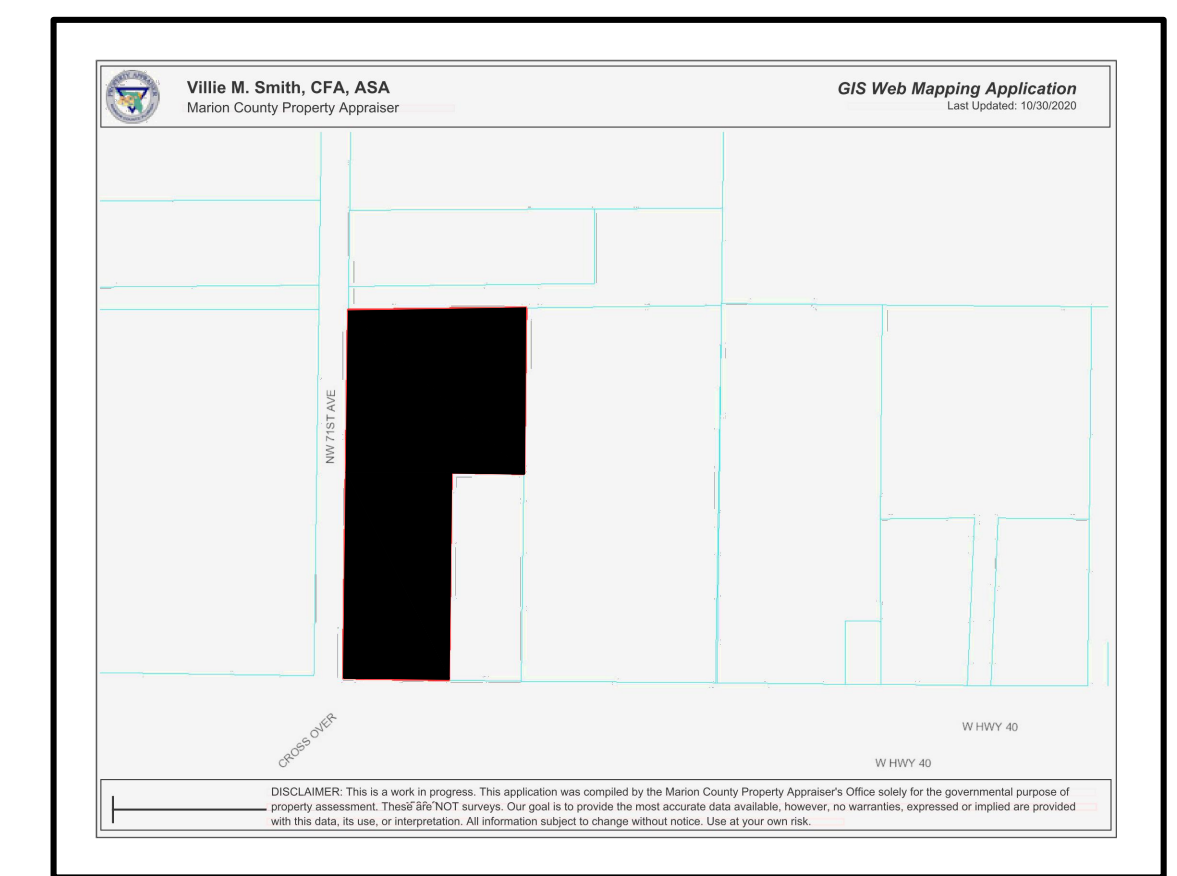


TITLE COMMITMENT INFORMATION TABLE				
FIRST AMERICAN TITLE INSURANCE COMPANY				
FILE No.: 2076-5008011, COMMITMENT DATE: OCTOBER 14, 2020				
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-8	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
9	O.R.B. 304, PG. 659	YES	NO	BLANKET TYPE EASEMENT
10	LEGAL DESCRIPTION	YES	YES	
11	O.R.B. 3430, PG. 784	YES	YES	
12	O.R.B. 3756, PG. 261	YES	YES	
13	O.R.B. 3430, PG. 780	YES	YES	
14	O.R.B. 1773, 1632	YES	YES	
	O.R.B. 1774, PG. 76	YES	YES	
15	O.R.B. 2751, PAGE 1610	YES	YES	
16	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS

- 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
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - R RADIUS
 - L ARC LENGTH
 - D or Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONC. CONCRETE
 - CONCRETE
 - ASPHALT
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - WATER METER
 - WATER VALVE
 - TRAFFIC SIGN
 - STREET SIGN
 - TELEPHONE PEDESTAL
 - ELECTRIC METER
 - MAILBOX



LEGAL DESCRIPTION:

TRACT NO. 22 - THE WEST 1/2 OF THE S.E. 1/4 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT STATE ROAD NO. 40 RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY. ALSO THE WEST 25 FEET TO BE USED FOR ROAD AND UTILITY PURPOSES ONLY. EXCEPT A PORTION OF TRACT 22 OF AN UNRECORDED SUBDIVISION OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF THE AFOREMENTIONED SECTION 18, PROCEED THENCE N.00°14'54"E., ALONG THE EASTERLY BOUNDARY OF SAID N.E. 1/4, 33.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 40; THENCE DEPARTING FROM SAID EASTERLY BOUNDARY AND ALONG SAID NORTHERLY RIGHT-OF-WAY N.89°53'45"W., 330.55 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE ALONG SAID RIGHT-OF-WAY, N.89°53'45"W., 123.43 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY N.00°14'23"E., 352.92 FEET; THENCE S.89°53'45"E., 123.43 FEET; THENCE S.00°14'23"W., 352.92 FEET TO THE POINT OF BEGINNING.

- SURVEY REPORT:**
- STATE PLANE COORDINATES 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: 11/02/2020
 - THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5008011, COMMITMENT DATE: OCTOBER 14, 2020.
 - ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 - THE UTILITY POLES, GUY ANCHORS AND OVERHEAD ELECTRIC WIRES SHOWN HEREON ARE EVIDENCE OF USE OF THE BLANKET TYPE ELECTRIC EASEMENT REFERENCED HEREON.
 - UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 - PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0511 & 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 SUBURBAN, 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.

SURVEYOR'S CERTIFICATE:

TO: GOLDEN OCALA EQUESTRIAN LAND, L.L.C., an Ohio limited liability company; 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(A), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11-02-2020.

RODNEY K. ROGERS DATE 11-10-2020
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

REVISION	DATE

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com

Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@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 GOLDEN OCALA EQUESTRIAN LAND, L.L.C.

JOB No. 20_23204-022-00
DATE 11-10-2020
SCALE 1" = 40'
SHEET 1 OF 1