

MEADOWS UNIT I TRACTS B & C REPLAT

A REPLAT OF A PORTION OF TRACTS B & C, MEADOWS OF STONECREST UNIT 1, PLAT BOOK 8, PAGE 74
SECTION 31, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA

PLAT BOOK — PAGE —

PARCEL 1:

A PORTION OF TRACT C, MEADOWS AT STONECREST UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 172 THROUGH 175 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT THE SOUTHEAST CORNER OF SAID TRACT C; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF S.E. 121ST CIRCLE, A 45.00 FOOT RIGHT-OF-WAY ACCORDING TO SAID MEADOWS AT STONECREST UNIT 1 AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A 972.50 FOOT RADIUS, A CENTRAL ANGLE OF 0°14'30", A CHORD BEARING OF SOUTH 87°33'58" WEST AND A CHORD LENGTH OF 21.29 FEET; THENCE RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 21.29 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 88°15'00" WEST, A DISTANCE OF 112.90 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT D OF SAID MEADOWS AT STONECREST UNIT 1; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 0°14'30" WEST ALONG SOUTHERLY EXTENSION AND SAID EAST LINE OF TRACT D OF SAID MEADOWS AT STONECREST UNIT 1, A DISTANCE OF 183.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE DEPARTING SAID EAST LINE, RUN NORTH 08°15'00" EAST ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT D, A DISTANCE OF 148.88 FEET TO A POINT ON THE WEST LINE OF BLOCK H OF SAID MEADOWS AT STONECREST UNIT 1; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 07°36'36" WEST, A DISTANCE OF 22.46 FEET; 2) THENCE RUN SOUTH 01°31'33" WEST, A DISTANCE OF 181.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.588 ACRES, MORE OR LESS.

PARCEL 2:

A PORTION OF TRACT B, MEADOWS AT STONECREST UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 172 THROUGH 175 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE RUN SOUTH 12°47'22" WEST ALONG THE EAST LINE OF SAID TRACT B A DISTANCE OF 150.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A 427.50 FOOT RADIUS, A CENTRAL ANGLE OF 17°04'13", A CHORD BEARING OF NORTH 84°45'38" WEST AND A CHORD LENGTH OF 129.30 FEET; THENCE DEPARTING SAID EAST LINE, RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 129.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A 1129.50 FOOT RADIUS, A CENTRAL ANGLE OF 0°12'48", A CHORD BEARING OF SOUTH 87°28'40" WEST AND A CHORD LENGTH OF 31.68 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.68 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 88°15'00" WEST, A DISTANCE OF 154.80 FEET; THENCE RUN NORTH 0°14'30" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.E. 121ST CIRCLE, A 45.00 FOOT RIGHT-OF-WAY ACCORDING TO SAID MEADOWS AT STONECREST UNIT 1; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 88°15'00" EAST, A DISTANCE OF 154.80 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A 1022.50 FOOT RADIUS, A CENTRAL ANGLE OF 0°12'48", A CHORD BEARING OF NORTH 87°28'40" EAST AND A CHORD LENGTH OF 31.68 FEET; 2) THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A 577.50 FOOT RADIUS, A CENTRAL ANGLE OF 1°48'52", A CHORD BEARING OF NORTH 84°13'57" EAST AND A CHORD LENGTH OF 168.87 FEET; 3) THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 168.87 FEET TO THE POINT OF BEGINNING.

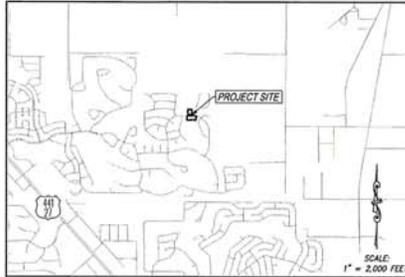
SAID LANDS CONTAINING 1.146 ACRES, MORE OR LESS.

NOTES:

- UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL UTILITY COMPANIES WHICH ARE GRANTED THE RIGHT TO SERVE THIS DEVELOPMENT BY THE DEVELOPER OR ITS SUCCESSOR(S) IN INTEREST, ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES IN THE EASEMENTS.
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RE-SUBDIVIDED UNLESS PORTIONS THEREOF ARE USED TO INCREASE THE SIZE OF ADJACENT LOTS OR TRACTS OR UNITS. A REPLAT IS FILED WITH MARION COUNTY WHICH REPLAT COMPLETES WITH THE PROVISIONS OF THE MARION COUNTY LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
- BEARINGS AND COORDINATES DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS A BEARING REFERENCE. THE CENTER LINE OF SOUTHEAST 121ST CIRCLE HAS A FIELD MEASURED BEARING OF BEARING OF NORTH 88°15'00" EAST.
- THIS PLAT CONTAINS 5 LOTS AND 1.73 ACRES, MORE OR LESS.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL STREET, UTILITY, DRAINAGE AND OTHER INFRASTRUCTURE FACILITIES, STRUCTURES, AND IMPROVEMENTS DURING AND AFTER CONSTRUCTION IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE. EACH PURCHASER OF LOTS OR TRACTS WITHIN THIS SUBDIVISION IS ADVISED OF THE FOLLOWING:
 - UNLESS IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADS) ARE:
 - EXISTING AT THE TIME THIS PLAT WAS RECORDED IN THE PUBLIC RECORDS, OR
 - ASSURED BY WRITTEN AGREEMENT BETWEEN THE DEVELOPER AND MARION COUNTY BOARD OF COUNTY COMMISSIONERS, THEN SAID IMPROVEMENTS ARE NOT IN ANY MANNER ASSURED FOR CONSTRUCTION IN THE FUTURE BY EITHER MARION COUNTY OR SELLER OF SAID LOTS OR TRACTS.
- MINIMUM BUILDING SETBACK LINES ARE:
 - FRONT-15 FEET FROM RIGHT-OF-WAY LINE
 - SIDE-5 FEET FROM LOT LINE
 - REAR-15 FEET FROM LOT LINE
- ALL PLATTED AND/OR NOTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES BY A SERVICE PROVIDER GRANTED THE RIGHT TO SERVE THIS DEVELOPMENT, EXCEPT THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, IF ANY.
- FLOOD STATEMENT - ALL BUILDING LOTS LIE OUTSIDE A FEDERALLY DESIGNATED 100-YEAR FLOOD PLANE ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 12083C09000, EFFECTIVE DATE OF AUGUST 28, 2008.
- ALL LOTS ARE SUBJECT TO DRIVEWAY PLACEMENT REQUIREMENTS. CONTACT MARION COUNTY TRANSPORTATION FOR DETAILS.
- LANDS DEPICTED HEREON ARE SUBJECT TO PLAT RECORDED IN PLAT BOOK 8, PAGE 172, DEVELOPMENT ORDER RECORDED IN ORB 3588, PG 2718, DEVELOPMENT ORDER RECORDED IN ORB 3652, PG 234, DECLARATION OF PRIVATE ROADS RECORDED IN ORB 4245, PG 1181, AGREEMENT RECORDED IN ORB 4072, PG 24, BY-LAW RECORDED IN ORB 6216, PG 1542, AGREEMENT RECORDED IN ORB 5733, PG 1983, COVENANTS AND RESTRICTIONS RECORDED IN ORB 3688, PG 393, BY-LAW RECORDED IN ORB 6133, PG 913, COVENANTS AND RESTRICTIONS RECORDED IN ORB 6949, PG 243, COVENANTS AND RESTRICTIONS RECORDED IN ORB 7112, PG 1879, COVENANTS AND RESTRICTIONS RECORDED IN ORB 7655, PG 1832, ALL IN PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

NOTE: THE REMAINING STONECREST PUD CONCEPT PLAN SERIES WILL REMAIN UNCHANGED AND THAT THIS NEW PUD WILL FUNCTION SOLELY AS A MODIFICATION OF THE AREA INDICATED IN THE PLAN-PLAT TO CHANGE THE USE OF THE AREAS FROM OPEN SPACE TO RESIDENTIAL, TO CONTAIN THE DEDICATED BANNER OF LOTS, AS AN ADJUSTMENT TO THE PRIOR 20040101Z PUD ZONING CASE.

VICINITY MAP



DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

I, THE DEVELOPER BY THESE PRESENTS, THAT SUN GOLF, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE DEVELOPER) HAS CAUSED TO BE MADE THE ATTACHED PLAT OF MEADOWS UNIT I TRACTS B&C REPLAT, A SUBDIVISION OF THE LAND HEREON DESCRIBED, THAT THE DRAINAGE AND UTILITY EASEMENTS SHOWN OR NOTED ARE RESERVED EXCLUSIVELY FOR SUCH USES BY THE UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM THE TIME TO THE TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST; THAT NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREON MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR MARION COUNTY AND THAT NO OBLIGATIONS ARE 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, THAT SUN GOLF, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME BY ITS GENERAL PARTNER ON THIS DAY OF 2022.

WITNESSES:

- (1) SIGNATURE BY: DAVID A. BLACK, MANAGER OF SUN GOLF, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- (2) SIGNATURE PRINT NAME

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF 2022, BY DAVID A. BLACK, AS MANAGER OF AND ON BEHALF OF SUN GOLF, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME:
COMMISSION NO.:
COMMISSION EXPIRES:

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 SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT COVERED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES OR SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDED IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSIGNMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO TRACTS AS IDENTIFIED ON THE PREVIOUS IMPROVEMENT PLANS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF MEADOWS OF STONECREST UNIT 1.

APPROVAL BY 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



CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

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

BY: CARL ZALAK III, CHAIRMAN BOARD OF COUNTY COMMISSIONERS, MARION COUNTY, FLORIDA

ATTEST: GREGORY C. MARRELL CLERK OF THE CIRCUIT COURT



CLERK OF CIRCUIT COURT

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "MEADOWS UNIT I TRACTS B&C REPLAT" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS DAY OF _____ AT _____ AM/PM AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY C. MARRELL CLERK OF CIRCUIT COURT



SURVEYOR'S CERTIFICATE

I, CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND 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.

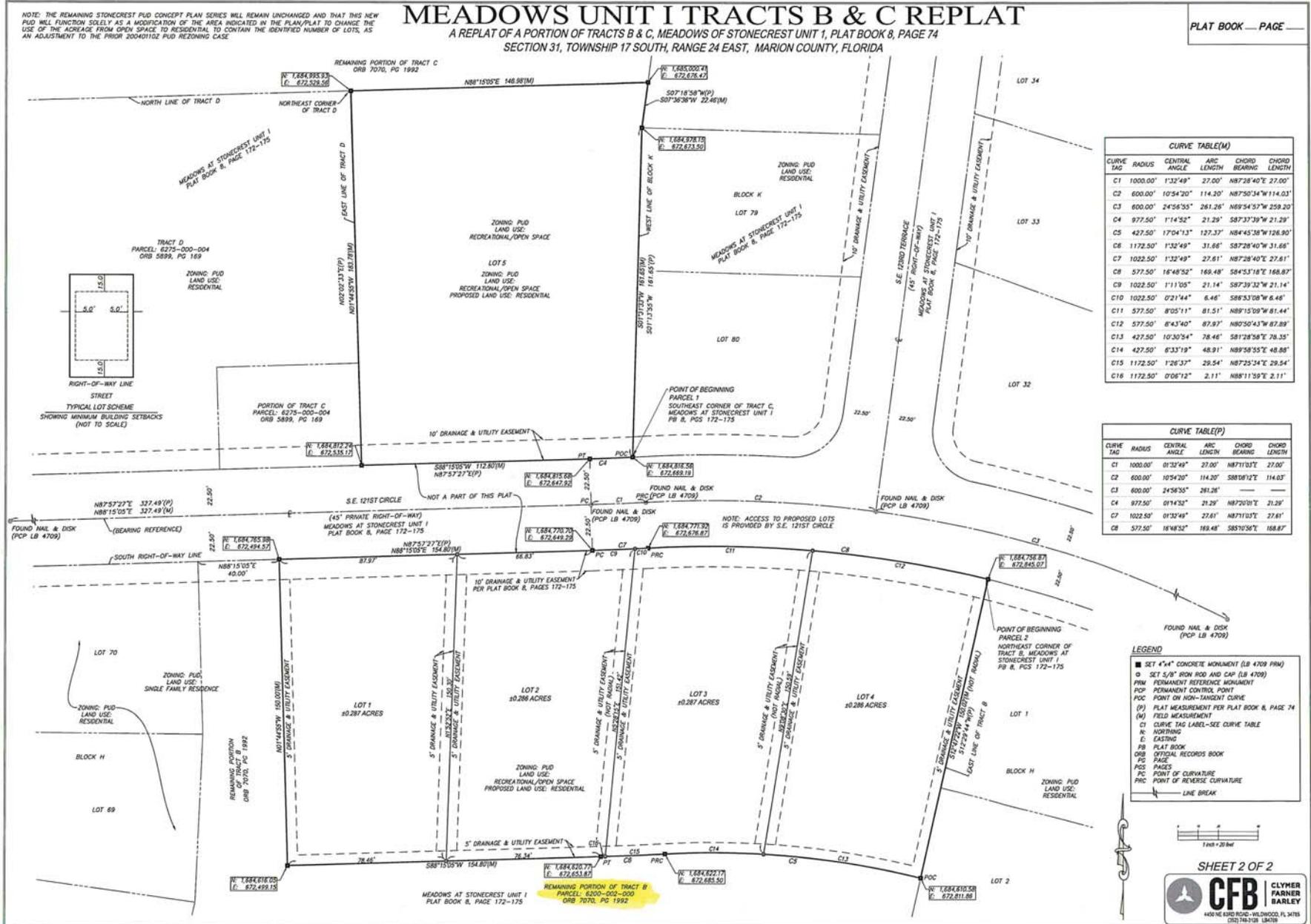
CLYMER FARMER BARLEY, INC. 4450 N.E. 83RD ROAD WILCOX, FLORIDA 34785 LICENSED BUSINESS NO. 4709

JEREMY D. TRULLICK (LICENSE NO. 8715) FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



SHEET 1 OF 2





BOUNDARY SURVEY
-FOR-
SUN GOLF LLC
MEADOWS AT STONECREST UNIT 1
SECTION 31, TOWNSHIP 17 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

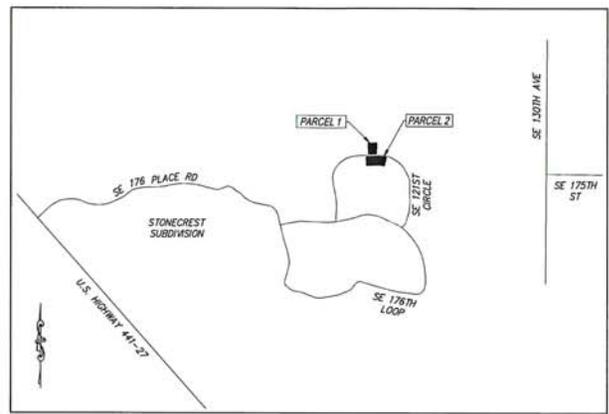
INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY REPRESENTATION



LEGEND

#	MORE OR LESS
A/C	AIR CONDITIONING UNIT
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
A.K.A.	ALSO KNOWN AS
ALTA	AMERICAN LAND TITLE ASSOCIATION
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
EL	ELEVATION
FD	FOUND
LB	LICENSED BUSINESS
RLS	REGISTERED LAND SURVEYOR
LS	LAND SURVEYOR
NO	NUMBER
LD	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PI#	TAX PARCEL IDENTIFICATION NUMBER
PC	PAGE
PB	PLAT BOOK
L	LENGTH
R	RADIUS
Δ	CENTRAL ANGLE (DELTA)
CL	CHORD LENGTH
CB	CHORD BEARING
POB	POINT OF BEGINNING
POC	POINT ON CURVE (NON-TANGENT)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE
PNT	POINT OF NON-TANGENCY
NPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NAD	NORTH AMERICAN DATUM
PCP	PERMANENT CONTROL POINT
PM	PERMANENT REFERENCE MONUMENT
LLC	LIMITED LIABILITY COMPANY
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(O)	DEED MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ECP	ELLIPITICAL CONCRETE PIPE
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
WFF	WOOD PRIVACY FENCE
WRF	WOOD RAIL FENCE
OUV	OVERHEAD UTILITIES
C/L	CENTERLINE
R/W	RIGHT OF WAY
C.M.	CONCRETE MONUMENT
IRP	IRON PIPE
LR	IRON ROD
LR/C	IRON ROD AND CAP
NRD	NO IDENTIFICATION
W/F	WOOD FENCE
N/E, S/E, N/W, S/W	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)

■	SET CONCRETE MONUMENT (LB 4709)
●	FOUND CONCRETE MONUMENT (AS NOTED)
○	FOUND NAIL (AS NOTED)
○	FOUND NAIL & DISK (AS NOTED)
●	FOUND 5/8" IRON ROD & CAP (AS NOTED)
●	FOUND IRON PIPE (AS NOTED)
●	FOUND IRON ROD (AS NOTED)
●	SET NAIL & DISK (LB 4709)
●	SET 5/8" IRON ROD AND CAP (LB 4709)
○	SANITARY MANHOLE
○	LIGHT POLE
---	SNW
⊕	ELECTRIC TRANSFORMER
⊕	CABLE TELEVISION RISER
⊕	TELEVISION RISER
⊕	TARD GRAB
---	LINE BREAK



VICINITY MAP
NOT TO SCALE



PARCEL 1 LEGAL DESCRIPTION:

A PORTION OF TRACT C, MEADOWS AT STONECREST UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 172 THROUGH 175 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT C; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF S.E. 121ST CIRCLE, A 43.00 FOOT RIGHT-OF-WAY ACCORDING TO SAID MEADOWS AT STONECREST UNIT 1 AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A 372.50 FOOT RADIUS, A CENTRAL ANGLE OF 01°45'32", A CHORD BEARING OF SOUTH 87°32'33" WEST AND A CHORD LENGTH OF 21.29 FEET; THENCE, RUN WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 71.29 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 88°15'05" WEST, A DISTANCE OF 112.80 FEET TO A POINT ON THE SOUTHWESTLY EXTENSION OF THE EAST LINE OF TRACT D OF SAID MEADOWS AT STONECREST UNIT 1; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°45'33" WEST ALONG SOUTHWESTLY EXTENSION AND SAID EAST LINE OF TRACT D OF SAID MEADOWS AT STONECREST UNIT 1, A DISTANCE OF 163.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT D; THENCE DEPARTING SAID EAST LINE, RUN NORTH 88°15'05" EAST ALONG EASTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT D, A DISTANCE OF 146.88 FEET TO A POINT ON THE WEST LINE OF BLOCK K OF SAID MEADOWS AT STONECREST UNIT 1; THENCE RUN ALONG SAID WEST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 07°36'38" WEST, A DISTANCE OF 22.48 FEET; 2) THENCE RUN SOUTH 01°31'33" WEST, A DISTANCE OF 161.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.588 ACRES, MORE OR LESS.

PARCEL 2 LEGAL DESCRIPTION:

A PORTION OF TRACT B, MEADOWS AT STONECREST UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 172 THROUGH 175 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT B; THENCE RUN SOUTH 12°47'22" WEST ALONG THE EAST LINE OF SAID TRACT B, A DISTANCE OF 150.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A 423.50 FOOT RADIUS, A CENTRAL ANGLE OF 17°04'13", A CHORD BEARING OF NORTH 84°43'38" WEST AND A CHORD LENGTH OF 126.80 FEET; THENCE DEPARTING SAID EAST LINE, RUN WESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 127.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A 1172.50 FOOT RADIUS, A CENTRAL ANGLE OF 01°32'49", A CHORD BEARING OF SOUTH 87°28'49" WEST AND A CHORD LENGTH OF 31.88 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 31.88 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 88°15'05" WEST, A DISTANCE OF 154.80 FEET; THENCE RUN NORTH 01°45'33" WEST, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.E. 121ST CIRCLE, A 43.00 FOOT RIGHT-OF-WAY ACCORDING TO SAID MEADOWS AT STONECREST UNIT 1; THENCE RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) NORTH 88°15'05" EAST, A DISTANCE OF 154.80 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A 1022.50 FOOT RADIUS, A CENTRAL ANGLE OF 01°32'49", A CHORD BEARING OF NORTH 87°28'49" EAST AND A CHORD LENGTH OF 31.81 FEET; 2) THENCE RUN EASTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 31.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A 572.50 FOOT RADIUS, A CENTRAL ANGLE OF 18°45'24", A CHORD BEARING OF SOUTH 84°53'08" EAST AND A CHORD LENGTH OF 168.87 FEET; 3) THENCE RUN EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 168.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.148 ACRES, MORE OR LESS.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 54-17.005 (1) FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT, AS A REFERENCE FOR THIS SURVEY, THE NORTH RIGHT OF WAY LINE OF S.E. 121ST CIRCLE HAS A BEARING OF SOUTH 88°15'05" WEST.
3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12190C0140, SUWANEE COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER ITEMS OF RECORD THAT ARE NOT DEPICTED HEREON.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
7. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED AS A PART OF THIS SURVEY.
8. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
10. THE AERIAL IMAGE DEPICTED HEREON IS DATED JANUARY 11, 2022 AND WAS OBTAINED UTILIZING AN DJI PHANTOM 4 (PRO) UNMANNED AERIAL SYSTEM (UAS). THE PHOTOGRAPHS WERE PROCESSED THROUGH PIX4D SOFTWARE AND CONTINUED TO GROUND CONTROL, SET BY THIS FIRM. A COPY OF THE QUALITY REPORT CAN BE PROVIDED UPON REQUEST.
11. DISTANCES AND ADJUSTMENTS SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
12. LEGAL DESCRIPTION DEPICTED HEREON WAS PREPARED BY THIS FIRM.

CERTIFIED TO:

1) SUN GOLF, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 54T.050-053, FLORIDA ADMINISTRATIVE CODE.

TYLER P. TRACY, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6982

DATE	
PROJECT	
CLIENT	
PROJECT NO.	
DATE OF SURVEY	
DATE OF PLOTTING	
DATE OF PRINTING	
PLAT BOOK	
PLAT PAGE	
MEADOWS AT STONECREST UNIT 1	
SECTION 31, TOWNSHIP 17 SOUTH, RANGE 24 EAST	
MARION COUNTY, FLORIDA	
BOUNDARY SURVEY FOR SUN GOLF LLC	
SHEET 01 OF 02	

