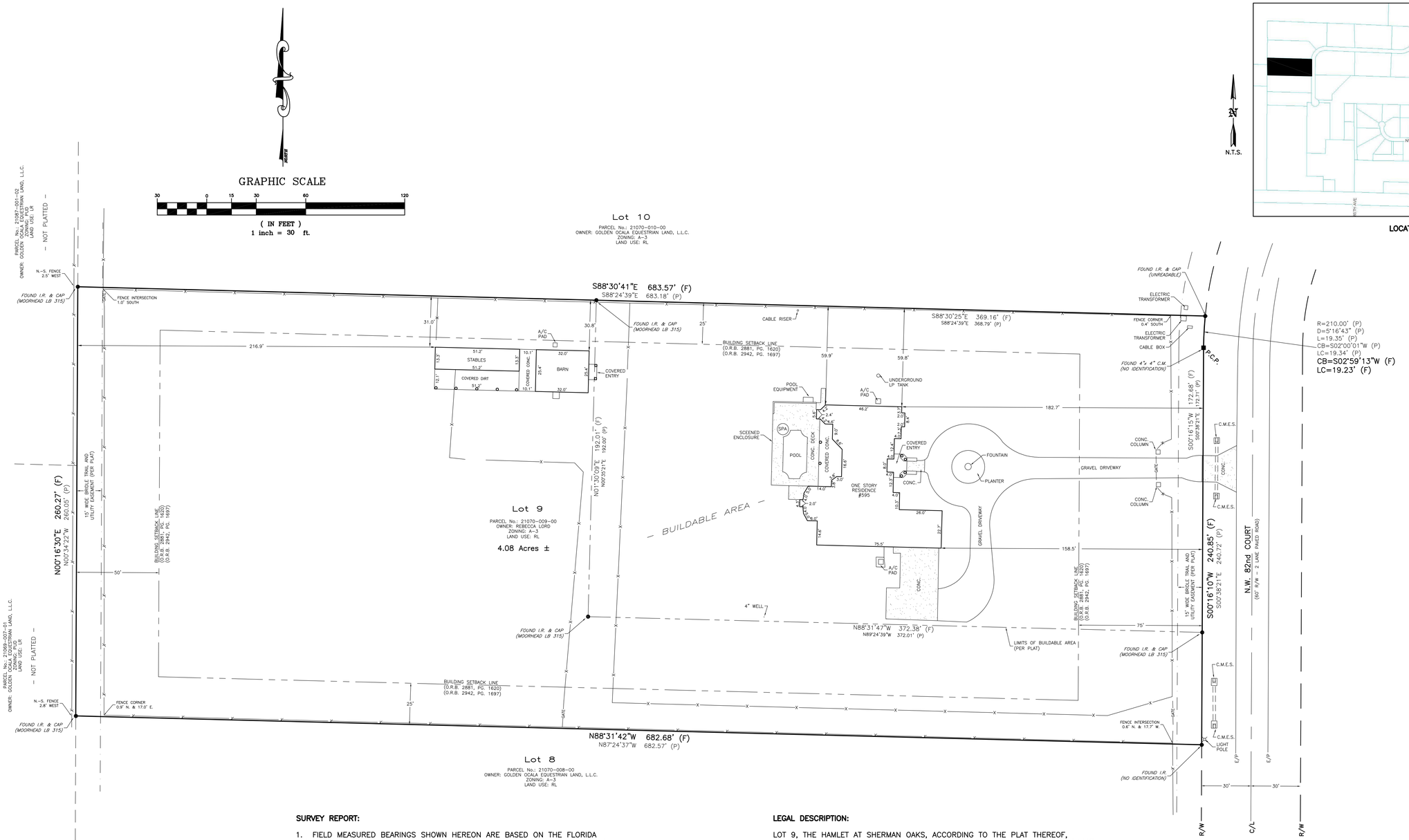

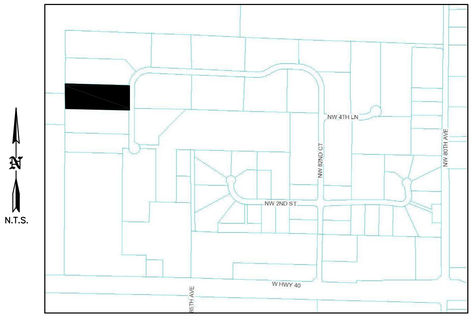

LOCATION MAP

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
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(P)	PLAT MEASUREMENT
(F)	FIELD MEASUREMENT
	UTILITY POLE AND GUY ANCHOR
—E—	OVERHEAD WIRES
—x—	FENCE
CONC.	CONCRETE
C.M.E.S.	CONCRETE MITERED END SECTION
P.C.P.	PERMANENT CONTROL POINT
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE

SURVEY REPORT:

1. FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.

2. FIELD SURVEY DATE : 12-15-2023.

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. 110185075, COMMITMENT DATE: NOVEMBER 29, 2023.

4. UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.

5. THE FENCES LOCATED ON THE SUBJECT PARCEL APPEAR TO BE OWNED BY THE SUBJECT PROPERTY OWNER.

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 SUFFIX 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.

LEGAL DESCRIPTION:

LOT 9, THE HAMLET AT SHERMAN OAKS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 189 THROUGH 192, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TITLE COMMITMENT INFORMATION TABLE
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT No. 110185075, COMMITMENT DATE: NOVEMBER 29, 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 5, PG. 189	YES	YES	
10	O.R.B. 2881, PG. 1620 O.R.B. 2942, PG. 1697 O.R.B. 2942, PG. 1715 O.R.B. 3356, PG 1972 O.R.B. 3839, PG 1119 O.R.B. 5190, PG. 253 O.R.B. 5482, PG. 1358	YES YES YES YES YES YES YES	YES YES NO NO NO NO NO	 NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER
11	O.R.B. 99, PG. 458	YES	NO	BLANKET TYPE EASEMENT
12	O.R.B. 2881, PG. 1618 O.R.B. 2942, PG. 1693	YES YES	NO NO	NOT A SURVEY MATTER NOT A SURVEY MATTER
13	O.R.B. 2881, PG. 1619 O.R.B. 2942, PG. 1695	YES YES	NO NO	NOT A SURVEY MATTER NOT A SURVEY MATTER
14	O.R.B. 794, PG. 89 O.R.B. 1033, PG. 1328	YES NO	NO NO	BLANKET TYPE EASEMENT DOES NOT AFFECT SUBJECT PARCEL

SURVEYORS CERTIFICATE:

TO: GOLDEN OCALA EQUESTRIAN LAND, L.L.C.; FIRST AMERICAN TITLE INSURANCE COMPANY; KLEIN & KLEIN, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 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 12-15-2023.

RODNEY K. ROGERS License Number 5274 STATE OF FLORIDA Professional Surveyor and Mapper

Rodney K Rogers
Digitally signed by Rodney K Rogers
Date: 2024.01.05 11:15:07 -05'00'

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

DATE	REVISION

Robert L. Rogers, PE
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Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

AN ALTA/NSPS LAND TITLE SURVEY
FOR
GOLDEN OCALA EQUESTRIAN LAND, L.L.C.

JOB No. 23_21070-009-00
DATE 12-15-2023
SCALE 1" = 30'
SHEET 1 OF 1