

MARION COUNTY, FLORIDA

BCC EASEMENT BOOK _____, PAGE_____

LEGAL DESCRIPTION:

LOT 1
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N89°41'42"W, ALONG THE NORTH LINE THEREABOUT, 150.03 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.71 FEET; THENCE CONTINUE SOUTH, 528.92 FEET; THENCE N60°00'00"E, 79.45 FEET; THENCE S88°46'16"E, 100.47 FEET; THENCE S60°00'00"E, 57.98 FEET; THENCE S02°25'39"E, 702.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S02°25'39"E, 654.47 FEET TO A POINT ON THE NORTH-OF-WAY LINE OF WEST HIGHWAY NO. 318 (68 FEET WIDE); THENCE S89°57'08"E ALONG SAID NORTH-OF-WAY LINE, 718.38 FEET; THENCE DEPARTING SAID NORTH-OF-WAY LINE, PROCEED NORTH, 149.98 FEET; THENCE N21°57'05"W, 246.62 FEET; THENCE NORTH, 276.63 FEET; THENCE WEST, 631.07 FEET TO THE POINT OF BEGINNING.

LOT 2
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N89°41'42"W, ALONG THE NORTH LINE THEREOF, 150.03 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.71 FEET; THENCE CONTINUE SOUTH, 528.92 FEET; THENCE N60°00'00"E, 79.45 FEET; THENCE S89°46'16"E, 100.00 FEET; THENCE S60°00'00"E, 57.98 FEET; THENCE N20°25'39"E, 688.63 FEET TO THE POINT OF BEGINNING.
N20°25'39"E, 688.63 FEET TO THE POINT OF BEGINNING.

LOT 3
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29 AND THE SOUTHEAST 1/4 OF SECTION 30, ALL BEING IN TOWNSHIP 12 SOUTH,
RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°41'42"W, ALONG THE LINE THEREOF, 150.03 FEET; THENCE
S67°00'00"E, ALONG SAID NORTH LINE, PROD SOUTH, 730.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH, 102.62 FEET; THENCE
N60°00'00"E, 79.45 FEET; THENCE S89°46'16"E, 100.50 FEET; THENCE S60°00'00"E, 57.98 FEET; THENCE S00°25'39"E, 13.47 FEET; THENCE EAST,
636.21 FEET; THENCE NORTH, 375.78 FEET, THENCE N45°00'00"W, 221.00 FEET; THENCE WEST, 609.06 FEET TO THE POINT OF BEGINNING.

LOT 4
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE N89°41'42"W, ALONG THE NORTH LINE THEREOF, 150.03 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH, 528.92 FEET; THENCE N89°44'16"W, 822.23 FEET; THENCE NORTH, 530.68 FEET; THENCE S89°38'53"E, 822.24 FEET TO THE POINT OF BEGINNING.

LOT 5

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE N89°41'42"W, ALONG THE NORTH LINE THEREOF, 150.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°41'42"W, ALONG SAID NORTH LINE, 822.24 FEET; THENCE DEPARTING SAID NORTH LINE, THENCE S89°38'53"E, 822.24 FEET; THENCE NORTH, 730.71 FEET TO THE POINT OF BEGINNING.

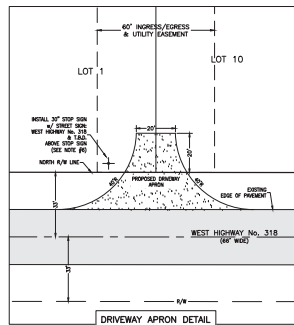
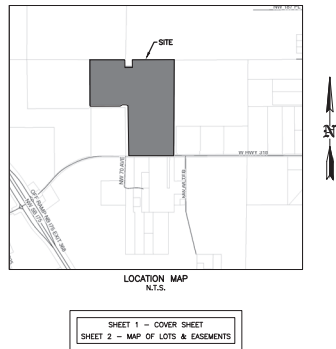
LOT 6
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29 AND THE SOUTHEAST 1/4 OF SECTION 30, ALL BEING IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE S007°24'49"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 208.75 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED N89°53'40"E, 109.18 FEET; THENCE N89°52'02"E, 99.58 FEET; THENCE N00°19'08"W, 99.92 FEET; THENCE N00°31'55"W, 108.70 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTHWEST 1/4; THENCE N89°56'39"E, ALONG SAID NORTH LINE, 134.54 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 10.54 FEET; THENCE N00°06'36"E, 109.06 FEET; THENCE NORTH, 730.71 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF SECTION 30; THENCE S89°41'42"E ALONG SAID NORTH LINE, 150.03 FEET TO THE POINT OF BEGINNING.

LOT 7
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG THE NORTH LINE THEREOF, 549.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.54 FEET, THENCE S45°00'00"E, 110.50 FEET; THENCE N45°00'00"E, 477.90 FEET; THENCE EAST, 376.08 FEET; THENCE N00°15'47"E, 471.52 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST 1/4; THENCE S89°56'39"E ALONG SAID NORTH LINE, 791.89 FEET TO THE POINT OF BEGINNING.

LOT 8
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE N89°56'39" E 549.03 FEET; THENCE N45°00'00" W 549.03 FEET; THENCE S45°00'00" W 730.64 FEET; THENCE S42°00'00" E 110.50 FEET TO THE POINT OF BEGINNING; THENCE S45°00'00" W 477.90 FEET; THENCE EAST, 376.00 FEET; THENCE S00°01'55" E, 728.82 FEET; THENCE WEST, 636.29 FEET; THENCE NORTH, 312.76 FEET; THENCE N45°00'00" W, 110.50 FEET TO THE POINT OF BEGINNING.

LOT 9
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG THE NORTH LINE THEREOF, 1340.91 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°01'55"E, 1200.34 FEET TO THE POINT OF BEGINNING; THENCE WEST, 636.29 FEET; THENCE SOUTH, 684.43 FEET; THENCE EAST, 636.67 FEET; THENCE N00°01'55"W, 684.43 FEET TO THE POINT OF BEGINNING.

LOT 10
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG THE NORTH LINE THEREOF, 134.01 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°15'55"E, 188.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°15'55"E, 723.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WESTING HOUSE NO. 318 (66 FEET WIDE); THENCE N89°57°08"E ALONG SAID RIGHT-OF-WAY LINE, 544.88 FEET TO THE POINT OF BEGINNING; THENCE PROCEED NORTH, 149.96 FEET TO THE POINT OF BEGINNING; THENCE N21°57°05"W, 246.62 FEET; THENCE NORTH, 343.83 FEET; THENCE EAST, 636.67 FEET TO THE POINT OF BEGINNING.



INGRESS/EGRESS & UTILITY EASEMENT

AN EASEMENT LYING IN THE SOUTHWEST 1/4 OF SECTION 29 AND THE SOUTHEAST 1/4 OF SECTION 30, BOTH IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE N88°41'42"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 150.03 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 680.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, 20.00 FEET; THENCE WEST, 134.63 FEET; THENCE SOUTH, 134.63 FEET; THENCE WEST, 134.63 FEET; THENCE SOUTH, 20.00 FEET; THENCE WEST, 155.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY NO. 318 (66 FEET WIDE); THENCE N89°57'08"W ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTH, 144.15 FEET; THENCE N21°57'05"W, 246.62 FEET; THENCE NORTH, 97.00 FEET; THENCE WEST, 40.00 FEET; THENCE NORTH, 60.00 FEET; THENCE WEST, 40.00 FEET; THENCE NORTH, 20.00 FEET; THENCE EAST, 40.00 FEET; THENCE NORTH, 303.35 FEET; THENCE WEST, 40.00 FEET; THENCE NORTH, 20.00 FEET; THENCE WEST, 40.00 FEET; THENCE NORTH, 20.00 FEET; THENCE WEST, 40.00 FEET; THENCE NORTH, 100.00 FEET; THENCE WEST, 589°38'53"E, 40.00 FEET TO THE POINT OF BEGINNING.

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-NEI NETWORK; BASED ON A BOUNDARY SURVEY OF THE PARENT PLOT PREPARED BY THIS FIRM.
2. LOTS 1 THROUGH 10 SHALL FORM 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. POTENTIAL TO LOTS 1 & 10. THERE SHALL BE NO DRIVEWAY CONNECTIONS TO WEST HIGHWAY NO. 318 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. THE STOP SIGN & STREET SIGN SHALL BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 LBS/FT. IN ACCORDANCE WITH DETAIL TS0302, TS0301 AND TS0302 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT CODE. THE SIGNS MUST BE INSTALLED AS A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORD OF THIS PLAN.
7. THIS ENTIRE PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0140, DATED 08/26/2008.
8. 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.
9. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMELOCK 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 REVIEWED AND APPROVED BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS PRIOR TO CONSTRUCTION.
10. 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.
11. 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.
12. 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 IRVINE ACRES AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____.

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ROGERS ENGINEERING
& Land Surveying

IRVINE ACRES
AGRICULTURAL LOT SPLIT PLAN
Cover Sheet

JOB No.
KB IRVINE ACRES ALS

05/26/2025

SCALE
N.T.S.

MEKELLE M. BOYER
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA