

INDIAN WALL RANCHES

A PRIVATE RESIDENTIAL SUBDIVISION

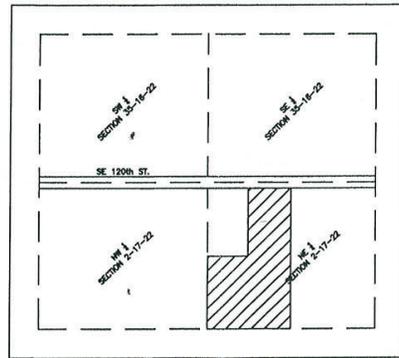
IN THE WEST 1/2 OF THE NE 1/4 OF A PORTION OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

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 1328.59 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 1335.08 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°04'18"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 683.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 61.7 ACRES MORE OR LESS.

COUNTY CLERK'S 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 11:10 AM (PM) ON October 7, 2008.
BY: [Signature]
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 PLATED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS SHOWN HEREON WERE IN PLACE ON THE 25th DAY OF OCTOBER, 2001, AND THAT THIS PLAT COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
PREPARED BY:
JOHN L. VINCENT, SURVEYOR/MAPPER L54209
PO BOX 3330, BELLEVILLE, FLORIDA 34421
TEL. 352 298-6982 FAX 352-1935
[Signature] 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 WITH 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 1980. K = 0.99994602
 3. THIS PLAT CONTAINS 5 LOTS AND 0.3668 MILES OF ROAD.
 4. NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROMOVING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY AND SAID REPLAT COMPLES 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 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 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 11-12-88 (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 THEREWITH, MARION COUNTY HAS NO OBLIGATION FOR THE MAINTENANCE OF THESE SAID PRIVATE DRAINAGE EASEMENTS.
 9. A 2' 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.



PORTIONS OF SECTIONS 30-18-22 AND SECTION 2, TWP 17, RANGE 22
MARION COUNTY, FLORIDA

APPROVAL OF OFFICIALS
APPROVED:
BY: [Signature] COUNTY ADMINISTRATION DEPAR TENT
BY: [Signature] COUNTY ENGINEERING DEPARTMENT
BY: [Signature] COUNTY SURVEYOR
BY: [Signature] COUNTY PLANNING DEPARTMENT
BY: [Signature] COUNTY UTILITY DEPARTMENT
BY: [Signature] COUNTY ZONING DEPARTMENT

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.
[Signature]
JOHN R. ARCHER JR., P.S.M. 5331

ATTEST: [Signature] BY: [Signature]
DAVID R. ELLSPERMANN CLERK OF THE CIRCUIT COURT RANDY HARRIS CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:
I, 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 INTO THEMSELVES THEIR HEIRS OR ASSONS 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 DEDICATION 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: [Signature]
FRANK J. BANNING JR.
[Signature]
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 25, 2008 SIGNED [Signature]
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.

[Signature]
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

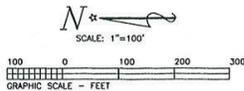
IN THE WEST 1/2 OF THE NE 1/4 OF A PORTION OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

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. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- SEC = SECTION, TWP. = TOWNSHIP, RGE = RANGE
- Y = 171374.0000
- X = 632390.0000 = STATE PLATE CO-ORDINATE VALUES

NOTE:

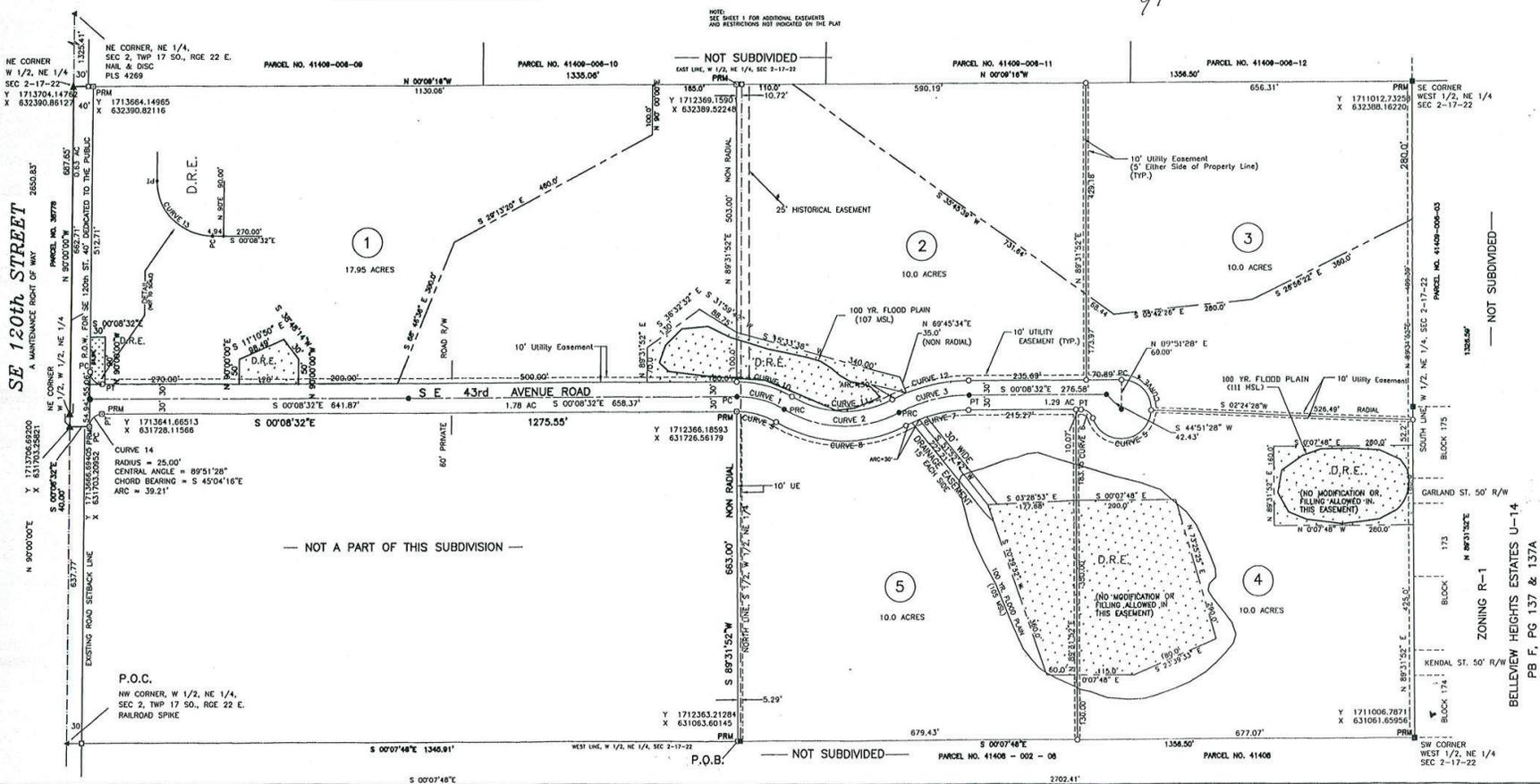
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PREPARED BY:
JOHN L. VINCENT, SURVEYOR/MAPPER LS4269
PO BOX 3336, BELLEVUE, FLORIDA 34421
TEL 352 268-6992 FAX 268-1935

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH-BEARING
1	180.00'	98.75'	31°26'00"	97.52'	S 19°34'28"W
2	235.00'	242.15'	59°02'18"	231.58'	S 01°46'19"W
3	305.00'	144.54'	27°38'18"	143.17'	S 1°28'41"E
4	60.00'	96.99'	82°33'00"	86.72'	S 40°07'58"W
5	60.00'	167.91'	166°29'43"	118.24'	N 02°25'11"W
6	25.00'	31.81'	72°53'43"	29.70'	N 36°18'21"E
7	278.00'	130.09'	27°38'18"	128.53'	N 13°56'41"W
8	265.00'	273.08'	59°02'18"	261.14'	N 01°46'19"E
9	156.00'	82.12'	31°22'00"	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'	158.89'	27°38'18"	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

NOTE:
SEE SHEET 1 FOR ADDITIONAL ESTABLISHMENTS AND RESTRICTIONS NOT SHOWN ON THIS PLAT



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