



**DESCRIPTION:**

(PER TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5021722, DATED OCTOBER 27, 2020)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE EAST, ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION, 1311.10 FEET TO THE N.E. CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF SAID SECTION; THENCE S.0°13'40"E, ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF THE N.W. 1/4, 466.12 FEET; THENCE S.89°56'58"W, 659.08 FEET TO A POINT ON THE WEST BOUNDARY OF "JO-MAR AIRPORT INDUSTRIAL CENTER", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "Y", PAGES 97 AND 98, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.0°05'47"E, ALONG SAID WEST BOUNDARY, 1522.01 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°54'08"W, 380.29 FEET TO THE POINT OF BEGINNING; THENCE S.0°05'16"W, 536.95 FEET; THENCE S.89°37'50"W, 60.01 FEET; THENCE S.0°04'39"E, 106.90 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 40; THENCE S.89°54'14"W, ALONG SAID NORTH RIGHT OF WAY LINE, 220.87 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.0°07'04"E, ALONG SAID WEST BOUNDARY, 643.74 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°54'08"E, 280.23 FEET TO THE POINT OF BEGINNING.

**SCHEDULE B-II EXCEPTIONS:**

(PER TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-5021722, DATED OCTOBER 27, 2020)

- ITEMS 1-8 ARE NOT SURVEY RELATED.
- ITEM 9: EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 700, PAGE 173 CONTAINS AN ERROR IN THE DESCRIPTION. ITS LOCATION CANNOT BE DETERMINED AND WAS CORRECTED IN BOOK 858, PAGE 479.
- ITEM 10: EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 858, PAGE 479 AFFECTS SUBJECT LANDS; HOWEVER, IT IS BLANKET IN NATURE AND DOES NOT CONTAIN A SPECIFIC PLOTTABLE LOCATION.
- ITEM 11: ORDER OF TAKING IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN BOOK 1774, PAGE 29 AFFECTS SUBJECT LANDS AND IS DEPICTED HEREON. THE CALL IN THE DESCRIPTION OF "N.0°43'42"E ... 40.00 FEET TO THE NORTH RIGHT OF WAY" ... SHOULD READ "N.0°43'42"E ... 33.00 FEET TO THE NORTH RIGHT OF WAY" ... AND IS REFLECTED THAT WAY HEREON.
- ITEM 12: THE MEMORANDUM OF LEASE AGREEMENT IN BOOK 4764, PAGE 458 AFFECTS SUBJECT LANDS; HOWEVER, IT ENCUMBERS ALL OF THE LAND DESCRIBED HEREON AND IS NOT LIMITED TO A SPECIFIC LOCATION. THERE IS AN EXISTING LAMAR ADVERTISING SIGN ON SUBJECT LANDS AND IS LOCATED NEAR THE S.W. CORNER OF THE PROPERTY, WHICH IS DEPICTED HEREON.

**SURVEYOR'S NOTES:**

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE) NAD-83, (1990 ADJUSTMENT), HOLDING THE NORTH BOUNDARY OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 15 SOUTH, RANGE 21 EAST, TO BEAR S.89°23'20"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
5. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
6. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
7. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
8. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
9. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
10. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NUMBER 12083C0503E, WITH A DATE OF IDENTIFICATION OF APRIL 19, 2017, FOR COMMUNITY PANEL NUMBER 503 OF 960, IN MARION COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
11. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE STATE OF FLORIDA FOR A BOUNDARY SURVEY.
12. THE UTILITY LOCATIONS DEPICTED HEREON ARE BASED ON OBSERVED EVIDENCE.
13. NO ZONING REPORT WAS PROVIDED FOR THIS SURVEY.
14. NO EVIDENCE OF ANY WETLAND DELINEATIONS FOUND DURING THE COURSE OF THIS SURVEY.

LEGEND	
(P) = PLAT DIMENSION	TM = TEMPORARY BENCHMARK
(F) = FIELD MEASUREMENT	RCP = REINFORCED CONCRETE PIPE
(D) = DEED DIMENSION	CMP = CORRUGATED METAL PIPE
(C) = CALCULATED DIMENSION	VCP = VITRIFIED CLAY PIPE
(X) = EXCEPTION DIMENSION	PCP = POLYVINYL CHLORIDE
R/W = RIGHT OF WAY LINE	HDPE = HIGH DENSITY POLYETHYLENE
CB = CHORD BEARING	OU = OVERHEAD UTILITY(IES)
ORB = OFFICIAL RECORDS BOOK	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
PC = POINT OF CURVATURE	BFP = BACKFLOW PREVENTER
PRC = POINT OF REVERSE CURVATURE	A/C = AIR CONDITIONER
PT = POINT OF TANGENCY	FIBER = FIBER OPTIC CABLE MARKER
LB = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT
LS = LICENSED SURVEYOR	PCP = PERMANENT CONTROL POINT
FTE = FINISHED FLOOR ELEVATION	PLS = PROFESSIONAL LAND SURVEYOR & MAPPER
TRB = TELEPHONE RISER BOX	RLS = REGISTERED LAND SURVEYOR
WPP = WOOD POWER POLE	I.D. = IDENTIFICATION
CPF = CONCRETE POWER POLE	NO. = NUMBER
MPP = METAL POWER POLE	
WELL	WATER CONTROL BOX
WATER METER	TELEPHONE RISER BOX
SANITARY MANHOLE	ELECTRIC BOX
CABLE TV RISER BOX	IRRIGATION CONTROL BOX
WOOD POWER POLE	DUTY ANCHOR
FIRE HYDRANT	SEWER VALVE
FIRE DEPARTMENT CONNECTION	WATER VALVE
SEWER VALVE	SEWER VALVE
SET 5/8" IRON ROD & CAP - LB 7389	SET 5/8" IRON ROD & CAP - LB 7389
FOUND 4"x4" CONCRETE MONUMENT	FOUND 4"x4" CONCRETE MONUMENT
FOUND 4"x4" CONCRETE MONUMENT	FOUND 4"x4" CONCRETE MONUMENT
FOUND 8" OCTAGONAL CONCRETE MONUMENT	FOUND 8" OCTAGONAL CONCRETE MONUMENT
HOSE BIBB	TRAFFIC CONTROL BOX
BURIED CABLE MARKER	GREASE TRAP
WATER METER	SANITARY MANHOLE
TELEPHONE RISER BOX	STORM DRAINAGE MANHOLE
ELECTRIC BOX	TELEPHONE MANHOLE
IRRIGATION CONTROL BOX	STORM INLET
DUTY ANCHOR	CENTERLINE
SEWER VALVE	MONITORING WELL
FIRE DEPARTMENT CONNECTION	LIGHT POLE
WATER VALVE	SIGN POST
SEWER VALVE	MAILBOX
SET 5/8" IRON ROD & CAP - LB 7389	SANITARY CLEAN-OUT
FOUND 4"x4" CONCRETE MONUMENT	BROKEN LINE; NOT DRAWN TO SCALE
FOUND 4"x4" CONCRETE MONUMENT	DEPICTS CONCRETE



"ALTA/NSPS LAND TITLE SURVEY"

FOR:

GOLDEN OCALA EQUESTRIAN LAND, L.L.C.

STATE CERTIFIED SDVBE

**PREECE**  
LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK  
2201 S.E. 30TH AVENUE, SUITE 102  
OCALA, FL 34471  
PHONE: (352) 351-0091  
FAX: (352) 351-0093 FAX  
EMAIL: gjen@plsninc.us

(LICENSED BUSINESS NO. 7389)

**SURVEYOR'S CERTIFICATION:**

TO: (1) GOLDEN OCALA EQUESTRIAN LAND, L.L.C.; (2) ASSURED TITLE SERVICES, LLC AND (3) FIRST AMERICAN TITLE INSURANCE COMPANY.

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(a), 7(a), 8, 9, 11, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 29, 2020.

DATE: 10/29/20

GLENN H. PREECE, JR., P.S.M.  
CERTIFICATE NO. LS 5427  
STATE OF FLORIDA

DATE OF FIELD SURVEY: OCTOBER 29, 2020			
DRAWN:	G.H.P.	REVISIONS	BY DATE
CHECKED:	G.H.P.		
F.B.	PAGES		
11	64-69		
106	19		
FILE INFO:			
17-15-21			
SCALE: 1" = 60'	COPYRIGHT © 2020	JOB ORDER # 06-212 ALTA	