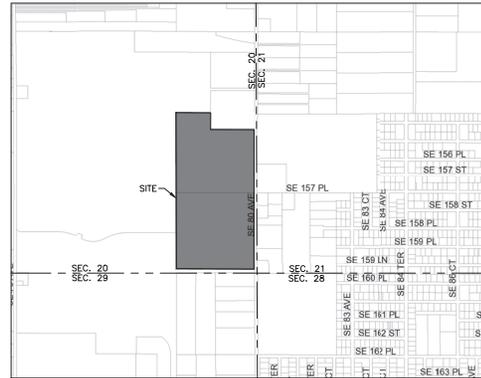


HARMONY ESTATES

A PORTION OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

GENERAL NOTES:

- THIS PLAT DEPICTS A BOUNDARY SURVEY OF THESE SAME LANDS, PREPARED BY THIS FIRM DATED 7/24/2024, FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS RURAL LAND AND A-1, RESPECTIVELY.
- BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE T-NET NETWORK.
- NO LOT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, FLORIDA WHICH REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY, FLORIDA.
- THIS PLAT CONTAINS 6 LOTS, NO INTERNAL ROAD RIGHTS-OF-WAY AND NO INFRASTRUCTURE IMPROVEMENTS.
- THIS PLAT IS TWO (2) SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHER.
- THE LANDS WITHIN THIS PLAT ARE LOCATED WITHIN THE COUNTY-WIDE SECONDARY SPRINGS PROTECTION ZONE.
- IN ADDITION TO THE EXISTING EASEMENT OF RECORD SHOWN ON THIS PLAT, PORTIONS OF THE LAND WITHIN THIS PLAT ARE SUBJECT TO BLANKET TYPE EASEMENTS TO SUMMIT ELECTRIC COOPERATIVE RECORDED IN OFFICIAL RECORDS BOOK 274, PAGE 469, AND OFFICIAL RECORDS BOOK 676, PAGE 39, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- ALL LANDS WITHIN THIS PLAT ARE SUBJECT TO THE RESERVATIONS RECORDED IN DEED BOOK 240, PAGE 271, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S.
- THERE SHALL BE INGRESS/EGRESS EASEMENTS CREATED BY THIS PLAT, FOR ONE SHARED USE DRIVEWAY FOR THE TWO LOTS ON WHICH THEY EXIST.
- IN ADDITION TO THE INGRESS/EGRESS EASEMENTS SHOWN HEREON, THERE SHALL BE A FIVE (5) FEET WIDE UTILITY EASEMENT ADJACENT TO ALL LOT LINES CREATED BY THIS PLAT, ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES WITHIN THESE EASEMENTS.
- ALL PLATTED UTILITY EASEMENTS SHOWN AND/OR NOTED HEREIN SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (N.F.I.P.) FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120160, PANEL 0885, SUFFIX D, MARION COUNTY, FLORIDA, DATED AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOODING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY F.E.M.A.
- THE LANDS DESCRIBED FOR THIS PLAT ARE SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR HARMONY ESTATES, RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
- THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
- ALL DISTANCES SHOWN HEREON ARE GROUND MEASURED DISTANCES.
- ALL LOTS SHALL BE REQUIRED TO PROVIDE MARION FRIENDLY LANDSCAPE AREAS OVER THAT PORTION OF EACH LOT LYING WEST OF THE EAST LINE OF THE EXISTING 170 FT. WIDE ELECTRIC EASEMENT.
- ALL LOTS WITHIN THE PLAT SHALL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS, SUBJECT TO PERMITTING.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORD IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON 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 MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.



LOCATION MAP
N.T.S.

SHEET INDEX

SHEET 1 COVER SHEET
SHEET 2 PLAT MAP

LEGAL DESCRIPTION

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.
LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST; THENCE S00°08'29"E, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, 275.75 FEET; THENCE N89°56'06"W, 749.00 FEET; THENCE N00°04'03"W, 276.07 FEET TO THE NORTH LINE OF AFOREMENTIONED SOUTHEAST 1/4; THENCE ALONG SAID NORTH LINE S89°50'01"E, 748.28 FEET TO THE POINT OF BEGINNING.
AND
THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 66 FEET THEREOF
AND
THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA.
LESS AND EXCEPT THE SOUTH 66 FEET THEREOF.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY, THAT ON _____ / _____ / 20____, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: _____ ATTEST: _____
KATHY BRIANT, CHAIR GREGORY C. HARRELL
BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA CLERK OF THE CIRCUIT COURT

CLERK'S CERTIFICATION:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF HARMONY ESTATES FOR RECORDING, THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ A.M./P.M. AND RECORDED ON PAGE(S) _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

By: _____
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

OWNERS ACKNOWLEDGEMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CLASS ACT TREES, LLC, a Florida limited liability company, AND CHARACTER TREE COMPANY, a Florida corporation, AS FEE SIMPLE OWNERS OF THE LAND DESCRIBED AND PLATTED HEREIN AS "HARMONY ESTATES", LOCATED IN MARION COUNTY, FLORIDA, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND THAT THE ADDITIONAL RIGHT-OF-WAY FOR S.E. 80th AVENUE AS SHOWN ON THE ATTACHED PLAT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING UNTO THEMSELVES, THEIR HEIRS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW.
IN WITNESS WHEREOF RONALD D. BROWN, AS MANAGER OF CLASS ACT TREES, LLC, AND PRESIDENT OF CHARACTER TREE COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 20____.

WITNESS #1: _____ OWNER/DEVELOPER:
CLASS ACT TREES, LLC, a Florida limited liability company

SIGNATURE _____
PRINT NAME _____
RONALD D. BROWN, MANAGER

WITNESS #2: _____ OWNER/DEVELOPER:
CHARACTER TREE COMPANY, a Florida corporation

SIGNATURE _____
PRINT NAME _____
RONALD D. BROWN, PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____, BY RONALD D. BROWN, AS MANAGER OF CLASS ACT TREES, LLC AND PRESIDENT OF CHARACTER TREE COMPANY.
NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____
(PLEASE PRINT)

COMMISSION NUMBER: _____ COMMISSION EXPIRES: _____
_____ PERSONALLY KNOWN
-OR-
_____ PRODUCED IDENTIFICATION (IF THIS BOXED IS CHECKED, FILL IN THE BLANK BELOW)
TYPE OF IDENTIFICATION PRODUCED: _____

NOTICE:

- THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL VERSION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY 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 THIS COUNTY.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO LATER DEVELOPMENT REVIEW STATES, SUCH AS BUT NOT LIMITED TO SITE PLAN AND/OR BUILDING PERMIT REVIEW.

SURVEYOR'S CERTIFICATION:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

By: _____
MEKELLE M. BOYER, P.S.M.
REGISTRATION No. 7398
STATE OF FLORIDA

APPROVAL OF OFFICIALS - DEVELOPMENT REVIEW COMMITTEE:

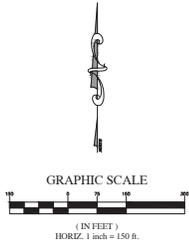
- BY: _____ COUNTY ENGINEERING
- BY: _____ COUNTY FIRE SERVICES
- BY: _____ COUNTY GROWTH SERVICES
- BY: _____ COUNTY SURVEYOR
- BY: _____ COUNTY UTILITIES
- BY: _____ COUNTY BUILDING SAFETY

PREPARED BY:
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1185 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 625-9234 • Lic. No. 00074

HARMONY ESTATES

A PORTION OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA



STATE PLANE COORDINATES	
Ⓐ	N: 1695062.854 E: 648277.226
Ⓑ	N: 1695061.397 E: 648853.936
Ⓒ	N: 1694785.633 E: 648852.442
Ⓓ	N: 1694783.943 E: 649552.697
Ⓔ	N: 1692474.747 E: 649556.917
Ⓚ	N: 1692476.640 E: 648776.292
Ⓛ	N: 1693736.734 E: 648275.919

- LEGEND**
- P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - SET 4"x4" C.M. (ROGERS ENG. P.R.M. LB 4074)
 - (UNLESS OTHERWISE NOTED)
 - I.R. 5/8" IRON ROD
 - SET 5/8" IRON ROD & CAP (ROGERS ENG. LB 4074)
 - (UNLESS OTHERWISE NOTED)
 - N&D NAIL & DISC
 - SET NAIL & DISC (ROGERS ENG. LB 4074)
 - (UNLESS OTHERWISE NOTED)
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - ⓐ STATE PLANE COORDINATE
 - O.R. OFFICIAL RECORDS
 - PG. PAGE

