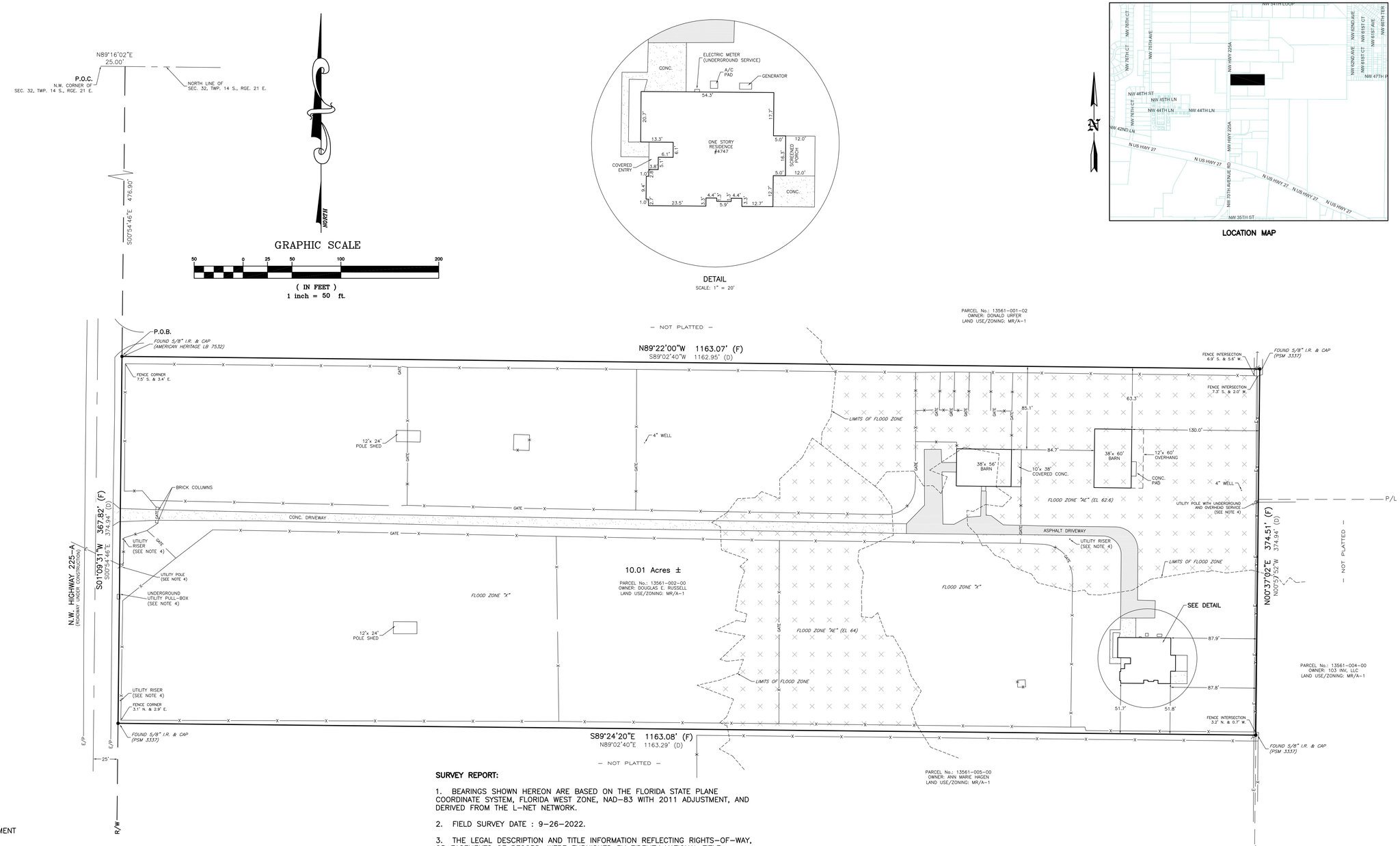

LEGEND

C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
P/L	PROPERTY LINE
D or Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
LC	LENGTH OF CHORD
CB	CHORD BEARING
(r)	RADIAL
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
(P)	PLAT MEASUREMENT
(D)	DESCRIPTION CALL
(F)	FIELD MEASUREMENT
	UTILITY POLE AND GUY ANCHOR
	OVERHEAD WIRES
	FENCE
CONC.	CONCRETE

LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, THENCE N89°16'02"E ALONG THE NORTH BOUNDARY OF SAID SECTION 32, A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD 225–A, THENCE S00°54'46"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 476.90 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S00°54'46"E A DISTANCE OF 374.94 FEET, THENCE N89°02'40"E A DISTANCE OF 1163.29 FEET, THENCE N00°57'52"W A DISTANCE OF 374.94 FEET, THENCE S89°02'40"W A DISTANCE OF 1162.95 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD–83 WITH 2011 ADJUSTMENT, AND DERIVED FROM THE L–NET NETWORK.

2. FIELD SURVEY DATE : 9–26–2022.

3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS–OF–WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER No. 10707005, COMMITMENT DATE: 8–16–2022.

4. THE EASEMENTS RECORDED IN O.R. BOOK 2519, PAGE 426 AND O.R. BOOK 2814, PAGE 523 HAVE A WIDTH OF 20 FEET WITH THE LENGTH AND DIRECTION TO BE DEFINED BY CITY OF OCALA WORK ORDERS, WHICH WERE NOT RECORDED WITH THE EASEMENT DOCUMENTS. THE UTILITIES SHOWN AND LABELED HEREON, ABOVE AND BELOW THE GROUND, MAY BE CONSIDERED AS EVIDENCE OF USE OF THESE EASEMENTS.

5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.

6. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "AE" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0501 SUFFIX E EFFECTIVE DATE 4–19–2017. THE LIMITS OF ZONE "AE", SHOWN HEREON, WERE INTERPOLATED FROM THE FIRM.

7. 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 RURAL LAND USE.

8. 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
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER No. 10707005, COMMITMENT DATE: 8–16–2022

SCH. B–2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1 – 5	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
6	O.R.B. 2104, PG. 143	YES	NO	BLANKET TYPE RELEASE
7	O.R.B. 1172, PG. 1933 O.R.B. 1293, PG. 532	YES	NO	NOT A SURVEY MATTER
8	O.R.B. 2519, PG. 426	YES	NO	WORK ORDER NOT PROVIDED
9	O.R.B. 2814, PG. 523	YES	NO	WORK ORDER NOT PROVIDED
10	STANDARD EXCEPTION	YES	NO	STANDARD EXCEPTION

SURVEYORS CERTIFICATE:

TO: JONATHAN R. CARD, GOLDEN OCALA EQUESTRIAN LAND, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY AND McGRAW, RAUBA & MUTARELLI, P.A.:

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 9–26–2022.

Rodney K Rogers
Digitally signed by Rodney K Rogers
Date: 2022.10.03 09:10:55 -04'00'

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

DATE	REVISION

Robert L. Rogers, PE
FL Reg. No. 10007
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Civil Engineering & Land Surveying
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AN ALTA/NSPS LAND TITLE SURVEY
FOR
JONATHAN R. CARD

JOB No.
22_13561–002–00

DATE
9–26–2022

SCALE
1" = 30'

SHEET
1 OF 1