



LEGAL DESCRIPTION

LOT 10, SHERMAN OAKS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK S, PAGE 13, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY REPORT:

- BEARINGS ARE BASED ON ASSUMED DATUM: MORE PARTICULARLY THE WEST RIGHT-OF-WAY LINE OF N.W. 80th AVENUE AS BEING S00°24'50"E, AS SHOWN ON THE RECORD PLAT.
- FIELD SURVEY DATE : 9-04-2020.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 2076-4919413, COMMITMENT DATE: AUGUST 20, 2020.
- UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
- ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "AE" (EL. 69.5) (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0484 SUFFIX E EFFECTIVE DATE APRIL 19, 2017. THE LIMITS OF ZONE "AE" (EL. 69.5), SHOWN HEREON, WERE INTERPOLATED FROM THE FIRM.
- 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.

TITLE COMMITMENT INFORMATION TABLE				
FIRST AMERICAN TITLE INSURANCE COMPANY				
FILE No.: 2076-4919413, COMMITMENT DATE: AUGUST 20, 2020				
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-8	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
9	PLAT BOOK S, PG. 13	YES	YES	
10	O.R.B. 845, PG. 780	YES	NO	NOT A SURVEY MATTER
11	O.R.B. 99, PG. 458 O.R.B. 794, PG. 89	YES	NO	BLANKET TYPE EASEMENT
12	O.R.B. 805, PG. 530	YES	NO	NOT A SURVEY MATTER
13	O.R.B. 805, PG. 632	YES	NO	NOT A SURVEY MATTER

SURVEYORS CERTIFICATE:

TO: GOLDEN OCALA EQUESTRIAN LAND, LLC, 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 9-04-2020.

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

REVISION
DATE

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

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AN ALTA/NSPS LAND TITLE SURVEY
FOR
GOLDEN OCALA EQUESTRIAN LAND, LLC

JOB No. 19_2107-010-000
DATE 9-04-2020
SCALE 1" = 30'
SHEET 1 OF 1