

LOCATION MAP

**LEGAL DESCRIPTION**  
(FURNISHED)

THE NORTH 162 FEET OF THE EAST 235 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 32, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT ALL EXISTING ROADS AND RIGHTS OF WAY.

**SURVEY REPORT:**

- 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.
- FIELD SURVEY DATE : 1-27-2025.
- THE LEGAL DESCRIPTION FURNISHED AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No.: 1601289, COMMITMENT DATE: DECEMBER 30, 2024. THE MEETS AND BOUNDS LEGAL DESCRIPTION WAS WRITTEN BY THE SURVEYOR PURSUANT TO THE CLIENT'S REQUEST AND DESCRIBES THE SAME LANDS.
- 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 0303 SUFFIX E EFFECTIVE DATE 4-19-2017.
- 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.
- 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				
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY				
COMMITMENT No.: 1601289, COMMITMENT DATE: DECEMBER 30, 2024				
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1 - 4	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
5	O.R.B. 723, PG. 406	YES	YES	
6	O.R.B. 846, PG. 12	YES	YES	
7	STANDARD EXCEPTION	YES	NO	STANDARD EXCEPTION

**SURVEYORS CERTIFICATE:**

TO ROBERTS DEVELOPMENT CORPORATION, OLD REPUBLIC NATIONAL 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 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(c), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1-24-2025.

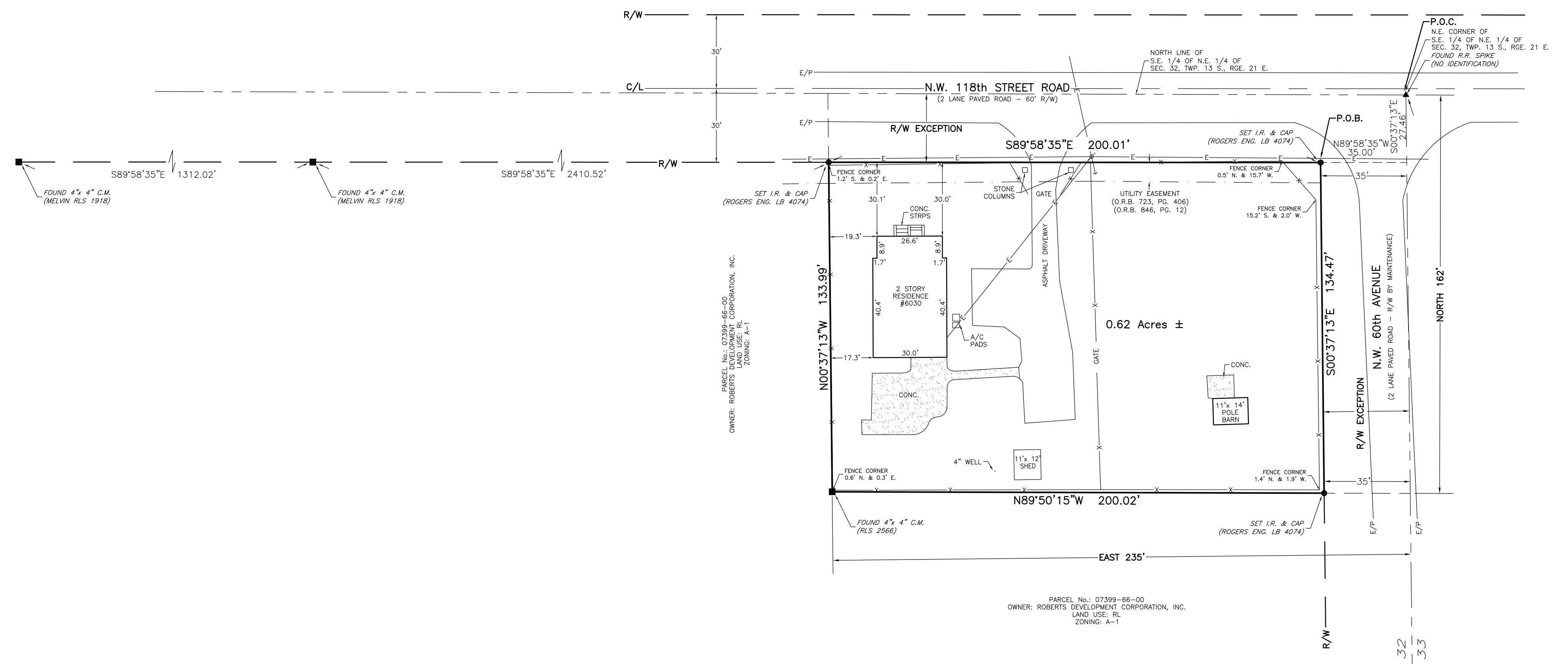


RODNEY K. ROGERS DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 5274  
STATE OF FLORIDA

- 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
  - (P) 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**  
(WRITTEN BY THE SURVEYOR)

COMMENCING AT THE NORTHEAST CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 32, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S00°37'13"E ALONG THE EAST LINE OF SAID S.E. 1/4 OF THE N.E. 1/4, A DISTANCE OF 27.46 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED N89°58'35"W, 35.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N.W. 60th AVENUE (RIGHT-OF-WAY WIDTH BY MAINTENANCE), SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°37'13"E ALONG SAID RIGHT-OF-WAY LINE, 134.47 FEET TO A POINT THAT IS 162 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID S.E. 1/4 OF THE N.E. 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°50'15"W PARALLEL TO SAID NORTH LINE, A DISTANCE OF 200.02 FEET TO A POINT THAT IS 235 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE FOREMENTIONED EAST LINE OF SAID S.E. 1/4 OF THE N.E. 1/4; THENCE N00°37'13"W PARALLEL TO SAID EAST LINE, A DISTANCE OF 133.99 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 118th STREET ROAD (60 FEET WIDE); THENCE S89°58'35"E ALONG SAID RIGHT-OF-WAY LINE, 200.01 FEET TO THE POINT OF BEGINNING.



DATE	REVISION

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AN ALTA/NSPS LAND TITLE SURVEY  
FOR  
ROBERTS DEVELOPMENT CORPORATION

JOB No. JD_07399-066-01
DATE 1-24-2025
SCALE 1" = 30'
SHEET 1 OF 1