MARION COUNTY AGRICULTURAL LOT SPLIT PLAN SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST MARION COUNTY, FLORIDA

OWNER: FLORIDA POWER & LIGHT

ADDRESS: VACANT

v.E. CORMER OF THE WEST 3/4/

OF THE MORTH 1/2 OF SECTION/29, TOWNSHIP 13 SOUTH, RANGE 24 EAST/

N89'03'30"E 681.51'

LOT 3

12.85 ACRES, +/-

POINT OF BEGINNING

FOR 60' NON-EXCLUSIVE PRIVATE

ROADWAY & UTILITY EASEMENT

DAINT OF RECINKING

11 C12 15/ C13 / L16 W

16.98 ACRES, +/-

s.e/corner of the west 3/4—

FOUND 4"X4" CONCRETE

MONUMENT (TOP BROKEN)

OF THE NORTH 1/2 OF

SECTION 29, TOWNSHIP 13

SOUTH, RANGE 24 EAST

588°58'20"W 668.53'

4.10 ACRES ABOVE

FLOOD PLAIN/

N89°03'30"E 1332.70"

N89°03'30"E 1357.51"

– POINT OF BEGINNING

FOR LOT 3

POINT OF COMMENCEMENT

NORTH 1/4 ØORNER/OF SECTION 29,

TOWNSHIP 18 SOUTH, RANGE 24 EAS

N8903'30"E 676.01

PORTION OF

12.81\ACRES, 4/-

FLOOD, PLAIN ,

PARCEL I.D.: 10430-002-00

-66' NON√EXCLUSIVE PRIVATE

ROADWAY, & UTILITY EASEMENT

S85 23 43 W 299.25

ACRES, 14/1-

6.08 ACRES ABOVE FLOOD PLAIN

SOUTH BOUNDARY OF THE NORTH 1/2

OF SECTION 29, TOWNSHIP 13 SOUTH,

POINT OF -

BEGINNING

FOR LOT 6

PARCEL I.D.: 10431-001-05

LEON & BENITA HEICHELBECH

RANGE 24 EAST

S88'58'20"W 1454.96'

S88°58'20"W 1047.72"

KOINT OF BEGINNING.

10.28

ACRES, +/-

POINT OF -

BEGINNING

FOR LOT 5

INCLUDED

N89'02'21"E 397.43"

POINT OF BEGINNING

FOR LOT 1

LOT 1

10.50 ACRES, +/-

-EASTERLY RIGHT OF WAY LINE

OF N.E. 150TH AVENUE ROAD

-N16°09'52"E 150.24'

10.49 ACRES, +/-

POINT OF

BEGINNING

FOR LOT 4

N.E. 126TH PLACE ROAD

PARCEL I.D.: 10431-001-01

OWNER: CONNIE CHESSER

ADDRESS: 12481 NE 150TH AVENUE ROAD

FT. MCCOY, FL 32134

NORTH BOUNDARY OF THE N.E. 1/4

OF SECTION 29, TOWNSHIP 13

SOUTH, RANGE 24 EAST

LEGAL DESCRIPTION.

PARENT PARCEL: A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29. TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 29, S.89'03'33"W., 193.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N.E. 150TH AVENUE ROAD, SAID POINT BEING ON A CURVE. CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5960.00 FEET, A CENTRAL ANGLE OF 04'39'12" AND A CHORD BEARING AND DISTANCE OF S.18'45'41"W., 483.91 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 484.04 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, S.16"26"05"W., 219.05 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N.89'02'21"E., 397.43 FEET; THENCE N.89'03'30"E., 1357.51 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE ALONG SAID EAST BOUNDARY, S.00°55'12"E., 1991.18 FEET TO THE S.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 29. S.88'58'20"W. 1454.96 FEET: THENCE DEPARTING SAID SOUTH BOUNDARY, N.05'22'43"E., 401.63 FEET: THENCE N.74"13"31"W., 800.81 FEET TO A POINT ON AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF N.E. 150TH AVENUE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16'09'52"E., 650.69 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16'26'05"E., 777.28 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 84.18 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS:

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 29, S.89'03'33"W. 193.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N.E. 150TH AVENUE ROAD, SAID POINT BEING ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5960.00 FEET, A CENTRAL ANGLE OF 04'39'12" AND A CHORD BEARING AND DISTANCE OF \$.18"45"41"W., 483.91 FEET: THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 484.04 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, S.16°26'05"W., 219.05 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N.89°02'21"E., 397.43 FEET; THENCE S.01°06'34"E., 841.27 FEET: THENCE S.86'40'45"W. 232.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 819.87 FEET, A CENTRAL ANGLE OF 07'33'28" AND A CHORD BEARING AND DISTANCE OF S.87'27'44"W., 108.07 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.15 TO THE END OF SAID CURVE; THENCE S.83'40'59"W., 337.33 FEET TO A POINT ON AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF N.E. 150TH AVENUE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16'09'52"E., 150.24 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16"26"05"E., 777.28 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.50 ACRES, MORE OR LESS.

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 29, S.89'03"33"W. 193.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N.E. 150TH AVENUE ROAD, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5960.00 FEET, A CENTRAL ANGLE OF 04'39'12" AND A CHORD BEARING AND DISTANCE OF S.18'45'41"W., 483.91 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 484.04 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, S.16"26"05"W., 219.05 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N.89°02'21"E., 397.43 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N.89°03'30"E., 676.01 FEET; THENCE S.01711 19 E., 806.37 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1827.71 FEET, A CENTRAL ANGLE OF 02"27"48" AND A CHORD BEARING AND DISTANCE OF S.86"37"36"W., 78.57 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE. 78.58 FFFT TO THE END OF SAID CURVE: THENCE S.85'23'43"W.. 298.91 FEFT: THENCE S.86'40'45"W.. 300.48 FEFT: THENCE N.01'06'34"W.. 841.27 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 12.81 ACRES, MORE OR LESS.

	LINE TABLE			CURVE TABLE						
LINE	BEARING	LENGTH	CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING		
L1	S16"09'52"W	57.93'	C1	78.53'	40.00'	112"28'52"	66.51	S40'04'34"		
L2	N83'40'59"E	265.07*	C2	110.90'	849.87*	07"28"36"	110.82	N87"25'17"		
L3	S85"20"14"E	136.63	C3	300.48	1857.71	0976'03"	300.16	S89"58'16"		
L4	N89'04'48"E	149.85	C4	172.46'	1770.00'	05*34'58"	172.39'	S88107'43"		
L5	S00°55'12"E	60.00'	C5	178.31	1830.00*	05'34'58"	178.24	S88107'43"		
L6	S89'04'48"W	149.85'	C6	290.78	1797.71	0976'03"	290.46	N89°58'16"		
L7	N85"20"14"W	136.63'	C7	105.38	789.87*	07'38'38"	105.30'	S87'30'18"		
L8	S83'40'59"W	269.54	C8	141.41	120.00'	67:31'08"	133.37°	S49"55'26"		
L9	S16'09'52"W	204.99	C9	108.15	819.87	07'33'28"	108.07*	S87"27"44"		
L10	N83'40'59"E	337.33'	C10	78.58°	1827.71	02'27'48"	78.57*	S86*37*36*		
L11	N86'40'45"E	232.54	C11	78.38	1827.71	02"27"26"	78.38'	S89105'12"		
L12	S86'40'45"W	300.48'	C12	138.68	1827.71	04"20"51"	138.65	N87'30'39"		
L13	S85'23'43"W	75.14'	C13	175.39'	1800.00*	05'34'58"	175.32'	N88°07'43"		
L14	S85'23'43"W	223.76	C14	217.06	1827.71	06'48'16"	216.94	N88'44'22"		
L15	N85°20'14"W	136.63*	C15	156.96'	1827.71	04'55'14"	156.91	N87'51'18"		
L16	S89'04'48"W	149.85		.	Ł	<u> </u>	L	-		

LEGEND AND ABBREVIATIONS:

- LICENSED BUSINESS LAND SURVEYOR CENTERLINE RADIUS ARC LENGTH DELTA (CENTRAL ANGLE)
- CH CHORD LENGTH C.B. CHORD BEARING ● SET 5/8" IRON ROD & CAP (LB 8071) FOUND 4"x4" CONCRETE

1 INCH = 200 FEET

MONUMENT (AS NOTED)

SURVEY NOTES:

L17 | S85°23'43"W | 298.91'

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK
- THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH
- CONSULTING GROUP, INC. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C355D AND 12083C0360D, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD
- zones "X" and zone "A" an area within the 100 year flood hazard area.
- THIS SKETCH IS BASED ON BOUNDARY SURVEY PREPARED BY THIS FIRM DATED FEBRUARY 25, 2021. THE LEGAL DESCRIPTIONS HEREON WERE WRITTEN BY THIS SURVEYOR. THIS AGRICULTURAL LOT SPLIT DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
- THERE SHALL BE NO FENCES CONSTRUCTED INTHIN THE NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT AS SHOWN AND WELLS AND SANITARY SEPTIC SYSTEMS ARE PROHIBITED WITHIN THE 100 YEAR FLOOD PLAIN.
- THE STOP SIGN AND STREET SIGN MUST BE INSTALLED IN ACCORDANCE WITH DETAILS TO30 THROUGH TO32 PER MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY IN THE MAINTENANCE OF THE NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON. LOTS 1 THROUGH 7 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT
- IND DRIVEWAYS CONNECTING TO IT SHALL MEET THE DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
- THE PROPERTY SURVEYED MAY CONTAIN WETLAND AREAS THAT WERE NOT DETERMINED OR LOCATED AS PART OF THIS SURVEY. DRIVEWAY APRON SHALL BE PAVED TO A MINIMUM WIDTH OF 20 FEET WIDE FOR A LENGTH OF 20 FEET BEYOND THE RIGHT OF WAY LINE AND ALL OTHER DISTURBED AREAS IN RIGHT OF WAY SHALL BE SODDED.

LEGAL DESCRIPTIONS: (CONTINUED)

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29: THENCE ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 29, S.89°03°33"W. 193.93 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N.E. 150TH AVENUE ROAD, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 5960.00 FEET. A CENTRAL ANGLE OF 04'39'12" AND A CHORD BEARING AND DISTANCE OF S.18'45'41"W., 483.91 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 484.04 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, S.16°26'05"W., 219.05 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N.89'02'21"E., 397.43 FEET; THENCE N.89'03'30"E., 676.01 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE N.89'03'30"E., 681.51 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE ALONG SAID EAST BOUNDARY, S.00'55'12"E., 836.70 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S.89'04'48"W., 149.85 FEET TO A POINT ON A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 05"34'58" AND A CHORD BEARING AND DISTANCE OF N.88"07'43"W., 175.32 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, 175.39 FEET TO A POINT OF TANGENCY; THENCE N.85'20'14"W., 136.63 FEET TO A POINT ON A TANGENT CURVE. CONCAVE SOUTHERLY. HAVING A RADIUS OF 1827.71 FEET. A CENTRAL ANGLE OF 06'48'16" AND A CHORD BEARING AND DISTANCE OF N.88'44'22"W., 216.94 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, 217.06 FEET TO A POINT OF TANGENCY; THENCE N.01"11"19"W., 806.37 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 12.85 ACRES, MORE OR LESS.

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 29, N.89'03'30"E. 1332,70 FEET TO THE N.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29, S.00'55'12"E., 2655.67 FEET TO THE S.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29: THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 29, S.88'58'20"W., 1454.96 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.05'22'43"E., 401.63 FEET TO THE POINT OF BEGINNING. THENCE N.7473'31"W., 800.81 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID N.E. 150TH AVENUE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16"09"52"E., 500.44 FEET: THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N.83"40"59"E., 337.33 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 819.87 FEET, A CENTRAL ANGLE OF 07"33"28" AND A CHORD BEARING AND DISTANCE OF N.B7"27"44"E., 108.07 FEET: THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 108.15 FEET TO THE END OF SAID CURVE; THENCE N.86"40"45"E., 232.54 FEET; THENCE S.03"20'46"W., 755.02 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.49 ACRES, MORE OR LESS.

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 29, N.89°03'30"E., 1332,70 FEET TO THE N.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29, S.00°55°12°E., 2655.67 FEET TO THE S.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 29. S.88'58'20"W., 1047.72 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.88'58'20"W., 407.25 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.05'22'43"E., 401.63 FEET; THENCE N.03'20'46"E., 755.02 FEET; THENCE N.86'40'45"E., 300.48 FEET; THENCE N.85'23'43"E., 75.14 FEET; THENCE S.02'25'08"W., 1170.77 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.28 ACRES, MORE OR LESS.

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 29, N.89'03"30"E. 1332.70 FEET TO THE N.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29, S.00°55'12"E., 2655.67 FEET TO THE S.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29: THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 29, S.88'58'20"W., 668.53 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, S.88'58'20"W., 379.19 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.02°25'08"E., 1170.77 FEET; THENCE N.85°23'43"E., 223.76 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1827.71 FEET, A CENTRAL ANGLE OF 04'55'14" AND A CHORD BEARING AND DISTANCE OF N.87'51'18"E., 156.91 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 156.96 FEET TO THE END OF SAID CURVE; THENCE S.02"25"08"W., 1187.83 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.27 ACRES, MORE OR LESS.

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 29, N.89'03'30"E 1332.70 FEET TO THE N.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29, S.00°55'12"E., 1531.20 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00'55'12"E., 1154.48 FEET TO THE S.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29, THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 29, S.88'58'20"W., 668.53 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.02'25'08"E., 1187.83 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1827.71 FEET, A CENTRAL ANGLE OF 04"20"51" AND A CHORD BEARING AND DISTANCE OF S.87"30"39"E., 138.65 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 138.68 FEET TO THE END OF SAID CURVE; THENCE S.85'20'14"E., 136.63 FEET TO A POINT ON A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1800.00 FEET. A CENTRAL ANGLE OF 05"34"58" AND A CHORD BEARING AND DISTANCE OF S.88"07"43"E., 175.32 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 175.39 FEET TO A POINT OF TANGENCY; THENCE N.89"04"48"E., 149.85 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 16.98 ACRES, MORE

60' NON-EXCLUSIVE PRIVATE ROADWAY & UTILITY EASEMENT

A PORTION OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA LYING EAST OF N.E. 150TH AVENUE ROAD (AN 80 FOOT RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 29, N.89'03'30"E 1332.70 FEET TO THE N.E. CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29, S.00°55'12"E., 1471.20 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00'55'12"E., 60.00 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S.89'04'48"W., 149.85 FEET TO A POINT ON A TANGENT CURVE. CONCAVE NORTHERLY, HAVING A RADIUS OF 1830.00 FEET, A CENTRAL ANGLE OF 05°34'58" AND A CHORD BEARING AND DISTANCE OF N.88°07'43"W., 178.24 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, 178.31 FEET TO A POINT OF TANGENCY; THENCE N.85°20'14"W., 136.63 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1797.71 FEET, A CENTRAL ANGLE OF 09'16'03" AND A CHORD BEARING AND DISTANCE OF N.89'58'16"W., 290.46 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, 290.78 FEET TO A POINT OF TANGENCY; THENCE S.85"23"43"W., 299.25 FEET; THENCE S.86"40"45"W., 534.56 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 789.87 FEET, A CENTRAL ANGLE OF 07'38'38" AND A CHORD BEARING AND DISTANCE OF S.87'30'18"W., 105.30 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 105.38 FEET TO A POINT OF TANGENCY; THENCE S.83'40'59"W., 269.54 FEET TO A POINT ON A TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 67'31'08" AND A CHORD BEARING AND DISTANCE OF S.49'55'26"W., 133.37 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, 141.41 FEET TO THE END OF SAID CURVE, SAID POINT BEING A POINT ON THE EASTERLY RIGHT OF WAY LINI OF SAID N.E. 150TH AVENUE ROAD; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.16°09'52"E., 204.99 FEET TO A POINT ON A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 112"28"52" AND A CHORD BEARING AND DISTANCE OF S.40"04"34"E., 66.51 FEET; THENCE SOUTHEASTERLY, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, 78.53 FEET TO A POINT OF TANGENCY, THENCE WITH N.83'40'59"E., 265.07 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 849.87 FEET, A CENTRAL ANGLE OF 07"28"36" AND A CHORD BEARING AND DISTANCE OF N.87"25"17"E., 110.82 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 110.90 FEET TO THE END OF SAID CURVE; THENCE N.86°40'45"E., 531.50 FEET; THENCE N.85°23'43"E., 298.58 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1857.71 FEET, A CENTRAL ANGLE OF 09"16"03" AND A CHORD BEARING AND DISTANCE OF S.89°58'16"E., 300.16 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 300.48 FEET TO A POINT OF TANGENCY; THENCE S.85°20'14"E., 136.63 FEET TO A POINT ON A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1770.00 FEET, A CENTRAL ANGLE OF 05'34'58" AND A CHORD BEARING AND DISTANCE OF S.88'07'43"E., 172.39 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, 172.46 FEET TO A POINT OF TANGENCY; THENCE N.89'04'48"E., 149.85 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2.85 ACRES, MORE OR LESS.

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

REVISIONS FB/PG DATE DRAWN REVISION

(LS 2232)

PARCEL I.D.: 10431-001-06

OWNER: MACKEPRANG PHILLIP SR

ADDRESS: 12377 NE 150TH AVENUE RD

FT. MCCOY, FL 32134

_(L5 2232)

NORTH BOUNDARY OF THE N/N. 1/4/ OF SECTION 29,/TOWNSHIP 13 SOUTH, RANGE 24/EAST

<u>L</u>=484,04°

/R=5960.00°)

Δ≠4'39'12'

CH=483.91*

CB=N18'45'41"E

CB=S18;45'41",W

SECTION 20, TOWNSHIP 13 SOUTH, RANGE 24 SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24,



LOCATED IN SECTION 29, **TOWNSHIP 13 SOUTH, RANGE 24 EAST MARION COUNTY, FLORIDA**

MARION COUNTY AGRICULTURAL LOT SPLIT FOR: MG LAND TRUST ALS

FB/PG	F	IELD DATE			
N/A		02/25/21	<i>JOB NO.</i> 201133ALS	1 /	
DRAWING DATE	BY	APPROVED	SCALE	1 / ^{OF}	
02/01/22	K.L.J.	C.J.H.	1" = 200'	1	