

ALTA/NSPS LAND TITLE SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

-FOR-
MARICAMP MARKETPLACE HOLDINGS, LLC
MARION COUNTY PARCELS 29850-000-57 & 29850-004-02
SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

SHEET INDEX	
SHEET #	DESCRIPTION
S001.0	SURVEY COVER
S002.0	BOUNDARY SURVEY
S003.0	TOPOGRAPHIC SURVEY
S004.0	TOPOGRAPHIC SURVEY
S005.0	TREE LOCATION
S006.0	TREE LOCATION
S007.0	TREE LOCATION

LEGAL DESCRIPTION:

PARCEL 1:

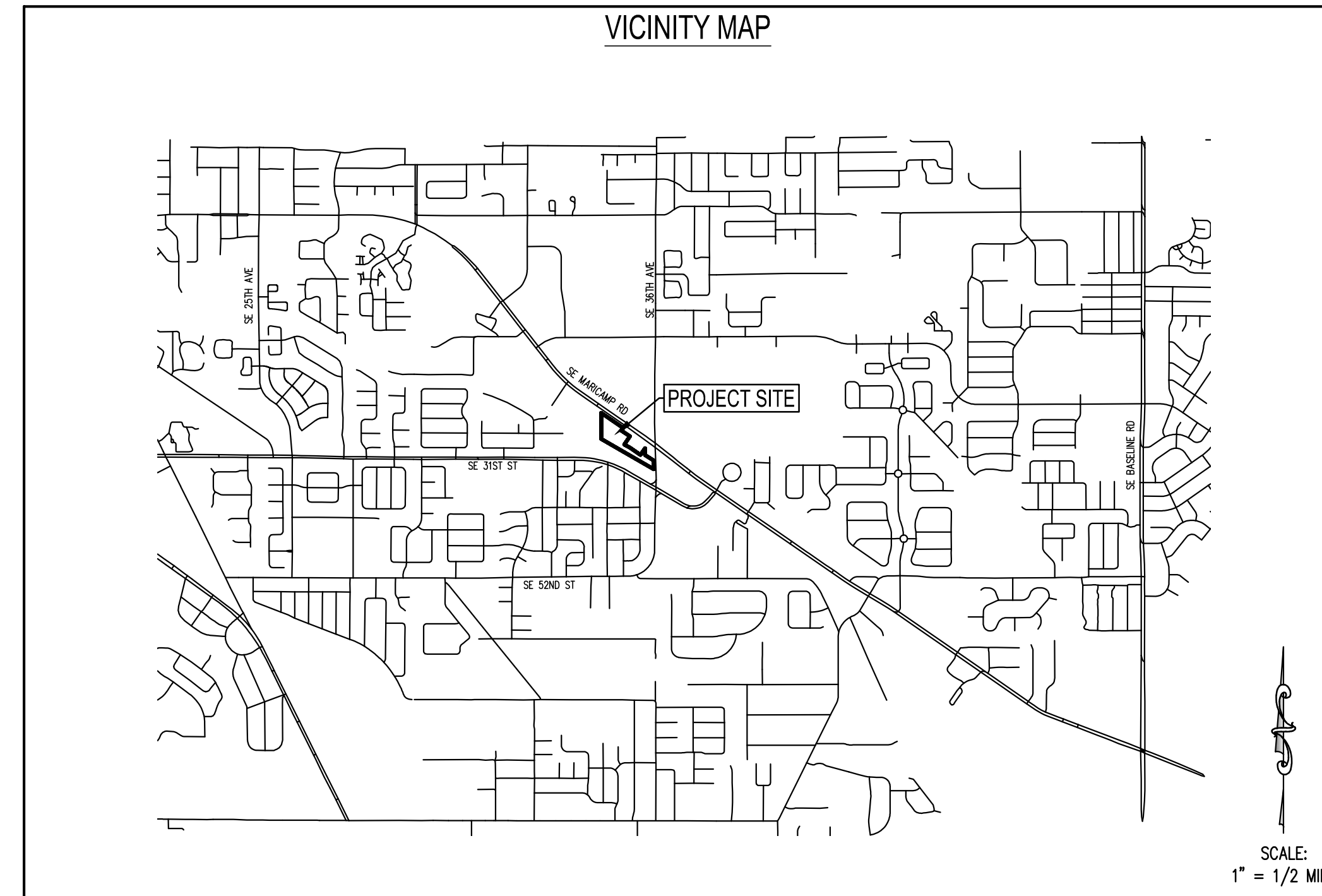
A PORTION OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 1, JOINER'S MARICAMP CORNER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 77, PAGE 141, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S. 34° 44' 10" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 69.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT "A" OF SAID JOINER'S MARICAMP CORNER SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN S. 34° 44' 08" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1 AND THE WESTERLY BOUNDARY LINE OF TRACT "B" OF SAID JOINER'S MARICAMP CORNER SUBDIVISION, 350.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD TRACKS (120 FOOT RIGHT OF WAY); THENCE RUN N. 59° 51' 37" W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, 624.34 FEET; THENCE RUN N. 00° 06' 43" E., 570.25 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 464 (200 FOOT RIGHT OF WAY); THENCE RUN S. 55° 15' 50" E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 583.30 FEET TO THE NORTHERLY MOST CORNER OF SAID TRACT "A"; THENCE RUN S. 34° 44' 10" W., 69.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "A"; THENCE RUN S. 55° 15' 50" E., 363.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 1, JOINER'S MARICAMP CORNER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGE 141, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S. 34° 44' 10" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 69.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT "A" OF SAID JOINER'S MARICAMP CORNER SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN S. 34° 44' 08" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 202.31 FEET; THENCE RUN N. 61° 07' 41" W., 141.16 FEET; THENCE RUN N. 34° 44' 08" E., 216.74 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN S. 55° 15' 50" E., 140.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TRACT "B", JOINER'S MARICAMP CORNER, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 141, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



SCALE:
1" = 1/2 MILE

SCHEDULE B, SECTION II EXCEPTIONS: (SEE SURVEY NOTE #5)

ITEMS 1-6 & 13: NOT ADDRESSED (STANDARD EXCEPTIONS)

- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF JOINER'S MARICAMP CORNER, RECORDED IN PLAT BOOK 7, PAGE 141, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: ALL EASEMENTS AFFECTING AND/OR ADJOINING SUBJECT PROPERTY REFERENCED ON PLAT ARE PLOTTED HEREON.
- EASEMENT TO CENTRAL FLORIDA POWER & LIGHT COMPANY AS RECORDED IN DEED BOOK 271, PAGE 3, AND AS ASSIGNED TO THE CITY OF OCALA BY THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 256, PAGE 117, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: ASSIGNMENT OF EASEMENT DESCRIBED IN DEED BOOK 271, PAGE 3 IS DESCRIBED IN OFFICIAL RECORDS BOOK 256, PAGE 118 - 121 AND AFFECTS THE PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, SHOWN HEREON. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED.
- TERMS, COVENANTS, CONDITIONS, EASEMENTS, MAINTENANCE OBLIGATIONS AND OTHER MATTERS CONTAINED IN AGREEMENT FOR MUTUAL DRIVEWAY EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1515, AND AGREEMENT FOR ACCESS AND ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1523, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: EASEMENTS DESCRIBED IN ORB 1687, PG 1515 DO NOT AFFECT. EASEMENT DESCRIBED IN ORB 1687, PG 1523 AFFECTS A PORTION OF PARCEL 2 - PLOTTED HEREON.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, MAINTENANCE OBLIGATIONS AND OTHER MATTERS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3377, PAGE 835, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: GRANTS EASEMENTS OVER COMMON AREAS OF SUBJECT PROPERTY AND ADJACENT WALGREENS PROPERTY, AFFECTS ENTIRE SUBJECT PROPERTY, BLANKET IN NATURE - NOT PLOTTED.
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN DEVELOPER'S AGREEMENT IN OFFICIAL RECORDS BOOK 3393, PAGE 489, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: AFFECTS ENTIRE SUBJECT PROPERTY, BLANKET IN NATURE - NOT PLOTTED.
- TERMS, COVENANTS, CONDITIONS, EASEMENTS, MAINTENANCE OBLIGATIONS AND OTHER MATTERS CONTAINED IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4552, PAGE 1541, AND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4623, PAGE 1767, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: EASEMENT FOR INGRESS/EGRESS AND DRAINAGE TO BENEFIT SONIC PARCEL, AFFECTS A PORTION OF SUBJECT PROPERTY - PLOTTED HEREON.

SURVEY NOTES:

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
 - BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE SOUTHERLY RIGHT-OF-WAY LINE OF SE MARICAMP ROAD HAS A BEARING OF SOUTH 55°27'39" EAST.
 - COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
 - ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0537D, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND WITHIN ZONE "AE" WITH A BASE FLOOD ELEVATION OF 69.9 FEET (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988). FLOOD ZONES HAVE BEEN SCALED AND DEPICTED HEREON.
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 23107929 MN, EFFECTIVE SEPTEMBER 28, 2023 AT 5:00 P.M. THE DESCRIPTION OF THE LAND DEPICTED CONTAINED IN THIS BOUNDARY SURVEY IS PER SAID COMMITMENT.
 - NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
 - WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
 - UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED AS A PART OF THIS SURVEY.
 - THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
 - RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS REFERRED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
 - THE AERIAL IMAGE DEPICTED HEREON IS DATED DECEMBER 22, 2023 AND WAS OBTAINED BY THIS FIRM.
 - DISTANCES AND ACRES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
 - SUBJECT PARCEL CONTAINS: ±9.25 ACRES
 - ZONING:
B-2 (COMMUNITY BUSINESS DISTRICTS)
PER CITY OF OCALA GIS & CODE OF ORDINANCES
SETBACKS:
FRONT YARD = 25 FEET (SF DWELLING) 25 FEET (OTHER RESIDENTIAL DWELLING) 0 FEET (NON RESIDENTIAL)
INTERIOR & STREET REAR YARD = 25 FEET (SF DWELLING) 25 FEET (OTHER RESIDENTIAL DWELLING) 0 FEET (NON RESIDENTIAL)
INTERIOR & STREET SIDE YARD = 25 FEET (SF DWELLING) 25 FEET (OTHER RESIDENTIAL DWELLING) 0 FEET (NON RESIDENTIAL)
MINIMUM LOT WIDTH = 75 FEET (SF DWELLING) 100 FEET (OTHER RESIDENTIAL DWELLING) 100 FEET (NON RESIDENTIAL)
MINIMUM LOT AREA = 7,500 FEET (SF DWELLING) 10,000 FEET (OTHER RESIDENTIAL DWELLING) 10,000 FEET (NON RESIDENTIAL)
BUILDING COVERAGE = 35% (SF DWELLING) 35% (OTHER RESIDENTIAL DWELLING) N/A (NON RESIDENTIAL)
MAXIMUM BUILDING HEIGHT = 50 FEET (ADDITIONAL HEIGHT MAY BE ALLOWED BY SPECIAL EXCEPTION)
- A ZONING LETTER OR REPORT WAS NOT PROVIDED TO THIS FIRM TO VERIFY THE INFORMATION ABOVE.
- THERE ARE NO DEFINED PARKING SPACES IN THE SUBJECT PARCEL.
 - NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
 - WHILE CONDUCTING RESEARCH ON THE SUBJECT PARCEL, NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND BY THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PARCEL.
 - NO ADDRESS IS LISTED FOR THE SUBJECT PROPERTY SHOWN HEREON.
 - NO BUILDINGS WERE OBSERVED ON SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEYOR'S CERTIFICATE:

TO MARICAMP MARKETPLACE HOLDINGS, LLC; MUTH LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/12/2024.
DATE OF PLAT OR MAP: 01/15/2024

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

LEGEND	
±	MORE OR LESS
ALTA	AMERICAN LAND TITLE ASSOCIATION
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
EL	ELEVATION
FD	FOUND
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
NAD	NORTH AMERICAN VERTICAL DATUM
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(C)	CALCULATED MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ECP	ELLIPTICAL CONCRETE PIPE
RCP	BARBED WIRE FENCE
CLF	REINFORCED CONCRETE PIPE
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
CM	CONCRETE MONUMENT
IR	IRON ROD
IRC	IRON ROD AND CAP
NO ID	NO IDENTIFICATION
W/	WITH
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
MES	MITERED END SECTION
■	FOUND CONCRETE MONUMENT (AS NOTED)
●	FOUND NAIL & DISK (AS NOTED)
⊙	FOUND 5/8" IRON ROD & CAP (AS NOTED)
○	FOUND IRON ROD (AS NOTED)
⊙	SET 5/8" IRON ROD AND CAP (LB 8498)
⊙	CATCH BASIN
⊙	WELL (SIZE NOTED)
⊙	IRRIGATION CONTROL VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	WOOD UTILITY POLE
⊙	GUY ANCHOR
⊙	LIGHT POLE
⊙	SIGN
⊙	ELECTRIC RISER
⊙	ELECTRIC TRANSFORMER
⊙	ELECTRIC METER
⊙	CABLE TELEVISION RISER
⊙	TELEVISION RISER
⊙	UNDERGROUND FIBER OPTIC CABLE MARKER
⊙	UNDERGROUND GAS MARKER
⊙	GATE POST
---	FENCE
---	OVERHEAD UTILITY LINE
---	TOP OF BANK

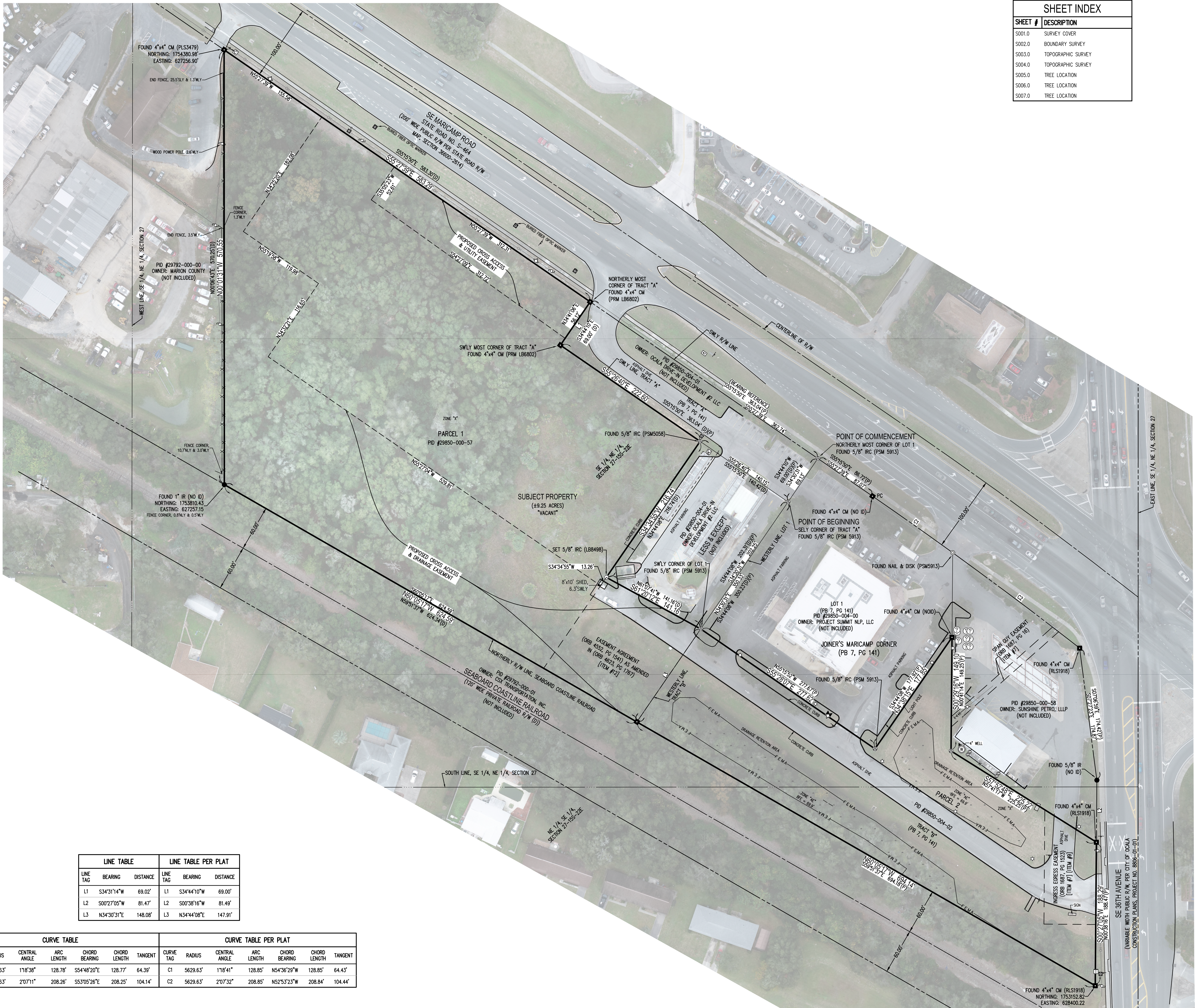
BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MARICAMP MARKETPLACE HOLDINGS, LLC

SHEET S001.0
SURVEY COVER

DATE	DESCRIPTION
02/14/2024	ADDED TOPOGRAPHIC INFORMATION V24-02/13/17 JH
06/12/2024	ADDED TREE INFORMATION V24-15/6/3 MB
06/25/2024	ADDED SURVEY COMMENTS MB

CLIENT:	REVISIONS:
MARICAMP MARKETPLACE HOLDINGS, LLC	
JOB NO.: S07023.01050	DATE OF SURVEY: 01/12/2024
DRAWING DATE: 01/15/2024	CHECKED BY: JHB
DRAWN BY: JMS	FIELD BOOK: V23-62, PAGE: 48 & 44

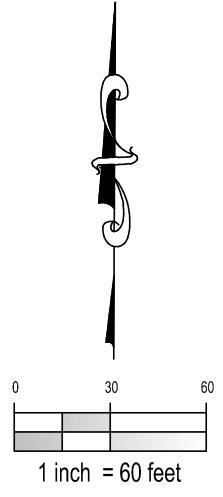
MARION COUNTY PARCELS 29850-000-57 & 29850-004-02
SECTION 27,
TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA



SHEET INDEX	
SHEET #	DESCRIPTION
S001.0	SURVEY COVER
S002.0	BOUNDARY SURVEY
S003.0	TOPOGRAPHIC SURVEY
S004.0	TOPOGRAPHIC SURVEY
S005.0	TREE LOCATION
S006.0	TREE LOCATION
S007.0	TREE LOCATION

LINE TABLE			LINE TABLE PER PLAT		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	S34°31'14"W	69.02'	L1	S34°44'10"W	69.00'
L2	S00°27'05"W	81.47'	L2	S00°38'16"W	81.49'
L3	N34°30'31"E	148.08'	L3	N34°44'08"E	147.91'

CURVE TABLE						CURVE TABLE PER PLAT							
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	5629.63'	118°38'	128.78'	S54°48'20"E	128.77'	64.39'	C1	5629.63'	118°41'	128.85'	N54°36'29"W	128.85'	64.43'
C2	5629.63'	210°11'	208.26'	S53°05'26"E	208.25'	104.14'	C2	5629.63'	210°32'	208.85'	N52°53'23"W	208.84'	104.44'



JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

CFB SURVEYING
 CIVIL & TOPOGRAPHIC SURVEYING

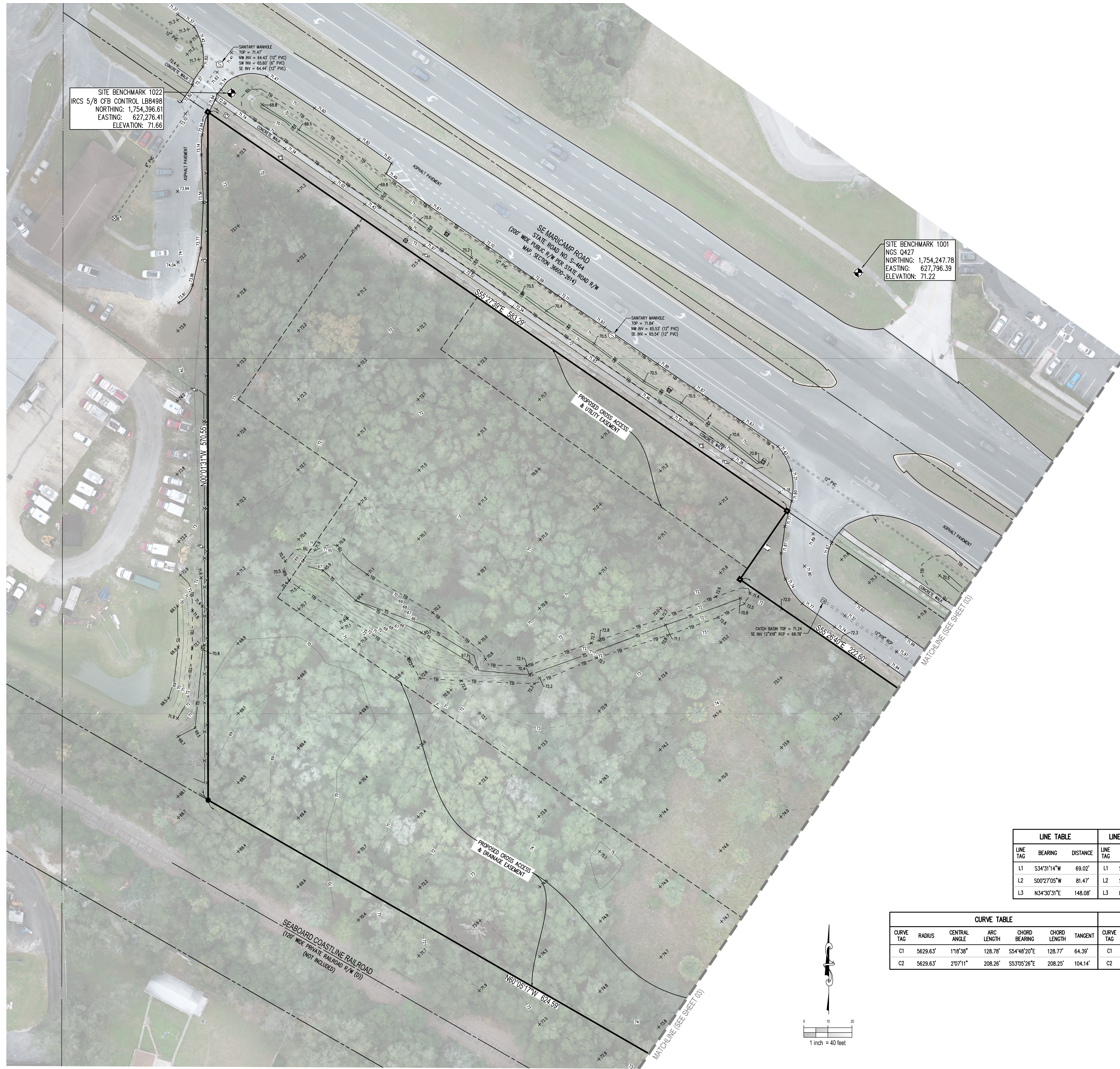
CLIENT: MARICAMP MARKETPLACE HOLDINGS, LLC
 JOB NO.: S07023.01150
 DRAWING DATE: 07/15/2024
 DRAWN BY: DMS
 FIELD BOOK: V23-82, PAGE: 48 & 64

REVISIONS
 ADDED TOPOGRAPHIC INFORMATION: V24-02/15/24 JH
 ADDED TREE INFORMATION: V24-15/63 MMB
 ADRESSED SURVEY COMMENTS: MMB
 DATE: 07/14/2024
 CHECKED BY: JMB
 DATE OF SURVEY: 07/12/2024

MARICAMP COUNTY PARCELS 29850-000-57 & 29850-000-02
 SECTION 27
 TOWNSHIP 15 SOUTH, RANGE 22 EAST
 MARICAMP COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 MARICAMP MARKETPLACE HOLDINGS, LLC

SHEET S002.0
 BOUNDARY SURVEY



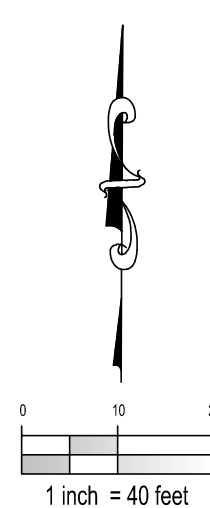
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S006.0	TREE LOCATION
S007.0	TREE LOCATION

SITE BENCHMARK 1022
 IRCS 5/8 CFB CONTROL LB8498
 NORTHING: 1,754,396.61
 EASTING: 627,276.41
 ELEVATION: 71.66

SITE BENCHMARK 1001
 NGS 0427
 NORTHING: 1,754,247.78
 EASTING: 627,796.39
 ELEVATION: 71.22

LINE TABLE			LINE TABLE PER PLAT		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
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C1	5629.63'	118°38'	128.78'	S54°48'20"E	128.77'	64.39'	C1	5629.63'	118°41'	128.85'	N54°36'29"W	128.85'	64.43'
C2	5629.63'	270°11'	208.26'	S53°05'26"E	208.25'	104.14'	C2	5629.63'	270°32'	208.85'	N52°3'23"W	208.84'	104.44'



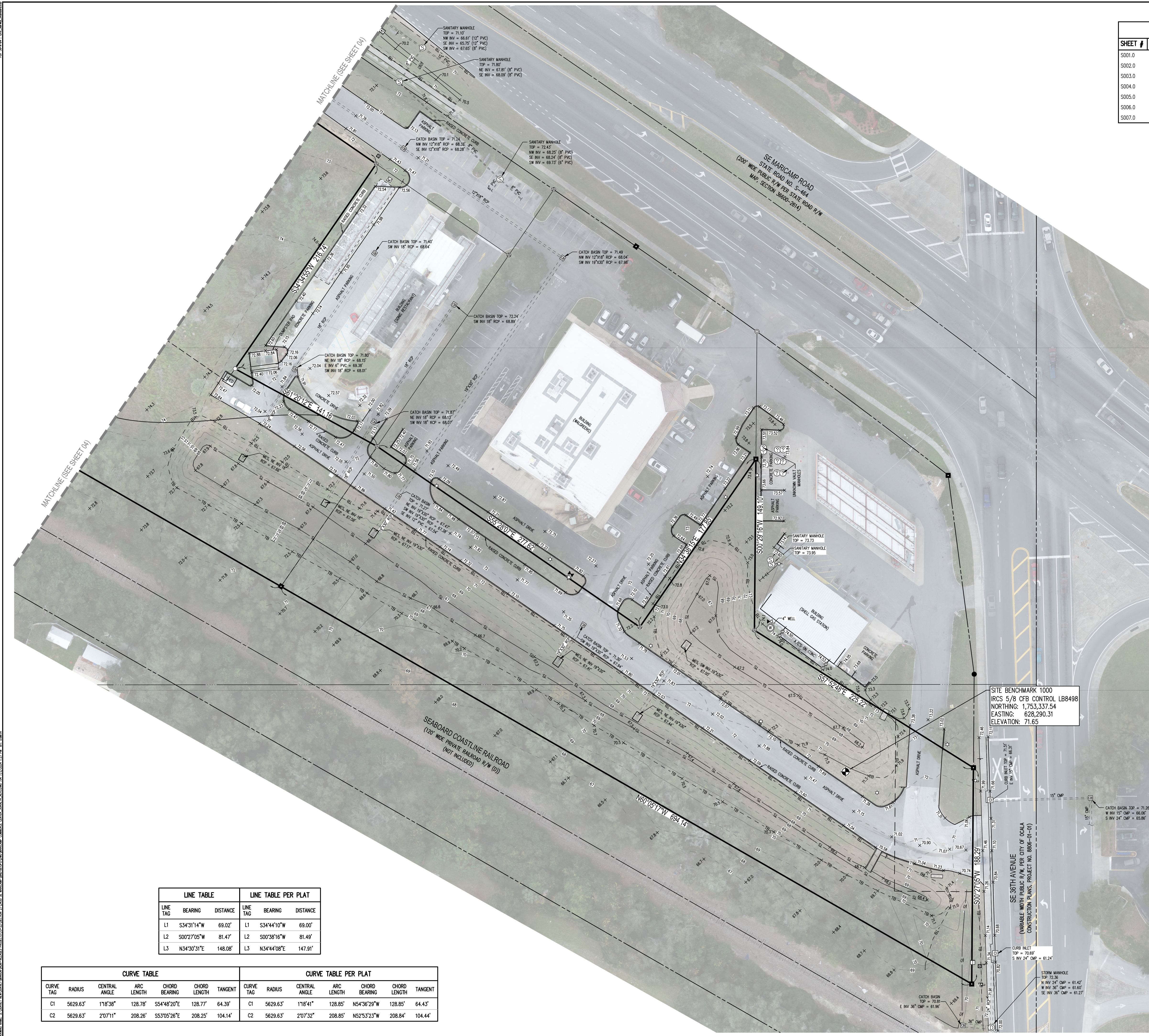
DATE	REVISIONS
07/14/2024	ADDED TOPOGRAPHIC INFORMATION V24-02/15/17 JH
06/12/2024	ADDED TREE INFORMATION V24-15/63 MMB
06/25/2024	ADRESSED SURVEY COMMENTS MMB

CLIENT:	MARICAMP MARKETPLACE HOLDINGS, LLC
JOB NO.:	S07023.01150
DRAWING DATE:	07/15/2024
DRAWN BY:	DMS
FIELD BOOK:	V23-62, PAGE: 48 & 64
DATE OF SURVEY:	07/12/2024
CHECKED BY:	JMB

MARION COUNTY PARCELS 2850-00-57 & 2850-00-58
 SECTION 27
 TOWNSHIP 15 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
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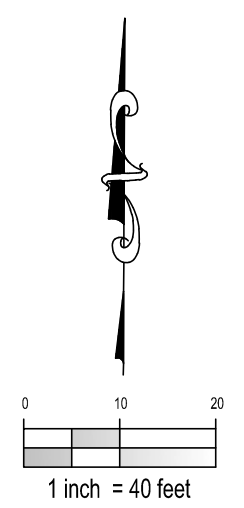
SHEET S003.0
 TOPOGRAPHIC SURVEY



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C2	5629.63'	2°07'11"	208.26'	S53°05'26"E	208.25'	104.14'	C2	5629.63'	2°07'32"	208.85'	N52°53'23"W	208.84'	104.44'



JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6917

CFB SURVEYING
 CIVIL & LAND SURVEYING
 3000 W. STATE ROAD 100, SUITE 200
 BOCA RATON, FLORIDA 33433

CLIENT: MARICAMP MARKETPLACE HOLDINGS, LLC
 JOB NO.: S0702.01150

DATE: 07/14/2024
 ADDED TOPOGRAPHIC INFORMATION: V24-02/15/17 JH
 ADDED TREE INFORMATION: V24-15/15/24 MMB
 ADDED SURVEY COMMENTS: MMB
 ADDRESS: SURVEY COMMENTS: MMB

CLIENT: MARICAMP MARKETPLACE HOLDINGS, LLC
 JOB NO.: S0702.01150

DATE OF SURVEY: 07/12/2024
 CHECKED BY: JHB

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BOUNDARY & TOPOGRAPHIC SURVEY
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SHEET S004.0
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 NGS 0427
 NORTHING: 1,754,247.78
 EASTING: 627,796.39
 ELEVATION: 71.22

N60°01'31"W 570.55'

SEMARICAMP ROAD
 STATE ROAD NO. S-464
 (200' WIDE PUBLIC R/W PER STATE ROAD R/W
 MAP, SECTION 2880-00-57)

S55°17'30"E 350.29'

S55°20'40"E 222.60'

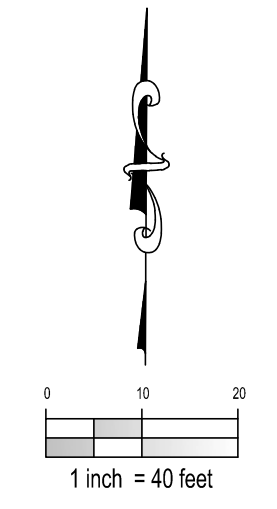
S54°43'55"W 71.074'

SEABOARD COASTLINE RAILROAD
 (200' WIDE PRIVATE RAILROAD R/W (01)
 (NOT INCLUDED))

N60°05'17"W 024.59'

MATCHLINE (SEE SHEET 08)

MATCHLINE (SEE SHEET 08)



DATE	REVISIONS
07/14/2024	ADDED TOPOGRAPHIC INFORMATION V24-02/13/17 JH
06/12/2024	ADDED TREE INFORMATION V24-15/15/23 MB
06/25/2024	ADDED SURVEY COMMENTS MB

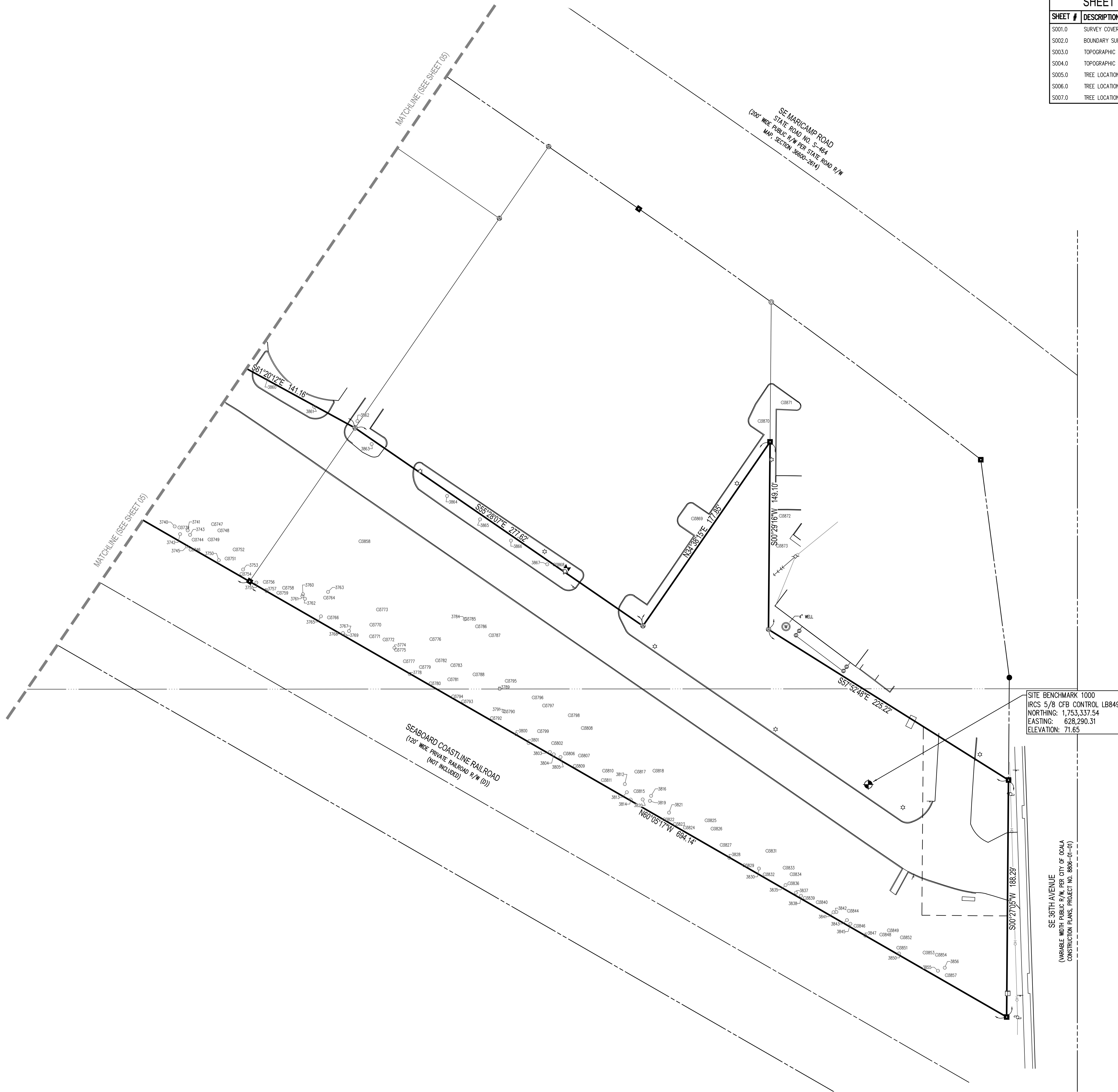
CLIENT: MARICAMP MARKETPLACE HOLDINGS, LLC	DATE OF SURVEY: 07/12/2024	CHECKED BY: JHB
JOB NO.: S0702.01050	DRAWN BY: DMS	FIELD BOOK: V23-02, PAGE: 48 & 64

MARICAMP MARKETPLACE HOLDINGS, LLC
 SECTION 27
 TOWNSHIP 15 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA

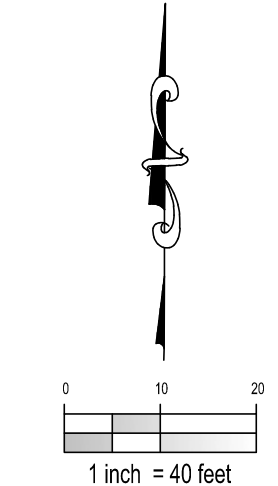
BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 MARICAMP MARKETPLACE HOLDINGS, LLC

SHEET S005.0
 TREE LOCATION

SHEET INDEX	
SHEET #	DESCRIPTION
S001.0	SURVEY COVER
S002.0	BOUNDARY SURVEY
S003.0	TOPOGRAPHIC SURVEY
S004.0	TOPOGRAPHIC SURVEY
S005.0	TREE LOCATION
S006.0	TREE LOCATION
S007.0	TREE LOCATION



SITE BENCHMARK 1000
 IRCS 5/8 CFB CONTROL LB8498
 NORTHING: 1,753,337.54
 EASTING: 625,290.31
 ELEVATION: 71.65



JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6917

CFB
SURVEYING

CLYMER
 PARTNER
 SURVEYING
 6041 W. STATE ROAD 286
 MARION COUNTY, FLORIDA 32010

CLIENT: MARICAMP MARKETPLACE HOLDINGS, LLC
 JOB NO.: S0702.01150

DATE: 07/14/2024
 ADDED TOPOGRAPHIC INFORMATION: V24-02/15/17 JH
 ADDED TREE INFORMATION: V24-15/63 MBG

DATE OF SURVEY: 07/12/2024
 DATE OF SURVEY COMMENTS: MBG

CHECKED BY: JHB
 FIELD BOOK: V23-62, PAGE: 48 & 64

MARION COUNTY PARCELS 2860-000-57 & 2860-004-02
 SECTION 27
 TOWNSHIP 15 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 MARICAMP MARKETPLACE HOLDINGS, LLC

SHEET S006.0
 TREE LOCATION

SHEET INDEX

