

MARION COUNTY AGRICULTURAL LOT SPLIT  
SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST,  
SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST,  
SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST,  
SECTION 31, TOWNSHIP 12 SOUTH, RANGE 22 EAST,  
MARION COUNTY, FLORIDA

"CVIGNE FARMS"

SURVEY NOTES

1. DATE OF SURVEY: AUGUST 8, 2022.
2. BEARINGS AND COORDINATES SHOWN HEREIN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) REFERENCED SURVEY.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12082030481, EFFECTIVE DATE OF APRIL 19, 2017 AND COMMUNITY PANEL 1208203047, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOOD ZONES "X", "A", AND "AE". "AE" MEANS AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
4. NO BUILDING FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUNDATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES(NAMED HERON, AND SHELL, NOT TO BE DUPLICATED OR RELEASSED BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
9. SUBJECT PROPERTY IS SUBJECT TO FLOOD, WAY, RESTRICTIONS, EASEMENTS AND REQUIREMENTS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
10. ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM NW 115TH AVENUE (A PUBLIC RIGHT OF WAY).
11. THERE ARE EXISTING IMPROVEMENTS THAT WERE NOT LOCATED AS PART OF THIS SURVEY.
12. THESE SURVEYS ARE PROVIDED WITHIN THE PRIVATE NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HERON.
13. HELLS AND NARROW SEPTIC SYSTEMS ARE PROHIBITED WITHIN THE 100 YEAR FLOOD PLAIN.
14. STOP SIGNS AND STREET SIGNS MUST BE INSTALLED IN ACCORDANCE WITH DETAILS TO DO THROUGH TO 2020 MARION COUNTY LAND USE PLAN.
15. MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY TO MAINTAINENCE OF THE PRIVATE NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE, AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON.



**VICINITY MAP:**

#### LEGEND AND ABBREVIATIONS

#	HOSE OR LESS	⑥	SANITARY MANHOLE
EL	ELEVATION	⑥	SANITARY CLEANOUT
LB	LICENSED BUSINESS	⑥	ELECTRIC MANHOLE
NO.	NUMBER	⑥	ELECTRIC METER
LS	LAND SURVEYOR	⑥	ELECTRIC UTILITY BOX
DRA	DRAINAGE RETENTION AREA	⑥	CABLE TERRACE RISER BOX
GRS	OFFICIAL RECORDS BOOK	⑥	TELEPHONE RISER BOX
GRS	OFFICIAL RECORDS BOOK	⑥	UTILITY RISER
HT	HEIGHT	⑥	WELL
R	RADIUS	⑥	IRRIGATION CONTROL VALVE
L	LENGTH	⑥	WATER VALVE
Δ	DETA (CENTRAL ANGLE)	⑥	FIRE HYDRANT
CH	CHORD LENGTH	⑥	AIR CONDITIONER PAD
CH	CHORD LENGTH	⑥	GAS BURNER
POC	POINT ON CURVE	⑥	GAS METER
POL	POINT ON LINE	⑥	GAS LINE MARKER
POC	POINT ON CIRCLE	⑥	GAS LINE TEE
PRO	POINT OF REVERSE CURVATURE	⑥	CONCRETE UTILITY POLE
PC	POINT OF CURVATURE	⑥	METAL UTILITY POLE
PT	POINT OF TANGENCY	⑥	WOOD UTILITY POLE
PI	POINT OF INTERSECTION	⑥	UTILITY POLE AND ANCHOR
(F)	FIELD MEASURE	⑥	LIGHT POLE
(P)	DEED MEASURE	⑥	SPOT/GROUND LIGHT
(P)	PAT MEASURE	⑥	TRANSFORMER
P.O.C.	POINT OF COMMENCEMENT	⑥	WETLAND FLAG
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	⑥	BOULARD
DIP	DUCTILE IRON PIPE	⑥	FLAG POLE
PIP	PIPE	⑥	MAILBOX
CMP	COMPRESSED METAL PIPE	⑥	BUCKET-FOOT ASSEMBLY
RCP	REINFORCED CONCRETE PIPE	⑥	FIBER OPTIC MARKER
NGVD	NAUTICAL GEODETIC VERTICAL DATUM	⑥	FRAMING BOX
FB	PLAY PLATE	⑥	FRUIT VAULT
PSG	PSG	⑥	FOUNDED 4" CONCRETE MONUMENT (AS NOTED)
PNQ	FOUND	⑥	FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)
REC	RECOVERED	⑥	FOUND 5/8" IRON ROD & CAP (AS NOTED)
CDP	CONTRACTOR PDR RECORD	⑥	LINE BREAK
PLRS	REGISTERED LAND SURVEYOR	⑥	LINE BREAK AS NOTED
CM	CONCRETE MONUMENT	⑥	OVERHEAD UTILITY LINE
IRON	IRON	⑥	UNDERGROUND WATER LINE
IR	IRON ROD	⑥	ASPHALT PAVEMENT
IP	IRON PIPE	⑥	CONCRETE
CLF	CLOSED LINK FENCE		
CURB	CURB INLET GRATE		
CATCH	CATCH BASIN		
STORM	STORM MANHOLE		

Drawing name: 2148-BUN Survey\JCH CG Inc\221420 Vigne ALS\10\221420BND.dwg SHEET 1 Feb 09, 2023 10:37am by Admin

**PROPERTY DATA:**

PARCEL ID: 06124-000-00  
OWNER: C VIGNE FARMS LIMITED

SHEET 1 OF 6  
ONE IS NOT COMPLETE WITHOUT THE OTHERS

LEGAL DESCRIPTION: PARENT PAR

AND THE NORTH 1/2 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST  
AND THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST, THE EAST 3/4 OF THE NE 1/4 OF THE SE 1/4, AND THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST;  
THE WEST 3/4 OF THE SW 1/4 OF SECTION 37, TOWNSHIP 12 SOUTH, RANGE 22 EAST; AND THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, LEAVING THE 30 FEET FOR RIGHT OF WAY OF MARION COUNTY ROAD NO. 13. (MILWOOD ROAD), AND LESS THE 10 FEET FOR THE RIGHT OF WAY OF THE COMMERCIAL ROAD, WHICH IS LOCATED IN THE TOWNSHIP OF MARION, FLORIDA; THENCE S 89°42'27" W, ALONG THE NORTH BOUNDARY OF THE SECTION 1, A DISTANCE OF 163.02 FEET; THENCE S 89°43'35" W, 36.80 FEET; THENCE S 59°45'50" W, 47.09 FEET; THENCE S 89°45'50" W, 351.35 FEET; THENCE S 00°10'32" W, 91.71 FEET; TO THE POINT OF BEGINNING, THENCE S 00°07'00" W, 172.00 FEET; THENCE S 89°49'02" W, 120.00 FEET; THENCE N 00°09'00" E, 1.321.33 FEET; THENCE S 89°49'02" W, 1328.48 FEET; THENCE N 00°09'00" E, 1.317.61 FEET; THENCE N 89°49'50" W, 65.33 FEET; THENCE S 89°49'50" W, 1.317.61 FEET; THENCE N 89°49'50" W, 1.317.61 FEET; THENCE S 89°49'50" W, 2.308.59 FEET; THENCE N 89°44'38" E, 3218.25 FEET; THENCE N 89°44'38" E, 584.88 FEET; THENCE N 89°44'38" E, 404.59 FEET; THENCE N 89°43'32" E, 2014.40 FEET; THENCE N 89°42'47" E, 1.065.06 FEET; THENCE N 01°51'39" W, 75.00 FEET; THENCE N 00°08'21" E, 50.00 FEET; THENCE S 01°43'04" E, 74.47 FEET; THENCE S 86°45'50" E, 6.38 FEET; THENCE S 89°21'21" E, 1.351.26 FEET; THENCE S 00°27'05" W, 27.71.37 FEET; THENCE S 89°55'47" E, 1.35.56 FEET; THENCE S 89°55'47" E, 1.331.82 FEET; THENCE S 00°24'34" W, 505.34'02" W, 2627.39 FEET; THENCE S 00°24'34" W, 1.331.82 FEET; THENCE S 00°24'34" W, 1.331.82 FEET; THENCE S 00°24'34" W, 172.00' FEET; THENCE S 89°42'27" W, 2594.75' FEET; TO THE FRONT OF THE 100' X 100' (40' X 40') ACRES, MORE OR LESS, LOCATED IN THE TOWNSHIP OF MARION, FLORIDA, CONTINUING THE 100' X 100' (40' X 40') ACRES, MORE OR LESS, LOCATED IN THE TOWNSHIP OF MARION, FLORIDA.

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5	DETAIL OF LOTS 1, 11, 12, 13, 14 AND TRACT A
6	DETAIL OF LOTS 1, 11, 12, 13, 14 AND TRACT B

*PROPERTY DATA:*

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**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 65

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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MARIAN COUNTY, FLORIDA

MARION COUNTY AGRICULTURAL LOT SPL  
FOR  
CVIGNE FARMS

CULTURAL LOT SPLIT ARMS	FB/PG	FIELD DATE		JOB NO. 22142 BND	1 OF 6
	58-19 / 94-96	12/13/22			
	DRAWING DATE	BY	APPROVED	SCALE	
	02/08/23	M.A.	C.JH	1" = 400'	



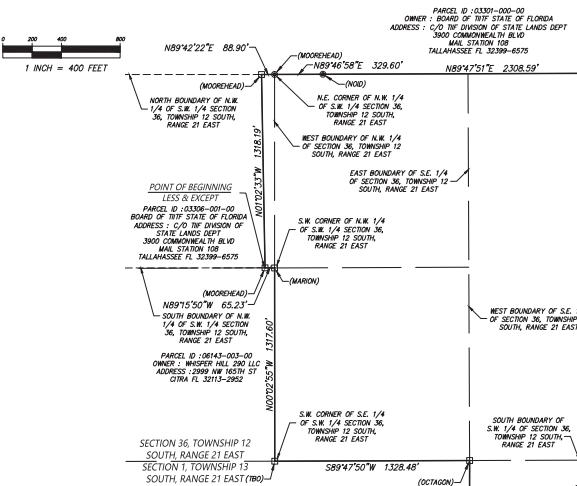


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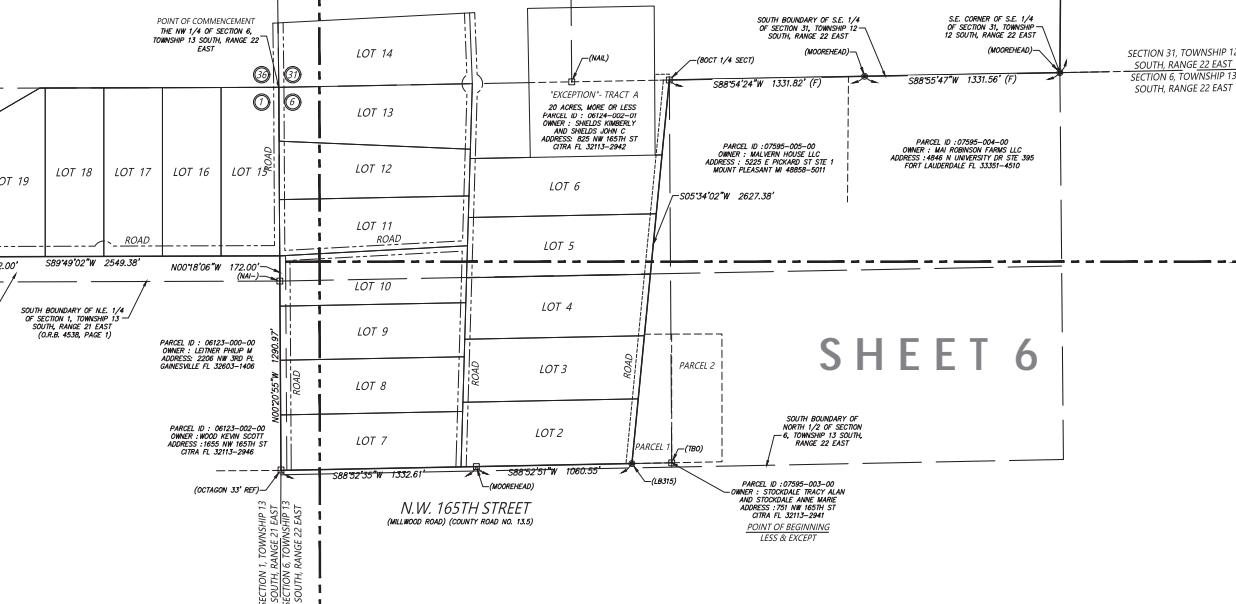
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SHEET 3 OF 6  
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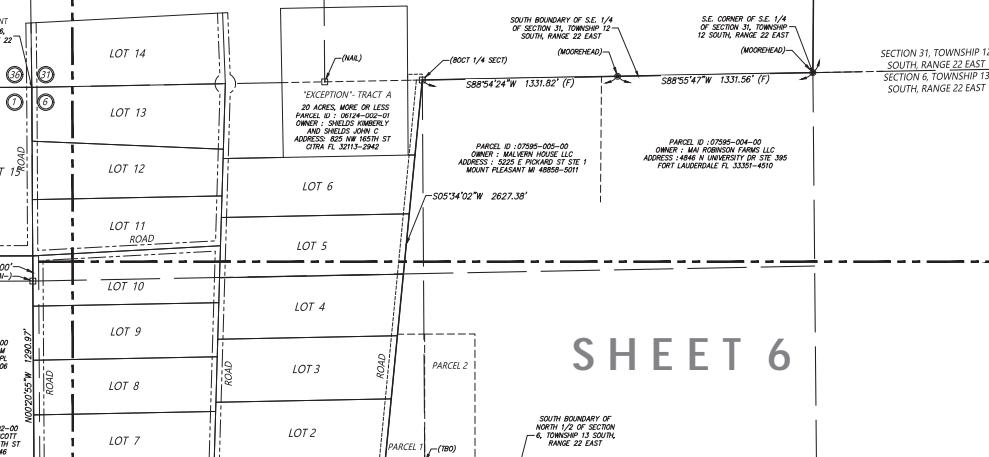
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6	DETAIL OF LOTS 2, 3, 4, 5, 7, 8, 9, AND 10



## SHEET 4



## SHEET 5



## SHEET 6



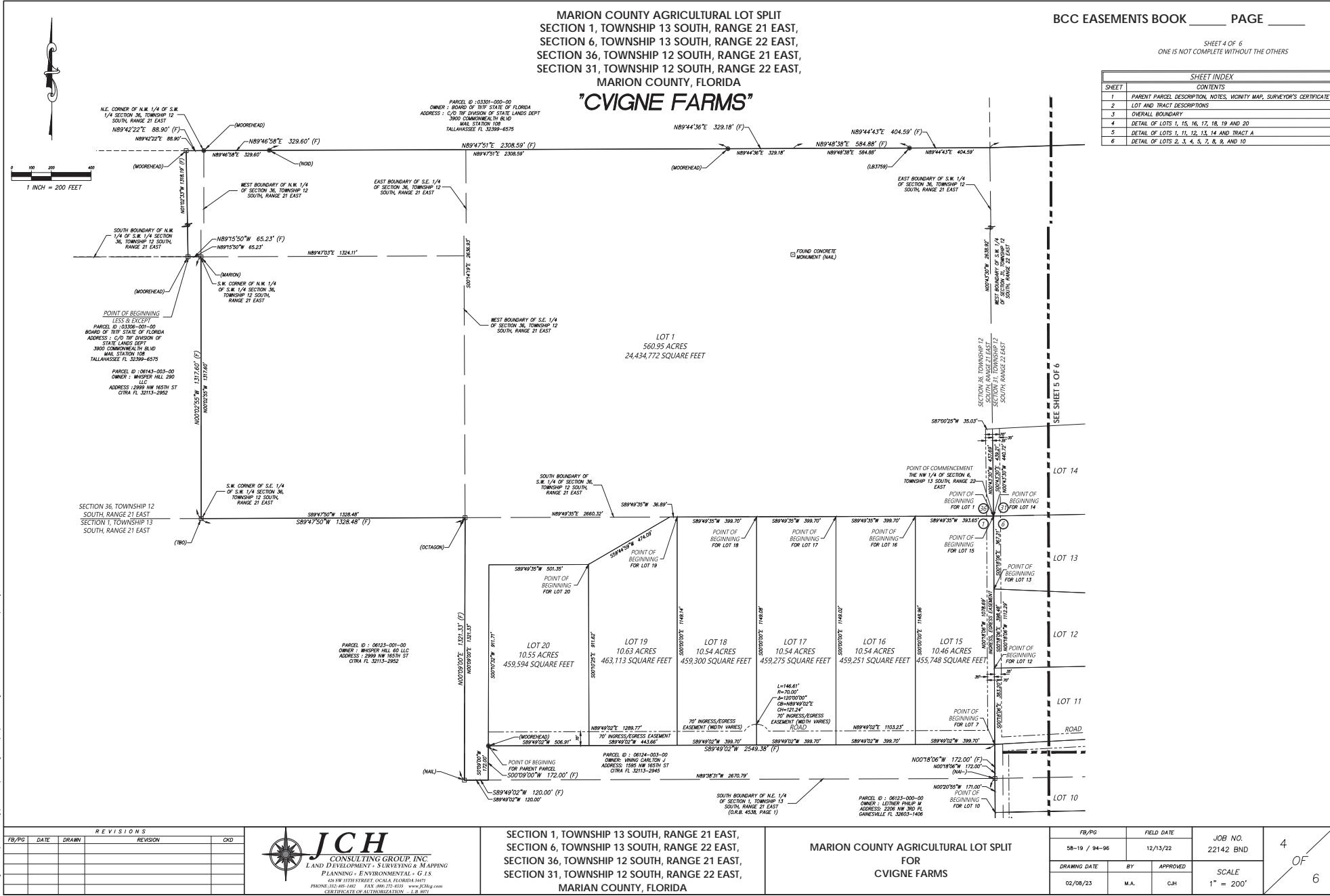
**J C H**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
PHONE: 352-857-1887 FAX: 352-857-0353 [www.jchgroup.com](http://www.jchgroup.com)  
CERTIFICATE OF AUTHORIZATION #020  
J. H. R. 20242

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02/08/23	M.A.	CJH	3 OF 6

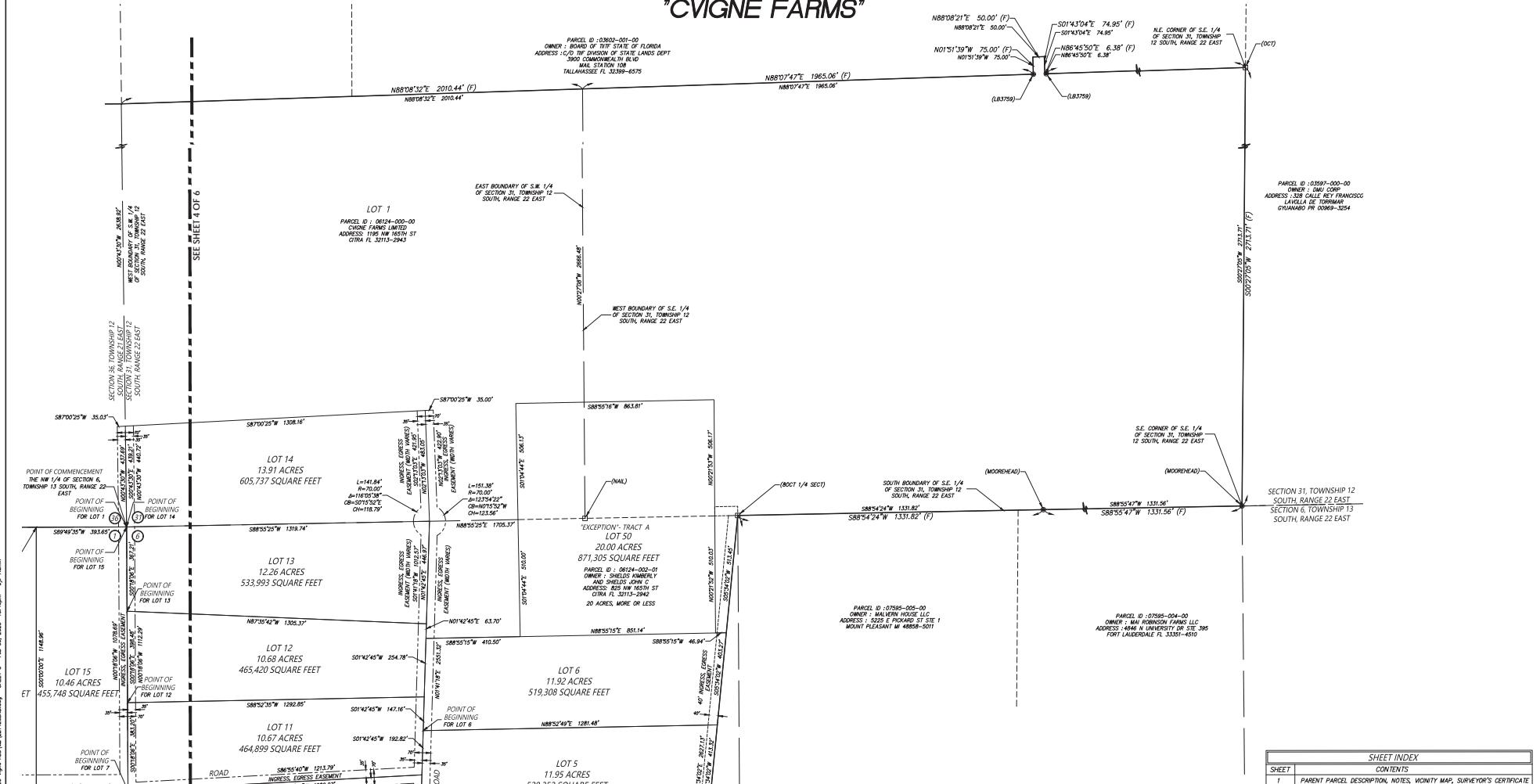
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REVISIONS			
FB/PG	DATE	DRAWN	REVISION



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MARION COUNTY AGRICULTURAL LOT SP  
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58-19 / 94-96	12/13/22			
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02/08/23	M.A.	C.H.	1" = 200'	



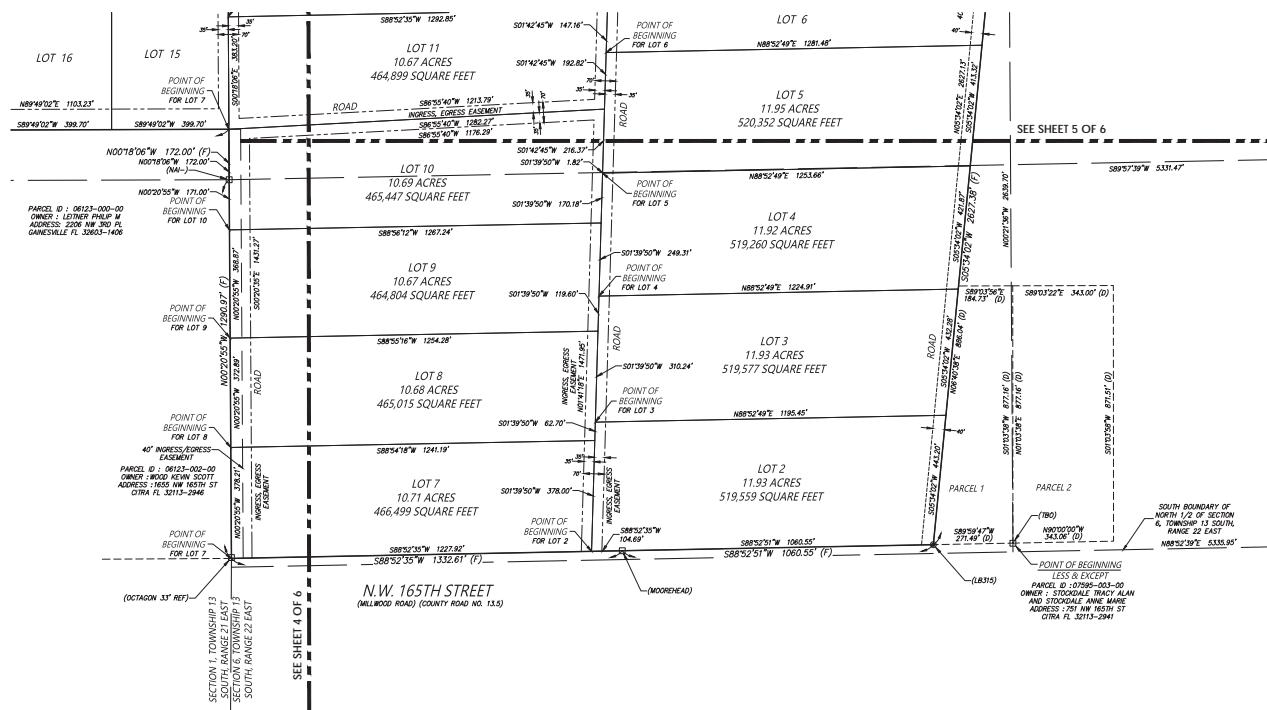
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