BCC EASEMENT BOOK _____, PAGE_____

DUNGARVEN RIDGE

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 1
A PORTION OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE) WITH THE WEST LINE OF AFORESAID GOVERNMENT LOT 4; THENCE N89°59'26"E, ALONG SAID RIGHT-OF-WAY LINE, 662.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°07'52"W, 640.00 FEET; THENCE N89°59'26"E, 682.50 FEET; THENCE N00°07'52"E, 640.00 FEET TO A POINT ON AFORESAID SOUTH RIGHT-OF-WAY LINE; THENCE S89°59'26"W ALONG SAID RIGHT-OF-WAY LINE, 682.50 FEET TO THE POINT OF BEGINNING.

LOT 2
A PORTION OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE) WITH THE WEST LINE OF AFORESAID GOVERNMENT LOT 4; THENCE N89°59'26"E, ALONG SAID RIGHT-OF-WAY LINE, 662.09 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°07'52"W, 640.00 FEET TO THE POINT OF BEGINNING; THENCE N89°59'26"E, 682.50 FEET; THENCE S00°07'52"W, 640.00 FEET; THENCE S89°59'26"W, 682.50 FEET; THENCE N00°07'52"E, 640.00 FEET TO THE POINT OF BEGINNING.

LOT 3
A PORTION OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 19, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°59'22"W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1364.52 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°07'52"E, 1526.42 FEET; THENCE S89°59'26"W, 682.50 FEET; THENCE N00°07'52"E 640.00 FEET TO THE POINT OF BEGINNING; THENCE N89°59'26"E, 682.50 FEET; THENCE N00°07'52"E, 640.00 FEET; THENCE S89°59'26"W, 682.50 FEET; THENCE S00°07'52"W, 640.00 FEET TO THE POINT OF BEGINNING.

LOT 4
A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°59'22"W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1364.52 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°07'52"E, 1526.42 FEET TO THE POINT OF BEGINNING; THENCE S89°59'26"W, 682.50 FEET; THENCE N00°07'52"E, 640.00 FEET; THENCE N89°59'26"E, 682.50 FEET; THENCE S00°07'52"W, 640.00 FEET TO THE POINT OF BEGINNING.

LOT 5
A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°59'22"W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1364.52 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°07'52"E, 1526.42 FEET; THENCE S89°59'26"W, 682.50 FEET; THENCE S00°07'52"W, 1526.44 FEET TO A POINT ON AFORESAID SOUTH LINE; THENCE N89°59'22"E ALONG SAID SOUTH LINE, 682.50 FEET TO THE POINT OF BEGINNING.

LOT 6
A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°59'22"W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1364.52 FEET; THENCE CONTINUE S89°59'22"W ALONG SAID SOUTH LINE, 682.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°59'22"W ALONG SAID SOUTH LINE, 303.88 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE No. 75 (300 FEET WIDE); THENCE DEPARTING SAID SOUTH LINE, PROCEED N32°37'31"W ALONG SAID RIGHT-OF-WAY LINE, 933.66 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°59'26"E, 126.56 FEET; THENCE N00°07'52"E, 740.01 FEET; THENCE N89°59'26"E, 682.50 FEET; THENCE S00°07'52"W, 1526.44 FEET TO THE POINT OF BEGINNING.

LOT 7
A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°59'22"W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1364.52 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°07'52"E 1526.42 FEET; THENCE S89°59'26"W, 682.50 FEET TO THE POINT OF BEGINNING; THENCE N00°07'52"E, 640.00 FEET; THENCE S89°59'26"W, 682.50 FEET; THENCE S00°07'52"W, 640.00 FEET; THENCE N89°59'26"E, 682.50 FEET TO THE POINT OF BEGINNING.

LOT 8
A PORTION OF GOVERNMENT LOT 1 OF FRACTIONAL SECTION 24, AND A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST AND A PORTION OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 19, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE) WITH THE WEST LINE OF AFORESAID GOVERNMENT LOT 4; THENCE S89°56'22"W ALONG SAID RIGHT-OF-WAY LINE, 20.41 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°07'52"W, 1279.98 FEET TO THE POINT OF BEGINNING; THENCE N89°59'26"E, 682.50 FEET; THENCE S00°07'52"W, 640.00 FEET; THENCE S89°59'26"W, 682.50 FEET; THENCE N00°07'52"E, 640.00 FEET TO THE POINT OF BEGINNING.

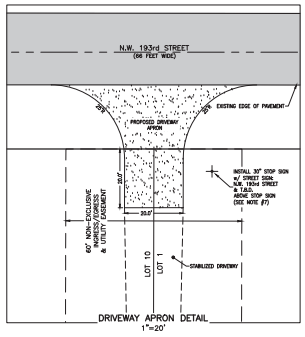
LOT 9
A PORTION OF GOVERNMENT LOT 1 OF FRACTIONAL SECTION 24, TOWNSHIP 12 SOUTH, RANGE 20 EAST AND A PORTION OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE) WITH THE WEST LINE OF AFORESAID GOVERNMENT LOT 4; THENCE S89°56'22"W ALONG SAID RIGHT-OF-WAY LINE, 20.41 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°07'52"W, 639.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°07'52"W, 640.00 FEET; THENCE N89°59'26"E, 682.50 FEET; THENCE N00°07'52"E, 640.00 FEET; THENCE S89°59'26"W, 682.50 FEET TO THE POINT OF BEGINNING.

LOT 10
A PORTION OF GOVERNMENT LOT 1 OF FRACTIONAL SECTION 24, TOWNSHIP 12 SOUTH, RANGE 20 EAST AND A PORTION OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE) WITH THE WEST LINE OF AFORESAID GOVERNMENT LOT 4; THENCE N89°59'26"E ALONG SAID RIGHT-OF-WAY LINE, 662.09 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°07'52"W, 640.00 FEET; THENCE S89°59'26"W, 682.50 FEET; THENCE N00°07'52"E, 639.98 FEET TO A POINT ON AFORESAID SOUTH RIGHT-OF-WAY LINE; THENCE N89°56'22"E ALONG SAID RIGHT-OF-WAY LINE, 20.41 FEET TO THE POINT OF BEGINNING.

A 60' NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT LYING IN A PORTION OF GOVERNMENT LOT 4 OF FRACTIONAL SECTION 19, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE) WITH THE WEST LINE OF AFORESAID GOVERNMENT LOT 4; THENCE N89°59'26"E ALONG SAID RIGHT-OF-WAY LINE, 632.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°59'26"E ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°07'52"W, 1500.00 FEET; THENCE N89°59'26"E, 20.00 FEET; THENCE S00°07'52"W, 40.00 FEET; THENCE S89°59'26"W, 20.00 FEET; THENCE S00°07'52"W, 1020.01 FEET; THENCE N89°59'26"E, 20.00 FEET; THENCE S00°07'52"W, 30.00 FEET; THENCE S89°59'26"W, 100.00 FEET; THENCE N00°07'52"E, 30.00 FEET; THENCE N89°59'26"E, 20.00 FEET; THENCE N00°07'52"E, 2560.01 FEET TO THE POINT OF BEGINNING.

LOCATION MAP
N.T.S.

SHEET 1 – COVER SHEET
SHEET 2 – MAP OF LOTS
SHEET 3 – MAP OF EASEMENTS



DRIVEWAY APRON DETAIL
1"=20'

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 WWM 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 SWALED DRIVEWAY 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 & 10, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO N.W. 193rd STREET OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
5. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON; THIS INCLUDES THE EMERGENCY VEHICLE TURN AROUND.
6. IN ADDITION TO THE 60' NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN HEREON, THERE SHALL BE A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG ALL SIDE LOT LINES THAT WERE NOT SHOWN FOR CLARITY PURPOSES.
7. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FEET IN LENGTH, 14 GAUGE, 4 LBS/FT, IN ACCORDANCE WITH DETAILS TS030, TS031 AND TS032 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.
8. THIS PROPERTY APPEARS 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 NUMBER 120160, PANEL 0117, SUFFIX D, HAVING AN EFFECTIVE DATE OF 8/28/2008. THE LIMITS OF ZONE "A" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM.
9. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
10. 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.
11. 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.
12. 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.
13. 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.
14. THE 60 FEET NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR DUNGARVEN RIDGE AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

MEKELLE M. BOYER DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

DATE	REVISION

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DUNGARVEN RIDGE
AGRICULTURAL LOT SPLIT PLAN
Cover Sheet

JOB No.
KB_DUNGARVEN RIDGE ALS

DATE
1/6/2025

SCALE
N.T.S.

SHEET
1 OF 3

BCC EASEMENT BOOK _____, PAGE_____

DUNGARVEN RIDGE

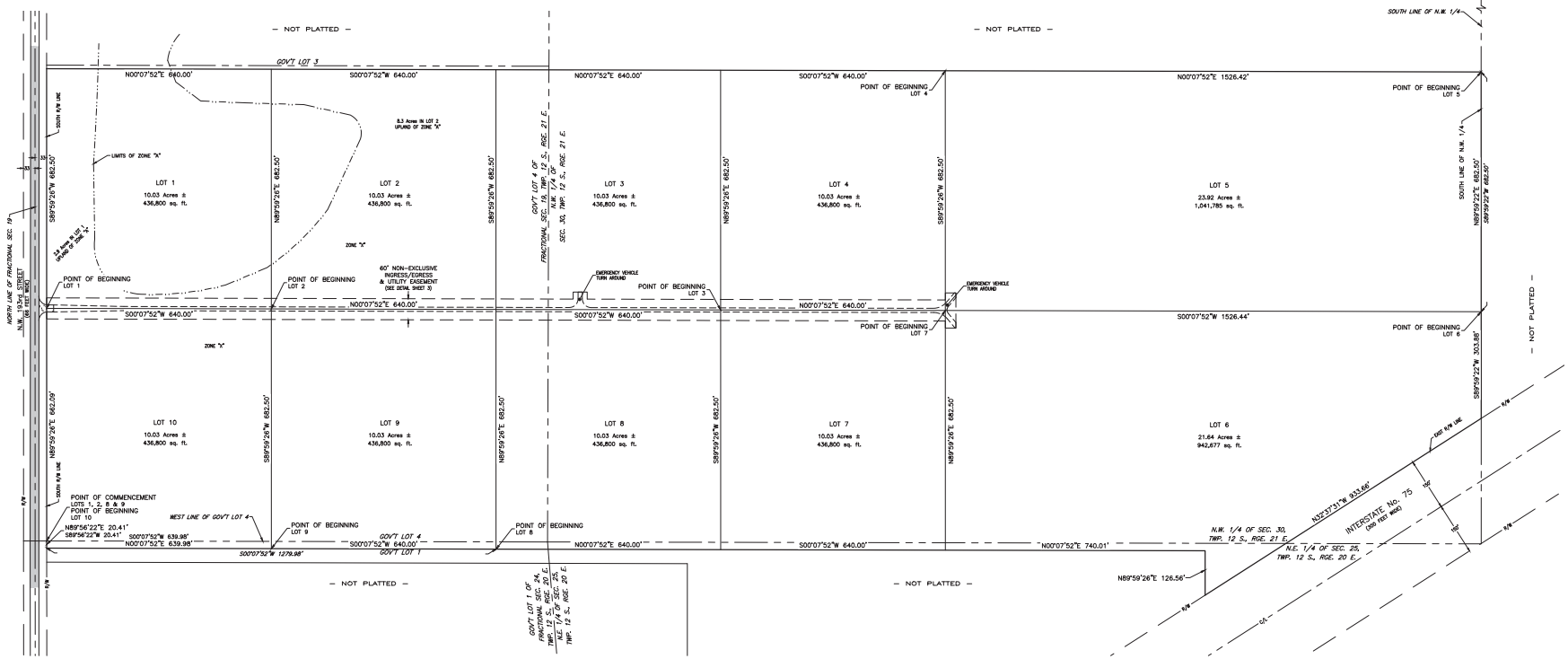
AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
HORIZ. 1 inch = 150 ft.



LEGEND

R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
	CONCRETE
	ASPHALT
	STREET SIGN
	UTILITY POLE AND GUY ANCHOR

REVISION	DATE

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DUNGARVEN RIDGE
AGRICULTURAL LOT SPLIT PLAN
Map of Lots

JOB No.
KB_DUNGARVEN RIDGE ALS

DATE
1/6/2025

SCALE
1" = 150'

SHEET
2 OF 3

BCC EASEMENT BOOK _____, PAGE_____

DUNGARVEN RIDGE

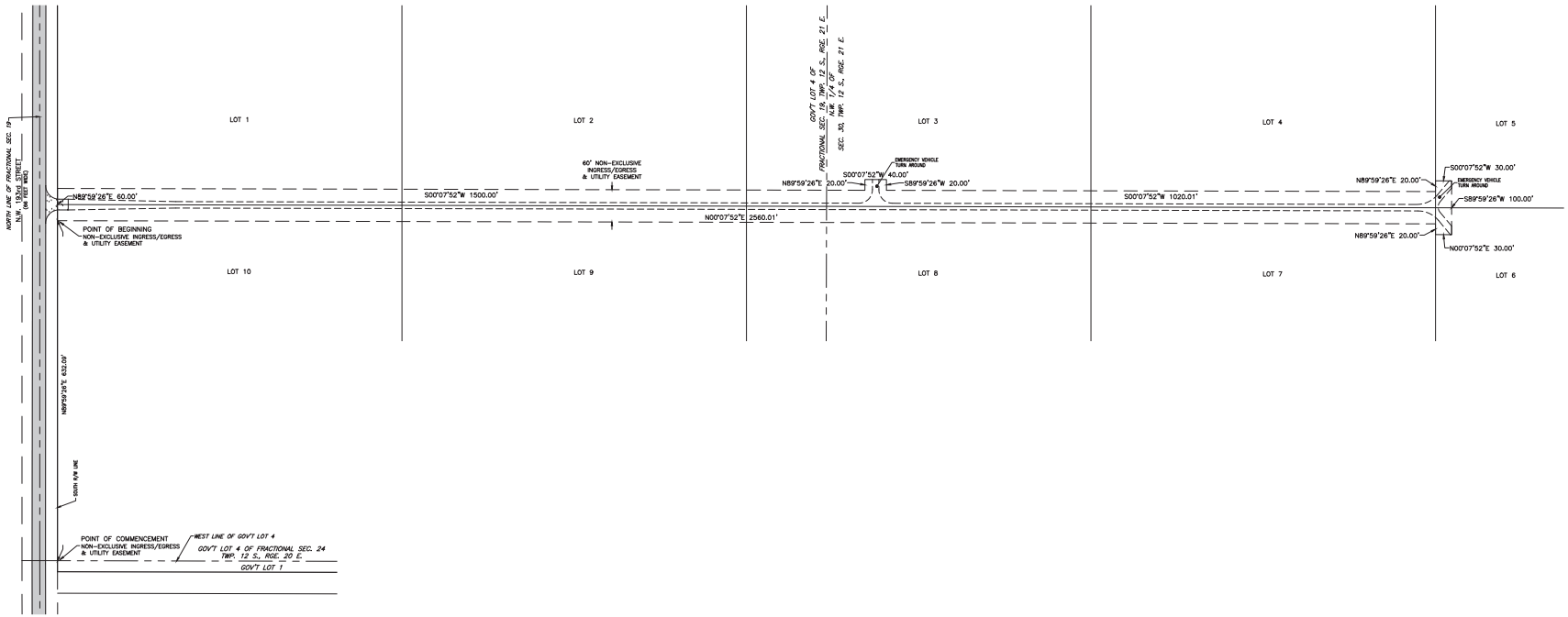
AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
HORIZ. 1 inch = 100 ft.



LEGEND

R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
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DUNGARVEN RIDGE
AGRICULTURAL LOT SPLIT PLAN
Map of Easements

JOB No.
KB_DUNGARVEN RIDGE ALS

DATE
1/6/2025

SCALE
1" = 100'

SHEET
3 OF 3