

LEGAL DESCRIPTION

LOT 23, BLOCK A, GOLDEN HILLS QUADRIVILLAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGES 33 AND 34 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY REPORT:

- BEARINGS ARE BASED ON ASSUMED DATUM; MORE PARTICULARLY THE CENTERLINE OF N.W. 44th LANE AS BEING S89°55'05"E, AS STATED ON THE RECORD PLAT.
- FIELD SURVEY DATE : 3-15-2024.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No.: 11637906, COMMITMENT DATE: 3-13-2024.
- THE N.W. AND S.W. PROPERTY CORNER MONUMENTS CANNOT BE SET DUE TO THEIR LOCATION BEING AT OR INSIDE THE BUILDING.
- UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
- ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- 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 0501 SUFFIX E EFFECTIVE DATE APRIL 15, 2017.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5-1-17,050 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 SUBURBAN LAND USE.
- 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.

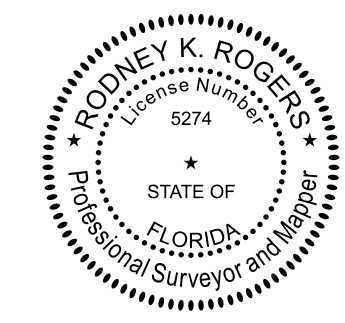
TITLE COMMITMENT INFORMATION TABLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT No.: 11637906, COMMITMENT DATE: 3-13-2024

SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-5	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
6	PLAT BOOK T, PG. 33 & 34	YES	YES	
7	O.R.B. 1007, PG. 1822 O.R.B. 1086, PG. 847 O.R.B. 1988, PG. 515	YES YES YES	NO NO NO	NOT A SURVEY MATTER NOT A SURVEY MATTER NOT A SURVEY MATTER
8	O.R.B. 926, PG. 101 O.R.B. 1083, PG. 741	YES YES	NO NO	NOT A SURVEY MATTER NOT A SURVEY MATTER
9	O.R.B. 2361, PG. 1369	YES	YES	NOT A SURVEY MATTER
10	O.R.B. 1007, PG. 1819	YES	NO	NOT A SURVEY MATTER
11	O.R.B. 4874, PG. 769	NO	NO	DOES NOT ENCUMBER SUBJECT PARCEL

SURVEYORS CERTIFICATE:

TO: GOLDEN OCALA EQUESTRIAN LAND, L.L.C., 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 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 THEREOF. THE FIELDWORK WAS COMPLETED ON 3-15-2024.



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

- LEGEND**
- SET I.R. & CAP (ROGERS ENG LB 4074)
 - ⊙ SET NAIL & DISC (ROGERS ENG LB 4074)
 - ⊕ CONCRETE MONUMENT
 - ⊖ 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
 - RSE. RANGE
 - (P) PLAT MEASUREMENT
 - (F) FIELD MEASUREMENT
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONC. CONCRETE
 - CMES CONCRETE MITERED END SECTION
 - P.C.P. PERMANENT CONTROL POINT
 - ENC. ENCROACHMENT

REVISION	DATE

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

JOB No. 24_1365-001-023
DATE 3-15-2024
SCALE 1"=30'
SHEET OF 1