



MARION RANCH PHASE 2

A PLANNED UNIT DEVELOPMENT

A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT BOOK 15, PAGE 191
SHEET 1 OF 8

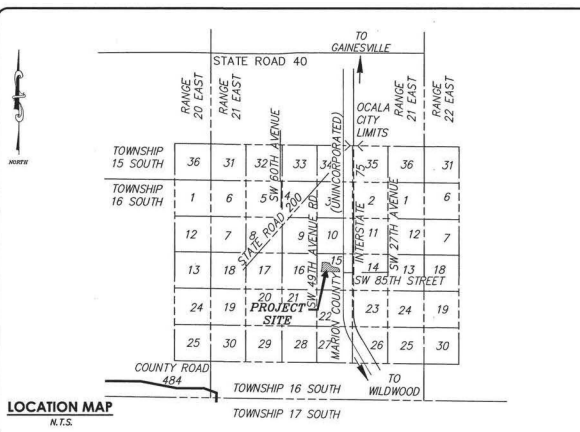
SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A RE-PLAT IS FILED WITH MARION COUNTY, WHICH RE-PLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE, VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
3. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. THIS PLAT IS 8 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY AND LEGAL DESCRIPTION SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, AND 8.
5. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERLAINED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO LANDS AS IDENTIFIED ON THE IMPROVEMENT PLANS AS APPROVED BY MARION COUNTY FOR THE DEVELOPMENT OF THIS SUBDIVISION.
7. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 10 FOOT DRAINAGE EASEMENT, AND A 10 FOOT REAR AND FIVE FOOT SIDE DRAINAGE AND UTILITY EASEMENTS, AS SET FORTH ON THE DETAILS IDENTIFIED AS "TYPICAL EASEMENT & SETBACKS" AND "TYPICAL CORNER LOT EASEMENTS & SETBACKS" ON SHEET 2. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
8. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE. SERVICE, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICE SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
9. DESPITE ANY REFERENCE ON THIS PLAT TO ANY IMPROVEMENT OR FACILITY, NO SUCH REFERENCE SHALL BE DEEMED TO BE A REPRESENTATION OR WARRANTY THAT ANY SUCH IMPROVEMENT OR FACILITY WILL BE CONSTRUCTED OR PROVIDED BY THE DEVELOPER OF THE SUBDIVISION, OR ANY OF THEIR DESIGNATED SUCCESSORS OR ASSIGNS.
10. BEARINGS ARE ASSUMED BASED ON THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING S.89°18'29"E.
11. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINT 0004 AND 0013, (NAD-83) 1990 ADJUSTMENT. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
12. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
13. CURRENT ZONING IS PUD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS MEDIUM RESIDENTIAL.
14. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
15. ADVISORY NOTICE - ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP (NFIRM) COMMUNITY PANEL NO. 12003C0020, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREIN LIES IN FLOOD ZONES "A" - AN AREA OF MINIMAL FLOOD HAZARD, THE FLOODING LIMITS HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDED. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE ADJUSTED FROM TIME TO TIME AS DETERMINED BY FEMA.
16. THIS PLAT CONTAINS 166 LOTS, 5 TRACTS AND 1.75 MILES OF ROAD.
17. PROPOSED ROADS, SIGNAGE AND DRAINAGE TRACTS ARE RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A HOMEOWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY (EACH A "MAINTENANCE ENTITY") SUBSEQUENT TO THE RECORDING OF THIS PLAT.
18. ALL UTILITIES AND USES SHOWN HEREON ARE CONSISTENT WITH THE APPROVED D.R.I.
19. WATER SERVICE ARE BEING PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT THROUGH AGREEMENT WITH TRADEWORKS UTILITIES, AND SEWER SERVICES ARE BEING PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
20. FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY L.D.C. WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
21. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 30' OR 1/2 THE LOT WIDTH FROM PAYMENT P.T., WHICHEVER IS LESS.
22. WHEREVER IN THIS PLAT REFERENCE IS MADE TO THE DEVELOPER OR OTHER PARTY'S "DESIGNATED SUCCESSORS AND ASSIGNS", SUCH REFERENCE SHALL MEAN AND REFER TO THOSE SUCCESSORS OR ASSIGNS OF THE DEVELOPER OR SUCH OTHER PARTY TO WHOM THE DEVELOPER OR SUCH OTHER PARTY HEREAFTER TRANSFERS IN WRITING A SPECIFIC RIGHT RESERVED TO THE DEVELOPER OR SUCH OTHER PARTY IN THIS PLAT. WHICH WRITING IS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
23. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT OR OTHER APPLICABLE MAINTENANCE ENTITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS.
24. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCE APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. REFERENCE IS MADE TO THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCE DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCE REVIEW AND/OR APPROVAL IS DEFERRED A TO LATER DEVELOPMENT REVIEW STAGE.
25. THE DETENTION OF DRAINAGE UTILITY, LANDSCAPE, AND/OR ACCESS EASEMENTS ON THE PLAT ARE NOT INTENDED TO BE EXCLUSIVE OR LIMITING AND ADDITIONAL SUCH EASEMENTS MAY BE IDENTIFIED IN, AND/OR ESTABLISHED BY, OTHER RECORDED INSTRUMENTS, INCLUDING WITHOUT LIMITATION, THE COMMUNITY DECLARATION FOR MARION RANCH TO BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY (THE "DECLARATION"), AND ADDITIONAL USES MAY BE PERMITTED OF THE EASEMENTS DEPICTED ON THE FACE OF THE PLAT PURSUANT TO THE DECLARATION OR SUCH OTHER INSTRUMENTS.
26. THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.
27. ADVISORY NOTICE - THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON 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 MAINTENANCE AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
28. PORTIONS OF TRACTS C, D, AND E DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
29. THE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING DEVELOPER'S AGREEMENT (OCALA CROSSINGS NORTH PUD) BY AND BETWEEN MARION COUNTY AND JAMES H. SWEENEY, JR. INDIVIDUALLY, BUT SOLELY AS TRUSTEE UNDER THE 603 ACRE LAND USE TRUST U/7/A DATED MARCH 4, 2004, RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 248, AS AFFECTED BY ASSIGNMENT ACKNOWLEDGMENT OF ASSIGNEE, WHICH ACKNOWLEDGMENT OF MARION COUNTY RECORDED IN OFFICIAL RECORDS BOOK 6193, PAGE 472; AND AS MODIFIED BY MODIFICATION OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS SOUTH PUD) AND MODIFICATION OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS NORTH PUD) RECORDED IN OFFICIAL RECORDS BOOK 6015, PAGE 681.
30. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7534, PAGE 1351, AND MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7540, PAGE 1578.
31. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____.

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

BY:
CHRISTOPHER J. HARRELL, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERLAINED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

APPROVAL OF COUNTY OFFICIALS: DEVELOPMENT REVIEW COMMITTEE:

BY:
DOUGLAS E. SMITH, COUNTY ENGINEERING
BY:
CRAIG CURRY, COUNTY FIRE SERVICES
BY:
DOUGLAS E. SMITH, COUNTY GROWTH SERVICES
BY:
DOUGLAS E. SMITH, COUNTY SURVEYOR
BY:
DOUGLAS E. SMITH, COUNTY UTILITIES
BY:
DOUGLAS E. SMITH, COUNTY BUILDING SAFETY

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2023 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

BY:
CRAIG CURRY, CLERK
BOARD OF COUNTY COMMISSIONERS

BY:
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT FREEDOM COMMONS DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "DEVELOPER") IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "MARION RANCH PHASE 2", BEING IN MARION COUNTY, FLORIDA AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: THE STORMWATER AND DRAINAGE EASEMENTS AND/OR TRACTS DESCRIBED HEREON ARE HEREBY RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A HOMEOWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY (EACH A "MAINTENANCE ENTITY") SUBSEQUENT TO THE RECORDING OF THIS PLAT; PROVIDED HOWEVER, THAT THE SAME SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH; MARION COUNTY IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID STORMWATER AND DRAINAGE FACILITIES IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK THAT THE UTILITY EASEMENTS SHOWN OR NOTED ARE RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE A MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE FURTHER RESERVED EXCLUSIVELY FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.

TRACT "A", AND TRACT "B" AS SHOWN ON THE PLAT, ARE HEREBY RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT. DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "A", AND TRACT "B" FOR VEHICULAR AND PEDESTRIAN ingress and egress IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVEEES; (B) ALL PRESENT AND FUTURE RECORD TITLE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVEEES; (C) ANY MAINTENANCE ENTITIES(IES) GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. TRACT "A", AND TRACT "B" SHALL BE MAINTAINED BY THE DEVELOPER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE APPLICABLE MAINTENANCE ENTITY FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE. FURTHER, DEVELOPER GRANTS TO MARION COUNTY, ITS SUCCESSOR AND ASSIGNS A PUBLIC EASEMENT AND RIGHT OF WAY FOR VEHICULAR AND PEDESTRIAN ACCESS UPON, OVER AND ACROSS TRACT "A".

TRACT "C", TRACT "D" AND TRACT "E" AS SHOWN ON THE PLAT, ARE HEREBY RESERVED BY DEVELOPER FOR FUTURE CONVEYANCE TO A MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT. DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "C", AND TRACT "D", AND TRACT "E" FOR VEHICULAR AND PEDESTRIAN ingress and egress IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVEEES; (B) ALL PRESENT AND FUTURE RECORD TITLE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVEEES; (C) ANY MAINTENANCE ENTITIES(IES) GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT. TRACT "C", AND TRACT "D", AND TRACT "E" SHALL BE MAINTAINED BY THE DEVELOPER FOR THE PURPOSES STATED HEREON UNTIL SUCH CONVEYANCE OCCURS, AND SHALL BE MAINTAINED BY THE APPLICABLE MAINTENANCE ENTITY FOR SUCH PURPOSES FROM AND AFTER SUCH CONVEYANCE.

WITNESSES:

WITNESS SIGNATURE

PRINT NAME: Natasha Rampersad

WITNESS SIGNATURE

PRINT NAME: MAICHAZ ANDREWS

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF MY PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 17 DAY OF OCTOBER, 2023, BY IT, CHRISTOPHER ANSTRONG, AS MANAGER OF CASA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS AUTHORIZED MEMBER OF ANSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF FREEDOM COMMONS DEVELOPMENT, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH COMPANIES.

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

NOTARY PUBLIC

GERARD DAVIS

PRINT NAME:

NOTARY SEAL:



CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THAT THIS PLAT OF "MARION RANCH PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS 17 DAY OF OCTOBER, 2023 AT 2:20 A.M. AND RECORDED ON PAGE 191 OF PLAT BOOK 15, IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY:
GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT



PLAT BOOK 15, PAGE 108
SHEET 2 OF 8

DESCRIPTION:

A PORTION OF LAND LYING ON THE NORTH 1/2 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY ON THE N. 1/4 CORNER OF SAID SECTION 15, THENCE ALONG THE SOUTHERLY LINE OF THE SOUTHERLY 1/4 OF SAID SECTION 15, S.89°18'37"E, 578.69 FEET, THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, N.00°41'21"E, 40.11 FEET TO A POINT OF TANGENCY, AND A CHORD BEARING AND DISTANCE OF S.89°18'37"E, 578.69 FEET PER OFFICIAL RECORDS BOOK 6556, PAGE 1709 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY, N.63°31'41"W, 143.34 FEET TO A POINT OF TANGENCY, AND A CHORD BEARING AND DISTANCE OF S.26°51'41"W, 143.34 FEET PER OFFICIAL RECORDS BOOK 6912, PAGE 1360 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY, N.11°47'01"W, 25.42 FEET TO THE BEGINNING OF A NON-TANGENT ARC OF SAID CHORD BEARING AND DISTANCE OF N.80°16'52"E, 124.63 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 124.70 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 125.50 FEET, A CENTRAL ANGLE OF 101°03'52", AND A CHORD BEARING AND DISTANCE OF S.82°43'08"E, 49.71 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.44 FEET TO A POINT OF TANGENCY, HAVING A RADIUS OF 125.50 FEET, A CENTRAL ANGLE OF 101°03'52", AND A CHORD BEARING AND DISTANCE OF S.82°43'08"E, 49.71 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 13.84 FEET TO A POINT OF TANGENCY, THENCE S.14°25'18"E, 38.00 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 125.50 FEET, A CENTRAL ANGLE OF 101°03'52", AND A CHORD BEARING AND DISTANCE OF S.82°43'08"E, 49.71 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.72 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 125.50 FEET, A CENTRAL ANGLE OF 101°03'52", AND A CHORD BEARING AND DISTANCE OF S.82°43'08"E, 49.71 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.3215347"E, 79.08 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.10 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 125.50 FEET, A CENTRAL ANGLE OF 101°03'52", AND A CHORD BEARING AND DISTANCE OF S.82°43'08"E, 49.71 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.3215347"E, 79.08 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.10 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 125.50 FEET, A CENTRAL ANGLE OF 101°03'52", AND A CHORD BEARING AND DISTANCE OF S.82°43'08"E, 49.71 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.3215347"E, 79.08 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.10 FEET TO A POINT OF TANGENCY, THENCE S.77°55'18"E, 60.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCERNING, HAVING A RADIUS OF 125.50 FEET, A CENTRAL ANGLE OF 101°03'52", AND A CHORD BEARING AND DISTANCE OF S.33°58'35"E, 519.40 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 562.48 FEET TO A POINT OF TANGENCY, HAVING A RADIUS OF 125.50 FEET, A CENTRAL ANGLE OF A CURVE CONCERNING, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°59'37", AND A CHORD BEARING AND DISTANCE OF S.44°18'33"E, 42.42 FEET TO A POINT OF TANGENCY, AND THE AFORESAID NORTH RIGHT OF WAY OF S.W. 1/4 OF SAID SECTION 15, BEING 100 FEET WIDE, BEING 100 FEET WIDE, BEING 100 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 56.78 ACRES, MORE OR LESS.

POINT OF COMMENCEMENT
WEST 1/4 CORNER OF SECTION 15,
TOWNSHIP 16 SOUTH, RANGE 21 EAST
FOUND 4"x4" CONCRETE
MONUMENT (LB 1918)
N: 1732435.28'
E: 34860.81'

SEE DETAIL "A"

E: 592238.94'

*OCALA CROSSING SOUTH
(PLAT BOOK 15, PAGE 5)
S.W. 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 21 EAST

LEGEND = UNLESS OTHERWISE NOTED

P.T. = POINT OF TANGENCY
A.E. = ASSESS EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
NO. = NUMBER
N. = NOTHING (STATE PLANE COORDINATES)
S.T. = STATE PLANE COORDINATES
O.R. = OFFICIAL RECORDS OF MARION COUNTY
R/W = RIGHT OF WAY LINE
LS = LICENSED BUSINESS
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
P.B. = PLAT BOOK
PQ. = PAGE
E = CENTERLINE OF RIGHT OF WAY
AC = ACRES
S.F. = SQUARE FEET
(NS) = NOT RADIAL
6,000 = SQUARE FOOTAGE OF LOT

☐ = PERMANENT REFERENCE MONUMENT
FOUND 4' X 4" CONCRETE CURB (AS NOTED)

☐ = PERMANENT REFERENCE MONUMENT
FOUND 18" IRON ROD & CAP (AS NOTED)

☐ = PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD & CAP (LB 8071)

☐ = PERMANENT CONTROL POINT
& DISC NO. LB 8071

NOTE:
THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES AND ACKNOWLEDGEMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, AND 8.

**PROHIBITED DRIVEWAY LOCATION:
CORNER LOTS**

NO DRIVEWAY PERMITTED WITHIN HATCHED AREA

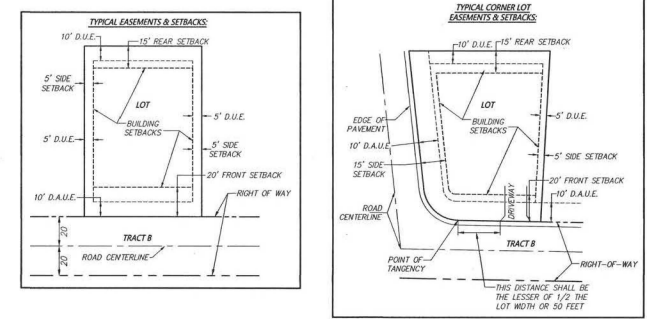
P.T. P.T. P.T.

R/W

* - DISTANCE SHALL BE THE LESSER OF 1/2 OF LOT WITH OR 50'

NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	124.70	347.50	020°33'35"	124.03	N80°16'52"E
C2	516.61	542.50	054°33'40"	497.31	S82°43'06"E
C3	138.41	72.00	110°08'26"	58.06	S29°29'31"E
C4	59.22	104.00	032°28'04"	114.03	N66°31'12"E
C5	70.72	125.50	033°17'17"	69.78	S26°08'36"E
C6	81.10	104.00	044°27'52"	79.09	S32°13'54"E
C7	288.42	1400.00	011°48'13"	287.91	S48°33'43"E
C8	340.47	553.28	035°15'29"	333.13	S60°17'21"E
C9	47.12	300.00	089°39'57"	42.42	S44°18'37"E



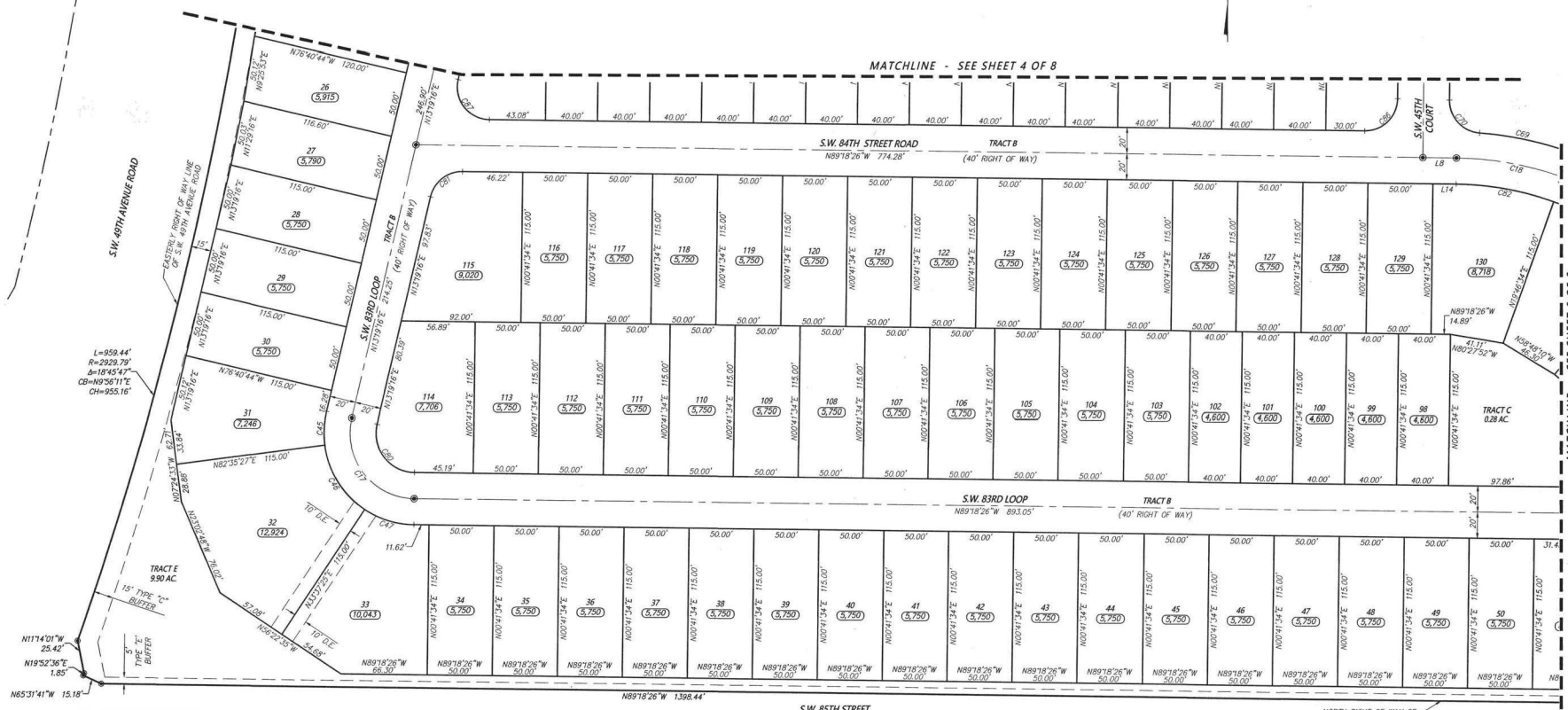
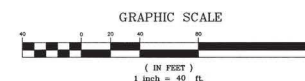
PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471



MARION RANCH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 15, PAGE 199
SHEET 3 OF 8



LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°26'21"E	49.50
L2	S89°26'21"E	94.68
L3	S55°26'16"E	102.73
L4	N14°25'18"E	38.09
L5	S88°30'10"E	63.62
L6	S9°40'11"E	57.59
L7	N0°41'21"E	20.85
L8	N89°18'26"W	25.89
L9	N45°00'00"W	6.95
L10	S26°03'51"W	12.82
L11	N13°12'47"E	19.23
L12	S49°58'12"E	5.16
L14	S89°18'26"E	17.92

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C17	89.56	50.00	102°37'41"	78.06	N37°59'35"W
C18	172.45	250.00	039°31'23"	169.05	N69°32'45"W
C45	25.33	70.00	020°43'48"	25.19	S02°57'22"W
C46	59.82	70.00	048°58'02"	58.02	S31°53'34"E
C47	40.23	70.00	032°55'51"	39.68	S72°50'30"E
C69	167.87	270.00	035°37'20"	165.18	N67°46'52"W
C70	37.65	25.00	086°17'07"	34.19	N42°26'59"W
C80	53.74	30.00	102°37'41"	46.84	N37°59'35"W
C81	33.76	25.00	077°22'19"	31.25	N52°00'25"E
C82	76.61	230.00	019°05'00"	76.25	S79°45'56"E
C86	39.27	25.00	090°00'00"	35.36	S45°41'34"W
C87	44.78	25.00	102°37'41"	39.03	N37°59'35"W

NOTE:
THIS PLAT IS 8 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION, NOTES AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION AND BOUNDARY DETAIL, SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3, 4, 5, 6, 7, AND 8.

LEGEND

- UNLESS OTHERWISE NOTED
- P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
 - NO. = NUMBER
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 - E. = EASTING (STATE PLANE COORDINATES)
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - R/W = RIGHT OF WAY LINE
 - LB = LICENSED BUSINESS
 - LS = LAND SURVEYOR
 - PLS = PROFESSIONAL LAND SURVEYOR
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - C. = CENTERLINE OF RIGHT OF WAY
 - AC. = ACRES
 - S.F. = SQUARE FEET
 - (N/R) = NOT RADIAL
 - (S.F.) = SQUARE FOOTAGE OF LOT
 - = PERMANENT REFERENCE MONUMENT FOUND 4" x 4" CONCRETE MONUMENT (AS NOTED)
 - = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (NOTED)
 - ⊙ = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (LB 8071)
 - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. LB 8071

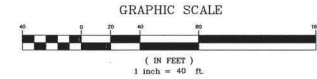


JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING, ENVIRONMENTAL, & GIS
CERTIFICATE OF PROFESSIONAL SURVEYING
STATE OF FLORIDA, LICENSE NO. 12467
4000 N. 15TH STREET, SUITE 100, BOCA RATON, FL 33433
TEL: (561) 995-1616 WWW.JCHGROUP.COM

MARION RANCH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 15, PAGE 200
SHEET 4 OF 8



LEGEND UNLESS OTHERWISE NOTED
P.T. = POINT OF TANGENCY
A.E. = ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
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P.B. = PLAT BOOK
PG. = PAGE
C = CENTERLINE OF RIGHT OF WAY
AC = ACRES
SF. = SQUARE FEET
(NR) = NOT RADIAL
(8,000) = SQUARE FOOTAGE OF LOT
□ = PERMANENT REFERENCE MONUMENT
FOUNDED 4" X 4" CONCRETE MONUMENT (AS NOTED)
● = PERMANENT REFERENCE MONUMENT
FOUND 5/8" IRON ROD & CAP (NOTED)
● = PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD & CAP (LB 8071)
● = PERMANENT CONTROL POINT
SET NAIL & DISC NO. LB 8071

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C18	172.45	250.00	039°31'23"	169.05	N89°32'45"W
C19	67.52	50.00	077°22'19"	62.51	N52°00'25"E
C23	39.27	25.00	090°00'00"	35.36	S44°18'26"E
C24	16.11	25.00	036°55'42"	15.84	N72°13'43"E
C25	23.16	25.00	053°04'18"	22.34	N27°13'43"E
C37	23.63	50.00	027°04'58"	23.41	S64°13'44"E
C38	29.79	25.00	068°16'53"	28.06	N43°37'46"W
C39	4.44	25.00	010°10'54"	4.44	N04°23'53"W
C40	39.27	25.00	090°00'00"	35.36	S45°41'34"W
C41	14.24	70.00	011°39'20"	14.22	S84°51'54"W
C42	45.43	70.00	037°11'06"	44.64	S60°26'41"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C43	30.86	70.00	025°15'47"	30.62	S29°13'14"W
C44	3.99	70.00	003°16'05"	3.99	S14°57'18"W
C69	167.87	270.00	035°37'20"	165.18	N67°46'52"W
C70	37.65	25.00	086°17'00"	34.19	N42°26'59"W
C81	33.76	25.00	077°22'19"	31.25	N52°00'25"E
C82	76.61	230.00	019°05'00"	76.25	S79°45'56"E
C86	39.27	25.00	090°00'00"	35.36	S45°41'34"W
C87	44.78	25.00	102°37'41"	39.03	N37°59'35"W
C88	40.51	30.00	077°22'19"	37.50	N52°00'25"E
C89	39.27	25.00	090°00'00"	35.36	S44°18'26"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°26'21"E	49.50
L2	S89°26'21"E	94.68
L3	S55°26'16"E	102.73
L4	N14°25'18"E	38.09
L5	S88°30'10"E	63.62
L6	S9°49'11"E	57.59
L7	N0°04'21"E	20.85
L8	N89°18'26"W	25.89
L9	N45°00'00"W	6.95
L10	S26°03'51"W	12.82
L11	N13°12'47"E	19.23
L12	S49°58'12"E	5.16
L14	S89°18'26"E	17.92

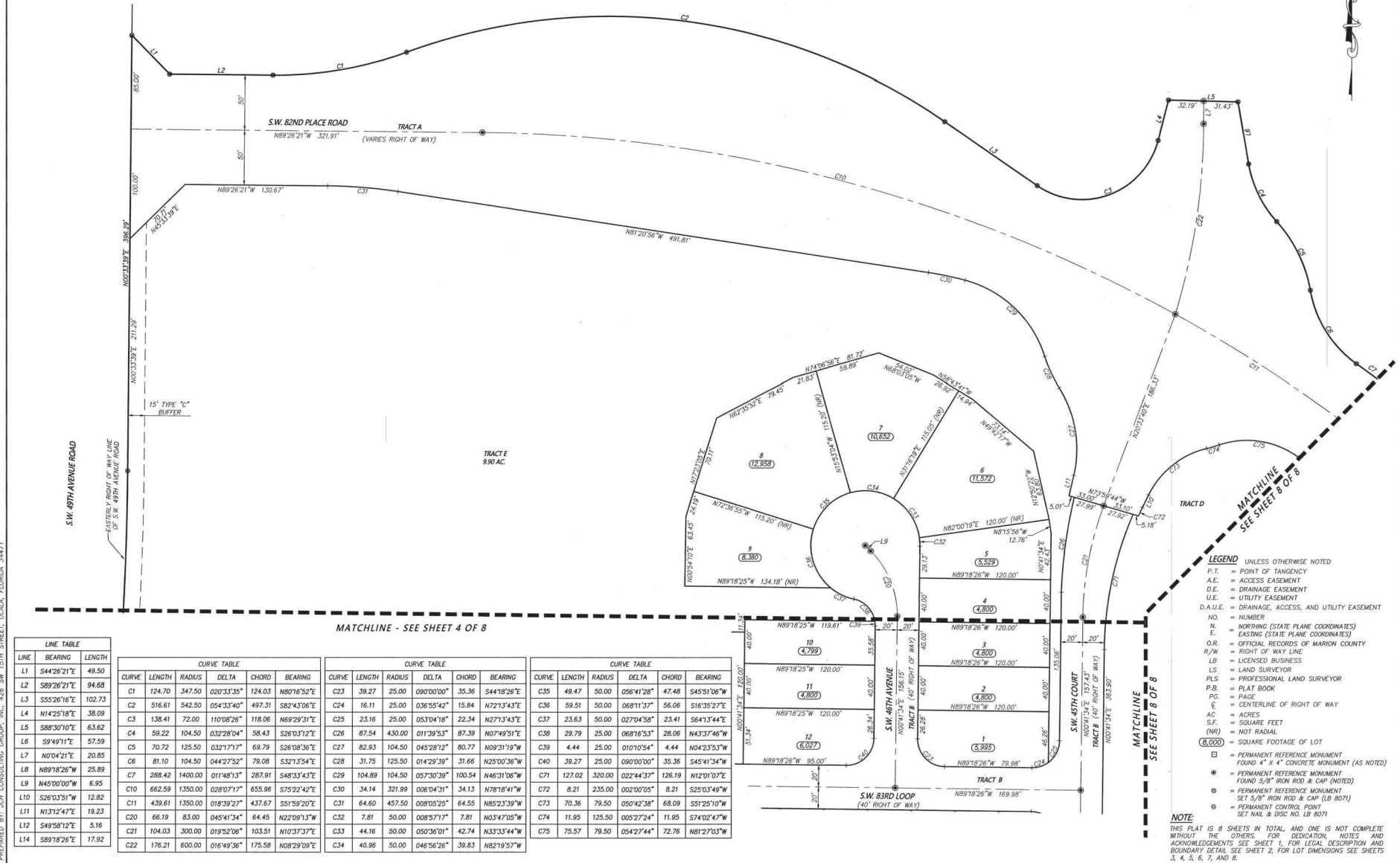
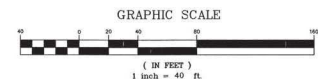
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MARION RANCH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 15, PAGE 20
SHEET 5 OF 8



LINE	BEARING	LENGTH
L1	S44°26'21"E	49.50
L2	S89°26'21"E	94.68
L3	S55°26'16"E	102.73
L4	N14°25'18"E	38.09
L5	S88°30'10"E	63.62
L6	S9°49'11"E	57.59
L7	N0°04'21"E	20.85
L8	N89°18'26"W	25.89
L9	N45°00'00"W	6.95
L10	S26°03'31"W	12.82
L11	N13°12'47"E	18.23
L12	S49°58'12"E	5.16
L14	S89°18'26"E	17.92

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	124.70	347.50	020°33'35"	124.03	N80°16'52"E
C2	516.61	542.50	054°33'40"	497.31	S82°43'06"E
C3	138.41	72.00	110°08'26"	118.06	N89°29'31"E
C4	59.22	104.50	032°28'04"	58.43	S26°03'12"E
C5	70.72	125.50	032°17'17"	69.79	S26°08'36"E
C6	81.10	104.50	044°27'52"	79.08	S32°13'54"E
C7	288.42	1400.00	011°48'13"	287.91	S48°33'43"E
C8	662.59	1350.00	028°07'17"	655.98	S75°22'42"E
C9	439.61	1350.00	018°39'27"	437.67	S51°59'20"E
C10	66.19	83.00	045°41'34"	64.45	N22°09'13"W
C11	104.03	300.00	019°52'06"	103.51	N10°37'37"E
C12	176.21	600.00	016°49'36"	175.58	N08°29'09"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C23	39.27	25.00	090°00'00"	35.36	S44°18'26"E
C24	16.11	25.00	036°55'42"	15.84	N72°13'43"E
C25	23.16	25.00	053°04'18"	22.34	N27°13'43"E
C26	87.54	430.00	011°39'53"	87.39	N07°49'51"E
C27	82.93	104.50	045°28'12"	80.77	N09°31'19"W
C28	31.75	125.50	014°29'39"	31.66	N25°00'36"W
C29	104.89	104.50	057°30'39"	100.54	N46°31'06"W
C30	34.14	321.99	006°04'31"	34.13	N78°18'41"W
C31	64.60	457.50	008°05'29"	64.55	N85°23'39"W
C32	7.81	50.00	008°57'17"	7.81	N03°47'05"W
C33	44.16	50.00	050°36'01"	42.74	N33°33'44"W
C34	40.96	50.00	046°56'26"	39.83	N82°19'57"W

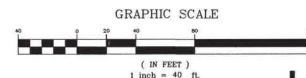
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C35	49.47	50.00	056°41'28"	47.48	S45°51'06"W
C36	59.51	50.00	068°11'37"	56.06	S16°35'27"E
C37	23.63	50.00	027°04'58"	23.41	S64°13'44"E
C38	29.79	25.00	068°16'53"	28.06	N43°37'46"W
C39	4.44	25.00	010°10'54"	4.44	N04°23'53"W
C40	39.27	25.00	090°00'00"	35.36	S45°41'34"W
C71	127.02	320.00	022°44'37"	126.19	N12°01'07"E
C72	8.21	235.00	002°00'05"	8.21	S25°03'49"W
C73	70.36	79.50	050°42'38"	68.09	S51°25'10"W
C74	11.95	125.50	005°27'24"	11.95	S74°02'47"W
C75	75.57	79.50	054°27'44"	72.76	N81°27'03"W

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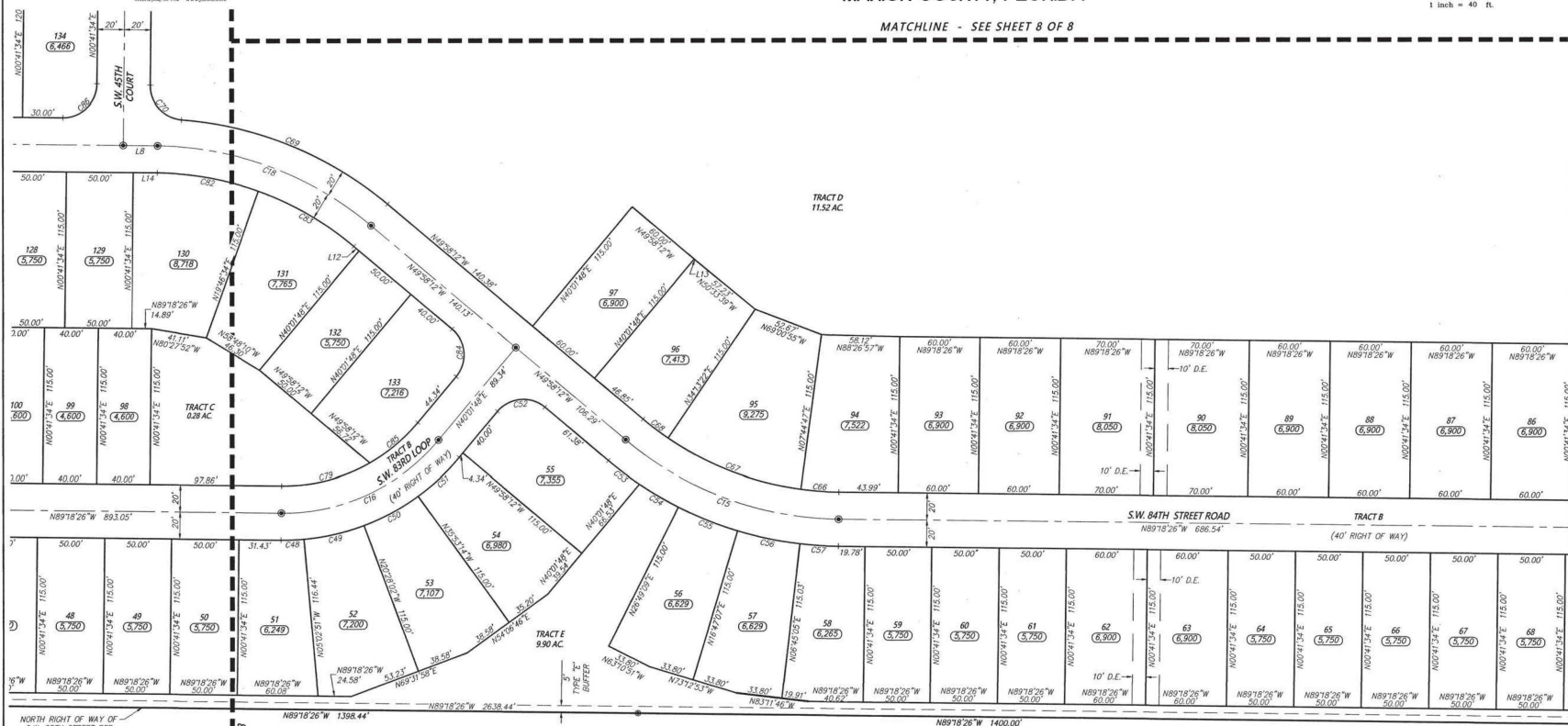
MARION RANCH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



MATCHLINE - SEE SHEET 8 OF 8

MATCHLINE - SEE SHEET 7 OF 8



NORTH RIGHT OF WAY OF
S.W. 85TH STREET PER
O.R.B. 6558, PAGE 1709

MATCHLINE
SEE SHEET 3 OF 8

- LEGEND** UNLESS OTHERWISE NOTED
- P.T. = POINT OF TANGENCY
 - A.E. = ACCESS EASEMENT
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LINE	BEARING	LENGTH
L1	S44°26'21"E	49.50
L2	S89°28'21"E	94.68
L3	S55°26'16"E	102.73
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L5	S88°30'10"E	63.62
L6	S9°49'11"E	57.59
L7	N0°04'21"E	20.85
L8	N89°18'26"W	25.89
L9	N45°00'00"W	6.95
L10	S26°03'51"W	12.82
L11	N13°12'47"E	19.23
L12	S49°58'12"E	5.16
L14	S89°18'26"E	17.92

S.W. 85TH STREET

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C15	171.64	250.00	039°20'14"	168.29	N69°38'19"W
C16	132.63	150.00	050°39'46"	128.36	S65°21'41"W
C18	172.45	250.00	039°31'23"	169.05	N69°32'45"W
C48	17.03	170.00	005°44'25"	17.02	N87°49'22"E
C49	45.75	170.00	015°25'11"	45.61	N77°14'34"E
C50	45.75	170.00	015°25'11"	45.61	N61°49'22"E
C51	41.78	170.00	014°04'59"	41.68	N47°04'17"E
C52	39.17	25.00	089°46'51"	35.29	N84°55'14"E
C53	28.77	270.00	006°06'16"	28.75	S53°01'20"E
C54	33.49	270.00	007°06'22"	33.03	S59°33'39"E
C55	47.28	270.00	010°02'02"	47.22	S68°11'52"E
C56	47.28	270.00	010°02'02"	47.22	S78°13'54"E

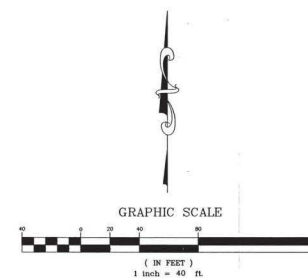
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C57	28.55	270.00	006°03'31"	28.54	S86°16'40"E
C66	28.32	230.00	007°03'13"	28.30	S85°46'49"E
C67	106.28	230.00	026°28'35"	105.34	S69°00'55"E
C68	23.31	230.00	005°48'26"	23.30	N52°52'25"W
C69	167.87	270.00	035°37'20"	165.18	N87°46'52"W
C70	37.65	25.00	086°17°07"	34.19	N42°26'59"W
C79	68.30	130.00	030°06'03"	67.51	S75°38'33"W
C82	76.81	230.00	019°05'00"	76.25	S79°45'56"E
C83	82.08	230.00	020°26'52"	81.65	S80°00'00"E
C84	39.27	25.00	090°00'00"	35.36	S04°58'12"E
C85	46.65	130.00	020°33'44"	46.40	S50°18'40"W
C86	39.27	25.00	090°00'00"	35.36	S45°41'34"W

NOTE:
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MARION RANCH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 15, PAGE 203
SHEET 7 OF 8

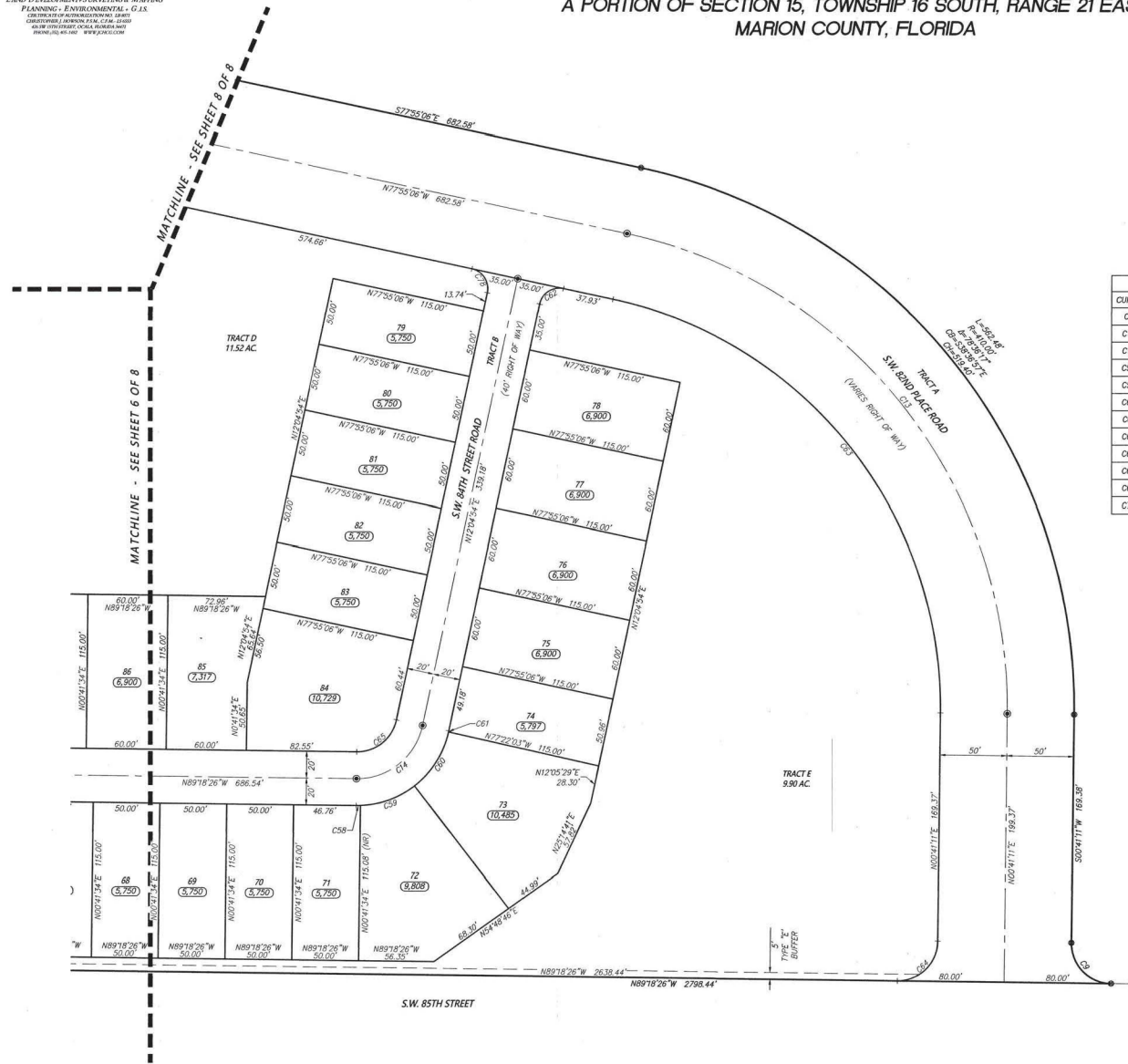


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	47.12	30.00	089°59'37"	42.42	S44°18'37"E
C13	493.89	360.00	078°36'17"	456.06	S38°36'57"E
C14	68.60	50.00	078°36'40"	63.35	SS1°23'14"W
C58	3.24	70.00	002°39'15"	3.24	N89°21'57"E
C59	43.68	70.00	035°45'04"	42.97	N70°09'47"E
C60	48.45	70.00	039°39'18"	47.49	N32°27'36"E
C61	0.67	70.00	000°33'03"	0.67	N12°12'26"E
C62	23.56	15.00	090°00'00"	21.21	N57°04'54"E
C63	425.29	310.00	078°36'17"	392.72	N38°36'57"W
C64	47.13	30.00	090°00'23"	42.43	N45°41'23"E
C65	41.16	30.00	078°36'40"	38.01	SS1°23'14"W
C78	23.56	15.00	090°00'00"	21.21	S32°55'06"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°26'21"E	49.50
L2	S89°26'21"E	94.68
L3	S55°26'16"E	102.73
L4	N14°25'18"E	38.09
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L6	S9°49'11"E	57.59
L7	N0°04'21"E	20.85
L8	N89°18'26"W	25.89
L9	N45°00'00"W	6.95
L10	S26°03'51"W	12.82
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C. = CENTERLINE OF RIGHT OF WAY
AC. = ACRES
S.F. = SQUARE FEET
(NR) = NOT RADIAL
(6,000) = SQUARE FOOTAGE OF LOT
□ = PERMANENT REFERENCE MONUMENT
FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
● = PERMANENT REFERENCE MONUMENT
FOUND 5/8" IRON ROD & CAP (NOTED)
○ = PERMANENT REFERENCE MONUMENT
SET 5/8" IRON ROD & CAP (LB 8071)
⊙ = PERMANENT CONTROL POINT
SET NAIL & DISC NO. LB 8071



MARION RANCH PHASE 2

A PLANNED UNIT DEVELOPMENT
A PORTION OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT BOOK 15, PAGE 204
SHEET 8 OF 8

