

PROPERTY INFORMATION:

ADDRESS: 1300 S.W. 38TH AVENUE
OCALA, FLORIDA 34474

ZONED: "M-1" - LIGHT INDUSTRIAL DISTRICT

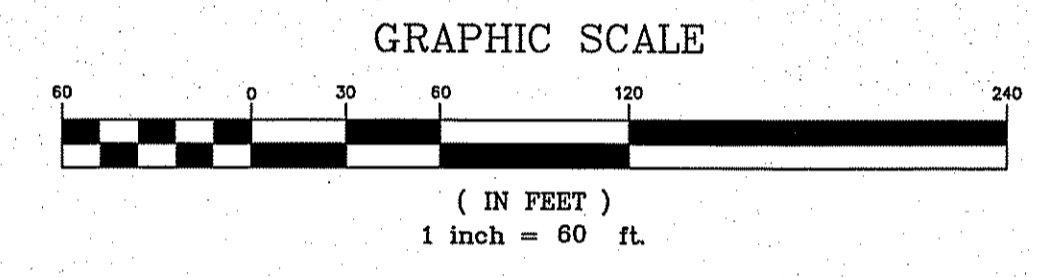
LAND USE: MUNICIPALITY

BUILDING SETBACKS:

FRONT	= 0'
SIDE	= 0'
REAR	= 0'

MAXIMUM BUILDING HEIGHT = 60'

PARKING SPACES ON SITE: 30 SEMI-TRAILER TRUCK
326 REGULAR
9 HANDICAP
365 TOTAL PARKING SPACES



DESCRIPTION:
(AS PER TITLE COMMITMENT ISSUED BY TITLE SOURCE, INC., ORDER NUMBER: 60108870, EFFECTIVE DATE: SEPTEMBER 28, 2015)

LAND SITUATE IN THE CITY OF OCALA IN THE COUNTY OF MARION IN THE STATE OF FLORIDA

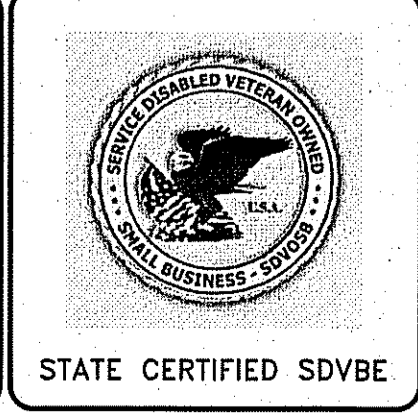
PART OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.00°34'29"W, ALONG THE EAST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 22, A DISTANCE OF 1566.19 FEET; THENCE N.89°25'31"W, 33.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF S.W. 38TH AVENUE AND THE POINT OF BEGINNING; THENCE S.00°34'29"W, ALONG SAID RIGHT OF WAY LINE, 988.02 FEET; THENCE DEPARTING, N.89°25'31"W, 1290.00 FEET; THENCE N.00°34'29"E, ALONG A LINE PARALLEL WITH AND 1290.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF S.W. 38TH AVENUE FOR 1013.02 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF A 100 FEET WIDE RIGHT OF WAY; THENCE S.89°25'31"E, ALONG SAID PROPOSED RIGHT OF WAY LINE, 1265.00 FEET; THENCE S.44°25'31"E, 35.36 FEET TO THE POINT OF BEGINNING.

- SURVEYOR'S NOTES:**
1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF S.W. 13TH STREET, TO BEAR S.89°25'31"E.
 2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
 3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
 4. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 5. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
 6. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
 7. THE DISTANCES DEPICTED HEREON WERE MEASURED TO THE STANDARD OF THE U.S. SURVEY FOOT.
 8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
 9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
 10. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
 11. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "M-1" (LIGHT INDUSTRIAL DISTRICT).
 12. THE ZONING CLASSIFICATION FOR THE PROPERTY LYING WITHIN THE CITY OF OCALA JURISDICTION IS "M-1" (LIGHT INDUSTRIAL DISTRICT).
 13. THE TOTAL NUMBER OF STRIPPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 365, INCLUDING 9 DESIGNATED AS HANDICAPPED SPACES; AS PER OUR BEST DETERMINATION DUE TO STRIPPING BEING FADED AND ALMOST NON-EXISTENT.
 14. THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT ISSUED BY TITLE SOURCE, INC., ORDER NUMBER: 60108870, EFFECTIVE DATE: JULY 24, 2015 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
 15. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE STATE OF FLORIDA.

LEGEND

(P) = PLAT DIMENSION	R.C.P. = REINFORCED CONCRETE PIPE	⊗ = WATER METER	⊙ = STORM DRAINAGE MANHOLE
(F) = FIELD MEASUREMENT	C.M.P. = CORRUGATED METAL PIPE	⊕ = TELEPHONE RISER BOX	⊖ = TELEPHONE MANHOLE
(D) = DEED DIMENSION	V.C.P. = VITRIFIED CLAY PIPE	⊘ = ELECTRIC BOX	⊗ = STORM INLET
(C) = CALCULATED DIMENSION	P.V.C. = POLYVINYL CHLORIDE	⊙ = WELL	⊕ = FIBER OPTIC CABLE MARKER
R/W = RIGHT OF WAY LINE	O/E = OVERHEAD ELECTRIC	⊘ = IRRIGATION CONTROL BOX	⊕ = LIGHT POLE
C.B. = CHORD BEARING	B.F.P. = BACKFLOW PREVENTER	⊕ = WOOD POWER POLE	⊕ = SIGN POST
O.R.B. = OFFICIAL RECORDS BOOK	F.I.R. = FOUND 5/8" IRON ROD & CAP	⊕ = GUY ANCHOR	⊕ = FLAG POLE
P.C. = POINT OF CURVATURE	⊕ = FOUND 4"x4" CONCRETE MONUMENT	⊕ = SANITARY CLEAN-OUT	⊕ = BROKEN LINE, NOT DRAWN TO SCALE
P.R.C. = POINT OF REVERSE CURVATURE	⊕ = SET 5/8" IRON ROD & CAP - LB 7389	⊕ = WATER VALVE	⊕ = SEWER VALVE
P.T. = POINT OF TANGENCY	⊕ = SET 4"x4" CONCRETE MONUMENT - LB 7389	⊕ = SANITARY MANHOLE	⊕ = SANITARY MANHOLE
C. = CENTERLINE OF RIGHT OF WAY	⊕ = FOUND 8" OCTAGONAL CONCRETE MONUMENT		



ALTA / ACSM LAND TITLE SURVEY

FOR:

RLR1, L.L.C.

PREECE
LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34434
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plsn.com

(LICENSED BUSINESS NO. 7389)

SURVEYOR'S CERTIFICATION

TO: RLR1, L.L.C., AN OHIO LIMITED LIABILITY COMPANY, TITLE SOURCE, INC., KLEIN & KLEIN, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS; JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7a, 8, 9, 11(c), 13 AND 17 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2015

10/1/15
DATE OF SIGNATURE

GLEN H. PREECE, JR., P.S.M.
CERTIFICATE NO. LS 5427
STATE OF FLORIDA

DATE OF FIELD SURVEY: AUGUST 26, 2015

DRAWN:	G.H.P.	REVISIONS:	BY:	DATE:
CHECKED:	G.H.P.	REMOVE EASEMENT/NEW TITLE COMMITMENT	J.R.C.	9/23/15
F.B.	PAGES:	REVISED TITLE COMMITMENT	TLP	10/5/15
B2	01-06			
FILE INFO:	22-15-21			
SCALE:	1" = 60'			
COPYRIGHT:	© 2015			
JOB ORDER:	# 15-105 (R2)			