, Chairman of the County Commissioners

APPROVAL OF OFFICIALS

By: James W. Varnadore Department of Transportation & Public Works
By: James W. Varnadore County Engineering Department
By: Wesley County Road Department
By: John L. Starnes County Environmental Health Department
By: Dwight D. Danner County Right of Way Department
By: Dwight D. Danner County Planning Department
By: Edward J. Thompson County Building Department
By: Michael E. Mann 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
Don Greene, Chairman Board of County Commissioners

ATTEST: Frances Thompson
Frances 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 T, at page 138-139, of the Public Records of Marion County, Florida, at 8:48, on APRIL 10, 1990.

By: Frances Thompson
Frances Thompson, Clerk of the Circuit Court

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that CARRIAGE TRAIL INC., A FLORIDA CORPORATION, has caused to be made the attached plat of Carriage Trail Unit I, the same being a subdivision of the land herein described and that the above does not constitute a dedication of the same to the public for proper purposes reserving unto themselves, their successors or assigns the reversion or reversions thereof whenever discontinued by law; and that the private DCA designated hereon shall be private property and is hereby dedicated to the property owners association established for this subdivision and the private drainage easements designated herein shall be private property to be maintained by the owners of said lots that easement is contained upon and the said private DCA and private drainage easements shall be used for the collection and disposal of stormwater runoff and no use inconsistent therewith; and said private drainage easement and private DCA are subject to a perpetual right of easement granted hereby unto Marion County, a political subdivision of the State of Florida, for the purpose of collection and disposal of stormwater runoff from the public roads shown on this plat in accordance with the drainage plan on file in the Marion County Engineering Department, and that the utility easements as shown by dashed lines are reserved and granted for the installation and maintenance of public utilities and drainage facilities.

I, WITNESS WHEREOF, the said CARRIAGE TRAIL INC., has caused these presents to be signed in its corporate name by its President and Secretary, and its corporate seal to be hereunto affixed by its Secretary on this 3rd day of April, 1990, all by and with the authority of the board of directors of said corporation.

CARRIAGE TRAIL INC.

By: Ed Lytton
Ed Lytton, President
By: Ed Lytton
Ed Lytton, Secretary

STATE OF FLORIDA
COUNTY OF CITRUS

Before me this day personally appeared Ed Lytton and Ed Lytton, as president and secretary respectively of Carriage Trail Inc., 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.

(SIGNED) Madeline Velez
Notary Public
State of Florida at Large

Date: March 19, 1992 My commission expires: April 3, 1992

Seal

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

CARRIAGE TRAIL - UNIT 1

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

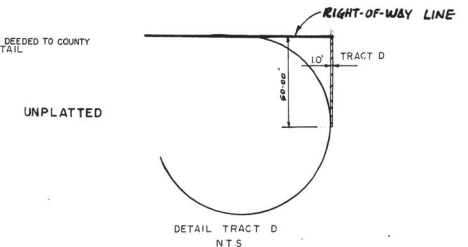
UNPLATTED



CURVE DATA

No.	Delta	Radius	Arc Length	Tangent	Chord
1	49°45'28"	210.00	182.37	97.38	176.69 S85°25'47"E
2	49°45'28"	150.00	130.26	69.56	126.21 S80°25'47"E
3	90°00'00"	180.00	282.74	180.00	254.56 S45°07'11"E
4	51°45'20"	485.26	420.27	225.69	406.13 S29°59'51"E
5	38°12'54"	500.00	318.03	183.50	310.80 N80°01'03"E
6	11°21'44"	500.00	99.15	49.74	98.99 N43°48'21"E
7	49°47'43"	500.00	434.55	235.07	421.00 N24°35'22"E
8	24°58'35"	500.00	217.67	110.59	215.95 S12°46'47"E
9	47°34'38"	500.00	415.19	220.41	403.36 N25°41'55"E
10	89°59'59"	150.00	235.62	150.00	212.13 S45°07'11"E
11	38°57'02"	210.00	131.77	68.13	128.61 S72°08'40"E
12	21°10'56"	435.26	160.91	81.39	160.00 S10°42'39"E
13	22°52'00"	435.26	181.31	91.99	180.00 S33°14'08"E
14	6°42'24"	435.26	50.95	25.50	50.92 S48°31'15"E
15	28°31'33"	460.00	231.70	118.36	229.26 N16°25'53"E
16	5°44'29"	460.00	46.09	23.07	46.07 N 2°33'45"E
17	19°28'50"	460.00	155.40	78.96	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	35.36 N44°41'31"E
20	90°00'00"	25.00	39.27	25.00	35.36 N45°18'29"W
21	38°38'14"	460.00	213.66	108.80	211.94 N13°37'37"W
22	90°00'00"	60.00	94.25	60.00	84.85 S44°46'06"E
23	00°48'42"	495.26	7.16	3.58	7.16 S51°27'41"E
24	90°38'54"	25.00	39.51	25.24	35.55 N44°57'42"E
25	72°53'43"	25.00	31.81	18.46	29.70 S53°19'14"E
26	162°53'43"	60.00	170.58	398.98	118.67 N81°40'46"E
27	16°33'10"	540.00	156.01	78.55	155.48 N15°32'41"W
28	6°57'36"	540.00	56.00	32.84	65.56 N 3°47'18"W
29	89°27'38"	25.00	39.03	24.77	35.19 S45°02'18"E
30	24°42'09"	540.00	235.62	118.25	231.02 N12°02'35"E
31	25°05'34"	540.00	236.49	120.17	234.61 N36°56'26"E
32	97°15'49"	25.00	42.44	28.39	37.52 N 3°14'36"W
33	97°15'49"	25.00	42.44	28.39	37.52 N78°39'35"E
34	27°26'41"	540.00	258.66	131.86	256.20 N35°45'53"E
35	6°11'02"	495.26	70.74	35.43	70.68 N 4°12'40"W
36	13°57'50"	495.26	120.70	60.65	120.40 S15°17'08"E
37	14°29'11"	495.26	125.22	62.95	124.89 S29°30'39"E
38	14°17'36"	495.26	123.55	62.10	123.23 S43°54'05"E
39	54°09'58"	210.00	198.10	107.11	190.84 S27°08'40"E
40	4°05'55"	460.00	32.90	16.46	32.90 N47°26'16"E
41	6°34'05"	540.00	61.90	30.99	61.87 N29°19'34"E
42	16°48'28"	539.00	154.98	78.03	154.45 S15°30'20"E
43	0°07'59"	460.00	10.7	0.53	1.07 S26°52'45"E

L-No.	Direction	Length
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	N85°52'49"E	60.00
8	N00°13'54"E	30.00
9	N00°42'48"E	28.70
10	N89°52'49"E	53.08
11	S00°18'30"E	60.00



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