

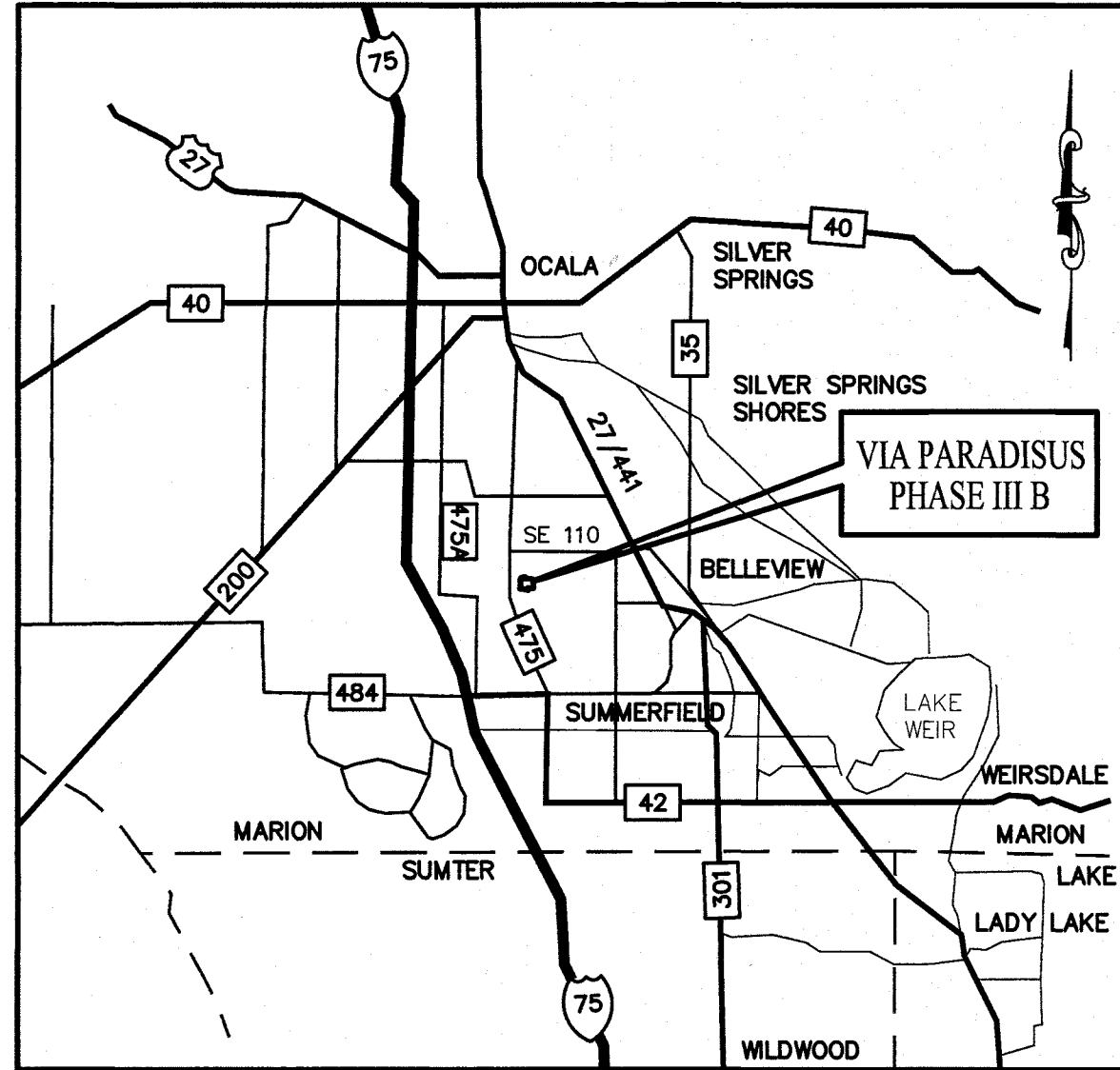
VIA PARADISUS PHASE III B
A HAMLET SUBDIVISION
BEING A PORTION OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 22 EAST
AND SECTION 5, TOWNSHIP 17 SOUTH, RANGE 22 EAST,
MARION COUNTY, FLORIDA.

DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 32, TOWNSHIP 16 SOUTH, RANGE 22 EAST, AND SECTION 5, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 32; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 18 OF VIA PARADISUS PHASE III A, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 170 AND 171, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32 (ALSO BEING THE NORTH LINE OF THE NORTHEAST 1/4 OF AFORESAID SECTION 5): THENCE RUN S89°54'34"W, 784.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 18 FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID LOT 18 CONTINUE S89°54'34"W, 383.68 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32 RUN N87°19'36"W, 376.38 FEET; THENCE S02°33'52"W, 272.13 FEET; THENCE N87°03'46"W, 181.75 FEET; THENCE N02°24'56"E, 114.07 FEET; THENCE N86°55'35"W, 1,004.95 FEET; THENCE N00°18'45"E, 73.19 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 32; THENCE ALONG SAID SOUTH LINE RUN S89°53'43"E, 90.09 FEET TO THE SOUTHWEST CORNER OF AFORESAID SOUTHEAST 1/4 OF SECTION 32; THENCE ALONG THE WEST LINE THEREOF RUN N00°01'36"E, 1,331.85 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 32; SAID POINT ALSO BEING ON THE SOUTH BOUNDARY LINE OF LOT 3 OF AFORESAID PLAT OF VIA PARADISUS PHASE III A; THENCE ALONG SAID SOUTH BOUNDARY LINE RUN N89°56'06"E, 275.74 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET AND A CHORD BEARING AND DISTANCE OF N30°59'14"W, 35.23 FEET TO WHICH A RADIAL LINE BEARS N64°03'56"E; SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 3; THE FOLLOWING THREE (3) COURSES BEING ALONG THE EAST BOUNDARY LINE OF SAID LOT 3: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°06'19", AN ARC DISTANCE OF 35.27 FEET TO THE POINT OF TANGENCY; THENCE N36°02'24"W, 144.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°23'32", AN ARC DISTANCE OF 78.16 FEET TO THE SOUTHWEST CORNER OF LOT 12 OF SAID PLAT; THENCE ALONG THE SOUTH BOUNDARY LINE THEREOF RUN N77°57'38"E, 511.60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 12 AND THE WEST BOUNDARY LINE OF LOT 13 OF SAID PLAT; THENCE ALONG SAID WEST BOUNDARY LINE RUN S00°39'54"E, 287.06 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 13 RUN N89°35'39"E, 351.00 FEET TO THE SOUTHEAST CORNER THEREOF AND THE WEST BOUNDARY LINE OF LOT 16 OF SAID PLAT; THENCE ALONG SAID WEST BOUNDARY LINE RUN S00°20'14"E, 50.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE ALONG THE SOUTH BOUNDARY LINE THEREOF RUN N85°44'56"E, 352.73 FEET TO THE SOUTHWEST CORNER OF LOT 17 OF SAID PLAT; THENCE ALONG THE SOUTH BOUNDARY LINE THEREOF RUN S79°05'46"E, 465.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17 AND THE WEST BOUNDARY LINE OF AFORESAID LOT 18; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID WEST BOUNDARY LINE OF LOT 18: RUN S15°41'35"E, 207.69 FEET; THENCE S00°05'26"E, 1,075.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 63.27 ACRES, MORE OR LESS.



VICINITY MAP
NOT TO SCALE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ADVISORY NOTICES:

A.) DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT HAS BEEN COMPLETED UNDER MARION COUNTY'S HAMLET DEVELOPMENT PROVISIONS AS ESTABLISHED BY MARION COUNTY'S COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT AND/OR LAND DEVELOPMENT CODE ARTICLE 3, DIVISION 3.

B.) THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.

C.) STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE CONTAINED WITHIN EACH LOT AND ARE NOT DISCHARGED OFFSITE.

D.) ALL STORMWATER AND DRAINAGE EASEMENTS AS SHOWN OR NOTED ARE DEDICATED TO THE VIA PARADISUS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES.

E.) ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND. THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.

ASSESSMENT NOTIFICATION

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COST INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.

CARL ZALAK, III, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

APPROVED WAIVER REQUESTS:

Project Name: Via Paradisus Phase III
Project Number: 2006080043
Approved by Development Review Committee on May 7, 2007, and recommendation was as follows:

8.2.7.d - Central Water Provided - Approved
8.2.5a (2)(d) ii Section/Quarter Section Line Roads - Approved
8.2.5.a (1) (d) Sidewalks - Approved to only show sidewalk along CR 475 and to construct it at such time that the County requests.
8.3.3 - Hamlets - Approved - Approved by Board of County Commissioners on June 5, 2007.

SETBACKS

SETBACKS IN FEET	FRONT	SIDE	REAR
BUILDINGS OR STRUCTURES	25	25	25
ACCESSORY LIVESTOCK/POULTRY	50	25	25
POOL ENCLOSURE	25	25	10

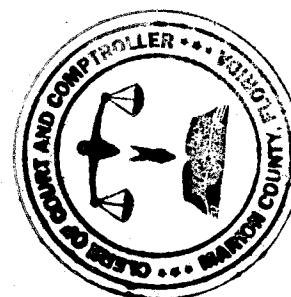
APPROVAL BY COUNTY OFFICIALS - DEVELOPMENT REVIEW COMMITTEE

BY: COUNTY FIRE SERVICES
BY: COUNTY BUILDING SAFETY
BY: COUNTY SURVEYOR
BY: COUNTY ENGINEERING
BY: COUNTY UTILITIES
BY: COUNTY GROWTH SERVICES

CERTIFICATE OF CLERK

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF VIA PARADISUS PHASE III B FOR RECORDING. THIS PLAT FILED FOR RECORD THIS 4th DAY OF October, 2022, AT 10:30 AM PM AND RECORDED ON PAGES 42-43 OF PLAT BOOK 16 IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY D. HARRELL
CLERK OF CIRCUIT COURT



DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT VIA PARADISUS FARMS, INC., A FLORIDA CORPORATION, HERINAFTER REFERRED TO AS "DEDICATOR", HAS CAUSED TO BE MADE THE ATTACHED PLAT OF VIA PARADISUS PHASE III B, A SUBDIVISION OF THE LAND HEREIN DESCRIBED, THAT THE STREET RIGHTS-OF-WAY BY EASEMENT AS DESIGNATED HEREON ARE COMMON AREAS AS DEFINED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION AND SHALL BE AND REMAIN PRIVATE PROPERTY IN WHICH THE OWNERS OF EVERY LOT, TRACT OR PARCEL CONTAINED IN THIS SUBDIVISION OWN A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THEMSELVES, THEIR GUESTS AND INVITEES, SUBJECT, HOWEVER, TO ANY LIMITATIONS CONTAINED IN ANY PROTECTIVE DEED COVENANTS IMPOSED UPON THE REAL PROPERTY, THE SUBJECT OF THIS PLAT, AND ALL SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICE PERSONNEL AND VEHICLES PROVIDING SERVICES TO THE SUBDIVISION AND THE RESIDENTS THEREIN SHALL HAVE A PERPETUAL RIGHT OF EASEMENT, HEREIN GRANTED, FOR INGRESS AND EGRESS AND HEREBY GRANTS TO THE OWNERS OF LOTS WITHIN THIS SUBDIVISION, THAT UTILITY EASEMENTS SHOWN OR NOTED ON THE PLAT ARE HEREBY DEDICATED TO THE USE OF THE PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION AND ARE RESERVED EXCLUSIVELY FOR SUCH USES BY THE UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS AND SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST; THAT NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR MARION COUNTY AND THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENTS OR MAINTENANCE OF THE STREET RIGHTS-OF-WAY BY EASEMENT, STORM WATER DRAINAGE FACILITIES OR EASEMENTS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF September, 2022.

WITNESSES:

(1) OLIVIA NOHN
SIGNATURE
PRINT NAME: Olivia Nohn
(2) LIZ JONES
SIGNATURE
PRINT NAME: Liz Jones

VIA PARADISUS FARMS, INC., A FLORIDA CORPORATION

BY: STEPHEN L. REINTJES, PRESIDENT

STATE OF MO
COUNTY OF CLAY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 22nd DAY OF September, 2022, BY STEPHEN L. REINTJES, AS PRESIDENT OF AND ON BEHALF OF VIA PARADISUS FARMS, INC., A FLORIDA CORPORATION, FOR THE PURPOSES EXPRESSED HEREIN. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED drivers license AS IDENTIFICATION.

KIMBERLY VERNON
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
Commission Expires: 01/13/2025
Commission # 15237198
SIGNATURE OF ACKNOWLEDGER: PRINTED NAME OF ACKNOWLEDGER: Kimberly Vernon

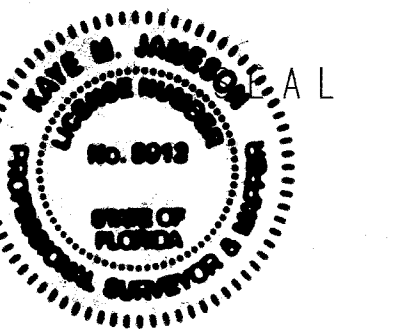
TITLE OR RANK: NOTARY PUBLIC

COMMISSION NUMBER (IF ANY) 15237198 MY COMMISSION EXPIRES: 01/13/2025

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

DATE: 9/27/22
KAYE M. JAMASON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

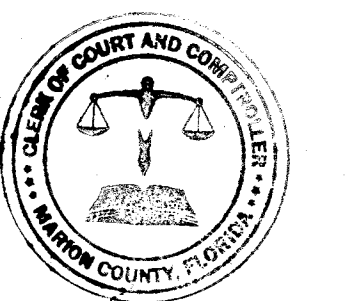


CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON October / 4 / 2022, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: CARL ZALAK, III, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA

ATTEST:
 GREGORY D. HARRELL
CLERK OF THE CIRCUIT COURT



PREPARED BY: CFB
CLYMER FARNER BARLEY, INC.
4450 NE 83RD RD. WILDWOOD, FL 34775
(352) 748-3126
WWW.CFB-INC.COM CA #4709

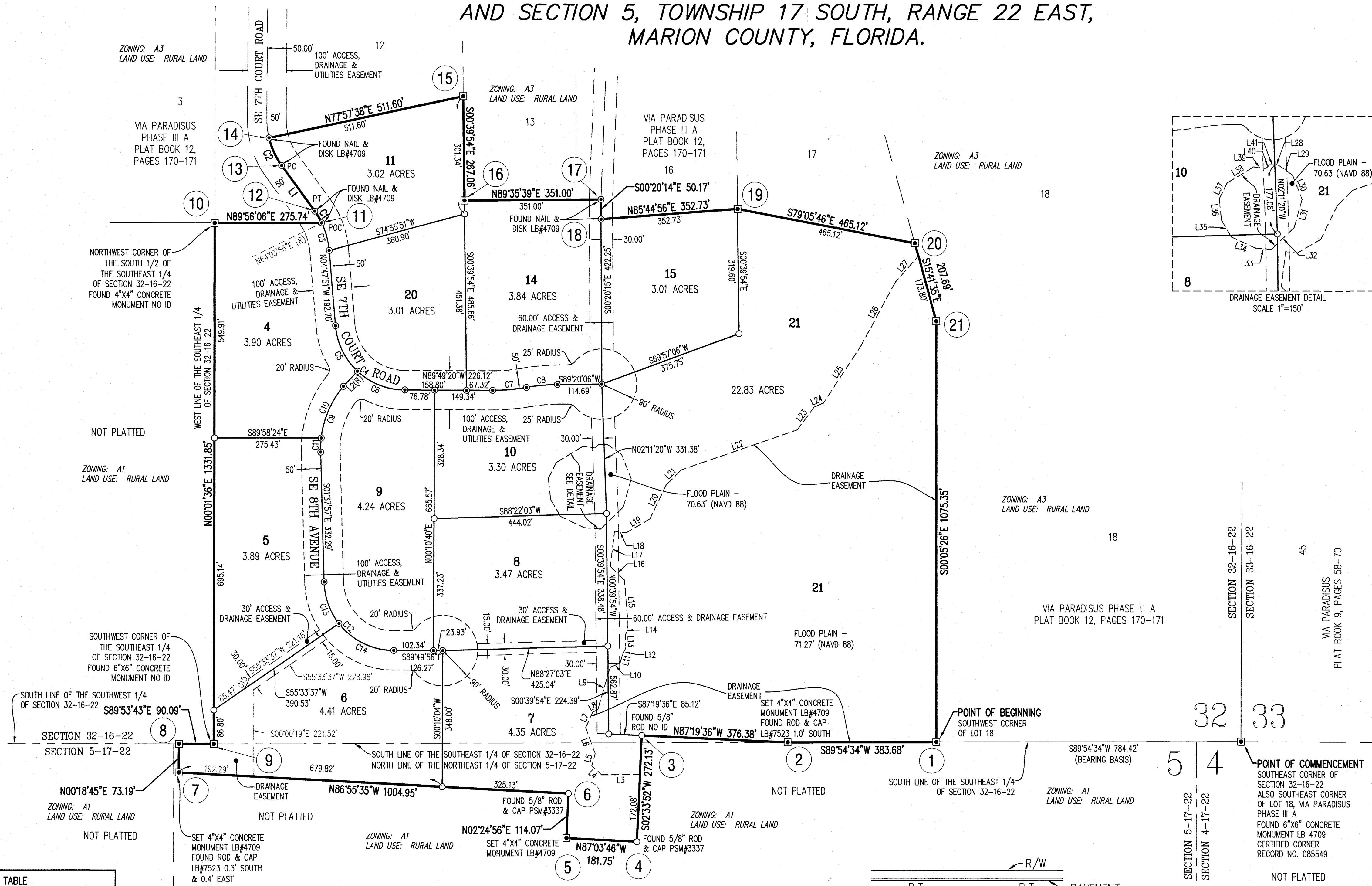
I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY MARION COUNTY.
JOHN R. ARCHER JR. P.S.M. 5537
10/5/22

VIA PARADISUS PHASE III B

A HAMLET SUBDIVISION

BEING A PORTION OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 22 EAST
AND SECTION 5, TOWNSHIP 17 SOUTH, RANGE 22 EAST,
MARION COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°02'24"W	144.71'
L2	S42°54'55"W	52.95'
L3	S89°38'10"W	98.98'
L4	N47°33'47"W	34.42'
L5	N16°17'46"E	32.10'
L6	N20°08'08"W	71.42'
L7	N24°52'31"E	42.36'
L8	N60°00'44"E	15.87'
L9	N16°27'05"E	111.64'
L10	N66°31'01"E	27.52'
L11	N15°25'22"E	20.16'
L12	N26°26'10"E	21.10'
L13	N21°13'33"W	31.29'
L14	N13°52'53"E	28.23'
L15	N43°05'05"W	115.43'
L16	N46°11'08"W	50.18'
L17	N6°42'57"E	90.44'
L18	S82°14'30"E	29.84'
L19	N59°58'34"E	70.78'
L20	N25°50'04"E	96.23'
L21	N44°52'21"E	54.95'
L22	N71°04'54"E	316.04'
L23	N36°37'30"E	72.82'
L24	N66°57'37"E	25.68'
L25	N33°27'03"E	172.48'
L26	N28°29'52"E	187.69'
L27	N41°23'19"E	89.88'
L28	S88°22'05"E	8.46'
L29	S55°04'06"E	44.80'
L30	S21°56'47"E	67.00'
L31	S15°36'12"W	75.26'
L32	S46°15'29"W	80.90'
L33	N85°21'04"W	41.74'
L34	N65°15'26"W	67.98'
L35	N30°40'43"W	49.88'
L36	N6°15'48"W	54.97'
L37	N26°41'36"E	45.52'
L38	N58°54'01"E	79.70'
L39	S83°17'36"E	32.14'
L40	N44°22'10"E	13.13'
L41	S88°22'05"E	13.46'



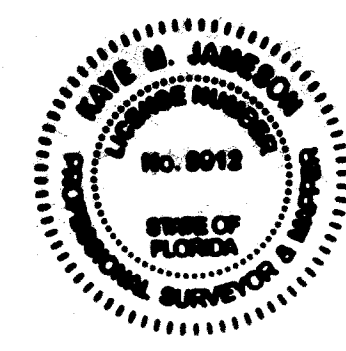
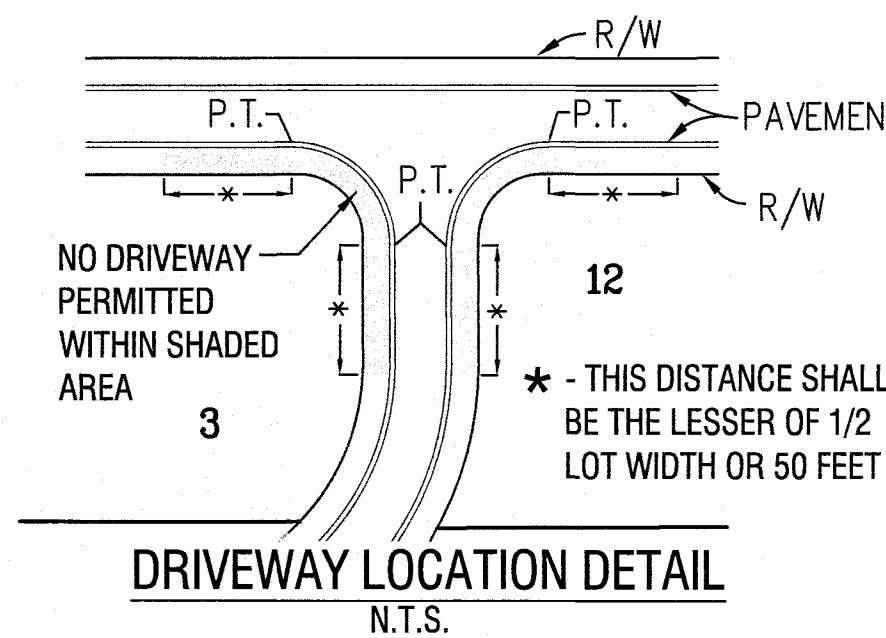
STATE PLANE COORDINATES IN U.S. FEET, FLORIDA WEST ZONE NAD 83 (1986), BASED ON MARION COUNTY GIS STATION V-056 AND V-056 AZ MK. (AVERAGE SCALE FACTOR 0.99994134)		
NO.	NORTHING	EASTING
1	1713761.8321	617185.9471
2	1713761.2264	616802.2652
3	1713778.7812	616426.2956
4	1713506.9276	616414.1203
5	1713516.2411	616232.6111
6	1713630.2094	616237.4191
7	1713684.0934	615233.9166
8	1713757.2819	615234.3159
9	1713757.1172	615324.4078
10	1715088.9647	615325.0282
11	1715089.2769	615600.7665
12	1715119.4777	615582.6292
13	1715236.4933	615497.4879
14	1715306.9733	615464.8563
15	1715413.6857	615965.2029
16	1715146.6452	615968.3022
17	1715149.1313	616319.2954
18	1715098.9666	616319.5908
19	1715125.1135	616671.3473
20	1715037.1303	617128.0735
21	1714837.1840	617184.2494

LEGEND

- PRM PERMANENT REFERENCE MONUMENT FOUND (LB #4709) (4x4 CONCRETE MONUMENT) UNLESS OTHERWISE NOTED
- PCP PERMANENT CONTROL POINT - NAIL & DISK (TO BE SET) (LB #4709) UNLESS OTHERWISE NOTED
- O 5/8" ROD AND CAP (TO BE SET) (LB4709) UNLESS OTHERWISE NOTED
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PI POINT OF INTERSECTION
- RP RADIUS POINT
- Δ CENTRAL ANGLE OF CURVE
- L LENGTH OF ARC
- R RADIUS
- ID IDENTIFICATION
- C CENTERLINE
- (R) RADIAL LINE
- D/U DRAINAGE & UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- SECO SUMMIT ELECTRIC COOPERATIVE
- L/D/U LANDSCAPE, DRAINAGE & UTILITY EASEMENT
- L3 REFERENCE TO LINE TABLE
- C3 REFERENCE TO CURVE TABLE
- SEC SECTION
- R/W RIGHT-OF-WAY
- ORB OFFICIAL RECORD BOOK
- PG PAGE
- FD FOUND
- CM CONCRETE MONUMENT
- PB PLAT BOOK
- ① REFERENCE TO STATE PLANE COORDINATE

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG. CHORD
C1	35.27'	200.00'	10°06'19"	N30°59'14"W 35.23'
C2	78.16'	200.00'	22°23'32"	N24°50'37"W 77.67'
C3	73.78'	200.00'	21°08'13"	N15°21'58"W 73.36'
C4	267.11'	180.00'	85°01'29"	N47°18'36"W 243.27'
C5	132.85'	180.00'	42°17'14"	S25°56'28"E 129.85'
C6	134.26'	180.00'	42°44'15"	S68°27'12"E 131.17'
C7	87.16'	500.00'	9°59'18"	S85°11'01"W 87.05'
C8	79.81'	500.00'	9°08'44"	S84°45'44"W 79.72'
C9	181.72'	250.00'	41°38'53"	S19°11'29"W 177.75'
C10	145.77'	250.00'	33°24'25"	S23°18'43"W 143.71'
C11	35.96'	250.00'	8°14'28"	S02°29'17"W 35.93'
C12	277.09'	180.00'	88°11'58"	S45°43'56"E 250.53'
C13	114.78'	180.00'	36°32'10"	S19°54'02"E 112.85'
C14	162.31'	180.00'	51°39'48"	S64°00'01"E 156.86'
C15	37.85'	45.00'	48°11'24"	N31°27'56"E 36.74'

BUILDABLE / OPEN SPACE TABLE (IN ACRES)						
LOT NO.	GROSS LOT AREA (AC.)	LOT % OF TOTAL	OPEN (60%)	BUILDABLE (40%)	LOT AREA IN R/W	NET BUILDABLE
4	3.90	6.16	2.34	1.56	0.68	0.88
5	3.89	6.15	2.33	1.56	0.57	0.99
6	4.41	6.97	2.65	1.76	0.41	1.35
7	4.35	6.88	2.61	1.74	0.15	1.59
8	3.47	5.48	2.08	1.39	0.19	1.20
9	4.24	6.70	2.54	1.70	1.26	0.44
10	3.30	5.22	1.98	1.32	0.55	0.77
11	3.02	4.77	1.81	1.21	0.38	0.83
14	3.84	6.07	2.30	1.54	0.45	1.09
15	3.01	4.76	1.81	1.20	0.11	1.09
20	3.01	4.76	1.81	1.20	0.67	0.53
21	22.83	36.08	13.70	9.13	0.18	8.95
TOTAL	63.27	100%	37.96	25.31	5.60	19.71



DATE: 9/27/22
KAYE M. JAMISON, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5912

PREPARED BY: **CFB** CLYMER FARNER BARLEY
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