

RECORD DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4520-19-005, ISSUING AGENT: DAVID L. MACKAY ATTORNEY, P.A., BEARING AN EFFECTIVE DATE OF JANUARY 07, 2020)

PARCEL 21385-000-00:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S. 0°06'01" W., ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4, 355.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID EAST BOUNDARY, 1101.63 FEET TO A POINT THAT LIES 75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N. 89°33'50" W., PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 105.00 FEET; THENCE N. 0°06'01" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 25.00 FEET; THENCE N. 89°33'50" W., PARALLEL WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 1217.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, SAID POINT LYING 100 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE N. 0°08'23" E., ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 1392.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 35TH STREET, SAID SOUTH RIGHT-OF-WAY LINE LYING 30 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 1; THENCE S. 89°59'42" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1207.93 FEET TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE S. 19°10'49" E., ALONG SAID RIGHT-OF-WAY LINE, 345.02 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, ASSUMED TO BEAR S. 89°59'42" E.

LESS AND EXCEPT: LAND DESCRIBED IN BOOK 5690, PAGE 909.

AND

PARCEL 21385-001-00:

THE SE 1/4 OF THE NW 1/4 AND THE SOUTH 100 FEET OF THE NE 1/4 OF THE NW 1/4; EXCEPT THE NORTH 25 FEET OF THE EAST 105 FEET THEREOF, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA.

AND

PARCEL 21387-000-00:

THE SW 1/4 OF THE NW 1/4; THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4; THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA. LESS AND EXCEPT: ROAD RIGHT OF WAY IN BOOK 1002, PAGE 649 AND BOOK 1003, PAGE 1917, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

PARCEL 21418-000-00:

THE EAST HALF OF SW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT: ROAD RIGHT OF WAY IN DEED BOOK 333, PAGE 14, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 21382-001-00:

THAT PORTION OF BLOCK J, HOME ACRES SUBDIVISION, LYING SOUTH AND WEST OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, BEING IN THE N 1/2 OF THE N 1/2 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK "D", PAGE 5 IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 21387-001-00:

COMMENCING AT THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND PROCEED S.89°05'31"E., ALONG THE SOUTH BOUNDARY LINE OF THE SAID N.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 30.00 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (BEING 60 FEET WIDE), SAID POINT BEING THE POINT-OF-BEGINNING OF TRACT NO. 1 AS DESCRIBED HEREIN; THENCE CONTINUE S.89°05'31"E., ALONG SAID SOUTH BOUNDARY LINE OF THE N.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 1294.41 FEET TO A CONCRETE MONUMENT AT THE S.E. CORNER OF THE SAID N.W. 1/4 OF N.W. 1/4; THENCE N.00°27'59"E., ALONG THE EAST BOUNDARY LINE OF SAID N.W. 1/4 OF N.W. 1/4, A DISTANCE OF 431.40 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY LINE OF A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE S.87°14'01"W., ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 1296.30 FEET TO A CONCRETE MONUMENT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE; THENCE S.00°29'23"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 348.33 FEET TO A CONCRETE MONUMENT AT THE POINT-OF-BEGINNING. SAID TRACT NO. 1 LYING AND BEING SITUATED IN MARION COUNTY, FLORIDA, AND CONTAINING 11.58 ACRES OF 504,425 SQUARE FEET, MORE OR LESS, SAID TRACT NO. 1 BEING SUBJECT TO A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT ALONG THE NORTH BOUNDARY THEREOF.

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4520-19-005, FILE NO:2076-4556345, ISSUING AGENT: DAVID L. MACKAY ATTORNEY, P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO THE SUBJECT PARCEL:

- ITEM 9: RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS, MINERALS, FISSIONABLE MATERIALS AND 200 FOOT STATE ROAD RIGHT OF WAY AS RECORDED IN DEED BOOK 264, PAGE 275, AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.
- ITEM 10: EASEMENT GRANTED TO FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 7, PAGE 127, AS REFERENCED ON DEED IN BOOK 1328, PAGE 1195 AND PARTIAL RELEASE IN BOOK 1345, PAGE 273. AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND NOT DEPICTED HEREON.
- ITEM 11: EASEMENT GRANTED TO FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 1345, PAGE 274 AND AS REFERENCED ON DEED IN BOOK 1625, PAGE 558, AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.
- ITEM 12: INGRESS AND EGRESS EASEMENT GRANTED TO MATTHEW EDWARDS AND MARY EDWARDS, AS RECORDED IN OFFICIAL RECORDS BOOK 1568, PAGE 1179. AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.

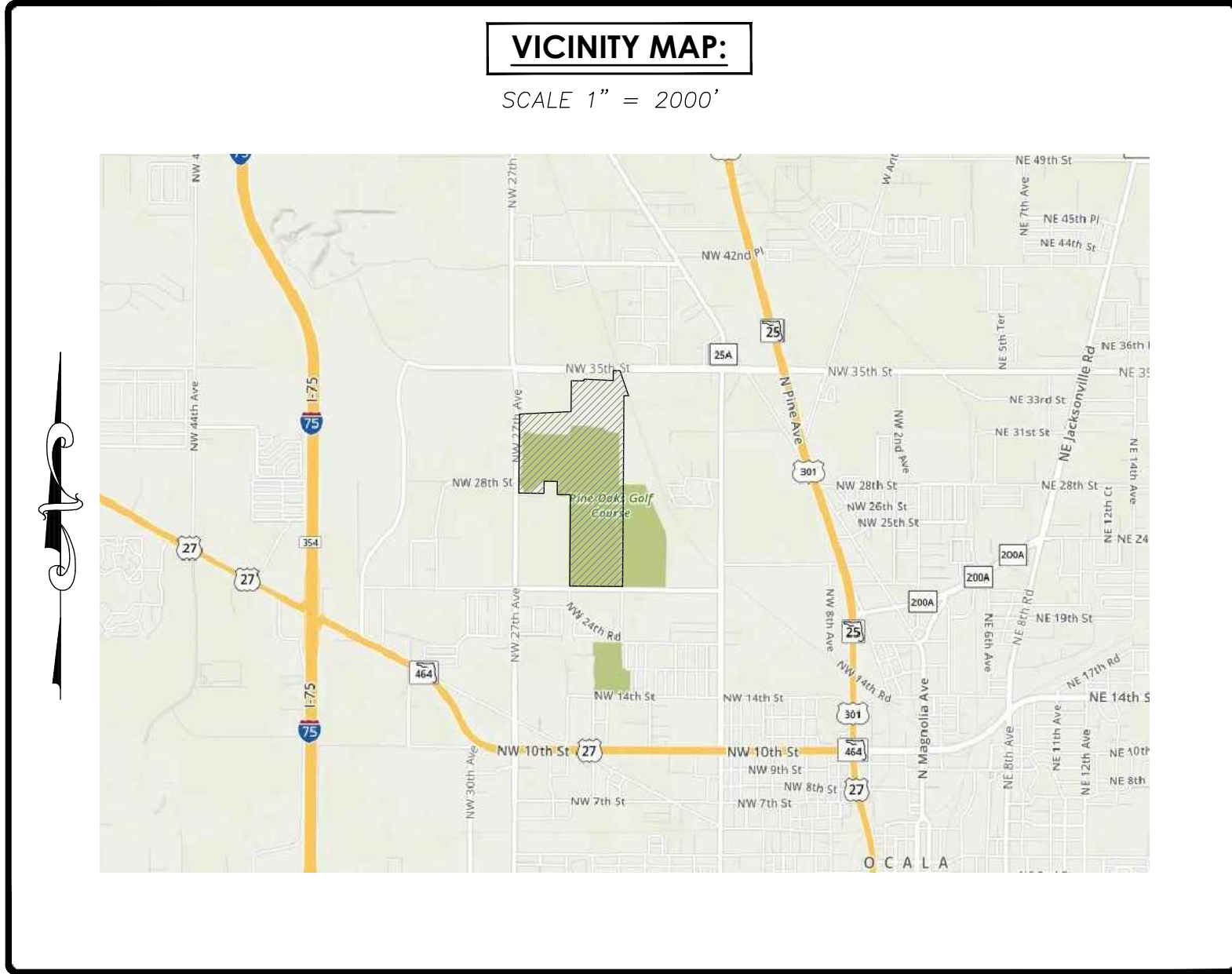
LEGEND

UNLESS OTHERWISE NOTED

±	MORE OR LESS	PB	PLAT BOOK	⚡	WATER SPIGOT
EL	ELEVATION	ORB	OFFICIAL RECORDS BOOK	⚙	IRRIGATION CONTROL VALVE
LB	LICENSED BUSINESS	PG(S)	PAGE(S)	💧	WATER METER
NO.	NUMBER	R/W	RIGHT OF WAY	⚙	WATER VALVE
LS	LAND SURVEYOR	ESMT	EASEMENT	🔥	FIRE HYDRANT
I.D.	IDENTIFICATION	SEC	SECTION	⚙	BACK FLOW PREVENTER
ORB	OFFICIAL RECORDS BOOK	FND	FOUND	⚙	WATER WHIP
℄	CENTERLINE	REC	RECOVERED	❄	AIR CONDITIONER PAD
℄	RADIUS	CR	CERTIFIED CORNER RECORD	⚙	GAS VALVE
L	ARC LENGTH	RLS	REGISTERED LAND SURVEYOR	⚙	GAS METER
(A)	DELTA (CENTRAL ANGLE)	CM	CONCRETE MONUMENT	🚰	GAS LINE MARKER
P	PLAT MEASURE	IRC	IRON ROD AND CAP	⚙	CONCRETE UTILITY POLE
(D)	DEED MEASURE	IR	IRON ROD	⚙	METAL UTILITY POLE
(C)	CALCULATED MEASURE	IP	IRON PIPE	⚙	WOOD UTILITY POLE
(F)	FIELD MEASURE	CLF	CHAIN LINK FENCE	⚙	UTILITY POLE GUY ANCHOR
C.D.	CHORD LENGTH	●	FOUND 5/8" IRON ROD & CAP (AS NOTED)	⚙	LIGHT POLE
C.B.	CHORD BEARING	⊙	FOUND NAIL & DISC (AS NOTED)	⚙	SPOT/GROUND LIGHT
POC	POINT ON CURVE	⊠	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)	⚙	ELECTRIC TRANSFORMER
POL	POINT ON LINE	⊠	CURB INLET GRATE	⚙	ELECTRIC VAULT
PCC	POINT OF COMPOUND CURVATURE	⊠	CATCH BASIN	⚙	WETLAND FLAG
PRC	POINT OF REVERSE CURVATURE	⊠	STORM MANHOLE	⚙	WETLAND FLAG SIGN
PC	POINT OF CURVATURE	⊠	MITERED END SECTION	⚙	BOLLARD
PT	POINT OF TANGENCY	⊠	YARD DRAINAGE	⚙	FLAG POLE
PI	POINT OF INTERSECTION	⊠	SANITARY MANHOLE	⚙	MAILBOX
P.O.C.	POINT OF COMMENCEMENT	⊠	SANITARY CLEANOUT	⚙	LINE BREAK
P.O.B.	POINT OF BEGINNING	⊠	SANITARY SEWER VALVE	⚙	FENCE LINE AS NOTED
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	⊠	ELECTRIC MANHOLE	⚙	T/B
DIP	DUCTILE IRON PIPE	⊠	ELECTRIC METER	⚙	T/S
PVC	POLYVINYL CHLORIDE	⊠	ELECTRIC RISER BOX	⚙	APPROXIMATE TOE OF SLOPE
CMP	CORRUGATED METAL PIPE	⊠	CABLE TELEVISION RISER BOX	⚙	EXISTING CONTOUR
RCP	REINFORCED CONCRETE PIPE	⊠	TELEPHONE RISER BOX	⚙	S
HDPE	HIGH DENSITY POLYETHYLENE	⊠	UTILITY RISER	⚙	UNDERGROUND SANITARY SEWER
NAVD	NORTH AMERICAN VERTICAL DATUM	⊠	WELL	⚙	OHU
NGVD	NATIONAL GEODETIC VERTICAL DATUM	⊠		⚙	UG GAS
		⊠		⚙	UNDERGROUND GAS LINE

VICINITY MAP:

SCALE 1" = 2000'



SHEET 1 OF 4

ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 2 OF 4 FOR BOUNDARY DETAIL

SEE SHEET 3 AND 4 FOR ROUTE AND DRAWING DETAIL

NOTES:

- DATE OF FIELD SURVEY: JULY 24, 2020.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER TITLE COMMITMENT NUMBER: 4520-19-005, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: DAVID L. MACKAY ATTORNEY, P.A., BEARING AN EFFECTIVE DATE OF JANUARY 07, 2020. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- HORIZONTAL CLOSURE FOR SUBJECT PARCEL IS 1/87,643.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TICKET NO: 168003092 & 16003112. LOCATIONS OF UNDERGROUND UTILITIES ALSO BASED ON CITY OF OCALA G.I.S. DATA. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM N.W. 35TH STREET, N.W. 27TH AVENUE, AND N.W. 21ST STREET (ALL PUBLIC RIGHT OF WAY).
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO APPARENT WETLAND DELINEATION DONE ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
- THERE IS NO OBSERVED SURFACE EVIDENCE OF CEMETERIES OR FAMILY BURIAL SITES.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 0017, ELEVATION 74.56 FEET (NAVD 1988).
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
- EXCEPT AS SHOWN HEREON, GOLF COURSE FEATURES WERE NOT LOCATED.
- PROPERTY LIES IN FLOOD ZONE "X"--AN AREA OF MINIMAL FLOODING AND ZONES "AE" & "A"--AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA. PER THE FLOOD INSURANCE RATE MAP NUMBERS 12083C0508E AND 12083C0506E, EFFECTIVE DATE OF APRIL 19, 2019.

TREE LEGEND

(SIZE DENOTED INSIDE SYMBOL)

🌲	CAMPF
🌲	CEDAR
🌲	CHERRY
🌲	CHINABERRY
🌲	CYPRESS
🌲	DOGWOOD
🌲	ELM
🌲	GUM
🌲	HICKORY
🌲	HOLLY
🌲	LAUREL OAK
🌲	LIVE OAK
🌲	MAGNOLIA
🌲	MAPLE
🌲	MIMOSA
🌲	MISC
🌲	OAK
🌲	PALM
🌲	PECAN
🌲	PINE TREE
🌲	SUGAR HACKBERRY
🌲	SYCAMORE
🌲	MULBERRY

DESCRIPTION (AS SURVEYED):

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W., 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E., 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W., 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1.) S.00°22'59"W., 475.50 FEET; 2.) THENCE S.00°01'50"W., 112.48 FEET; 3.) THENCE S.00°44'27"W., 188.69 FEET; 4.) THENCE S.00°22'51"W., 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W., 2613.00 FEET TO THE NORTH RIGHT OF WAY LINE OF N.W. 21ST STREET (HAVING A 50' RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID NORTH RIGHT WAY LINE, N.89°28'23"W., 1327.69 FEET TO THE WEST BOUNDARY LINE OF EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY LINE, N.00°28'33"E., 2288.05 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING SAID WEST BOUNDARY LINE, ALONG THE SOUTH AND WEST BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, THE FOLLOWING TWO (2) COURSES: 1.) N.89°12'32"W., 331.94 FEET; 2.) THENCE N.00°31'04"E., 330.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH AND WEST BOUNDARY LINE, ALONG SAID NORTH BOUNDARY LINE, N.89°12'29"W., 331.33 FEET TO THE EAST BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG THE EAST BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 1, S.00°30'08"W., 306.18 FEET TO A POINT 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING THE EAST BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, ALONG A LINE 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1.) N.00°33'44"E., 306.31 FEET; 2.) THENCE N.00°29'24"E., 1325.79 FEET TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; 3.) THENCE N.00°35'55"E., 348.17 FEET TO THE SOUTHWEST CORNER OF PINE OAKS INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 2, PAGE 123 OF THE PUBLICS RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH AND EAST BOUNDARY LINE OF SAID PINE OAKS INDUSTRIAL PARK THE FOLLOWING THREE (3) COURSES: 1.) N. 86°04'19"E., 10.78 FEET; 2. THENCE N.87°14'51"E., 1285.06 FEET; 3.) THENCE N.00°28'30"E., 774.61 FEET TO THE SOUTH BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5690, PAGE 909 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY LINE, ALONG THE SOUTH AND EAST BOUNDARY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5690, PAGE 909 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: 1.) S.89°42'04"E., 316.29 FEET; 2.) THENCE N.00°29'29"E., 42.21 FEET; 3.) THENCE S.87°15'49"E., 735.74 FEET; 4.) THENCE N.00°33'42"W., 248.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 35TH STREET (HAVING A 120 FOOT RIGHT OF WAY PER ROAD BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY FLORIDA); THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE S.89°43'19"E., 168.79 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, S.18°52'46"E., 314.71 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 216.75 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W., 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E., 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W., 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1.) S.00°22'59"W., 475.50 FEET; 2.) THENCE S.00°01'50"W., 112.48 FEET; 3.) THENCE S.00°44'27"W., 188.69 FEET; 4.) THENCE S.00°22'51"W., 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W., 1432.12 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°25'08"W., 1180.88 FEET TO THE NORTH RIGHT OF WAY OF N.W. 21ST STREET (HAVING A 50' RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTH RIGHT WAY LINE, N.89°28'23"W., 80.00 FEET; THENCE N.00°25'08"E., 1180.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 760.00 FEET, A CENTRAL ANGLE OF 17°34'55", AND A CHORD BEARING AND DISTANCE OF N.08°22'19"W., 232.30 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 233.22 FEET TO A POINT OF TANGENCY; THENCE N.17°09'47"W., 81.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 17°09'47", AND A CHORD BEARING AND DISTANCE OF N.08°34'53"W., 310.37 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 311.53 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E., 73.48 FEET; THENCE N.90°00'00"E., 80.00 FEET; THENCE S.00°00'00"E., 73.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 17°09'47", AND A CHORD BEARING AND DISTANCE OF S.08°34'53"E., 286.49 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 287.57 FEET TO A POINT OF TANGENCY; THENCE S.17°09'47"E., 81.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 17°34'55", AND A CHORD BEARING AND DISTANCE OF S.08°22'19"E., 256.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 257.76 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.45 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W., 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E., 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W., 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1.) S.00°22'59"W., 475.50 FEET; 2.) THENCE S.00°01'50"W., 112.48 FEET; 3.) THENCE S.00°44'27"W., 188.69 FEET; 4.) THENCE S.00°22'51"W., 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W., 524.14 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°25'08"W., 907.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 17°34'55", AND A CHORD BEARING AND DISTANCE OF N.08°22'19"W., 256.75 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 257.76 FEET TO A POINT OF TANGENCY; THENCE N.17°09'47"W., 81.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 17°09'47", AND A CHORD BEARING AND DISTANCE OF N.08°34'53"W., 286.49 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 287.57 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E., 115.69 FEET; THENCE N.25°58'29"E., 154.80 FEET; THENCE N.18°43'29"E., 39.89 FEET; THENCE S.89°34'52"E., 30.34 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.34 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

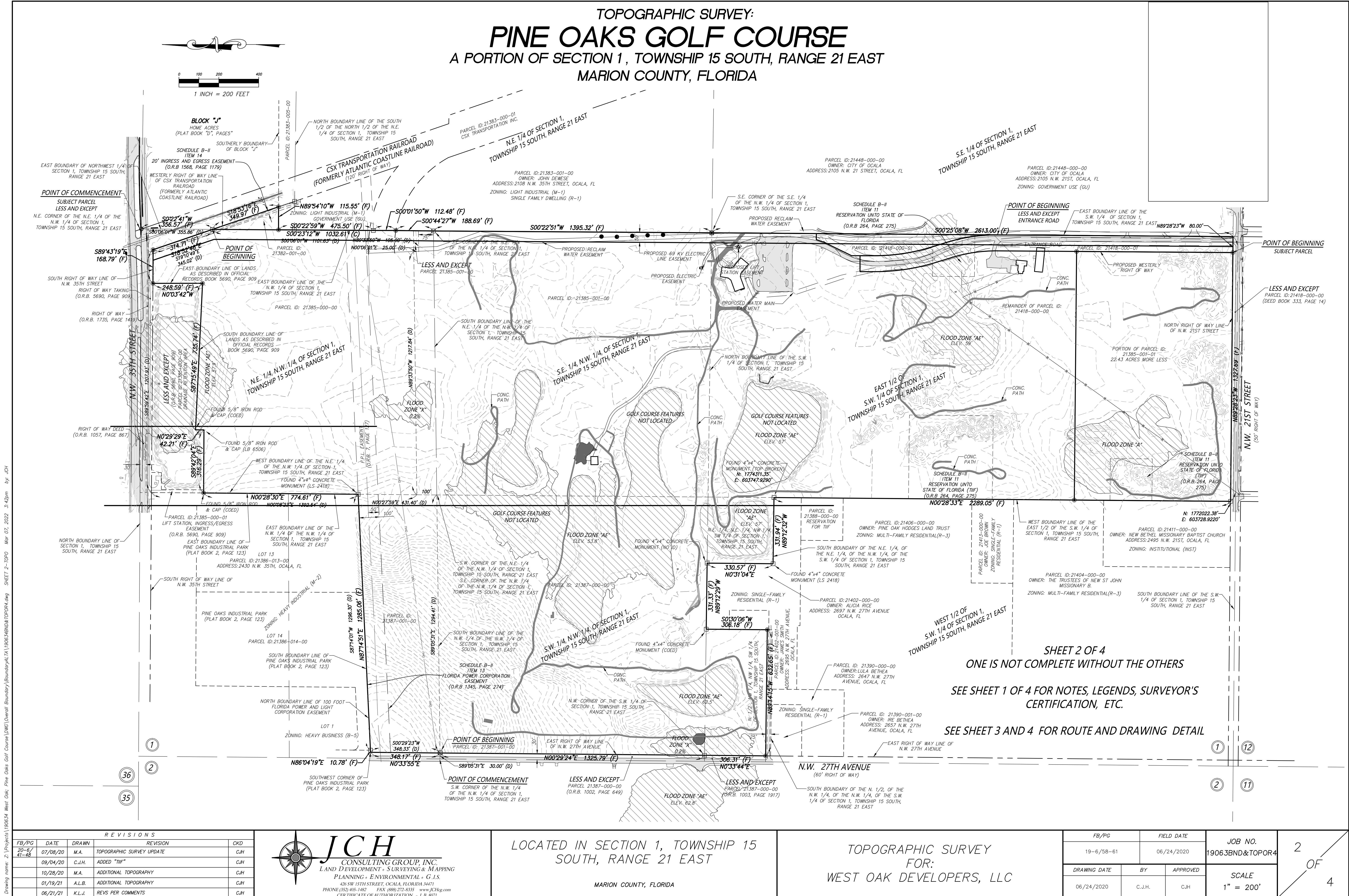
CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

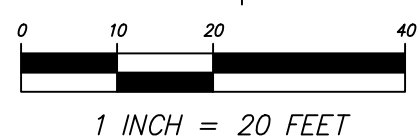
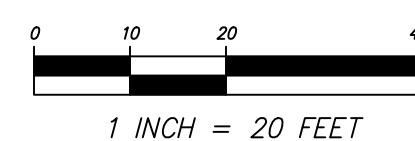
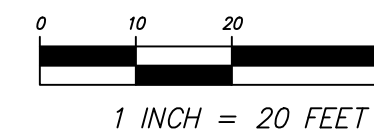
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

6.	REV PER COMMENTS	KLJ	6/21/21
5.	ADDITIONAL TOPOGRAPHY	A.L.B.	01/19/21
4.	ADDITIONAL TOPOGRAPHY	C.J.H.	10/28/20
3.	ADDED "TIF" SHEET 2	C.J.H.	09/04/20
2.	REVISED OVERALL BOUNDARY	C.J.H.	08/12/20
1.	TOPOGRAPHIC SURVEY	M.A.	07/08/20

Drawing name: Z:\Projects\190634 West Oak: Pine Oaks Golf Course\DWG\Overall Boundary\Boundary\A\TA190634BND&TOPOR.dwg SHEET 2-1900 Mar 07, 2022 3:42pm by JCH

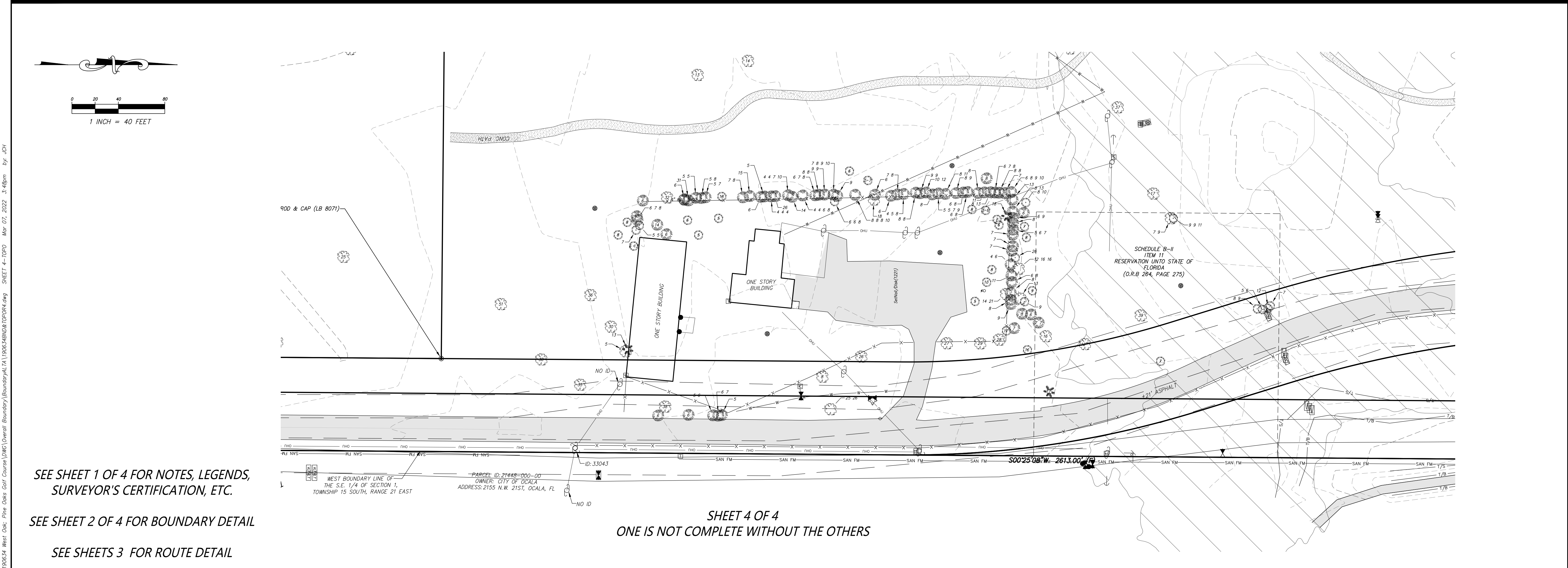
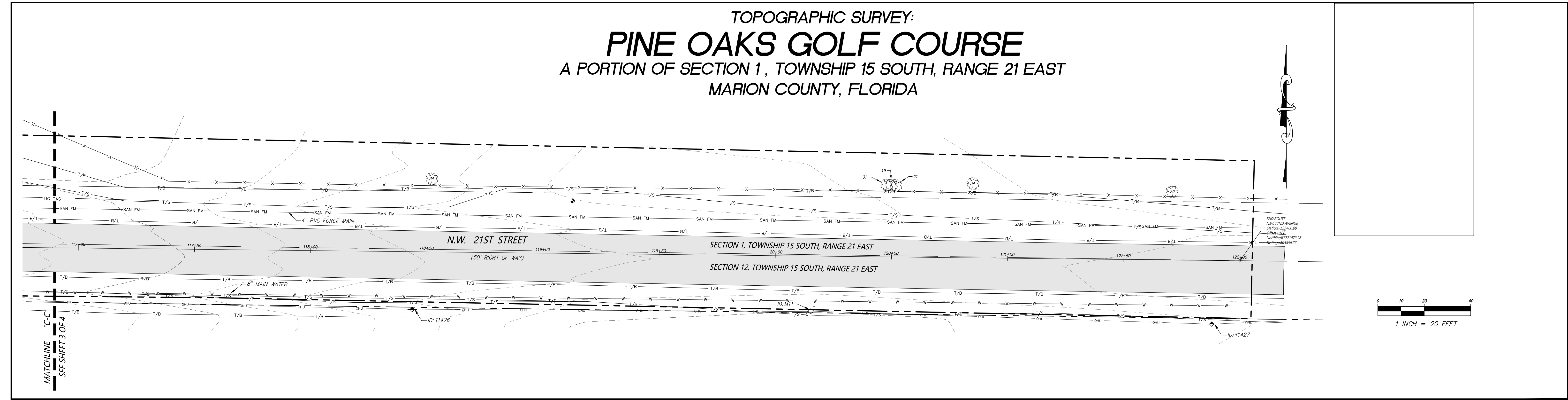


MARION COUNTY, FLORIDA



OF 4

Drawing name: Z:\Projects\190634 West Oak; Pine Oaks Golf Course\DWG\Overall Boundary\BoundaryALTA\190634BND&TOPOR4.dwg
SHEET 3-TOPO Mar 07, 2022 3:45pm by JCH



SEE SHEET 1 OF 4 FOR NOTES, LEGENDS,
SURVEYOR'S CERTIFICATION, ETC.

SEE SHEET 2 OF 4 FOR BOUNDARY DETAIL

SEE SHEETS 3 FOR ROUTE DETAIL

SHEET 4 OF 4
ONE IS NOT COMPLETE WITHOUT THE OTHERS

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CHKD
20-6/41-48	07/02/20	M.A.	TOPOGRAPHIC SURVEY UPDATE	C.J.H.
	09/04/20	C.J.H.	ADDED "TIF"	C.J.H.
	10/28/20	M.A.	ADDITIONAL TOPOGRAPHY	C.J.H.
	01/19/21	A.L.B.	ADDITIONAL TOPOGRAPHY	C.J.H.
	06/21/21	K.L.J.	REVS PER COMMENTS	C.J.H.



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 415-1482 FAX: (352) 272-8335 www.JCHeg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

TOPOGRAPHIC SURVEY
FOR:
WEST OAK DEVELOPERS, LLC

FB/PG		FIELD DATE		JOB NO.	
19-6/58-61		06/24/2020		19063BND&TOPOR4	
DRAWING DATE		BY	APPROVED	SCALE	
06/24/2020		C.J.H.	C.J.H.	1" = 40'	

4
OF
4