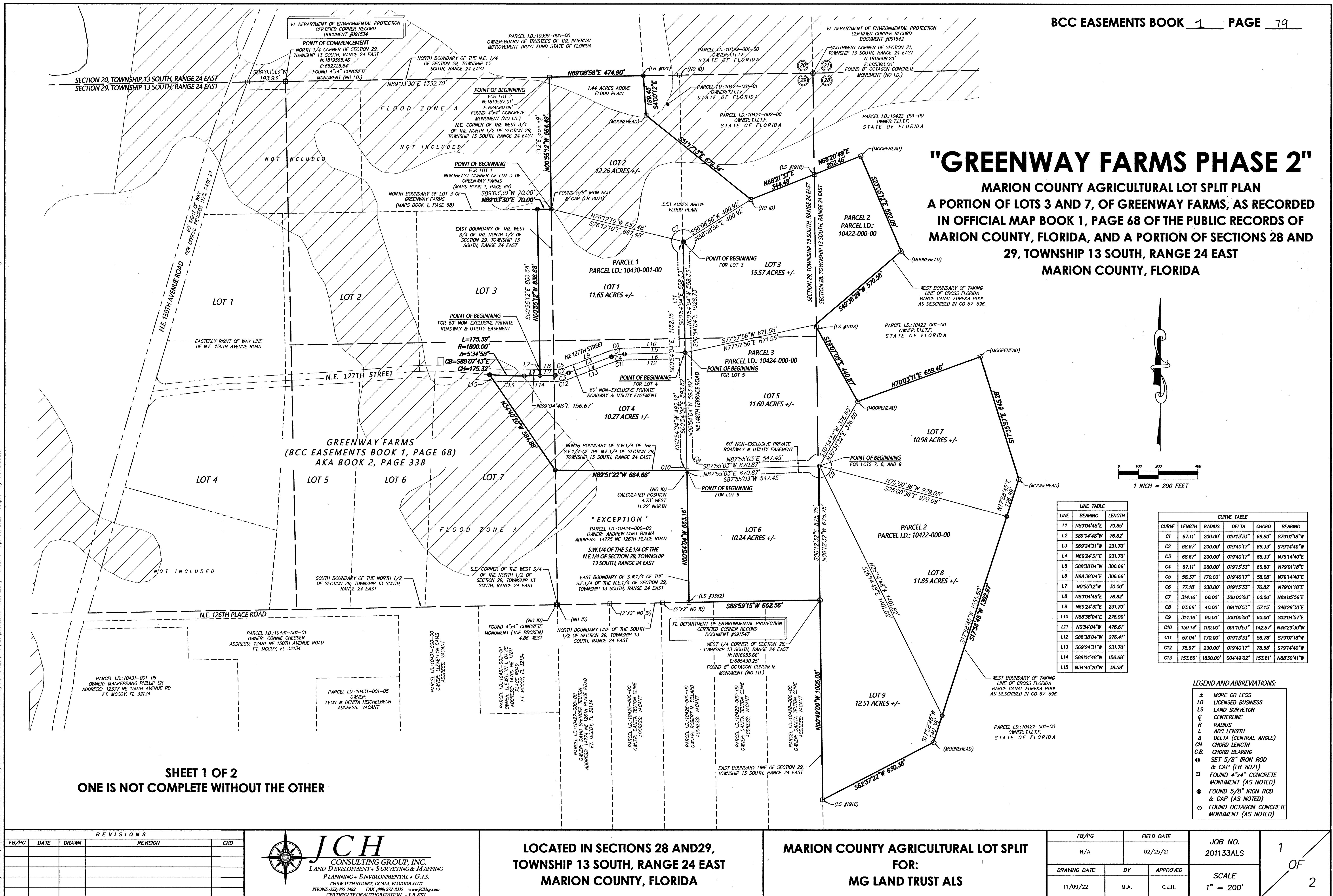


"GREENWAY FARMS PHASE 2"

**MARION COUNTY AGRICULTURAL LOT SPLIT PLAN
A PORTION OF LOTS 3 AND 7, OF GREENWAY FARMS, AS RECORDED
IN OFFICIAL MAP BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF
MARION COUNTY, FLORIDA, AND A PORTION OF SECTIONS 28 AND
29, TOWNSHIP 13 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA**



"GREENWAY FARMS PHASE 2"
MARION COUNTY AGRICULTURAL LOT SPLIT PLAN
A PORTION OF LOTS 3 AND 7, OF GREENWAY FARMS, AS RECORDED IN OFFICIAL MAP
BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND A
PORTION OF SECTIONS 28 AND 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

LEGAL DESCRIPTION: (OVERALL PARCEL)

(PER WESTCOR LAND TITLE INSURANCE COMPANY, PLANT FILE# 22-056957, AGENT FILE #72201, HAVING A COMMITMENT DATE OF JULY 4, 2022)

PARCEL 1:

THE WEST 660 FEET OF THE NORTH 1980 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4, OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, EXCEPT THAT PORTION LYING EAST OF THE WEST TAKING LINE CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN CO 67-696. MARION COUNTY PARCEL #10424-001-00.

PARCEL 2:

THAT PORTION OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, LYING WEST OF THE WEST TAKING LINE OF THE CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN C.O. 67-351.

PARCEL 3:

THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, EXCEPT THAT PORTION LYING EAST OF THE WEST TAKING LINE OF THE CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN CO 67-696, MARION COUNTY PARCEL #10424-000-00

LEGAL DESCRIPTIONS:

LOT 1:

A PORTION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, AND A PORTION OF LOT 3, OF GREENWAY FARMS AS PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 68 OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 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., 664.49 FEET TO THE NORTHEAST CORNER OF LOT 3 OF GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; S.76°12'10"E., 687.48 FEET; THENCE S.00°54'04"E., 558.33 FEET; THENCE S.88°38'04"W., 306.66 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19°40'17", AND A CHORD BEARING AND DISTANCE OF S.79°01'18"W., 66.80 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 67.11 FEET TO A POINT OF TANGENCY; THENCE S.69°24'31"W., 231.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19°40'17", AND A CHORD BEARING AND DISTANCE OF S.79°14'40"W., 68.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.67 FEET TO A POINT OF TANGENCY; THENCE S.89°04'48"W., 76.82 FEET; THENCE N.00°55'12"W., 836.68 FEET TO THE NORTH BOUNDARY OF THE AFOREMENTIONED LOT 3; THENCE ALONG SAID NORTH BOUNDARY, N.89°03'30"E., 70.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 11.65 ACRES, MORE OR LESS.

LOT 2:

A PORTION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 OF SAID SECTION 29, AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°08'58"E., 474.90 FEET TO THE WEST BOUNDARY OF TAKING LINE OF THE CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN C.O. 67-351 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S.04°00'12"E., 199.45 FEET; (2) THENCE S.51°17'13"E., 679.34 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.58°08'56"W., 400.92 FEET; THENCE N.76°12'10"W., 687.48 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, N.00°55'12"W., 664.49 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 12.26 ACRES, MORE OR LESS.

LOT 3:

A PORTION OF SECTION 28 AND SECTION 29 TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 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., 664.49 FEET TO THE NORTHEAST CORNER OF LOT 3 OF GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.76°12'10"E., 687.48 FEET TO THE POINT OF BEGINNING; THENCE N.58°08'56"E., 400.92 FEET TO THE WEST BOUNDARY OF TAKING LINE OF THE CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN C.O. 67-351 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) N.68°21'37"E., 344.48 FEET; (2) THENCE N.68°20'49"E., 252.46 FEET; (3) THENCE S.23°05'12"E., 522.09 FEET; (4) THENCE S.49°36'29"W., 570.56 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.77°56'56"W., 671.55 FEET; THENCE N.00°54'04"W., 558.33 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 15.57 ACRES, MORE OR LESS.

LOT 4:

A PORTION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 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., 664.49 FEET TO THE NORTHEAST CORNER OF LOT 3 OF GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.76°12'10"E., 687.48 FEET; THENCE S.00°54'04"E., 558.33 FEET TO THE POINT OF BEGINNING; THENCE S.00°54'04"E., 593.82 FEET TO THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 29; THENCE ALONG SAID NORTH BOUNDARY, N.89°51'22"W., 664.66 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 29; THENCE DEPARTING SAID NORTH BOUNDARY, N.34°40'20"W., 584.88 FEET TO THE CENTERLINE OF A 60 FOOT NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT AS SHOWN ON GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE AND THE PROJECTION THEREOF THE FOLLOWING TWO (2) COURSES: (1) ALONG A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,800.00 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, A DISTANCE OF 175.39 FEET TO THE END OF SAID CURVE; (2) THENCE N.89°04'48"E., 156.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19°40'17", AND A CHORD BEARING AND DISTANCE OF N.79°14'40"E., 68.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.67 FEET TO A POINT OF TANGENCY; THENCE N.69°24'31"E., 231.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 19°13'33", AND A CHORD BEARING AND DISTANCE OF N.79°01'18"E., 66.80 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 67.11 FEET TO A POINT OF TANGENCY; THENCE N.88°38'04"E., 306.66 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.27 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: (CONTINUED)

LOT 5:

A PORTION OF SECTION 28 AND SECTION 29 TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 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., 664.49 FEET TO THE NORTHEAST CORNER OF LOT 3 OF GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.76°12'10"E., 687.48 FEET; THENCE S.00°54'04"E., 558.33 FEET TO THE POINT OF BEGINNING; THENCE N.77°57'56"E., 671.55 FEET TO A POINT ON THE WEST BOUNDARY OF TAKING LINE OF CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN CO 67-696 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY THENCE S.29°07'08"E., 440.87 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.30°34'32"W., 376.60 FEET; THENCE S.87°55'03"W., 670.87 FEET; THENCE N.00°54'04"W., 593.82 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 11.60 ACRES, MORE OR LESS.

LOT 6:

A PORTION OF SECTIONS 28 AND 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 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., 664.49 FEET TO THE NORTHEAST CORNER OF LOT 3 OF GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.76°12'10"E., 687.48 FEET; THENCE S.00°54'04"E., 1,152.15 FEET TO THE POINT OF BEGINNING; THENCE N.87°55'03"E., 670.87 FEET; THENCE S.00°12'32"E., 675.75 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SAID SECTION 29, S.88°59'15"W., 662.56 FEET TO A POINT OF THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, N.00°54'04"W., 663.16 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.24 ACRES, MORE OR LESS.

LOT 7:

A PORTION OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 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., 664.49 FEET TO THE NORTHEAST CORNER OF LOT 3 OF GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.76°12'10"E., 687.48 FEET; THENCE S.00°54'04"E., 1,152.15 FEET; THENCE N.87°55'03"E., 670.87 FEET TO THE POINT OF BEGINNING; THENCE N.30°34'32"W., 376.60 FEET TO A POINT ON THE WEST BOUNDARY OF TAKING LINE OF CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN CO 67-696 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) THENCE N.70°03'11"E., 659.48 FEET; (2) THENCE S.17°35'57"E., 645.28 FEET; (3) THENCE S.17°58'45"W., 196.99 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.75°00'36"W., 979.08 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 10.98 ACRES, MORE OR LESS.

LOT 8:

A PORTION OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST; THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 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., 664.49 FEET TO THE NORTHEAST CORNER OF LOT 3 OF GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.76°12'10"E., 687.48 FEET; THENCE S.00°54'04"E., 1,152.15 FEET; THENCE N.87°55'03"E., 670.87 FEET TO THE POINT OF BEGINNING; THENCE S.75°00'36"E., 979.08 FEET TO A POINT ON THE WEST BOUNDARY OF TAKING LINE OF CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN CO 67-696 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY, S.17°58'45"W., 1,055.60 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.26°14'48"W., 1,401.82 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 11.85 ACRES, MORE OR LESS.

LOT 9:

A PORTION OF SECTION 28, TOWNSHIP13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 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., 664.49 FEET TO THE NORTHEAST CORNER OF LOT 3 OF GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.76°12'10"E., 687.48 FEET; THENCE S.00°54'04"E., 1,152.15 FEET; THENCE N.87°55'03"E., 670.87 FEET TO THE POINT OF BEGINNING; THENCE S.26°14'48"E., 1,401.82 FEET TO A POINT ON THE WEST BOUNDARY OF TAKING LINE OF CROSS FLORIDA BARGE CANAL EUREKA POOL AS DESCRIBED IN CO 67-696 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S.17°58'45"W., 140.38 FEET; (2) THENCE S.62°37'22"W., 630.38 FEET TO THE EAST BOUNDARY OF THE SAID SECTION 29; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SAID EAST BOUNDARY, N.00°49'09"W., 1,005.05 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE DEPARTING SAID EAST BOUNDARY, N.00°12'32"W., 675.75 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 12.51 ACRES, MORE OR LESS.

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER
LOCATED IN SECTIONS 28 AND 29,
TOWNSHIP 13 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

MARION COUNTY AGRICULTURAL LOT SPLIT
FOR:
MG LAND TRUST ALS

LEGAL DESCRIPTION: (CONTINUED)

BEGINNING AT A POINT HAVING 60' NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT:

A PORTION OF SECTION 28 AND 29, TOWNSHIP 13 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 29, N.89°03'30"E., 1,332.70 FEET TO THE NORTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/4 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., 664.49 FEET TO THE NORTHEAST CORNER OF LOT 3 OF GREENWAY FARMS, AS RECORDED IN MAPS BOOK 1, PAGE 68 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LOT 3, S.89°03'30"W., 70.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY; S.00°55'12"E., 806.68 FEET TO THE POINT OF BEGINNING; THENCE N.89°04'48"E., 76.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 19°40'17", AND A CHORD BEARING AND DISTANCE OF N.79°14'40"E., 58.08 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.37 FEET TO A POINT OF TANGENCY; THENCE N.69°24'31"E., 231.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°13'33", AND A CHORD BEARING AND DISTANCE OF N.79°01'18"E., 76.82 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.18 FEET TO A POINT OF TANGENCY; THENCE N.88°38'04"E., 276.90 FEET; THENCE N.00°54'04"W., 476.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 300°00'00", AND A CHORD BEARING AND DISTANCE OF N.89°05'56"E., 60.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 314.16 FEET TO THE END OF SAID CURVE; THENCE S.00°54'04"E., 1,028.73 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 91°10'53", AND A CHORD BEARING AND DISTANCE OF S.46°29'30"E., 57.15 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.66 FEET TO A POINT OF TANGENCY; THENCE N.87°55'03"E., 547.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 300°00'00", AND A CHORD BEARING AND DISTANCE OF S.02°04'57"E., 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 314.16 FEET TO THE END OF SAID CURVE; THENCE S.87°55'03"W., 547.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 91°10'53", AND A CHORD BEARING AND DISTANCE OF N.46°29'30"W., 142.87 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 159.14 FEET TO A POINT OF TANGENCY; THENCE N.00°54'04"W., 492.12 FEET; THENCE S.88°38'04"W., 276.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 19°13'33", AND A CHORD BEARING AND DISTANCE OF S.79°01'18"W., 56.78 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.04 FEET TO A POINT OF TANGENCY; THENCE S.69°24'31"W., 231.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 19°40'17", AND A CHORD BEARING AND DISTANCE OF S.79°14'40"W., 78.58 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.97 FEET TO A POINT OF TANGENCY; THENCE S.89°04'48"W., 156.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,830.00 FEET, A CENTRAL ANGLE OF 04°49'02", AND A CHORD BEARING AND DISTANCE OF N.88°30'41"W., 153.81 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.86 FEET TO THE END OF SAID CURVE; THENCE N.34°40'20"W., 38.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,800.00 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, A DISTANCE OF 175.39 FEET TO THE END OF SAID CURVE; THENCE N.89°04'48"E., 79.85 FEET; THENCE N.00°55'12"W., 30.00 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 3.99 ACRES, MORE OR LESS.

SURVEY NOTES:

- DATE OF SKETCH: NOVEMBER 9, 2022.
- 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. 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 WITHIN THE NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON.
- 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 T030 THROUGH T032 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 AND 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.
- A MAJOR SITE PLAN OR WAIVER WHEN THE EXISTING AND PROPOSED IMPERVIOUS COVERAGE EXCEEDS 9,000 SQUARE FEET, AG LOT SPLITS WILL ADDRESS THE COMMON ELEMENTS (THE SHARED DRIVEWAY) WITH STORMWATER CONTROLS, AND THEN EACH LOT IS RESPONSIBLE FOR ITS OWN STORMWATER. STORMWATER CONTROLS WILL NEED TO BE IMPLEMENTED TO ADDRESS THE IMPERVIOUS OF THE PROPOSED SHARED DRIVEWAY.

SURVEYOR'S CERTIFICATE:

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 549.060-002, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

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

04/06/23
DATE

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	CKD



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
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CERTIFICATE OF AUTHORIZATION - LB 8071

Drawing name: Z:\Projects\20133 Florida Power & Light Co - Terry Northcutt - Greenway Farms ALS\DWG\ALS\20133ALS Phase 2.dwg SHEET 2 of 2 Apr 05, 2023 1:31pm by Administrator