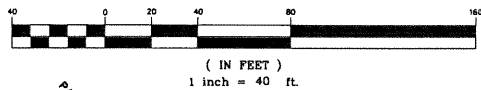


GRAPHIC SCALE



PARCEL ID. No.: 23325-001-01
CARDINAL LC COMPANY
LOT 1, BLOCK "A"
MEADOWBROOK COMMERCE PARK
PLAT BOOK 6, PAGES 191-199, M.C.R.
LAND USE: EMPLOYMENT CENTER
ZONING: M-2

S89°25'31"E 676.16'(D)(P)
S89°25'16"E 676.20'(F)

POINT OF COMMENCEMENT
N.E. CORNER
22-15-21

GENERAL LEGEND

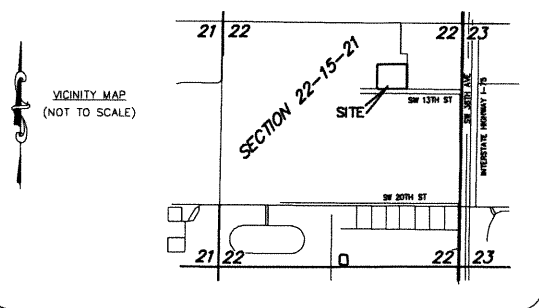
- = FOUND 1/2" IRON ROD WITH CAP MARKED "B 315"
- = CLEANOUT
- ⊕ = LIGHT POLE
- ⊙ = POWER POLE
- = OVERHEAD POWER LINE
- = TELEPHONE PEDESTAL
- ⊞ = WATER METER
- ⊞ = ELECTRIC BOX
- — — = FENCE LINE
- — — = LINE NOT DRAWN TO SCALE
- ⊞ = BACK-FLOW PREVENTOR
- ⊞ = DOUBLE DETECTOR CHECK VALVE
- ⊞ = WATER VALVE
- ⊞ = FIRE HYDRANT
- ⊞ = SANITARY MANHOLE
- ⊞ = GAS VALVE
- ⊞ = IRRIGATION CONTROL BOX
- CM = CONCRETE MONUMENT
- MEC = MOORHEAD ENGINEERING COMPANY
- RLS = REGISTERED LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- LBN = LICENSED BUSINESS NUMBER
- (P) = PLAT DIMENSION
- (D) = DESCRIBED
- (C) = CALCULATED DIMENSION
- (F) = FIELD MEASUREMENT
- R/W = RIGHT-OF-WAY LINE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- P.B. = PLAT BOOK
- P.G. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- CONC. = CONCRETE
- SIOW = SIGN
- ♿ = HANDICAP PARKING

SCHEDULE B-II

- PER FIRST AMERICAN TITLE COMMITMENT FILE No.: 2076-5896072
- 9. MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE(S) 191, INCLUDING, BUT NOT LIMITED TO, ANY BUILDING SETBACK LINE AND/OR EASEMENTS LYING WITHIN THE LOT(S) DESCRIBED IN SCHEDULE "A", AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON.
- 10. MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK 7, PAGE(S) 91, INCLUDING, BUT NOT LIMITED TO, ANY BUILDING SETBACK LINE AND/OR EASEMENTS LYING WITHIN THE LOT(S) DESCRIBED IN SCHEDULE "A", AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON AS POSSIBLE.
- 11. AGREEMENT RECORDED IN BOOK 2786, PAGE 878 AND PARTIAL RELEASE IN BOOK 2960, PAGE 213 AND 2nd AMENDMENT IN BOOK 2960, PAGE 220, AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON AS POSSIBLE.
- 12. DEVELOPERS AGREEMENT RECORDED IN BOOK 2879, PAGE 488 AND AMENDED IN BOOK 2939, PAGE 1227 AND AMENDED IN BOOK 3160, PAGE 1711, AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON AS POSSIBLE.
- 13. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT, RECORDED IN BOOK 3308, PAGE 1309 AND AMENDED IN BOOK 3369, PAGE 1309, BUT DELETING AND COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED IN RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITION OR RESTRICTIONS VIOLATE 42 USC 3604(C), AFFECT THE SUBJECT PROPERTY BUT CONTAIN NOTHING TO PLOT.
- 14. EASEMENT RECORDED IN BOOK 3389, PAGE 1606, EASEMENT EXISTS ACCORDING TO CONSTRUCTION OF UNDERGROUND ELECTRICAL IMPROVEMENTS, AND CAN ONLY BE PLOTTED ACCURATELY IF THOSE UNDERGROUND IMPROVEMENTS ARE LOCATED.
- 15. AGREEMENT RECORDED IN BOOK 2810, PAGE 404, AFFECT THE SUBJECT PROPERTY BUT CONTAIN NOTHING TO PLOT.
- 16. AGREEMENT RECORDED IN BOOK 3532, PAGE 1109 AND BOOK 3801, PAGE 1854 AND AMENDED IN BOOK 4210, PAGE 540 AND AMENDED IN BOOK 4562, PAGE 723, AFFECT THE SUBJECT PROPERTY BUT CONTAIN NOTHING TO PLOT.
- 17. DEVELOPERS AGREEMENT RECORDED IN BOOK 3317, PAGE 1267, AFFECT THE SUBJECT PROPERTY BUT CONTAIN NOTHING TO PLOT.
- 18. DEVELOPERS AGREEMENT RECORDED IN BOOK 3618, PAGE 1364, AFFECT THE SUBJECT PROPERTY BUT CONTAIN NOTHING TO PLOT.
- 19. AGREEMENT RECORDED IN BOOK 3598, PAGE 149, AFFECT THE SUBJECT PROPERTY BUT CONTAIN NOTHING TO PLOT.
- 20. EASEMENT RECORDED IN BOOK 2161, PAGE 1797, DOES NOT AFFECT THE SUBJECT PROPERTY.

FEMA FLOOD ZONE

THE DRAINAGE RETENTION AREA IN THE NORTHWEST CORNER OF THE DESCRIBED PROPERTY IS DESIGNATED AS A ZONE "AE" WITH A BASE FLOOD ELEVATION OF 66.96, THE BALANCE OF THE SITE IS DESIGNATED AS ZONE X, BASED ON THE FEMA COMMUNITY PANEL No. 12083C0512E DATED AUGUST 19, 2017.



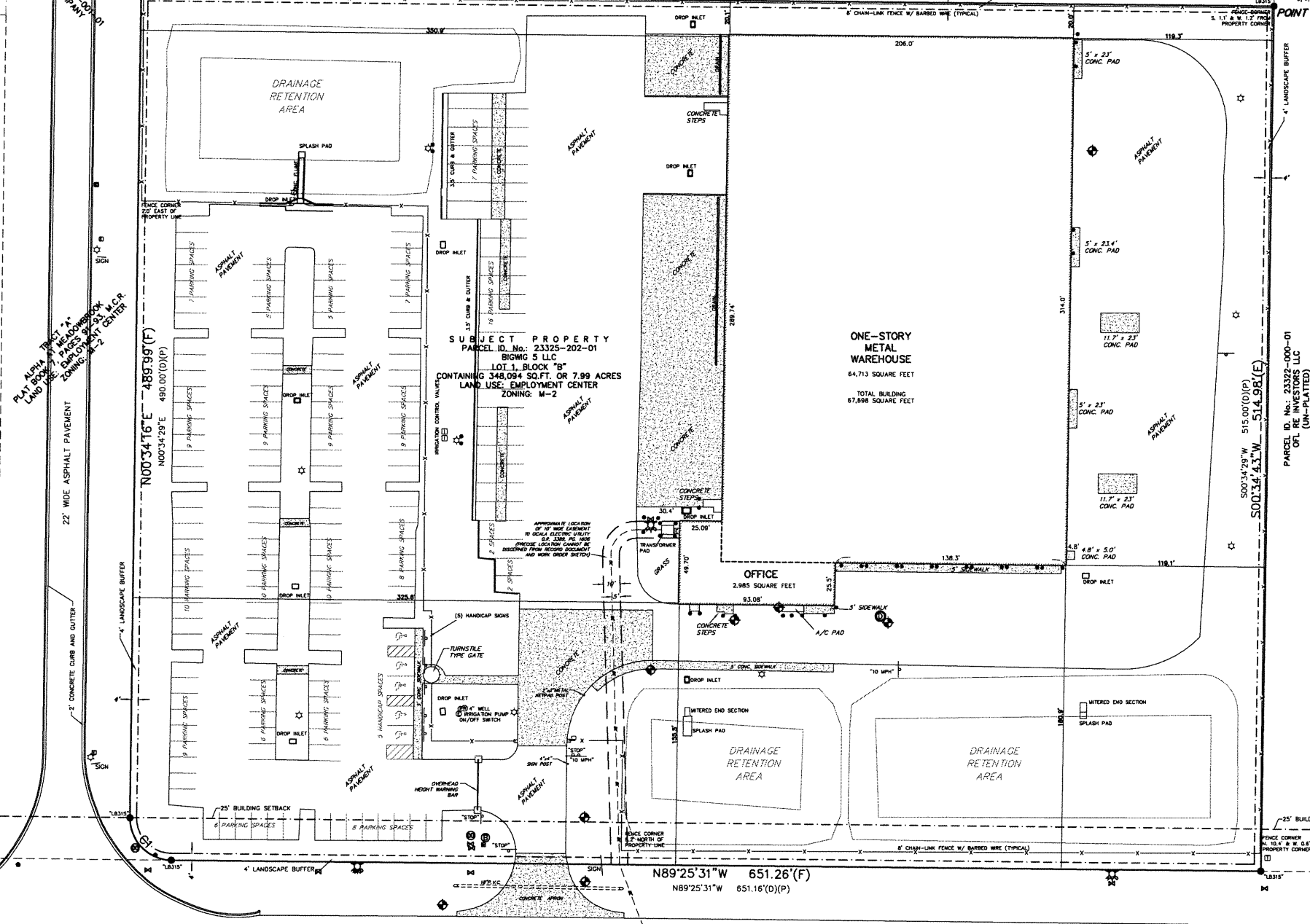
DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 6791, PAGES 737-741, M.C.R.)
LOT 1, BLOCK B, OF ALPHA AT MEADOWBROOK, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 91 THROUGH 93, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 22, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 89°56'09" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1323.24 FEET; THENCE DEPARTING SAID NORTH BOUNDARY SOUTH 00°34'29" WEST; 669.41 FEET; THENCE SOUTH 89°25'31" EAST, 143.87 FEET; THENCE SOUTH 00°34'29" WEST, 245.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°34'29" WEST 515.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF S.W. 13th STREET (100 FEET WIDE); THENCE NORTH 89°25'31" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 651.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF S.W. 13th STREET, NORTHEASTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°25'31" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°34'29" EAST, 490.00 FEET; THENCE SOUTH 89°25'31" EAST, 676.16 FEET TO THE POINT OF BEGINNING.
BEING A PORTION OF LOT 1, BLOCK A, MEADOWBROOK COMMERCE PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 191, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CERTIFIED TO:

RLR INVESTMENTS, L.L.C. AND OHIO LIMITED LIABILITY COMPANY;
BIOWIG S, L.L.C.;
KLEIN & KLEIN, L.L.C.
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, 5(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 24th, 2022.

Bruce M. Varrade 3/11/22
BRUCE M. VARRADE
PROFESSIONAL LAND SURVEYOR
NO. 5870, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY L8315
SECTION FOR SEPARATE PLANNING ONLY. ALL MEASUREMENTS SEALED WITH A CROSSED SURVEYORS SEAL.



36" WIDE ASPHALT PAVEMENT
S.W. 13th STREET (PUBLIC STREET)
(100' WIDE RIGHT-OF-WAY)
O.R. 2783, PG. 1138 & O.R. 2786, PG. 878

PARCEL ID. No.: 23325-003-11
MKW MEADOWBROOK BUILDING LLC
LOT 11, BLOCK "C"
MEADOWBROOK COMMERCE PARK
PLAT BOOK 6, PAGES 191-199, M.C.R.
LAND USE: EMPLOYMENT CENTER
ZONING: M-1

S.W. 42nd AVENUE
(80' WIDE RIGHT-OF-WAY)
36" WIDE ASPHALT PAVEMENT

FIELD CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.18'	25.00'	89°47'29"	35.29'	S44°14'18"E

DESCRIBED CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	S44°25'31"E

PLAT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27'	25.00'	90°00'00"	35.36'	S44°25'31"E

PARKING CALCULATIONS:

PER CITY OF OCALA LAND DEVELOPMENT REGULATIONS
OFFICE = 1 SPACE / 300 SQUARE FEET
= 2,945/300 = 9.82
= 10 SPACES
WAREHOUSE = 1 SPACE / 1000 SQUARE FEET
= 64,713/1000 = 64.71
= 65 SPACES
HANDICAP SPACES (1 TO 100) = 1 PER 25 REGULAR SPACES
= (10 + 65)/25
= 2.92
TOTAL REQUIRED REGULAR SPACES = 75
TOTAL EXISTING REGULAR SPACES = 189
TOTAL REQUIRED HANDICAP SPACES = 3
TOTAL EXISTING HANDICAP SPACES = 5

DRAINAGE RETENTION AREAS:

THE THREE (3) DRAINAGE RETENTION AREAS SHOWN HEREON SERVICE ONLY THE SUBJECT PROPERTY.

PARCEL ID. No.: 23322-002-00

RLR LLC
RLR INVESTMENTS LLC
(UN-PLATTED)

SITE
ADDRESS: 4161 S.W. 13th STREET
OCALA, FLORIDA 34474

NOTES:

- 1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF S.W. 13th STREET ASSUMED TO BEAR: N89°25'31"W.
- 2. UNDERGROUND IMPROVEMENTS AND UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
- 3. LANDS WERE NOT ABSTRACTED BY THIS COMPANY FOR OWNERSHIP, EASEMENTS OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.
- 4. SURVEY BASED ON EXISTING MONUMENTATION, RECORD PLAT, RECORDS OF THIS COMPANY AND TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2076-5896072, EFFECTIVE DATE: 2/23/22, 8:00 AM
- 5. ALL RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS NOTED. DESCRIPTION FURNISHED BY CLIENT.
- 6. SUBJECT PROPERTY IS ZONED M2. THE BUILDING SETBACKS FOR M-2 ZONING ARE: 25' FRONT, 0' SIDES AND REAR.

HOWEVER, THERE IS A CITY OF OCALA REQUIREMENT THAT A 4' LANDSCAPE BUFFER BE MAINTAINED ALONG ALL PROPERTY LINES.

ALTA / NSPS LAND TITLE SURVEY

R.L.R. INVESTMENTS, L.L.C.

LOT 1, BLOCK "B" - ALPHA AT MEADOWBROOK

MOORHEAD ENGINEERING COMPANY

CONSULTING ENGINEERS - LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 22-019 Drawing: 22019s Scale: 1" = 40'
Drawn by: EJM Approved by: BWV F.B. 2307 Pg. 43-45
Date Sheet: Office: 03-02-22 Field: 02-24-22

SHEET NO. 1 OF 1 SHEETS

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