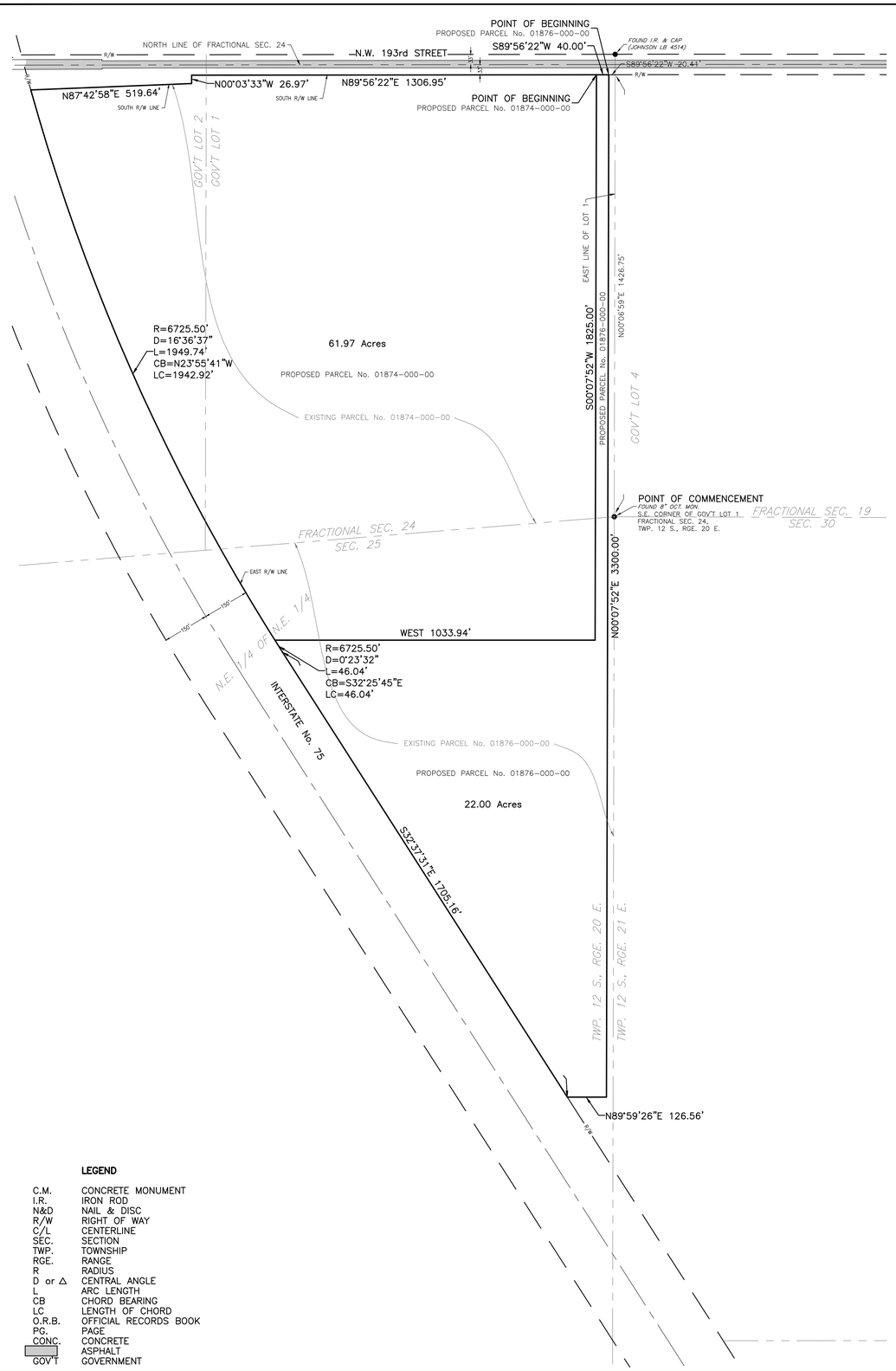

LEGEND

C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
	ASPHALT
GOV'T	GOVERNMENT

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
HORIZ. 1 inch = 200 ft.

LEGAL DESCRIPTION:

PROPOSED PARCEL No. 01874-000-00

A PORTION OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF FRACTIONAL SECTION 24, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1 OF FRACTIONAL SECTION 24; THENCE N00°06'59"E ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1426.75 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE); THENCE DEPARTING SAID EAST LINE, PROCEED S89°56'22"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, 20.41 FEET; THENCE CONTINUE S89°56'22"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, 40.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, PROCEED S00°07'52"W, 1825.00 FEET; THENCE WEST, 1033.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 6725.50 FEET AND A CENTRAL ANGLE OF 16°36'37", ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE No. 75 (300 FEET WIDE); THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 1949.74 FEET (CHORD BEARING AND DISTANCE OF N23°55'41"W, 1942.92 FEET) TO THE INTERSECTION WITH AFORESAID SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED N87°42'58"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 519.64 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE N00°03'33"W, 26.97 FEET; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°56'22"E, 1306.95 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL NO. 01876-000-00

A PORTION OF GOVERNMENT LOT 1 OF FRACTIONAL SECTION 24, AND A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 12 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1 OF FRACTIONAL SECTION 24; THENCE N00°06'59"E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1426.75 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE); THENCE DEPARTING SAID EAST LINE, PROCEED S89°56'22"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, 20.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°56'22"W ALONG SAID SOUTH RIGHT-OF-WAY LINE, 40.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, PROCEED S00°07'52"W, 1825.00 FEET; THENCE WEST, 1033.94 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 6725.50 FEET AND A CENTRAL ANGLE OF 00°23'32", ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE No. 75 (300 FEET WIDE); THENCE SOUTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 46.04 FEET (CHORD BEARING AND DISTANCE OF S32°25'45"E, 46.04 FEET); THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE S32°37'31"E, 1705.16 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED N89°59'26"E, 126.56 FEET; THENCE N00°07'52"E, 3300.00 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR BASED ON A BOUNDARY SURVEY OF EXISTING PARCELS No. 01874-000-00, No. 01876-000-00, No. 02691-000-00 AND No. 03154-000-00, PREPARED BY THIS FIRM AND INSTRUCTIONS FROM THE CLIENT.
3. THE MONUMENTS SHOWN HEREON WERE LOCATED AS PART OF THE BOUNDARY SURVEY REFERENCED ABOVE.

Mekelle M Boyer

Digitally signed by Mekelle M Boyer
Date: 2024.08.28 14:05:14 -04'00'

MEKELLE M. BOYER DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

REVISION	DATE

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A SKETCH OF LEGAL DESCRIPTION
FOR
MG PROPERTIES & INVESTMENTS, LLC

JOB No.
KB_01874-000-00 BDY ADJ

DATE
8/27/2024

SCALE
1" = 200'

SHEET
1 OF 1