



**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

APRIL 28, 2021

ROGERS ENGINEERING
RODNEY ROGERS
1105 SE 3RD AVENUE
OCALA, FL 34471

SUBJECT: DRC INFORMATIONAL LETTER
PROJECT NAME: HAMMOCK LANE SOUTH
PROJECT #2021030031
APPLICATION: AGRICULTURAL LOT SPLIT #26409

Dear Rodney:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 3, 2021. This item will be on the consent agenda and attendance is not required.

1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: APPROVED

2 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Required Signage Affidavit
STATUS OF REVIEW: INFO
REMARKS: CONDITIONAL APPROVAL contingent upon providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (i.e. stop signs). Affidavit is to be submitted within 4 weeks of plan approval and prior to the recording of the final approved Ag Lot Split

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: N/A

- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Provide mylar and legal documents for recording prior to approval
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Parcel lies within Marion County Utilities service area and not within any springs primary protection zone. Shall serve its own water and sewer per Land Development Code 6.14.2. Parcel(s) shall connect to any publicly available utilities within 365 days of notification.

If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

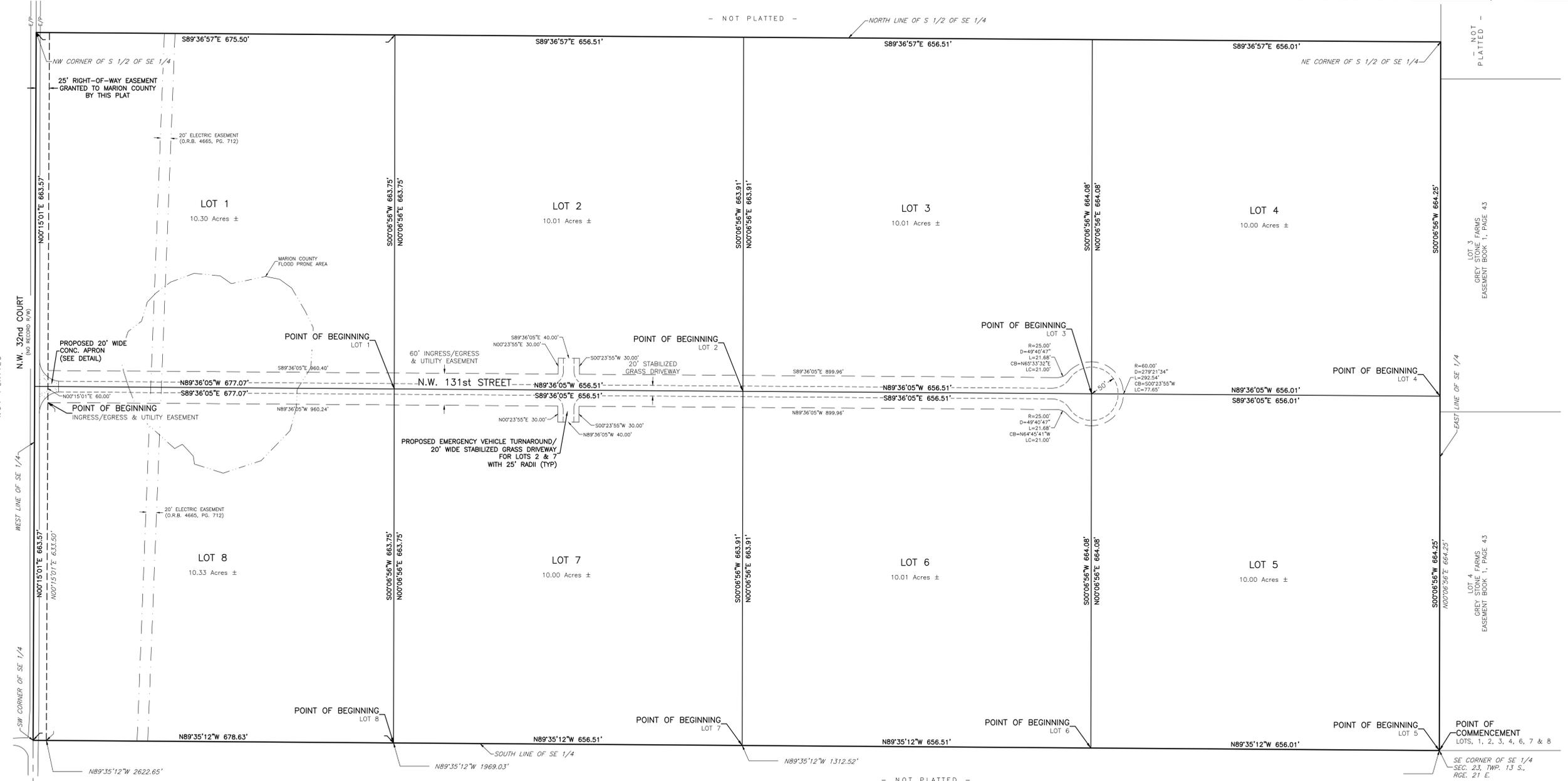
Sincerely,

A handwritten signature in cursive script that reads "Carla Sansone". The signature is written in black ink and is positioned above the typed name and title.

Carla Sansone
Development Review Coordinator

- NOT PLATTED -

- NOT PLATTED -



LEGAL DESCRIPTIONS:

LOT 1 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE N89°35'12"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1969.03 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°06'56"E, 663.75 FEET TO THE POINT OF BEGINNING; THENCE N89°36'05"W, 677.07 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE N00°15'01"E, ALONG SAID WEST LINE, A DISTANCE OF 663.57 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4; THENCE DEPARTING SAID WEST LINE, PROCEED S89°36'57"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2, A DISTANCE OF 675.50 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°06'56"W, 663.75 FEET TO THE POINT OF BEGINNING.

LOT 2 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE N89°35'12"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1312.52 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°06'56"E, 663.91 FEET TO THE POINT OF BEGINNING; THENCE N89°36'05"W, 656.51 FEET; THENCE N00°06'56"E, 663.75 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4; THENCE S89°36'57"E, ALONG SAID NORTH LINE, A DISTANCE OF 656.51 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°06'56"W, 663.91 FEET TO THE POINT OF BEGINNING.

LOT 3 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE N89°35'12"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1969.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N89°35'12"W, 656.51 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°06'56"E, 663.75 FEET; THENCE S89°36'05"E, 656.51 FEET; THENCE S00°06'56"W, 664.08 FEET TO THE POINT OF BEGINNING.

LOT 4 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE N89°35'12"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 664.25 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, PROCEED N89°36'05"W, 656.01 FEET; THENCE N00°06'56"E, 664.08 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4; THENCE S89°36'57"E, ALONG SAID NORTH LINE, A DISTANCE OF 656.01 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°06'56"W, ALONG AFORESAID EAST LINE, A DISTANCE OF 664.25 FEET TO THE POINT OF BEGINNING.

LOT 5 BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE N89°35'12"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 656.01 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°06'56"E, 664.08 FEET; THENCE S89°36'05"E, 656.01 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE S00°06'56"W, ALONG SAID EAST LINE, A DISTANCE OF 664.25 FEET TO THE POINT OF BEGINNING.

LOT 6 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE N89°35'12"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 656.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N89°35'12"W, 656.51 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°06'56"E, 663.91 FEET; THENCE S89°36'05"E, 656.51 FEET; THENCE S00°06'56"W, 664.08 FEET TO THE POINT OF BEGINNING.

LOT 7 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE N89°35'12"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1969.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, N89°35'12"W, 656.51 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°06'56"E, 663.75 FEET; THENCE S89°36'05"E, 656.51 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED N00°06'56"E, 663.75 FEET; THENCE S89°36'05"E, 656.51 FEET; THENCE S00°06'56"W, 663.91 FEET TO THE POINT OF BEGINNING.

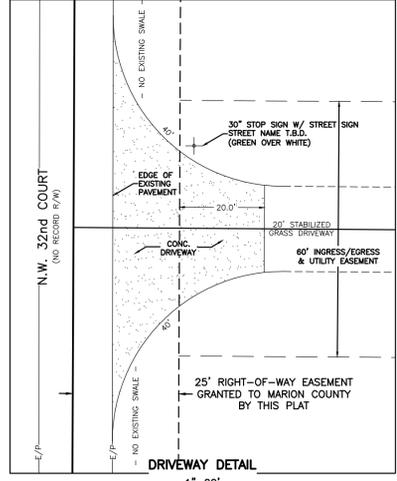
LOT 8 COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE N89°35'12"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2622.65 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°15'01"E, 60.00 FEET; THENCE N00°15'01"E, 633.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°15'01"E, 60.00 FEET; THENCE S89°36'05"E, 960.40 FEET; THENCE N00°23'55"E, 30.00 FEET; THENCE S89°36'05"E, 40.00 FEET; THENCE S00°23'55"W, 30.00 FEET; THENCE S89°36'05"E, 899.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 21.68 FEET (CHORD BEARING AND DISTANCE OF N65°33'32"E, 21.00 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 27°32'13"; THENCE EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE 292.54 FEET (CHORD BEARING AND DISTANCE OF S00°23'55"W, 77.65 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 21.68 FEET (CHORD BEARING AND DISTANCE OF N64°45'41"W, 21.00 FEET); THENCE N89°36'05"W, 899.96 FEET; THENCE S00°23'55"W, 30.00 FEET; THENCE N89°36'05"W, 40.00 FEET; THENCE N00°23'55"E, 30.00 FEET; THENCE N89°36'05"W, 960.24 FEET TO THE POINT OF BEGINNING.

INGRESS/EGRESS & UTILITY EASEMENT
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. THENCE N89°35'12"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2622.65 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°15'01"E, 60.00 FEET; THENCE N00°15'01"E, 633.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°15'01"E, 60.00 FEET; THENCE S89°36'05"E, 960.40 FEET; THENCE N00°23'55"E, 30.00 FEET; THENCE S89°36'05"E, 40.00 FEET; THENCE S00°23'55"W, 30.00 FEET; THENCE S89°36'05"E, 899.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 21.68 FEET (CHORD BEARING AND DISTANCE OF N65°33'32"E, 21.00 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 27°32'13"; THENCE EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE 292.54 FEET (CHORD BEARING AND DISTANCE OF S00°23'55"W, 77.65 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 21.68 FEET (CHORD BEARING AND DISTANCE OF N64°45'41"W, 21.00 FEET); THENCE N89°36'05"W, 899.96 FEET; THENCE S00°23'55"W, 30.00 FEET; THENCE N89°36'05"W, 40.00 FEET; THENCE N00°23'55"E, 30.00 FEET; THENCE N89°36'05"W, 960.24 FEET TO THE POINT OF BEGINNING.

N.E. 32nd COURT RIGHT-OF-WAY EASEMENT
THE WEST 25' OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

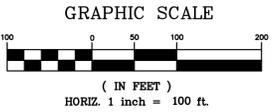
NOTES:

- CONCRETE SHALL BE 6" MINIMUM THICKNESS WITH FIBERMESH OVER 8" STABILIZED SUBGRADE (LBR 40 - 09% DENSITY).
- A SEPARATE DRIVEWAY PERMIT IS REQUIRED FOR THE CONSTRUCTION OF THE DRIVEWAY.
- SEE GENERAL NOTE #7 BELOW.



GENERAL NOTES:

- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, MORE PARTICULARLY THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AS BEING S00°06'56"W, DERIVED FROM A PREVIOUS BOUNDARY SURVEY OF THIS SAME PROPERTY, PREPARED BY MARK W. EVANS & ASSOC., DATED SEPTEMBER 2006.
- THIS AGRICULTURAL LOT SPLIT PLAN IS BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
- LOTS 1 THROUGH 8 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
- PARTICULAR TO LOTS 1 & 8, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO N.W. 32nd COURT OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
- THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
- THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT OR THE N.E. 32nd COURT RIGHT-OF-WAY EASEMENT AS SHOWN AND DESCRIBED HEREON. THIS INCLUDES THE EMERGENCY VEHICLE TURN-AROUNDS.
- THE STOP SIGN & STREET SIGNS MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 lbs/FT, IN ACCORDANCE WITH DETAILS T030 THROUGH T032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- 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.
- THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY
- THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE INGRESS/EGRESS & UTILITY EASEMENT.
- AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIALS, THAT PORTION OF THE DRIVEWAY THAT IS LOCATED WITHIN THE MARION COUNTY FLOOD PRONE AREA SHALL BE ELEVATED TO A MINIMUM ELEVATION OF 68.0 (NAVD-88) AND A DRAINAGE PLAN THAT ADDRESSES STORMWATER RUN-OFF SHALL BE PREPARED BY A FLORIDA LICENSED ENGINEER AND SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR TO CONSTRUCTION.
- THE EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMMOCK LANE SOUTH AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



LEGEND

SEC. TWP. R. E/P	SECTION TOWNSHIP RANGE EDGE OF PAVEMENT
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RODNEY K. ROGERS DATE 3/9/2021
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

4-05-21	DATE	PER COUNTY STAFF COMMENTS OF 3-30-21
	REVISION	

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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

HAMMOCK LANE SOUTH
AGRICULTURAL LOT SPLIT PLAN

JOB No. 21_HAMMOCK LANE SOUTH

DATE 3/9/2021

SCALE 1" = 100'

SHEET 1 OF 1