



LEGAL DESCRIPTION:
 THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING WEST OF I-75 IN SECTION 27, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT:
 THE SOUTH 12 ACRES OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING WEST OF I-75; EXCEPT THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S00°24'24"W ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4, 801.96 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S89°25'43"E A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 44TH AVENUE (50 FEET WIDE) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, CONTINUE S89°25'43"E A DISTANCE OF 1007.34 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF I-75; THENCE S00°36'01"W ALONG SAID WEST RIGHT-OF-WAY LINE, 519.25 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, N89°25'43"W, ALONG SAID SOUTH BOUNDARY 1005.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID N.W. 44TH AVENUE; THENCE N00°24'24"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 519.25 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN MARION COUNTY, FLORIDA.

AND LESS AND EXCEPT:
 ROAD RIGHT-OF-WAY OF N.W. 44TH AVENUE AND N.W. 63RD STREET.

- SURVEY REPORT:**
1. BEARINGS ARE BASED ON ASSUMED DATUM: MORE PARTICULARLY THE SOUTH LINE OF THE SUBJECT PROPERTY, AS BEING S89°25'43"E, AS STATED IN THE LEGAL DESCRIPTION.
 2. FIELD SURVEY DATE : 10-23-2017.
 3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT No.: 511110, EFFECTIVE DATE: OCTOBER 28, 2017.
 4. UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
 5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 6. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "A" (SPECIAL FLOOD HAZARD AREA) AND A ZONE "AE (EL. 68.3)" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160, PANEL 0314, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017. THE LIMITS OF ZONE "A" AND ZONE "AE (EL. 68.3)" WERE NOT DETERMINED AS PART OF THIS SURVEY.
 7. THERE IS NO EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
 9. UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYOR'S CERTIFICATION:
 To: Ramar Land Corporation, an Ohio Corporation; Old Republic National Title Insurance Company; Bond Arnett Phelan Smith & Carreras, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 3, 4, 8, 13, and 17 of Table A thereof.

The field work was completed on October 23, 2017. Date of Plat or Map: November 7, 2017.

RODNEY K. ROGERS DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

REVISION
DATE

Robert L. Rogers, P.E.
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AN ALTA/NSPS LAND TITLE SURVEY
 FOR
 RAMAR LAND CORPORATION

JOB No.
 17-13331-000-01

DATE
 11-7-2017

SCALE
 1"=60'

SHEET
 1 OF 1