

**LEGAL DESCRIPTION:**

LOT 15 BLOCK B, OF GOLDEN HILLS QUADRAVILLAS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 33 AND 34 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

A PORTION OF LOT 14, BLOCK B, OF GOLDEN HILLS QUADRAVILLAS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 33 AND 34, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST CORNER OF SAID LOT 14, SAID EAST CORNER ALSO BEING THE POINT OF BEGINNING (POB); THENCE S75°23'10"W, 1.33 FEET; THENCE S45°54'26"W, 36.35 FEET; THENCE S44°55'05"E, 1.20 FEET TO THE SOUTH CORNER OF SAID LOT 14; THENCE N45°04'55"E, ALONG THE SOUTH LINE OF SAID LOT 14, 37.50 FEET TO THE POINT OF BEGINNING (POB).

AND

A PORTION OF LOT 13, BLOCK B, OF GOLDEN HILLS QUADRAVILLAS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 33 AND 34, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST CORNER OF SAID LOT 13, SAID EAST CORNER BEING ALSO THE POINT OF BEGINNING (POB); THENCE S45°04'55"W, ALONG THE SOUTH LINE OF SAID LOT 13, 1.17 FEET; THENCE N44°05'34"W, 1.21 FEET; THENCE N45°04'26"E, 1.15 FEET; THENCE S44°55'05"E, 1.20 FEET TO THE POINT OF BEGINNING (POB).

AND

A PORTION OF LOT 16, BLOCK B, OF GOLDEN HILLS QUADRAVILLAS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 33 AND 34, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST CORNER OF SAID LOT 16; THENCE N44°55'05"W, ALONG THE EAST LINE OF SAID LOT 16, 1.07 FEET TO THE POINT OF BEGINNING (POB); THENCE N44°55'05"W, ALONG THE EAST LINE OF SAID LOT 16, 36.43 FEET TO THE NORTH CORNER OF SAID LOT 16; THENCE S45°04'55"W, ALONG THE NORTH LINE OF SAID LOT 16, 1.17 FEET; THENCE S44°05'34"E, 36.41 FEET; THENCE N45°04'26"E, 1.69 FEET TO THE POINT OF BEGINNING (POB).

AND

A PORTION OF LOT 14, BLOCK B, OF GOLDEN HILLS QUADRAVILLAS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 33 AND 34, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH CORNER OF SAID LOT 14, SAID SOUTH CORNER ALSO BEING THE POINT OF BEGINNING (POB); THENCE N45°04'55"E, ALONG THE SOUTH LINE OF SAID LOT 14, 36.34 FEET; THENCE N44°05'34"W, 0.67 FEET; THENCE S45°04'26"W, 36.35 FEET; THENCE S44°55'05"E, 1.20 FEET TO THE POINT OF BEGINNING (POB).

TITLE COMMITMENT INFORMATION TABLE			
FIRST AMERICAN TITLE INSURANCE COMPANY			
FILE NO. - 2076-5478951, COMMITMENT DATE: JULY 14, 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 T, PG. 33 & 34	YES YES	
10	O.R.B. 1007, PG. 1822 O.R.B. 1088, PG. 841 O.R.B. 1968, PG. 315	YES NO YES NO YES NO	NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER
11	O.R.B. 926, PG. 101 O.R.B. 1083, PG. 741	YES NO YES NO	NOT A SURVEY MATTER NOT A SURVEY MATTER
12	O.R.B. 1007, PG. 1819	YES NO	NOT A SURVEY MATTER
13	O.R.B. 2361, PG. 1369	YES YES	NOT A SURVEY MATTER
14	O.R.B. 4630, PG. 1003	NO	DOES NOT INCLUDE SUBJECT PROPERTY
15	O.R.B. 4630, PG. 1006	NO	DOES NOT INCLUDE SUBJECT PROPERTY
16	O.R.B. 4630, PG. 1009	NO	DOES NOT INCLUDE SUBJECT PROPERTY
16	O.R.B. 4874, PG. 769	YES YES	THIS IS ALL OF THE PROPERTY

**SURVEY REPORT:**

- BEARINGS ARE BASED ON ASSUMED DATUM: MORE PARTICULARLY THE CENTERLINE OF N.W. 44th LANE AS BEING S89°55'05"E, AS STATED ON THE RECORD PLAT.
- FIELD SURVEY DATE : 7-07-2021.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFERENCING OWNERSHIP AND EASEMENTS OF RECORD WAS FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY'S FILE NO. 2076-5478951, DATED 7-14-2021.
- THREE (3) OF THE PROPERTY CORNER MONUMENTS CANNOT BE SET DUE TO THEIR LOCATION BEING AT OR INSIDE THE BUILDING.
- UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
- ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- 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 0501 SUFFIX E EFFECTIVE DATE APRIL 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 SUBURBAN LAND USE.
- 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 7-07-2021.

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

DATE	REVISION

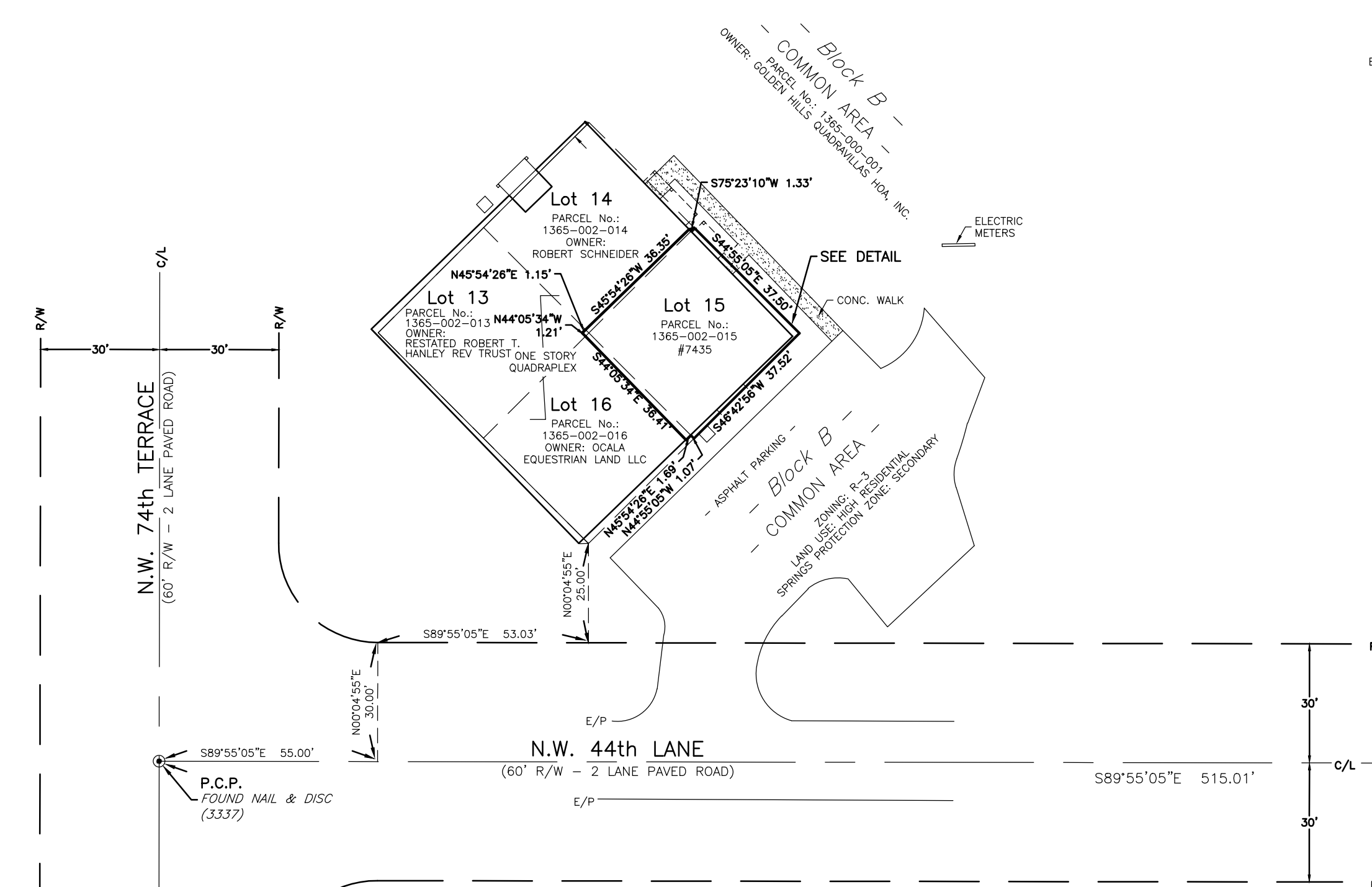
Robert L. Rogers, PE  
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Rodney K. Rogers, PSM  
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**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying

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

A BOUNDARY SURVEY FOR GOLDEN OCALA EQUESTRIAN LAND, L.L.C.

JOB No. 21-1365-002-015  
DATE 7-16-2021  
SCALE 1" = 30'  
SHEET 1 OF 1



- LEGEND**
- SET I.R. & CAP (ROGERS ENG LB 4074)
  - SET NAIL & DISC (ROGERS ENG LB 4074)
  - CONCRETE MONUMENT
  - IRON ROD
  - R/W RIGHT OF WAY
  - E/P EDGE OF PAVEMENT
  - C/L CENTERLINE
  - D or Δ CENTRAL ANGLE
  - R RADIUS
  - L ARC LENGTH
  - LC LENGTH OF CHORD
  - CB CHORD BEARING
  - (r) RADIAL SECTION
  - SEC. TOWNSHIP
  - TWP. RANGE
  - (P) PLAT MEASUREMENT
  - (F) FIELD MEASUREMENT
  - UTILITY POLE AND GUY ANCHOR
  - OVERHEAD WIRES
  - FENCE
  - CONC. CONCRETE
  - CMES CONCRETE MITERED END SECTION
  - P.C.P. PERMANENT CONTROL POINT
  - ENC. ENCROACHMENT
  - P.O.B. POINT OF BEGINNING