

TWO POND FARMS

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 1
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHEAST 1/4 WITH THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE); THENCE S81°52'21"W ALONG SAID RIGHT-OF-WAY LINE, 67.38 FEET; THENCE CONTINUE S81°52'21"W ALONG SAID RIGHT-OF-WAY LINE, 324.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S81°52'21"W ALONG SAID RIGHT-OF-WAY LINE, 302.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF AFORESAID SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°15'24"W ALONG SAID SOUTH LINE, 953.92 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N45°00'00"E, 954.80 FEET; THENCE S45°00'00"E, 770.90 FEET TO THE POINT OF BEGINNING.

LOT 2
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHEAST 1/4 WITH THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE); THENCE S81°52'21"W ALONG SAID RIGHT-OF-WAY LINE, 67.38 FEET TO A POINT ON A LINE 60 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, SAID EAST LINE OF THE SOUTHEAST 1/4; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N01°03'47"W ALONG SAID LINE, 814.61 FEET; THENCE DEPARTING SAID LINE, PROCEED WEST, 249.78 FEET; THENCE S45°00'00"W, 693.03 FEET; THENCE S40°00'00"E, 670.90 FEET TO A POINT ON AFORESAID NORTH RIGHT-OF-WAY LINE; THENCE N61°52'21"E ALONG SAID RIGHT-OF-WAY LINE, 318.11 FEET TO THE POINT OF BEGINNING.

LOT 3
A PORTION OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHEAST 1/4 WITH THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE); THENCE S81°52'21"W ALONG SAID RIGHT-OF-WAY LINE, 67.38 FEET TO A POINT ON A LINE 60 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, SAID EAST LINE OF THE SOUTHEAST 1/4; THENCE N01°03'47"W ALONG SAID LINE, 814.61 FEET; THENCE DEPARTING SAID LINE, PROCEED WEST, 249.78 FEET TO THE POINT OF BEGINNING; THENCE S45°00'00"W, 693.03 FEET; THENCE N45°00'00"W, 311.83 FEET; THENCE NORTH, 689.90 FEET; THENCE EAST, 557.55 FEET; THENCE S20°00'00"E, 447.33 FEET TO THE POINT OF BEGINNING.

LOT 4
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHEAST 1/4 WITH THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE); THENCE S81°52'21"W ALONG SAID RIGHT-OF-WAY LINE, 67.38 FEET; THENCE CONTINUE SAID RIGHT-OF-WAY LINE, S61°52'21"W, 620.20 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF AFORESAID SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°15'24"W ALONG SAID SOUTH LINE, 953.92 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, PROCEED N45°00'00"E, 954.80 FEET; THENCE N45°00'00"W, 211.83 FEET; THENCE S75°00'00"W, 970.32 FEET; THENCE S00°09'37"W, 568.44 FEET TO A POINT ON AFORESAID SOUTH LINE; THENCE S89°15'24"E ALONG SAID SOUTH LINE, 413.52 FEET TO THE POINT OF BEGINNING.

LOT 5
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHEAST 1/4 WITH THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE); THENCE S81°52'21"W ALONG SAID RIGHT-OF-WAY LINE, 67.38 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S81°52'21"W, 620.20 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF AFORESAID SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°15'24"W ALONG SAID SOUTH LINE, 1,367.44 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°09'37"E, 568.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°09'37"E, 601.14 FEET; THENCE EAST, 935.57 FEET; THENCE SOUTH, 350.00 FEET; THENCE S70°00'00"W, 970.32 FEET TO THE POINT OF BEGINNING.

LOT 6
A PORTION OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4; THENCE S89°04'11"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 719.75 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°09'37"W, 1005.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°09'37"W, 500.00 FEET; THENCE EAST, 935.57 FEET; THENCE NORTH, 500.00 FEET; THENCE WEST, 934.17 FEET TO THE POINT OF BEGINNING.

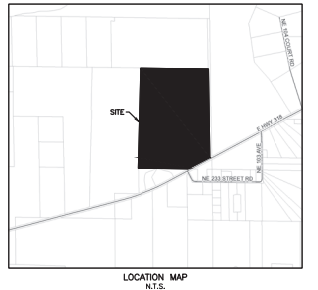
LOT 7
A PORTION OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHEAST 1/4 WITH THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE); THENCE S81°52'21"W ALONG SAID RIGHT-OF-WAY LINE, 67.38 FEET TO A POINT ON A LINE 60 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, SAID EAST LINE OF THE SOUTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N01°03'47"W ALONG SAID LINE, 814.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N01°03'47"W ALONG SAID LINE, 233.67 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF AFORESAID NORTHEAST 1/4; THENCE N01°04'03"W, ALONG A LINE 60 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 711.85 FEET; THENCE DEPARTING SAID LINE, PROCEED WEST, 942.73 FEET; THENCE SOUTH, 525.00 FEET; THENCE EAST, 557.55 FEET; THENCE S20°00'00"E, 447.33 FEET; THENCE EAST, 249.78 FEET TO THE POINT OF BEGINNING.

LOT 8
A PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4; THENCE S89°04'11"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 719.75 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°09'37"W, 505.02 FEET TO THE POINT OF BEGINNING; THENCE EAST 932.77 FEET; THENCE SOUTH 500.00 FEET; THENCE WEST 934.17 FEET; THENCE N00°09'37"E, 500.00 FEET TO THE POINT OF BEGINNING.

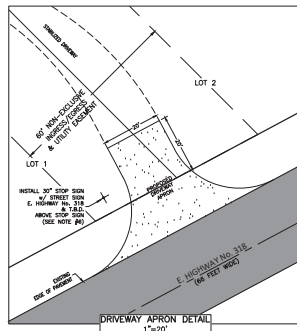
LOT 9
A PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4; THENCE S89°04'11"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1,651.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°04'11"E ALONG SAID NORTH LINE, 931.48 FEET TO A POINT ON A LINE 60 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF AFORESAID NORTHEAST 1/4; THENCE DEPARTING SAID NORTH LINE, PROCEED S01°04'03"E ALONG SAID LINE, 609.98 FEET; THENCE DEPARTING SAID LINE, PROCEED WEST, 942.73 FEET; THENCE NORTH, 625.00 FEET TO THE POINT OF BEGINNING.

LOT 10
A PORTION OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID NORTHEAST 1/4; THENCE S89°04'11"E, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 719.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°09'37"W, 505.02 FEET; THENCE EAST, 932.77 FEET; THENCE NORTH, 489.90 FEET TO A POINT ON AFORESAID NORTH LINE; THENCE N89°04'11"W ALONG SAID NORTH LINE, 931.48 FEET TO THE POINT OF BEGINNING.

INGRESS/EGRESS EASEMENT
A PORTION OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SOUTHEAST 1/4 WITH THE NORTH RIGHT-OF-WAY LINE OF EAST HIGHWAY No. 318 (66 FEET WIDE); THENCE S81°52'21"W ALONG SAID RIGHT-OF-WAY LINE, 354.14 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N45°00'00"W, 979.41 FEET; THENCE NORTH, 1367.57 FEET; THENCE WEST, 80.00 FEET; THENCE SOUTH, 30.00 FEET; THENCE EAST, 23.00 FEET; THENCE NORTH, 930.00 FEET; THENCE WEST, 20.00 FEET; THENCE SOUTH, 40.00 FEET; THENCE EAST, 20.00 FEET; THENCE SOUTH, 392.43 FEET; THENCE S45°00'00"E, 986.06 FEET TO A POINT ON AFORESAID RIGHT-OF-WAY LINE; THENCE N61°52'21"E ALONG SAID RIGHT-OF-WAY LINE, 62.70 FEET TO THE POINT OF BEGINNING.



SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS & EASEMENTS



- 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 & 2, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO EAST 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. IN ADDITION TO THE 60' NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN HEREON, THERE SHALL BE A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT LYING 5 FEET ON EACH SIDE OF ALL SIDE LOT LINES, THAT WERE NOT SHOWN FOR CLARITY PURPOSES.
6. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, A 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 A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THIS PLAN.
7. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "A" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY NUMBER 120160, PANEL 0180, SUFFIX D, WITH AN EFFECTIVE DATE OF AUGUST 27, 2006. THE LIMITS OF ZONE "A" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM.
8. THE COUNTY FLOOD PRONE AREAS SHOWN HEREON WERE INTERPOLATED FROM THE MARION COUNTY G.I.S. INTERACTIVE MAP.
9. THIS AGRICULTURAL LOT SPLIT PLAN DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
10. 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.
11. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPROVEMENT 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.
12. 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.
13. 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 TWO POND FARMS AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

REVISION	DATE

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 STATE OF FLORIDA

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TWO POND FARMS
 AGRICULTURAL LOT SPLIT PLAN
 Cover Sheet

JOB No. 18_TWO POND FARMS AS
 DATE 9/30/2024
 SCALE N.T.S.
 SHEET 1 OF 2

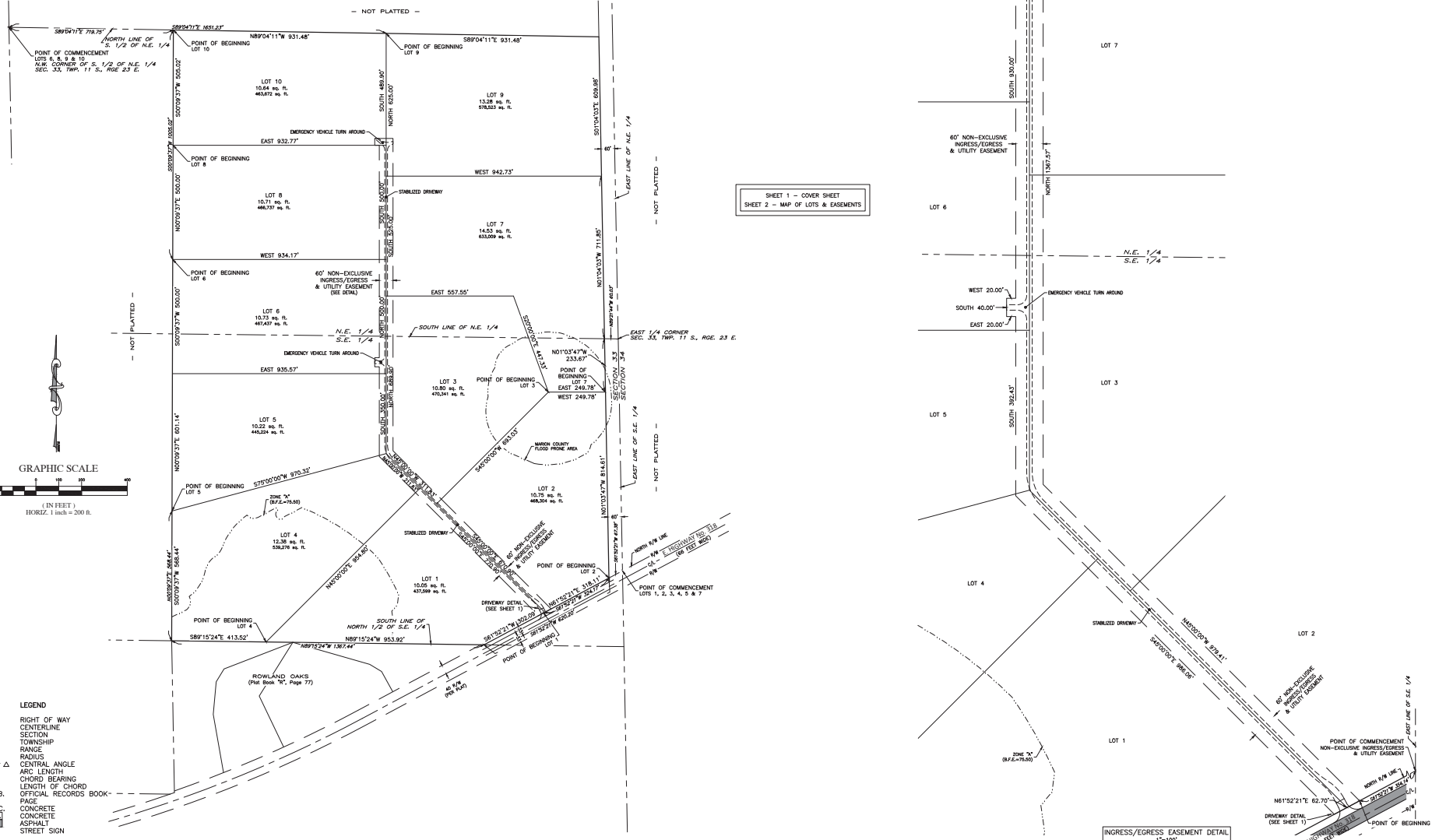
MEKELLE M. BOYER DATE 9/30/2024
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 7398
 STATE OF FLORIDA

TWO PONDS FARMS

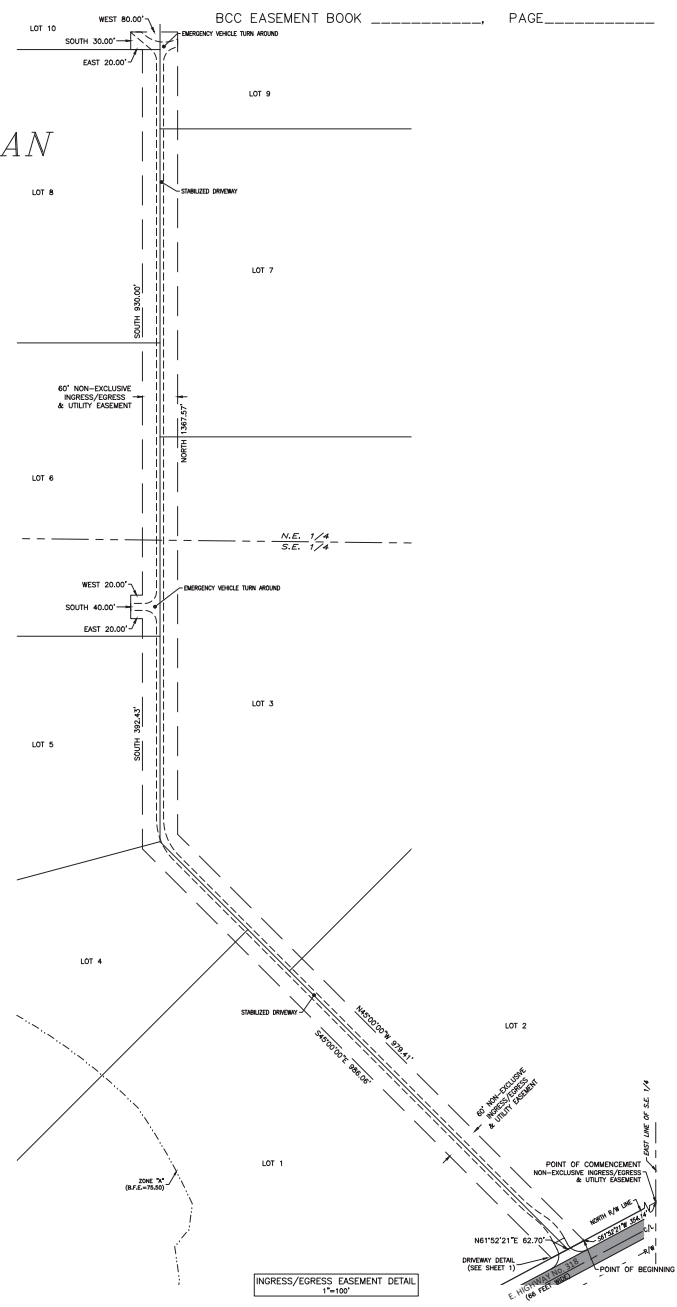
AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

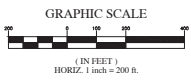
BCC EASEMENT BOOK _____ PAGE _____



SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS & EASEMENTS



INGRESS/EGRESS EASEMENT DETAIL
1"=100'



- LEGEND**
- R/W RIGHT OF WAY
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - R. RADIUS
 - D or Δ CENTRAL ANGLE
 - CB ARC LENGTH
 - CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK - PAGE
 - CONC. CONCRETE
 - ASPH. ASPHALT
 - STREET SIGN

REVISION	DATE

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 M. Rogers, P.E. (FL Reg. No. 12574, 12581)
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TWO PONDS FARMS
 AGRICULTURAL LOT SPLIT PLAN
 Map of Lots & Easements

JOB No. 18-TWO PONDS FARMS ALS
 DATE 9/17/2024
 SCALE 1" = 200'
 SHEET 2 OF 2