

# IRVINE ACRES

## AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

BCC EASEMENT BOOK 1, PAGE 145

### LEGAL DESCRIPTION:

LOT 1  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N89°41'42"W, ALONG THE NORTH LINE THEREOF, 167.74 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S02°46'25"E, 731.66 FEET; THENCE S03°49'45"W, 530.03 FEET; THENCE S89°46'16"E, 17.70 FEET; THENCE N60°00'00"E, 79.45 FEET; THENCE S89°46'16"E, 100.00 FEET; THENCE S60°00'00"E, 57.98 FEET; THENCE S00°25'39"E, 702.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°25'39"E, 654.77 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (66 FEET WIDE); THENCE S89°57'08"E ALONG SAID RIGHT-OF-WAY LINE, 718.38 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTH, 149.99 FEET; THENCE N21°57'05"W, 246.62 FEET; THENCE NORTH, 276.63 FEET; THENCE WEST, 631.07 FEET TO THE POINT OF BEGINNING.

LOT 2  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N89°41'42"W, ALONG THE NORTH LINE THEREOF, 167.74 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S02°46'25"E, 731.66 FEET; THENCE S03°49'45"W, 530.03 FEET; THENCE S89°46'16"E, 17.70 FEET; THENCE N60°00'00"E, 79.45 FEET; THENCE S89°46'16"E, 100.00 FEET; THENCE S60°00'00"E, 57.98 FEET; THENCE S00°25'39"E, 13.47 FEET TO THE POINT OF BEGINNING; THENCE EAST, 636.21 FEET; THENCE SOUTH, 688.62 FEET; THENCE WEST, 631.07 FEET; THENCE N00°25'39"W, 688.63 FEET TO THE POINT OF BEGINNING.

LOT 3  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29 AND THE SOUTHEAST 1/4 OF SECTION 30, ALL BEING 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 THEREOF, 167.74 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S02°46'25"E, 731.66 FEET TO THE POINT OF BEGINNING; THENCE S03°49'45"W, 530.03 FEET; THENCE S89°46'16"E, 17.70 FEET; THENCE N60°00'00"E, 79.45 FEET; THENCE S89°46'16"E, 100.00 FEET; THENCE S60°00'00"E, 57.98 FEET; THENCE S00°25'39"E, 13.47 FEET; THENCE EAST, 636.21 FEET; THENCE NORTH, 375.78 FEET; THENCE N45°00'00"W, 221.00 FEET; THENCE WEST, 681.36 FEET TO THE POINT OF BEGINNING.

LOT 4  
A PARCEL OF LAND LYING IN 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 THEREOF, 167.74 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S02°46'25"E, 731.66 FEET TO THE POINT OF BEGINNING; THENCE S03°49'45"W, 530.03 FEET; THENCE N89°46'16"W, 804.54 FEET; THENCE NORTH, 530.68 FEET; THENCE S89°39'20"E, 839.94 FEET TO THE POINT OF BEGINNING.

LOT 5  
A PARCEL OF LAND LYING IN 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 THEREOF, 167.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°41'42"W ALONG SAID NORTH LINE, 804.53 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.03 FEET; THENCE S89°39'20"E, 839.94 FEET; THENCE N02°46'25"W, 731.66 FEET TO THE POINT OF BEGINNING.

LOT 6  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29 AND THE SOUTHEAST 1/4 OF SECTION 30, ALL BEING IN TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE S00°24'49"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 208.75 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED N89°53'40"E, 109.18 FEET; THENCE N89°52'02"E, 99.58 FEET; THENCE N00°19'08"W, 99.92 FEET; THENCE N00°31'55"W, 108.70 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG SAID NORTH LINE, 340.34 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.54 FEET; THENCE WEST, 681.36 FEET; THENCE N02°46'25"W, 731.66 FEET TO A POINT ON THE NORTH LINE OF AFORESAID SOUTHEAST 1/4 OF SECTION 30; THENCE S89°41'42"E ALONG SAID NORTH LINE, 167.74 FEET TO THE POINT OF BEGINNING.

LOT 7  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG THE NORTH LINE THEREOF, 549.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.54 FEET; THENCE S45°00'00"E, 110.50 FEET; THENCE N45°00'00"E, 477.90 FEET; THENCE EAST, 376.09 FEET; THENCE N00°01'55"W, 471.52 FEET TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST 1/4; THENCE S89°56'39"W ALONG SAID NORTH LINE, 791.89 FEET TO THE POINT OF BEGINNING.

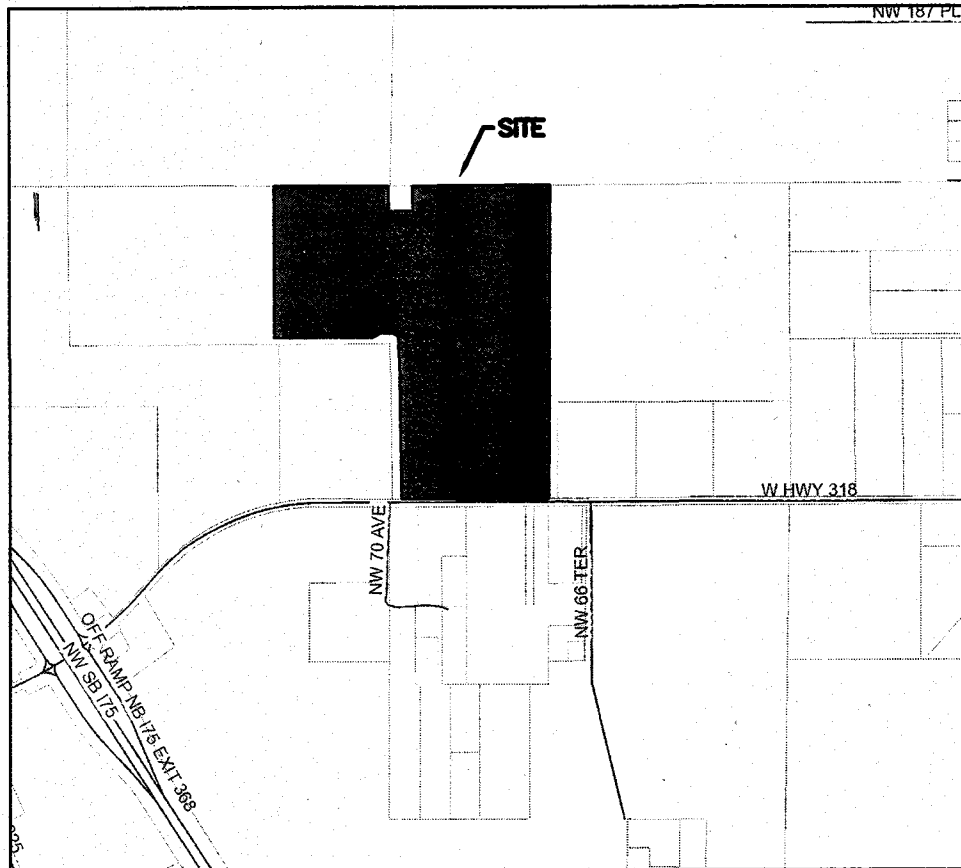
LOT 8  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG THE NORTH LINE THEREOF, 549.03 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.54 FEET; THENCE S45°00'00"E, 110.50 FEET TO THE POINT OF BEGINNING; THENCE N45°00'00"E, 477.90 FEET; THENCE EAST, 376.09 FEET; THENCE S00°01'55"E, 728.82 FEET; THENCE WEST, 636.29 FEET; THENCE NORTH, 312.76 FEET; THENCE N45°00'00"W, 110.50 FEET TO THE POINT OF BEGINNING.

LOT 9  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG THE NORTH LINE THEREOF, 1340.91 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°01'55"E, 1200.34 FEET TO THE POINT OF BEGINNING; THENCE WEST, 636.29 FEET; THENCE SOUTH, 684.43 FEET; THENCE EAST, 636.67 FEET; THENCE N00°01'55"W, 684.43 FEET TO THE POINT OF BEGINNING.

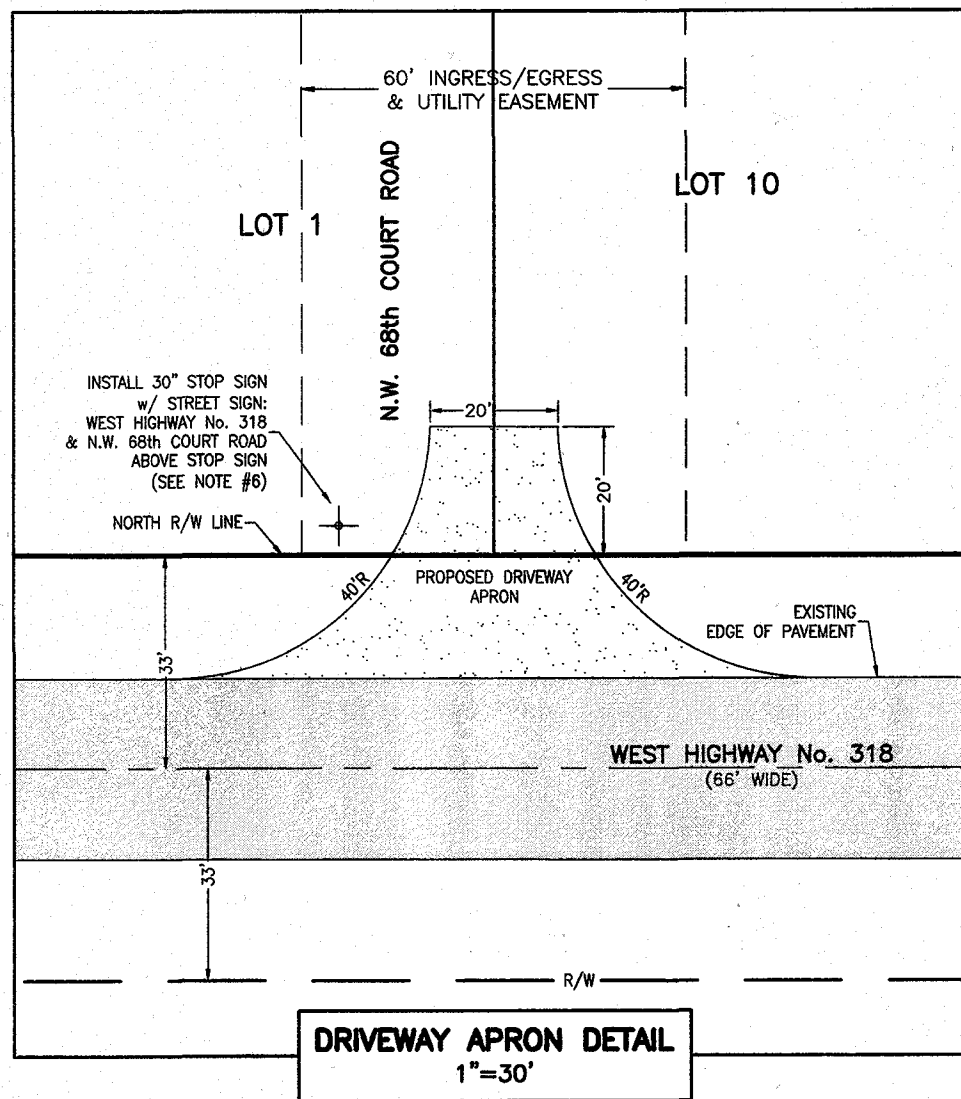
LOT 10  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG THE NORTH LINE THEREOF, 1340.91 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°01'55"E, 1884.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°01'55"E, 723.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (66 FEET WIDE); THENCE N89°57'08"W ALONG SAID RIGHT-OF-WAY LINE, 544.88 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTH, 149.99 FEET; THENCE N21°57'05"W, 246.62 FEET; THENCE NORTH, 343.83 FEET; THENCE EAST, 636.67 FEET TO THE POINT OF BEGINNING.

### INGRESS/EGRESS & UTILITY EASEMENT

AN EASEMENT LYING IN THE SOUTHWEST 1/4 OF SECTION 29 AND 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 OF SECTION 30; THENCE S00°25'14"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 699.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, PROCEED EAST INTO AFORESAID SOUTHWEST 1/4 OF SECTION 29, A DISTANCE OF 556.33 FEET; THENCE S45°00'00"E, 245.85 FEET; THENCE SOUTH, 1347.63 FEET; THENCE S21°57'05"E, 246.62 FEET; THENCE SOUTH, 155.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST HIGHWAY No. 318 (66 FEET WIDE); THENCE N89°57'08"W ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED NORTH, 144.15 FEET; THENCE N21°57'05"W, 246.62 FEET; THENCE NORTH, 971.06 FEET; THENCE WEST, 40.00 FEET; THENCE NORTH, 60.00 FEET; THENCE EAST, 40.00 FEET; THENCE NORTH, 303.35 FEET; THENCE N45°00'00"W, 196.15 FEET; THENCE WEST, 616.98 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 300°00'00"E; THENCE WESTERLY, NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE 314.16 FEET (CHORD BEARING AND DISTANCE OF NORTH, 60.00 FEET); THENCE EAST 85.50 FEET TO THE POINT OF BEGINNING.



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

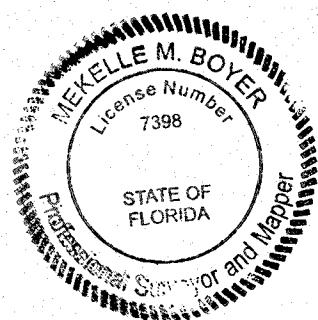


### NOTES:

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 WEST 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.
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 ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0140, SUFFIX D, WITH AN EFFECTIVE DATE OF 08/28/2008.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 IRVINE ACRES AS RECORDED IN OFFICIAL RECORDS BOOK 8696, PAGE 377, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



Mekelle M. Boyer 8/26/2025  
MEKELLE M. BOYER DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION No. 7398  
STATE OF FLORIDA

DATE	REVISION

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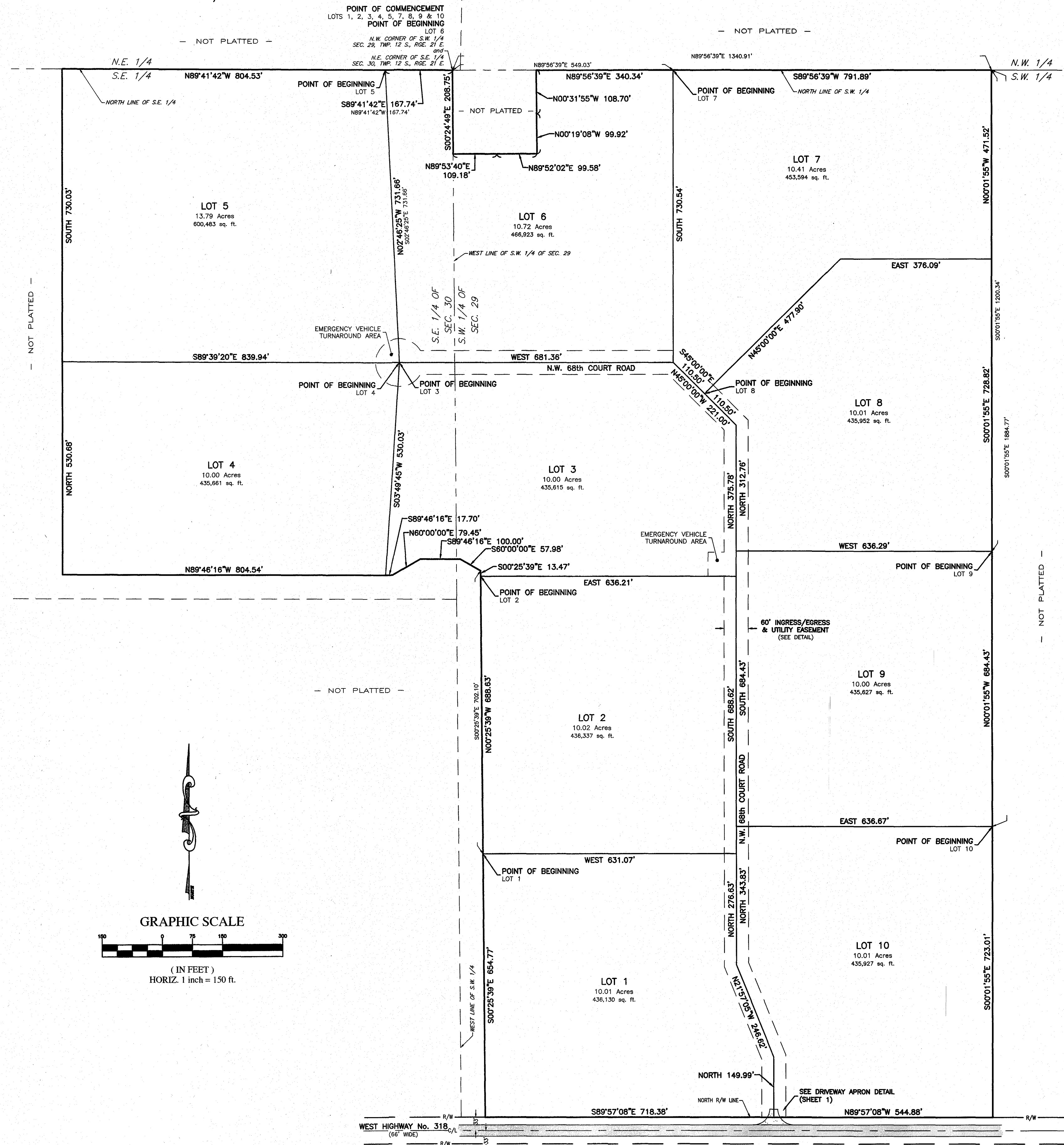
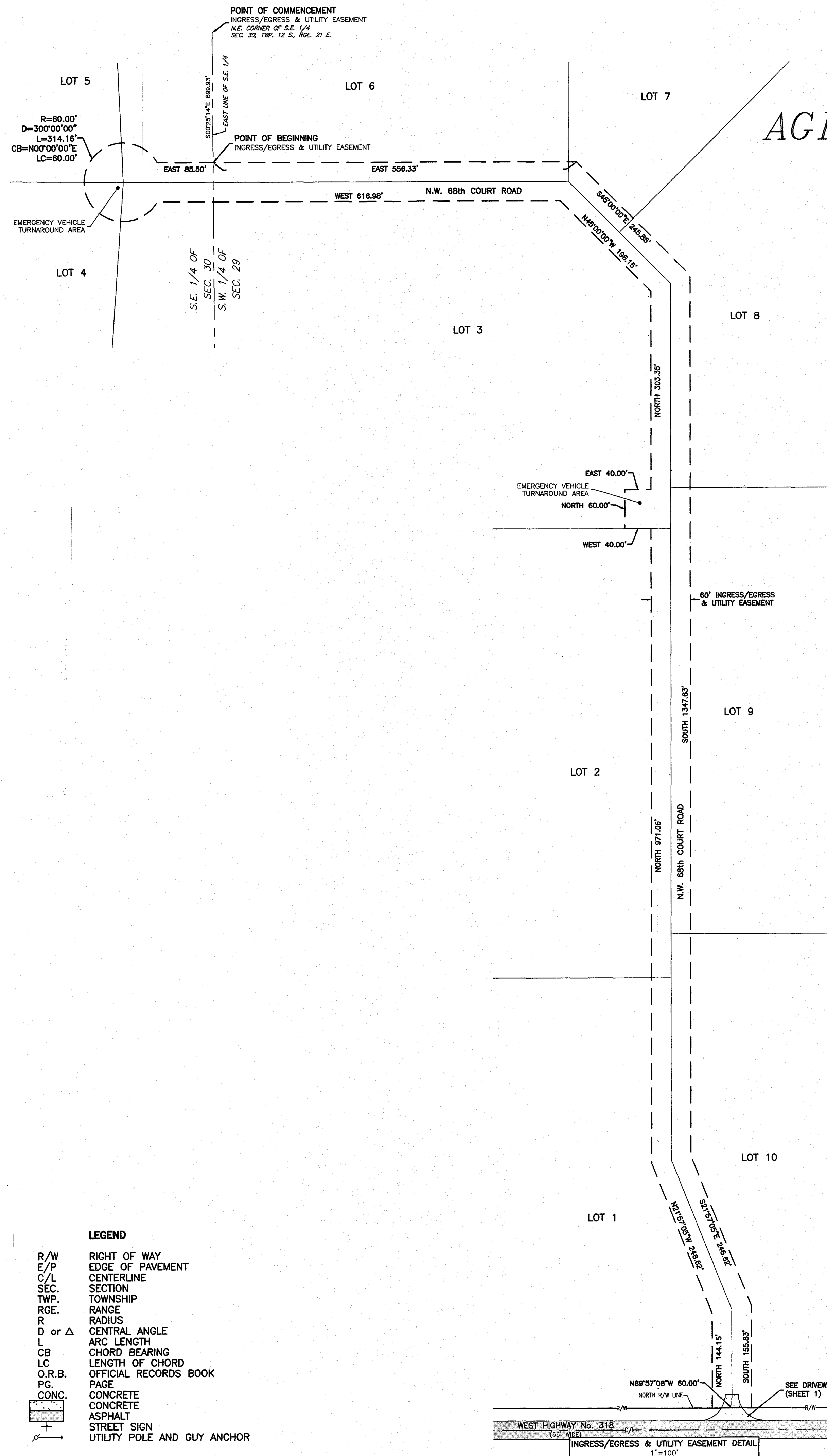
IRVINE ACRES  
AGRICULTURAL LOT SPLIT PLAN  
Cover Sheet

JOB No. KB_IRVINE ACRES ALS
DATE 05/28/2025
SCALE N.T.S.
SHEET 1 OF 1



## MARION COUNTY, FLORIDA

BCC EASEMENT BOOK 1, PAGE 146

[illegible]

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IRVINE ACRES  
CULTURAL LOT SPLIT PLAN  
*Map of Lots & Easements*

JOB No.  
IRVINE ACRES ALS

DATE  
05/26/2025

SCALE  
1" = 150'