

- LEGEND**
- 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
 - (D) DESCRIPTION CALL
 - (F) FIELD MEASUREMENT
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONC. CONCRETE
 - ASPHALT
 - FIRE HYDRANT
 - STORM MANHOLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGN
 - STREET SIGN
 - TELEPHONE PEDESTAL
 - ELECTRIC METER
 - MAILBOX
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE

LEGAL DESCRIPTION:
(AS FURNISHED)

ALL LYING AND BEING IN SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA:

PARCEL 1: N 1/2 OF THE N 1/2 OF THE SW 1/4 OF THE SW 1/4
 PARCEL 2: N 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4
 PARCEL 3: W 1/2 OF THE S 1/2 OF THE N 1/2 OF THE SW 1/4 OF THE SW 1/4
 PARCEL 4: E 1/2 OF THE S 1/2 OF THE N 1/2 OF THE SW 1/4 OF THE SW 1/4
 PARCEL 5: W 1/2 OF THE S 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4
 PARCEL 6: E 1/2 OF THE S 1/2 OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4
 PARCEL 7: W 1/2 OF THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4
 PARCEL 8: E 1/2 OF THE N 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4
 PARCEL 9: W 1/2 OF THE N 1/2 OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4
 PARCEL 10: E 1/2 OF THE N 1/2 OF THE S 1/2 OF THE SE 1/4 OF THE SW 1/4

ALSO DESCRIBED AS: NORTH 3/4 OF SOUTH 1/2 OF SOUTHWEST 1/4, SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 11:
A TRACT OF LAND SITUATED IN SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE S 1/4 OF THE SE 1/4 OF SAID SECTION 8 LESS AND EXCEPT THE W 1/2 OF THE S 1/2 OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4, AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR N.W. 60TH AVENUE.

PARCEL 12:
A TRACT OF LAND SITUATED IN SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE N 3/4 OF THE E 3/4 OF THE N 1/2 OF THE NE 1/4 OF SAID SECTION 17, LESS AND EXCEPT ROAD RIGHT OF WAY FOR N.W. 60TH AVENUE.

LESS AND EXCEPT:
PARCEL #4—RIGHT OF WAY PARCEL — FEE SIMPLE
THE FOLLOWING DESCRIBED LAND FOUND IN SECTIONS 8 AND 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N. 89-10-31 W. TO A POINT ON THE EXISTING WEST RIGHT OF WAY OF NW 60TH AVE., A DISTANCE OF 30.00 FEET, SAID POINT BEING THE POINT OF BEGINNING, THENCE S. 00-24-27 W. ALONG THE EXISTING WEST RIGHT OF WAY A DISTANCE OF 993.33 FEET, THENCE N. 89-00-01 W. TO THE PROPOSED WEST RIGHT OF WAY OF NW 60TH AVE. A DISTANCE OF 45.00 FEET, THENCE N. 00-24-27 E. ALONG SAID PROPOSED RIGHT OF WAY TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, A DISTANCE OF 990.75 FEET, THENCE CONTINUING ALONG SAID PROPOSED RIGHT OF WAY N. 00-34-19 E. A DISTANCE OF 662.45 FEET, THENCE S. 89-12-03 E. TO A POINT ON THE EXISTING WEST RIGHT OF WAY OF NW 60TH AVE. A DISTANCE OF 45.00 FEET, THENCE S. 00-34-19 W. TO THE POINT OF BEGINNING, A DISTANCE OF 662.03 FEET.

ALSO LESS AND EXCEPT:
PARCEL #4 — DRAINAGE RETENTION AREA — FEE SIMPLE — WATER RETENTION POND THE FOLLOWING DESCRIBED LAND FOUND IN SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, N. 89-10-31 W. TO A POINT ON THE PROPOSED WEST RIGHT OF WAY OF NW 60TH AVE., A DISTANCE OF 75.00 FEET, THENCE ALONG SAID RIGHT OF WAY S. 00-24-27 W. A DISTANCE OF 497.67 FEET TO THE PROPOSED DRAINAGE EASEMENT, THENCE N. 90-00-00 W. ALONG SAID DRAINAGE EASEMENT A DISTANCE OF 424.10 FEET, THENCE S. 00-00-00 E. TO THE POINT OF BEGINNING, A DISTANCE OF 149.22 FEET, THENCE S. 77-24-42 W. A DISTANCE OF 266.40 FEET, THENCE S. 00-00-00 E. A DISTANCE OF 150.00 FEET, THENCE N. 90-00-00 E. A DISTANCE OF 290.00 FEET, THENCE N. 00-00-00 E. A DISTANCE OF 208.06 FEET, THENCE S. 90-00-00 W. TO THE POINT OF BEGINNING, A DISTANCE OF 30.00 FEET.

LEGAL DESCRIPTION
(AS WRITTEN)

LYING IN THE SOUTH 1/2 OF THE SW 1/4 AND THE SOUTH 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND THE NE 1/4 OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NE 1/4 OF SECTION 17, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SE 1/4 OF SECTION 17, A DISTANCE OF 75.00 FEET TO THE INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF N.W. 60TH AVENUE (105 FEET WIDE); THENCE DEPARTING SAID NORTH LINE, PROCEED S00°24'27"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 990.75 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTH 1/2 OF THE NE 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, PROCEED N89°18'19"W ALONG SAID SOUTH LINE, A DISTANCE OF 1898.41 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 3/4 OF THE NE 1/4; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°07'01"E, 996.04 FEET ALONG SAID WEST LINE TO A POINT ON THE AFOREMENTIONED NORTH LINE OF THE NE 1/4 OF SAID SECTION 17; THENCE N00°35'49"E ALONG THE EAST LINE OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, A DISTANCE OF 330.48 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 8; THENCE N89°22'41"W ALONG THE SOUTH LINE OF THE NORTH 3/4 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, A DISTANCE OF 2622.20 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE SW 1/4 OF SECTION 8, ALSO BEING THE EAST LINE OF FINISH LINE, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK X, PAGE 23, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°34'11"E ALONG SAID WEST LINE, A DISTANCE OF 993.19 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 8, ALSO BEING THE SOUTH LINE OF SADDLEBROOK EQUESTRIAN PARK, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 166, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST LINE, PROCEED S89°17'20"E ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF SADDLEBROOK EQUESTRIAN PARK, A DISTANCE OF 2623.78 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF THE SW 1/4 OF SECTION 8; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°39'51"W ALONG SAID EAST LINE AND CONTINUING ALONG THE SOUTH LINE OF SAID SADDLEBROOK EQUESTRIAN PARK, A DISTANCE OF 659.84 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/4 OF THE SE 1/4 OF SECTION 8; THENCE DEPARTING SAID NORTH LINE, PROCEED S89°12'45"E ALONG SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID SADDLEBROOK EQUESTRIAN PARK AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 2562.02 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF N.W. 60TH AVENUE; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°34'19"W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 662.45 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N89°10'31"W, ALONG THE NORTH LINE OF SAID NE 1/4 OF SECTION 17, A DISTANCE OF 75.00 FEET TO A POINT ON THE PROPOSED WEST RIGHT OF WAY LINE OF NW 60TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE S00°24'27"W, A DISTANCE OF 497.67 FEET; THENCE N90°00'00"W, 424.10 FEET; THENCE S00°00'00"E, 149.22 FEET TO THE POINT OF BEGINNING; THENCE S77°24'42"W, 266.40 FEET; THENCE S00°00'00"E, 150.00 FEET; THENCE N90°00'00"E, 290.00 FEET; THENCE N00°00'00"E, 208.06 FEET; THENCE S90°00'00"W, 30.00 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

- BEARINGS ARE BASED ON STATE PLANE COORDINATES NAVD 83, 1990 ADJUSTMENT, FLORIDA WEST MERCATOR.
- FIELD SURVEY DATE: 12/19/2019
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 8066148, WITH A COMMITMENT DATE OF: 12/05/2019.
- PARCELS 1 THROUGH 12 ARE CONTIGUOUS TO EACH OTHER ALONG THEIR COMMON BOUNDARIES WITH NO GAPS, GORES, OVERLAPS OR HIATUS.
- 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 12083, PANEL 0503, SUFFIX E, WITH AN EFFECTIVE DATE OF APRIL 19, 2017.
- 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 COMMERCIAL/HIGH RISK LAND USE.
- UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SEE SHEET 2 FOR DETAIL OF N.W. 60TH AVENUE IMPROVEMENTS

TITLE COMMITMENT INFORMATION TABLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO: 8066148
COMMITMENT DATE: DECEMBER 5, 2019

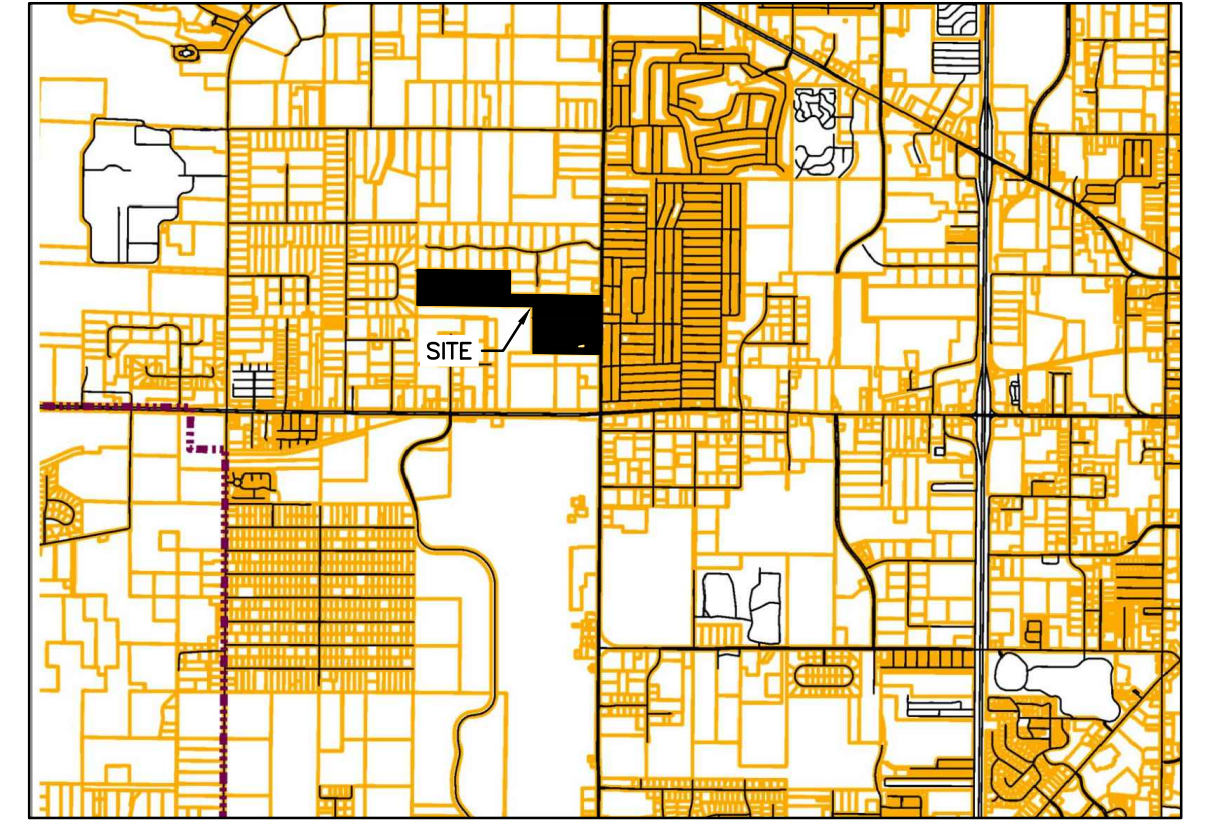
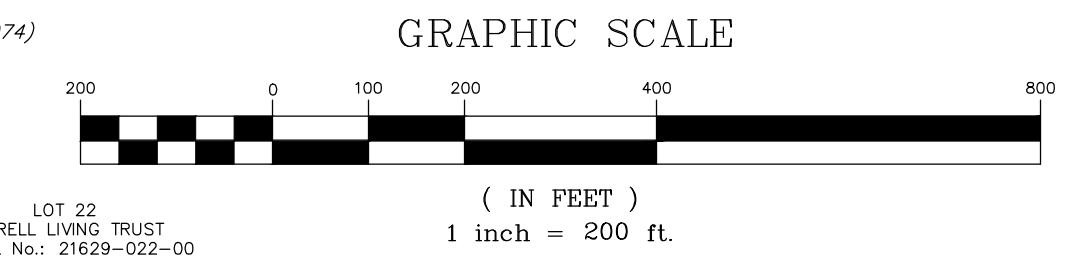
SCH. B-2 EXC. NO.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-5	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
6	BOOK 321, PG 377	YES	NO	BLANKET TYPE EASEMENT
7	BOOK 623, PAGE 72	YES	NO	BLANKET TYPE EASEMENT
8	BOOK 4457, PAGE 623	YES	YES	
9	BOOK 6736, PAGE 660	YES	NO	BLANKET TYPE EASEMENT

SURVEYOR'S CERTIFICATE:

TO R.L.R. INVESTMENTS, L.L.C., FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND SCRUGGS, CARMICHAEL & WERSHOW, P.A.:

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 DECEMBER 19, 2019.

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



REVISION	
DATE	

Robert L. Rogers, PE
F. Reg. No. 10027
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Rodney K. Rogers, PSM
F. Reg. No. 5274
rkr@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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

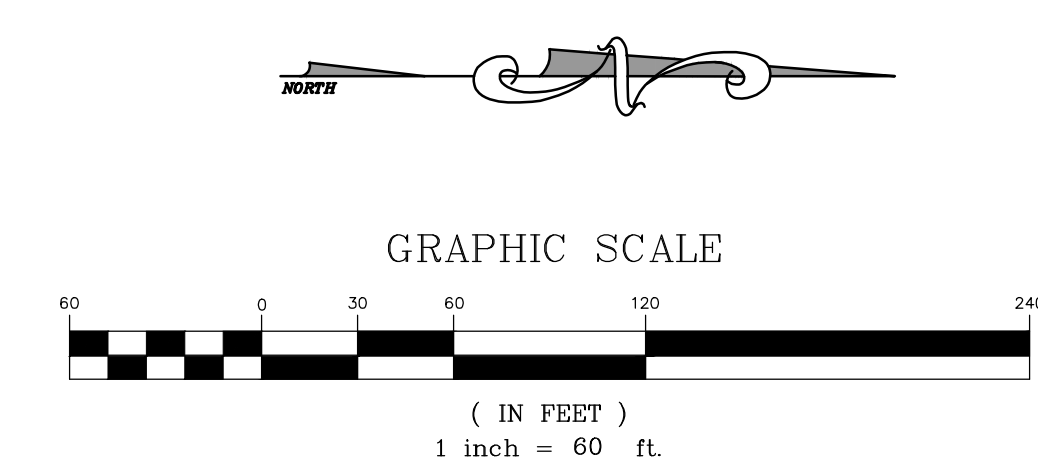
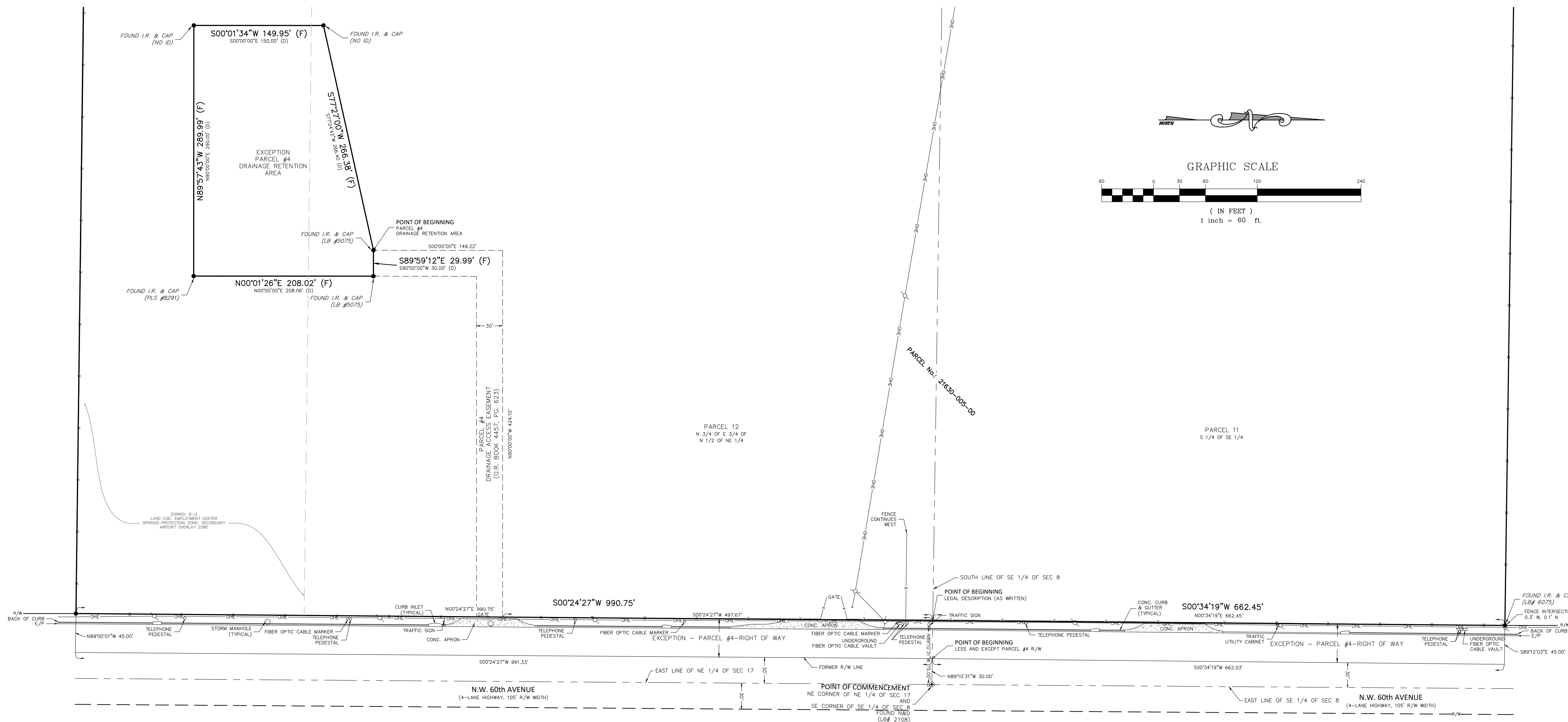
AN ALTA/NSPS LAND TITLE SURVEY FOR R.L.R. INVESTMENTS, L.L.C. Boundary Map Survey

JOB No. 19-21630-000-00

DATE 1-15-2020

SCALE 1" = 200'

SHEET 1 OF 2



- LEGEND**
- 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
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 - RGE. RANGE
 - (D) DESCRIPTION CALL
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 - UTILITY POLE AND GUY ANCHOR
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 - ⊕ MAILBOX
 - ⊕ O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE

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

DATE	REVISION

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AN ALTA/NSPS LAND TITLE SURVEY
 FOR
R.L.R. INVESTMENTS, L.L.C.
 N.W. 60th Ave. Improvements

JOB No. 19-21630-000-00
DATE 1-15-2020
SCALE 1" = 60'
SHEET 2 OF 2

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