

DUNGARVEN OAKS
AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 1
A PORTION OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE N00°07'52"E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 795.26 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, PROCEED S89°59'26"W, 682.54 FEET; THENCE N00°08'04"E, 640.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE); THENCE N89°59'26"E ALONG SAID RIGHT-OF-WAY LINE, 682.50 FEET TO THE INTERSECTION WITH AFORESAID EAST LINE OF GOVERNMENT LOT 3; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°07'52"W ALONG SAID EAST LINE, 640.00 FEET TO THE POINT OF BEGINNING.

LOT 2
A PORTION OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE N00°07'52"E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 155.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°07'52"E ALONG SAID EAST LINE, 640.00 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S89°59'26"W, 682.54 FEET; THENCE S00°08'04"W, 640.00 FEET; THENCE N89°59'26"E, 682.57 FEET TO THE POINT OF BEGINNING.

LOT 3
A PORTION OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 19, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S00°08'28"W ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 484.75 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S89°59'26"W, 682.52 FEET; THENCE N00°08'04"E, 640.00 FEET; THENCE N89°59'26"E, 682.57 FEET TO A POINT ON THE EAST LINE OF AFORESAID GOVERNMENT LOT 3; THENCE S00°07'52"W ALONG SAID EAST LINE OF GOVERNMENT LOT 3, A DISTANCE OF 155.26 FEET TO THE POINT OF BEGINNING.

LOT 4
A PORTION OF THE NORTHWEST 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 NORTHWEST 1/4; THENCE S00°08'28"W ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 484.75 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, PROCEED S89°59'26"W, 682.52 FEET; THENCE N00°08'04"W, 640.00 FEET; THENCE N89°59'26"E, 682.45 FEET TO A POINT ON AFORESAID EAST LINE; THENCE N00°08'28"E ALONG SAID EAST LINE, 640.00 FEET TO THE POINT OF BEGINNING.

LOT 5
A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°59'22"W ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 682.26 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°08'04"E, 1526.41 FEET; THENCE N89°59'26"E, 682.45 FEET TO A POINT ON THE EAST LINE OF AFORESAID NORTHWEST 1/4; THENCE S00°08'28"W ALONG SAID EAST LINE, 1526.40 FEET TO THE POINT OF BEGINNING.

LOT 6
A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S89°59'22"W ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 682.26 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°08'04"E, 1526.41 FEET; THENCE S89°59'26"W, 682.35 FEET; THENCE S00°07'52"W, 1526.42 FEET TO A POINT ON AFORESAID SOUTH LINE; THENCE N89°59'22"E ALONG SAID SOUTH LINE, 682.26 FEET TO THE POINT OF BEGINNING.

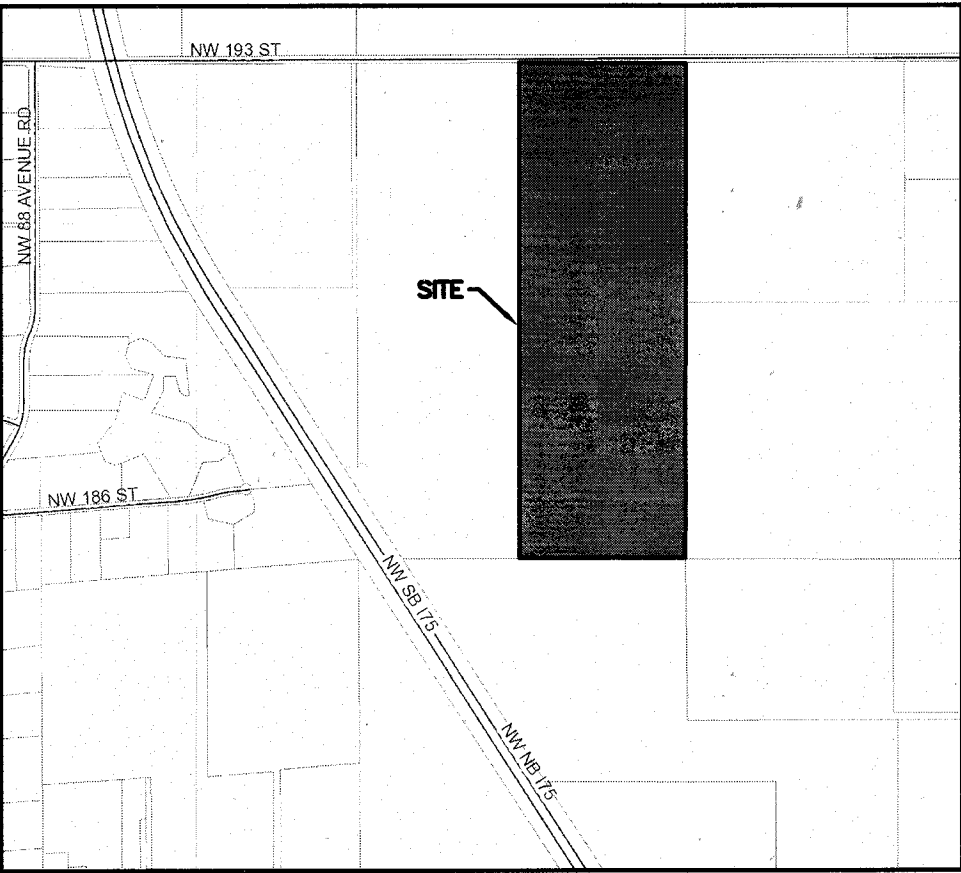
LOT 7
A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S00°08'28"W ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 484.75 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S89°59'26"W, 682.52 FEET TO THE POINT OF BEGINNING; THENCE S00°08'04"W, 640.00 FEET; THENCE S89°59'26"W, 682.35 FEET; THENCE N00°07'52"E, 640.00 FEET; THENCE N89°59'26"E, 682.39 FEET TO THE POINT OF BEGINNING.

LOT 8
A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, AND A PORTION OF GOVERNMENT LOTS 3 AND 4, OF FRACTIONAL SECTION 19, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE S00°08'28"W ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 484.75 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S89°59'26"W, 682.52 FEET TO THE POINT OF BEGINNING; THENCE N00°08'04"E, 640.00 FEET; THENCE S89°59'26"W, 682.43 FEET; THENCE S00°07'52"W, 640.00 FEET; THENCE N89°59'26"E, 682.39 FEET TO THE POINT OF BEGINNING.

LOT 9
A PORTION OF GOVERNMENT LOTS 3 AND 4, OF FRACTIONAL SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE N00°07'52"E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 795.26 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S89°59'26"W, 682.54 FEET TO THE POINT OF BEGINNING; THENCE S00°08'04"W, 640.00 FEET; THENCE S89°59'26"W, 682.43 FEET; THENCE N00°07'52"E, 640.00 FEET; THENCE N89°59'26"E, 682.46 FEET TO THE POINT OF BEGINNING.

LOT 10
A PORTION OF GOVERNMENT LOTS 3 AND 4, OF FRACTIONAL SECTION 19, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE N00°07'52"E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 795.26 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S89°59'26"W, 682.54 FEET TO THE POINT OF BEGINNING; THENCE N00°08'04"E, 640.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE); THENCE N89°59'26"W ALONG SAID RIGHT-OF-WAY LINE, 682.50 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°07'52"W, 640.00 FEET; THENCE N89°59'26"E, 682.46 FEET TO THE POINT OF BEGINNING.

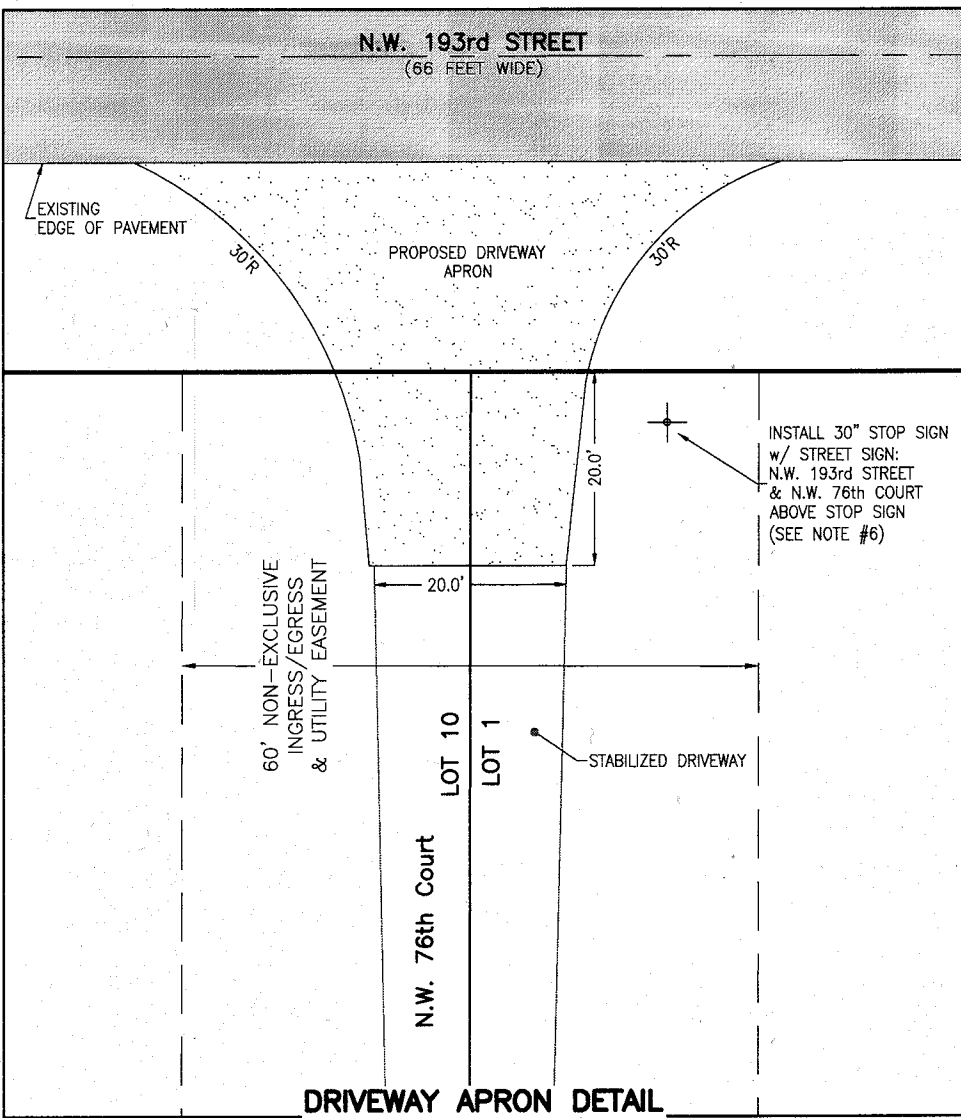
A NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT LYING IN A PORTION OF GOVERNMENT LOT 3 OF FRACTIONAL SECTION 19, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, ALL IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE N00°07'52"E, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 155.26 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S89°59'26"W, 682.57 FEET TO THE POINT OF BEGINNING; THENCE S00°08'04"W, 1280.00 FEET; THENCE N89°59'26"E, 20.00 FEET; THENCE S00°08'04"W, 30.00 FEET; THENCE S89°59'26"W, 100.00 FEET; THENCE N00°08'04"E, 30.00 FEET; THENCE N89°59'26"E, 20.00 FEET; THENCE N00°08'04"E, 1020.01 FEET; THENCE S89°59'26"W, 20.00 FEET; THENCE N00°08'04"E, 40.00 FEET; THENCE N89°59'26"E, 20.00 FEET; THENCE N00°08'04"E, 98.85 FEET; THENCE N20°50'37"W, 300.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 42°38'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 111.64 FEET (CHORD BEARING AND DISTANCE OF N00°28'38"E, 109.08 FEET); THENCE N21°47'53"E, 289.78 FEET; THENCE N00°08'04"E, 742.07 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 193rd STREET (66 FEET WIDE); THENCE N89°59'26"E ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°08'04"W, 1280.00 FEET TO THE POINT OF BEGINNING.



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

MARION COUNTY LDC APPROVED WAIVERS:

SEC. 2.16.1.B(8)(g) - ESTABLISHMENT OF MSBU
DRC APPROVAL: 1/13/2025
BCC APPROVAL: 2/04/2025

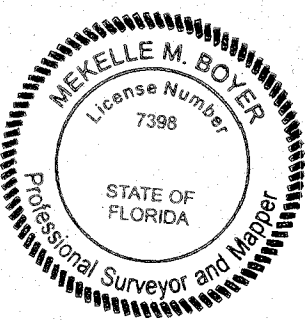


NOTES:

1. A RESIDENTIAL DRIVEWAY PERMIT MUST BE ISSUED PRIOR TO ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
2. DRIVEWAY APRON STRUCTURE COURSE SHALL BE 6" MIN. THICKNESS CONCRETE w/ 6"x6" #10 WWM ELEVATED 2" ABOVE GROUND GRADE AT FORM UP OR 1.25" THICKNESS ASPHALT OVER 6" THICK LIMEROCK BASE (LBR 100 - 98% DENSITY).
3. THE NEED FOR A CULVERT (AND DIAMETER SIZE) OR A SWALED DRIVEWAY SHALL BE DETERMINED BY A COUNTY FIELD INSPECTION AS PART OF THE DRIVEWAY PERMIT.
4. IF A CULVERT IS REQUIRED IT MUST HAVE CONCRETE MITERED END SECTIONS.
5. CONCRETE APRONS MUST PROVIDE AN EXPANSION JOINT AT THE EXISTING EDGE OF PAVEMENT.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
2. LOTS 1 THROUGH 10 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE RESIDENTIAL DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
3. PERTAINING TO LOTS 1 & 10, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO N.W. 193rd STREET OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
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 TS030, TS031 AND TS032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT CODE. THE SIGNS MUST BE INSTALLED AS A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THIS PLAN.
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "A" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANELS 0117 AND 0140, BOTH WITH SUFFIX D, BOTH WITH AN EFFECTIVE DATE OF 8/28/2008. THE LIMITS OF ZONE "A" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM.
8. THE WETLANDS SHOWN HEREON WERE INTERPOLATED FROM THE NATIONAL WETLANDS INVENTORY 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 MAY BE NECESSARY TO PROVIDE A 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. IF THE STABILIZED DRIVEWAY IS IMPROVED WITH IMPERVIOUS MATERIALS, THAT PORTION OF THE PAVED DRIVEWAY THAT IS WITHIN EACH INDIVIDUAL LOT SHALL BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT, UNLESS SEPARATE DRAINAGE FACILITIES ARE PROVIDED.
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 D.R.C.
14. THE 60 FEET NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR DUNGARVEN OAKS AS RECORDED IN OFFICIAL RECORDS BOOK 8644, PAGE 931-939, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
15. THIS PROPERTY IS SUBJECT TO THE MORTGAGE IN FAVOR OF MAINSTREET COMMUNITY BANK OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 8405, PAGE 1172, PUBLIC RECORDS OF MARION COUNTY FLORIDA, AND THE MORTGAGEE HAS PROVIDED THEIR JOINDER AND CONSENT TO THIS AGRICULTURAL LOT SPLIT PLAN THAT IS RECORDED IN OFFICIAL RECORDS BOOK 8644, PAGE 940, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



DATE 5/28/25
MICHELLE M. BOYER
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

DATE	REVISION

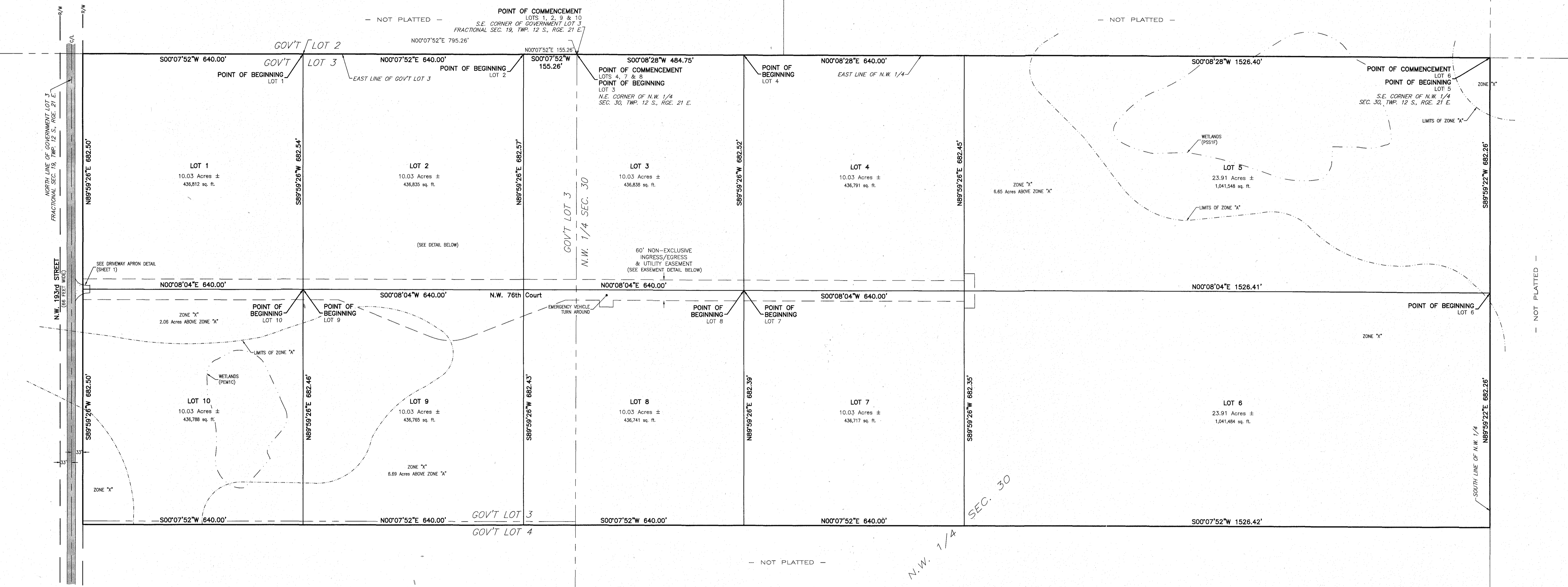
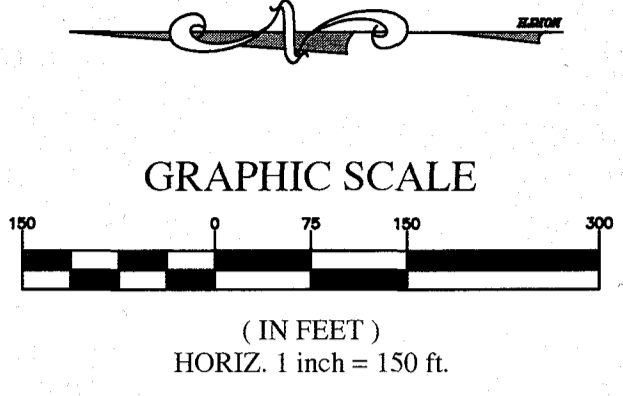
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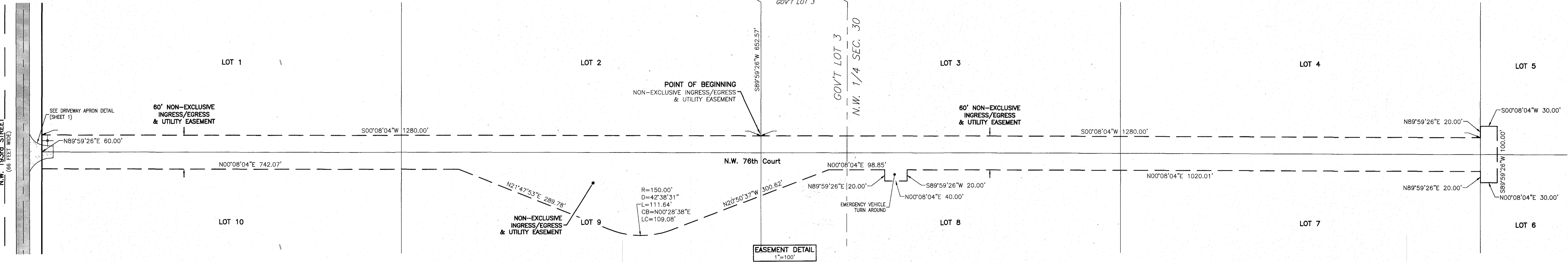
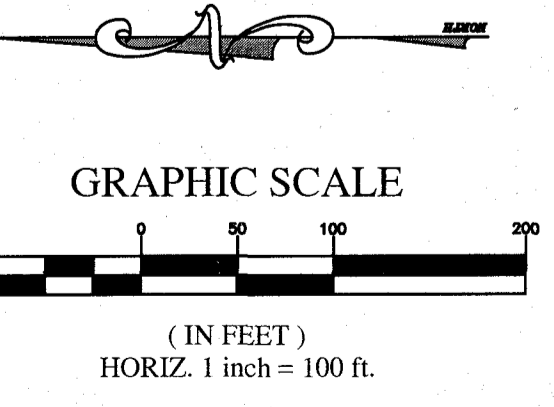
DUNGARVEN OAKS
AGRICULTURAL LOT SPLIT PLAN
Cover Sheet

JOB No. KB-DUNGARVEN OAKS ALS
DATE 12/9/2024
SCALE N.T.S.
SHEET 1 OF 2

DUNGARVEN OAKS
AGRICULTURAL LOT SPLIT PLAN
MARION COUNTY, FLORIDA



LEGEND
R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
O.R.B. OFFICIAL RECORDS BOOK
PAGE
CONC. CONCRETE
ASPH. ASPHALT
STREET SIGN



DATE	REVISION

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DUNGARVEN OAKS
AGRICULTURAL LOT SPLIT PLAN
Map of Lots & Easement

JOB No. KB-DUNGARVEN OAKS ALS
DATE 12/9/2024
SCALE 1" = 150'
SHEET 2 OF 2