

# FOUNTAIN VILLAS

BEING A PART OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA

## LEGAL DESCRIPTION

### CAPTION

FOUNTAIN VILLA  
 A PARCEL OF AND BEING A PORTION OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGAIN AT THE MONUMENTED NORTHEAST CORNER OF THE "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND RUN THENCE SOUTH 89°51'19" EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, AND ALSO BEING THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6324, PAGE 1030 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA; A DISTANCE OF 87.80 FEET TO THE MONUMENTED SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6324, PAGE 1030 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; RUN THENCE NORTH 0°00'00" EAST, DEPARTING FROM THE SAID SOUTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, AND ALONG THE MONUMENTED EASTERLY BOUNDARY OF SAID LAND DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 6324, PAGE 1030 OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA; A DISTANCE OF 372.65 FEET TO A POINT ON THE MONUMENTED SOUTHWESTERLY RIGHT-OF-WAY LINE OF S.E. 92ND LOOP, A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER BOOK 05 OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP BOOK 2, PAGE 8 THROUGH 18 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHEASTERLY, AND HAVING A RADIUS OF 4,469.00 FEET, THROUGH A CENTRAL ANGLE (OR DELTA) OF 1742.56 TO THE RIGHT, AN ARC DISTANCE OF 1,381.80 FEET, TO A POINT ON THE MONUMENTED WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6125, PAGE 958 (DRAINAGE RETENTION AREA), OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF 6001'43 EAST, 1,376.64 FEET; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6125, PAGE 958 (DRAINAGE RETENTION AREA), OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: SOUTH 1°31'43" WEST, A DISTANCE OF 963.71 FEET, TO THE SOUTHWEST CORNER OF SAID LANDS;  
 COURSE No. 2: RUN THENCE SOUTH 72°02'50" EAST, A DISTANCE OF 128.21 FEET, TO A POINT ON THE MONUMENTED NORTHERLY BOUNDARY LINE OF BLOCK "C", "GOLF PARK, UNIT 1"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA; RUN THENCE, ALONG THE MONUMENTED NORTHERLY BOUNDARY LINE OF SAID "GOLF PARK, UNIT 1"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 75°59'49" WEST, A DISTANCE OF 304.7 FEET, TO A POINT OF INTERSECTION IN SAID NORTHERLY BOUNDARY LINE OF "GOLF PARK, UNIT 1";  
 COURSE No. 2: RUN THENCE SOUTH 88°59'39" WEST, A DISTANCE OF 317.69 FEET, TO A POINT, BEING THE MOST NORTHEASTERLY TERMINUS OF S.E. 67 AVENUE ROAD, A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "GOLF PARK, UNIT 1"; AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID S.E. 67 AVENUE ROAD, A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE AFORESAID PLAT OF "GOLF PARK, UNIT 1"; AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 1°13'58" WEST, A DISTANCE OF 146.47 FEET, TO A POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE, LEADING SOUTHWESTERLY;  
 COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHEASTERLY, AND HAVING A RADIUS OF 1,030.00 FEET, THROUGH A CENTRAL ANGLE (OR DELTA) OF 0°50'52" TO THE LEFT, AN ARC DISTANCE OF 90.12 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°36'02" WEST, 90.00 FEET;

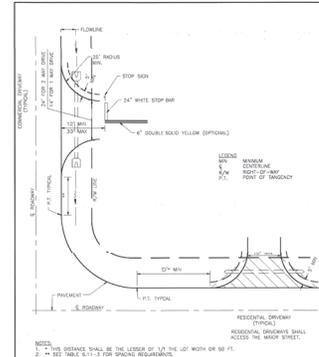
COURSE No. 3: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHWESTERLY, AND HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE (OR DELTA) OF 0°57'16" TO THE RIGHT, AN ARC DISTANCE OF 42.71 FEET, TO A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, SAID POINT ALSO LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.E. 96 TH PACE ROAD, A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "GOLF PARK, UNIT 1"; AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°09'02" WEST, 37.75 FEET; RUN THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF S.E. 96 TH PACE ROAD, A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "GOLF PARK, UNIT 1"; AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF SAID MARION COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHEASTERLY, AND HAVING A RADIUS OF 970.00 FEET, THROUGH A CENTRAL ANGLE OF 06°51'47" TO THE RIGHT, AN ARC DISTANCE OF 116.12 FEET, TO THE POINT OF TANGENCY, OF A NON-TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°18'10" WEST, 116.06 FEET;

COURSE No. 2: RUN THENCE NORTH 68°53'50" WEST, ALONG A NON-TANGENTIAL LINE TO LAST SAID CURVE, A DISTANCE OF 325.27 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE LEADING NORTHWESTERLY;  
 COURSE No. 3: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A NON-TANGENTIAL CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 4,627.80 FEET, THROUGH A CENTRAL ANGLE OF 01°54'00" TO THE LEFT, AN ARC LENGTH OF 87.40 FEET, TO THE POINT OF A NON-TANGENTIAL CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°45'05" WEST, 87.39 FEET;

COURSE No. 4: RUN THENCE NORTH 68°51'13" WEST, ALONG LAST SAID NON-TANGENTIAL LINE, A DISTANCE OF 194.40 FEET, TO THE MONUMENTED MOST SOUTHEAST CORNER OF THE "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; RUN THENCE NORTH 0°00'00" WEST, ALONG THE AFORESAID EASTERLY LINE OF SAID "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 1,213.75 FEET, TO THE MONUMENTED SOUTHWEST CORNER OF THE "FOUNTAINS AT GOLF PARK" AS PER PLAT RECORDED IN PLAT BOOK 9, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 1,566,357 SQUARE FEET, OR 35.95 ACRES, MORE OR LESS, IN AREA.



THIS DISTANCE SHALL BE THE LESSEE OF 1/2 THE LOT WIDTH OR 50 FT. IF THE LOT WIDTH IS GREATER THAN 100 FT. THE DISTANCE SHALL BE 50 FT. UNLESS OTHERWISE SPECIFIED.  
 DISTANCE SHALL BE THE LESSEE OF 1/2 THE LOT WIDTH OR 50 FT. IF THE LOT WIDTH IS GREATER THAN 100 FT. THE DISTANCE SHALL BE 50 FT. UNLESS OTHERWISE SPECIFIED.

7.3.1  
 COMMERCIAL & RESIDENTIAL  
 DRIVENWAYS AT INTERSECTIONS  
 TS  
 025

ADJACENT PROPERTY CHARACTERISTICS			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/NCRA Property Class
North	Limited Access Roadway	N/A	Limited Access Roadway
South	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
East	Municipal Drainage	PLD	16 acre convey drainage facility
West	High Density Residential	PLD	(09) Non Classified
	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential

## DEVELOPER'S ACKNOWLEDGEMENT AND CONSENT

I, KNOW ALL MEN BY THESE PRESENTS, THAT SOUTHERN IMPRESSION HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE LAWFUL FEE SIMPLE OWNER OF THE LANDS DESCRIBED AND PLATTED HEREON, AND KNOWN AS "FOUNTAIN VILLAS".

BEING IN MARION COUNTY, FLORIDA, IT HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

(6) TRACT "A", CONSISTING OF ALL OF THE PRIVATE ROAD RIGHT-OF-WAYS GRAPHICALLY SHOWN ON THIS PLAT OF "FOUNTAIN VILLAS", ARE HEREBY DEDICATED TO FOUNTAIN VILLAS OWNERS ASSOCIATION INC, A FLORIDA NOT FOR PROFIT CORPORATION, ALL PUBLIC AUTHORITIES, INCLUDING MARION COUNTY THE CITY OF BELLEVUE UTILITY DEPARTMENT, AND THEIR PERSONNEL PROVIDING SERVICES TO "FOUNTAIN VILLAS" TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR INGRESS AND EGRESS, THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. FOUNTAIN VILLAS OWNERS ASSOCIATION INC, A FLORIDA NOT FOR PROFIT CORPORATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL OF THE PRIVATE ROAD RIGHT-OF-WAYS CONTAINED WITHIN TRACT "A", AS INDICATED HEREON, AND THE ROADS, STREET SIGNS AND MARKINGS INCLUDED THEREIN.

(8) THE "PRIVATE UNOBSTRUCTED DRAINAGE & ACCESS EASEMENTS" AND "10' PRIVATE UNOBSTRUCTED ACCESS EASEMENT" GRAPHICALLY SHOWN ON THE FACE OF THIS PLAT OF "FOUNTAIN VILLAS", ARE HEREBY DEDICATED PRIVATELY TO FOUNTAIN VILLAS OWNERS ASSOCIATION INC, A FLORIDA NOT FOR PROFIT CORPORATION, AND ARE TO BE MAINTAINED BY SAID FOUNTAIN VILLAS OWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, FOUNTAIN VILLAS OWNERS ASSOCIATION INC, A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS MAY GRANT FROM TIME TO TIME THE RIGHT TO USE SAID "PRIVATE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENTS" TO PROVIDERS OF TELEPHONE, GAS, INTERNET AND CABLE TELEVISION SERVICES, AND/OR OTHER PUBLIC UTILITIES.

(9) MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORM WATER EASEMENT IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

(4) AN INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED OVER ALL OF TRACT "A", CONSISTING OF ALL OF THE PRIVATE ROAD RIGHT-OF-WAYS GRAPHICALLY SHOWN ON THIS PLAT OF "FOUNTAIN VILLAS, FOR GAS, TELEPHONE, CABLE TELEVISION, CABLE INTERNET, FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORM WATER EASEMENT AND/OR MANAGEMENT TRACTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY WHEN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

(5) NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT NO OBLIGATION ARE IMPOSED ON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS-OF-WAY, STORM DRAINAGE MANAGEMENT FACILITIES, OR EASEMENTS.

THE "10 FOOT UTILITY EASEMENT TO DUKE ENERGY" GRAPHICALLY SHOWN HEREON ON THE FACE OF THIS PLAT, ARE HEREBY IRREVOCABLY DEDICATED TO DUKE ENERGY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

TRACT "B" (RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE, UTILITIES, MAINTENANCE, INGRESS, EGRESS, REGRESS, STORAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED), IS HEREBY DEDICATED TO FOUNTAIN VILLAS OWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, IN FEE SIMPLE, TO ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

SOUTHERN IMPRESSION HOMES LLC  
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS \_\_\_\_\_

CHRISTOPHER K. FUNK, AS THE MANAGER OF SOUTHERN IMPRESSION HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY

TYPE OF PRINT NAME \_\_\_\_\_

WITNESS \_\_\_\_\_

TYPE OF PRINT NAME \_\_\_\_\_

NOTARY FOR SOUTHERN IMPRESSION HOMES LLC \_\_\_\_\_

STATE OF FLORIDA  
 COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY CHRISTOPHER K. FUNK, AS THE AUTHORIZED MEMBER OF SOUTHERN IMPRESSION HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA \_\_\_\_\_

TYPE OF PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## CLERK OF THE CIRCUIT COURT

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "FOUNTAIN VILLAS" FOR RECORDING, THIS PLAT FILED AND RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, AT \_\_\_\_ OF PLAT BOOK \_\_\_\_ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRELL  
 CLERK OF THE CIRCUIT COURT  
 MARION COUNTY, FLORIDA

## CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: CRAIG CURRY  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
 MARION COUNTY, FLORIDA

ATTEST: GREGORY C. HARRELL  
 CLERK OF THE CIRCUIT COURT  
 MARION COUNTY, FLORIDA

DATE \_\_\_\_\_ TIME \_\_\_\_\_

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF "BASELINE VILLAS", PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 (LAND BOUNDARIES), FLORIDA STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 15<sup>TH</sup> DAY OF \_\_\_\_\_, 2024, THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-177.02, AND IN ACCORDANCE WITH THE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PROPERTIES.

JONATHAN B. BOWAN  
 STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR  
 CERTIFICATE NO. 4600

DATE \_\_\_\_\_

A&J LAND SURVEYORS, INC.  
 LB 6661

## APPROVAL OF 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

## ADVISORY NOTICES

(A) THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREIN IS LAND USE "M2" AND ZONING: "R-1". THIS ITEM MAY BE DELETED IN THE EVENT THE SUBJECT PROPERTY'S LAND USE AND ZONING HAVE BEEN PROVIDED GRAPHICALLY CONSISTENT WITH SECTION 63.16 (10) ABOVE.

(B) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NO. 120160, MARION COUNTY, PANEL NO. 12083C 0733D DATED AUGUST 28, 2008, THE PROPERTY GRAPHICALLY SHOWN AND DESCRIBED HEREON LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODING LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

NOTICE:  
 THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL COPY OF THE SURVEY. LANDS REPRODUCED HEREON ARE 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.

INDEX TO SHEETS  
 SEE SHEET ONE (1) - LEGAL DESCRIPTION, ADOPTION AND DEDICATION, COUNTY APPROVAL(S) AND VICINITY MAP  
 SEE SHEETS TWO (2) AND THREE (3) - LEGEND, GENERAL NOTES, ABBREVIATIONS, PLAT LETTER COMMENTS, AND GRAPHICAL REPRESENTATION OF LANDS, EASEMENTS WITH DIMENSIONAL DATA AND TABLES

PREPARED BY:  
 A & J Land Surveyors, Inc.  
 5847 Lucila Street  
 Jacksonville, Florida 32207  
 T 904.346.1733  
 F 904.346.1736

# FOUNTAIN VILLAS

BEING A PART OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST,  
MARION COUNTY, FLORIDA

◆ DENOTES FOUND CONCRETE MONUMENT (SEE PLAT FOR IDENTIFICATION)  
● DENOTES FOUND REBAR AND/OR IRON (SEE PLAT FOR IDENTIFICATION)  
--- DENOTES "TYPICAL" 10" BUFFER, (15 FOOT WIDE), AS REQUIRED BY MARION COUNTY

ABBREVIATIONS USED IN THIS PLAT:  
LB LOCKED BUSINESS  
LF FABRICATED LINE TABLE  
LFB FABRICATED CURVE TABLE  
L AND AND  
LASE EASEMENT  
L S.F. SQUARE FEET  
AC ACRE

0 60 120  
GRAPHIC SCALE  
SCALE "1" = 60'

North  
M

\*Digitized limits of the Northeast 1/4 of Section 19, Township 16 South, Range 23 East, Marion County, Florida.

\*Digitized limits of the Southeast 1/4 of Section 19, Township 16 South, Range 23 East, Marion County, Florida.

UNRESTRICTED DRAINAGE EASEMENT FROM TOP OF BANK TO TOP OF BANK

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## LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L1	N 10°14'21" W	23.20
L2	S 20°06'11" W	30.00
L3	S 20°06'11" W	30.00

## LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L1	S 47°18'00" E	50.00
L2	N 27°10'00" E	40.17
L3	S 47°18'00" E	10.43

## LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L1	S 87°59'00" E	47.12

## CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00	90.0000°	30.00	S 45°00'00" E	30.00
C2	30.00	90.0000°	30.00	S 45°00'00" E	30.00
C3	43.99	134.444°	100.00	N 59°24'41" W	22.81
C4	43.99	134.444°	100.00	N 59°24'41" W	22.81

## CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00	90.0000°	25.00	N 44°33'57" E	25.00
C2	110.00	289.000°	117.30	N 24°24'24" W	54.70
C3	110.00	181.750°	117.30	N 24°24'24" W	54.70
C4	25.00	35.9225°	25.00	N 89°17'74" E	25.00
C5	100.00	272.825°	100.00	N 21°06'50" W	50.74
C6	100.00	272.825°	100.00	N 21°06'50" W	50.74
C7	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C8	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C9	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C10	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C11	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C12	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C13	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C14	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C15	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C16	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C17	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C18	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C19	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C20	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C21	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C22	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C23	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C24	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C25	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C26	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C27	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C28	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C29	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C30	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C31	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C32	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C33	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C34	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C35	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C36	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C37	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C38	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C39	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C40	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C41	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C42	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C43	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C44	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C45	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C46	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C47	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C48	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C49	25.00	87.9714°	25.00	S 43°56'03" W	25.00
C50	25.00	87.9714°	25.00	S 43°56'03" W	25.00

## CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	185.00	185.749°	509.00	N 0°35'10" W	302.50
C2	439.00	118.200°	622.00	N 42°50'00" W	424.00
C3	439.00	118.200°	622.00	N 42°50'00" W	424.00
C4	185.00	185.749°	509.00	N 0°35'10" W	302.50
C5	185.00	185.749°	509.00	N 0°35'10" W	302.50
C6	185.00	185.749°	509.00	N 0°35'10" W	302.50
C7	185.00	185.749°	509.00	N 0°35'10" W	302.50
C8	185.00	185.749°	509.00	N 0°35'10" W	302.50
C9	185.00	185.749°	509.00	N 0°35'10" W	302.50
C10	185.00	185.749°	509.00	N 0°35'10" W	302.50
C11	185.00	185.749°	509.00	N 0°35'10" W	302.50
C12	185.00	185.749°	509.00	N 0°35'10" W	302.50
C13	185.00	185.749°	509.00	N 0°35'10" W	302.50
C14	185.00	185.749°	509.00	N 0°35'10" W	302.50
C15	185.00	185.749°	509.00	N 0°35'10" W	302.50
C16	185.00	185.749°	509.00	N 0°35'10" W	302.50
C17	185.00	185.749°	509.00	N 0°35'10" W	302.50
C18	185.00	185.749°	509.00	N 0°35'10" W	302.50
C19	185.00	185.749°	509.00	N 0°35'10" W	302.50
C20	185.00	185.749°	509.00	N 0°35'10" W	302.50
C21	185.00	185.749°	509.00	N 0°35'10" W	302.50
C22	185.00	185.749°	509.00	N 0°35'10" W	302.50
C23	185.00	185.749°	509.00	N 0°35'10" W	302.50
C24	185.00	185.749°	509.00	N 0°35'10" W	302.50
C25	185.00	185.749°	509.00	N 0°35'10" W	302.50
C26	185.00	185.749°	509.00	N 0°35'10" W	302.50
C27	185.00	185.749°	509.00	N 0°35'10" W	302.50
C28	185.00	185.749°	509.00	N 0°35'10" W	302.50
C29	185.00	185.749°	509.00	N 0°	

# FOUNTAIN VILLAS

BEING A PART OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST,  
MARION COUNTY, FLORIDA



**LEGEND:**

- ◆ DENOTES FOUND CONCRETE MONUMENT (SEE PLAT FOR IDENTIFICATION)
- DENOTES FOUND REBAR AND/OR IRON (SEE PLAT FOR IDENTIFICATION)
- DENOTES TYPE "C" BUFFER, (10 FOOT MODEL AS REQUIRED BY MARION COUNTY)

**ABBREVIATIONS USED IN THIS PLAT**

- LB LICENSED BUSINESS
- LF TABULATED LINE TABLE
- LG TABULATED CURVE TABLE
- E AND AND EASEMENT
- SO. FT. SQUARE FEET
- AC. ACRE

**IF INTERFERING EASEMENTS OR ENCUMBRANCES ARE FOUND AS PER PLAT BOOK 5, PAGES 28, 29 AND 30 AS PER MARION COUNTY PLAT BOOK 5, PAGES 28, 29 AND 30, THE INTERFERING PARTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF SAID ENCUMBRANCES OR EASEMENTS.**

**IF INTERFERING EASEMENTS OR ENCUMBRANCES ARE FOUND AS PER PLAT BOOK 5, PAGES 28, 29 AND 30 AS PER MARION COUNTY PLAT BOOK 5, PAGES 28, 29 AND 30, THE INTERFERING PARTY SHALL BE RESPONSIBLE FOR THE REMOVAL OF SAID ENCUMBRANCES OR EASEMENTS.**

## PLAT BOOK PAGE

SHEET THREE (3) of THREE (3) SHEETS

LINE TABLE FOR CENTERLINE DATA

LINE	BEARING	DISTANCE
L7	N 68°52'04" W	15.21
L8	N 89°53'57" E	30.60
L9	N 89°53'57" E	30.60
L10	N 68°52'04" W	15.21

CURVE TABLE FOR CENTERLINE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH (CHORD BEARING)	CHORD LENGTH
C7	200.00	89°53'57"	41.94	N 87°00'00" E 38.97
C8	80.00	89°53'57"	15.87	S 33°00'00" W 15.87
C9	80.00	89°53'57"	15.87	S 33°00'00" W 15.87
C10	200.00	89°53'57"	41.94	N 87°00'00" E 38.97

LINE TABLE FOR LOTS AND TRACTS DATA

LINE	BEARING	DISTANCE
L11	N 89°53'57" E	15.21
L12	N 89°53'57" E	30.60
L13	N 89°53'57" E	30.60
L14	N 89°53'57" E	30.60
L15	N 89°53'57" E	30.60

CURVE TABLE FOR RIGHT-OF-WAY DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH (CHORD BEARING)	CHORD LENGTH
C11	200.00	89°53'57"	41.94	N 87°00'00" E 38.97
C12	80.00	89°53'57"	15.87	S 33°00'00" W 15.87
C13	80.00	89°53'57"	15.87	S 33°00'00" W 15.87
C14	200.00	89°53'57"	41.94	N 87°00'00" E 38.97

LINE TABLE FOR EASEMENT DATA

LINE	BEARING	DISTANCE
L16	N 89°53'57" E	37.25
L17	N 89°53'57" E	37.25
L18	N 89°53'57" E	37.25
L19	N 89°53'57" E	37.25
L20	N 89°53'57" E	37.25

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH (CHORD BEARING)	CHORD LENGTH
C15	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C16	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C17	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C18	110.00	179°47'54"	238.12	N 87°00'00" E 238.12

CURVE TABLE FOR LOTS AND TRACTS DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH (CHORD BEARING)	CHORD LENGTH
C19	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C20	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C21	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C22	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C23	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C24	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C25	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C26	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C27	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C28	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C29	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C30	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C31	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C32	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C33	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C34	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C35	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C36	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C37	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C38	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C39	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C40	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C41	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C42	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C43	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C44	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C45	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C46	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C47	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C48	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C49	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C50	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C51	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C52	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C53	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C54	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C55	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C56	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C57	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C58	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C59	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C60	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C61	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C62	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C63	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C64	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C65	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C66	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C67	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C68	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C69	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C70	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C71	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C72	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C73	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C74	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C75	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C76	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C77	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C78	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C79	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C80	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C81	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C82	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C83	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C84	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C85	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C86	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C87	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C88	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C89	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C90	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C91	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C92	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C93	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C94	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C95	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C96	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C97	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C98	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C99	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C100	110.00	179°47'54"	238.12	N 87°00'00" E 238.12

CURVE TABLE FOR EASEMENT DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH (CHORD BEARING)	CHORD LENGTH
C101	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C102	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C103	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C104	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C105	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C106	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C107	110.00	179°47'54"	238.12	N 87°00'00" E 238.12
C108	110.00	179°47'54"	238.12	N 87°00'00" E 238.12

**NOTICE:**

THIS PLAT AS RECORDED IN ITS DRAWING FORM IS THE OFFICIAL DEPOSITION OF THE SURVEYOR LANCES DISCOVERED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER DRAWING OR SURVEY, PLAT, OR PLAT BOOK. ANY OTHER DRAWING OR SURVEY, PLAT, OR PLAT BOOK WHICH IS NOT RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

INDEX TO SHEETS  
SEE SHEET ONE (1) - LEGAL DESCRIPTION, ADOPTION AND DEDICATION, COUNTY APPROVAL(S) AND VICINITY MAP  
SEE SHEET TWO (2) - LEGEND, GENERAL NOTES, ABBREVIATIONS, PLAT LETTER COMMENTS, AND GRAPHICAL REPRESENTATION OF LANDS, EASEMENTS WITH DIMENSIONAL DATA AND TABLES

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