

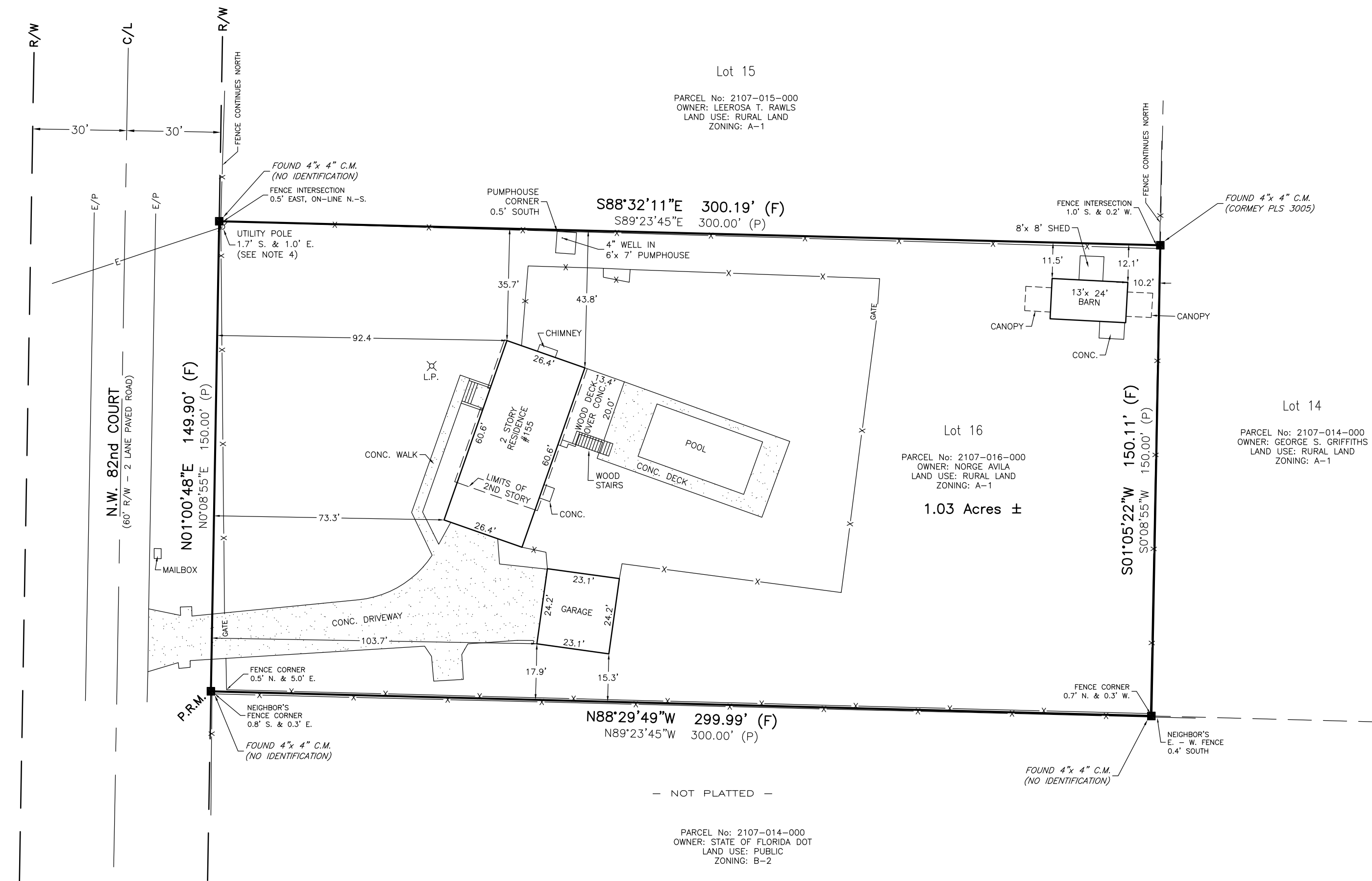
LOCATION MAP

LEGAL DESCRIPTION

LOT 16, SHERMAN OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK S, PAGE 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY REPORT:

1. FIELD MEASURED 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 : 3-02-2023.
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No.: 7223-6354523, COMMITMENT DATE: FEBRUARY 20, 2023.
4. THE UTILITY POLE AND OVERHEAD WIRES INSIDE THE BOUNDARY OF THE SUBJECT PROPERTY AT THE NORTHWEST CORNER, MAY BE CONSIDERED EVIDENCE OF USE OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 99, PAGE 458 AND BOOK 794, PAGE 89 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
6. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
7. 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 SURVEY E EFFECTIVE DATE APRIL 19, 2017.
8. 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.
9. 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.

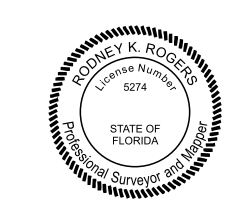


TITLE COMMITMENT INFORMATION TABLE				
FIRST AMERICAN TITLE INSURANCE COMPANY				
COMMITMENT No.: 7223-6354523, COMMITMENT DATE: FEBRUARY 20, 2023				
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-8	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
9	PLAT BOOK S, PG. 13	YES	YES	
10	O.R.B. 845, PG. 780	YES	NO	NOT A SURVEY MATTER
11	O.R.B. 99, PG. 458	YES	NO	BLANKET TYPE EASEMENT
12	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 ENCUMBER SUBJECT PARCEL DOES NOT ENCUMBER SUBJECT PARCEL
13	O.R.B. 805, PG. 632	YES	NO	NOT A SURVEY MATTER
14	O.R.B. 805, PG. 530	YES	NO	NOT A SURVEY MATTER

SURVEYORS CERTIFICATE:

TO: GOLDEN OCALA EQUESTRIAN LAND, LLC, 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 3-02-2023.



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

- 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
 - (r) RADIAL BEARING
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (D) DESCRIPTION CALL
 - (P) PLAT MEASUREMENT
 - (F) FIELD MEASUREMENT
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - x FENCE
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - L.P. LIGHT POLE

DATE	REVISION

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Civil Engineering & Land Surveying

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AN ALTA/NSPS LAND TITLE SURVEY
FOR
GOLDEN OCALA EQUESTRIAN LAND, LLC

JOB No. 23_2107-016-000
DATE 3-02-2023
SCALE 1" = 30'
SHEET 1 OF 1