

November 14, 2024

PROJECT NAME: FORT MCCOY RANCHES

PROJECT NUMBER: 2024090077

APPLICATION: DRC WAIVER REQUEST #32050

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: Defer to MSTU
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: Defer to MSTU
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 6 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 2.16.1.B(8)(g) - Establishment of County MSBU  
STATUS OF REVIEW: INFO  
REMARKS: Approved. An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) instead of the MSBU.



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

AR 32050

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: \_\_\_\_\_ Parcel Number(s): 10430-003-00 Permit Number: \_\_\_\_\_  
mm/dd/yyyy

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Fort McCoy Ranches Commercial  or Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): Ocala Development ~ Kirk Boone  
Property Owner's Signature: \_\_\_\_\_  
Property Owner's Mailing Address: 16 SE Broadway Street  
City: Ocala State: Florida Zip Code: 34471 Phone # 352-732-5255

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive correspondence.

Firm Name (if applicable): Rogers Engineering, LLC Contact Name: Melinda Clemons  
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala State: FL Zip Code: 34471  
Phone # 352-622-9214 Alternate Phone # \_\_\_\_\_  
Email address: mclemons@rogerseng.com

**D. WAIVER INFORMATION:**

Section & Title of Code: Section 2.16.1.B(8)(g) Establishment of County M.S.B.U.  
Reason/Justification for Waiver Request: Provide an Easement Agreement for maintenance requirements and HOA documents.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

**ZONING USE:** Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Must Vacate Plat: Yes  No   
Land Use: \_\_\_\_\_ Date: \_\_\_\_\_ Verified by: \_\_\_\_\_

Revised 5/2017

# FORT McCOY RANCHES

## AGRICULTURAL LOT SPLIT PLAN MARION COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

**LOT 1**  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°02'21"W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 192.60 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 650.61 FEET; THENCE S80°01'07"W, 53.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 26°46'12"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 116.81 FEET (CHORD BEARING AND DISTANCE OF N86°35'47"W, 115.75 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 29°37'11"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 129.24 FEET (CHORD BEARING AND DISTANCE OF N85°01'17"W, 127.81 FEET); THENCE S77°10'08"W, 95.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 29°31'23"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 257.64 FEET (CHORD BEARING AND DISTANCE OF N85°04'11"W, 254.80 FEET); THENCE N73°18'29"W, 407.08 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N.E. 150th AVENUE ROAD (80 FEET WIDE); THENCE N16°41'31"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 552.93 FEET TO A POINT ON AFORESAID NORTH LINE OF THE NORTHWEST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°02'21"E, ALONG SAID NORTH LINE, 875.00 FEET TO THE POINT OF BEGINNING.

**LOT 2**  
A PORTION OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N85°57'40"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 820.39 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 643.79 FEET; THENCE S77°30'00"W, 343.82 FEET; THENCE N60°00'17"W, 76.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 39°58'37"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 348.86 FEET (CHORD BEARING AND DISTANCE OF N79°59'35"W, 341.83 FEET); THENCE S80°01'07"W, 278.32 FEET; THENCE NORTH, 650.61 FEET TO A POINT ON THE NORTH LINE OF AFORESAID NORTHWEST 1/4; THENCE N89°02'21"E, ALONG SAID NORTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 192.60 FEET TO THE POINT OF BEGINNING.

**LOT 3**  
A PORTION OF THE NORTHEAST 1/4 OF SECTION 32 AND THE SOUTHEAST 1/4 OF SECTION 29, ALL BEING IN TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N85°57'40"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 820.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N85°57'40"E, ALONG SAID NORTH LINE, 500.00 FEET, PROCEED N04°48'57"W, 1327.68 FEET; THENCE S89°02'21"E, 1060.93 FEET TO A POINT ON THE WEST TAKING LINE OF THE CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN C.O. 67-351; THENCE ALONG SAID WEST TAKING LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) THENCE S24°45'53"W, 650.75 FEET; (2) THENCE S02°30'07"E, 460.14 FEET; (3) THENCE S55°45'52"E, 387.23 FEET; (4) THENCE S07°24'29"W, 388.09 FEET; (5) THENCE S82°03'49"W, 580.45 FEET; (6) THENCE S24°13'35"W, 227.02 FEET; THENCE DEPARTING SAID WEST TAKING LINE, PROCEED S77°30'00"W, 694.84 FEET; THENCE NORTH, 643.79 FEET TO THE POINT OF BEGINNING.

**LOT 4**  
A PORTION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

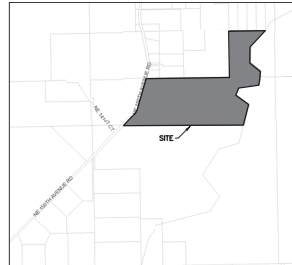
COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°02'21"W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1067.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N.E. 150th AVENUE ROAD (80 FEET WIDE); THENCE DEPARTING SAID NORTH LINE, PROCEED S16°41'31"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 552.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, PROCEED S73°18'29"E, 407.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 29°31'23"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 257.64 FEET (CHORD BEARING AND DISTANCE OF S88°04'11"E, 254.80 FEET); THENCE SOUTH, 631.81 FEET; THENCE S89°01'57"W, 1094.79 FEET TO A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE; THENCE N44°41'27"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 1036.65 FEET AND A CENTRAL ANGLE OF 27°59'42"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE 506.51 FEET (CHORD BEARING AND DISTANCE OF N30°41'36"E, 501.49 FEET); THENCE N16°41'31"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 222.28 FEET TO THE POINT OF BEGINNING.

**LOT 5**  
A PORTION OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

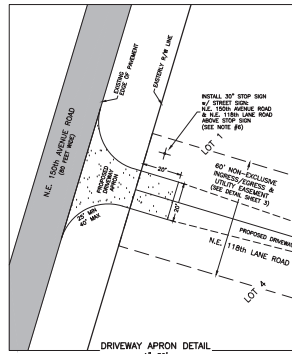
COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°02'21"W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 192.60 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 650.61 FEET TO THE POINT OF BEGINNING; THENCE N80°01'07"E, 278.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 39°58'37"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 348.86 FEET (CHORD BEARING AND DISTANCE OF S79°59'35"E, 341.83 FEET); THENCE SOUTH, 631.81 FEET; THENCE SOUTH, 583.51 FEET; THENCE S89°01'57"W, 1066.42 FEET; THENCE NORTH, 631.81 FEET; THENCE N77°10'08"W, 95.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 29°37'11"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 129.24 FEET (CHORD BEARING AND DISTANCE OF S88°01'17"E, 127.81 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 26°46'12"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 116.81 FEET (CHORD BEARING AND DISTANCE OF S86°35'47"E, 115.75 FEET); THENCE N80°01'07"E, 53.61 FEET TO THE POINT OF BEGINNING.

**LOT 6**  
A PORTION OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N85°57'40"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 820.39 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 643.79 FEET TO THE POINT OF BEGINNING; THENCE N77°30'00"E, 694.84 FEET TO A POINT ON THE WEST TAKING LINE OF THE CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN C.O. 67-351; THENCE S53°49'05"E, ALONG SAID WEST TAKING LINE, A DISTANCE OF 462.37 FEET; THENCE CONTINUE ALONG SAID WEST TAKING LINE, S13°52'31"W, 529.52 FEET; THENCE DEPARTING SAID WEST TAKING LINE, PROCEED S89°01'57"W, 1260.45 FEET; THENCE NORTH, 593.51 FEET; THENCE N77°30'00"E, 343.82 FEET TO THE POINT OF BEGINNING.



SHEET 1 - COVER SHEET  
SHEET 2 - MAP OF LOTS  
SHEET 3 - MAP OF INGRESS/EGRESS & UTILITY EASEMENT



**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 W/M 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 6 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 CODES.
3. PERTAINING TO LOTS 1 AND 4; THERE SHALL BE NO DRIVEWAY CONNECTIONS TO N.E. 150th AVENUE ROAD 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 AREAS.
6. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 1 1/2 GAUGE, 4 LBS/FT. IN ACCORDANCE WITH DETAILS TS300 THROUGH TS032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS; THE SIGNS MUST BE INSTALLED AS A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THE SUBDIVISION.
7. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND ZONE "X" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0360, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
8. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
9. ALL PARTIES ACQUIRING TITLE TO ANY LOT LOCATED WITHIN THE PROPERTY UNDERSTAND AND ACKNOWLEDGE THAT THE ACCESS VIA THE COMMON EASEMENT WILL NOT BE MAINTAINED BY MARION COUNTY AND/OR A LOCAL MUNICIPALITY; THE DUTY TO MAINTAIN THE COMMON EASEMENT SHALL REST WITH THE OWNERS.
10. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIAL, IT SHALL BE PROVIDED THAT 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.
11. THE EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR FORT McCOY RANCHES AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
12. IF THE COMMON DRIVEWAY IS EVER PAVED, THAT PORTION OF THE PAVED DRIVEWAY THAT IS WITHIN EACH INDIVIDUAL LOT SHALL BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT, UNLESS DESIGNATED DRAINAGE RETENTION IS PROVIDED FOR THE PAVED DRIVEWAY.
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.

**LEGAL DESCRIPTION:**

NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT  
A PORTION OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°02'21"W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1067.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF N.E. 150th AVENUE ROAD (80 FEET WIDE); THENCE DEPARTING SAID NORTH LINE, PROCEED S16°41'31"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 552.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, PROCEED S73°18'29"E, 407.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 29°31'23"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 242.18 FEET (CHORD BEARING AND DISTANCE OF S88°04'11"E, 239.81 FEET); THENCE N77°10'08"W, 95.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 29°37'11"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 144.75 FEET (CHORD BEARING AND DISTANCE OF S88°01'17"E, 143.14 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 26°46'12"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 102.79 FEET (CHORD BEARING AND DISTANCE OF S86°35'47"E, 101.86 FEET); THENCE N80°01'07"E, 331.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 46°36'09"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE 431.08 FEET (CHORD BEARING AND DISTANCE OF S76°40'49"E, 419.30 FEET); THENCE N77°30'00"E, 344.05 FEET; THENCE NORTH, 254.42 FEET; THENCE N77°30'00"E, 40.97 FEET; THENCE SOUTH, 86.87 FEET; THENCE S77°30'00"W, 400.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTH, HAVING A RADIUS OF 470.00 FEET AND A CENTRAL ANGLE OF 49°51'59"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 409.06 FEET (CHORD BEARING AND DISTANCE OF N75°02'54"W, 396.27 FEET); THENCE S80°01'07"W, 189.56 FEET; THENCE S09°58'53"E, 26.00 FEET; THENCE S80°01'07"W, 40.00 FEET; THENCE N09°58'53"W, 26.00 FEET; THENCE S80°01'07"W, 102.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 280.00 FEET AND A CENTRAL ANGLE OF 26°46'12"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 130.82 FEET (CHORD BEARING AND DISTANCE OF N86°35'47"W, 129.64 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 29°37'11"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 113.73 FEET (CHORD BEARING AND DISTANCE OF N88°01'17"W, 112.47 FEET); THENCE S77°10'08"W, 95.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 530.00 FEET AND A CENTRAL ANGLE OF 29°31'23"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 273.59 FEET (CHORD BEARING AND DISTANCE OF N88°04'11"W, 270.08 FEET); THENCE N73°18'29"W, 407.08 FEET TO A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE; THENCE N16°41'31"E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

ROGERS ENGINEERING, LLC 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074	DATE
Robert L. Boyer, P.E. Lic. No. 0020 royer@rogerseng.com	DATE
Robert M. Boyer, PSM Lic. No. 0027 royer@rogerseng.com	DATE
Michael M. Boyer, PSM Lic. No. 0028 royer@rogerseng.com	DATE

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

FORT McCOY RANCHES AGRICULTURAL LOT SPLIT PLAN Marion County, Florida Cover Sheet	JOB No. 24,000 McCOY RANCHES 43
	DATE 10/7/2024
	SCALE N.T.S.
	SHEET 1 of 3

MEKELLE M. BOYER DATE \_\_\_\_\_  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 7398  
STATE OF FLORIDA



# FORT McCOY RANCHES

AGRICULTURAL LOT SPLIT PLAN  
MARION COUNTY, FLORIDA



GRAPHIC SCALE

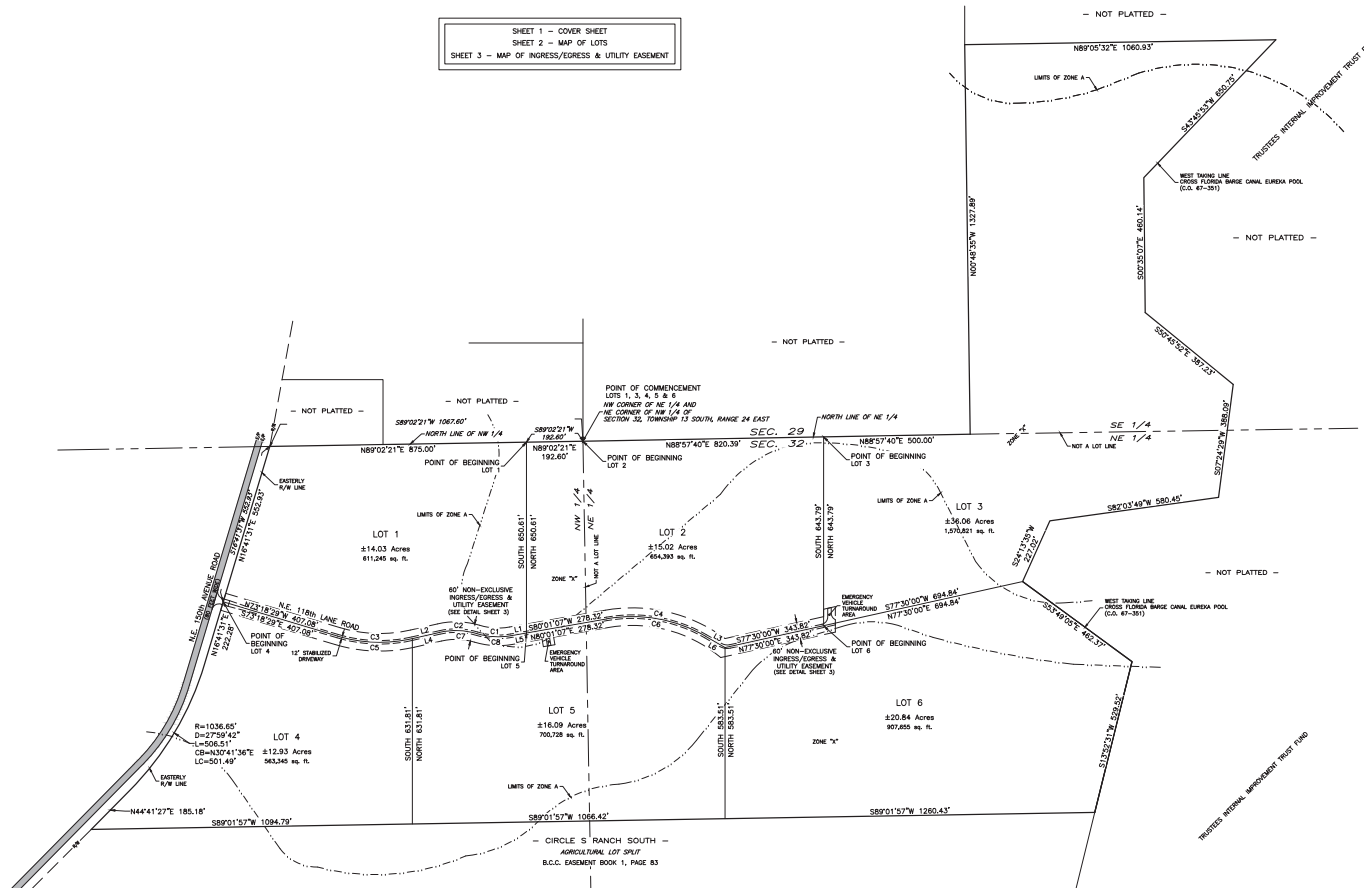


(IN FEET)  
HORIZ. 1 inch = 200 ft.

SHEET 1 - COVER SHEET  
SHEET 2 - MAP OF LOTS  
SHEET 3 - MAP OF INGRESS/EGRESS & UTILITY EASEMENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°02'21"W	53.61
L2	S77°02'08"W	85.43
L3	N82°02'17"W	76.88
L4	N77°02'08"E	85.43
L5	N89°01'30"E	53.61
L6	S82°02'17"E	76.88

CURVE TABLE				
CURVE #	R	Δ	L	LC
C1	250.00	28°46'12"	116.81	N89°24'47"W 115.75
C2	250.00	28°31'11"	128.24	N89°21'17"W 127.81
C3	600.00	28°31'22"	257.64	N89°21'17"W 254.80
C4	500.00	38°58'22"	248.86	S79°52'20"E 241.83
C5	600.00	28°31'22"	257.64	S89°54'17"E 254.80
C6	500.00	38°58'22"	248.86	S79°52'20"E 241.83
C7	250.00	28°31'11"	128.24	S89°21'17"E 127.81
C8	250.00	28°46'12"	116.81	S89°24'47"E 115.75



- LEGEND**
- R/W RIGHT OF WAY
  - E/P EDGE OF PAVEMENT
  - C/L CENTERLINE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RANGE RANGE
  - R. RADIUS
  - D or Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - LC LENGTH OF CHORD
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.C. PAGE
  - CONC. CONCRETE
  - CONC. CONCRETE
  - ASPH. ASPHALT
  - STREET SIGN
  - FLOOD PRONE AREA
  - FLOOD PRONE AREA

DATE	REVISION

Robert L. Rogers, P.E.  
Lic. No. 10227  
rogers@rogerseng.com  
Rogers Engineering, LLC  
Rochester, NY, Lic. No. 6274  
rogers@rogerseng.com  
Rogers Engineering, LLC  
Mobile, AL, Lic. No. 7758  
rogers@rogerseng.com

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. No. #4074

FORT McCOY RANCHES  
AGRICULTURAL LOT SPLIT PLAN  
Map of Lots

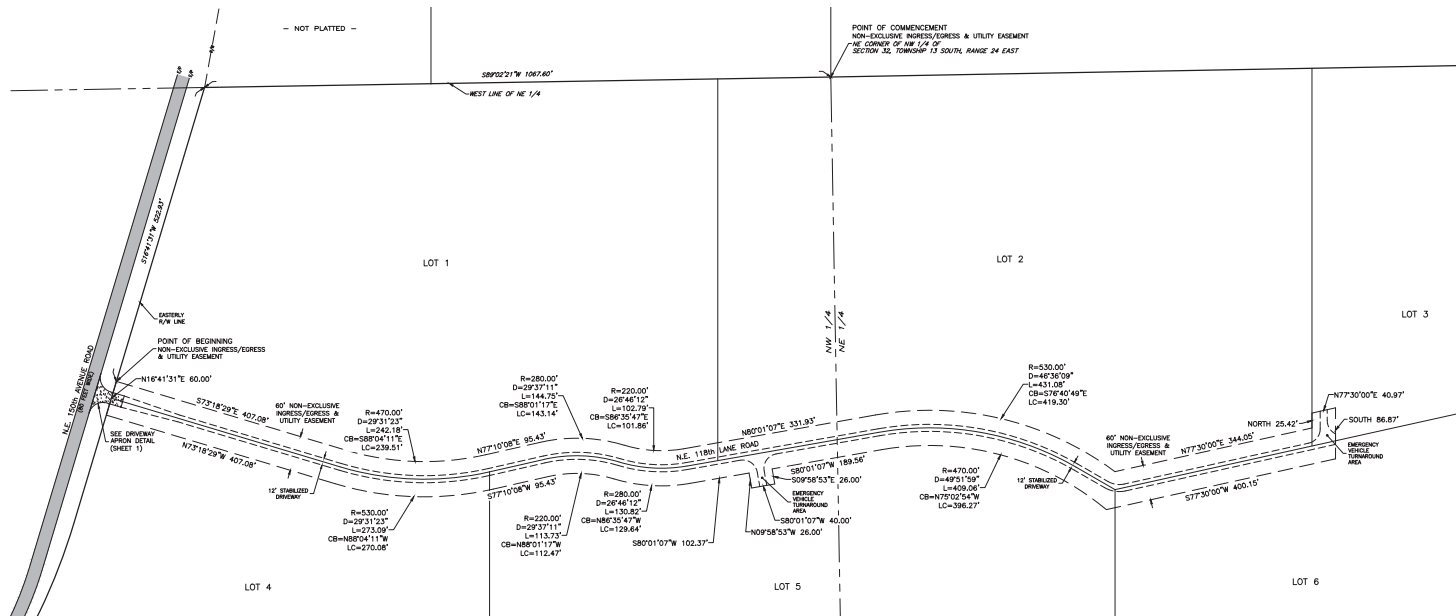
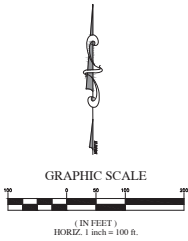
JOB No. 34,100 FORT McCOY RANCHES AL
DATE 10/7/2024
SCALE 1" = 200'
SHEET 2 OF 3

MERRILE M. BUYER DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION No. 7398  
STATE OF FLORIDA

# FORT McCOY RANCHES

AGRICULTURAL LOT SPLIT PLAN  
MARION COUNTY, FLORIDA

SHEET 1 - COVER SHEET  
SHEET 2 - MAP OF LOTS  
SHEET 3 - MAP OF INGRESS/EGRESS & UTILITY EASEMENT



- NOT PLATTED -

POINT OF COMMENCEMENT  
NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT  
THE CORNER OF THE 1/4 OF  
SECTION 32, TOWNSHIP 13 SOUTH, RANGE 24 EAST

- LEGEND**
- R/W RIGHT OF WAY
  - E/P EDGE OF PAVEMENT
  - C/L CENTERLINE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - ROE. RANGE
  - R. RADIUS
  - D or Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - LC LENGTH OF CHORD
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.C. PAGE
  - CONC. CONCRETE
  - CONC. CONCRETE
  - ASPH. ASPHALT
  - STREET SIGN
  - FLOOD PRONE AREA
  - FLOOD PRONE AREA

DATE	REVISION

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FORT McCOY RANCHES  
AGRICULTURAL LOT SPLIT PLAN  
Map of Ingress/Egress & Utility Easement

JOB No.	DATE
13, 1001 McCOY RANCHES AS	10/7/2024
SCALE	DATE
1" = 100'	10/7/2024
SHEET	DATE
3 OF 3	10/7/2024

MERLE M. BUYER DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION No. 7398  
STATE OF FLORIDA