



LINE TABLE

L1 =	N01°19'41"W	29.81'(F)
	N00°01'11"E	30.00'(D)
L2 =	N89°25'07"W	29.43'(F)
	N88°56'22"W	29.43'(D)
L3 =	N89°12'43"W	42.28'(F)
	N88°43'50"W	42.31'(D)

LEGAL DESCRIPTION:

COMMENCE AT THE SW CORNER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.88 DEGREES 43'50"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 33, A DISTANCE OF 25.00 FEET; THENCE N.00 DEGREES 08'43"W., 30.00 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF A LIMEROCK ROAD (50.00 FEET WIDE) WITH THE NORTH RIGHT OF WAY LINE OF NW 110TH STREET (60.00 FEET WIDE); THENCE CONTINUE N.00 DEGREES 08'43"W., ALONG SAID EAST RIGHT OF WAY LINE 1130.01 FEET; THENCE S.88 DEGREES 22'35"E., 1982.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.88 DEGREES 22'35"E., 1580.76 FEET; THENCE S.26 DEGREES 01'43"E., 1266.47 FEET; THENCE N.89 DEGREES 12'01"W., 263.07 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF SECTION 33; THENCE N.88 DEGREES 56'56"W., ALONG SAID SOUTH BOUNDARY 2608.14 FEET; THENCE N.00 DEGREES 01'11"E., 30.00 FEET; THENCE N.88 DEGREES 56'22"W., 29.43 FEET; THENCE N.88 DEGREES 43'50"W., 42.31 FEET; THENCE N.00 DEGREES 32'42"E., 60.00 FEET; THENCE S.88 DEGREES 43'50"E., 808.89 FEET; THENCE N.00 DEGREES 08'43"W., 1057.73 FEET TO THE POINT OF BEGINNING.

- SURVEY REPORT:**
1. FIELD 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: 3/22/2022.
 3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5909433, COMMITMENT DATE: FEBRUARY 22, 2022.
 4. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 5. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 6. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) & ZONE "AE (EL 87.1") (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0312, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017. THE LIMITS OF ZONE "AE" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM.
 7. THIS PROPERTY 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 AND 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 ROBERTS DEVELOPMENT CORPORATION, an Ohio corporation, ASSURED TITLE SERVICES LLC., AND FIRST AMERICAN 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 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 9-30-2021.

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

DATE	REVISION

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

AN ALTA/NSPS LAND TITLE SURVEY
FOR
ROBERTS DEVELOPMENT CORPORATION

JOB No. 22_07399-067-06
DATE 3-31-2022
SCALE 1" = 200'
SHEET 1 OF 1