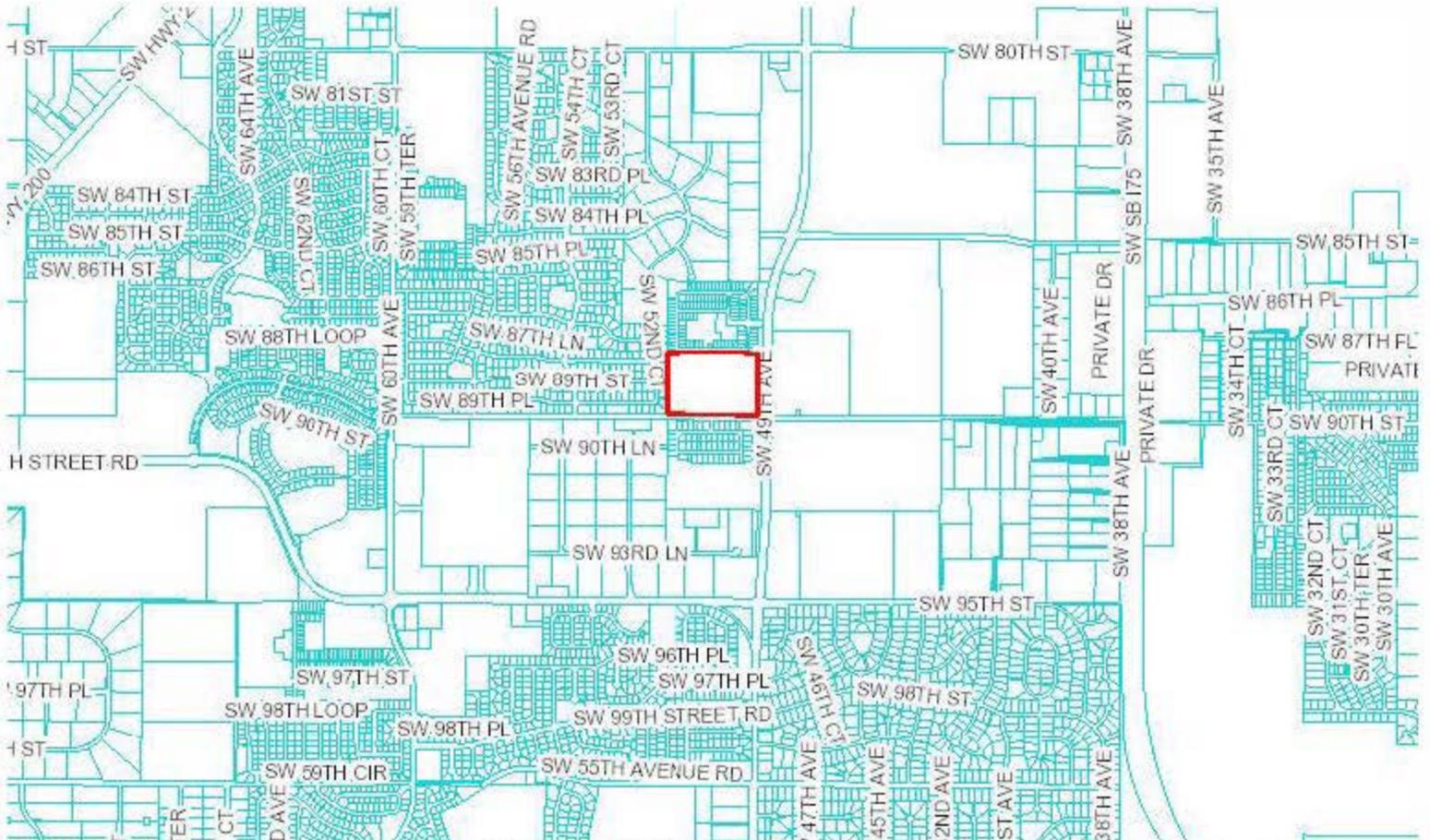


GREYSTONE HILLS PHASE 2 - FINAL PLAT

8750 SW 49TH AVE OCALA

Project #2020110056 #26640 Parcel #35627-000-00

AM GAUDET & ASSOCIATES



GREYSTONE HILLS PHASE TWO

A PLANNED UNIT DEVELOPMENT
AND

A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF SW 49TH AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N02°29'30"E, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 16, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 80TH STREET (80.00 FEET WIDE) AS PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6358, PAGES 1779-1780 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE S89°29'20"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 31.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF S07°03'43", AND A CHORD BEARING AND DISTANCE OF N31°29'12" E, 35.77 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 39.30 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SW 80TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6358, PAGES 1733-1742 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (73.00 FEET FROM CENTERLINE); THENCE N02°29'30"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 196.88 FEET TO A POINT OF INTERSECTION; THENCE N12°04'17"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 31.86 FEET TO A POINT OF INTERSECTION (80.00 FEET FROM CENTERLINE); THENCE N02°29'30"E, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 829.18 FEET TO THE SE CORNER OF "GREYSTONE HILLS PHASE ONE" AS RECORDED IN PLAT BOOK 14, PAGES 10-11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUNNING WESTERLY ALONG THE SOUTH PLAT BOUNDARY OF SAID "GREYSTONE HILLS PHASE ONE" THE FOLLOWING BEING CALLED: (1) N89°30'22"W, 70.00 FEET TO A POINT ON THE APRESAID EAST BOUNDARY OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 16, (2) N89°30'22"W, 126.00 FEET, (3) S86°54'51"W, 50.16 FEET TO A POINT ON A BUILDING HANGING CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, A CENTRAL ANGLE OF N08°00'00", AND A CHORD BEARING AND DISTANCE OF N44°30'22" E, 35.36 FEET, (4) NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, (5) N89°30'22"W, 925.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 0°00'00", AND A CHORD BEARING AND DISTANCE OF S45°29'28"W, 35.36 FEET, (6) SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, (7) DEPARTING SAID CURVE ALONG A NON-TANGENT LINE, N18°10'32"W, 50.35 FEET, (8) N89°30'22"W, 120.04 FEET TO A POINT ON THE EAST PLAT BOUNDARY OF "MAJESTIC OAKS SECOND ADDITION" AS RECORDED IN PLAT BOOK 2, PAGE 27 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S02°29'28"W, ALONG SAID EAST PLAT BOUNDARY, 910.43 FEET TO A POINT ON THE APRESAID NORTH RIGHT-OF-WAY LINE OF SW 80TH STREET; THENCE S89°29'20"E, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1320.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.30 ACRES, MORE OR LESS.

CLERK'S CERTIFICATE:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF GREYSTONE HILLS PHASE TWO FOR RECORDING. THIS PLAT FILED FOR RECORD ON _____ DAY OF _____, 2021, AT _____ AND RECORDED ON _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2021, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: JEFF GOLD
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT ROLLING HILLS DEVELOPMENT INC., A FLORIDA CORPORATION, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATED HEREIN, AS GREYSTONE HILLS PHASE TWO, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DOES HEREBY DEDICATE SAID PLAT AS FOLLOWS: (A) ALL STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO GREYSTONE HILLS HOMEOWNERS' ASSOCIATION INC. ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE OCCUPATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. (B) ALL UTILITY EASEMENTS AND UTILITY TRACTS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO GREYSTONE HILLS HOMEOWNERS' ASSOCIATION INC. FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND IRRIGATION FACILITIES AND FOR NO USE INCONSISTENT THEREWITH AND ARE FURTHER RESERVED FOR SUCH USES BY UTILITIES (MUNICIPAL AND PRIVATE) INCLUDING ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST. (C) A INGRESS/EGRESS/UTILITY EASEMENT IS HEREBY GRANTED OVER THE PRIVATE STREETS AND RIGHTS OF WAY FOR GAS, TELEPHONE, ELECTRIC, CABLE, WATER AND SEWER. (D) ALL DRAINAGE EASEMENTS, LANDSCAPE EASEMENTS AND STORMWATER MANAGEMENT TRACTS AS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO GREYSTONE HILLS HOMEOWNERS' ASSOCIATION INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER EASEMENT AND/OR MANAGEMENT TRACTS, IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. (E) NEITHER THE EASEMENTS HEREBY GRANTED NOR THE LIMITATIONS HEREBY MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS OF WAY, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 2021.

WITNESS: _____
SIGNATURE: _____ ROLLING HILLS DEVELOPMENT INC
PRINTED NAME: _____ A FLORIDA CORPORATION

WITNESS: _____
SIGNATURE: _____ BY: _____
PRINTED NAME: _____ AS:

APPROVAL OF COUNTY OFFICIALS: (DEVELOPMENT REVIEW COMMITTEE)

BY: _____ COUNTY ENGINEERING
BY: _____ COUNTY FIRE SERVICES
BY: _____ COUNTY GROWTH SERVICES
BY: _____ COUNTY SURVEYOR
BY: _____ COUNTY UTILITIES
BY: _____ COUNTY BUILDING SAFETY

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____ AS _____ OF ROLLING HILLS DEVELOPMENT INC., ON BEHALF OF THE CORPORATION.

NOTARY: CHECK ONE OF THE FOLLOWING
 PERSONALLY KNOWN OR
 PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____
NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____

NOTARY SEAL/STAMP

SURVEYOR'S CERTIFICATE:

I DEPOSE THAT THIS PLAT OF GREYSTONE HILLS PHASE TWO, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE _____ DAY OF APRIL, 2021, THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

ANDRUS M. GAUDET, P.S.M. #5318
A.M. GAUDET & ASSOCIATES INC. L.B. #7158
PROJECT SURVEYOR

ADVISORY NOTICES:

- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS MEDIUM DENSITY RESIDENTIAL AND R1 RESPECTIVELY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #26620702E, MARION COUNTY, FLORIDA, DATED 4-18-2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE X. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO SW 49TH AVENUE IS PROHIBITED.
- THIS PLAT CONTAINS 133 RESIDENTIAL LOTS AND 0.99 MILES OF ROAD.
- BEARINGS BASED ON GRID NORTH WITH THE WEST BOUNDARY OF THE SE 1/4 OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEARING N02°29'30"E.
- HORIZONTAL DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE (82), NORTH AMERICAN DATUM 1983 DERIVED UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK.
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLA IS FILED WITH THE MARION COUNTY AND SAID REPLA COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE.
- ALL LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, PRIOR TO THE CORPORATION'S SURVEY.
- THIS PLAT IS SUPPORTED BY A BOUNDARY SURVEY BY A.M. GAUDET & ASSOCIATES INC. DATED APRIL 20TH, 2021 OF THE HERETOFORE DESCRIBED PROPERTY.
- FIRST AMENDMENT TO THE COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
- THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL FRONT LINES AND TO ALL SIDE AND REAR LOT LINES UNLESS A DIFFERENT DIMENSION IS OTHERWISE SPECIFIED HEREON. ADDITIONALLY THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL STREETS AND RIGHTS OF WAY WHERE LOTS ARE NOT PRESENT. SHOULD MULTIPLE LOTS BE UTILIZED FOR ONE BUILDING SITE, EASEMENTS AND COMMON LOT LINES SHALL BE SET TO THE UNLESS EXISTING DRAINAGE OR UTILITIES EXIST THEREIN.
- TRACTS L, J, K, & L ARE INTENDED FOR LANDSCAPING AND OPENSPACE AND INCLUDE A BLANKET UTILITY, LANDSCAPE AND DRAINAGE EASEMENT, BUT NOT LIMITED TO, OR LIMITED TO, SUCH USES.
- TRACTS M & P ARE INTENDED FOR DRAINAGE RETENTION AND INCLUDES A BLANKET DRAINAGE, LANDSCAPE AND UTILITY EASEMENT.
- TRACT N & O ARE DESIGNATED LANDSCAPING, SIGN AND OPENSPACE AND INCLUDES A BLANKET UTILITY, LANDSCAPE AND DRAINAGE EASEMENT.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENTLY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITIES CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENTLY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENTLY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY FLORIDA AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS DOES HEREBY NOTIFY ALL PUBLIC AND PRIVATE OWNERS OF THE PROPERTY DESCRIBED HEREON 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 THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER CONTROLLING BODY HAVING JURISDICTION OVER SAID PROPERTY.
- SIGHT TRIANGLE NOTE: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VISION SHALL BE PERMITTED AT THE INTERSECTION OF ANY TWO FEET ABOVE THE CENTER LINE GRADES OF INTERSECTING STREETS SHALL BE ERRECTED, PLACED OR MAINTAINED WITHIN THE TRIANGLE FORMED BY THE TANGENTS AND THE CHORD CONNECTING THE BEGINNING AND THE END OF A 25' RIGHT-OF-WAY CURVE.
- DEVELOPMENT AGREEMENTS FOR THIS SUBDIVISION ARE RECORDED IN OFFICIAL RECORDS BOOK 4570, PAGE 153 AND OFFICIAL RECORDS BOOK 6749, PAGE 542, PUBLIC RECORDS OF MARION COUNTY FLORIDA, DEVELOPMENT AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 6114, PAGE 249 AND OFFICIAL RECORDS BOOK 6193, PAGE 472, PUBLIC RECORDS OF MARION COUNTY FLORIDA ONLY AFFECT A PORTION OF TRACT "L".
- A 10' WIDE LANDSCAPE BUFFER EASEMENT EXISTS ALONG THE WEST BOUNDARY AND A 15' WIDE LANDSCAPE BUFFER EASEMENT EXIST ALONG THE SOUTH AND EAST BOUNDARIES OF THIS SUBDIVISION PER PLOT LOTS ADJACENT TO WEST BOUNDARY RECORDS BOOK 3628, PAGE 61 PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND NO LONGER AFFECTS THE DESCRIBED PROPERTY.
- RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 7071, PAGE 1842 PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SPECIFICALLY STATES THAT "THIS NOTICE IS NOT AN ENCUMBRANCE".
- TRACTS L, J, K, L, M, N, O, & P AND AREAS DESIGNATED AS "LANDSCAPE BUFFER" OR "LANDSCAPE EASEMENT" DESCRIBED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS, AS APPROVED BY MARION COUNTY FOR DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE IDENTIFIED AS THAT PORTION OF A NEW OR EXISTING DEVELOPMENT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZER AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- A SEPARATE INSTRUMENT BEARING AS JUNEY AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST TO THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN THE MARION COUNTY PUBLIC RECORDS OFFICIAL RECORD BOOK _____ PAGE _____.
- THIS PLAT IS SUBJECT TO AN ORDINANCE ESTABLISHING GREYSTONE HILLS TO A MUNICIPAL SERVICE BENEFIT UNIT EMPLOYMENT AGREEMENT RECORDED IN D.R. BOOK 6737, PAGE 140 PUBLIC RECORDS OF MARION COUNTY, FLORIDA IS BLANKET IN OF FIRM AND APPLICABLE TO ONLY TRACT "M".
- TRACTS "X" THROUGH "Y" WERE ESTABLISHED WITH THE PLAT OF GREYSTONE HILLS PHASE ONE AS REFERENCED WITH THIS PLAT.
- NO DRIVEWAY SHALL BE LOCATED WITHIN THE RIGHT TRIANGLE AT CORNERS. DRIVEWAY TO CORNER LOTS SHALL BE LOCATED NO CLOSER THAN AS DIMENSIONED AND GRAPHICALLY SHOWN HEREON FROM THE END OF THE RADIIUS.

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING AND PLANNING
4709 SE 102ND PLACE, SUITE 3, BELLEVUE, FLORIDA 34420
PHONE: (352) 245-2708 FAX: (352) 245-2863

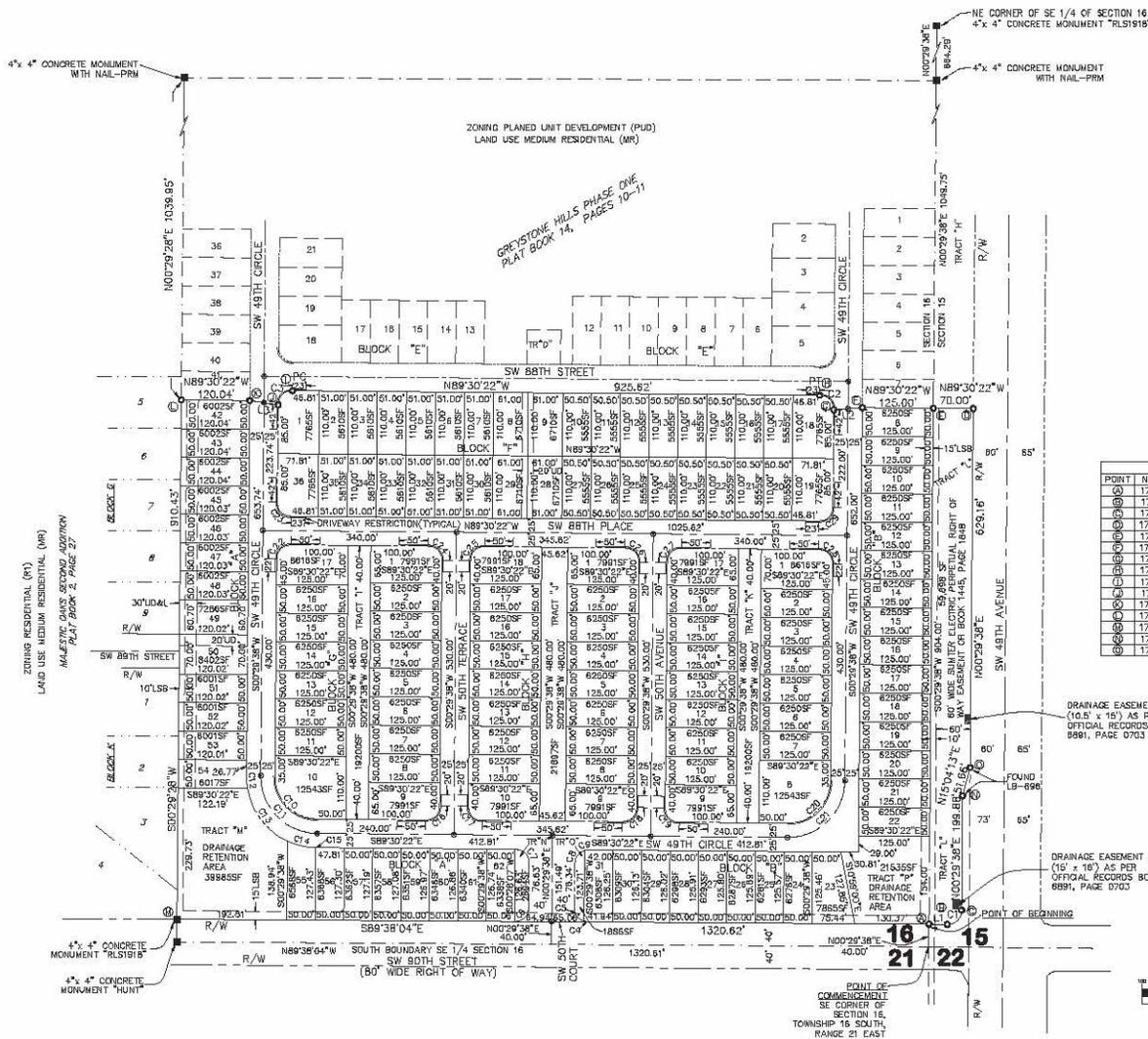
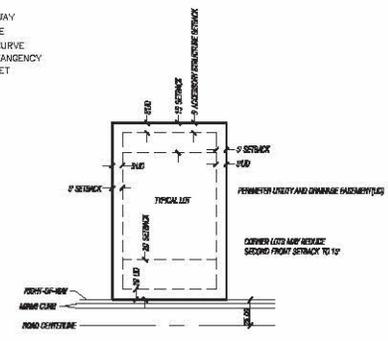


GREYSTONE HILLS PHASE TWO

A PLANNED UNIT DEVELOPMENT
AND
A PORTION OF SECTIONS 15 & 16, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

LEGEND:

- = FOUND 4" x 4" CONCRETE MONUMENT AS NOTED
- - SET NAIL WITH DISK "LS 5318 PCP" UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD WITH CAP "LS 5316 PRM" UNLESS OTHERWISE NOTED
- UDL - UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.
- UD - UTILITY AND DRAINAGE EASEMENT.
- LSB = LANDSCAPE BUFFER EASEMENT - SEE NOTE 20
- TR = TRACT
- R/W = RIGHT OF WAY
- (R) = RADIAL LINE
- PC = POINT OF CURVE
- PT = POINT OF TANGENCY
- SF = SQUARE FEET



STATE PLANE COORDINATES
SCALE FACTOR

POINT	NORTHING	EASTING	SCALE FACTOR
1	1729817.48	121836.61	0.999945948
2	1729817.15	1091684.84	0.999945944
3	1729884.03	591684.12	0.999945940
4	1730720.77	591714.79	0.999945927
5	1730721.38	591684.82	0.999945947
6	1730722.47	591519.81	0.999945966
7	1730718.00	591469.78	0.999945973
8	1730744.12	591445.00	0.999945977
9	1730722.18	590515.48	0.999946119
10	1730727.41	590484.23	0.999946118
11	1730735.32	590444.33	0.999946126
12	1730735.37	590334.28	0.999946145
13	1729528.02	590316.39	0.999946146
14	1730041.78	591995.86	0.999945940
15	1730041.87	591709.30	0.999945938

LINE TABLE

LINE	LENGTH	BEARING
L1	31.97	S89°28'38"E
L2	60.18	S83°54'38"E
L3	50.55	N61°02'32"W

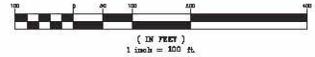
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	38.30	25.00	90°03'43"	25.03	N45°31'29"E	35.37
C2	39.27	25.00	90°00'00"	25.00	N44°30'22"W	35.36
C3	38.27	25.00	90°00'00"	25.00	S45°29'38"W	35.36
C4	8.20	25.00	184°2'28"	4.14	S80°14'20"E	8.16
C5	31.13	25.00	71°20'14"	17.94	S30°12'29"E	29.15
C6	38.21	25.00	89°50'18"	24.84	N45°28'17"E	35.37
C7	39.27	25.00	90°00'00"	25.00	N44°30'22"W	35.36
C8	31.13	25.00	71°20'14"	17.94	S30°12'29"E	29.15
C9	8.14	25.00	16°38'48"	4.71	S81°08'45"W	8.11
C10	117.61	75.00	90°00'00"	75.00	S44°30'22"E	106.07
C11	157.08	100.00	90°00'00"	100.00	S44°30'22"E	141.42
C12	23.37	125.00	10°42'38"	11.72	S04°51'40"E	23.33
C13	118.14	125.00	S4°38'40"	64.53	S37°31'19"E	114.69
C14	81.85	125.00	23°02'27"	29.20	S18°28'14"E	51.78
C15	2.18	125.00	1°00'16"	1.10	S89°00'14"E	2.19
C16	38.27	25.00	90°00'00"	25.00	N45°29'38"E	35.36
C17	38.27	25.00	90°00'00"	25.00	S44°30'22"E	35.36
C18	38.27	25.00	90°00'00"	25.00	N45°28'18"E	35.36
C19	38.27	25.00	90°00'00"	25.00	S44°30'22"E	35.36
C20	117.61	75.00	90°00'00"	75.00	N45°29'38"E	106.07
C21	157.08	100.00	90°00'00"	100.00	N45°28'38"E	141.42
C22	38.27	25.00	90°00'00"	25.00	S45°29'38"W	35.36
C23	38.27	25.00	90°00'00"	25.00	S44°30'22"E	35.36
C24	38.27	25.00	90°00'00"	25.00	N44°30'22"W	35.36
C25	38.27	25.00	90°00'00"	25.00	S45°29'38"W	35.36
C26	38.27	25.00	90°00'00"	25.00	N44°30'22"W	35.36
C27	38.27	25.00	90°00'00"	25.00	S45°29'38"W	35.36
C28	38.27	25.00	90°00'00"	25.00	N44°30'22"W	35.36
C29	38.27	25.00	90°00'00"	25.00	N45°28'38"E	35.36

DRAINAGE EASEMENT #3
(10.5' x 15') AS PER
OFFICIAL RECORDS BOOK
8981, PAGE 0703

DRAINAGE EASEMENT #2
(15' x 10') AS PER
OFFICIAL RECORDS BOOK
8981, PAGE 0703

GRAPHIC SCALE



PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING - LAND PLANNING
4708 SE 102ND PLACE SUITE 3 BELLEVUE, FLORIDA 34420
PHONE: (352) 256-2708 FAX: (352) 245-2683