

## IRVINE ACRES

## AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

## 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°0'00"E, 79.45 FEET; THENCE S89°46'16"E, 100.00 FEET; THENCE S60°0'00"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°0'00"E, 79.45 FEET; THENCE S89°46'16"E, 100.00 FEET; THENCE S60°0'00"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°0'00"E, 79.45 FEET; THENCE S89°46'16"E, 100.00 FEET; THENCE S60°0'00"E, 57.98 FEET; THENCE S00°25'39"E, 13.47 FEET; THENCE EAST, 636.21 FEET; THENCE NORTH, 375.78 FEET; THENCE N45°0'00"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 S89°46'16"W, 804.54 FEET; THENCE NORTH, 530.88 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, 99.90 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 SOUTHWEST 1/4 OF SECTION 30; THENCE S89°41'42"E ALONG SAID NORTH LINE, 167.74 FEET TO THE POINT OF BEGINNING.

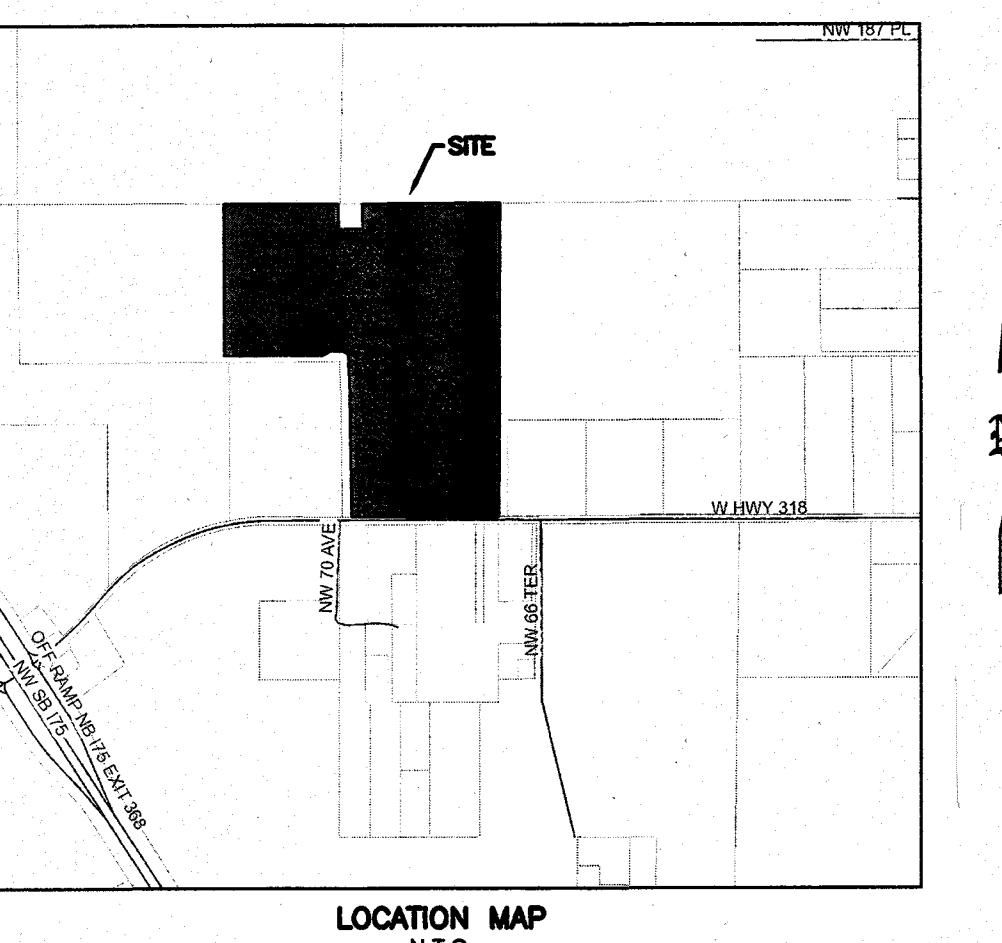
LOT 7  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG THE NORTH LINE THEREOF, 549.03 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, PROCEED SOUTH, 730.54 FEET; THENCE S45°0'00"E, 110.50 FEET; THENCE N45°0'00"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°0'00"E, 110.50 FEET TO THE POINT OF BEGINNING; THENCE N45°0'00"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°0'00"W, 110.50 FEET TO THE POINT OF BEGINNING.

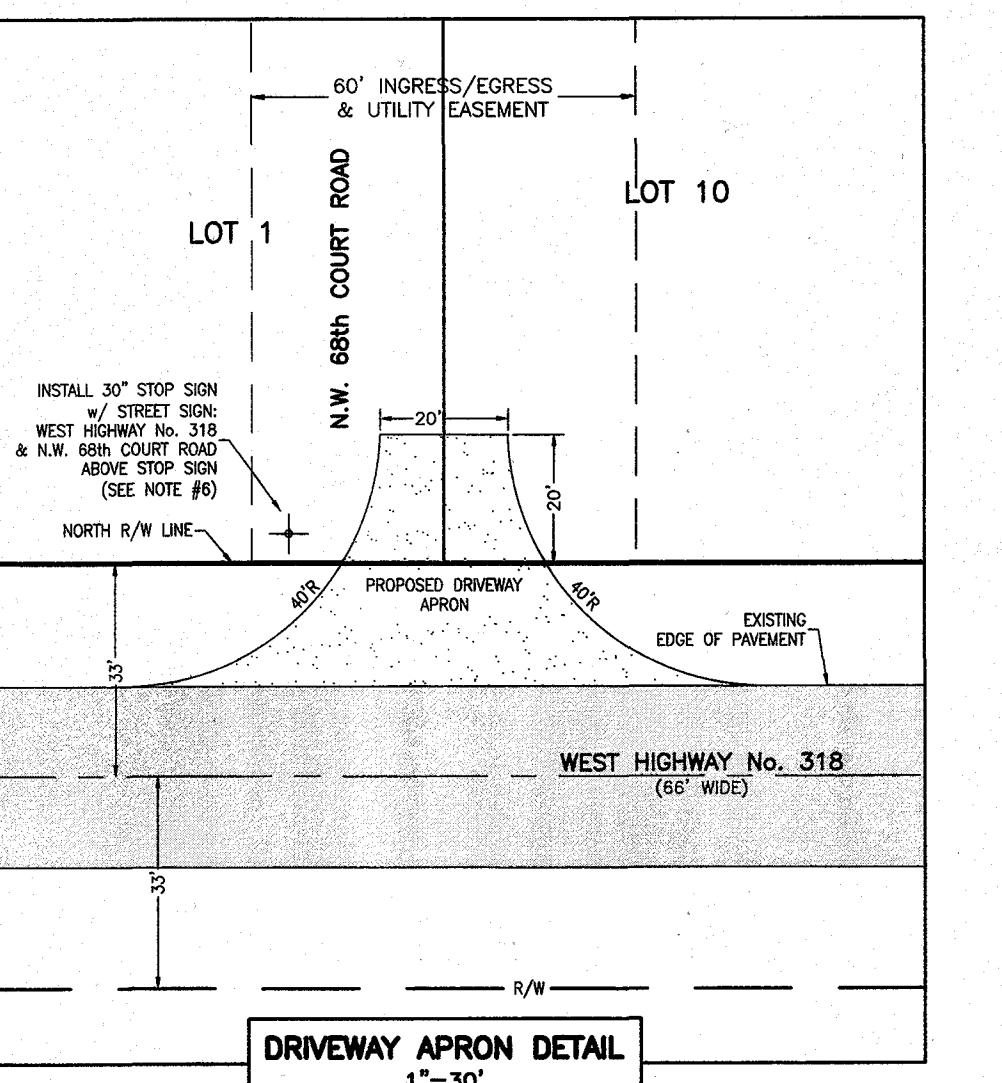
LOT 9  
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE N89°56'39"E ALONG THE NORTH LINE THEREOF, 1340.91 FEET; THENCE DEPARTING 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 S89°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 256.33 FEET; THENCE S45°0'00"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, 149.99 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°0'00"W, 196.15 FEET; THENCE WEST, 616.98 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE EASTWARD, 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.

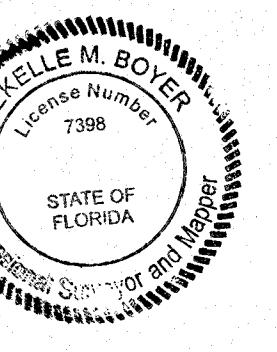


SHEET 1 - COVER SHEET  
SHEET 2 - MAP OF LOTS & EASEMENTS



## 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 SWALE 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.



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

IRVINE ACRES  
AGRICULTURAL LOT SPLIT PLAN  
Cover Sheet

ROGERS ENGINEERING  
& Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 652-9214 • Lic. Bus. #4074

Robert L. Rogers, PE  
Fl. Reg. No. 10027  
roger@rogersengineering.com

Rodney K. Rogers, PSM  
Fl. Reg. No. 5274  
rodriguez@rogersengineering.com

Mekelle M. Boyer, PE  
Fl. Reg. No. 7398  
mekelle@rogersengineering.com

REVISION

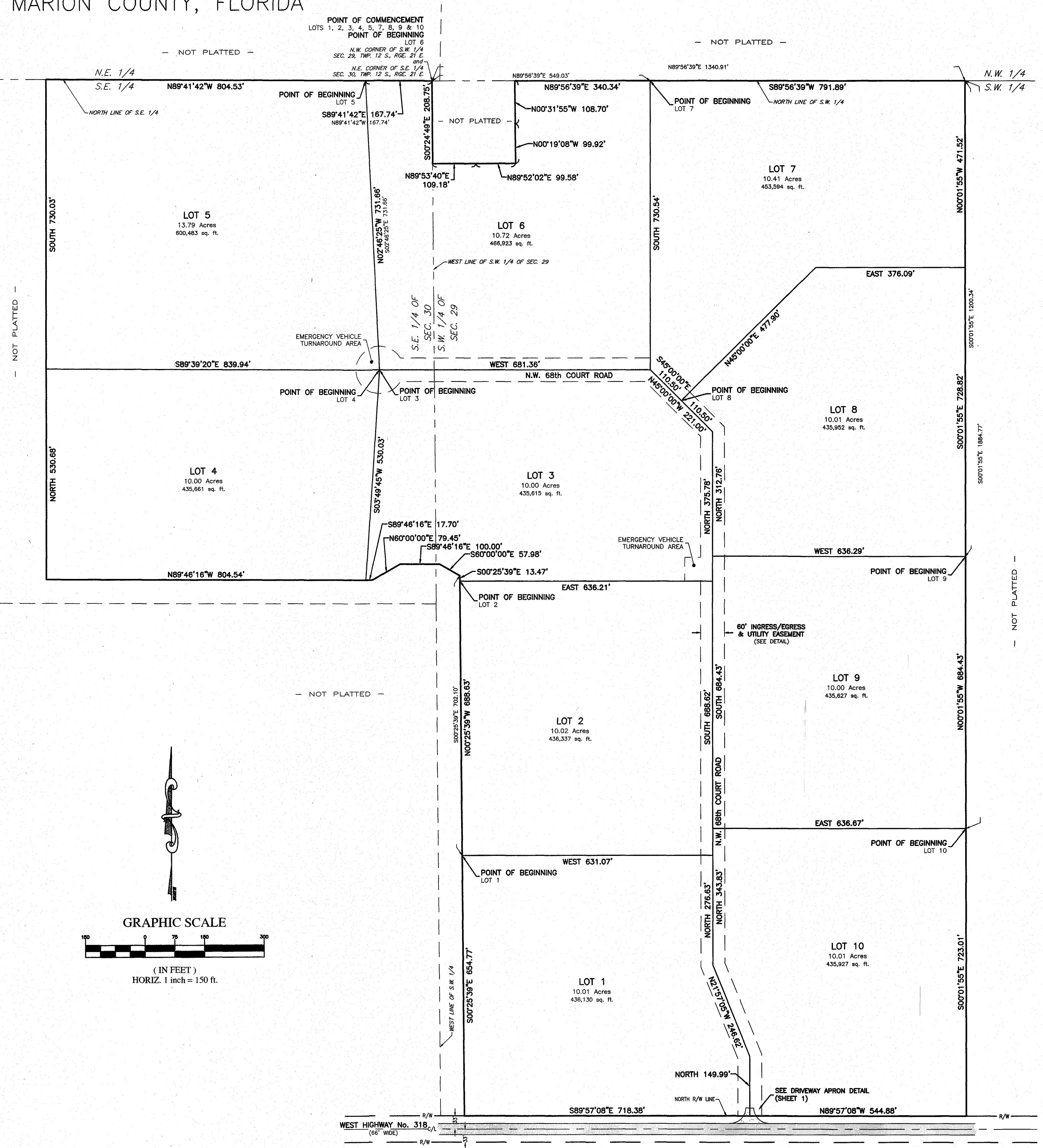
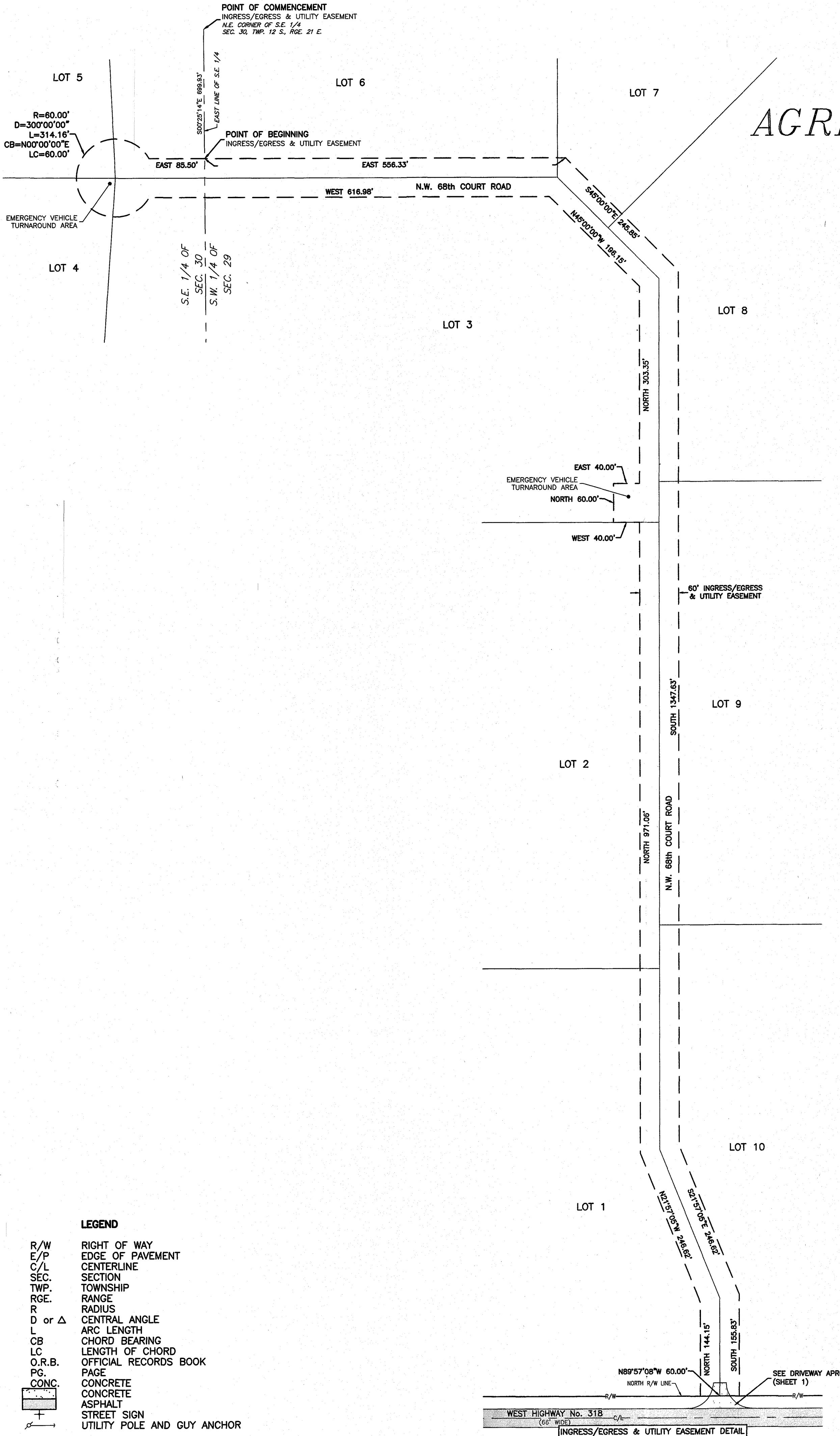
DATE

1

# IRVINE ACRES

# AGRICULTURAL LOT SPLIT PLAN

# MARION COUNTY, FLORIDA



# ROGERS ENGINEERING & PLANNING

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

IRVINE ACRES  
AGRICULTURAL LOT SPLIT PL

# IRVINE AGRICULTURAL LOT SPLIT PLAN

JOB No.  
IRVINE ACRES  
  
DATE  
05/26/2025  
  
SCALE  
1" = 150'  
  
SHEET  
2 OF 2