

- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - D.E. DRAINAGE EASEMENT
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - ENC. ENCROACHMENT
 - 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
 - RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - 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
 - TRAFFIC SIGNAL BOX
 - SANITARY MANHOLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGN
 - STREET SIGN
 - GAS MARKER
 - FIBER OPTIC CABLE MARKER
 - LIGHT POLE
 - FIRE HYDRANT
 - TELEPHONE PEDESTAL
 - ELECTRIC METER

LEGAL DESCRIPTION:

A PORTION OF THE SW 1/4 OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH BOUNDARY OF THE WEST 1/2 OF SAID SECTION 31 WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD S-225A (100 FEET WIDE); THENCE RUN S. 00 DEGREES 00' 13" W. ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY, A DISTANCE OF 1980.09 FEET TO A POINT OF DEFLECTION; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY RUN S. 00 DEGREES 26' 53" W., A DISTANCE OF 1270.70 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE DEPARTING FROM SAID RIGHT-OF-WAY BOUNDARY RUN N. 87 DEGREES 56' 03" W., A DISTANCE OF 1310.74 FEET TO A POINT; THENCE RUN S. 00 DEGREES 01' 18" E., A DISTANCE OF 332.90 FEET TO A POINT; THENCE RUN S. 87 DEGREES 56' 03" E., A DISTANCE OF 1308.01 FEET TO THE POINT OF INTERSECTION WITH THE AFORESAID WESTERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD S-225A; THENCE RUN N. 00 DEGREES 26' 53" E. ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 332.81 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

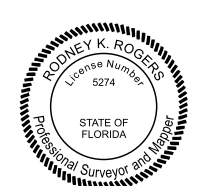
- FIELD BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- FIELD SURVEY DATE: 2-14-2023.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 7223-6320048, COMMITMENT DATE: JANUARY 19, 2023.
- ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0303, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
- 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.
- 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.

TITLE COMMITMENT INFORMATION TABLE			
FIRST AMERICAN TITLE INSURANCE COMPANY			
FILE No. 7223-6320048, EFFECTIVE DATE: JANUARY 19, 2023			
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE
1-8	STANDARD EXCEPTIONS	YES	YES
9	D.B. 365, PG. 522	YES	YES

SURVEYOR'S CERTIFICATE:

TO GOLDEN OCALA EQUESTRIAN LAND, L.L.C., an Ohio limited liability company, FIRST AMERICAN TITLE INSURANCE COMPANY AND ASSURED TITLE SERVICES, L.L.C.

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(c), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON .



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

DATE	REVISION

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AN ALTA/NSPS LAND TITLE SURVEY FOR GOLDEN OCALA EQUESTRIAN LAND, L.L.C.

JOB No. 23_07399-049-02
DATE 2-15-2023
SCALE 1" = 60'
SHEET 1 OF 1