

LOCATION MAP

LEGAL DESCRIPTION

LOT 3, BLOCK B, OCALA JOCKEY CLUB, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK U, PAGE 38 AS PARTIALLY REPLATTED IN PLAT BOOK V, PAGES 40 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH AN UNDIVIDED 1/35TH INTEREST IN TRACT "A" AND AN UNDIVIDED 1/115TH INTEREST IN TRACT "D".

SURVEY REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. FIELD SURVEY DATE : 9-14-2021.
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO: 2076-5573946, COMMITMENT DATE: AUGUST 22, 2021.
4. THIS PROPERTY IS SERVED BY UNDERGROUND ELECTRIC UTILITIES THAT WERE NOT LOCATED AS A PART OF THIS SURVEY.
5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
6. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0119 SUFFIX D EFFECTIVE DATE 8-28-2008.
7. 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 RURAL LAND USE.
8. UNLESS IT BEARS THE DIGITAL SIGNATURE & CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATE:

TO GOLDEN OCALA EQUESTRIAN LAND, L.L.C. FIRST AMERICAN TITLE INSURANCE COMPANY AND ASSURED TITLE SERVICES, LLC:

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, 2, 3, 4, 6(b), 7(a), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 9-14-2021.

SEE SHEET 2 FOR TITLE COMMITMENT INFORMATION TABLE AND EASEMENT MAP.

- LEGEND**
- P.B. PLAT BOOK
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - R RADIUS
 - L ARC LENGTH
 - D or Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - CONC. CONCRETE
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONCRETE
 - ASPHALT
 - TELEPHONE PEDESTAL
 - FIRE HYDRANT
 - ELECTRIC METER

DATE	REVISION

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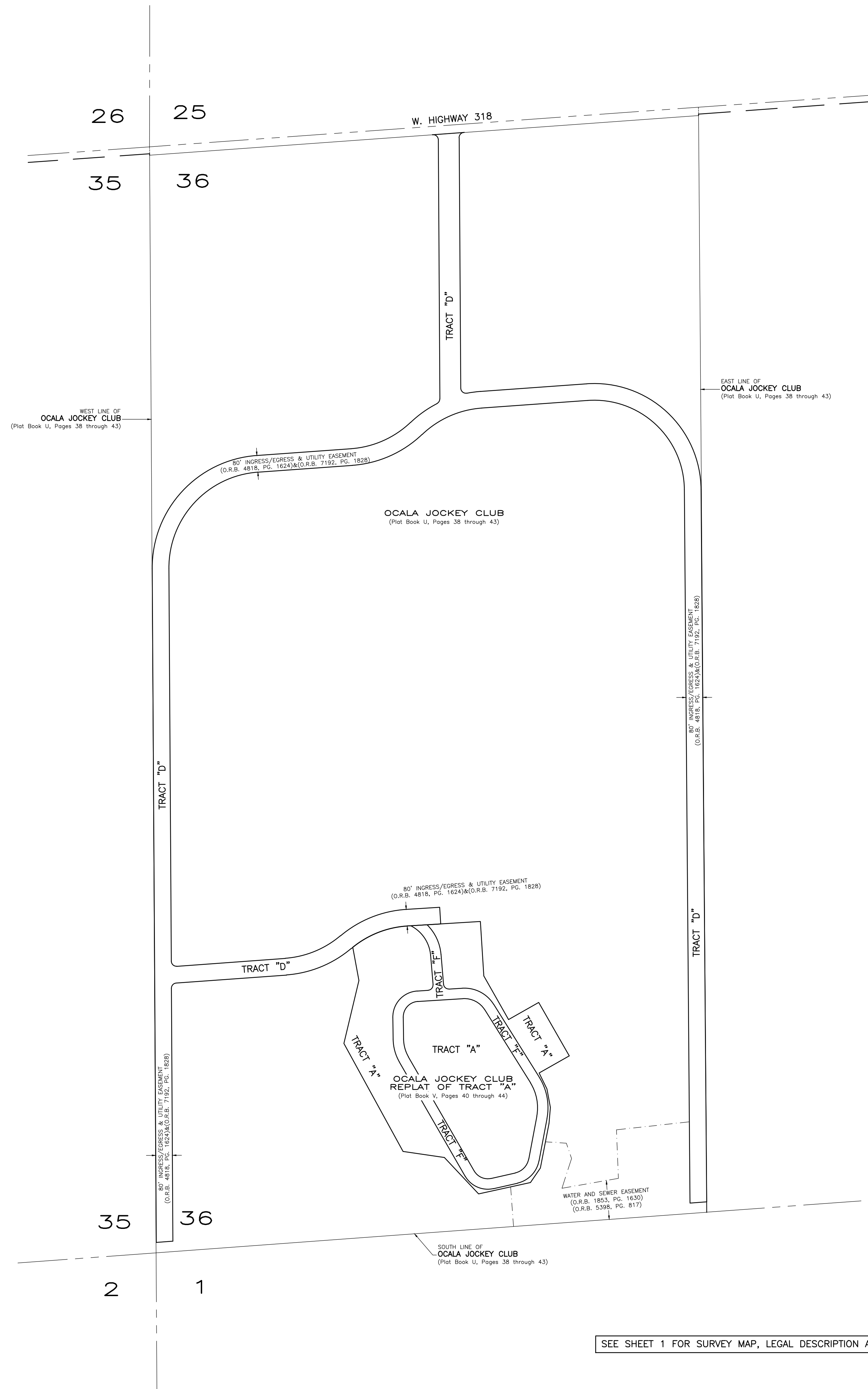
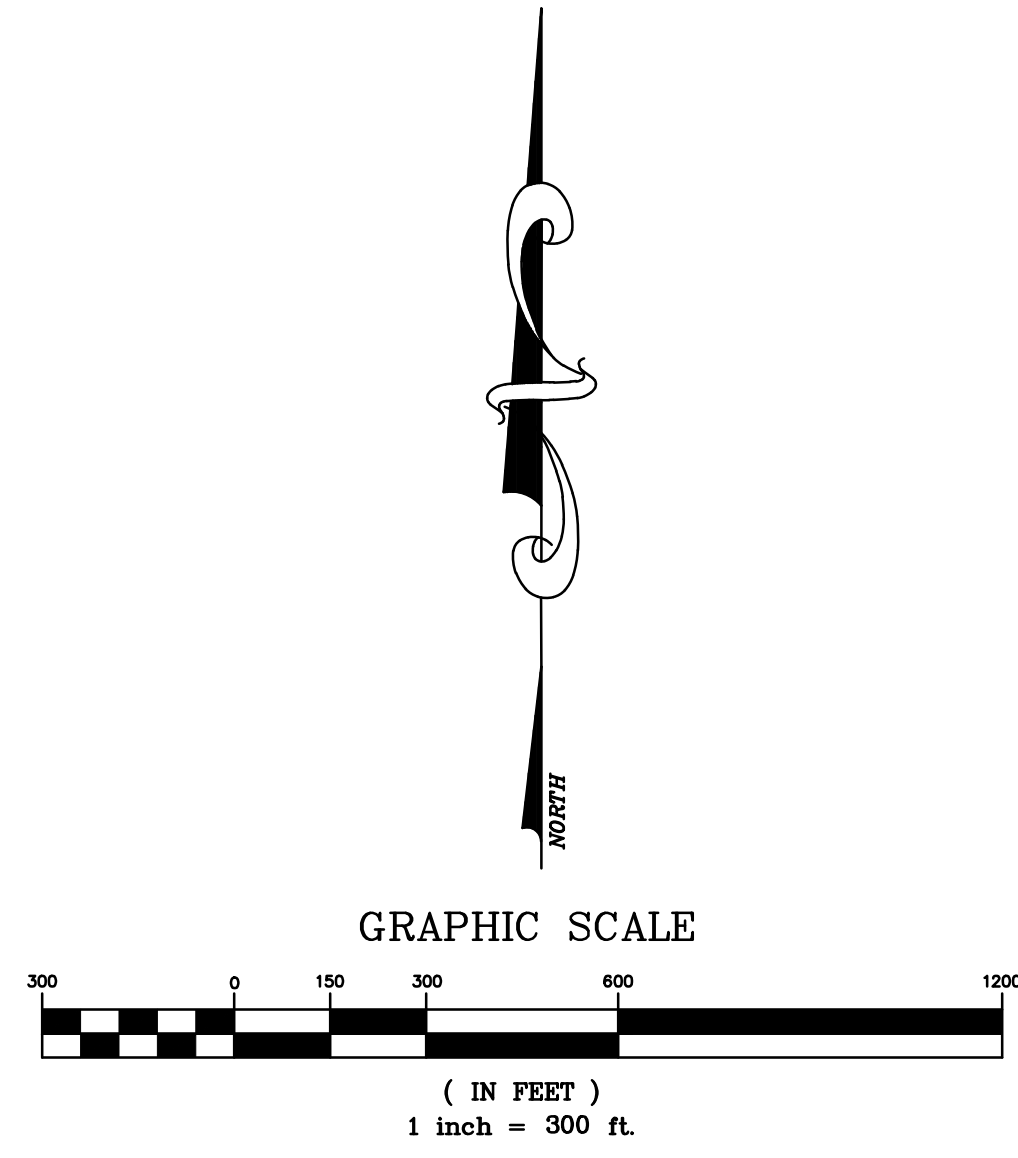
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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AN ALTA/NSPS LAND TITLE SURVEY FOR
GOLDEN OCALA EQUESTRIAN LAND, LLC
Boundary Map

JOB No. 21_OJC_TOWNHOMES
DATE 9-16-2021
SCALE 1" = 20'
SHEET 1 OF 2

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



TITLE COMMITMENT INFORMATION TABLE					
FIRST AMERICAN TITLE INSURANCE COMPANY					
FILE No: 2076-5573946, COMMITMENT DATE: AUGUST 22, 2021					
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE	
1 - 8	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS	
9	PLAT BOOK U, PG. 38	YES	YES		
10	O.R.B. 1082, PG. 1428	YES	NO	NOT A SURVEY MATTER	
11	O.R.B. 1062, PG. 1464	YES	NO	BLANKET TYPE EASEMENT	
	O.R.B. 1120, PG. 651	YES	NO	NOT A SURVEY MATTER	
	O.R.B. 2028, PG. 757	YES	NO	NOT A SURVEY MATTER	
	O.R.B. 5398, PG. 812	YES	NO	NOT A SURVEY MATTER	
12	O.R.B. 7192, PG. 1828	YES	YES		
	O.R.B. 1096, PG. 1451	YES	NO	(SEE NOTE 4)	
13	O.R.B. 1119, PG. 1276	YES	NO	NOT A SURVEY MATTER	
14	O.R.B. 1656, PG. 424	YES	NO	BLANKET TYPE EASEMENT	
15	O.R.B. 1656, PG. 431	YES	NO	NOT A SURVEY MATTER	
16	O.R.B. 1853, PG. 1630	YES	YES		
	O.R.B. 5598, PG. 817	YES	YES		
17	O.R.B. 1903, PG. 955	YES	YES	NOT A SURVEY MATTER	

SEE SHEET 1 FOR SURVEY MAP, LEGAL DESCRIPTION AND SURVEY REPORT

DATE	REVISION

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AN ALTA/NSPS LAND TITLE SURVEY
FOR
GOLDEN OCALA EQUESTRIAN LAND, LLC

JOB No.
21_OJC TOWNHOMES

DATE
9-16-2021

SCALE
1" = 300'

SHEET
2 OF 2