

THIS PLAN IS UNDER VEIV AND NOT IN FINAL FORMAT

"WATCHING PARK FARMS"
MARION COUNTY AGRICULTURAL LOT SPLIT PLAN
PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST
MARION COUNTY, FLORIDA

LEGAL DESCRIPTION (PARENT PARCELS)

(PER OFFICIAL RECORDS BOOK 2755, PAGE 1539 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

TRACT 1, 2 AND 6:

BEGAN AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE N.00°20'40"E, ALONG THE WEST BOUNDARY OF SAID SECTION 36, A DISTANCE OF 2009.24 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40; THENCE N.57°30'36"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 748.45 FEET; THENCE S.00°07'53"W, 1204.27 FEET; THENCE N.89°33'32"E, 646.20 FEET; THENCE S.00°06'22"W, 1206.86 FEET; THENCE S.00°01'52"W, 1284.69 FEET; THENCE S.89°06'32"W, 1277.33 FEET TO THE N.W. CORNER OF THE SW 1/4 OF THE SW 1/4 OF AFORESAID SECTION 36; THENCE N.00°00'09"E, ALONG THE AFORESAID WEST BOUNDARY OF SECTION 36 A DISTANCE OF 1323.50 FEET TO THE POINT OF BEGINNING.

(PER OFFICIAL RECORDS BOOK 5986, PAGE 1178 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

A PARCEL OF LAND LOCATED IN THE SW 1/4 OF SECTION 36, TOWNSHIP 16 SOUTH, RANGE 16 EAST, MARION COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF BEGINNING COMMENCE AT THE N.W. CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 36; THENCE RUN ALONG THE NORTH BOUNDARY OF SAID SW 1/4 OF THE SW 1/4, N.89°57'04"E, A DISTANCE OF 1273.79 FEET; THENCE RUN S.61°12'09"W, A DISTANCE OF 96.09 FEET; THENCE RUN N.89°00'33"W, A DISTANCE OF 1188.77 FEET TO A POINT ON THE WEST BOUNDARY OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 36; THENCE RUN ALONG SAID WEST BOUNDARY N.00°00'19"E, A DISTANCE OF 244.00 FEET TO THE POINT OF BEGINNING.

(PER OFFICIAL RECORDS BOOK 5920, PAGE 422 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

TRACT 4:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY FLORIDA; THENCE N.00°20'40"E, ALONG THE WEST BOUNDARY OF SAID SECTION 36, A DISTANCE OF 2009.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40; THENCE N.57°30'36"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 795.91 FEET TO THE POINT OF BEGINNING; THENCE RUN S.00°07'53"W, 1188.71 FEET; THENCE N.89°33'32"E, ALONG A LINE LYING 80 FEET SOUTH OF AND BEING PARALLEL TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 36 A DISTANCE OF 646.15 FEET; THENCE S.00°06'22"W, A DISTANCE OF 140.00 FEET; THENCE N.89°33'32"E, A DISTANCE OF 40.00 FEET; THENCE S.00°06'22"W, A DISTANCE OF 1105.87 FEET; THENCE S.00°01'02"W, A DISTANCE OF 1245.25 FEET; THENCE S.89°00'15"E, A DISTANCE OF 1272.59 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 36; THENCE N.00°01'59"E, A DISTANCE OF 1269.88 FEET; THENCE S.89°33'42"W, A DISTANCE OF 1237.69 FEET; THENCE N.00°06'22"E, A DISTANCE OF 1145.87 FEET; THENCE S.89°33'32"W, A DISTANCE OF 40.00 FEET; THENCE N.00°00'19"E, A DISTANCE OF 140.00 FEET; THENCE S.89°33'32"W, ALONG A LINE LYING 40 FEET SOUTH OF AND BEING PARALLEL TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 646.09 FEET; THENCE N.00°00'19"E, A DISTANCE OF 1176.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40; THENCE S.57°30'36"W, A DISTANCE OF 47.52 FEET TO THE POINT OF BEGINNING.

AND

TRACT 5:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY FLORIDA; THENCE N.00°20'40"E, ALONG THE WEST BOUNDARY OF SAID SECTION 36, A DISTANCE OF 2009.24 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40; THENCE N.57°30'36"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE 843.49 FEET TO THE POINT OF BEGINNING; THENCE S.00°07'53"W, 1175.16 FEET; THENCE N.89°33'32"E, ALONG A LINE LYING 40 FEET SOUTH OF AND BEING PARALLEL TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE N.W. 1/4 OF SAID SECTION 36, A DISTANCE OF 646.09 FEET; THENCE S.00°06'22"W, A DISTANCE OF 140.00 FEET; THENCE N.89°33'32"E, A DISTANCE OF 40.00 FEET; THENCE S.00°06'22"W, A DISTANCE OF 1145.87 FEET; THENCE N.89°33'40"E, A DISTANCE OF 1237.69 FEET; THENCE N.00°01'59"E, A DISTANCE OF 1276.91 FEET TO THE CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 36; THENCE S.89°33'32"W, ALONG THE AFORESAID NORTH BOUNDARY OF THE SOUTH 1/2 OF THE N.W. 1/4, A DISTANCE OF 1882.04 FEET; THENCE N.00°00'19"E, A DISTANCE OF 1160.61 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40; THENCE S.57°30'36"W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 47.52 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

- DATE OF SKETCH: JANUARY 8, 2026.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FEDERAL DEPARTMENT OF TRANSPORTATION OFFICE, REFERENCE STATION NETWORK.
- THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELEAD UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1206020480, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "A" AN AREA WITH MINOR FLOOD HAZARD.
- THIS SKETCH IS BASED ON SURVEY PREPARED BY THIS FIRM DATED MAY 3, 2025.
- THE LEGAL DESCRIPTIONS HEREON WERE WRITTEN BY THIS SURVEYOR.
- THIS AGRICULTURAL LOT SPLIT DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
- THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE INGRESS-EGRESS EASEMENT AS SHOWN AND DESCRIBED HEREON. FENCES MUST BE INSTALLED IN ACCORDANCE WITH MARION COUNTY SIGHT TRIANGLE T038 LAND DEVELOPMENT REGULATIONS.
- WELLS AND SANITARY SEPTIC SYSTEMS ARE PROHIBITED WITHIN THE 100 YEAR FLOOD PLAIN.
- STOP SIGNS AND STREET SIGNS MUST BE INSTALLED IN ACCORDANCE WITH DETAILS T030, T031, AND T032 PER MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY FOR THE MAINTENANCE OF THE NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT SHOWN AND DESCRIBED HEREON; SAID PRIVATE ROADWAY AND UTILITY EASEMENT IS ALSO REFERRED TO AS THE "COMMON EASEMENT" / S.W. 148TH TERRACE ROAD.
- LOTS 1 THROUGH 6 SHALL FRONT ON THE COMMON EASEMENT / S.W. 148TH TERRACE ROAD WITHIN THE INGRESS-EGRESS EASEMENT. DRIVERSWAY CONNECTING TO SAID EASEMENT SHALL MEET THE FOLLOWING SPACING REQUIREMENTS ESTABLISHED BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS:
 1. THE PROPERTY SITUATED WEST MAY CONTAIN MEADOW AREAS THAT WERE NOT DEVELOPED OR LOCATED AS PART OF THIS SURVEY.
 2. THE DRIVEWAY APPROX SHALL BE PAVED TO A MINIMUM WIDTH OF 20 FEET FOR A LENGTH OF 20 FEET BEYOND THE RIGHT-OF-WAY LINE, AND ALL OTHER DISTURBED AREAS WITHIN THE RIGHT-OF-WAY SHALL BE SOBERED. THIS REQUIREMENT APPLIES TO THE COMMON EASEMENT ROAD AT ITS INTERSECTION WITH S.W. HIGHWAY NO. 40.
 3. MARION COUNTY WILL NOT ACCEPT RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMON EASEMENT / S.W. 148TH TERRACE ROAD OR FOR ANY IMPROVEMENTS OR INFRASTRUCTURE RELATED TO THE DIVISION OF SAID LANDS.

LEGAL DESCRIPTIONS

LOT 1

A PORTION OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 OF SAID SECTION 36; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES: (1) S.89°40'36"E, 1,277.47 FEET; (2) THENCE S.89°39'59"E, 1,357.26 FEET TO THE CENTER OF SAID SECTION 36; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EASTERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5920, PAGE 422 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY, N.00°29'36"E, 740.65 FEET TO THE POINT OF BEGINNING; THENCE N.89°40'21"E, 1,276.01 FEET TO THE WESTERLY BOUNDARY OF THE SAID LANDS; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES: (1) N.00°30'14"E, 365.40 FEET; (2) THENCE N.89°39'53"W, 40.00 FEET; (3) THENCE N.00°25'35"E, 140.24 FEET; (4) THENCE N.89°41'56"W, 645.89 FEET; (5) THENCE N.00°37'09"E, 1,188.82 FEET TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY NO.40 (RIGHT OF WAY VARIES); THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG SAID RIGHT OF WAY, N.57°46'15"E, 85.28 FEET TO THE EASTERLY BOUNDARY OF THE AFORESAID LANDS; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) S.00°37'42"W, 1,161.30 FEET; (2) THENCE S.89°40'21"E, 1,881.86 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; (3) THENCE S.00°29'36"W, 585.14 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 20.61 ACRES, MORE OR LESS.

LOT 2

A PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 OF SAID SECTION 36; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES: (1) S.89°40'36"E, 1,277.47 FEET; (2) THENCE S.89°39'59"E, 1,357.26 FEET TO THE CENTER OF SAID SECTION 36 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EASTERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5920, PAGE 422 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°27'40"W, 19.50 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.89°29'46"W, 1,126.16 FEET; THENCE N.00°30'14"E, 476.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.44°29'46"W, 141.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.08 FEET TO THE END OF SAID CURVE; THENCE N.89°29'46"W, 50.00 FEET TO THE WESTERLY BOUNDARY OF THE AFORESAID LANDS; THENCE ALONG SAID WESTERLY BOUNDARY, N.00°30'14"E, 179.34 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, S.89°40'21"E, 1,276.01 FEET TO THE AFORESAID EASTERLY BOUNDARY; THENCE ALONG SAID EASTERLY BOUNDARY, S.00°29'36"W, 740.65 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 20.27 ACRES, MORE OR LESS.

LOT 3

A PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 OF SAID SECTION 36; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES: (1) S.89°40'36"E, 1,277.47 FEET; (2) THENCE S.89°39'59"E, 1,357.26 FEET TO THE CENTER OF SAID SECTION 36; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EASTERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 5920, PAGE 422 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH AND WESTERLY BOUNDARY OF SAID LANDS THE FOLLOWING TWO (2) COURSES: (1) N.89°33'04"W, 1,277.27 FEET; (2) THENCE N.00°30'14"E, 1,805.93 FEET; THENCE DEPARTING SAID SOUTH AND WESTERLY BOUNDARY, S.89°29'46"W, 50.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.44°29'46"E, 141.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.08 FEET TO THE END OF SAID CURVE; THENCE S.00°30'14"W, 476.69 FEET; THENCE S.89°29'46"E, 1,126.16 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 38.22 ACRES, MORE OR LESS.

LOT 4

A PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGAN AT THE WEST 1/4 OF SAID SECTION 36; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 36, N.00°37'15"E, 1,362.83 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°40'26"E, 40.01 FEET; THENCE S.00°37'12"W, 722.80 FEET; THENCE S.89°33'49"E, 882.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 78°48'06", AND A CHORD BEARING AND DISTANCE OF S.50°04'46"E, 19.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.63 FEET TO A POINT OF TANGENCY; THENCE S.10°45'43"E, 6.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 78°48'06", AND A CHORD BEARING AND DISTANCE OF S.50°04'46"E, 50.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.01 FEET TO THE END OF SAID CURVE; THENCE S.89°33'49"E, 298.34 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2755, PAGE 1539 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S.00°32'21"W, 587.46 FEET; (2) THENCE S.00°28'37"W, 1,322.48 FEET TO THE EASTERLY MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5986, PAGE 1178 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE SAID LANDS THE FOLLOWING TWO (2) COURSES: (1) S.61°34'24"W, 99.83 FEET; (2) THENCE N.88°33'32"W, 1,188.40 FEET TO THE AFORESAID WEST BOUNDARY OF SECTION 36; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°25'20"E, 1,347.29 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 58.83 ACRES, MORE OR LESS.

LOTS

A PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 OF SAID SECTION 36; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 36, N.00°37'15"E, 1,362.83 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°40'26"E, 40.01 FEET TO THE POINT OF BEGINNING; THENCE N.89°40'26"E, 590.15 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2755, PAGE 1539 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) S.00°37'12"W, 44.06 FEET; (2) THENCE S.00°40'44"W, 119.94 FEET; (3) THENCE S.89°40'28"E, 645.79 FEET; (4) THENCE S.00°32'21"W, 618.49 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.89°33'49"W, 298.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 78°48'06", AND A CHORD BEARING AND DISTANCE OF N.50°04'46"W, 50.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.01 FEET TO A POINT OF TANGENCY; THENCE N.10°45'43"E, 6.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 78°48'06", AND A CHORD BEARING AND DISTANCE OF N.50°04'46"W, 19.04 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.63 FEET TO THE END OF SAID CURVE; THENCE N.89°33'49"W, 882.92 FEET; THENCE N.00°37'12"E, 722.80 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 18.64 ACRES, MORE OR LESS.

LOTS

A PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 OF SAID SECTION 36; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 36 THE FOLLOWING TWO (2) COURSES: (1) N.00°37'15"E, 1,362.83 FEET TO THE POINT OF BEGINNING; (2) THENCE N.00°37'15"E, 646.77 FEET TO THE SOUTHERLY RIGHT OF WAY OF HIGHWAY NO. 40 (RIGHT OF WAY VARIES); THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY, THENCE N.57°37'11"E, 748.45 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2755, PAGE 1539 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, ALONG SAID EASTERLY BOUNDARY, S.00°37'12"W, 1,400.35 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, S.89°40'26"W, 630.16 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 12.20 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 547.0200-002, PURSUANT TO SECTION 472.021, FLORIDA STATUTES.

CHRISTOPHER J. HANSON DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (CERTIFICATE OF AUTHORIZATION NO. 18 8073)

Preliminary
 06/10/2026 2:45:56 PM

LOCATED IN SECTION 36,
 TOWNSHIP 15 SOUTH, RANGE 19 EAST
 MARION COUNTY, FLORIDA

MARION COUNTY AGRICULTURAL LOT SPLIT
 FOR:
 WATCHING PARK FARM

FB/PG	FIELD DATE	JOB NO.	1 OF 2
N/A	07/03/2025	241549ALS	
DRAWING DATE	BY	APPROVED	SCALE
08/04/25	M.A.	C.H.	1" = 150'



Drawing name: Z:\Projects\254249-Watching Park Farm\Output\AC1547541549ALS.dwg SHEET 1 of 10 2025 2:45:56 PM by Administrator

REVISIONS			
FB/PG	DATE	DRAWN	REVISION

"WATCHING PARK FARMS"

MARION COUNTY AGRICULTURAL LOT SPLIT PLAN
 PORTION OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 19 EAST
 MARION COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	157.08	100.00	090°10'00"	141.42	N44°29'46"W
C2	157.08	100.00	090°10'00"	141.42	S44°29'46"E
C3	20.63	15.00	078°48'06"	19.04	S50°09'46"E
C4	55.01	40.00	078°48'06"	50.78	S50°09'46"E
C5	55.01	40.00	078°48'06"	50.78	N50°09'46"W
C6	20.63	15.00	078°48'06"	19.04	N50°09'46"W

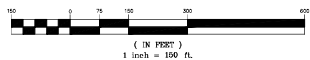
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°29'46"W	50.00
L2	S89°29'46"E	50.00
L3	N89°39'53"W	40.00
L4	N0°25'35"E	140.24

LEGEND AND ABBREVIATIONS:

- # MORE OR LESS
- LB LICENSED BUSINESS
- LS LAND SURVEYOR
- E CENTERLINE
- R RADIUS
- L ARC LENGTH
- A DELTA (CENTRAL ANGLE)
- CH CHORD LENGTH
- C.B. CHORD BEARING
- ⊙ SET 5/8" IRON ROD & CAP (LB 8071)
- ⊙ FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ⊙ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- ⊙ FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)



GRAPHIC SCALE



Drawing name: Z:\Projects\245499 Watching Park Farm\Plan\AC1514141414.dwg SHEET 2 of 10, 2025 2:28pm by Administrator

REVISIONS

FB/PC	DATE	DRAWN	REVISION	OKD



JCH
 CONSULTING GROUP, INC.
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LOCATED IN SECTION 36,
 TOWNSHIP 15 SOUTH, RANGE 19 EAST
 MARION COUNTY, FLORIDA

MARION COUNTY AGRICULTURAL LOT SPLIT
 FOR:
 WATCHING PARK FARM

FB/PC	DATE	BY	APPROVED	JOB NO.
N/A	07/03/2025	M.A.	C.H.	241549ALS

2 OF 2
 SCALE
 1" = 150'

