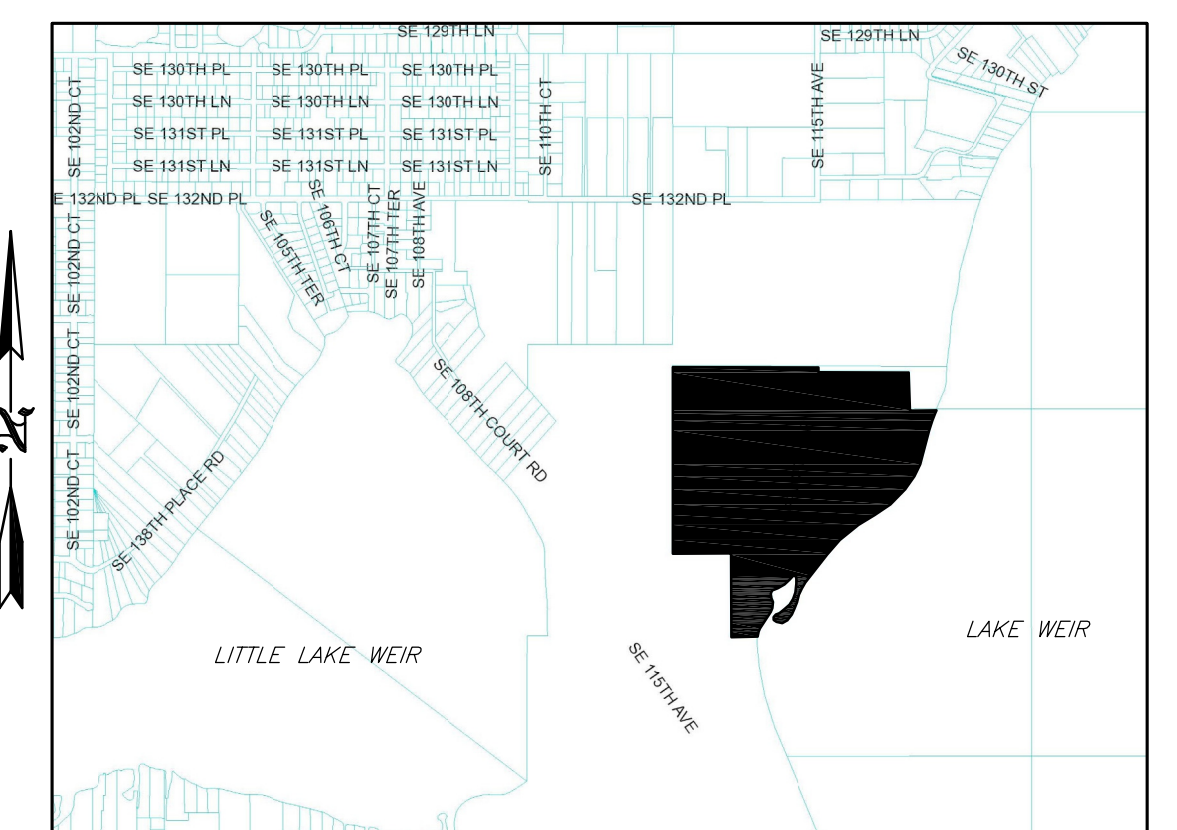
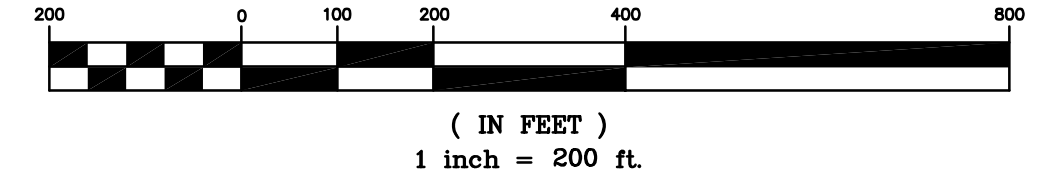




GRAPHIC SCALE



LOCATION MAP

LEGAL DESCRIPTION FURNISHED

TRACT NO. 2: COMMENCING AT THE INTERSECTION OF THE SOUTH BOUNDARY LINE OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) SOUTH, RANGE TWENTY-THREE (23) EAST, WITH THE WEST MARGIN OF THE WATER OF LAKE WEIR; THENCE ALONG AND WITH THE SOUTH BOUNDARY LINE OF SAID SECTION TWELVE (12) TO A POINT THREE AND 18/100THS CHAINS WEST OF THE SOUTHWEST CORNER OF LOT EIGHT; THENCE NORTH ELEVEN AND 50/100THS CHAINS, THENCE EAST THREE AND 18/100THS CHAINS TO THE WEST BOUNDARY LINE OF SAID LOT EIGHT, THENCE NORTH, TO A STAKE, TWO AND NINETY-FOUR AND ONE-HALF HUNDREDTHS CHAINS SOUTH OF THE NORTHWEST CORNER OF SAID LOT EIGHT, THENCE EAST TO THE MARGIN OF THE WATERS OF LAKE WEIR, THENCE SOUTHERLY ALONG AND WITH THE WATERS OF LAKE WEIR TO THE POINT OF BEGINNING; BEING PART OF LOTS SEVEN, EIGHT AND NINE OF SECTION TWELVE, TOWNSHIP SEVENTEEN SOUTH, RANGE TWENTY-THREE EAST.

EXCEPTING AND RESERVING TWELVE ACRES, MORE OR LESS, OF FULL BEARING ORANGE GROVE SITUATED IN THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LANDS.

TOGETHER WITH A TWENTY-FIVE FOOT ROADWAY OR APPROACH TO SAID GROVE, WHICH SAID TWELVE ACRES OF LAND, MORE OR LESS, TOGETHER WITH SAID ROADWAY SO EXCEPTED IS MORE PARTICULARLY DESCRIBED UPON A CERTAIN MAP OR PLAT THEREOF ATTACHED TO A CERTAIN DEED DATED MAY 15, 1925, FROM ROBERT M. BIDDLE AND HIS WIFE, CATHERINE BIDDLE, TO CHACE-GARY REALTY COMPANY, RECORDED IN DEED BOOK 187, PAGE 130 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE DESCRIPTION OF SAID TWELVE ACRES AND ROADWAY AS SET OUT ON SAID MAP OR PLAT ABOVE REFERRED TO BEING AS FOLLOWS:

BEGINNING AT A POINT 28.50 CHAINS SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT EIGHT OF SECTION TWELVE, IN TOWNSHIP SEVENTEEN SOUTH, RANGE TWENTY-THREE EAST, THENCE RUNNING EAST 8.07 CHAINS, THENCE SOUTH 11.50 CHAINS TO THE SOUTH BOUNDARY OF SECTION TWELVE, THENCE WEST 11.25 CHAINS, THENCE NORTH 11.50 CHAINS, THENCE EAST 3.18 CHAINS TO PLACE OF BEGINNING, AND BEING IN LOTS EIGHT AND NINE OF SAID SECTION TWELVE, AND CONTAINING TWELVE ACRES, MORE OR LESS;

AND ALSO, A STRIP OF LAND TWENTY-FIVE FEET IN WIDTH FOR A ROAD, THE CENTER LINE OF WHICH IS DESCRIBED AS:

BEGINNING THIRTY CHAINS SOUTH, AND 8.07 CHAINS EAST OF THE NORTHWEST CORNER OF SAID LOT EIGHT, THENCE EASTERLY 6.70 CHAINS TO PRESENT ROAD; THENCE NORTH TEN DEGREES EAST 21.59 CHAINS, THENCE NORTH EIGHT DEGREES EAST 6.07 CHAINS TO THE INTERSECTION OF ROAD RUNNING NORTH ON THE HALF SECTION LINE OF SAID SECTION TWELVE, TOWNSHIP SEVENTEEN SOUTH, RANGE TWENTY-THREE EAST.

SUBJECT TO DEED FOR ROAD RIGHT OF WAY MADE BY WEIR BLUFF CORPORATION TO AMERICAN FRUIT GROWERS, INCORPORATED, DATED OCTOBER 17, 1927, RECORDED IN DEED BOOK 210, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS: A PORTION OF THE SE 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE N.W. CORNER OF THE SW 1/4 OF SAID SECTION 12, THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SECTION 12, N 89°19'30" E, 1325.30 FEET; THENCE S00°40'30" E, 195.00 FEET; THENCE N 89°19'30" E, 1325.49 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON EAST RIGHT-OF-WAY OF A PUBLIC ROAD; THENCE S 00°40'30" E, ALONG SAID RIGHT OF WAY, 40.00 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY N 89°19'30" E, 833.14 FEET; THENCE S 04°48'00" W, 345.76 FEET; THENCE S 88°12'00" E, 259.0 FEET, MORE OR LESS TO THE WATERS EDGE OF LAKE WEIR; THENCE ALONG SAID WATERS EDGE IN A NORTHEASTERLY DIRECTION 400.0 FEET, MORE OR LESS TO A POINT THAT BEARS N 89°19'30" E, 1121.0 FEET MORE OR LESS TO THE P.O.B.; THENCE S 89°19'30" W, 1121.0 FEET, MORE OR LESS TO THE P.O.B.

AND FOR A POINT OF REFERENCE COMMENCE AT THE N.W. CORNER OF THE SW 1/4 OF SAID SECTION 12, THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SECTION 12, N 89°19'30" E, 1325.30 FEET; THENCE S00°40'30" E, 195.00 FEET; THENCE N 89°19'30" E, 1325.49 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF A PUBLIC ROAD; THENCE S 00°40'30" E, ALONG SAID RIGHT OF WAY, 40.00 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY N 89°19'30" E, 833.14 FEET; THENCE S 04°48'00" W, 345.76 FEET TO THE POINT OF BEGINNING; THENCE S 88°12'00" E, 259.0 FEET, MORE OR LESS TO THE WATERS EDGE OF LAKE WEIR; THENCE ALONG SAID WATERS EDGE IN A SOUTHWESTERLY DIRECTION 38.06 FEET MORE OR LESS TO A POINT THAT BEARS N 81°49'25" W TO THE POINT OF BEGINNING; THENCE N 81°49'25" W, 341.02 FEET MORE OR LESS TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION WRITTEN BY THE SURVEYOR

COMMENCE AT THE N.W. CORNER OF THE SW 1/4 OF SECTION 12, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N89°19'30"E, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF SAID SECTION 12, A DISTANCE OF 1325.30 FEET TO THE NORTHWEST CORNER OF GOVERNMENT LOT 8 OF SAID SECTION 12; THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED S00°15'46"W ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 195 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°15'46"W ALONG SAID WEST LINE, A DISTANCE OF 1685.26 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°25'12"E, 532.14 FEET; THENCE S00°15'46"W, 759.09 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED SECTION 12; THENCE S89°29'25"E ALONG SAID SOUTH LINE, A DISTANCE OF 229 FEET MORE OR LESS TO THE ORDINARY HIGH WATER LINE OF LAKE WEIR AND A POINT OF CONVENIENCE, HEREINAFTER CALLED POINT "A"; THENCE RETURN ALONG THE PREVIOUS COURSES AND DISTANCES TO THE POINT OF BEGINNING; THENCE S89°44'51"E, 1324.72 FEET; THENCE S00°12'49"W, 39.95 FEET; THENCE S89°44'48"E, 833.14 FEET; THENCE S05°47'44"W, 345.07 FEET; THENCE S81°05'13"E, 250 FEET MORE OR LESS, TO A POINT ON THE AFOREMENTIONED ORDINARY HIGH WATER LINE OF LAKE WEIR; THENCE SOUTHWESTERLY, NORTHEASTERLY AND SOUTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE TO AFOREMENTIONED POINT "A" FOR CLOSURE.

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 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 8-29-2022.

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

Table with columns for REVISION and DATE.

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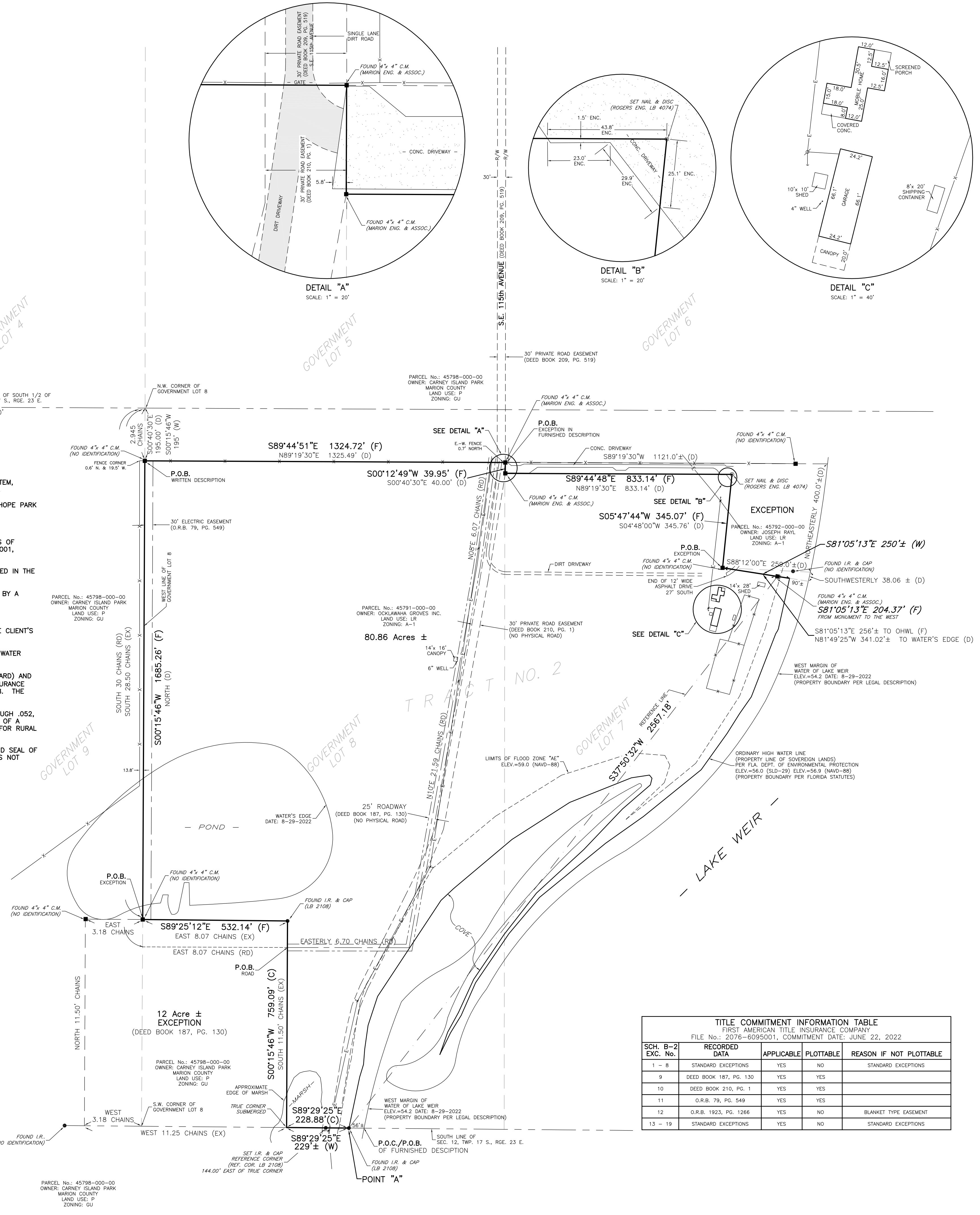
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
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AN ALTA/NSPS LAND TITLE SURVEY FOR GOLDEN OCALA EQUESTRIAN LAND, L.L.C.

Table with columns for JOB No., DATE, SCALE, and SHEET.

- SURVEY REPORT: 1. FIELD 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. VERTICAL DATA SHOWN HEREON IS BASED ON MARION COUNTY, VERTICAL CONTROL STATION "HOPE PARK BM", ELEVATION 56.75 (NAVD-88). 3. FIELD SURVEY DATE : 8-29-2022. 4. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 2076-6095001, COMMITMENT DATE: JUNE 22, 2022. 5. THE LEGAL DESCRIPTION WRITTEN BY THE SURVEYOR DESCRIBES THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT AND DEEDS OF RECORD. 6. THE ORDINARY HIGH WATER LINE AND LIMITS OF ZONE "AE (EL 59 FEET)" WERE DETERMINED BY A TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AS PART OF THE BOUNDARY SURVEY. 7. UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED. 8. NO DIMENSIONAL TIES FROM THE STRUCTURES TO THE PROPERTY LINES WERE SHOWN AT THE CLIENT'S REQUEST. 9. THE SUBJECT PROPERTY'S ACREAGE SHOWN HEREON IS CALCULATED TO THE ORDINARY HIGH WATER LINE. 10. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "AE (EL 59 FEET)" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0765 SUFFIX D EFFECTIVE DATE AUGUST 28, 2008. THE LIMITS OF ZONE "AE (EL 59 FEET)" ARE SHOWN HEREON. 11. 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. 12. 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.

- 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 LENGTH OF CHORD, CB CHORD BEARING, () 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 (FURNISHED), (C) FIELD MEASUREMENT, (EX) CALCULATED MEASUREMENT, (EX) EXCEPTION CALL, (RD) ROAD DESCRIPTION CALL, (W) WRITTEN DESCRIPTION CALL, (U) UTILITY POLE AND GUY ANCHOR, (HW) OVERHEAD WIRES, CONC. CONCRETE, ENC. ENCROACHMENT, OHWL ORDINARY HIGH WATER LINE



TITLE COMMITMENT INFORMATION TABLE
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE No.: 2076-6095001, COMMITMENT DATE: JUNE 22, 2022

SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1 - 8	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
9	DEED BOOK 187, PG. 130	YES	YES	
10	DEED BOOK 210, PG. 1	YES	YES	
11	O.R.B. 79, PG. 549	YES	YES	
12	O.R.B. 1923, PG. 1266	YES	NO	BLANKET TYPE EASEMENT
13 - 19	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS