

- LEGEND**
- R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - 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

LEGAL DESCRIPTIONS:

REMAINDER OF PARCEL No. 03158-000-00
 A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE N89°41'42"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 972.27 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.03 FEET; THENCE N89°39'20"W, 40.00 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.03 FEET TO THE POINT OF BEGINNING; THENCE N00°16'30"E ALONG SAID WEST LINE, 728.84 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE S89°41'42"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1698.12 FEET TO THE POINT OF BEGINNING;

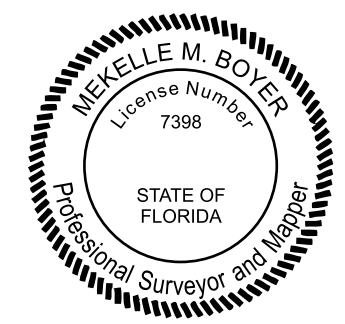
TOGETHER WITH AN INGRESS/EGRESS EASEMENT:
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29 AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE N89°41'42"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 972.27 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 730.03 FEET TO THE POINT OF BEGINNING; THENCE N89°39'20"W, 40.00 FEET; THENCE SOUTH, 470.68 FEET; THENCE S45°00'00"W, 28.28 FEET; THENCE SOUTH 100.08 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE S89°46'16"E ALONG SAID SOUTH LINE, 1041.78 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, ALSO BEING A POINT ON THE WEST LINE OF AFORESAID SOUTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE, PROCEED S00°25'39"E, 1285.85 FEET ALONG SAID WEST LINE, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (66 FEET WIDE); THENCE DEPARTING SAID WEST LINE, PROCEED S89°57'08"E ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET TO A POINT ON A LINE LYING 60.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST LINE, PROCEED N00°25'39"W ALONG SAID PARALLEL LINE, 1356.87 FEET; THENCE DEPARTING SAID PARALLEL LINE, PROCEED N60°00'00"W, 57.98 FEET; THENCE N89°46'16"W, 100.00 FEET; THENCE S60°00'00"W, 79.45 FEET TO A POINT ON A LINE LYING 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF AFORESAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE N89°46'16"W ALONG SAID PARALLEL LINE, 822.23 FEET; THENCE DEPARTING SAID PARALLEL LINE, PROCEED NORTH, 530.68 FEET TO THE POINT OF BEGINNING.

PORTION OF PARCEL No. 03158-000-00
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29 AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE N89°41'42"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 972.27 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 730.03 FEET TO THE POINT OF BEGINNING; THENCE N89°39'20"W, 1701.63 FEET TO A POINT ON THE WEST LINE OF AFORESAID SOUTHEAST 1/4; THENCE S00°16'30"W ALONG SAID WEST LINE, 594.11 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF SAID SOUTHEAST 1/4; THENCE S89°46'16"E ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 2686.25 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, ALSO BEING A POINT ON THE WEST LINE OF AFORESAID SOUTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE, PROCEED S00°25'39"E ALONG SAID WEST LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 1285.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (66 FEET WIDE); THENCE DEPARTING SAID WEST LINE, PROCEED S89°57'08"E ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET TO A POINT ON A LINE LYING 60.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°25'39"W ALONG SAID PARALLEL LINE, 1356.87 FEET; THENCE DEPARTING SAID PARALLEL LINE, PROCEED N60°00'00"W, 57.98 FEET; THENCE N89°46'16"W, 100.00 FEET; THENCE S60°00'00"W, 79.45 FEET TO A POINT ON A LINE LYING 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF AFORESAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE N89°46'16"W ALONG SAID PARALLEL LINE, 822.23 FEET; THENCE DEPARTING SAID PARALLEL LINE, PROCEED NORTH, 530.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN INGRESS/EGRESS EASEMENT:
 A PORTION OF THE SOUTHWEST 1/4 OF SECTION 29 AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE N89°41'42"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 972.27 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH 730.03 FEET TO THE POINT OF BEGINNING; THENCE N89°39'20"W, 40.00 FEET; THENCE SOUTH, 470.68 FEET; THENCE S45°00'00"W, 28.28 FEET; THENCE SOUTH 100.08 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE S89°46'16"E ALONG SAID SOUTH LINE, 1041.78 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, ALSO BEING A POINT ON THE WEST LINE OF AFORESAID SOUTHWEST 1/4; THENCE DEPARTING SAID SOUTH LINE, PROCEED S00°25'39"E, 1285.85 FEET ALONG SAID WEST LINE, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (66 FEET WIDE); THENCE DEPARTING SAID WEST LINE, PROCEED S89°57'08"E ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET TO A POINT ON A LINE LYING 60.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST LINE, PROCEED N00°25'39"W ALONG SAID PARALLEL LINE, 1356.87 FEET; THENCE DEPARTING SAID PARALLEL LINE, PROCEED N60°00'00"W, 57.98 FEET; THENCE N89°46'16"W, 100.00 FEET; THENCE S60°00'00"W, 79.45 FEET TO A POINT ON A LINE LYING 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF AFORESAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE N89°46'16"W ALONG SAID PARALLEL LINE, 822.23 FEET; THENCE DEPARTING SAID PARALLEL LINE, PROCEED NORTH, 530.68 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 PREPARED BY THIS FIRM, DATED: OCTOBER 2024 AND INSTRUCTIONS FROM THE CLIENT.



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

DATE	REVISION

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SKETCH OF LEGAL DESCRIPTION
 FOR
MG PROPERTIES & INVESTMENTS LLC

JOB No.
 KB_03158-000-00_BDY_ADU

DATE
 09/17/2025

SCALE
 1" = 200'

SHEET
 1 OF 1