

HAMMOCKS @ ORANGE CREEK

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 1
A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE S01°01'03"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1447.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S01°01'03"E, 60.00 FEET; THENCE TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 3 (66 FEET WIDE); THENCE DEPARTING SAID EAST LINE, PROCEED S61°40'37"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1380.52 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, PROCEED N14°26'01"W, 400.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE N00°53'44"W, ALONG SAID WEST LINE, 327.63 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 1319.01 FEET TO THE POINT OF BEGINNING.

LOT 2
A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE S01°01'03"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1112.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S01°01'03"E, 335.01 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 1319.01 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE N00°53'44"W, ALONG SAID WEST LINE, 335.00 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 1318.30 FEET TO THE POINT OF BEGINNING.

LOT 3

A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE S01°01'03"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 777.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S01°01'03"E, 335.01 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 1318.30 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE N00°53'44"W, ALONG SAID WEST LINE, 335.00 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 1317.58 FEET TO THE POINT OF BEGINNING.

LOT 4
A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE S01°01'03"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 442.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S01°01'03"E, 335.01 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 1317.58 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE N00°53'44"W, ALONG SAID WEST LINE, 335.00 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 1316.87 FEET TO THE POINT OF BEGINNING.

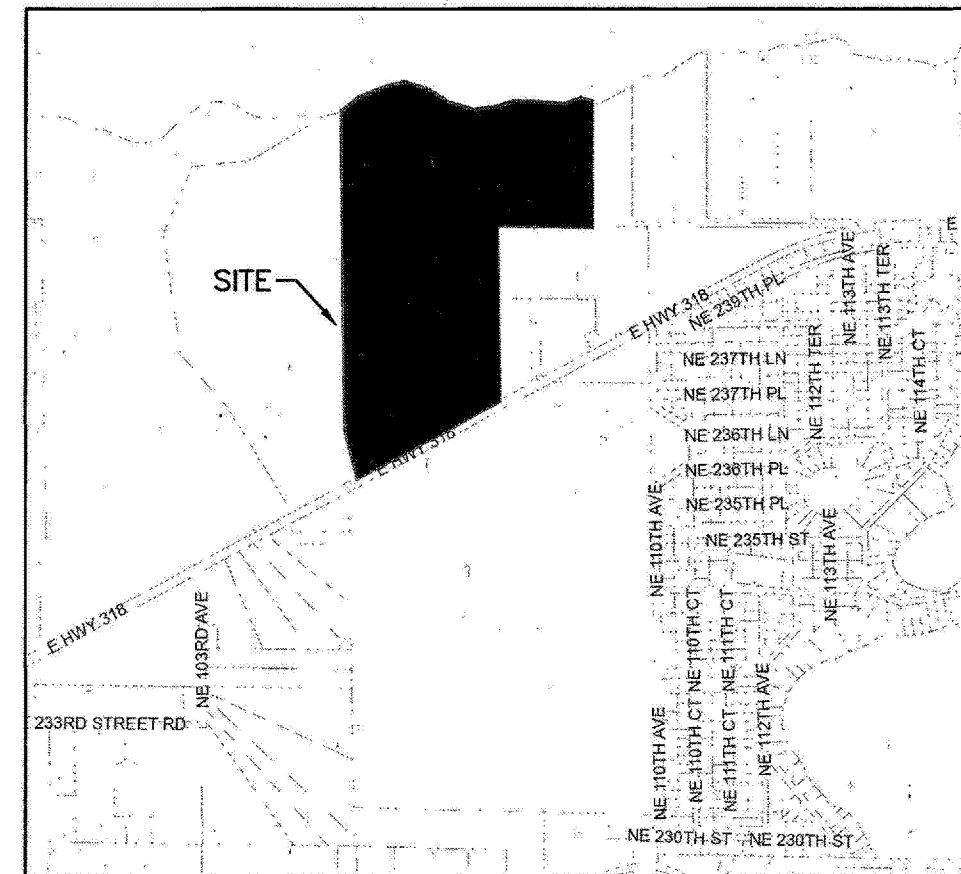
LOT 5
A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE S01°01'03"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 107.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE S01°01'03"E, 335.01 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 1316.87 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE N00°53'44"W, ALONG SAID WEST LINE, 335.00 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED EAST, 1316.16 FEET TO THE POINT OF BEGINNING.

LOT 6
A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, ALL IN TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE S01°01'03"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 107.08 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST, 1316.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4; THENCE N00°53'44"W, ALONG SAID WEST LINE, 119.80 FEET TO THE SOUTHWEST CORNER OF AFORESAID SOUTHEAST 1/4; THENCE N00°21'38"W, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 398.10 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S75°00'00"E, 1301.66 FEET; THENCE N88°58'57"E, 30.00 FEET; THENCE S01°01'03"E, 74.18 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE S89°26'45"E, ALONG SAID SOUTH LINE, 30.01 FEET TO THE POINT OF BEGINNING.

LOT 7
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N89°28'45"W, ALONG THE SOUTH LINE OF AFORESAID SOUTHEAST 1/4, A DISTANCE OF 30.01 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°01'03"W, 74.18 FEET TO THE POINT OF BEGINNING; THENCE S88°58'57"W, 30.00 FEET; THENCE N75°00'00"W, 1301.66 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE N00°21'38"W, ALONG SAID WEST LINE, 556 FEET MORE OR LESS, TO THE THREAD OF ORANGE CREEK, AND A POINT OF CONJUNCTION, HEREINAFTER CALLED POINT "A"; THENCE RETURN ALONG THE PREVIOUS COURSE, AND DISTANCES TO THE POINT OF BEGINNING; THENCE N01°01'03"W, 50.00 FEET; THENCE S88°58'57"W, 30.00 FEET; THENCE N35°00'00"W, 1318 FEET MORE OR LESS, TO A POINT ON AFORESAID THREAD OF ORANGE CREEK; THENCE WESTERLY, ALONG SAID THREAD OF ORANGE CREEK TO AFOREMENTIONED POINT "A"—7" FOR CLOSURE.

LOT 8
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N89°26'45"W, ALONG THE SOUTH LINE OF AFORESAID SOUTHEAST 1/4, A DISTANCE OF 30.01 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N01°01'03"W, 124.18 FEET TO THE POINT OF BEGINNING; THENCE S88°58'57"W, 30.00 FEET; THENCE N35°00'00"W, 1318 FEET MORE OR LESS, TO THE THREAD OF ORANGE CREEK, AND A POINT OF CONVENIENCE, HEREINAFTER CALLED POINT "A-B"; THENCE RETURN ALONG THE PREVIOUS COURSES AND DISTANCES TO THE POINT OF BEGINNING; THENCE N88°58'57"E, 30.00 FEET; THENCE N75°00'00"E, 108.76 FEET; THENCE NORTH, 868 FEET MORE OR LESS, TO A POINT ON AFORESAID THREAD OF ORANGE CREEK; THENCE WESTERLY, ALONG SAID THREAD OF ORANGE CREEK TO AFOREMENTIONED POINT "A-B" FOR CLOSURE.

LOT 9
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N89°26'45"W, ALONG THE SOUTHEAST LINE OF AF024-18 SOUTHEAST 1/4, A DISTANCE OF 30.01 FEET; THENCE DEPARTING SAID LINE, PROCEED N01°01'03"W, 124.18 FEET; THENCE N88°57', 30.00 FEET; THENCE N75°00'00", 108.76 FEET; THENCE NORTH, 868 FEET MORE OR LESS, TO THE THRESHOLD OF ORANGE CREEK; AND A POINT OF CONVENIENCE, HEREINAFTER CALLED POINT "A-9"; THENCE RETURN ALONG THE PREVIOUS COURSES AND DISTANCES TO THE POINT OF BEGINNING; THENCE S89°26'45"E ALONG AF024-18 SOUTH LINE, 818.85 FEET; THENCE N00°09'49"E, 1053 FEET MORE OR LESS, TO A POINT ON AF024-18 THREAD OF ORANGE CREEK; THENCE WESTERLY, ALONG SAID THREAD OF ORANGE CREEK TO AFOREMENTIONED POINT "A-9" FOR CLOSURE.



LOCATION MAP
N.T.S.

SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS & EASEMENT

LEGAL DESCRIPTION:

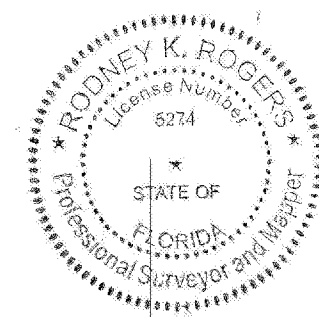
INGRESS/EGRESS EASEMENT


A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 27, ALL IN TOWNSHIP 11 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE S01°01'03"E, ALONG THE EAST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 1507.12 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST HIGHWAY NO. 318 (66 FEET WIDE); THENCE DEPARTING SAID EAST LINE, PROCEED S61°40'37"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 67.52 FEET TO A POINT LYING 60 FEET WESTERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF FORESAID EAST LINE; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, PROCEED N01°01'03"W, PARALLEL WITH SAID EAST LINE, 1582.95 FEET; THENCE S88°58'57"W, 45.33 FEET; THENCE N01°01'03"W, 40.00 FEET; THENCE N88°58'57"E, 45.33 FEET; THENCE N01°01'03"W, 60.15 FEET; THENCE N88°58'57"E, 60.00 FEET; THENCE S01°01'03"E, 125.00 FEET TO THE POINT OF BEGINNING.

- GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TOWNSHIP WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. LOTS 1 THROUGH 9 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE RESIDENTIAL DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
3. PERTAINING TO LOT 1, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO E. HIGHWAY No. 318 OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM, DATED: 11/22/2021.
5. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON; THIS INCLUDES THE EMERGENCY VEHICLE TURN AROUND.
6. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 LBS/FT. IN ACCORDANCE WITH DETAILS T030 THROUGH T032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND ZONE "A" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANELS 0040 AND 0180, SUFFIX D, WITH AN EFFECTIVE DATE OF 08/28/2008. THE LIMITS OF ZONE "A" SHOWN HEREON WERE INTERPOLATED FROM THE MARION COUNTY G.I.S. INTERACTIVE MAP.
8. THE MARION COUNTY FLOOD PRONE AREAS SHOWN HEREON WERE INTERPOLATED FROM THE MARION COUNTY G.I.S. INTERACTIVE MAP.
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 NON-EXCLUSIVE 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 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. THAT PORTION OF THE EXISTING PAVED DRIVEWAY THAT IS WITHIN EACH INDIVIDUAL LOT SHALL BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT.
13. DEVELOPMENT OF IMPERVIOUS AREAS ON EACH LOT IS LIMITED TO 9000 SQUARE FEET UNLESS A MAJOR SITE PLAN, OR A WAIVER FOR THE SAME, IS APPROVED BY MARION COUNTY.
14. THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR HAMMOCKS & ORANGE CREEK AS RECORDED IN OFFICIAL RECORDS BOOK 7948, PAGE 319, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



 12-2-22
 RODNEY K. ROGERS DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

HAMMOCKS @ ORANGE CREEK

AGRICULTURAL LOT SPLIT PLAN
Marion County, Florida

Marion County, Florida

JOB No.
22_HAMMOCKS • O.C. ALS

DATE
9/8/2022

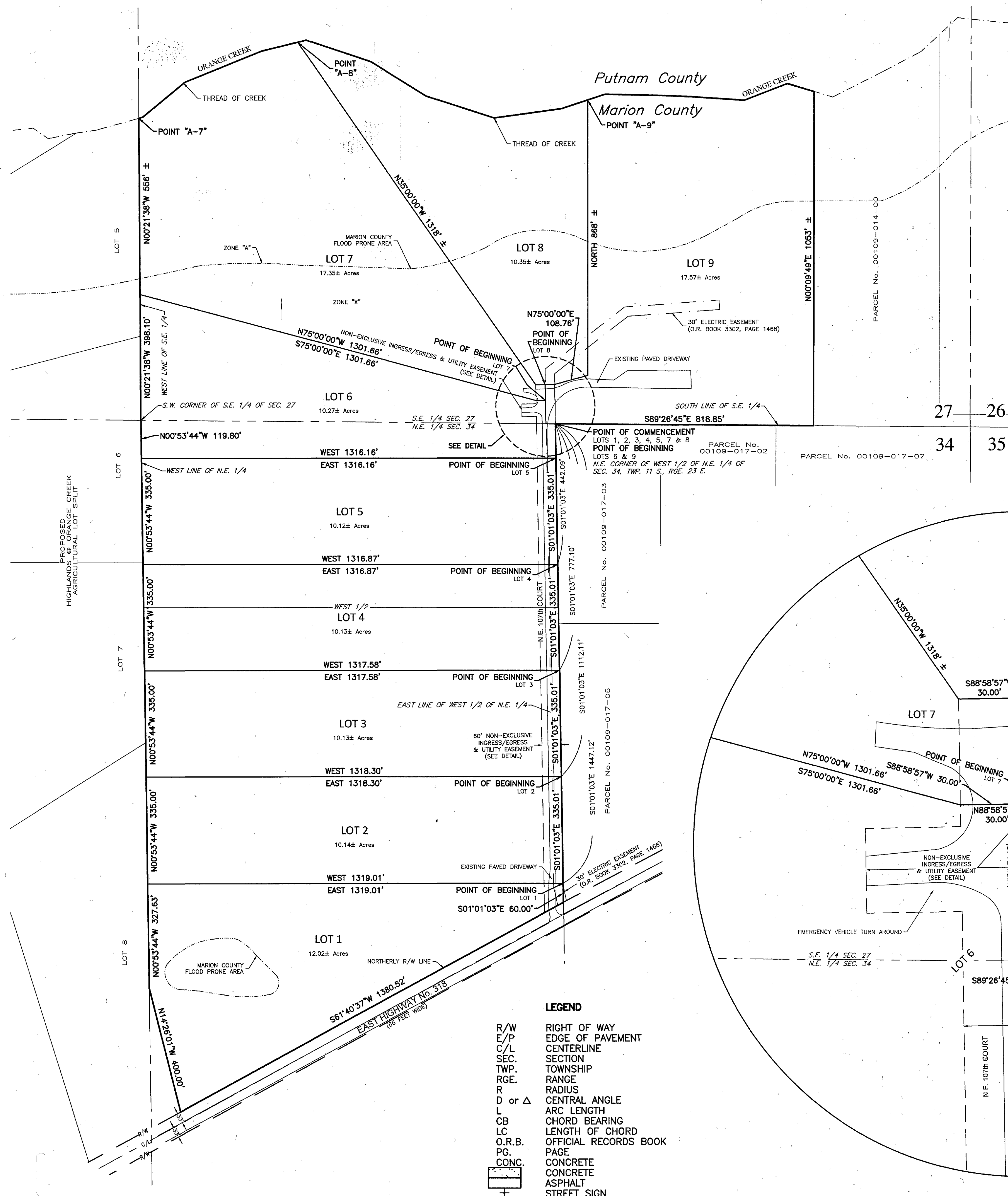
SCALE
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SHEET
1 OF 2

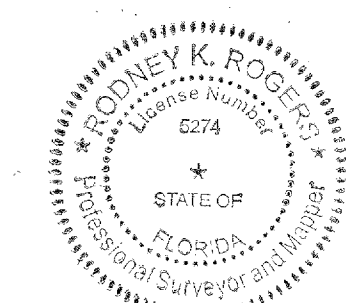
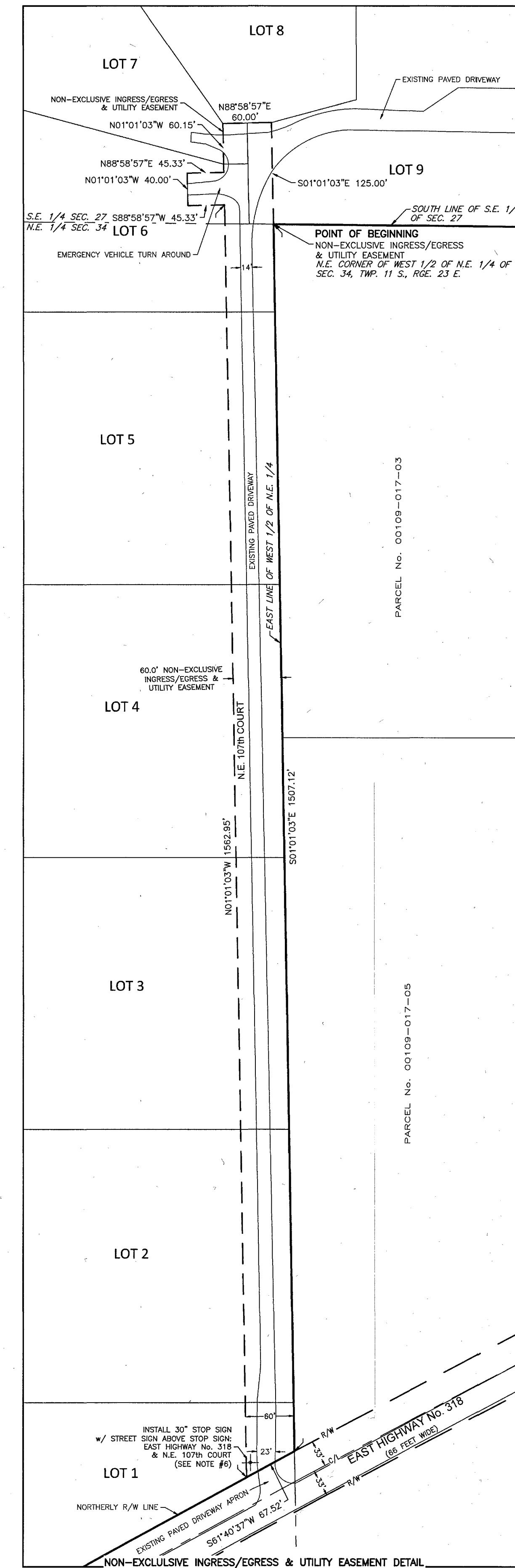
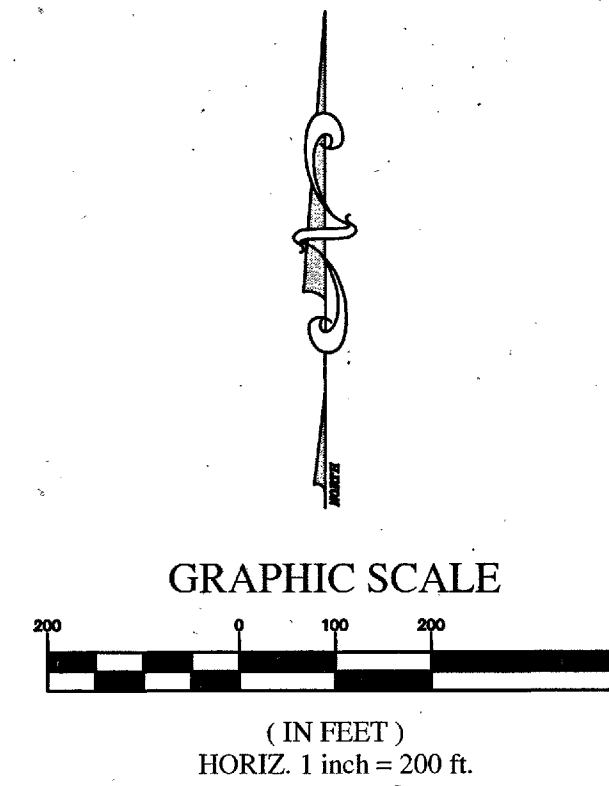
HAMMOCKS @ ORANGE CREEK

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA



SHEET 1 - COVER SHEET
SHEET 2 - MAP OF LOTS & EASEMENT



RODNEY K. ROGERS
DATE 12-2-22
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
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HAMMOCKS @ ORANGE CREEK
AGRICULTURAL LOT SPLIT PLAN
Marion County, Florida

JOB No. 22-HAMMOCKS @ O.C. ALS
DATE 9/8/2022
SCALE 1" = 200'
SHEET 2 OF 2

REVISION	DATE

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