

Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

APRIL 28, 2021

ROGERS ENGINEERING RODNEY ROGERS 1105 SE 3RD AVENUE OCALA, FL 34471

SUBJECT: **DRC INFORMATIONAL LETTER** PROJECT NAME: HAMMOCK LANE NORTH

PROJECT #2021030030

APPLICATION: AGRICULTURAL LOT SPLIT #26408

Dear Rodney:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 3, 2021. This item will be on the consent agenda and attendance is not required.

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO REMARKS: APPROVED

2 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Required Signage Affidavit

STATUS OF REVIEW: INFO

REMARKS: CONDITIONAL APPROVAL contingent upon providing an affidavit affirming that the quadrant street signs have been erected along with any other required signage (i.e. stop signs). Affidavit is to be submitted within 4 weeks of plan approval and prior to the recording of the final approved Ag Lot Split

3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: N/A

4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: Provide mylar and legal documents for recording prior to approval

STATUS OF REVIEW: INFO

REMARKS:

5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Parcel lies within Marion County Utilities service area and not within any springs primary protection zone. Shall serve its own water and sewer per Land Development Code 6.14.2.

Parcel(s) shall connect to any publicly available utilities within 365 days of notification.

If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

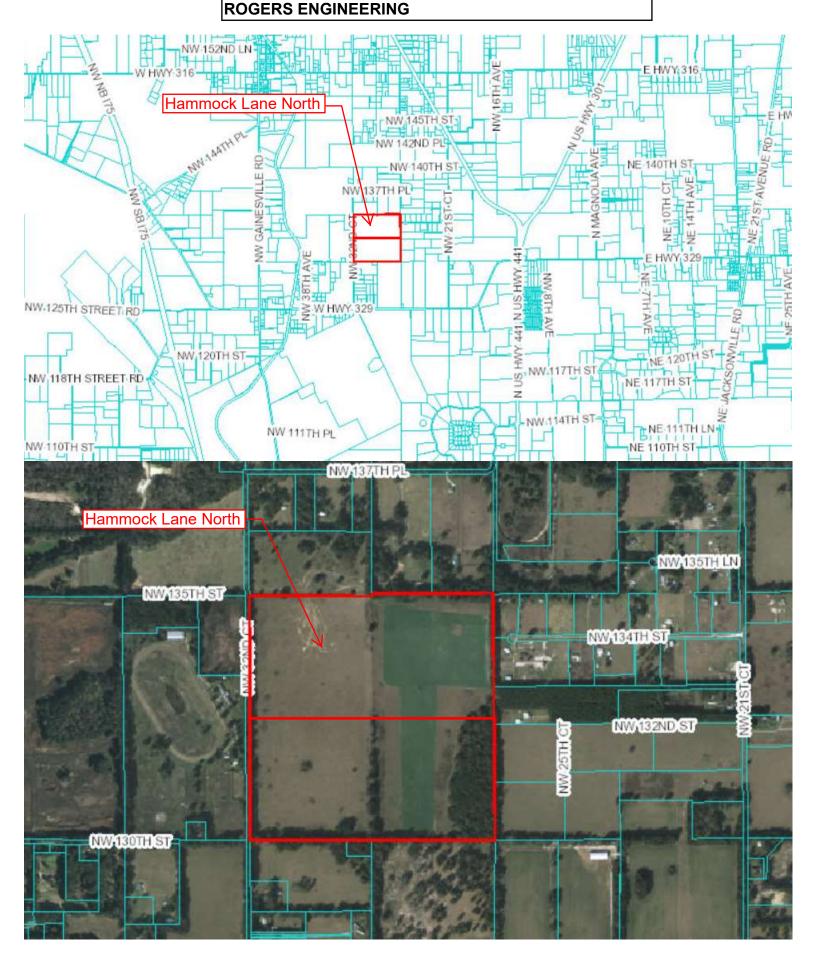
Sincerely,

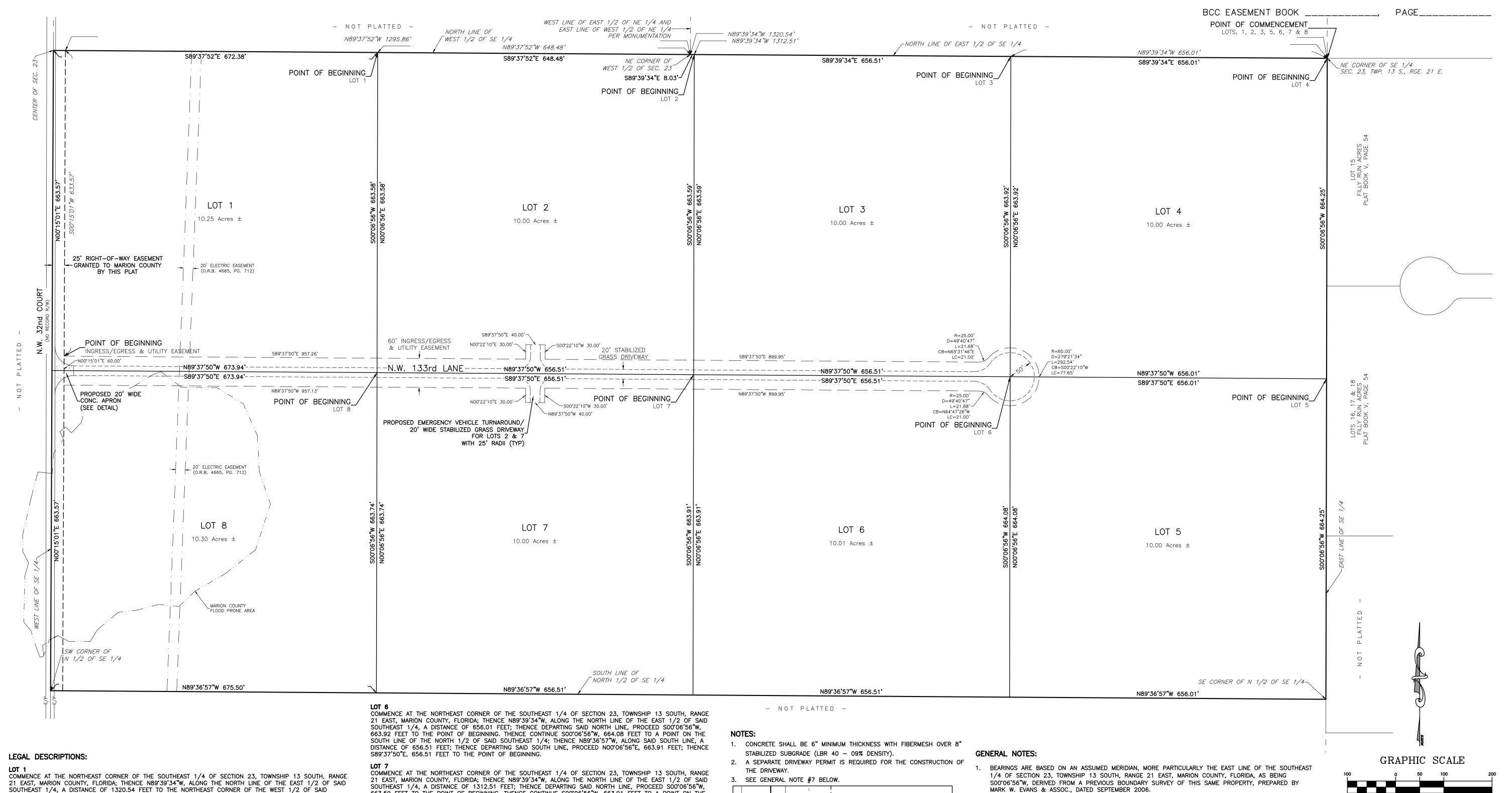
Carla Sansone

Development Review Coordinator

HAMMOCK LANE NORTH - AGRICULTURAL LOT SPLIT 13005 NW 32ND CT REDDICK

Project #2021030030 #26408 Parcel #07244-000-01





SOUTHEAST 1/4, A DISTANCE OF 1320.54 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4, PROCEED N89°37'52"W, 648.48 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTH LINE, PROCEED S00°06'56"W, 663.58 FEET; THENCE N89°37'50"W, 673.94 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NO0°15'01"E, ALONG SAID WEST LINE, A DISTANCE OF 663.57 FEET TO THE CENTER OF SAID SECTION 23; THENCE S89°37'52"E, ALONG AFORESAID NORTH LINE OF THE WEST 1/2, A DISTANCE OF 672.38 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89°39'34"W, ALONG THE NORTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4, A DISTANCE OF 1312.51 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTH LINE, PROCEED S00°06'56"W, 663.59 FEET; THENCE N89°37'50"W, 656.51 FEET; THENCE N00°06'56"E, 663.58 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE S89°37'52"E, ALONG SAID NORTH LINE, A DISTANCE OF 648.48 FEET TO THE NORTHEAST CORNER OF SAID WEST 1/2; THENCE S89'39'34"E, ALONG THE NORTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4, A DISTANCE OF 8.03 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89°39'34"W, ALONG THE NORTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4, A DISTANCE OF 656.01 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTH LINE, PROCEED S00°06'56"W, 663.92 FEET; THENCE N89°37'50"W, 656.51 FEET; THENCE N00°06'56"E, 663.59 FEET TO A POINT ON AFORESAID NORTH LINE; THENCE S89'39'34"E, ALONG SAID NORTH LINE, A DISTANCE OF 656.51 FEET TO THE POINT OF BEGINNING.

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S00'06'56"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 664.25 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED N89°37'50"W, 656.01 FEET; THENCE NO0°06'56"E, 663.92 FEET TO A POINT ON THE NORTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4;

THENCE S89'39'34"E, ALONG SAID NORTH LINE, A DISTANCE OF 656.01 FEET TO THE POINT OF BEGINNING.

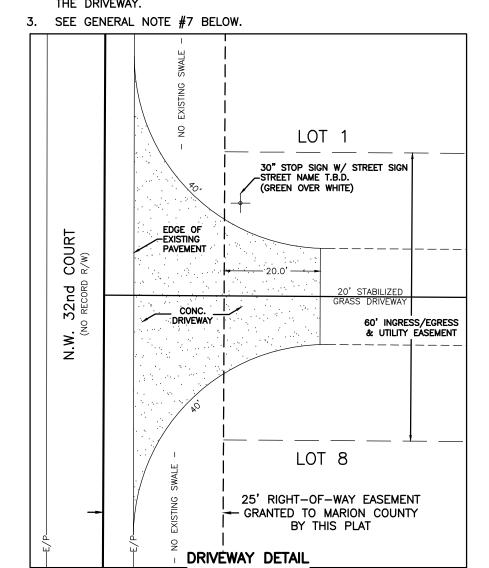
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOO 06'56"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 664.25 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST LINE, PROCEED S00°06'56"W, 664.25 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID SOUTHEAST 1/4; THENCE DEPARTING SAID EAST LINE, PROCEED N89°36'57"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2, A DISTANCE OF 656.01 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED NO006'56"E, 664.08 FEET; THENCE S89°37'50"E, 656.01 FEET TO THE POINT OF BEGINNING.

663.59 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S00°06'56"W, 663.91 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHEAST 1/4; THENCE N89°36'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 656.51 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED NO0°06'56"E, 663.74 FEET; THENCE S89°37'50"E, 656.51 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89°39'34"W, ALONG THE NORTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4, A DISTANCE OF 1320.54 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4, PROCEED N89'37'52"W, 648.48 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00'06'56"W, 663.58 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SO0°06'56"W, 663.74 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF SAID SOUTHEAST 1/4; THENCE N89'36'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 675.50 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SOUTHEAST 1/4; THENCE DEPARTING SAID SOUTH LINE, PROCEED NO0°15'01"E, ALONG THE WEST LINE OF SAID NORTH 1/2, A DISTANCE OF 663.57 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°37'50"E, ALONG THE NORTH LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4, A DISTANCE OF 673.94 FEET TO THE POINT OF BEGINNING.

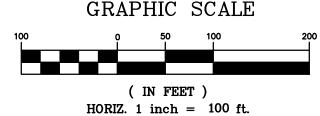
INGRESS/EGRESS & UTILITY EASEMENT COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89'39'34"W, ALONG THE NORTH LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4, A DISTANCE OF 1320.54 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SOUTHEAST 1/4; THENCE ALONG THE NORTH LINE OF SAID WEST 1/2, PROCEED N89°37'52"W, 1295.86 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°15'01"W, 633.57 FEET TO THE POINT OF BEGINNING. THENCE S89°37'50"E, 957.26 FEET; THENCE N00°22'10"E, 30.00 FEET; THENCE S89°37'50"E, 40.00 FEET; THENCE S00°22'10"W, 30.00 FEET; THENCE S89°37'50"E, 899.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49'40'47"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 21.68 FEET (CHORD BEARING AND DISTANCE OF N65'31'46"E 21.00 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 279°21'34"; THENCE EASTERLY, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE 292.54 FEET (CHORD BEARING AND DISTANCE OF S00°22'10"W, 77.65 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47": THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 21.68 FEET (CHORD BEARING AND DISTANCE OF N64°47'26"W, 21.00 FEET); THENCE N89°37'50"W, 899.95 FEET; THENCE SOO°22'10"W, 30.00 FEET; THENCE N89°37'50"W, 40.00 FEET; THENCE N00°22'10"E, 30.00 FEET; THENCE N89°37'50"W, 957.13 FEET; THENCE NO0°15'01"E, 60.00 FEET TO THE POINT OF BEGINNING.

N.E. 32nd COURT RIGHT-OF-WAY EASEMENT THE WEST 25' OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.



1"=20'

- 2. THIS AGRICULTURAL LOT SPLIT PLAN IS BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
- 3. LOTS 1 THROUGH 8 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY
- 4. PERTAINING TO LOTS 1 & 8, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO N.W. 32nd COURT OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
- 5. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
- 6. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT OR THE N.E. 32nd COURT RIGHT-OF-WAY EASEMENT AS SHOWN AND DESCRIBED HEREON. THIS INCLUDES THE EMERGENCY VEHICLE TURN-AROUNDS.
- 7. THE STOP SIGN & STREET SIGNS MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 lbs/FT, IN ACCORDANCE WITH DETAILS TO30 THROUGH TO32 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- 8. THIS ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0310, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
- 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 INGRESS/EGRESS & UTILITY EASEMENT.
- 11. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIALS, IT SHALL 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. THE EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMMOCK LANE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ PUBLIC RECORDS OF MARION COUNTY, FLORIDA.





TOWNSHIP EDGE OF PAVEMENT

RODNEY K. ROGERS DATE PROFESSIONAL SURVEYOR & MAPPER REGISTRATION NO. 5274 STATE OF FLORIDA

JOB No. I_HAMMOCK LANE NORTH 3/9/2021

1" = 100'

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