

# SILVER ACRES FIRST ADDITION

## A RESUBDIVISION OF TRACT "AB"

### SILVER SPRINGS SHORES UNIT NO. 21

PLAT BOOK "J", PAGE 172 & 174  
SECTION 31, TOWNSHIP 15 SOUTH, RANGE 23 EAST  
MARION COUNTY, FLORIDA

#### NOTES

- 1) THIS IS A CLASS "C" SUBDIVISION. (ZONED R-1)
- 2) THIS PLAT CONTAINS 22 LOTS. (EXISTING ROADS IN PLACE)
- 3) BEARINGS ARE BASED ON THOSE SHOWN ON THE RECORDED PLAT OF SILVER SPRINGS SHORES, UNIT NO. 21, PLAT BOOK "J", PAGE 172 AND 174.
- 4) ALL RADII ARE 25 FEET UNLESS OTHERWISE SHOWN.
- 5) NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY WHICH REPLAT COMPLES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
- 6) UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
- 7) APPLICATIONS FOR SEPTIC TANK SYSTEM SHALL BE CONSIDERED ON A LOT BY LOT BASIS EACH DEPENDENT ON ITS OWN MERIT. INSTALLATION SHALL BE SUBJECT TO REGULATIONS IN EFFECT AT THE TIME OF INSTALLATION.
- 8) NO IMPROVEMENTS ARE LOCATED ON THIS PLAT.
- 9) COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING, ZONING, RIGHT-OF-WAY, ROAD, ENGINEERING, AND ENVIRONMENTAL HEALTH DEPARTMENTS, AND THE DEPARTMENT OF TRANSPORTATION & PUBLIC WORKS, 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.
- 10) ALL LOTS ARE IN ZONE "C", NON FLOOD PRONE AREA ACCORDING TO FIRM PANEL NO. 12016G 0500 B.

#### NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

#### 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 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.

*Norm Perry*  
NORM PERRY  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

#### SURVEYOR'S CERTIFICATE

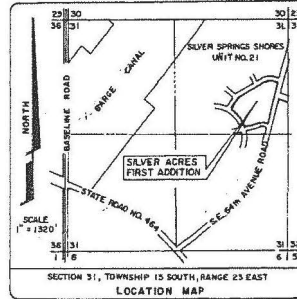
I HEREBY CERTIFY THAT THIS PLAT OF SILVER ACRES FIRST ADDITION IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 31 DAY OF NOVEMBER, 1992, AND THAT THIS PLAT COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND RULE 21 HH-6, FLORIDA ADMINISTRATION CODE.

A S B L AND ASSOCIATES, INC.  
BY: *Carlos Silvestre, Jr.*  
CARLOS SILVESTRE, JR.  
REGISTERED SURVEYOR No. 4265  
STATE OF FLORIDA

#### LEGAL DESCRIPTION:

TRACT "AB", SILVER SPRINGS SHORES, UNIT No. 21 AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 169-175 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PREPARED BY: A S B L AND ASSOCIATES, INC., 219 N.E. 36th AVENUE, OCALA, FLORIDA 34471 (904) 694-7110



#### DEVELOPER'S ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT BILL ARMSTRONG, INC. A FLORIDA CORPORATION, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF SILVER ACRES FIRST ADDITION THE SAME BEING A RESUBDIVISION OF THE LAND HEREOIN DESCRIBED AND THAT 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 SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHICHEVER DISCONTINUED BY LAW, AND THAT THE EASEMENTS AS SHOWN OR NOTED ARE GRANTED AND RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, AND THAT TRACT "B" IS RESERVED EXCLUSIVELY FOR THE USE OF CENTRAL SEWER FACILITY. IN WITNESS WHEREOF THE SAID BILL ARMSTRONG, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE HERETO AFFIXED BY ITS SECRETARY ON THIS 19 DAY OF January, 1992, ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

BILL ARMSTRONG, INC.  
ATTEST: *Billie L. Armstrong* BY: *Will E. Armstrong*  
SECRETARY PRESIDENT  
BILLIE L. ARMSTRONG WILL E. ARMSTRONG

#### NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED WILL E. ARMSTRONG AND BILLIE L. ARMSTRONG AS PRESIDENT AND SECRETARY RESPECTIVELY OF BILL ARMSTRONG, INC. TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO AS OFFICERS OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

WITNESS MY HAND AND SEAL THIS 19 DAY OF January, 1992.

*Virginia M. Keady*  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGO  
"OFFICIAL SEAL" Virginia M. Keady, Notary Public, State of Florida, Commission No. 00000000

#### APPROVAL OF OFFICIALS

APPROVED:

- BY: *James L. Sherry* COUNTY ADMINISTRATION DEPARTMENT
- BY: *Walter H. Taffey* COUNTY SURVEYOR
- BY: *Rodney A. Long* COUNTY ENGINEERING DEPARTMENT
- BY: *Thompson, et al* COUNTY DEVELOPMENT COORDINATOR
- BY: *Michael E. May* COUNTY ZONING DEPARTMENT
- BY: *Dwight D. Hanna* COUNTY RIGHT-OF-WAY DEPARTMENT
- BY: *Ken Hinch* COUNTY PLANNING DEPARTMENT
- BY: *James E. McLean* COUNTY BUILDING DEPARTMENT
- BY: *David S. Townsend* COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

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

BY: *Norm Perry*  
NORM PERRY  
CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST: *Frances E. Thigpin*  
FRANCES E. THIGPIN  
CLERK OF THE CIRCUIT COURT

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 2 AT PAGE 129, 130 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AT 9:43 A.M. ON March 27, 1992.

BY: *Frances E. Thigpin*  
FRANCES E. THIGPIN  
CLERK OF THE CIRCUIT COURT

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

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 SECTION 31, TOWNSHIP 15 SOUTH, RANGE 23 EAST  
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PREPARED BY: AS B L AND ASSOCIATES, INC., 219 N.E. 36th AVENUE, OCALA, FLORIDA 34471 (904) 694-7110

**TRACT "A"**

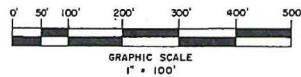
TRACT "A" SHALL BE SOLD TOGETHER WITH ONE OR MORE ADJOINING LOTS(S), BEING LOTS 2-3-4-5-7-8-10-11-12-14-15-16-17-18 AND/OR IS, IF TRACT "A" HAS NOT BEEN SOLD, THE LAST REMAINING ADJOINING LOT WILL BE COMBINED AND SOLD AS ONE PROPERTY.

**Vacation of  
 "NO CONSTRUCTION"  
 (language only) lying  
 within the boundaries  
 of Tract 'A'**

**LINE TABLE**

L-1	S. 74°42'21"E	15.00'
L-2	S. 12°52'01"E	73.36'
L-3	S. 39°48'13"E	14.94'
L-4	S. 39°48'13"E	40.47'
L-5	N. 58°57'39"E	10.13'
L-6	S. 15°17'39"W	15.91'
L-7	N. 74°42'21"W	50.00'
L-8	S. 15°17'39"W	50.00'
L-9	S. 74°42'21"E	50.00'

NORTH



**LEGEND**

- INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
- ⊗ INDICATES PERMANENT CONTROL POINT (P.C.P.)
- LOT CORNER
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.R.C. POINT OF REVERSE CURVE
- (R) INDICATES A RADIAL CURVE
- ⊥ CENTERLINE
- L.S. LIFT STATION SITE (RESERVED)
- TYR TYPICAL

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	46°20'00"	300.00'	242.60'	236.04'	N. 82°07'39"E
2	28°09'00"	125.00'	73.73'	72.99'	N. 68°47'11"W
3	43°52'58"	750.00'	374.42'	560.49'	N. 34°48'29"W

L-A	S. 74°42'21"E	180.00'
L-B	N. 74°42'21"W	90.00'

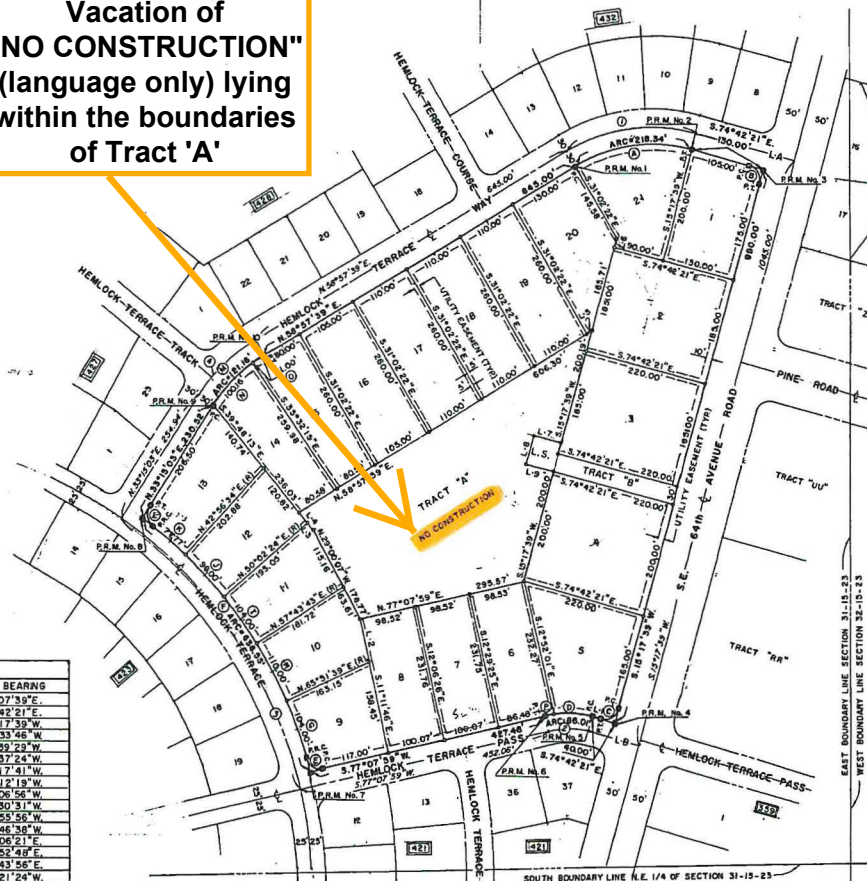
**STATE PLANE COORDINATES**

P.R.M.	NORTHING	EASTING
1	1749368.430	643822.729
2	1749397.531	644033.162
3	1749363.240	644158.561
4	1748408.291	643897.427
5	1748418.842	643858.850
6	1748420.644	643773.718
7	1748325.400	643356.982
8	1748759.764	643057.104
9	1748952.549	643183.495
10	1749335.846	643270.078

P.R.M.	SCALE FACTOR
1	0.99994135
2	0.99994135
3	0.99994134
4	0.99994135
5	0.99994135
6	0.99994135
7	0.99994136
8	0.99994137
9	0.99994137
10	0.99994137

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
A	48°20'19"	270.00'	218.34'	212.44'	N. 82°07'39"E
B	90°00'00"	25.00'	39.27'	35.36'	S. 29°42'21"E
C	90°00'00"	25.00'	39.27'	35.36'	S. 60°17'39"W
D	23°42'50"	175.00'	72.43'	71.91'	N. 86°33'46"W
E	86°24'59"	25.00'	37.71'	34.63'	N. 52°39'24"W
F	39°48'56"	775.00'	538.55'	527.78'	N. 34°37'24"W
G	07°41'19"	775.00'	104.00'	103.92'	N. 20°17'41"W
H	08°07'56"	775.00'	110.00'	109.91'	N. 28°12'18"W
I	07°41'19"	775.00'	104.00'	103.92'	N. 36°06'56"W
J	07°05'50"	775.00'	95.00'	95.94'	N. 43°30'51"W
K	05°45'01"	775.00'	77.78'	77.74'	N. 49°55'56"W
L	86°03'29"	25.00'	37.55'	34.12'	N. 09°46'38"W
M	23°42'58"	270.00'	121.16'	120.14'	N. 48°06'21"E
N	21°15'13"	270.00'	100.16'	99.58'	N. 43°52'48"E
O	04°27'23"	270.00'	21.00'	20.99'	N. 56°43'56"E
P	04°26'50"	175.00'	13.58'	13.58'	S. 79°21'24"W



NOTICE: There may be additions or restrictions that are not recorded on this plat that may be found in the public records of this County.