

April 18, 2024

PROJECT NAME: CHERRY RIDGE FARMS

PROJECT NUMBER: 2024010047

APPLICATION: DRC WAIVER REQUEST #31054

- 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: APPROVED.
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: APPROVED.
- 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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 01/16/2024 Parcel Number(s): 07810-000-00 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Cherry Ridge Farms 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): Kenneth McRae
Property Owner's Signature: *Kenneth McRae*
Property Owner's Mailing Address: 13895 N. US Hwy 301
City: Ocala State: FL Zip Code: 32113 Phone # 352-789-0537

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: Rodney Rogers
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

CHERRY RIDGE FARMS

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 1
 A PORTION OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE S89°01'46"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 730.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°01'46"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 591.62 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF AFORESAID SOUTHEAST 1/4; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N01°11'07"W ALONG SAID WEST LINE, 863.28 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 721.39 FEET; THENCE S18°48'17"W, 373.70 FEET; THENCE S00°58'14"E, 499.39 FEET TO THE POINT OF BEGINNING.

LOT 2
 A PORTION OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE CONTINUE N01°04'03"W, 840.84 FEET; THENCE WEST, 603.10 FEET; THENCE S18°48'17"W, 373.70 FEET; THENCE S00°58'14"E, 499.39 FEET TO A POINT ON AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE N89°01'46"E ALONG SAID NORTH RIGHT-OF-WAY LINE, 730.87 FEET TO THE POINT OF BEGINNING.

LOT 3
 A PORTION OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE CONTINUE N01°04'03"W, 840.84 FEET; THENCE WEST, 603.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST, 721.39 FEET TO A POINT ON THE WEST LINE OF AFORESAID SOUTHEAST 1/4; THENCE N01°11'07"W ALONG SAID WEST LINE, 991.73 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 663.27 FEET; THENCE S05°38'51"E, 799.12 FEET; THENCE SOUTH, 196.28 FEET TO THE POINT OF BEGINNING.

LOT 4
 A PORTION OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE CONTINUE N01°04'03"W, 840.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°04'03"W, 991.68 FEET; THENCE WEST, 663.27 FEET; THENCE S05°38'51"E, 799.12 FEET; THENCE SOUTH, 196.28 FEET; THENCE EAST, 603.10 FEET TO THE POINT OF BEGINNING.

LOT 5
 A PORTION OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE CONTINUE N01°04'03"W, 1832.52 FEET; THENCE WEST, 663.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST, 663.27 FEET TO A POINT ON THE WEST LINE OF AFORESAID SOUTHEAST 1/4; THENCE N01°11'07"W ALONG SAID WEST LINE, 685.00 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 663.60 FEET; THENCE S01°09'27"E, 684.99 FEET TO THE POINT OF BEGINNING.

LOT 6
 A PORTION OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE CONTINUE N01°04'03"W, 1832.52 FEET; THENCE WEST, 663.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°04'03"W, 684.97 FEET; THENCE WEST, 664.34 FEET; THENCE S01°09'27"E, 684.99 FEET; THENCE EAST, 663.27 FEET TO THE POINT OF BEGINNING.

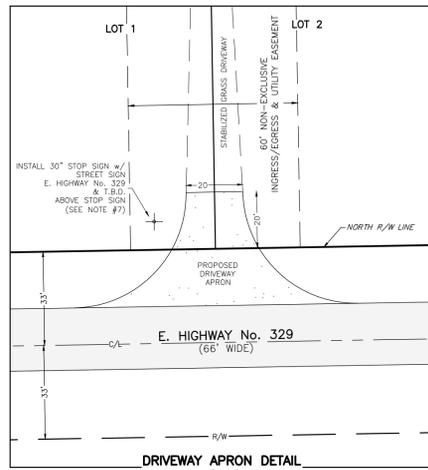
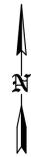
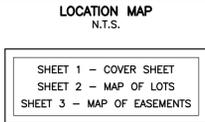
LOT 7
 A PORTION OF SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE CONTINUE N01°04'03"W, 2517.49 FEET; THENCE WEST, 664.34 FEET; THENCE CONTINUE WEST, 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST, 643.59 FEET TO A POINT ON THE WEST LINE OF AFORESAID SOUTHEAST 1/4; THENCE N01°11'07"W ALONG SAID WEST LINE, 57.40 FEET TO THE SOUTHWEST CORNER OF AFORESAID NORTHEAST 1/4; THENCE N01°09'39"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 650.00 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 643.66 FEET; THENCE S06°10'27"E, 707.40 FEET TO THE POINT OF BEGINNING.

LOT 8
 A PORTION OF SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE CONTINUE N01°04'03"W, 2517.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°04'03"W, 72.72 FEET; THENCE N01°11'25"W, 634.69 FEET; THENCE WEST, 644.09 FEET; THENCE S01°09'27"E, 707.40 FEET; THENCE EAST, 644.34 FEET TO THE POINT OF BEGINNING.

LOT 9
 A PORTION OF NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE CONTINUE N01°04'03"W, 2590.21 FEET; THENCE WEST, 664.34 FEET TO THE POINT OF BEGINNING; THENCE N01°09'27"W, 1376.43 FEET; THENCE S89°36'56"W, 663.63 FEET TO A POINT ON THE WEST LINE OF AFORESAID NORTHEAST 1/4; THENCE S01°09'39"E ALONG SAID WEST LINE, 664.57 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 643.66 FEET; THENCE S01°09'27"E, 707.40 FEET; THENCE EAST, 20.00 FEET TO THE POINT OF BEGINNING.

LOT 10
 A PORTION OF NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 OF SAID SECTION 20; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE CONTINUE N01°04'03"W, 2590.21 FEET; THENCE WEST, 664.34 FEET TO THE POINT OF BEGINNING; THENCE N01°09'27"W, 1376.43 FEET; THENCE S89°36'56"W, 663.63 FEET TO A POINT ON THE WEST LINE OF AFORESAID NORTHEAST 1/4; THENCE S01°09'39"E ALONG SAID WEST LINE, 664.57 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 643.66 FEET; THENCE S01°09'27"E, 707.40 FEET; THENCE EAST, 20.00 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT
 A PORTION OF SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°01'46"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1322.42 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°04'03"W, 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 329 (66 FEET WIDE); THENCE S89°01'46"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 700.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°01'46"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 60.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°58'14"W, 504.62 FEET; THENCE N18°48'17"E, 373.96 FEET; THENCE NORTH, 189.83 FEET; THENCE N05°38'51"W, 798.81 FEET; THENCE N01°09'27"W, 686.78 FEET; THENCE WEST, 20.00 FEET; THENCE N01°09'27"W, 60.01 FEET; THENCE EAST, 100.02 FEET; THENCE S01°09'27"E, 60.01 FEET; THENCE WEST, 20.00 FEET; THENCE S01°09'27"E, 683.21 FEET; THENCE S05°38'51"E, 378.38 FEET; THENCE N84°21'09"E, 30.00 FEET; THENCE S05°38'51"E, 40.00 FEET; THENCE S84°21'09"W, 30.00 FEET; THENCE S05°38'51"E, 381.04 FEET; THENCE SOUTH, 202.72 FEET; THENCE S18°48'17"W, 373.43 FEET; THENCE S00°58'14"E, 494.16 FEET TO THE POINT OF BEGINNING.



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 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 AND 2, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO E. HIGHWAY No. 329 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 WITH AND ADJACENT TO SAID EASEMENT AND 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 FT. 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 PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THIS PLAN.
8. THIS ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0310, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
9. THE COUNTY FLOOD PRONE AREAS SHOWN HEREON WERE INTERPOLATED FROM THE MARION COUNTY G.I.S. INTERACTIVE MAP.
10. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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 CHERRY RIDGE FARMS AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

MERELLE M. BOYER DATE 3/4/2024
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 7398
 STATE OF FLORIDA

DATE	REVISION

Robert L. Rogers, PE
 FL Reg. No. 91007
 rrogers@rogerseng.com
 Rodney K. Rogers, PSM
 FL Reg. No. 5974
 rkrogers@rogerseng.com
 Mekelle M. Boyer, PSM
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 kboyer@rogerseng.com

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

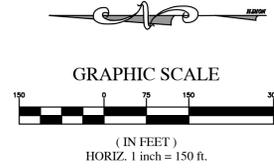
CHERRY RIDGE FARMS
 Cover Sheet
 AGRICULTURAL LOT SPLIT PLAN
 Marion County, Florida

JOB No. 24-CHERRY RIDGE FARMS ALS
DATE 3/4/2024
SCALE N.T.S.
SHEET 1 OF 3

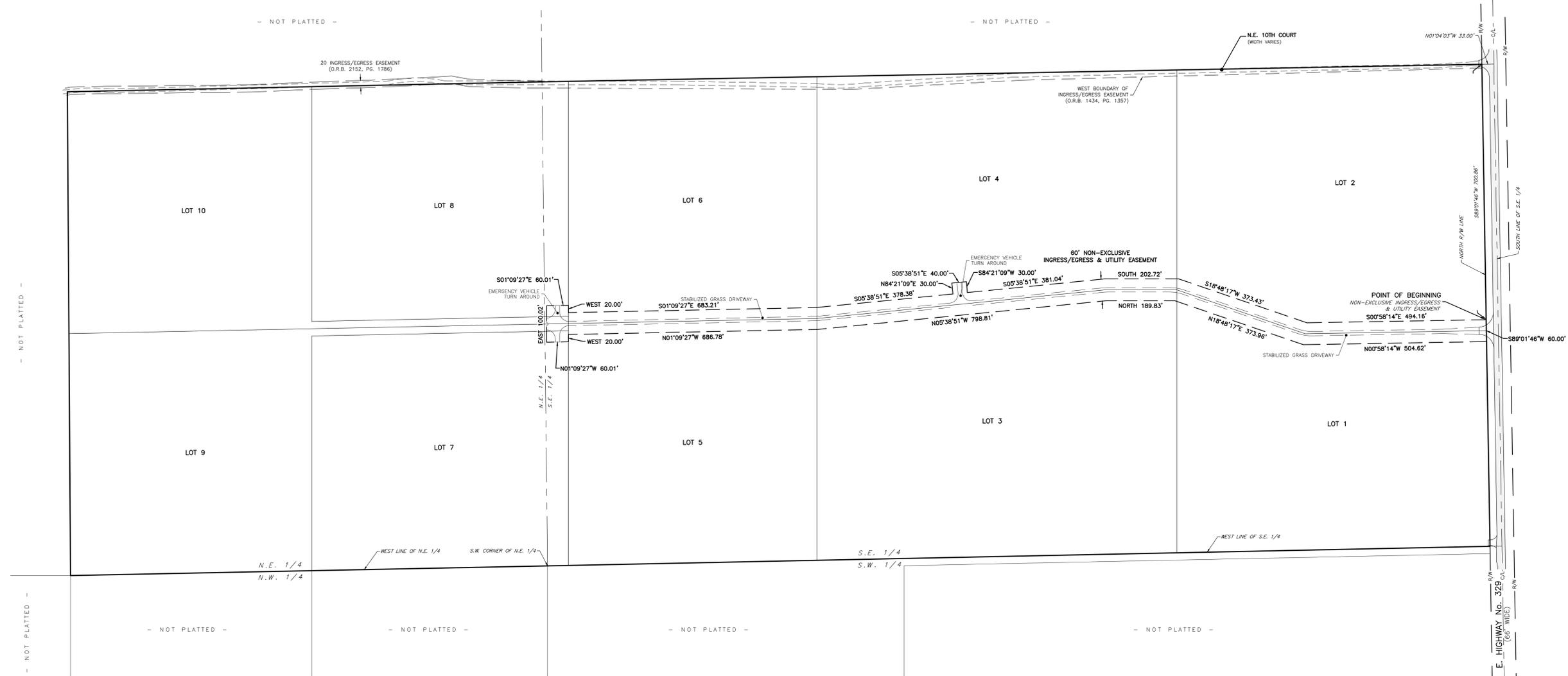
CHERRY RIDGE FARMS

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA



POINT OF COMMENCEMENT
S.E. CORNER OF S.E. 1/4
SEC. 20, TWP. 13 S., RGE. 22 E.



- NOT PLATTED -

- NOT PLATTED -

20 INGRESS/EGRESS EASEMENT
(O.R.B. 2152, PG. 1786)

WEST BOUNDARY OF
INGRESS/EGRESS EASEMENT
(O.R.B. 1434, PG. 1357)

LOT 4

LOT 2

LOT 10

LOT 8

LOT 6

EMERGENCY VEHICLE
TURN AROUND
60' NON-EXCLUSIVE
INGRESS/EGRESS & UTILITY EASEMENT

POINT OF BEGINNING
NON-EXCLUSIVE INGRESS/EGRESS
& UTILITY EASEMENT

LOT 9

LOT 7

LOT 5

LOT 3

LOT 1

N.E. 1/4
N.W. 1/4

WEST LINE OF N.E. 1/4
S.W. CORNER OF N.E. 1/4

S.E. 1/4
S.W. 1/4

WEST LINE OF S.E. 1/4

E. HIGHWAY No. 329
(66' WIDE)

- 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
 - CONC. CONCRETE
 - ASPH. ASPHALT
 - +

NO.	DATE	REVISION

Robert L. Rogers, P.E.
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Rodney K. Rogers, PSM
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Melissa M. Boyer, PSM
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kboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

CHERRY RIDGE FARMS
Map of Easements
AGRICULTURAL LOT SPLIT PLAN
Marion County, Florida

JOB No. 24-CHERRY RIDGE FARMS ALS
DATE 3/4/2024
SCALE 1" = 150'
SHEET 3 OF 3