

LEGAL DESCRIPTION

LOTS 1 & 1-A, BLOCK A, OCALA JOCKEY CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK U, PAGE(S) 38 THROUGH 43, AS REPLATTED IN OCALA JOCKEY CLUB REPLAT OF TRACT "A" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK V, PAGES 40 THROUGH 44, 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. FIELD MEASURED 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 : 12-22-2022.
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: 10897213, COMMITMENT DATE: DECEMBER 22, 2022.
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. PORTIONS OF THIS PROPERTY APPEAR 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.

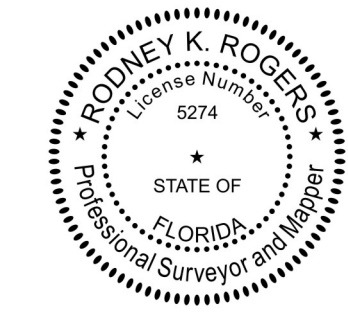
SURVEYORS CERTIFICATE:

TO GOLDEN OCALA EQUESTRIAN LAND, L.L.C., a Ohio Limited Liability Company, FIDELITY NATIONAL TITLE INSURANCE COMPANY AND ATLAS TITLE AGENCY, 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, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12-22-2022.

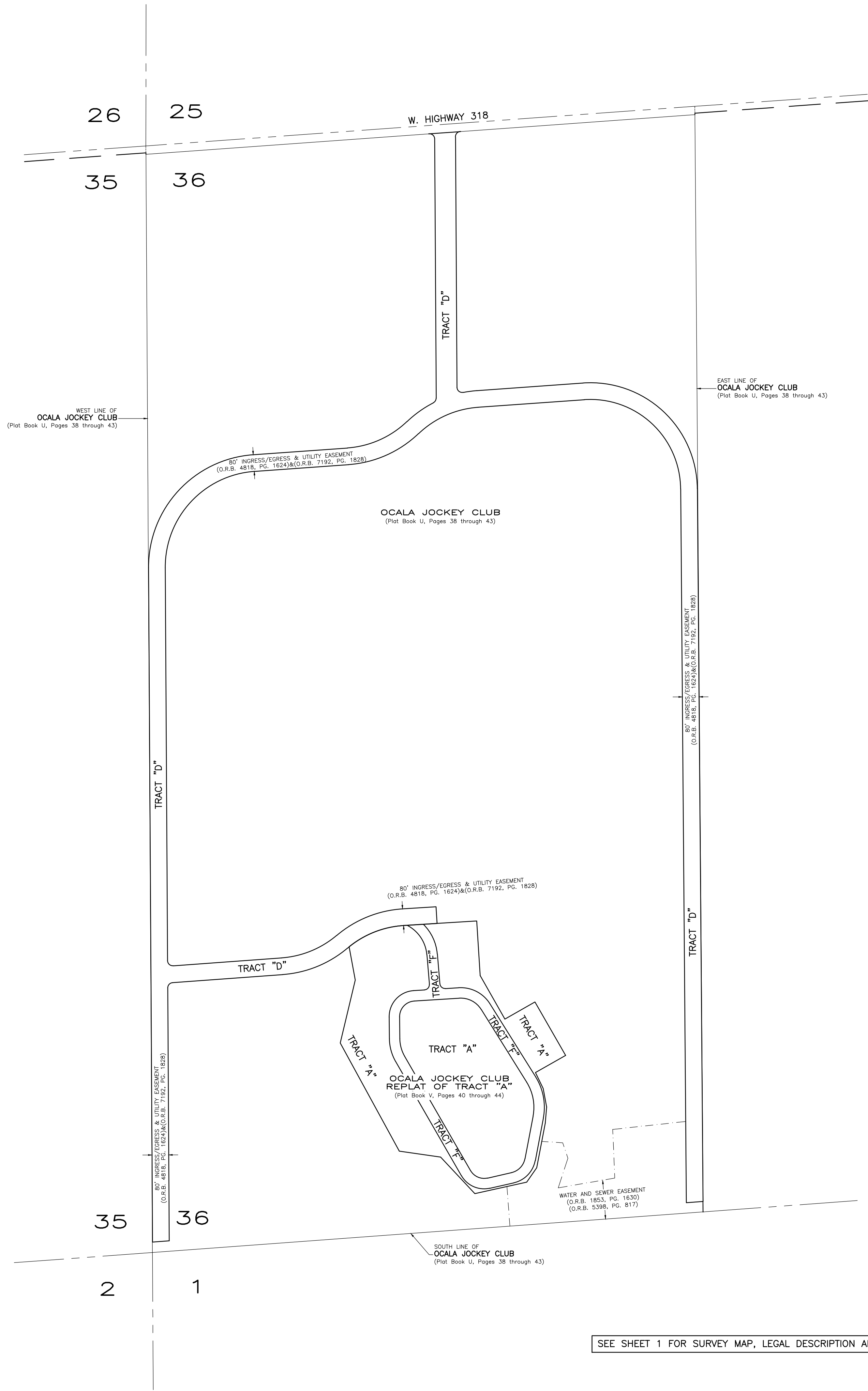
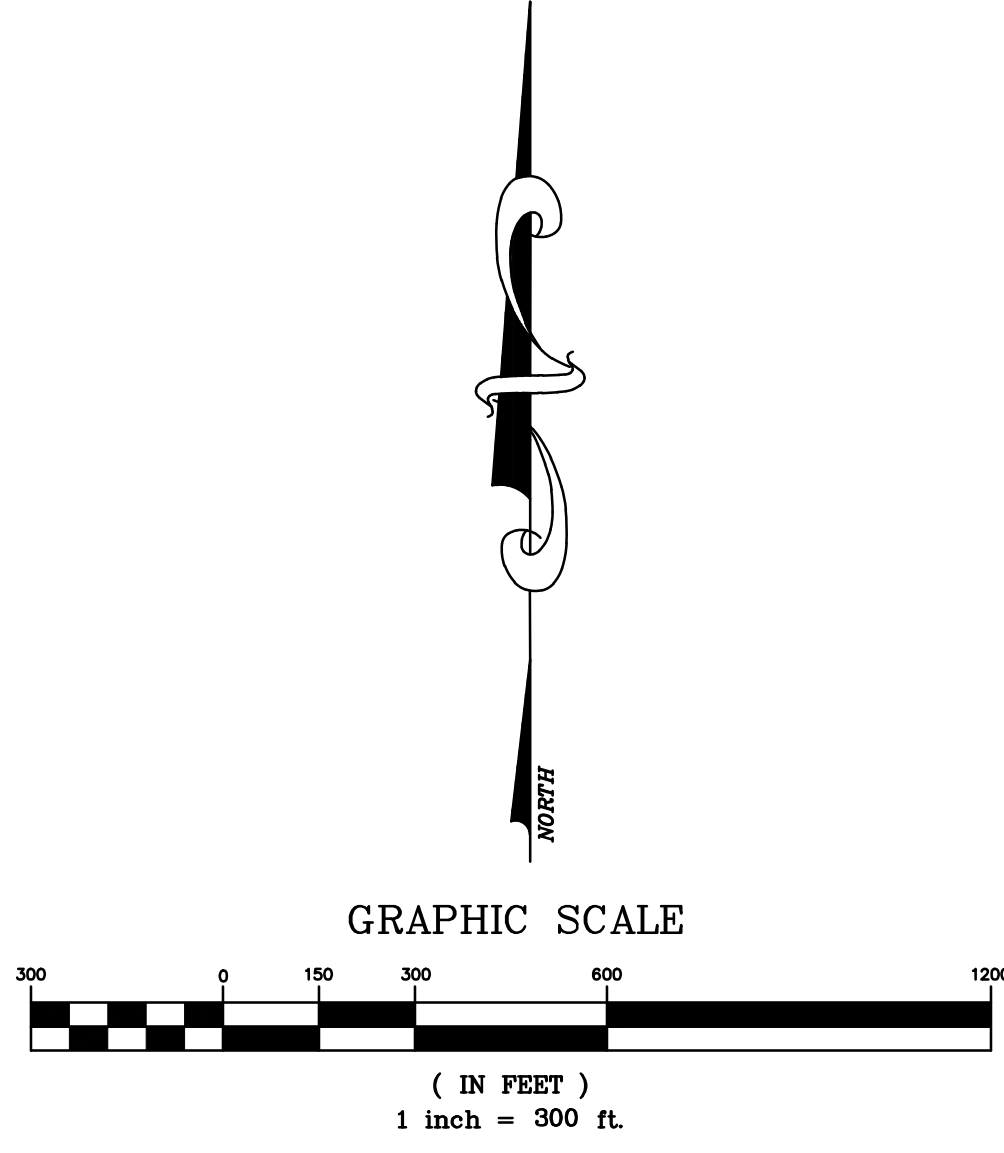
- LEGEND**
- P.B. PLAT BOOK
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - R RADIUS
 - L ARC LENGTH
 - 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

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



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

<p>AN ALTA/NSPS LAND TITLE SURVEY FOR GOLDEN OCALA EQUESTRIAN LAND, LLC Boundary Map</p>	<p>JOB No. 21_OJC_TOWNHOMES</p> <p>DATE 1-6-2023</p> <p>SCALE 1" = 20'</p> <p>SHEET 1 OF 2</p>		
<p>ROGERS ENGINEERING, LLC Civil Engineering & Land Surveying</p> <p>1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>Robert L. Rogers, PE Fl. Reg. No. 10027 rlrogers@rogerseng.com</p> <p>Rodney K. Rogers, PSM Fl. Reg. No. 5274 rkrogers@rogerseng.com</p> </td> <td style="width: 50%; text-align: right;"> <p>DATE</p> <p>REVISION</p> </td> </tr> </table>	<p>Robert L. Rogers, PE Fl. Reg. No. 10027 rlrogers@rogerseng.com</p> <p>Rodney K. Rogers, PSM Fl. Reg. No. 5274 rkrogers@rogerseng.com</p>	<p>DATE</p> <p>REVISION</p>
<p>Robert L. Rogers, PE Fl. Reg. No. 10027 rlrogers@rogerseng.com</p> <p>Rodney K. Rogers, PSM Fl. Reg. No. 5274 rkrogers@rogerseng.com</p>	<p>DATE</p> <p>REVISION</p>		



TITLE COMMITMENT INFORMATION TABLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE No: 10897213, COMMITMENT DATE: DECEMBER 22, 2022

SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1 - 5	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
6	PLAT BOOK V, PG. 40	YES	YES	
7	PLAT BOOK U, PG. 38	YES	YES	
8	O.R.B. 1062, PG. 1454 O.R.B. 1120, PG. 861 O.R.B. 2028, PG. 727 O.R.B. 4818, PG. 1624 O.R.B. 7192, PG. 1828	YES NO YES YES YES	NO NO NO YES YES	BLANKET TYPE EASEMENT NOT A SURVEY MATTER NOT A SURVEY MATTER
9	O.R.B. 1062, PG. 1428	YES	NO	NOT A SURVEY MATTER
10	O.R.B. 1096, PG. 1451	YES	NO	(SEE NOTE 4)
11	O.R.B. 1119, PG. 1276	YES	NO	NOT A SURVEY MATTER
12	O.R.B. 1656, PG. 424	YES	NO	BLANKET TYPE EASEMENT
13	O.R.B. 1853, PG. 1630	YES	YES	
14	O.R.B. 1903, PG. 955	YES	YES	NOT A SURVEY MATTER
15	O.R.B. 5398, PG. 817	YES	YES	

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

DATE	REVISION

Robert L. Rogers, PE
Fl. Reg. No. 10027
rrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rrogers@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
GOLDEN OCALA EQUESTRIAN LAND, LLC

JOB No. 21_OJC TOWNHOMES
DATE 1-6-2023
SCALE 1" = 300'
SHEET 2 OF 2