

INDIAN WALL RANCHES

A PRIVATE RESIDENTIAL SUBDIVISION

IN THE WEST 1/2 OF THE NE 1/4 OF A PORTION OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:
COMMENCING AT THE NW CORNER OF THE WEST 1/2 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA;
THENCE S 00°07'48"E ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NE 1/4 OF SECTION 2 A DISTANCE OF 1345.91 FEET TO A CONCRETE MONUMENT
AT THE POINT OF BEGINNING; THENCE CONTINUE S 00°07'48"E 1356.50 FEET TO A CONCRETE MONUMENT AT THE SW CORNER OF SAID WEST 1/2 OF THE
NE 1/4 OF SECTION 2; THENCE N 89°31'52"E 1326.59 FEET TO A CONCRETE MONUMENT AT THE SE CORNER OF SAID WEST 1/2 OF THE NE 1/4; THENCE
N 00°09'16"W ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NE 1/4 A DISTANCE OF 1356.50 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE
N 00°09'16"W 1335.06 FEET TO A NAIL AND DISC AT THE NE CORNER OF SAID W 1/2 OF THE NE 1/4; THENCE N 90°00'00"W ALONG THE NORTH LINE OF
SAID NE 1/4 OF SECTION 2 A DISTANCE OF 687.65 FEET TO A NAIL AND DISC; THENCE S 00°08'32"E 40.00 FEET TO A CONCRETE MONUMENT, SAID POINT
BEING THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°51'28", AND A CHORD BEARING OF S 45°04'16"E; THENCE
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 39.21 FEET TO A CONCRETE MONUMENT AT THE END OF SAID CURVE; THENCE S 00°08'32"E 1275.55 FEET
TO A CONCRETE MONUMENT; THENCE S 89°31'52"W 663.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 61.7 ACRES MORE OR LESS.

COUNTY CLERKS CERTIFICATE:
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 6, AT PAGE 139, OF THE PUBLIC RECORDS OF MARION
COUNTY, FLORIDA AT 4:30 AM (PM) ON MARCH 7, 2001.

BY: DAVID R. ELLSPERMAN
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT OF "INDIAN WALL RANCHES" IS A TRUE
AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND
PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS
SHOWN HEREON WERE IN PLACE ON THE 25th DAY OF OCTOBER, 2001,
AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES.

PREPARED BY:
JOHN L. VINCENT, SURVEYOR/MAPPER LS4200
PO BOX 3338, BELLEVUE, FLORIDA 34421
TEL 352 298-9992 FAX 298-1935

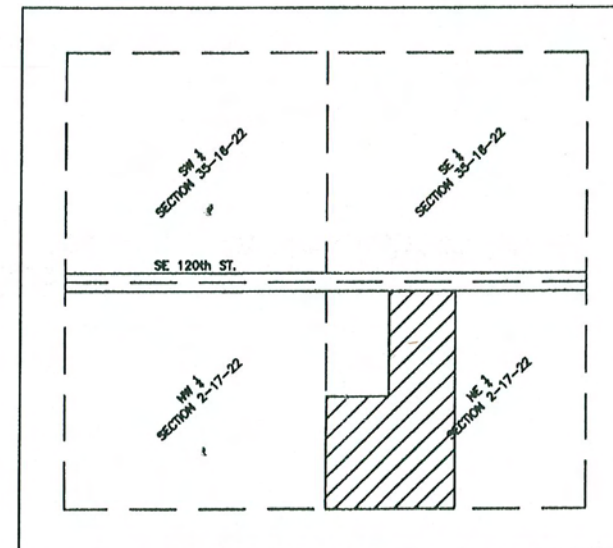
Oct 25, 2001

NOTES:

1. THE BEARING BASIS FOR THIS PLAT IS THE NORTH LINE OF THE
NE 1/4 OF SECTION 2-17-22 TO WIT: N 90°00'00"E.
2. STATE PLANE CO-ORDINATES SHOWN HEREON WERE GENERATED
FROM CONTROL POINTS PROVIDED BY MARION COUNTY SURVEY
DEPARTMENT AND REFERENCED TO THE FLORIDA WEST ZONE,
NAD 83 1990, K = 0.99994602
3. THIS PLAT CONTAINS 5 LOTS AND 0.3986 MILES OF ROAD.
4. 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 REPLAT IS FILED WITH MARION COUNTY
AND SAID REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT
CODE.
5. NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL
DEPICTION OF THE SUBDIVIDED LANDS HEREIN AND WILL IN NO CIRCUMSTANCES BE
SUSPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
6. APPLICATIONS FOR SEPTIC TANK SYSTEMS SHALL BE CONSIDERED ON
A LOT BY LOT BASIS, EACH DEPENDANT ON ITS OWN MERITS. INSTALLATION
SHALL BE SUBJECT TO REGULATIONS IN EFFECT AT THE TIME OF INSTALLATION.
7. THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL NOT BE
ALTERED IN ANY WAY FROM THE APPROVED IMPROVEMENT PLANS DATED
11-12-98 (AND ON FILE IN THE MARION COUNTY ENGINEERING DEPARTMENT)
WITHOUT THE PRIOR WRITTEN APPROVAL OF THE MARION COUNTY BOARD OF
COUNTY COMMISSIONERS.
8. PRIVATE DRAINAGE EASEMENTS SHALL BE USED FOR THE CONVEYANCE AND
RETENTION OF STORMWATER RUN-OFF FROM THE ROADS AND LOTS IN THIS
SUBDIVISION AND SHALL NOT BE USED FOR ANY USE INCONSISTANT THEREWITHIN.
MARION COUNTY HAS NO OBLIGATION FOR THE MAINTENANCE OF THESE SAID
PRIVATE DRAINAGE EASEMENTS.
9. A 25' EASEMENT ALONG THE NORTH LINE OF LOT 2 EXISTS FOR
THE PRESERVATION OF THE EXISTING ROCK WALL. DAMAGE OR
REMOVAL OF ANY PORTION OF SAID WALL IS STRICTLY PROHIBITED.
10. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED
THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN
THE ROAD RIGHT OF WAY AND IN THE 10' UTILITY EASEMENT ON FRONT
AND SIDE PROPERTY LINES.

I HEREBY CERTIFY THAT I HAVE REVIEWED
THIS PLAT FOR CONFORMITY WITH THE
REQUIREMENTS OF CHAPTER 177, FLORIDA
STATUTES, AS A PROFESSIONAL SURVEYOR
AND MAPPER EMPLOYED BY MARION COUNTY.

JOHN R. ARCHER JR. P.S.M. 5531



PORTIONS OF SECTIONS 35-18-22 AND SECTION 2, TWP 17, RANGE 22
MARION COUNTY, FLORIDA

APPROVAL OF OFFICIALS

APPROVED:

BY: James L. Lowry COUNTY ADMINISTRATION DEPARTMENT
BY: Lytle H. Hitt COUNTY ENGINEERING DEPARTMENT
BY: John L. Vincent COUNTY SURVEYOR
BY: Douglas D. Hance COUNTY PLANNING DEPARTMENT
BY: V. Ruelow COUNTY UTILITY DEPARTMENT
BY: Michael D. May COUNTY ZONING DEPARTMENT

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

ATTEST: DAVID R. ELLSPERMAN
CLERK OF THE CIRCUIT COURT

BY: RANDY HARRIS
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FRANK J. BANNING JR. AND CAROL JUNE
BANNING, INDIVIDUALS, HAVE CAUSED TO BE MADE THIS PLAT OF INDIAN WALL RANCHES,
THE SAME BEING A SUBDIVISION OF LAND HEREON DESCRIBED, AND THAT THE 40 FOOT
RIGHT OF WAY FOR SE 120th ST. AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL
IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC
FOR PROPER PURPOSES RESERVING UNTO THEMSELVES THEIR HEIRS OR ASSIGNS THE REVERSION
OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW, AND THAT SE 43rd AVENUE ROAD
AS SHOWN ON THIS PLAT, TOGETHER WITH ALL IMPROVEMENTS THEREON SHALL BE PRIVATE
PROPERTY AND ARE HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION ESTABLISHED
FOR THE SUBDIVISION, AND ALSO DEDICATED TO PROPERTY OWNERS ADJACENT TO SE 43rd
AVE ROAD, SUBJECT HOWEVER TO A PERPETUAL RIGHT OF WAY EASEMENT HEREIN GRANTED
FOR INGRESS AND EGRESS BY SANITATION, POSTAL, FIRE, LAW ENFORCEMENT, AND MEDICAL
SERVICE VEHICLES AND THEIR PERSONNEL PROVIDING SERVICE TO THE SUBDIVISION, AND
THAT THE UTILITY EASEMENTS SHOWN OR NOTED ARE RESERVED EXCLUSIVELY FOR SUCH
USES BY THE UTILITIES (MUNICIPAL, GOVERNMENTAL, AND PRIVATE), TO WHOM RIGHTS IN
SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS
SUCCESSORS IN INTEREST, AND THAT NO OTHER OBLIGATION IS IMPOSED UPON MARION
COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE
RIGHT OF WAY, STORM WATER DRAINAGE FACILITIES, OR EASEMENTS.

WITNESS AS TO ALL:

BY: Frank J. Banning Jr.
FRANK J. BANNING JR.
Carol June Banning
CAROL JUNE BANNING

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED FRANK J. BANNING JR. AND CAROL
JUNE BANNING, TO BE WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID
SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

DATE Oct 24, 2001 SIGNED E. G. Hansen
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

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 THE 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 THE MAINTENANCE,
OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER
SYSTEM AND/OR TRAFFIC SAFETY IMPROVEMENTS, INCLUDING, BUT NOT LIMITED
TO TURN LANES, BY-PASS LANES AND TRAFFIC SIGNALS WHEN, IN THE OPINION
OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION, SUCH
FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND
THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.

Randy Harris
RANDY HARRIS
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

SPECIAL NOTICES:

1. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING, ZONING, RIGHT-OF-WAY,
ROAD, ENGINEERING, AND ENVIRONMENTAL HEALTH DEPARTMENTS SHALL HAVE THE
RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF
INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS
IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY,
HEALTH AND WELFARE OF THE GENERAL PUBLIC.

#6-139

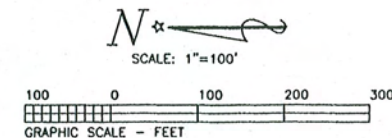
INDIAN WALL RANCHES

A PRIVATE RESIDENTIAL SUBDIVISION

IN THE WEST 1/2 OF THE NE 1/4 OF A PORTION OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

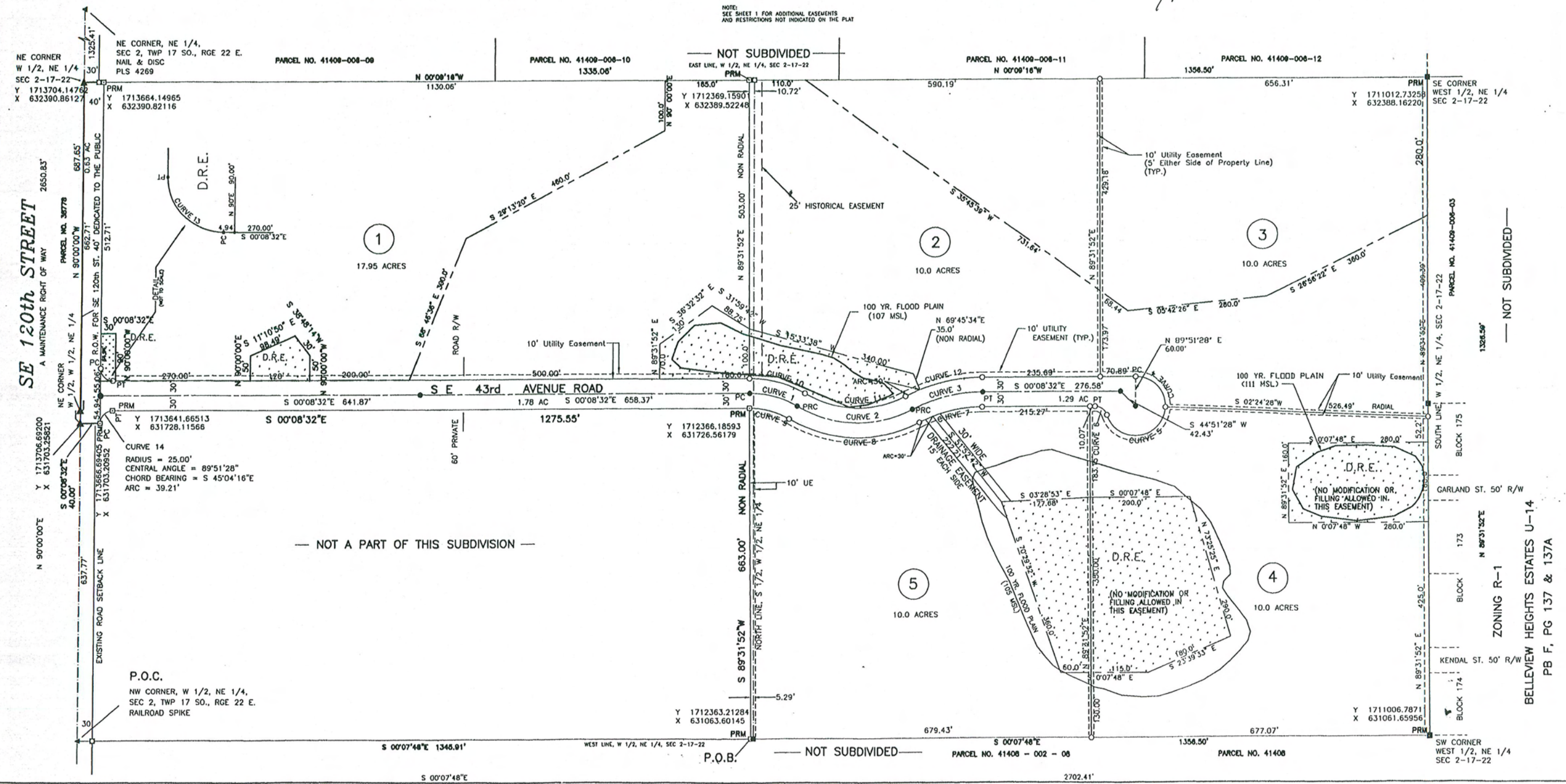
- LEGEND**
- 4" x 4" ROUND CONCRETE MONUMENT NO. 1571
 - 4" x 4" CONCRETE MONUMENT WITH CENTER NAIL
 - SET 4" x 4" CONCRETE MONUMENT NO. 4269 (P.R.M. = PERMANENT REFERENCE MARKER)
 - PERMANENT CONTROL POINT (SET 5/8" REBAR NO. 4269)
 - SET 5/8" REBAR AND CAP NO. 4269
 - PERMANENT CONTROL POINT (SET NAIL & DISC NO. 4269)
 - DRAINAGE DIVIDE
 - M.S.L. = MEAN SEA LEVEL
 - D.R.E. = DRAINAGE RETENTION EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.C.P. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - SEC = SECTION, TWP. = TOWNSHIP, RGE = RANGE
 - Y 1713744.0000 X 632390.0000 = STATE PLATE CO-ORDINATE VALUES

NOTE:
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.



PREPARED BY:
JOHN L. VINCENT, SURVEYOR/MAPPER LS4269
PO BOX 3338, BELLEVUE, FLORIDA 34421
TEL 352 288-6992 FAX 288-1935

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
1	180.00'	98.75'	31°26'00"	97.52'	S 15°34'28"W
2	235.00'	242.15'	59°02'18"	231.58'	S 01°46'19"W
3	300.00'	144.54'	27°36'18"	143.15'	S 13°56'41"E
4	60.00'	96.92'	92°33'00"	86.72'	S 46°07'58"W
5	60.00'	167.91'	160°20'43"	118.24'	N 07°25'11"W
6	25.00'	31.81'	72°53'43"	29.70'	N 36°18'21"E
7	270.00'	130.09'	27°36'18"	128.83'	N 13°56'41"W
8	265.00'	273.06'	59°02'18"	261.14'	N 01°46'19"E
9	150.00'	82.12'	31°22'05"	81.10'	N 15°36'25"E
10	210.00'	115.38'	31°28'48"	113.93'	S 15°33'04"W
11	205.00'	211.23'	59°02'18"	202.01'	S 01°46'19"W
12	330.00'	158.99'	27°36'18"	157.46'	S 13°56'41"E
13	25.00'	39.33'	90°08'32"	35.40'	N 44°55'44"E
14	25.00'	39.21'	89°51'28"	35.31'	S 45°04'16"E



#6-140