



LEGAL DESCRIPTION

PARCEL NO. 1: BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, THE HAMLET AT SHERMAN OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 189 THROUGH 192, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N00°37'09"E, ALONG THE EAST BOUNDARY OF SAID LOT 6, A DISTANCE OF 160.00 FEET, THENCE N44°50'22"E, ALONG THE SOUTHEAST BOUNDARY OF SAID LOT 6 AND LOT 5, SAID THE HAMLET AT SHERMAN OAKS, 369.86 FEET, THENCE S89°22'51"E, ALONG THE SOUTH BOUNDARY OF LOTS 5, 4, AND 3, SAID THE HAMLET AT SHERMAN OAKS, 1139.12 FEET, THENCE S00°23'49"E, ALONG THE WEST BOUNDARY OF LOT 1, SAID THE HAMLET AT SHERMAN OAKS, 425.27 FEET TO THE NORTHEAST CORNER OF SHERMAN OAKS 1ST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 86 AND 87, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N89°22'28"W, ALONG THE NORTH BOUNDARY OF SAID SHERMAN OAKS 1ST ADDITION AND A WESTERLY PROJECTION THEREOF, 1214.89 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5419, PAGE 1413, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE S01°11'15"E, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE WESTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3639, PAGE 771, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 568.32 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, THENCE N89°22'51"W, ALONG THE NORTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4922, PAGE 432, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 219.72 FEET TO A POINT ON THE EAST BOUNDARY OF LOT 7, SAID THE HAMLET AT SHERMAN OAKS, THENCE N01°11'15"W, ALONG THE EAST BOUNDARY OF SAID LOT 7, A DISTANCE OF 568.32 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF AFORESAID LOT 6, THENCE S89°22'51"E, ALONG SAID SOUTH BOUNDARY, 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: BEGINNING AT THE MOST SOUTHWEST CORNER OF LOT 6, THE HAMLET AT SHERMAN OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 189, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N89°48'12"E, 170.82 FEET; THENCE S89°22'51"E, 30.00 FEET; THENCE N00°37'09"E, 40.00 FEET; THENCE S89°48'12"W, 216.28 FEET; THENCE S43°20' FEET ALONG A CURVE (60'-RADIUS), CH=42.28', DELTA=41°15'37", CB=S20°49'36"E, TO THE POINT OF BEGINNING.

AND TOGETHER WITH A NON-EXCLUSIVE EASEMENT OVER THE ROADS LOCATED WITHIN THE PLAT OF THE HAMLET AT SHERMAN OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 189 THROUGH 192, PUBLIC RECORDS OF MARION COUNTY, FLORIDA

LESS: BEGINNING AT THE MOST NORTHEAST CORNER OF LOT 6, THE HAMLET AT SHERMAN OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 189, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S. 44°50'22" W, 369.86 FEET; THENCE S. 00°37'09" W, 30.28 FEET; THENCE N. 44°50'22" E, 412.12 FEET; THENCE N. 89°22'51" W, 29.49 FEET, TO THE POINT OF BEGINNING.

PARCEL 3: LOT 3, THE HAMLET AT SHERMAN OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 189, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY REPORT:

- BEARINGS ARE BASED ON ASSUMED DATUM. MORE PARTICULARLY THE NORTH BOUNDARY OF SHERMAN OAKS 1ST ADDITION AS SHOWN N89°22'28"W, AS STATED IN THE LEGAL DESCRIPTION AND RECORD PLAT.
- FIELD SURVEY DATE : 10-06-2020.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 852020-233, COMMITMENT DATE: OCTOBER 07, 2020.
- 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 0484 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 SUBURBAN RURAL 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. 852020-233, COMMITMENT DATE: OCTOBER 07, 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 5, PG. 189	YES	YES	
10	O.R.B. 99, PG. 458	YES	NO	BLANKET TYPE EASEMENT
11	O.R.B. 794, PG. 89 O.R.B. 794, PG. 90 O.R.B. 1033, PG. 1328	YES NO NO	NO NO NO	BLANKET TYPE EASEMENT DOES NOT AFFECT SUBJECT PARCEL DOES NOT AFFECT SUBJECT PARCEL
12	O.R.B. 1773, PG. 1659 O.R.B. 1774, PG. 29	NO NO	NO NO	DOES NOT AFFECT SUBJECT PARCEL DOES NOT AFFECT SUBJECT PARCEL
13	O.R.B. 2881, PG. 1618 O.R.B. 2942, PG. 1693	YES YES	NO NO	NOT A SURVEY MATTER NOT A SURVEY MATTER
14	O.R.B. 2881, PG. 1619 O.R.B. 2942, PG. 1695	YES YES	NO NO	NOT A SURVEY MATTER NOT A SURVEY MATTER
15	O.R.B. 2881, PG. 1620 O.R.B. 2942, PG. 1697 O.R.B. 2942, PG. 1715 O.R.B. 3356, PG. 1972 O.R.B. 3839, PG. 1119 O.R.B. 5190, PG. 253 O.R.B. 5482, PG. 1358	YES YES YES YES YES YES YES	YES YES NO NO NO NO NO	YES YES NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER
16	O.R.B. 3607, PG. 1796	YES	YES	
17	O.R.B. 5032, PG. 1364	YES	NO	NOT A SURVEY MATTER
18	O.R.B. 5754, PG. 243	YES	YES	
19	O.R.B. 5754, PG. 247	YES	YES	
20	O.R.B. 3168, PG. 797	YES	YES	
21	STANDARD EXCEPTION	YES	NO	STANDARD EXCEPTION

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 2018 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(c), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-06-2020.

- 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 or CH LENGTH OF CHORD
 - CB CHORD BEARING
 - (F) FIELD MEASUREMENT
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION CALL
 - (F) FIELD MEASUREMENT
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONC. CONCRETE
 - M.E.S. MITERED END SECTION

REVISION

DATE

Robert L. Rogers, PE
P.L. Reg. No. 10029.com
rrogers@regeng.com

Rodney K. Rogers, PSM
P.L. Reg. No. 5274
rrogers@regeng.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. 20-21069-005-00

DATE 10-06-2020

SCALE 1" = 100'

SHEET 1 OF 1

RODNEY K. ROGERS DATE 10-06-2020
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA