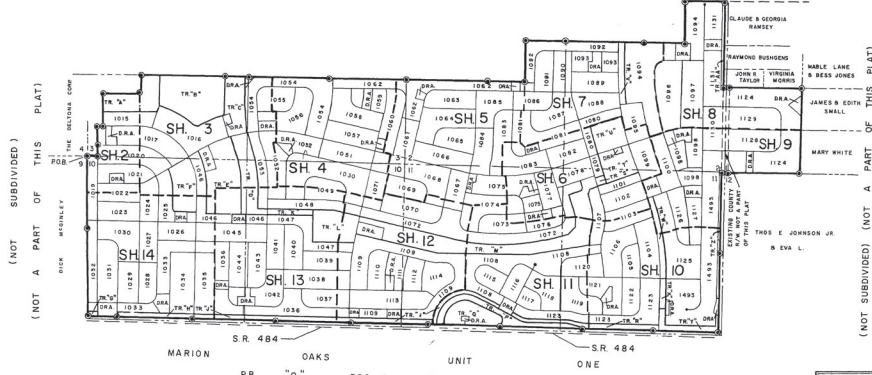


MARION OAKS UNIT SEVEN

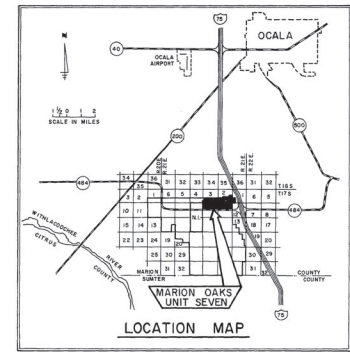
A SUBDIVISION IN SECTIONS 1,2,3,10 & 11 - TWP17S-RGE21E. MARION COUNTY, FLORIDA SHEET 1 OF 14 SHEETS

PROPOSED CROSS FLORIDA BARGE CANAL RIGHT OF WAY (NOT SUBDIVIDED) (NOT A PART OF THIS PLAT)



INDEX & KEY MAP

SCALE: 1"=1000' TR - Indicates Tract DRA - Indicates Drainage Retention Area



DEDICATION KNOW ALL MEN BY THESE PRESENTS, THAT THE DELTONA CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this Plat of MARION OAKS UNIT SEVEN, does hereby dedicate said lands and Plat for the uses and purposes therein expressed and dedicate the Throughfares, Drainage Rights-of-Way and Drainage Retention Areas shown hereon to the perpetual use of the Public.

DESCRIPTION

SITUATED IN Sections 1,2,3,10 & 11, Township 17 South, Range 21 East, Marion County, Florida and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 10, said corner being a Marion County Monument; thence S 88°57'03" E 125.01 feet along the North line of said Section 10 to a P.R.M., thence N 00°11'16" E 156.62 feet to a P.R.M., thence N 00°17'31" E 380.03 feet to a P.R.M., thence S 89°42'29" E 600.5 feet to a P.R.M., thence N 00°17'31" E 486.73 feet to a P.R.M., thence S 89°08'37" E 741.80 feet to a P.R.M., thence N 00°51'23" E 310.00 feet to a P.R.M., thence S 89°08'37" E 1364.34 feet along the North line S 1/2, SW 1/4, said Section 3 to a P.R.M., thence continue S 89°08'37" E 380.02 feet along last described line to a P.R.M., thence S 89°08'37" E 1379.07 feet along the North line S 1/2, SE 1/4, said Section 3 to a P.R.M., thence continue S 89°08'37" E 1275.00 feet along last described line to a P.R.M., thence S 89°10'20" E 1327.25 feet along the North line SW 1/4, SW 1/4, said Section 2 to a P.R.M., thence continue S 89°10'20" E 663.63 feet along the North line NW 1/4, SE 1/4, SW 1/4, said Section 2 to a P.R.M., thence N 00°44'00" E 679.72 feet along the West line SE 1/4, NE 1/4, SW 1/4, said Section 2 to a P.R.M., thence S 89°17'18" E 663.08 feet along the North line SE 1/4, NE 1/4, SW 1/4, said Section 2 to a P.R.M., thence S 89°17'15" E 1326.08 feet along the North line S 1/2, NW 1/4, SE 1/4, said Section 2 to a P.R.M., thence continue S 89°17'15" E 663.03 feet along the North line SW 1/4, NE 1/4, SE 1/4, said Section 2 to a P.R.M., thence N 00°33'41" E 685.15 feet along the West line NE 1/4, NE 1/4, SE 1/4, said Section 2 to a P.R.M., thence S 89°24'18" E 637.51 feet along a portion of the North line SE 1/4, said Section 2 to a P.R.M., said bearing N 89°24'18" W and distant 25.00 feet from the N.E. corner of said SE 1/4, Section 2, thence S 00°30'35" W 1372.92 feet to a P.R.M., thence S 89°10'41" E 25.00 feet along the North line SE 1/4, SE 1/4, said Section 2 to a P.R.M., thence S 88°42'16" E 1323.70 feet along the North line SW 1/4, SW 1/4, said Section 1, to a P.R.M., thence S 00°20'40" W 1367.95 feet along the East line SW 1/4, SW 1/4, said Section 1 to a P.R.M., thence N 88°55'34" W 1327.59 feet along the South line said Section 1 to a Marion County Monument, find the Southwest corner of said Section 1, thence N 88°56'09" W, 2500 feet along the South line said Section 2 to a P.R.M., thence S 00°30'35" W, 0.42 feet; thence S 00°20'09" E 292.96 feet to a P.R.M., thence continue S 00°30'09" E 1359.85 feet to a P.R.M., thence along the Northerly right-of-way line of STATE ROAD 484 the following courses: N 88°51'37" W 1096.57 feet to a P.R.M., N 88°51'37" W 226.13 feet to a P.R.M., N 88°51'37" W 358.29 feet to a P.R.M., N 88°51'37" W 1055.67 feet to a P.R.M., N 88°51'37" W 1364.91 feet to a P.R.M., N 88°51'37" W 1400.00 feet to a P.R.M., N 88°51'37" W 1360.00 feet to a P.R.M., N 88°51'37" W 1215.00 feet to a P.R.M., N 88°51'37" W 485.83 feet to a P.R.M., said P.R.M. lying on the West line of said Section 10, bearing N 00°11'16" E and distant 49.65 feet from the Southwest corner NW 1/4, said Section 10 thence N 00°11'16" E, 1399.86 feet along the West line said Section 10 to a P.R.M., thence continue N 00°11'16" E, 1217.23 feet along last described line to the POINT OF BEGINNING. LESS the East 25.00 feet of the SE 1/4, SE 1/4, said Section 2 and LESS the West 25.00 feet of the SW 1/4, SW 1/4, said Section 1. ALL lying and being in MARION COUNTY, FLORIDA and containing 1059.33 acres more or less.

JOINDER OF MORTGAGEE

Samuel Grayson, Lillian Grayson, Daniel Levine, Irving Ginsburg, Nathan Saks, Regina Saks, Irving Miller, Edward Saks, Eileen Oper, Herbert E. Saks, and Biele Associates, a Joint Venture Composed of Harry D. Biele, Albert N. Biele, Daniel Biele, Lawrence D. Biele and Rita Kane, Mortgagee(s) in that certain mortgage dated October 31, 1969 and recorded on November 3, 1969 in Official Records Book 405 at page 499 of the Public Records of Marion County, Florida does hereby join in and agree to the dedication by the developer contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedications contained in this plat.

Samuel Grayson, Lillian Grayson, Daniel Levine, Irving Ginsburg, Nathan Saks, Regina Saks, Irving Miller, Edward Saks, Eileen Oper, Herbert E. Saks, and Biele Associates, a Joint Venture composed of Harry D. Biele, Albert N. Biele, Daniel Biele, Lawrence D. Biele and Rita Kane.

Signed, sealed and delivered in the presence of: John Wade Ford, Barbara Sanchez, Herbert E. Saks, Attorney in Fact

Before me personally appeared Herbert E. Saks, Attorney in Fact, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed

WITNESS my hand and official seal, this 16th day of May, 1973. Notary Public

My Commission expires: May 2, 1974

JOINDER OF MORTGAGEE

Irving Yelen, David Kimmelman and Henry Gordon, as Trustees, Mortgagee(s) in that certain mortgage dated April 30, 1970 and recorded on May 1, 1970 in Official Records Book 423 at Page 417 of the Public Records of Marion County, Florida and said Mortgage has been assigned to the Bank of Kendall and recorded on May 22, 1972 in Official Records Book 425 at Page 477 of the Public Records Marion County, Florida, does hereby join in and agree to the dedication by the developer contained in this plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid mortgage subordinate and subject in all respects to the dedications contained in this plat

Signed, sealed and delivered in the presence of: John Wade Ford, Barbara Sanchez, Martin Allen, Attorney in Fact

BANK OF KENDALL, Martin Allen, Attorney in Fact

Before me personally appeared Martin Allen to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed

WITNESS my hand and official seal, this 16th day of May, 1973. Notary Public

My Commission expires: May 2, 1974

The Board of County Commissioners of Marion County, Florida, as a condition precedent to the acceptance of this plat for recording in the Public Records, does hereby notify all present and future owners of property shown on this plat 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 the construction of a central water system and sewer system when, in the opinion of said Board or other governing agency having jurisdiction, such facilities become necessary in order to protect the environment and the health, safety, and welfare of the general public.

STATE OF FLORIDA COUNTY OF DADE THIS IS TO CERTIFY that on the 15th day of May, 1973 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared James E. Vensel and Wayne Allen, Senior Vice-President and Assistant Secretary, respectively, of the above named Delaware Corporation authorized to do business in the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and solemnly acknowledged the execution thereof to be their free act and deed as such officers hereunto duly authorized; that the official seal of said corporation is duly affixed thereto and that said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date: My Commission Expires July 9, 1975 Notary Public

SURVEYOR'S CERTIFICATE I, Arthur L. Day, hereby certify that I prepared this Plat and that it is a correct representation of the lands platted, that this Plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the Plat requirements adopted by the Board of County Commissioners of Marion County, Florida, and that the P.R.M.'s were set on March 15, 1973.

ABSTRACTOR'S CERTIFICATE I HEREBY CERTIFY THAT THE DELTONA CORPORATION is the apparent record owner of the lands platted, that there are no delinquent taxes on such lands and that record title to access roads is held by Marion County or the State of Florida Dated at Miami Florida this 16th day of May, 1973. COMMONWEALTH LAND TITLE INSURANCE COMPANY

RESOLUTION This certifies that this plat was presented to the Board of County Commissioners of Marion County, Florida, and approved by them for record on the 5th day of June, A.D. 1973.

Attest: John F. Nicholson, Clerk of the Circuit Court; Roy Pusney, Chairman, Board of County Commissioners

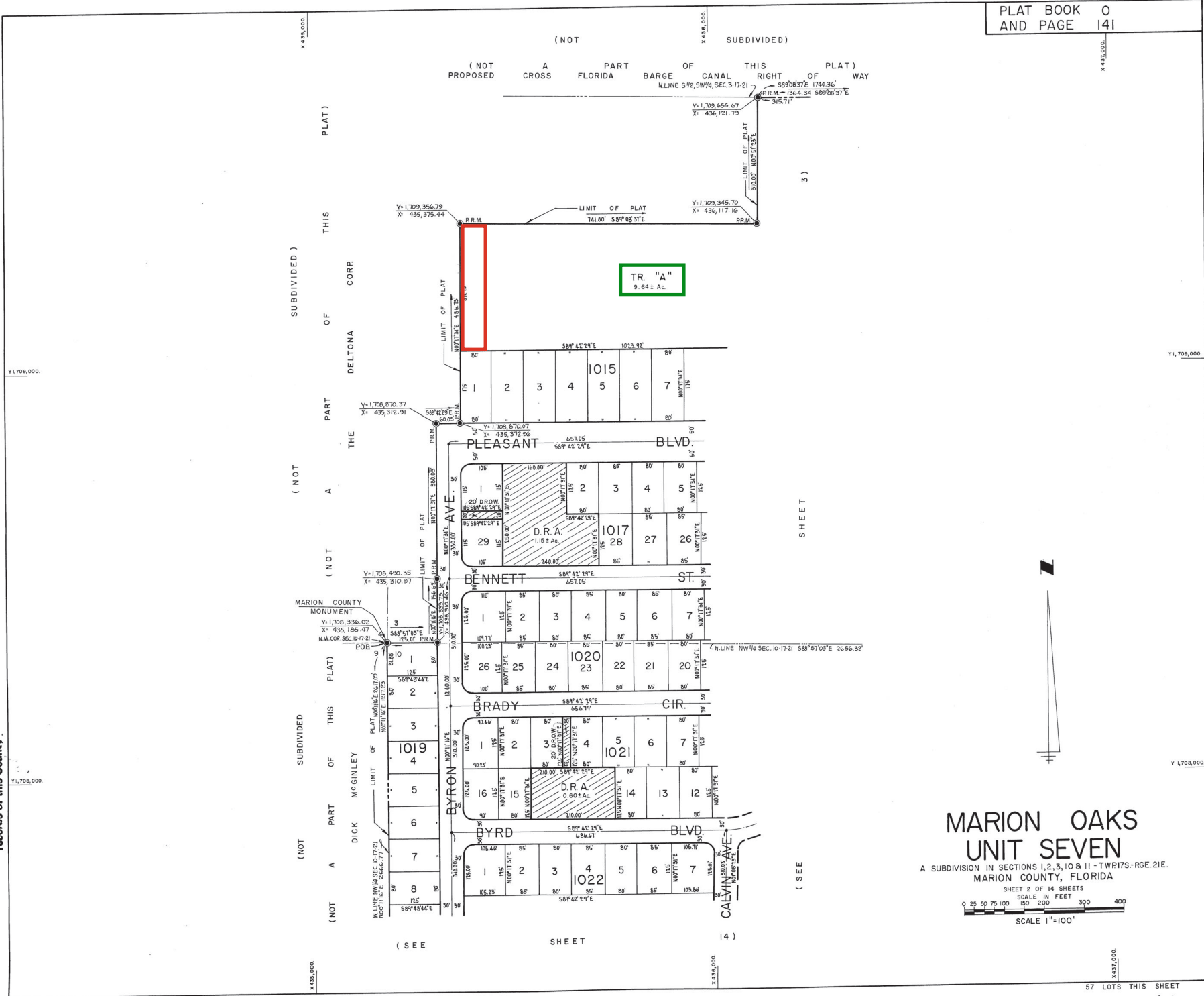
CLERK'S CERTIFICATE I, John F. Nicholson, Clerk of the Circuit Court for Marion County, Florida, do hereby certify that this foregoing plat conforms to the provisions of chapter 177, Florida Statutes, was filed in my office for record on the 2nd day of June, A.D. 1973 and recorded in the public records of said County on the 2nd day of June, A.D. 1973, in plat book 0, pages 140 thru 143.

ENGINEER'S NOTES All radii are 25 feet unless otherwise noted. Distances on corner lots are to the intersection of block lines unless otherwise noted. Bearings and coordinates shown are grid on the Florida Coordinate System-West Zone. D.R.O.W. - Indicates Drainage Right-of-Way. P.C.P. - Indicates Permanent Control Points set at all street center line intersections, P.C.'s, P.T.'s, P.R.C.'s and P.C.C.'s, and not greater than 1000 feet apart. P.R.M. - Indicates Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes, and not greater than 1600 feet apart. Soil profile and percolation test data as submitted for this property, meet standards for septic tank installations. Applications for septic tank permits will be considered on a lot by lot basis, each dependent on its own merit, for construction in outlying areas of this subdivision not served by central sewage collection and treatment facilities. Use of individual septic tanks and water wells will be of a temporary nature pending installation of central water and sewer systems as specified in Rule 17-13 F.A.C. Department of Pollution Control. Use of septic tanks will not be permitted after sewers are installed. P.C., P.T., P.R.C. or P.C.C. set on street rights-of-way. All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted. No land subject to flooding. D.R.A. - Indicates Drainage Retention Area. Permanent Reference Monuments set by A.L. DAY will be constructed as follows: a 4"x30" concrete monument with a brass cap labeled "A.L. DAY, FLA. REG.# 1235, P.R.M."

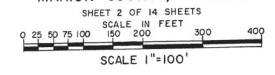
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County

PLAT BOOK 0  
AND PAGE 141

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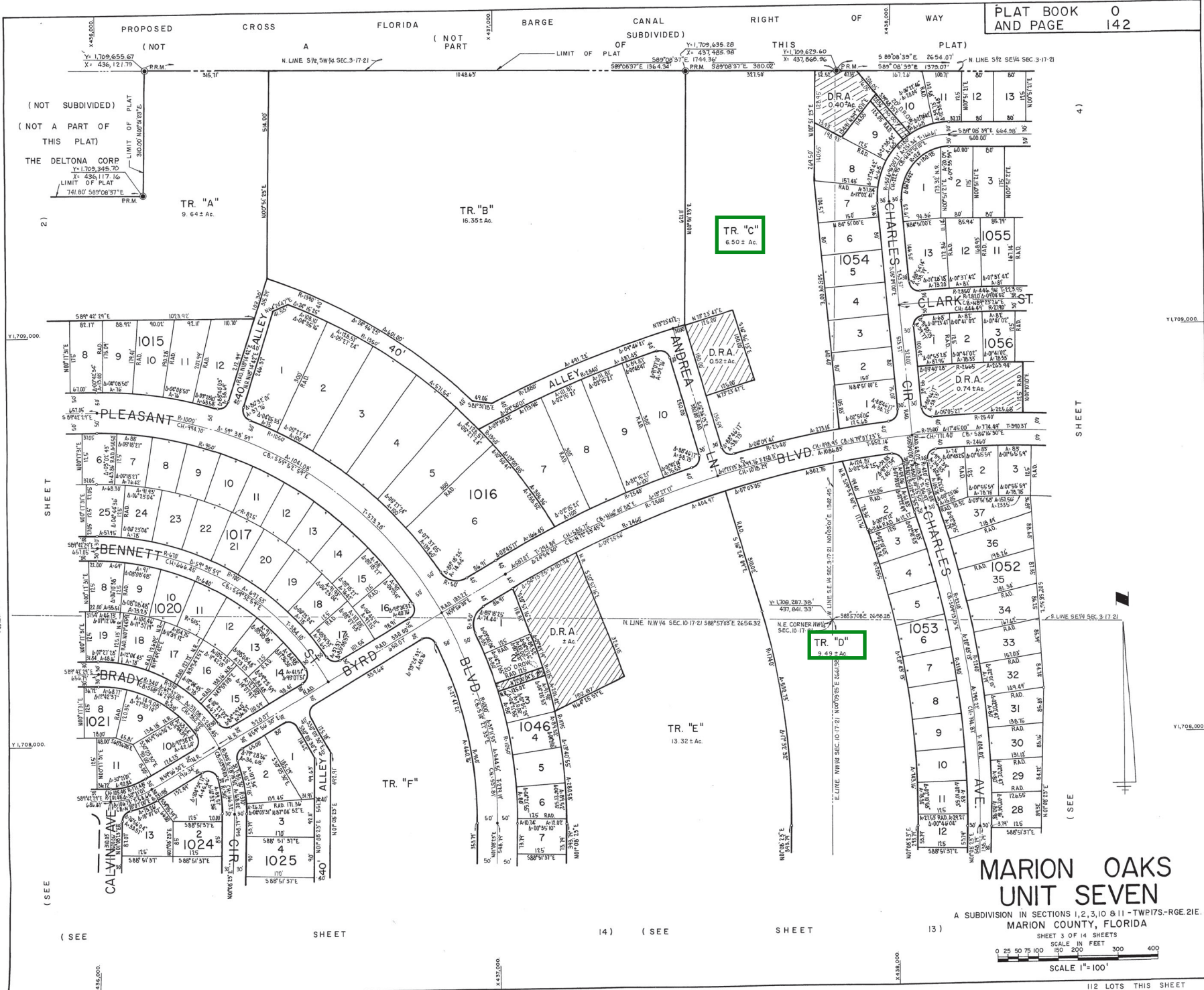


**MARION OAKS  
UNIT SEVEN**  
A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP17S - RGE. 21E.  
MARION COUNTY, FLORIDA



57 LOTS THIS SHEET

PLAT BOOK 0 AND PAGE 142



NOTICE: There may be additional plat restrictions that are not recorded on this plat that may be found in the public records of this County

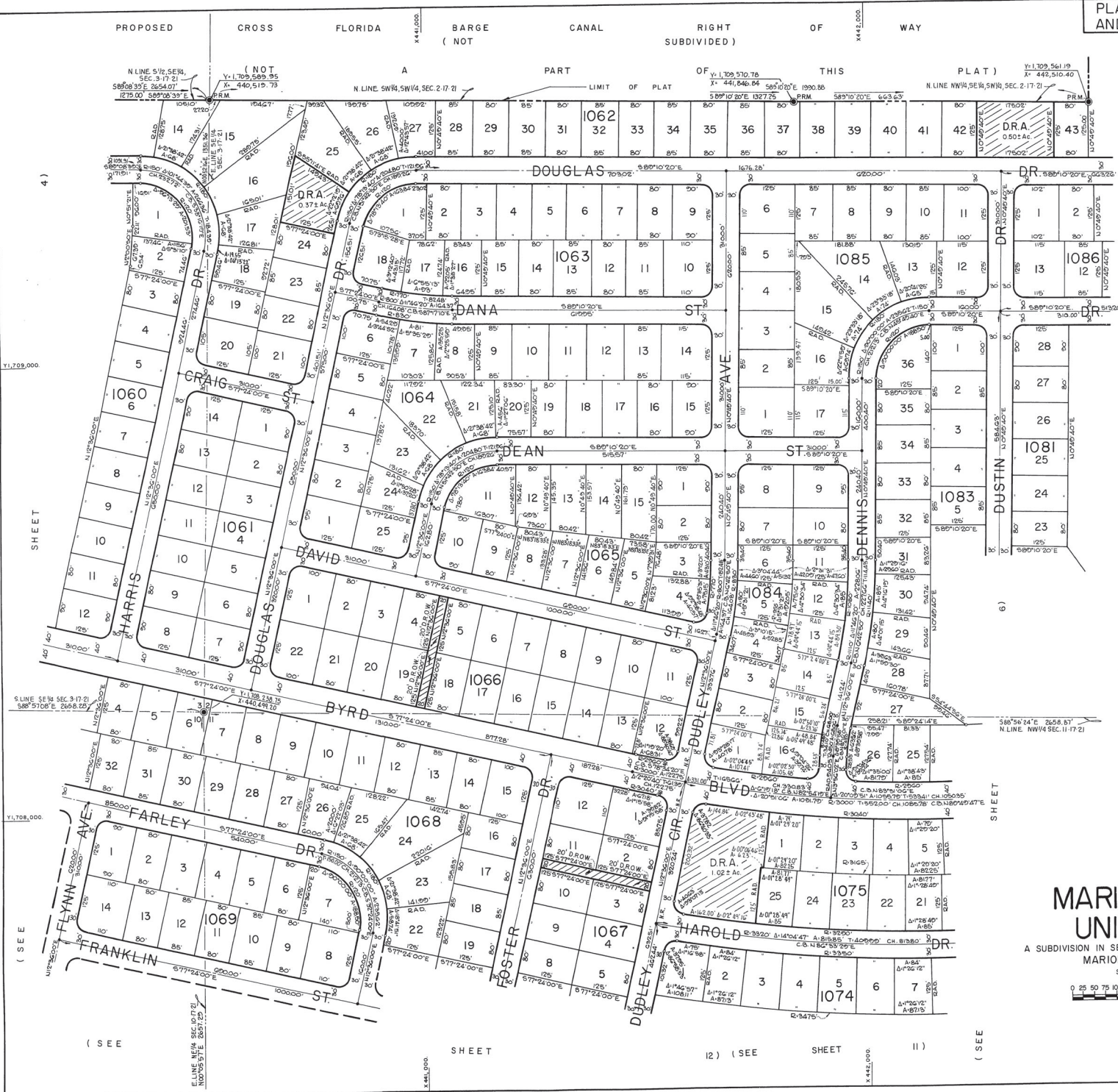
**MARION OAKS UNIT SEVEN**

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP. 17S - RGE. 21E. MARION COUNTY, FLORIDA

SHEET 3 OF 14 SHEETS  
SCALE IN FEET  
0 25 50 75 100 150 200 300 400  
SCALE 1" = 100'

112 LOTS THIS SHEET





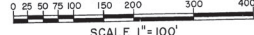
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**MARION OAKS  
UNIT SEVEN**

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP17S - RGE. 21E.  
MARION COUNTY, FLORIDA

SHEET 5 OF 14 SHEETS

SCALE IN FEET



SCALE 1" = 100'

( SEE SHEET 4 )

( SEE SHEET 1 )

SHEET

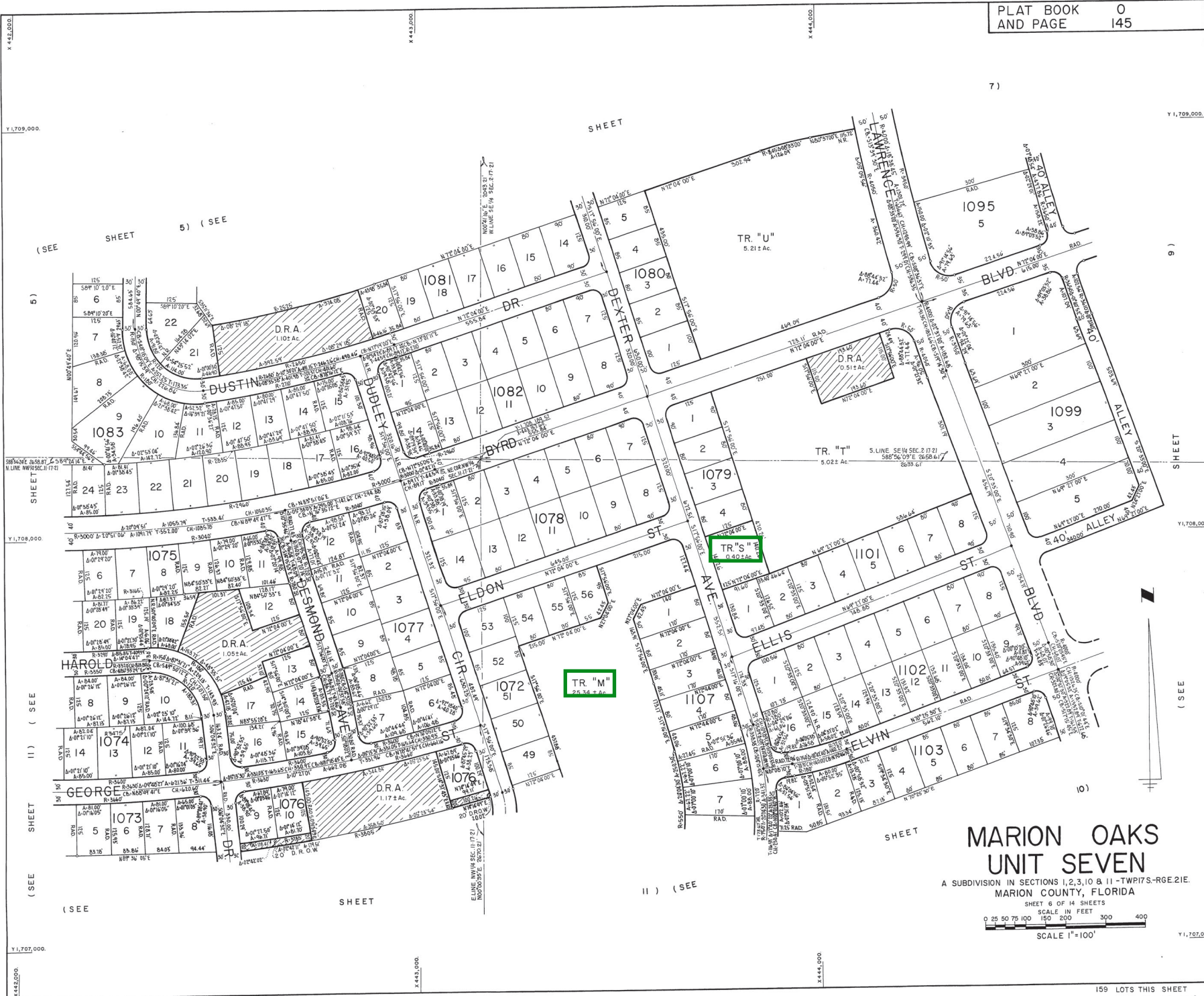
( SEE SHEET 12 )

SHEET

( SEE SHEET 11 )

PLAT BOOK 0  
AND PAGE 145

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### MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP17S-RGE.21E.  
MARION COUNTY, FLORIDA

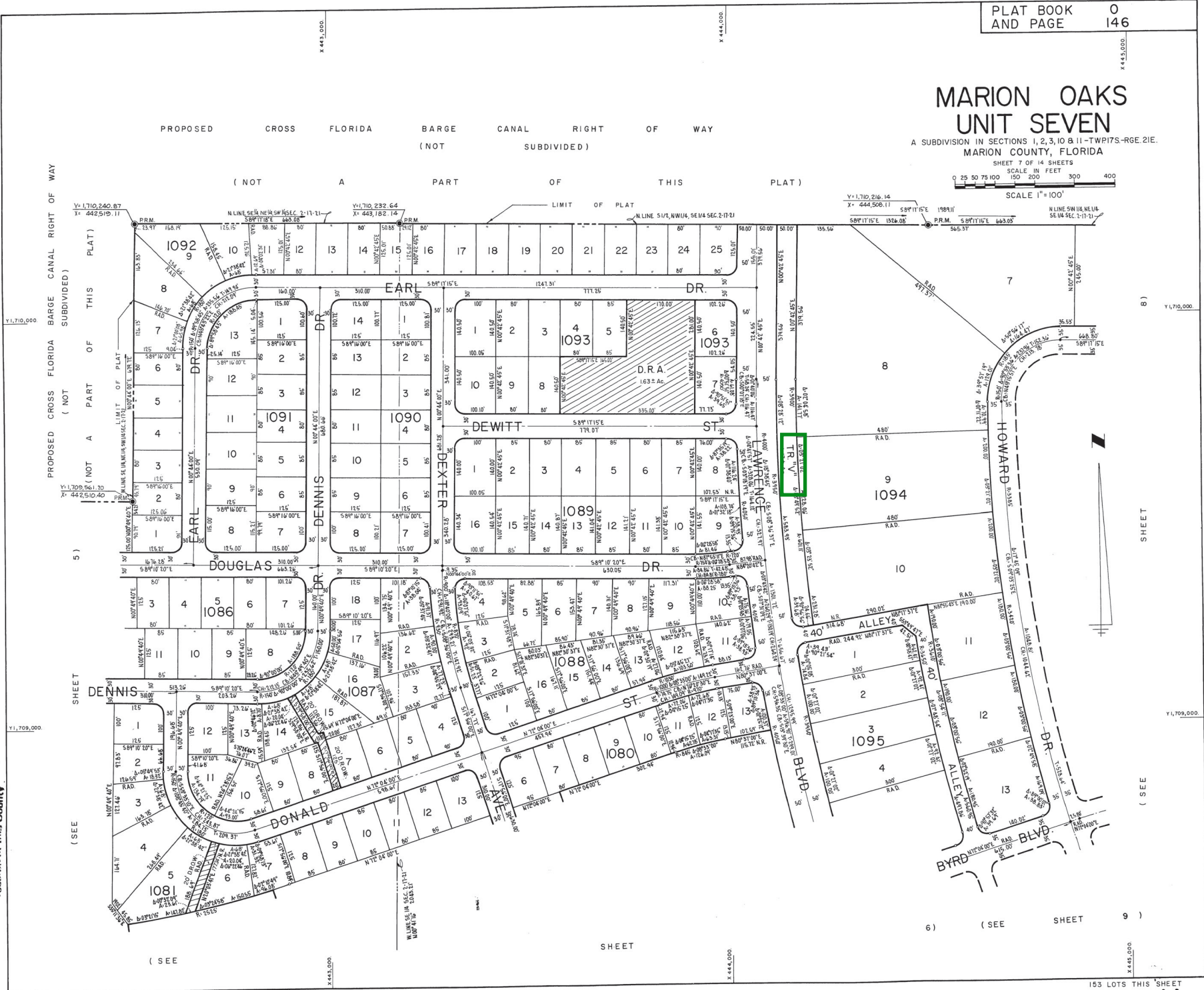
SHEET 6 OF 14 SHEETS  
SCALE IN FEET  
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SCALE 1"=100'

PLAT BOOK 0  
AND PAGE 146

# MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP17S - RGE. 21E.  
MARION COUNTY, FLORIDA

SHEET 7 OF 14 SHEETS  
SCALE IN FEET  
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SCALE 1"=100'



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County

(SEE SHEET 5)

(SEE SHEET 6)

(SEE SHEET 9)

(SEE SHEET 5)

SHEET

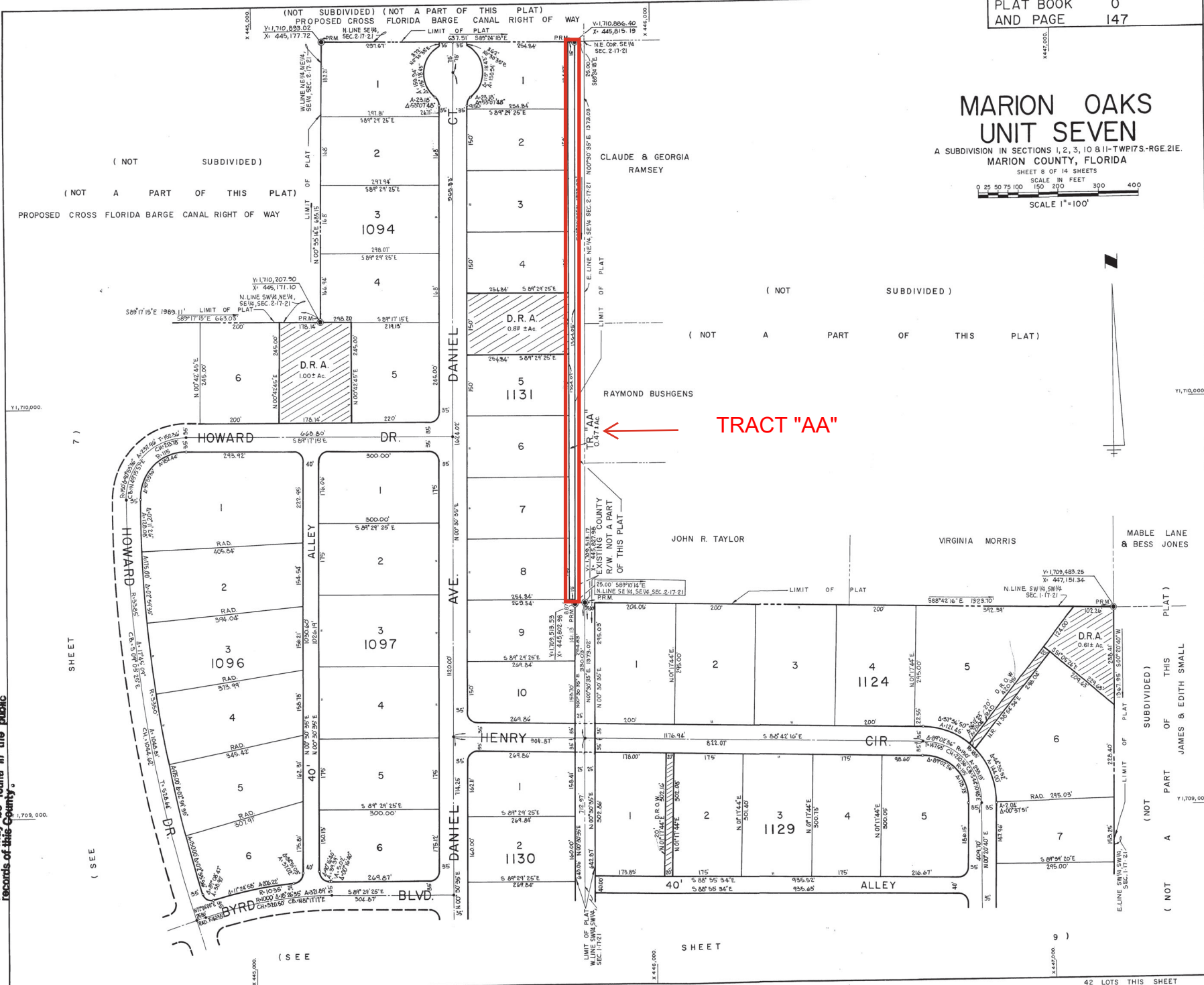
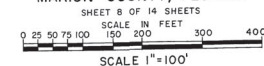
153 LOTS THIS SHEET

1416

PLAT BOOK 0  
AND PAGE 147

# MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11-TWP17S-RGE.21E.  
MARION COUNTY, FLORIDA



NOTICE: There may be additional restrictions there are not recorded on this plat that may be found in the public records of this County.

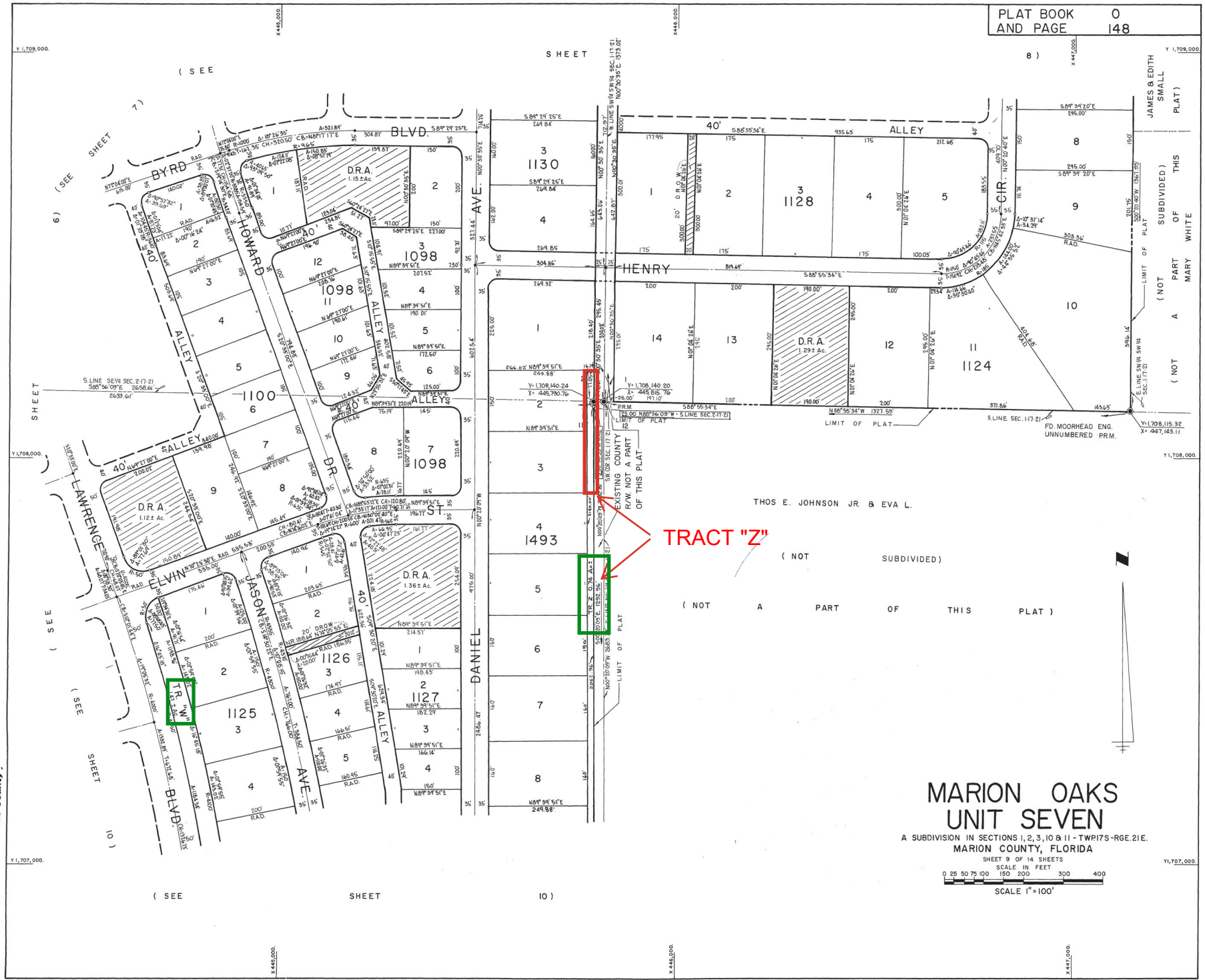
SHEET

(SEE

SHEET

42 LOTS THIS SHEET

PLAT BOOK 0  
AND PAGE 148



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

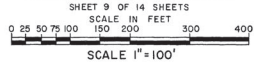
TRACT "Z"

THOS. E. JOHNSON JR. & EVA L.

( NOT SUBDIVIDED )  
( NOT A PART OF THIS PLAT )

### MARION OAKS UNIT SEVEN

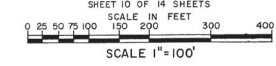
A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP17S-RGE.21E.  
MARION COUNTY, FLORIDA



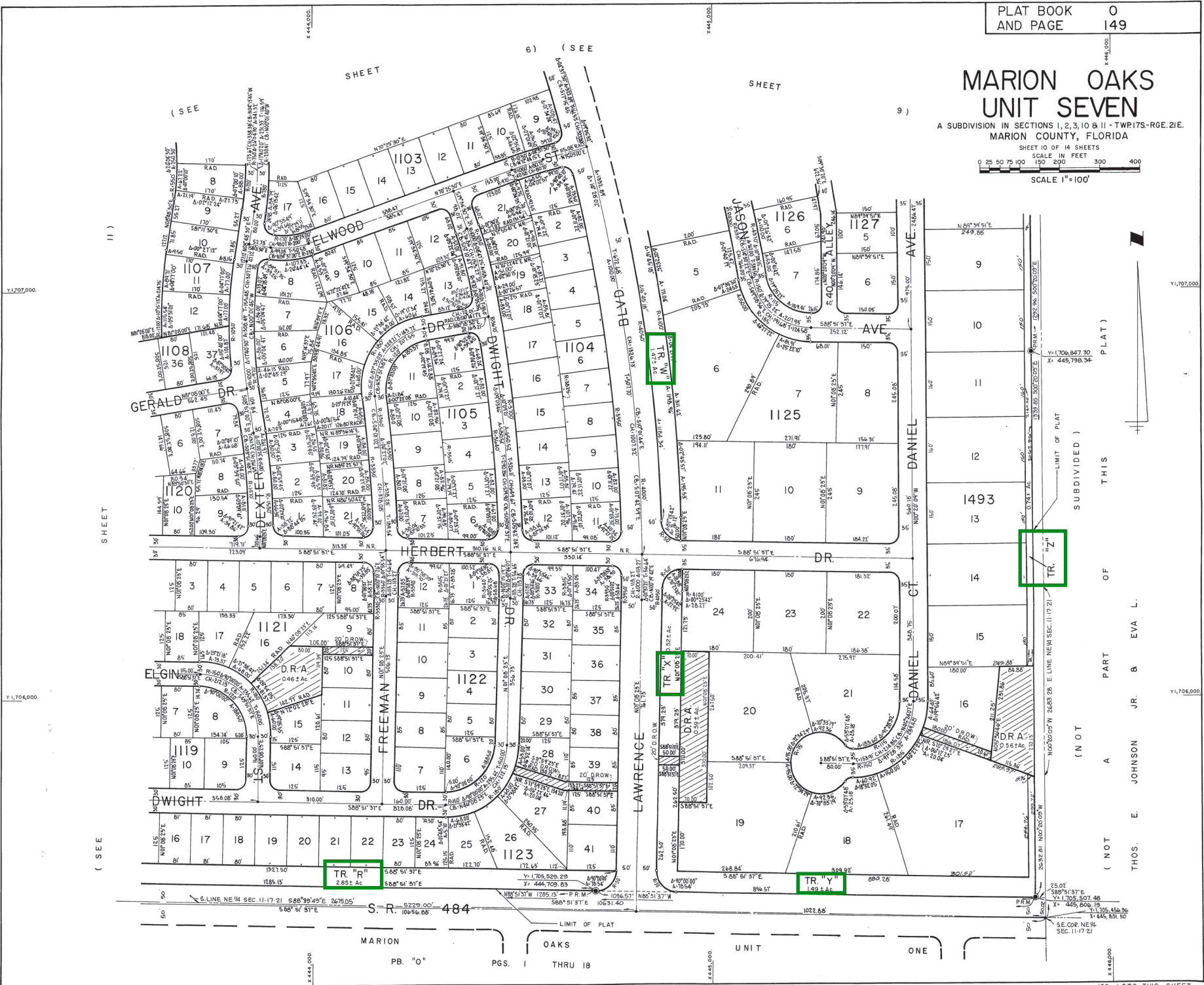
PLAT BOOK 0  
AND PAGE 149

# MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP. 17S - R6E - 21E.  
MARION COUNTY, FLORIDA



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.



( NOT ) A PART OF THOS. E. JOHNSON JR. & EVA L. ( NOT ) SUBDIVIDED ) ( PLAT )

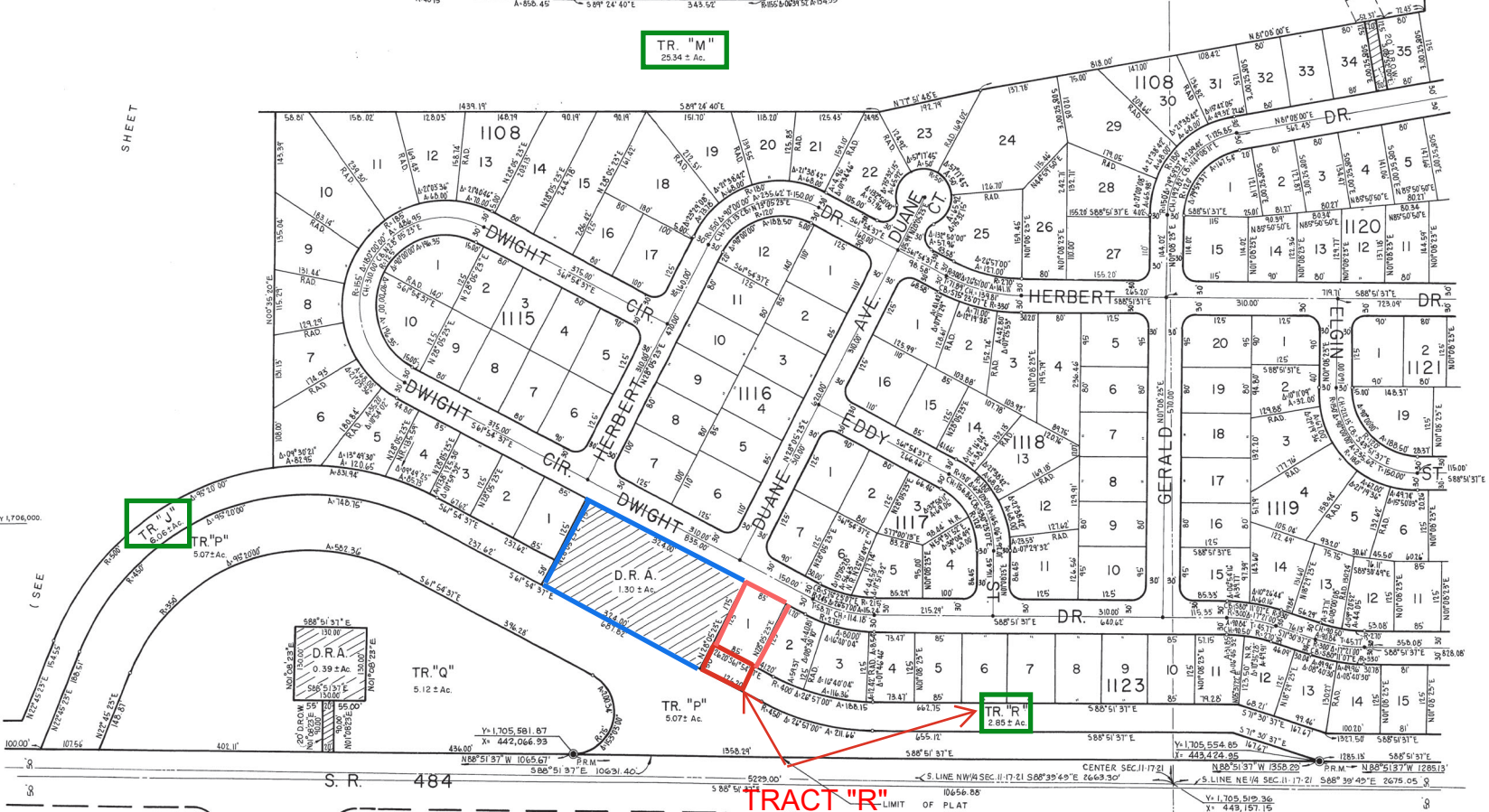
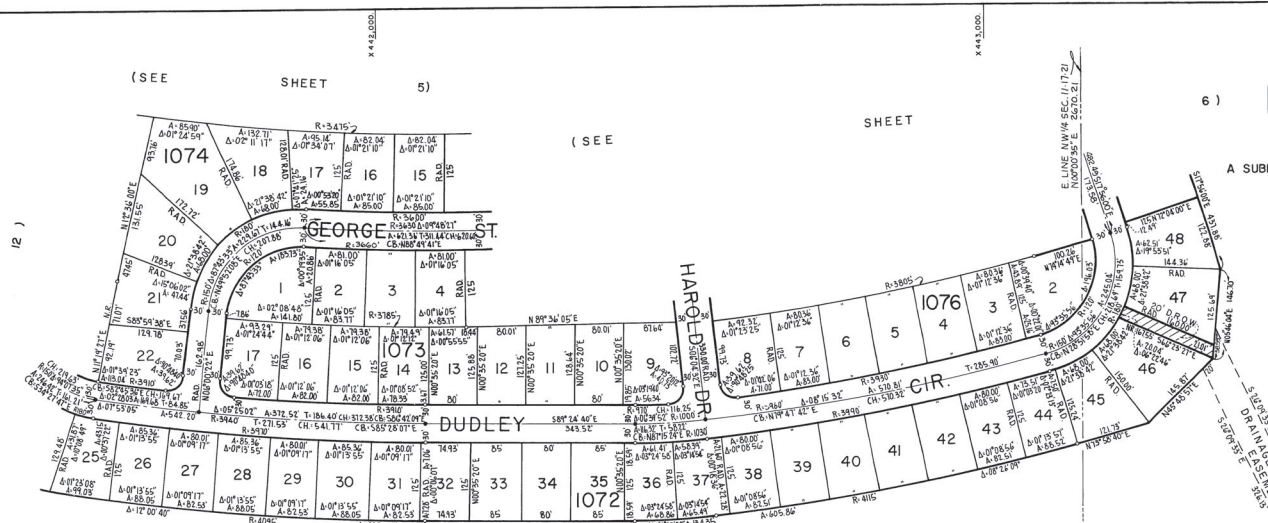
( SEE ) SHEET 6 ) ( SEE ) SHEET 9 )

MARION OAKS UNIT SEVEN

# MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP. 17S. - RGE. 21E. MARION COUNTY, FLORIDA

SHEET 11 OF 14 SHEETS  
SCALE IN FEET  
0 25 50 75 100 150 200 300 400  
SCALE 1" = 100'



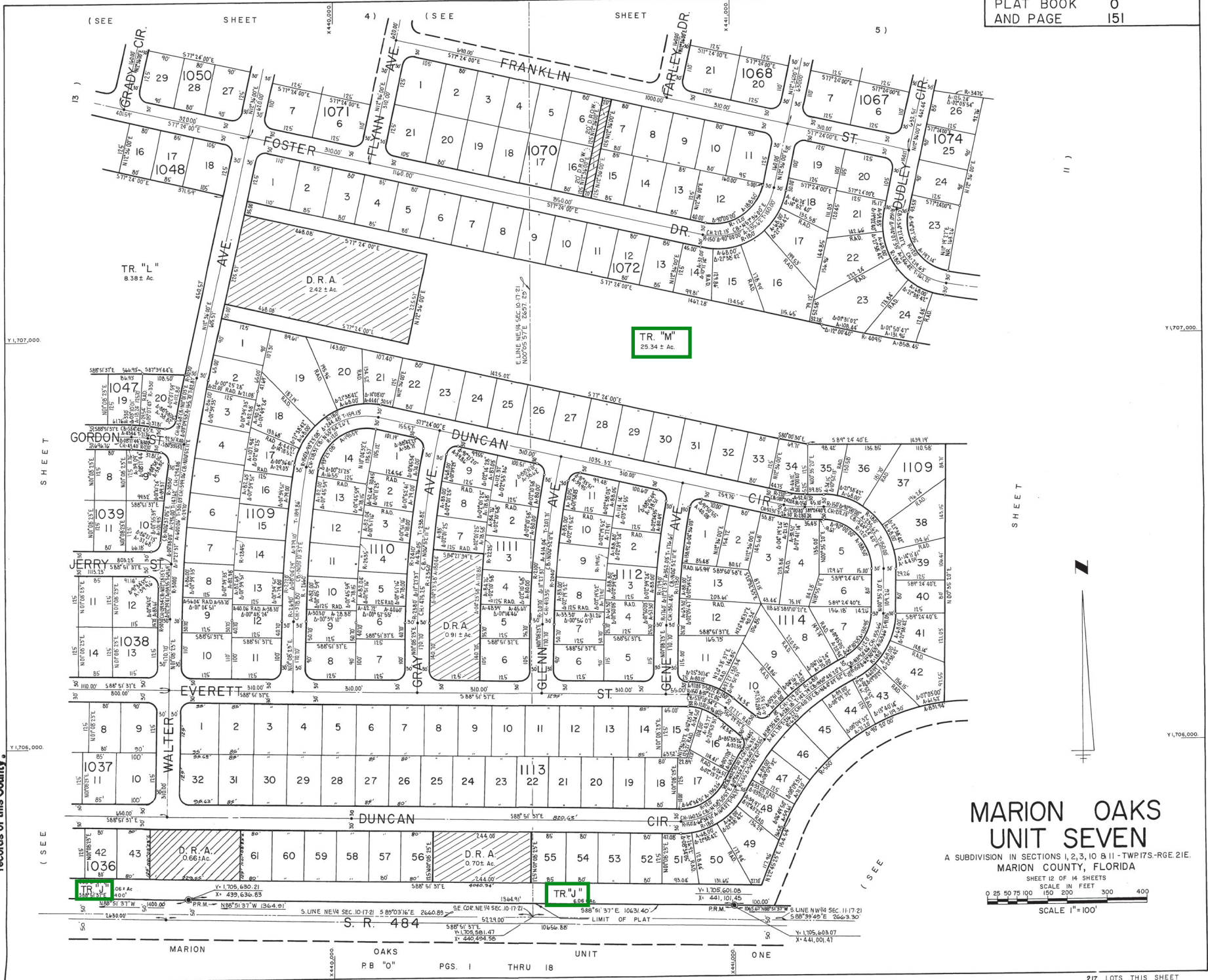
NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

MARION OAKS UNIT ONE

PGS. 1 THRU 18

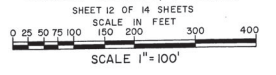
176 LOTS THIS SHEET

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# MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP.17S - RGE. 21E.  
MARION COUNTY, FLORIDA



(SEE SHEET

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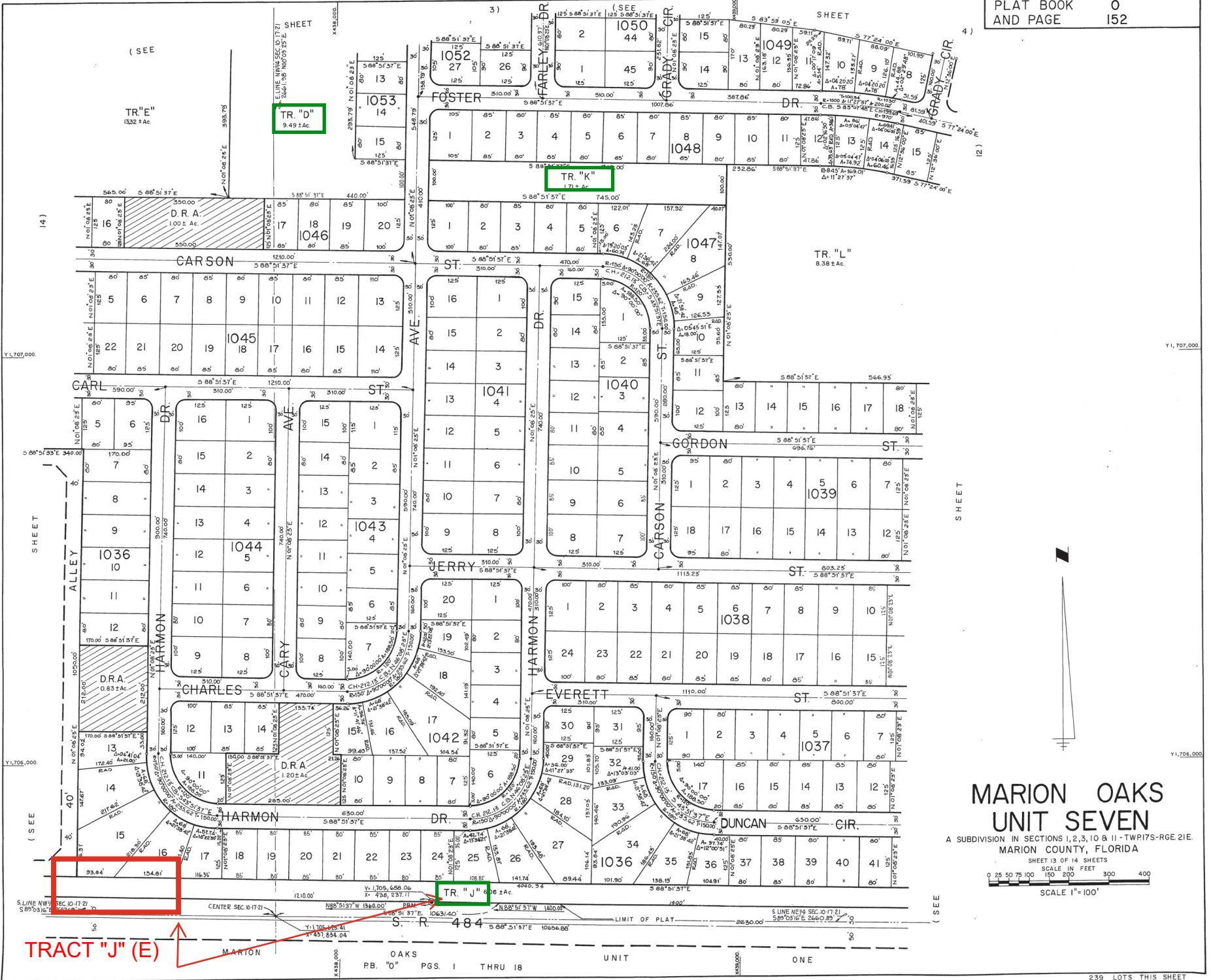
(SEE SHEET

S. R. 484

MARION OAKS UNIT ONE  
P.B. "O" PGS. 1 THRU 18

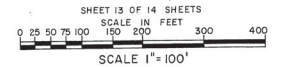
217 LOTS THIS SHEET

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County



MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10 & 11 - TWP. 17S - RGE. 21E. MARION COUNTY, FLORIDA



SCALE 1"=100'

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.



TRACT "G"

TRACT "H"

TRACT "J" (W)

### MARION OAKS UNIT SEVEN

A SUBDIVISION IN SECTIONS 1, 2, 3, 10, 11 - TWP. 17 S - RGE. 21 E.  
MARION COUNTY, FLORIDA

SHEET 14 OF 14 SHEETS  
SCALE IN FEET  
SCALE 1" = 100'