



LEGEND

C.M.	CONCRETE MONUMENT
I.R.	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
()	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
O.R.B.	OFFICIAL RECORDS BOOK
PAGE	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(P)	PLAT MEASUREMENT
(D)	DESCRIPTION CALL
(F)	FIELD MEASUREMENT
—	UTILITY POLE AND GUY ANCHOR
—	OVERHEAD WIRES
—	FENCE
CONC.	CONCRETE
ENC.	ENCROACHMENT

LEGAL DESCRIPTION

THE SW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; AND THE NW 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 15 SOUTH, RANGE 21 EAST, EXCEPT THE SOUTH 208.71 FEET OF THE WEST 208.71 FEET THEREOF, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF OCALA INTERNATIONAL COMMERCE PARK, PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 122 THROUGH 124, INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION LYING WITHIN THE BOUNDARIES OF OCALA INTERNATIONAL COMMERCE PARK, PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 88 THROUGH 89, INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND LESS THAT PORTION CONVEYED TO THE CITY OF OCALA RECORDED IN OFFICIAL RECORDS BOOK 7052, PAGE 1276.

- SURVEY REPORT:**
- 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 : 6-01-2021.
 - THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 2076-5382257, COMMITMENT DATE: JUNE 04, 2021.
 - THE OVERHEAD WIRES, UTILITY POLES AND GUY ANCHORS SHOWN ON THE SUBJECT PARCEL, MAY BE CONSIDERED EVIDENCE OF EASEMENT RIGHTS OR ENCROACHMENTS. NO EASEMENT OF RECORD FOR THESE UTILITIES WERE REFERENCED IN THE TITLE COMMITMENT FURNISHED.
 - 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 120330 PANEL 0504 SUFFIX E EFFECTIVE DATE 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 COMMERCIAL/HIGH RISK 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.

TITLE COMMITMENT INFORMATION TABLE				
FIRST AMERICAN TITLE INSURANCE COMPANY				
FILE No.: 2076-5382257, COMMITMENT DATE: JUNE 04, 2021				
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-8	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
9	O.R.B. 2159, PG. 1712 O.R.B. 2233, PG. 900 O.R.B. 2801, PG. 909 O.R.B. 2801, PG. 1978 O.R.B. 5825, PG. 8 O.R.B. 7052, PG. 1279	YES	NO	NOT A SURVEY MATTER
10	O.R.B. 5395, PG. 28	YES	YES	

SURVEYORS CERTIFICATE:

TO: GOLDEN OCALA EQUESTRIAN LAND, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, 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(g), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 6-01-2021.

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

1 OF 1 SHEET 1" = 100' DATE: 6-15-2021 JOB NO.: 21-12-99412-00-00-00-00	AN ALTA/NSPS LAND TITLE SURVEY FOR GOLDEN OCALA EQUESTRIAN LAND, LLC	<p>ROGERS ENGINEERING, LLC Civil Engineering & Land Surveying 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074</p>	Robert L. Rogers, PE Fl. Reg. No. 10027 rfrogers@rogerseng.com Rodney K. Rogers, PSM Fl. Reg. No. 5274 rkrogers@rogerseng.com	DATE REVISION
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