

CALCUTTA FARMS

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 1
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE) WITH THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE N01°06'09"W ALONG SAID EAST LINE, 581.72 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 645.57 FEET; THENCE SOUTH, 755.00 FEET TO A POINT ON AFORESAID RIGHT-OF-WAY LINE; THENCE N75°12'40"E ALONG SAID RIGHT-OF-WAY LINE, 679.27 FEET TO THE POINT OF BEGINNING.

LOT 2
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE) WITH THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE N01°06'09"W ALONG SAID WEST LINE, 193.19 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N01°06'09"W ALONG THE WEST LINE THEREOF, 671.60 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S89°15'24"E ALONG THE NORTH LINE THEREOF, 660.70 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S01°02'29"E ALONG THE EAST LINE THEREOF, 665.05 FEET TO A POINT ON AFORESAID NORTH RIGHT-OF-WAY LINE, ALSO BEING A POINT ON A CURVE CONCAVE NORTH, HAVING A RADIUS OF 5969.58 FEET AND A CENTRAL ANGLE OF 0°12'19"; THENCE DEPARTING SAID EAST LINE, PROCEED WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 20.41 FEET (CHORD BEARING AND DISTANCE OF S70°50'47"W, 20.41 FEET) TO A POINT ON THE SOUTH LINE OF AFORESAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°13'06"W ALONG SAID SOUTH LINE, 640.59 FEET TO THE POINT OF BEGINNING.

LOT 3
A PORTION OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE) WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N01°06'09"W ALONG SAID EAST LINE, 581.72 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 645.57 FEET; THENCE NORTH, 680.52 FEET; THENCE EAST, 640.13 FEET; THENCE SOUTH 397.50 FEET TO A POINT ON AFORESAID EAST LINE OF THE SOUTHWEST 1/4; THENCE S01°06'09"E ALONG SAID EAST LINE, 283.07 FEET TO THE POINT OF BEGINNING.

LOT 4
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE N00°09'37"E, 663.57 FEET; THENCE WEST, 682.50 FEET; THENCE SOUTH, 655.00 FEET TO THE NORTHWEST CORNER OF AFORESAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S89°15'24"E ALONG THE NORTH LINE THEREOF, 660.70 FEET TO THE POINT OF BEGINNING.

LOT 5
A PORTION OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE) WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N01°06'09"W ALONG SAID EAST LINE, 581.72 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 645.57 FEET; THENCE NORTH, 680.52 FEET TO THE POINT OF BEGINNING; THENCE EAST, 640.13 FEET; THENCE SOUTH, 682.50 FEET TO THE POINT OF BEGINNING.

LOT 6
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE N00°09'37"E, 663.57 FEET TO THE POINT OF BEGINNING; THENCE WEST, 682.50 FEET; THENCE NORTH, 660.00 FEET; THENCE EAST, 664.35 FEET; THENCE S00°09'37"W 660.00 FEET TO THE POINT OF BEGINNING.

LOT 7
A PORTION OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE) WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N01°06'09"W ALONG SAID EAST LINE, 581.72 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 645.57 FEET; THENCE NORTH, 1383.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH, 682.50 FEET; THENCE EAST, 640.13 FEET; THENCE SOUTH, 682.50 FEET TO THE POINT OF BEGINNING.

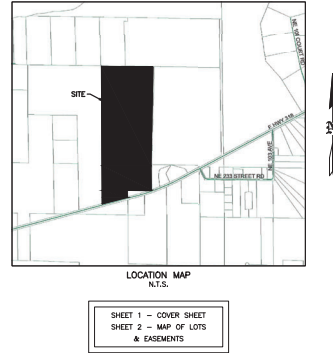
LOT 8
A PORTION OF EAST 1/2 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N00°09'37"E, 1323.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°09'37"E, 965.27 FEET; THENCE S50°00'00"W, 805.51 FEET; THENCE WEST, 50.00 FEET; THENCE SOUTH, 447.50 FEET; THENCE EAST, 664.35 FEET TO THE POINT OF BEGINNING.

LOT 9
A PORTION OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE) WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N01°06'09"W ALONG SAID EAST LINE, 581.72 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 645.57 FEET; THENCE NORTH, 2045.52 FEET TO THE POINT OF BEGINNING; THENCE EAST, 640.13 FEET; THENCE NORTH, 914.37 FEET; THENCE N89°04'11"W, 51.53 FEET; THENCE N89°13'31"W, 588.65 FEET; THENCE SOUTH, 923.17 FEET TO THE POINT OF BEGINNING.

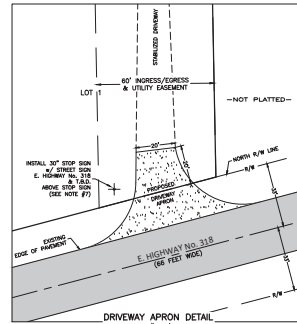
LOT 10
A PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N00°09'37"E, 2288.84 FEET TO THE POINT OF BEGINNING; THENCE S50°00'00"W, 805.51 FEET; THENCE WEST, 50.00 FEET; THENCE NORTH, 914.37 FEET; THENCE S89°04'11"E, 668.22 FEET; THENCE S00°09'37"W, 385.75 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT

A PORTION OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE) WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N01°06'09"W ALONG SAID EAST LINE, 193.19 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE N14°54'07"E, 108.81 FEET; THENCE N01°06'09"W, 566.72 FEET; THENCE NORTH, 1762.21 FEET; THENCE EAST, 20.00 FEET; THENCE N00°00'00"E, 62.23 FEET; THENCE WEST, 147.67 FEET; THENCE SOUTH, 40.00 FEET; THENCE EAST, 20.00 FEET; THENCE SOUTH, 1345.00 FEET; THENCE WEST, 20.00 FEET; THENCE SOUTH, 40.00 FEET; THENCE EAST, 20.00 FEET; THENCE SOUTH, 377.79 FEET; THENCE S01°06'09"E, 558.86 FEET; THENCE S14°54'07"W, 108.81 FEET; THENCE S01°06'09"E, 216.24 FEET TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N75°12'40"E ALONG SAID RIGHT-OF-WAY LINE, 61.75 FEET TO THE POINT OF BEGINNING



LOCATION MAP
N.T.S.
SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS & EASEMENTS



NOTES:

1. A RESIDENTIAL DRIVEWAY PERMIT MUST BE ISSUED PRIOR TO ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
2. DRIVEWAY APRON STRUCTURE COURSE SHALL BE 6" MIN. THICKNESS CONCRETE w/ 6"x6" #10 W/M ELEVATED 2" ABOVE GROUND GRADE AT FORM UP OR 1.25" THICKNESS ASPHALT OVER 6" THICK LIMEROCK BASE (LBR 100 - 98% DENSITY).
3. THE NEED FOR A CULVERT (AND DIAMETER SIZE) OR A SWALE/DRAINAGE SHALL BE DETERMINED BY A COUNTY FIELD INSPECTION AS PART OF THE DRIVEWAY PERMIT.
4. IF A CULVERT IS REQUIRED IT MUST HAVE CONCRETE MITERED END SECTIONS.
5. CONCRETE APRONS MUST PROVIDE AN EXPANSION JOINT AT THE EXISTING EDGE OF PAVEMENT.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
2. LOTS 1 THROUGH 10 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE RESIDENTIAL DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
3. PERTAINING TO LOTS 1 & 2, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO EAST HIGHWAY No. 318 OTHER THAN THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS AND UTILITY EASEMENT.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
5. IN ADDITION TO THE 60' NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN HEREON, THERE SHALL BE A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT, LYING 5 FEET ON EACH SIDE OF ALL SIDE LOT LINES, THAT WAS NOT SHOWN FOR CLARITY PURPOSES.
6. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 LBS/FT., IN ACCORDANCE WITH DETAILS T5030, T5031 AND T5032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT CODE. THE SIGNS MUST BE INSTALLED AS A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THIS PLAN.
7. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "A" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBERS 120160, PANELS 0160 AND 0180, SUFFIX D, WITH AN EFFECTIVE DATE OF AUGUST 27, 2008. THE LIMITS OF ZONE "A" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM.
8. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
9. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT.
10. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIALS, IT MAY BE NECESSARY TO PROVIDE A DRAINAGE PLAN, PREPARED BY A FLORIDA LICENSED ENGINEER, TO ADDRESS STORMWATER RUNOFF. THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR TO CONSTRUCTION.
11. IF THE STABILIZED DRIVEWAY IS IMPROVED WITH IMPERVIOUS MATERIALS, THAT PORTION OF THE PAVED DRIVEWAY THAT IS WITHIN EACH INDIVIDUAL LOT SHALL BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT, UNLESS SEPARATE DRAINAGE FACILITIES ARE PROVIDED.
12. DEVELOPMENT OF IMPERVIOUS AREAS ON EACH LOT IS LIMITED TO 9000 SQUARE FEET UNLESS A MAJOR SITE PLAN, OR A WAIVER FOR THE SAME, IS APPROVED BY MARION COUNTY D.R.C.
13. THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR CALCUTTA FARMS AS RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DATE	REVISION

Robert L. Rogers, P.E.
FL Reg. No. 10027
rrogers@rogerseng.com
Rogers Engineering & Land Surveying, LLC
FL Reg. No. 8274, LSA
rrogers@rogerseng.com
Marion County, FL
FL Reg. No. 7398, LSA
lrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

CALCUTTA FARMS
Cover Sheet
AGRICULTURAL LOT SPLIT PLAN
Marion County, Florida

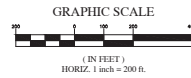
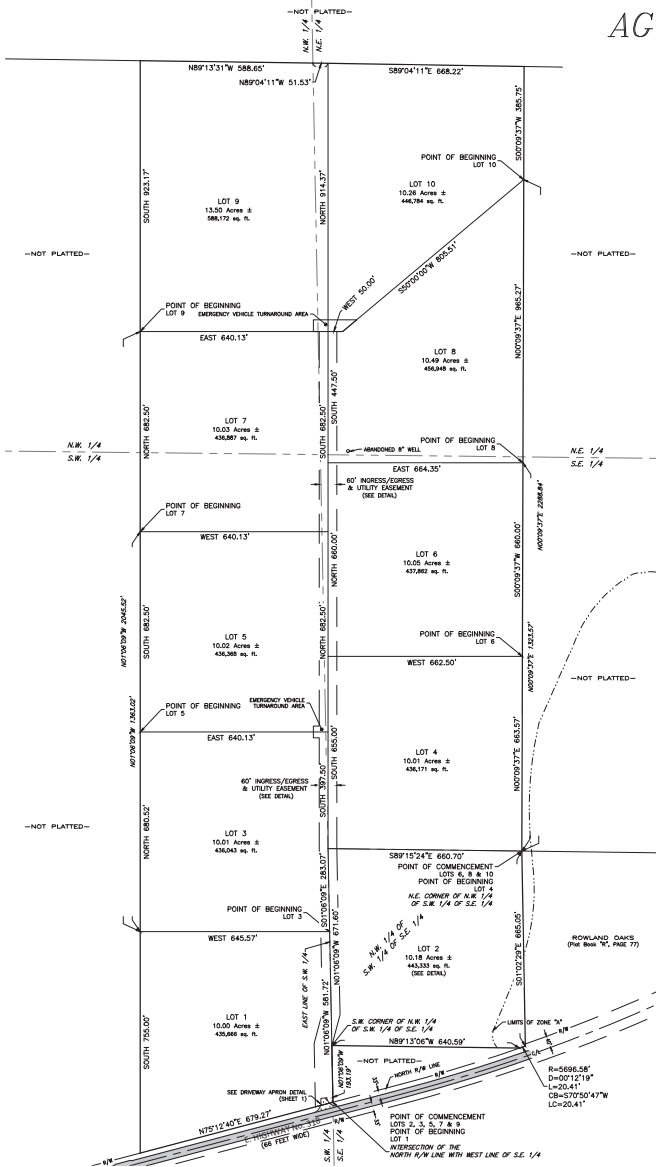
JOB No. 24-CALCUTTA FARMS ALS	DATE 5/1/2024
SCALE N.T.S.	
SHEET 1 OF 2	

MERELLE "M" BOYER DATE _____
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

CALCUTTA FARMS

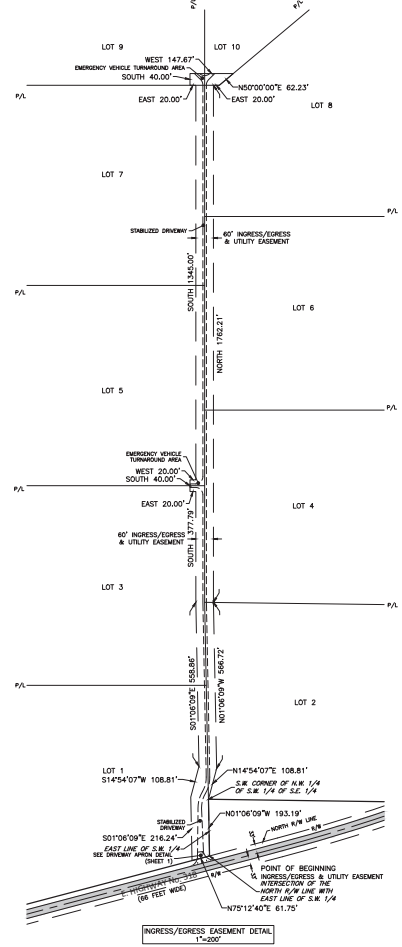
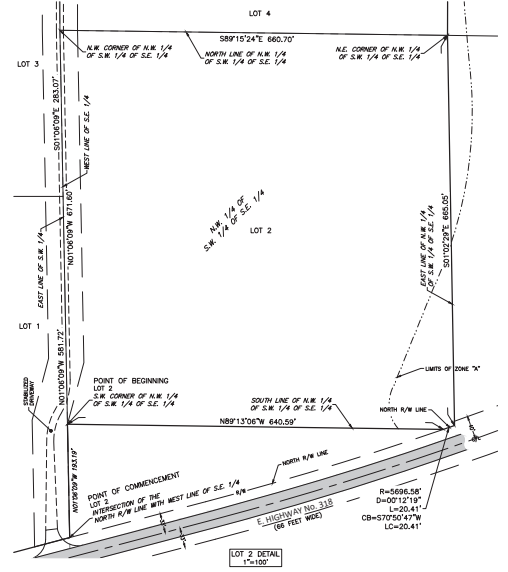
AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA



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

- LEGEND**
- R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - P/L PROPERTY LINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - CONC. CONCRETE
 - ASPH. ASPHALT
 - R RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - C.O.B. OFFICIAL RECORDS BOOK
 - PAGE PAGE
 - PC. CONC. CONCRETE
 - ST. STREET SIGN



REVISION	DATE

Robert L. Rogers, P.E.
P.L. Reg. No. 10027
rogers@rogerseng.com
Rogers, P.L. Reg. No. 8274
rrogers@rogerseng.com
Marion County, FL, Reg. No. 7288
lrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

CALCUTTA FARMS
Map of Lots
AGRICULTURAL LOT SPLIT PLAN
Marion County, Florida

JOB No.
24-CALCUTTA FARMS ALS
DATE
5/1/2024
SCALE
1" = 200'
SHEET
2 OF 2