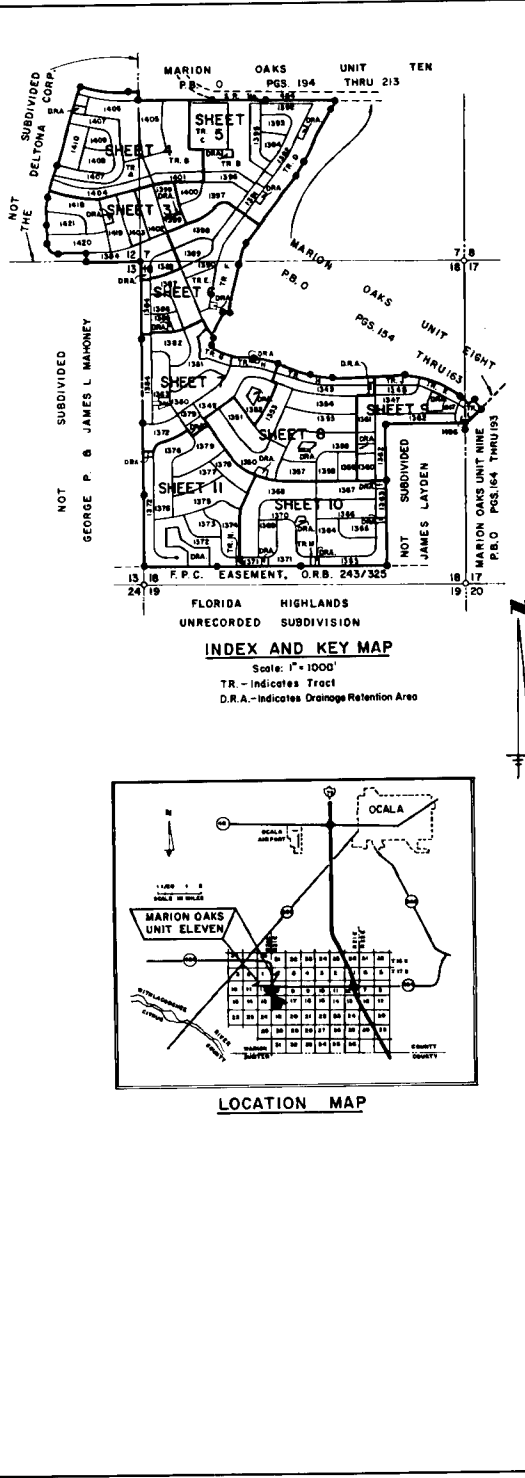


NOTICE: There may be additional
references that are not recorded on this
plat, but that are in the public
records of this County.



MARION OAKS UNIT ELEVEN

A SUBDIVISION IN SECTIONS 7, 17 & 18, T. 17 S., R. 21 E.
AND IN SECTION 12, T. 17 S., R. 20 E.
MARION COUNTY, FLORIDA

SHEET 1 OF 11 SHEETS

DESCRIPTION:

Situated in Sections 7, 17 and 18, Township 17 South, Range 21 East and in Section 12, Township 17 South, Range 20 East being more particularly described as follows:

BEGINNING at the S.E. Corner of Section 12, proceed along the South line of Section 12, S89°28'42"W 936.08 feet, thence N00°31'18"W 100 feet; thence Northwesterly along a tangent curve to the left having a radius of 25 feet, a central angle of 90°00'00" a distance of 39.27 feet; thence S89°28'42"W 435 feet; thence Northwesterly along a tangent curve to the right having a radius of 180 feet, a central angle of 90°00'00" a distance of 282.74 feet; thence N00°31'18"W 358.14 feet; thence Northwesterly along a tangent curve to the right having a radius of 1530 feet, a central angle of 17°36'48" a distance of 470.34 feet; thence N17°05'34"E, 1799.11 feet to a point on a curve, said point bears S17°44'25"W from the center of said curve; thence Easterly along said curve to the left having a radius of 2850 feet, a central angle of 17°17'51" a distance of 800.03 feet; thence S89°33'26"E, 163.62 feet to the boundary of MARION OAKS UNIT TEN as recorded in Plat Book O Pages 194 thru 213 of the Public Records of Marion County, Florida; thence along said boundary the following courses: S00°00'16"W, 100.00 feet; thence S89°33'26"E, 118.76 feet; thence leaving the boundary of said Plat, proceed along the Southern right of way line of State Road No. 484, S89°33'26"E, 2021.52 feet; thence leaving said Southern right of way line, proceed along the boundary of MARION OAKS UNIT EIGHT as recorded in Plat Book O Pages 154 thru 163 of the Public Records of Marion County, Florida, the following courses: S00°26'34"W, 50 feet; thence S89°28'30"W, 1154.33 feet; thence Southwesterly along a tangent curve to the right having a radius of 850 feet, a central angle of 17°05'00" a distance of 164.42 feet; thence S37°33'30"W 1398.79 feet; thence Southwesterly along a tangent curve to the left having a radius of 750 feet, a central angle of 24°48'00" a distance of 324.63 feet; thence S12°45'50"W, 825.00 feet; thence N17°14'30"W, 95.96 feet; thence S19°03'04"W, 503.41 feet; thence S4°33'21"W, 100 feet to a point on a curve, said point bears S44°31'21"W from the center of said curve; thence Easterly along a curve to the left having a radius of 940 feet, a central angle of 44°17'35" a distance of 726.67 feet; thence Easterly along a reverse curve to the right having a radius of 960 feet, a central angle of 21°07'44" a distance of 317.89 feet; thence S71°35'30"E, 667.31 feet; thence Easterly along a tangent curve to the left having a radius of 1140 feet, a central angle of 17°50'43" a distance of 355.06 feet; thence S89°26'13"E, 1265.39 feet; thence Southwesterly along a tangent curve to the right having a radius of 1360 feet, a central angle of 40°22'43" a distance of 1077.13 feet; thence S44°03'30"E 101.25 feet; thence N44°43'50"E, 100.02 feet; thence S44°03'30"E, 208.81 feet; thence leaving the boundary of Marion Oaks Unit Eight, proceed along the boundary of MARION OAKS UNIT NINE as recorded in Plat Book O Pages 164 thru 193 of the Public Records of Marion County, Florida, the following course: S49°56'30"W, 356.63 feet to the W line of Section 17, thence leaving the boundary of Marion Oaks Unit Nine, proceed N00°05'16"E, along the West line of said Section 17, 22.02 feet to the E. 1/4 Corner of Section 18, thence proceed along the N line of the E. 1/2 of the S.E. 1/4 of Section 18, N89°26'13"W, 132.27 feet; thence along the W line of the E. 1/2 of the S.E. 1/4 of Section 18, S00°03'54"W 232.75 feet to N. right of way line of the FLORIDA POWER CORPORATION RIGHT OF WAY EASEMENT as recorded in O.R.B. 243 Page 325 of the Public Records of Marion County, Florida; thence along said right of way line N89°22'40"W, 3979.19 feet to the W line of Section 18; thence along said W line, N00°04'07"E, 2523.64 feet to the W. 1/4 corner thereof; thence continuing along said W line, N00°03'54"E 2656.23 feet to the POINT OF BEGINNING.

All lying and being in Marion County, Florida and containing 603.57 acres more or less.

The Board of County Commissioners of Marion County, Florida, as a condition precedent to the acceptance of this plat for recording in the Public Records, does hereby notify all present and future owners of property shown on this plat that the lands included in this plat are subject to special assessments as may be permitted by law to finance costs incurred in connection with the construction of a central water system and sewer system when, in the opinion of said Board or other governing agency having jurisdiction, such facilities become necessary in order to protect the environment and the health, safety, and welfare of the general public.

L. V. Perry
Chairman
Board of County Commissioners
Marion County, Florida.

ENGINEER'S NOTES

All radii are 25 feet unless otherwise noted.
Distances on corner lots are to the intersection of block lines extended unless otherwise noted.
Bearings and coordinates shown are grid on the Florida Coordinate System-West Zone.
All lot lines are radial to the street right-of-way curves they intersect unless otherwise noted.
D.R.O.W. - Indicates Drainage Right-of-Way.
P.C., P.T., P.R.C. or P.C.C. set on street rights-of-way
P.C. - Indicates Permanent Control Points set at all street center line intersections, P.C., P.T., P.R.C.'s and P.C.C.'s, and not greater than 1400 feet apart.
P.T. - Indicates Permanent Reference Monument set in accordance with all provisions of Chapter 177, Florida Statutes, and not greater than 1400 feet apart.
D.R.A. - Indicates Drainage Retention Area.
Soil profile and percolation test data as submitted for this property, meet standards for septic tank installation.
Applications for septic tank permits will be considered on a lot by lot basis, each dependent on its own merit, for construction in outlying areas of this subdivision not served by central sewage collection and treatment facilities.
Use of individual septic tanks and water wells will be of a temporary nature pending installation of central water and sewer systems as specified in Rule 17-13 F.A.C. Department of Pollution Control.
Use of septic tanks will not be permitted after sewers are installed.
No land subject to flooding.
Permanent Reference Monuments set by A.L. Day have been constructed as follows: a 4" x 4" x 30" concrete monument with a brass cap labeled "A.L. DAY, FLA. REG. #1235, P.R.M."
All lots have a minimum frontage of 40 feet on the street Right of Way line, 70 feet on the Building line, and a minimum area of 7000 square feet.

PLAT BOOK 0
AND PAGE 214

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that THE DELTONA CORPORATION being the owner in fee simple of the lands described in the foregoing caption to this Plat of MARION OAKS UNIT ELEVEN, does hereby dedicate said lands and Plat for the uses and purposes therein expressed and dedicate the Thoroughfares, Drainage Rights of way and Drainage Retention Areas shown hereon to the perpetual use of the Public. Unless otherwise indicated an easement over a strip of land 10 feet wide at the rear of each residential lot and 6 feet wide on the sides of each lot is dedicated to the perpetual use of the Public for the installation and maintenance of public utilities and drainage facilities, with the following exceptions: side lot lines lying adjacent to streets shall contain no easements and where more than one lot is intended as a building site the outside boundaries of said building site shall carry said side easements.

IN WITNESS WHEREOF the above named corporation has caused these presents to be signed and attested to by the officers named below and to be attested hereto on this 1st day of August 1973.

BY: *James E. Vaneet*
James E. Vaneet, Senior Vice President

Attest: *Carol E. Hinkley*
Carol E. Hinkley, Asst. Secretary

SEAL

STATE OF FLORIDA COUNTY OF DADE
THIS IS TO CERTIFY that on the 2nd day of August, 1973 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared James E. Vaneet and Carol E. Hinkley Senior Vice-President and Asst. Secretary, respectively, of the above named Deltona Corporation authorized to do business in the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date

My Commission Expires *March 22, 1977*

John F. Nicholas
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, Arthur L. Day, HEREBY CERTIFY that I prepared this Plat and that it is a correct representation of the lands platted, that this Plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the Plat requirements adopted by the Board of County Commissioners of Marion County, Florida, and that the P.R.M.s were set on AUGUST 28, 1973.

Arthur L. Day
Registered Land Surveyor
Florida Certificate No. 1235

ABSTRACTOR'S CERTIFICATE

I HEREBY CERTIFY that THE DELTONA CORPORATION is the apparent record owner of the lands platted, that there are no delinquent taxes on such lands and that record title to access roads is held by Marion County or the State of Florida.

Dated at Miami Florida, this 2nd day of August 1973.

TITLE INSURANCE AGENCY OF TAMPA, INC.

BY: *John Robert Clark Jr.*
PRESIDENT

RESOLUTION

This certifies that this plat was presented to the Board of County Commissioners of Marion County, Florida, and approved by them for record on the 28th day of August A.D. 1973.

Attest: *John F. Nicholas*
Clerk of the Circuit Court

L. V. Perry
Chairman, Board of County Commissioners

CLERK'S CERTIFICATE

I, John F. Nicholas, Clerk of the Circuit Court for Marion County, Florida, do hereby certify that the foregoing plat conforms to the provisions of Chapter 177, Florida Statutes, was filed in my office for record on the 28th day of August A.D. 1973, and recorded in the Public records of said County on the 28th day of August A.D. 1973, in plat book O, pages 214 thru 215.

John F. Nicholas
Clerk of Circuit Court

JOINER OF MORTGAGE

Edward Feinstein and Shirley Whitcup Feinstein, his wife, Mortgagee(s) in that certain Mortgage dated June 26, 1970 and Recorded on July 2, 1970 in Official Records Book 430, at Page 22 of the Public Records of Marion County, Florida, does hereby join in and agree to the dedication by the Developer contained in this Plat, and the recording thereof, for the purposes expressed therein, and for the purpose of making the aforesaid Mortgage subordinate and subject in all respects to the dedications contained in this Plat. We have read the above, and do hereby stipulate, agree and consent to be bound by any and all terms and conditions contained therein.

Signed, Sealed and Delivered

in the Presence of

Edward Feinstein

Shirley Whitcup Feinstein

As to Edward Feinstein and Shirley Whitcup Feinstein

Edward Feinstein

Shirley Whitcup Feinstein

STATE OF FLORIDA
COUNTY OF DADE

Before me personally appeared Edward Feinstein and Shirley Whitcup Feinstein, his wife, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 27 day of June 1973.

John F. Nicholas

Notary Public State of Fla. at large

My Commission Expires: *March 22, 1977*

1351 TOTAL LOTS THIS PLAT

214

0323
30X

MARION OAKS UNIT ELEVEN

A SUBDIVISION IN SECTIONS 7, 17 & 18, T. 17 S., R. 21 E.
AND IN SECTION 12, T. 17 S., R. 20 E.
MARION COUNTY, FLORIDA

SHEET 2 OF 11 SHEETS

PLAT BOOK 0
AND PAGE 215

Signed, Sealed and Delivered
in the Presence of:

John Wade Ford
As to Effie A. Purpura Kessler

Effie A. Purpura Kessler
Effie A. Purpura Kessler

STATE OF Florida
COUNTY OF Orange

Before me personally appeared EFFIE A. PURPURA KESSLER, surviving
widow of Frank Purpura, deceased, to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before
me that she executed the same for the purpose therein expressed.

WITNESS my hand and official seal, this 24th day of August, 1973

Sharon Lee O'Byrne

Notary Public, State of Florida, at large

My Commission Expires: Dec 20, 1974

JOINDER OF MORTGAGEE

Dorothy K. Ladden and Bernard S. Paskin, Assignee(s) by that certain Assignment of
mortgage dated December 23, 1969 and Recorded on April 30, 1970 in Official
Records Book 423, at Page 186 of the Public Records of Marion County,
Florida, from the Mortgagee David P. Cateman, as Trustee, in that certain Mortgage
dated March 11, 1959 and recorded on June 17, 1959 in Official Records Book 12
at Page 282 of the Public Records of Marion County, Florida, and said Mortgage
having been modified by Modification of Mortgage Agreement dated February 7,
1969 and Recorded on February 13, 1969 in Official Records Book 381, at Page 66 of
the Public Records of Marion County, Florida, and Bernard S. Paskin and Dorothy
K. Ladden, Mortgagee(s) in that certain mortgage dated February 7, 1969 and
recorded on February 13, 1969 in Official Records Book 381, at Page 57 of the
Public Records of Marion County, Florida, do hereby join in and agree to the
dedication by the Developer contained in this Plat, and the recording thereof, for
the purposes expressed therein, and for the purpose of making the aforesaid
Mortgages subordinate and subject in all respects to the dedications contained in
this Plat. We have read the above, and do hereby stipulate, agree and consent to be bound by any
and all terms and conditions contained therein.

Signed, Sealed and Delivered
in the Presence of:

Robert C. Siddle
As to Dorothy K. Ladden

Dorothy K. Ladden
Dorothy K. Ladden

Robert C. Siddle
As to Bernard S. Paskin

Bernard S. Paskin
Bernard S. Paskin

STATE OF Florida
COUNTY OF Orange

Before me personally appeared DOROTHY K. LADDEN, to me well known
and known to me to be the person described in and who executed the foregoing
instrument, and acknowledged to and before me that she executed the same for
the purpose therein expressed.

WITNESS my hand and official seal, this 24th day of June, 1973

Louis B. Lauer

Notary Public State of FL, at large

My Commission Expires: Dec 14, 1975

STATE OF Florida
COUNTY OF Orange

Before me personally appeared BERNARD S. PASKIN, to me well known
and known to me to be the person described in and who executed the foregoing
instrument, and acknowledged to and before me that he executed the same for
the purpose therein expressed.

WITNESS my hand and official seal, this 24th day of June, 1973

Louis B. Lauer

Notary Public State of FL, at large

My Commission Expires: Dec 14, 1975

JOINDER OF MORTGAGEE

Effie Purpura Kessler, wife Effie A. Purpura Kessler, surviving widow of Frank Purpura, deceased,
Michael Lee McGovern, The Florida National Bank at Orlando,
as trustee for the Effie A. Purpura Trust dated April 14, 1970, Robert E. Thompson and Marjorie
D. Thompson, his wife, Barnett Bank of Ocala, N.A. as trustee for Michael L.
McGovern under trust agreement dated July 28, 1969, Barnett Bank of Ocala,
N.A. as executor of the Estate of Gertrude L. McGovern, deceased; Mortgagee(s) in
that certain Mortgage dated March 11, 1959 and Recorded on March 23, 1959
in Official Records Book 5, at Page 372 of the Public Records of Marion County,
Florida, and said Mortgage having been extended by Extension Agreement dated
April 19, 1967 and Recorded on June 12, 1967 in Official Records Book 315,
at Page 463 of the Public Records of Marion County, Florida; and as Mortgagee(s) in
that certain Mortgage dated March 11, 1959 and Recorded on March 23, 1959
in Official Records Book 5, at Page 372 of the Public Records of Marion County,
Florida, and said Mortgage having been extended by Extension Agreement dated
April 19, 1967 and Recorded on June 12, 1967 in Official Records Book 315,
at Page 438 of the Public Records of Marion County, Florida; and as Mortgagee(s) in
that certain Mortgage dated March 11, 1959 and Recorded on March 23, 1959
in Official Records Book 5, at Page 382 of the Public Records of Marion County,
Florida, and said Mortgage having been extended by Extension Agreement dated
April 19, 1967 and Recorded on June 12, 1967 in Official Records Book 315, at
Page 453 of the Public Records of Marion County, Florida; and all of the aforesaid
Mortgages having been modified by Agreement dated November 4, 1968 and
Recorded on February 13, 1969 in Official Records Book 381, at Page 61 of
the Public Records of Marion County, Florida, do hereby join in and agree to the
dedication by the Developer contained in this Plat, and the recording thereof, for the
purposes expressed therein, and for the purpose of making the aforesaid Mortgage
subordinate and subject in all respects to the dedications contained in this Plat.
We have read the above, and do hereby stipulate, agree and consent to be bound by any and all
terms and conditions contained therein.

and assigned by Assignment of Mortgage dated March 15, 1971 and recorded
June 1, 1973 in Official Records Book 568, at pages 674 and 675.

Signed, Sealed and Delivered
in the Presence of:

John Wade Ford
As to Michael Lee McGovern

Michael Lee McGovern
Michael Lee McGovern

The Florida National Bank at Orlando
as trustee for the Effie A. Purpura
Trust dated April 14, 1970,

Robert E. Thompson (Seal)
Attest: Marjorie D. Thompson

Robert E. Thompson
Robert E. Thompson
Marjorie D. Thompson
Marjorie D. Thompson

Barnett Bank of Ocala, N.A. as
Trustee for Michael L. McGovern
under trust agreement dated
July 28, 1969.

Robert E. Thompson (Seal)
Vice President, Treasurer & Trust Officer
Attest: Marjorie D. Thompson
Vice President & Cashier

Barnett Bank of Ocala, N.A. as
executor of the Estate of
Gertrude L. McGovern, deceased.

Robert E. Thompson (Seal)
Vice President, Treasurer & Trust Officer
Attest: Marjorie D. Thompson
Vice President & Cashier

STATE OF Florida
COUNTY OF Marion

Before me personally appeared Michael Lee McGovern,
to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before
me that he executed the same for the purpose therein expressed.

WITNESS my hand and official seal, this 24th day of August, 1973

Sharon Lee O'Byrne

Notary Public, State of Florida, at large

My Commission Expires: May 11, 1977

STATE OF Florida
COUNTY OF Orange

Before me personally appeared Robert E. Thompson and Marjorie D. Thompson,
signed respectively as Robert E. Thompson and Marjorie D. Thompson,
of The Florida National Bank at Orlando as trustee for the Effie A. Purpura Trust dated April
14, 1970, to me well known and known to me to be the persons
described in and who executed the foregoing instrument, and acknowledged to and before me
that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 24th day of August, 1973

Sharon Lee O'Byrne

Notary Public State of Florida, at large

My Commission Expires: Dec 20, 1974

STATE OF Florida
COUNTY OF Marion

Before me personally appeared ROBERT E. THOMPSON and MARJORIE
D. THOMPSON, his wife, to me well known and known to me to be the persons
described in and who executed the foregoing instrument, and acknowledged to and
before me that they executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 30th day of August, 1973

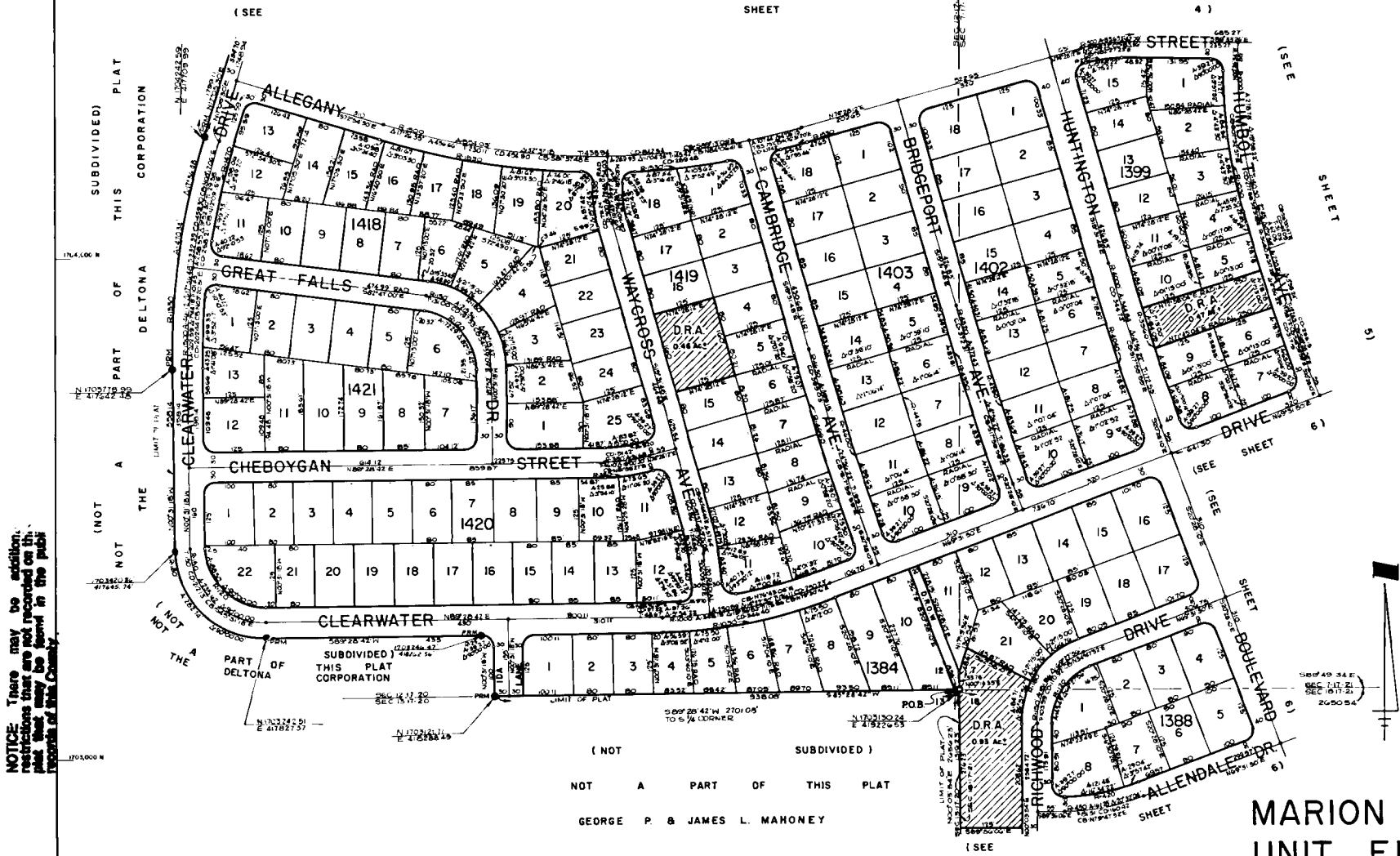
Sharon Lee O'Byrne

Notary Public State of Florida, at large

My Commission Expires: May 11, 1977

215
2-11

0324
30X



NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

(NOT SUBDIVIDED)
NOT A PART OF THIS PLAT
GEORGE P. & JAMES L. MAHONEY

MARION OAKS UNIT ELEVEN

A SUBDIVISION IN SECTIONS 7, 17 & 18, T. 17 S., R. 21 E.
AND IN SECTION 12, T. 17 S., R. 20 E.
MARION COUNTY, FLORIDA

SHEET 3 OF 11 SHEETS
SCALE IN FEET
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SCALE 1"=100'

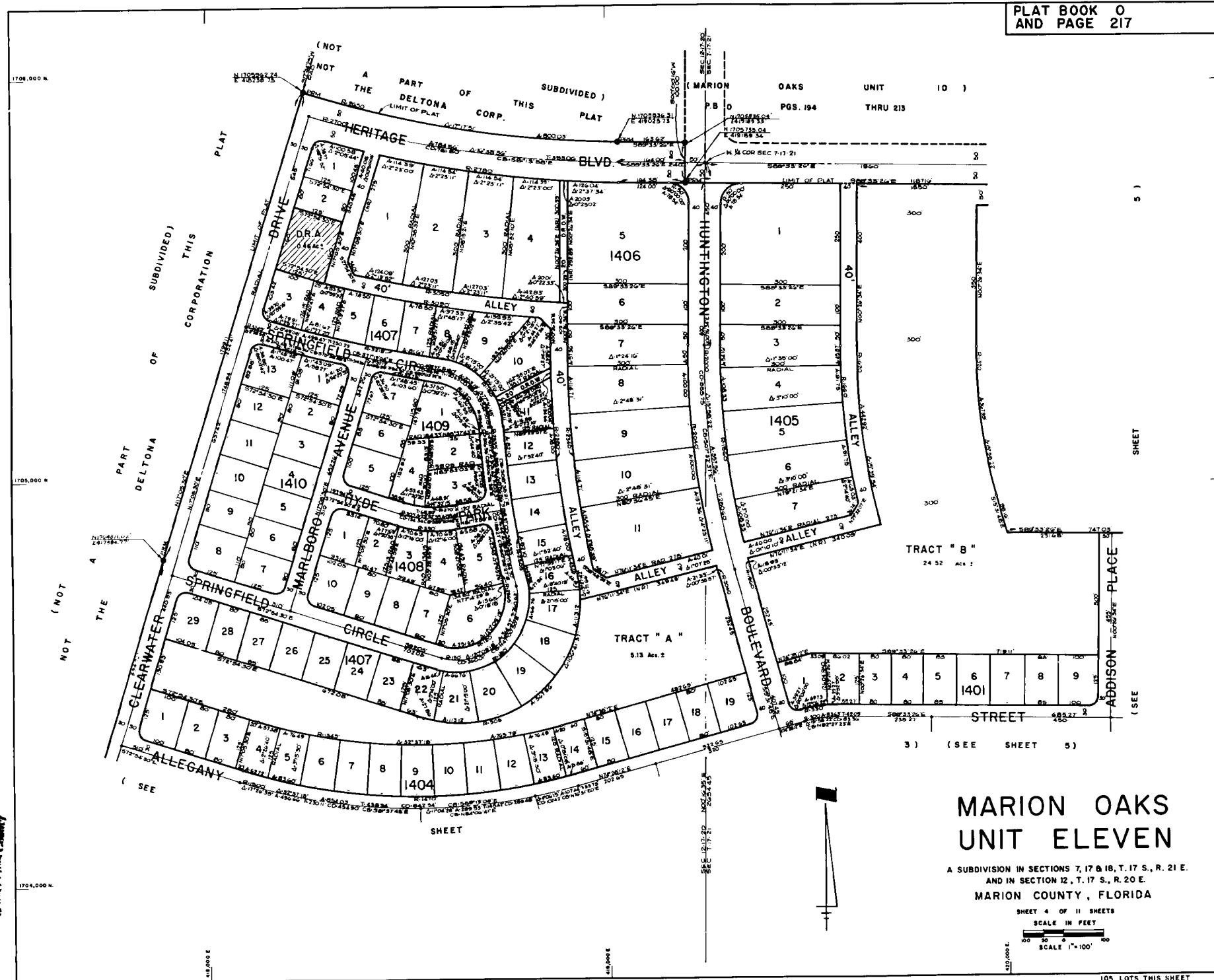
158 LOTS THIS SHEET

216

11
3-11

329
30X

PLAT BOOK 0
AND PAGE 217



MARION OAKS UNIT ELEVEN

A SUBDIVISION IN SECTIONS 7, 17 & 18, T. 17 S., R. 21 E.
AND IN SECTION 12, T. 17 S., R. 20 E.
MARION COUNTY, FLORIDA

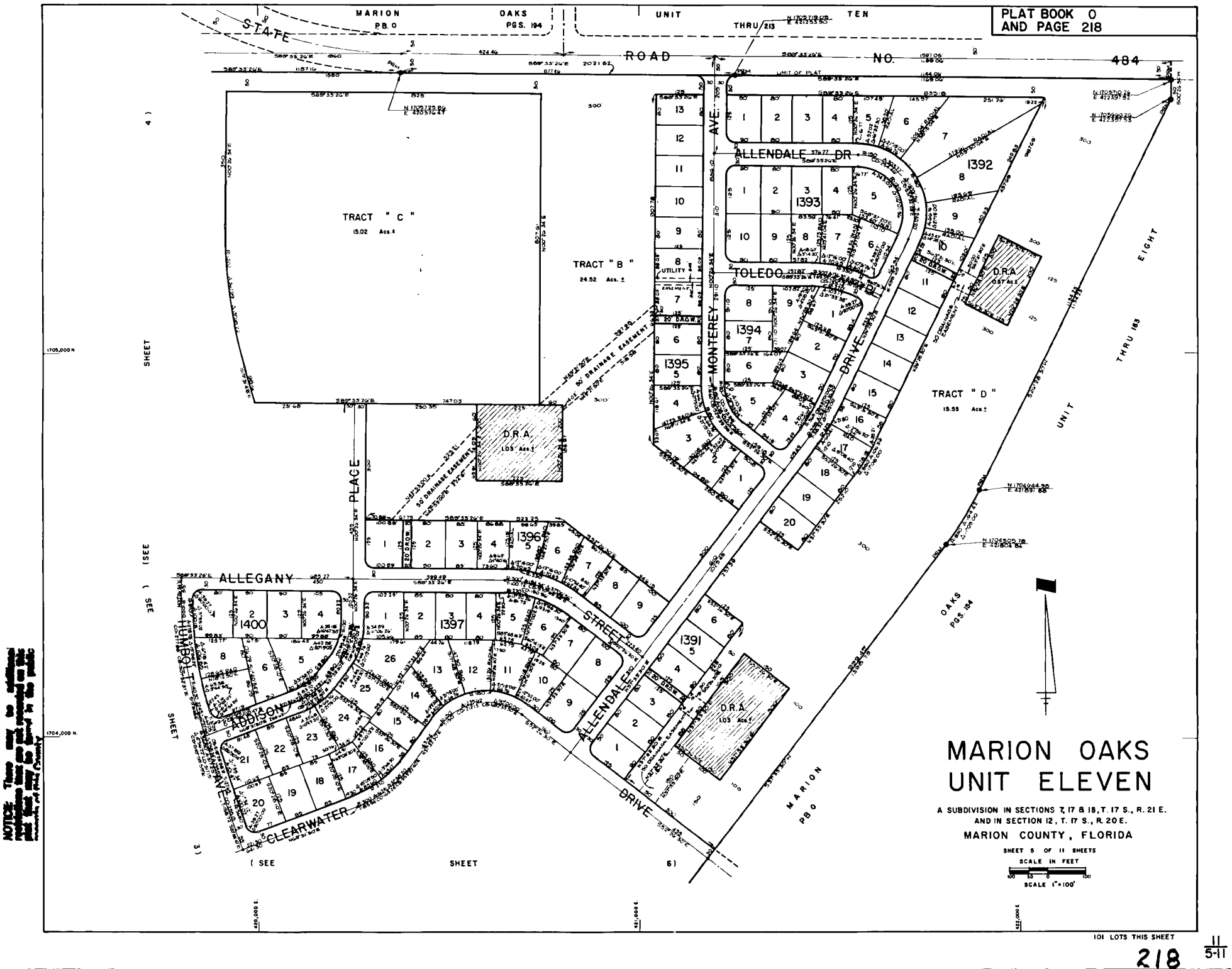
SHEET 4 OF 11 SHEETS
SCALE IN FEET
1"=100'

105 LOTS THIS SHEET

217 4-11

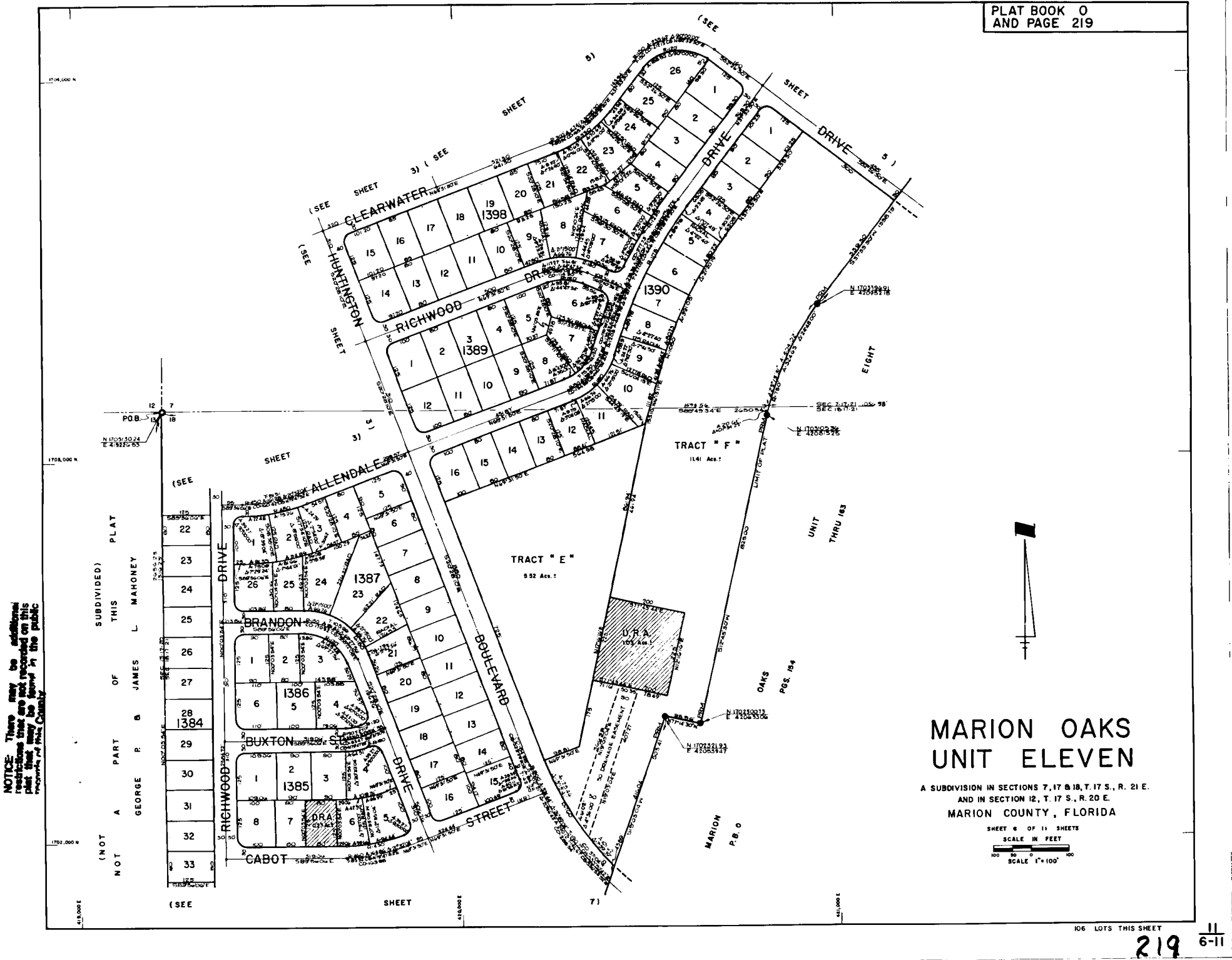
NOTICE: This map is a reproduction of the original map on file in the Marion County Clerk's Office. It is not a survey and should not be used for legal purposes. The original map is on file in the Marion County Clerk's Office.

326
30X



218 5-11

1327
30X



0328
30X

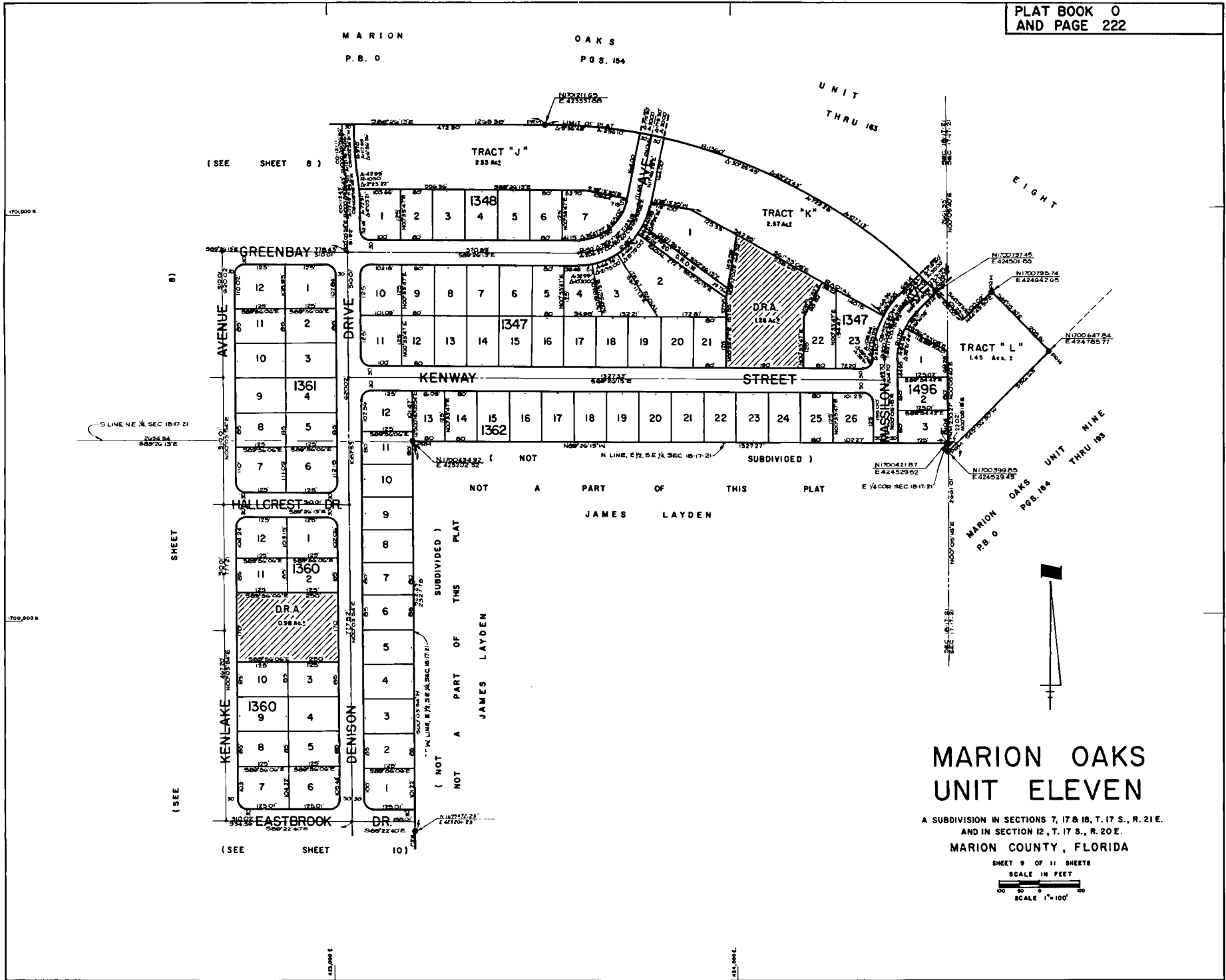

$$\frac{11}{7-11}$$

0329
30X

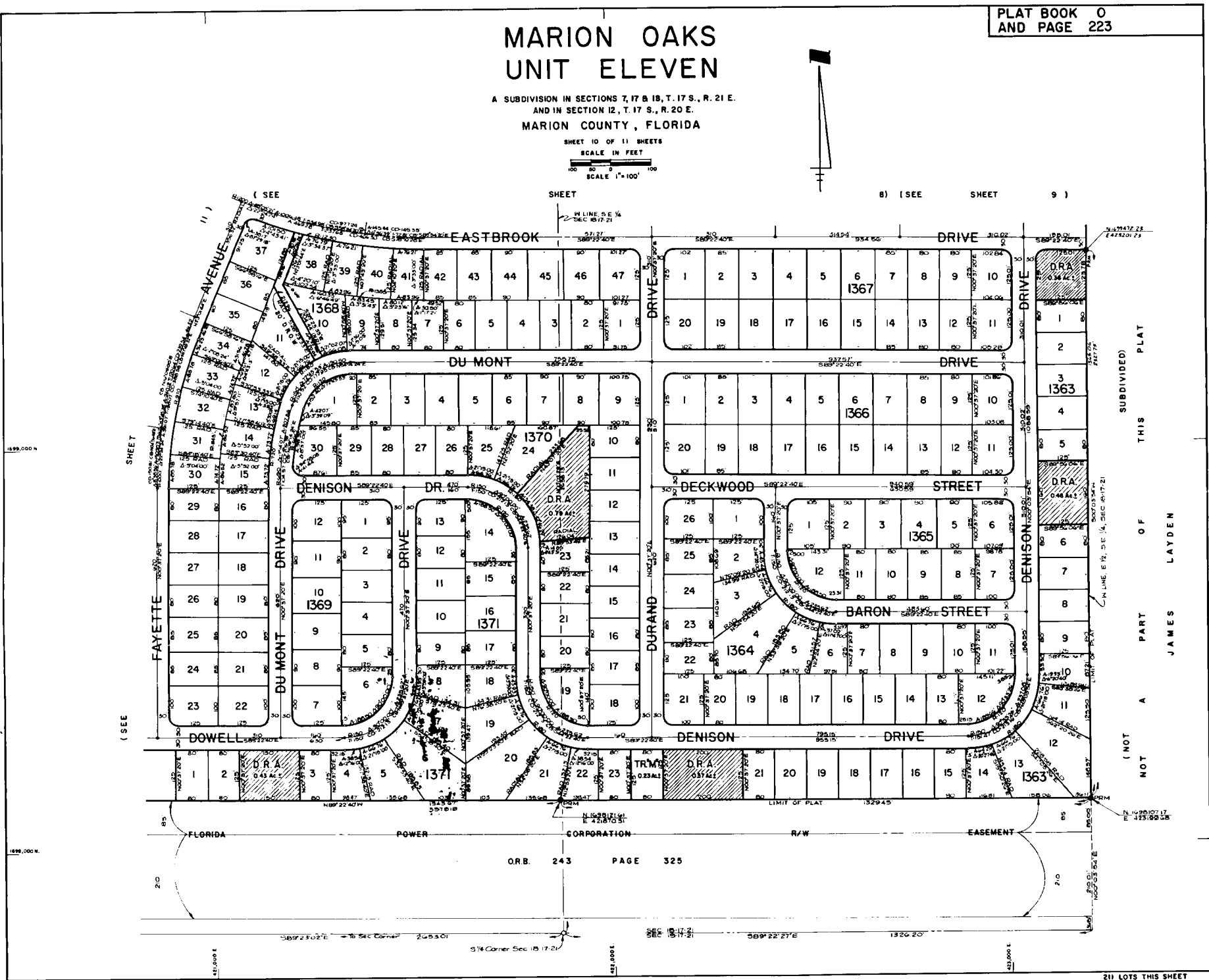


0330
30X

NOTICE: There may be additional
information that is not recorded on this
map that may be found in the public
records of this County.



30X





333
30X