

**DESCRIPTION:**  
(SEE NOTE 3)

A PORTION OF LOT 2 OF SHOPPES ON 27, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 36, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 2, ALSO BEING THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, SOUTH 00°46'09" WEST, A DISTANCE OF 1324.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE DEPARTING THE WEST BOUNDARY OF LOT 2 AND THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, ALONG THE SOUTH BOUNDARY OF SAID LOT 2, SOUTH 89°51'11" EAST, A DISTANCE OF 390.73 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 2, ALONG THE EAST RIGHT OF WAY LINE OF A PRIVATE ACCESS ROAD (WIDTH VARIES), AS SHOWN IN OFFICIAL RECORDS BOOK 5490, PAGE 1367 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING SEVEN CALLS: BEING A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35°24'00" AND A CHORD BEARING AND DISTANCE OF NORTH 17°20'04" WEST, 91.21 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 92.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°21'39" EAST, A DISTANCE OF 158.49 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 30°18'26" AND A CHORD BEARING AND DISTANCE OF NORTH 15°34'12" EAST, 78.42 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 79.34 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 16°09'56" AND A CHORD BEARING AND DISTANCE OF NORTH 22°33'33" EAST, 59.05 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 59.25 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°48'50" EAST, A DISTANCE OF 46.25 FEET; THENCE NORTH 00°27'28" EAST, A DISTANCE OF 526.89 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 161.30 FEET, A CENTRAL ANGLE OF 22°27'31" AND A CHORD BEARING AND DISTANCE OF NORTH 11°44'13" EAST, 62.82 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 63.23 FEET TO THE WESTERLY MOST CORNER OF LOT 1 OF SAID SHOPPES ON 27 SUBDIVISION; THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF A PRIVATE ACCESS ROAD, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING TWO COURSES: SOUTH 61°26'20" EAST, A DISTANCE OF 293.51 FEET; THENCE SOUTH 89°20'11" EAST, A DISTANCE OF 79.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 1, ALONG THE EAST BOUNDARY OF AFOREMENTIONED LOT 2, SOUTH 00°40'09" WEST, A DISTANCE OF 822.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE DEPARTING THE EAST BOUNDARY OF LOT 2, ALONG THE AFOREMENTIONED SOUTH BOUNDARY OF SAID LOT 2, NORTH 89°51'11" WEST, A DISTANCE OF 407.94 FEET TO THE POINT OF BEGINNING.

[ALSO IDENTIFIED AS PARCEL 2 OF THE LANDS DESCRIBED IN EXHIBIT A OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7454, AT PAGE 1470, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.]

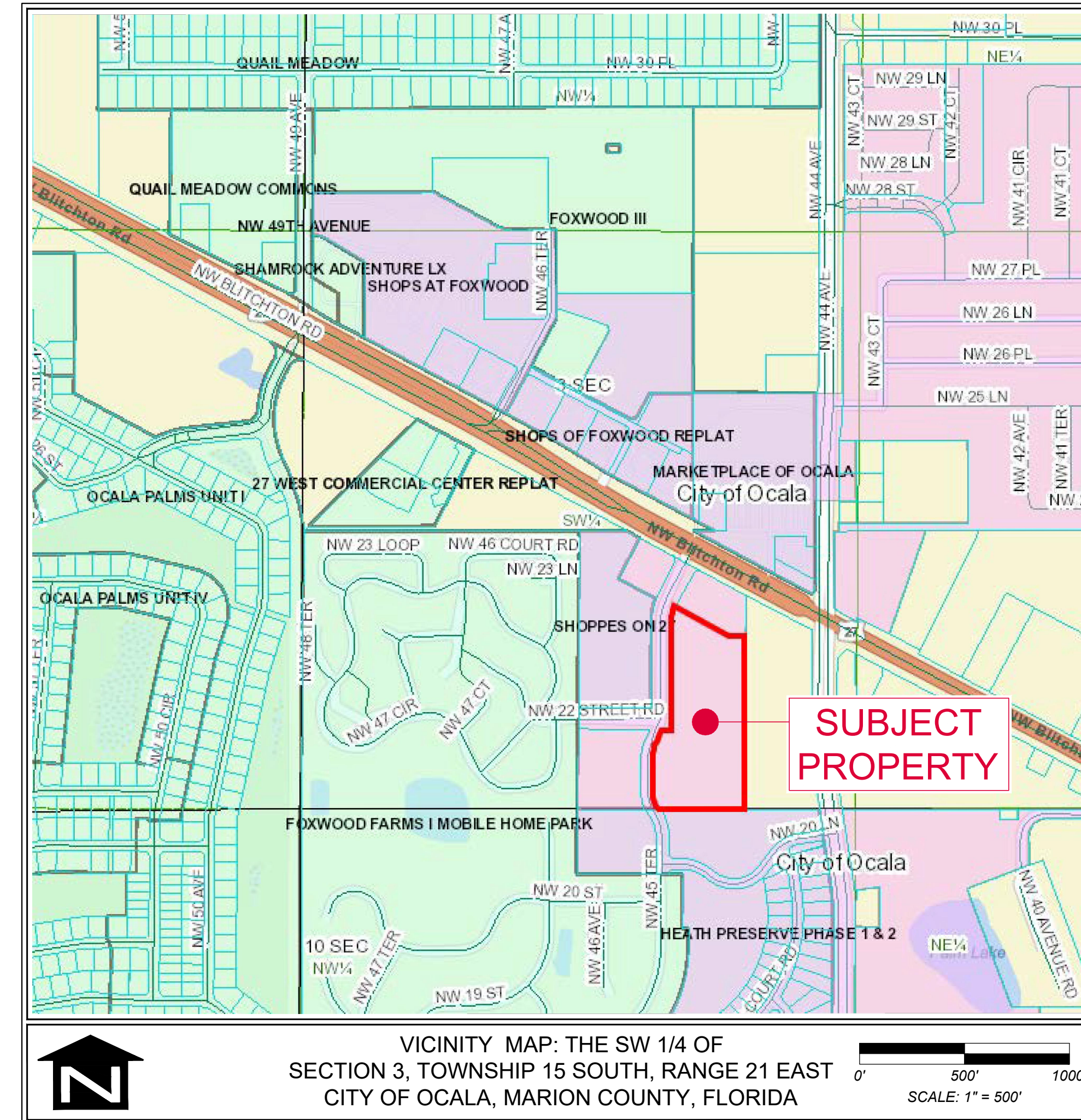
**SURVEY NOTES:**

- THIS BOUNDARY SURVEY WAS PREPARED FOR THE PURPOSE OF RENDERING A PROFESSIONAL OPINION AS TO THE LOCATION OF THE RECORD TITLE BOUNDARY LINES OF THE SUBJECT PROPERTY DESCRIBED HEREON; DETERMINING THE HORIZONTAL LOCATION OF VISIBLE FIXED IMPROVEMENTS LYING WITHIN, IN NEAR PROXIMITY TO, AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; AND FACILITATING THE CLOSING OF THE REAL ESTATE TRANSACTION TO ACHIEVE THE SUBSEQUENT CONVEYANCE AND VESTING OF THE SUBJECT PROPERTY'S TITLE INTO THE CITY OF OCALA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.
- ALL RECORDING DATA DEPICTED AND / OR NOTED HEREON REFERENCES THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY.
- THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY WAS TRANSCRIBED FROM PARCEL 2 AS DESCRIBED IN EXHIBIT A OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7454, PAGE 1470, WITH THE EXCEPTION OF THE ITALICIZED PORTION OF THE PREAMBLE WHICH HAS BEEN ADDED DURING THE PREPARATION OF THIS SURVEY FOR INFORMATIONAL PURPOSES ONLY.
- THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF TITLE COMMITMENT NO. 11021730 (REVISION NUMBER 1) ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER: 24011, COMMITMENT DATE: MAY 09, 2024, @ 8:00 AM; THE FOLLOWING ARE EXCEPTIONS TO TITLE AS REFERENCED IN SCHEDULE B-II THEREOF WHICH ARE CONSIDERED AS MATTERS OF SURVEY ENCUMBERING AND/OR AFFECTING THE SUBJECT PROPERTY DESCRIBED HEREON:
  - THE EASEMENT RECORDED IN BOOK 592, PAGE 115, GRANTS EASEMENT RIGHTS TO A WIDTH LIMITED TO 15 FEET, PRESUMABLY CENTERED ON THE CENTERLINE OF THE INSTALLED FACILITIES LYING WITHIN THE DESCRIPTION OF THE SUBJECT LANDS ATTACHED THERETO; HOWEVER, THE SPECIFIC LOCATION OF THE GRANTED EASEMENT RIGHT IS INDETERMINATE WITHOUT ADDITIONAL INFORMATION; AS SUCH, THE MAXIMUM LIMIT OF POTENTIAL ENCUMBRANCE THEREOF IS SHOWN AND DIMENSIONED IN RELATION TO THE BOUNDARY OF THE SUBJECT PROPERTY ON SHEET 2 AND MORE PARTICULARLY IN THE DETAILS APPEARING ON SHEET 3 [REFER TO SCHEDULE B-II, ITEM 9].
  - THE EASEMENT RECORDED IN BOOK 1019, PAGE 1695, PARTIALLY EFFECTS THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 AND MORE PARTICULARLY IN DETAIL "E" ON SHEET 3 [SCHEDULE B-II, ITEM 10].
  - THE EASEMENT RECORDED IN BOOK 1098, PAGE 556, SUBSEQUENTLY CORRECTED IN BOOK 1138, PAGE 8, ABUTS AND IS CONTIGUOUS WITH THE SUBJECT PROPERTY ALONG ITS WESTERLY BOUNDARY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 11].
  - THE EASEMENT RECORDED IN BOOK 5432, PAGE 1913, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 12].
  - THE ELECTRIC SERVICE AGREEMENT AS SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 5410, PAGE 710; AND BOOK 5450, PAGE 1351, DO NOT AFFECT THE SUBJECT PROPERTY [REFER TO SCHEDULE B-II, ITEM 13].
  - THE TERMS AND CONDITIONS OF AGREEMENT CONCERNING STORMWATER EASEMENT AND STORMWATER CONVEYANCE SYSTEM AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 6928, PAGE 1056, DO NOT APPEAR TO DIRECTLY ENCUMBER THE SUBJECT PROPERTY, BUT APPEAR TO BE CONTIGUOUS WITH A PORTION OF THE WESTERLY BOUNDARY THEREOF, BASED ON THE SKETCH APPEARING IN EXHIBIT D OF THE REFERENCED AGREEMENT; AS SUCH, THE EASEMENT AS DEPICTED IN SAID EXHIBIT D IS GRAPHICALLY REPRESENTED ON SHEET 2 (SEE NOTE 15 FOR ADDITIONAL INFORMATION CONCERNING THIS AGREEMENT) [REFER TO SCHEDULE B-II, ITEM 14].
  - RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF "SHOPPES ON 27", AS RECORDED IN PLAT BOOK 12, PAGE(S) 33, AFFECT THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 15].
  - THE GRANT OF EASEMENT IN FAVOR OF FOXWOOD FARMS, LTD., AS SET FORTH IN INSTRUMENT RECORDED IN EASEMENTS FOR INGRESS, EGRESS AND UTILITIES IN FAVOR OF ROC COMMUNITIES, INC., IN BOOK 2056, PAGE 1209, AS AFFECTED BY THE FIRST AMENDMENT TO EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AND TERMINATION OF EASEMENT IN BOOK 5490, PAGE 1367, ABUTS AND IS CONTIGUOUS WITH THE SUBJECT PROPERTY ALONG ITS WESTERLY BOUNDARY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 16].
  - [SCHEDULE B-II, ITEMS 17 AND 18 AFFECT THE SUBJECT PROPERTY BUT ARE NOT CONSIDERED AS MATTERS OF SURVEY AND ARE NOT ADDRESSED HEREON].
  - THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 5392, PAGE 243, AND THE DECLARATION REGARDING EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 6510, PAGE 1517, AFFECT THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 19].
  - [SCHEDULE B-II, ITEMS 20 AND 21 AFFECT THE SUBJECT PROPERTY BUT ARE NOT CONSIDERED AS MATTERS OF SURVEY AND ARE NOT ADDRESSED HEREON].

[SEE SHEET 2 FOR CONTINUATION OF SURVEY NOTES]

SEE SHEET 2 FOR CONTINUATION OF SURVEY NOTES; SEE SHEET 3 FOR BOUNDARY DATA; SEE SHEET 4 FOR DETAILS , ADDITIONAL TABULATED DATA, & LEGEND; SEE SHEET 5 FOR LOCATION OF EXISTING IMPROVEMENTS & LEGEND

**BOUNDARY SURVEY**  
**MARION COUNTY PARCEL 21512-000-00**  
**PROPOSED FIRE STATION 8**



SYMBOLGY LEGEND:		LINETYPE LEGEND:		ABBREVIATIONS:	
⊙	= POST	—	= BOUNDARY LINE	±	= MORE OR LESS
⊙	= BOLLARD	- - -	= RIGHT-OF-WAY LINE	N.	= NORTH
⊙	= LIGHT POLE	- - - -	= RIGHT-OF-WAY LINE: FORMER	E.	= EAST
⊙	= PULL BOX: ELECTRIC	- - - - -	= CENTERLINE	S.	= SOUTH
⊙	= ELECTRIC TRANSFORMER	- - - - -	= LOT LINE: PLATTED	W.	= WEST
⊙	= VALVE COVER: WATER	- - - - -	= LOT LINE: PLATTED (ERRANT LOCATION)	PC	= POINT OF CURVATURE
⊙	= METER: WATER	- - - - -	= LOT LINE: THEORETICAL CORRECTION OF ERRANT LINE	PT	= POINT OF TANGENCY
⊙	= TELEPHONE PEDESTAL	- - - - -	= PARCEL LINE	PRC	= POINT OF REVERSE CURVATURE
⊙	= STUB-OUT: SANITARY SEWER	- - - - -	= PARCEL LINE: FORMER	(D)	= REFERENCE TO DESCRIPTIVE INFORMATION
⊙	= MANHOLE: DRAINAGE	- - - - -	= SECTION LINE	(P)	= REFERENCE TO PLATTED INFORMATION
		- - - - -	= QUARTER-SECTION LINE	L#	= REFERENCE TO A LINE DATA TABLE
		- - - - -	= QUARTER-SECTION LINE OFFSET	C#	= REFERENCE TO A CURVE DATA TABLE
		- - - - -	= CORPORATE LIMITS	O.R.	= OFFICIAL RECORDS
		- - - - -	= EASEMENT LINE	FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION
		- - - - -	= EASEMENT LINE	PVC	= POLY VINYL CHLORIDE
		- - - - -	= EASEMENT LINE		
		- - - - -	= FLOOD ZONE LIMITS - SEE NOTE 19		
		- - - - -	= PAVEMENT: ASPHALT EDGE		
		- - - - -	= CURB: BACK		
		- - - - -	= TOP OF BANK		
		- - - - -	= TOE OF SLOPE		
		- - - - -	= DRAINAGE PIPE: SIZE & TYPE NOTED		

PREPARED BY: <b>CITY OF OCALA</b> <b>CITY ENGINEER'S OFFICE</b> <b>SURVEY DIVISION</b>		PREPARED FOR: <b>GROWTH MANAGEMENT</b> <b>DEPARTMENT</b>		REVISIONS:	
PROJECT DATA:		SECTION: 3		TOWNSHIP: 15 S	
DRAWN: RKR		CHECKED: RKR		RANGE: 21 E	
DATE: 05.08.2024		SCALE: 1" = 20'		RFR:	
FIELD BOOK: 841		FIELD BOOK: 20		DATE: 05.08.2024	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD83		FILE NUMBER: 24-00728.01	
WORK ORDER: 24-00728		DATE: 05.08.2024		SURVEY NO: 34470	
SHEET 01 OF 05		SURVEY NO: 34470		DATE: 05.08.2024	

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY TO CITY OF OCALA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE FLORIDA PROFESSIONAL SURVEYING ACT, CHAPTER 472.027, FLORIDA STATUTES.  
 I, WELLY ROBERTS, R.S.M.,  
 FLORIDA CERTIFICATE NO. 5558      DATE: JUNE 7, 2024



# BOUNDARY SURVEY

## MARION COUNTY PARCEL 21512-000-00

### PROPOSED FIRE STATION 8

**SURVEY NOTES:**

[CONTINUED FROM SHEET 1]

5. BASED ON THE RESEARCH OF ADJACENT PARCELS CONDUCTED DURING THE COURSE OF PREPARING THIS SURVEY, THE PORTION OF LOT 2 OF "SHOPPES ON 27" (PLAT BOOK 1, PAGES 33 THROUGH 36, INCLUSIVE) IDENTIFIED AS MARION COUNTY PARCEL 21512-000-03 THAT UNDERLIES THE INGRESS, EGRESS, AND UTILITIES EASEMENT IDENTIFIED AS N.W. 45TH TERRACE AND N.W. 22ND STREET ROAD APPEARS VESTED IN MCGURN WARREN, LLC, BY VIRTUE OF THE SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE RECORDED IN OFFICIAL RECORDS BOOK 5641, PAGE 106, (AND NOT A-PLUS HOMES, INC., BY VIRTUE OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, PAGE 422, AS SHOWN IN THE PROPERTY RECORDS.
6. AN OVERLAP (WIDTH VARIES FROM 0.45 FEET AT THE WEST END TO 0.91 FEET AT THE EAST END) EXISTS ONTO AND ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY BY THE ADJACENT PLAT OF HEATH PRESERVE PHASE 1 AND 2 (PLAT BOOK 15, PAGES 135 THROUGH 145, INCLUSIVE) AS GENERALLY SHOWN ON SHEET 2 AND MORE PARTICULARLY IN DETAILS "A" AND "F" ON SHEET 3.
7. AN OVERLAP (WIDTH VARIES FROM 0.00 FEET AT THE SOUTH END TO 0.53 FEET AT THE NORTH END) EXISTS ONTO AND ALONG THE EAST LINE OF THE SUBJECT PROPERTY BY THE ADJACENT LANDS IDENTIFIED AS PARCEL 1 OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5025, PAGE 1998 (ALSO IDENTIFIED AS MARION COUNTY PARCEL 21519-000-00) AS GENERALLY SHOWN ON SHEET 2 AND MORE PARTICULARLY IN DETAILS "E" AND "F" ON SHEET 3.
8. THE DESCRIPTION OF THE PARENT TRACT TO THE PLAT OF "SHOPPES ON 27" (PLAT BOOK 12, PAGES 33 THROUGH 36, INCLUSIVE), BY WHICH TITLE WAS VESTED INTO BAYI, LLC (DEVELOPER OF "SHOPPES ON 27") BY VIRTUE OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4538, PAGE 1752, DEFINES THE EAST LINE OF SAID PARENT TRACT BY EXCEPTING THE EAST 525.00 FEET OF "THE SE 1/4 OF THE SW 1/4 LYING SOUTH OF U.S. HIGHWAY 27, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST..." (I.E. "THE WEST LINE OF THE EAST 525.00 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3" AS LABELED HEREON); THE LOCATION OF THIS LINE FAILS TO RECONCILE WITHIN A REASONABLE PROXIMITY TO THE EAST LINE OF "SHOPPES ON 27" BETWEEN THE RANGES OF 3.97 FEET (ON THE SOUTH END OF LOT 2) AND 4.50 FEET (ON THE NORTH END OF LOT 2) AS SHOWN IN GENERAL ON SHEET 2 AND MORE PARTICULARLY IN DETAIL "F" ON SHEET 3; THERE IS LITTLE INFORMATION PROVIDED ON THE PLAT TO EXPLAIN THE WELL-REASONED ANALYSIS AS TO THE RECONCILIATION OF THESE TWO LINES TO A SINGULAR BOUNDARY LOCATION EXCEPT FOR NOTE 11 AS IT APPEARS ON THE SHEET 1 OF THE PLAT OF "SHOPPES ON 27" WHICH STATES: "THE PARCEL DESCRIPTION AS SHOWN ON THIS PLAT DESCRIBES THE SAME PARCEL NOTED AS PARCEL 1, IN THE WARRANTY DEED RECORDED AT O.R. BOOK 4538, PAGE 1752, PUBLIC RECORDS OF MARION COUNTY, FLORIDA"; AS THE SUBJECT PROPERTY CONSISTS OF THE PORTION OF LOT 2 OF "SHOPPES ON 27" THAT LIES EAST OF THE INGRESS, EGRESS, AND UTILITIES EASEMENT IDENTIFIED AS N.W. 45TH TERRACE AND N.W. 22ND STREET ROAD, THE EAST BOUNDARY OF THE SUBJECT PARCEL HAS BEEN DETERMINED IN ACCORDANCE WITH THE DESCRIPTION OF THE SUBJECT PARCEL IN CONJUNCTION WITH THE PLAT OF "SHOPPES ON 27".
9. WITH REGARD TO THE EXCEPTION OF "THE EAST 525.00 FEET OF THE SE 1/4 OF THE SW 1/4 LYING SOUTH OF U.S. HIGHWAY 27, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST..." (AS REFERENCED IN NOTE 8), THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4538, PAGE 1729, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4538, PAGE 1752 (IN ADDITION TO OTHER DOCUMENTS OF RECORD RECOVERED DURING THE PREPARATION OF THIS SURVEY), ARE BOTH IN HARMONY WITH THE EXCEPTION OF "THE EAST 525.00 FEET" PER THE DESCRIPTION OF THE PARENT TRACT TO THE PLAT OF "SHOPPES ON 27" (AS IT APPEARS IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4538, PAGE 1752); HOWEVER, THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 1000, DESCRIBES THE EXCEPTED PORTION AS "THE EAST 521.00 FEET"; IF THE DESCRIBED REFERENCE TO THE EXCEPTED LANDS WERE, IN FACT, INTENDED TO BE "THE EAST 521.00 FEET" (AND NOT "THE EAST 525.00 FEET" WHICH MAY BE THE RESULT OF A REPETITIVE SCRIVENER'S ERROR), THEN THE LOCATION OF THIS LINE WOULD ACHIEVE HARMONY OF TITLE BETWEEN THE PARENT TRACT OF "SHOPPES ON 27" (AND MORE SPECIFICALLY, THE SUBJECT PROPERTY) WITH THE LANDS OF THE EASTERLY ADJOINER DESCRIBED AS PARCEL 1 IN EXHIBIT A OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5025, PAGE 1998 (ALSO IDENTIFIED AS MARION COUNTY PARCEL 21519-000-00) AND BETTER RECONCILE WITH THE SURVEY OPINION EXPRESSED ON THE PLAT OF "SHOPPES ON 27"; THAT SAID, THIS IS SPECULATIVE AT BEST AND MAY BE COINCIDENTAL WITHOUT ADDITIONAL RECORD INFORMATION TO VALIDATE SUCH A THEORY.
10. THE PERPETUAL EASEMENT TO FLOOD THAT APPEARS TO ENCUMBER APPROXIMATELY THE SOUTH HALF OF THE SUBJECT PROPERTY IS LOCATED IN ACCORDANCE WITH THE LEGAL DESCRIPTION OF THE FLOODING EASEMENT AREA AS DESCRIBED IN THE FINAL JUDGMENT OF PARCEL NO. 220, PURSUANT TO CIVIL CASE NO. 79-1397-A, DATED MAY 12, 1980, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1019, PAGE 1695, AND FIXED IN POSITION IN RELATION TO MONUMENT 1503 AS THE BEST EVIDENCE OF THE INTENDED LOCATION OF SAID EASEMENT AS DEPICTED IN AND IN HARMONY WITH THE DETAIL OF THE FLOODING EASEMENT AREA ON SHEET 42 OF THE RIGHT OF WAY MAP OF STATE ROAD NO. 500 (SECTIONS 36070-2505 AND 36070-1506, APPROVED OCTOBER 16, 1975, AND LAST REVISED ON DECEMBER 10, 1982, A COPY OF WHICH IS RECORDED IN ROAD BOOK 1, PAGE 2220, FORMERLY RECORDED IN DOT RIGHT OF WAY MAPS 1970S BOOK 4, PAGE 73); A PORTION OF SAID PERPETUAL EASEMENT TO FLOOD PARCEL 220 ENCUMBERS THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 AND IN DETAIL "F" ON SHEET 3, HOWEVER, NO FINAL JUDGMENT NOR FINAL ORDER ASSOCIATED WITH TAKING PARCEL 211 (211-B PER THE PLAT OF "SHOPPES ON 27") OF THE ABOVE-REFERENCED CIVIL CASE (WHICH IS BELIEVED TO COVER THE BALANCE OF THE PORTION OF THE PERPETUAL EASEMENT TO FLOOD THAT ENCUMBERS THE SUBJECT PROPERTY) WAS PROVIDED NOR DISCOVERED DURING MULTIPLE RESEARCH ATTEMPTS TO LOCATE THE DOCUMENT OF RECORD THAT ADDRESSES THE FINAL DISPOSITION OF PROPERTY RIGHTS THEREOF; EVIDENCE OF THE FINAL ORDER CONCERNING TAKING PARCEL 211 WITH RESPECT TO DETERMINING INTEREST, TAXING COSTS, FIXING ATTORNEY'S FEES, REQUESTING AN ADDITIONAL DEPOSIT, AND FOR FINAL DISTRIBUTION IS RECORDED IN OFFICIAL RECORDS BOOK 1022, PAGE 1389, AND EVIDENCE OF THE FINAL ORDER THAT ALL PARCELS IN THE REFERENCED CIVIL CASE HAVE BEEN SETTLED BY A FINAL JUDGMENT OR BEING DISMISSED IS RECORDED IN OFFICIAL RECORDS BOOK 1032, PAGE 770; AS SUCH, THIS SURVEY PRESUMES THAT THE PERPETUAL EASEMENT TO FLOOD ASSOCIATED WITH TAKING PARCEL 211 WAS SIMILARLY ADJUDICATED TO THAT FOR TAKING PARCEL 220.
11. THE "PROPERTY LINE" SHOWN ON THE RIGHT OF WAY MAP OF STATE ROAD 500 THAT IS FIXED BY REFERENCE TO THE MONUMENT RECOVERED AT POINT 1503 (AS DESCRIBED IN NOTE 9) APPEARS TO REPRESENT A PROPERTY LINE THAT EXISTED AT THE TIME SUCH RIGHT OF WAY MAP WAS PREPARED; THE ORIGIN OF SAID "PROPERTY LINE" IS UNCERTAIN, HOWEVER, THE LOCATION OF SAID MONUMENT RECOVERED AT POINT 1503 APPEARS INTENDED TO MARK THE LOCATION OF THE SOUTHEAST CORNER OF THE PARENT TRACT OF TAKING PARCEL 211-B AS DESCRIBED IN THE LIS PENDENS OF CIVIL CASE NO. 79-1397-A (FDOT VS. INVESTMENT ENTERPRISES, LTD., ET AL, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 984, PAGE 536), AND TO ALSO MARK THE LOCATION OF THE SOUTHEAST CORNER OF PARCEL NO. 2 AS DESCRIBED IN THE FOLLOWING QUIT CLAIM DEEDS: OFFICIAL RECORDS BOOK 468, PAGE 304; OFFICIAL RECORDS BOOK 687, PAGE 213; AND OFFICIAL RECORDS BOOK 1448, PAGE 1819 (AND PERHAPS OTHERS); WITHOUT ADDITIONAL RECORD INFORMATION, THE TRANSITION OF THIS APPARENT PREVIOUS OWNERSHIP BOUNDARY INTO WHAT IS NOW CONSIDERED THE EAST LINE OF THE SUBJECT PROPERTY (I.E. THE EAST LINE OF LOT 2 OF "SHOPPES ON 27") IS UNKNOWN.
12. THE MATHEMATICAL LOCATION OF THE SOUTH LINE OF LOT 2 OF "SHOPPES ON 27" AS DIMENSIONED IN THE DESCRIPTION OF PARCEL 2 OF THE LANDS DESCRIBED IN EXHIBIT A OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7454, PAGE 1470, PRODUCES A THEORETICAL POSITION FOR THE SOUTHWEST CORNER OF SAID LOT 2 THE CALCULATES TO BE 2.17 FEET SOUTH AND 2.20 FEET EAST OF THE MONUMENT RECOVERED AT POINT 33054 THAT MARKS THE LOCATION OF SAID SOUTHWEST CORNER (IN AGREEMENT WITH THE PLAT OF "SHOPPES ON 27"); A SEARCH WAS CONDUCTED FOR A MONUMENT MARKING THIS CORNER LOCATION AND NONE WAS RECOVERED.
13. THE MONUMENT RECOVERED AT POINT 30062 (I.E. "THE POINT OF COMMENCEMENT" OF THE SUBJECT PROPERTY'S DESCRIPTION AND THE "NORTHWEST CORNER OF LOT 2 OF SHOPPES ON 27") APPEARS TO LIE APPROXIMATELY 4.1 FEET EAST OF THE THEORETICAL NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3; AS SUCH, THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (I.E. "THE WEST LINE OF LOT 2 OF SHOPPES ON 27") DEVIATES FROM ITS THEORETICAL LOCATED BASED ON THE DESCRIPTION OF THE PARENT TRACT THEREOF AS REFERENCED IN NOTE 8; AS THE MONUMENTS RECOVERED AT POINTS 30062 AND 33054 AGREE WITH THE PLAT OF "SHOPPES ON 27", THEY WERE HELD AS MARKING THE LOCATION OF THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 2 THEREOF; NO EFFORT WAS MADE DURING THE COURSE OF THIS SURVEY TO DETERMINE THE REASON FOR THE DIFFERENCE IN THE LOCATION OF THESE TWO LINES.
14. THE MONUMENTS RECOVERED ALONG THE NORTHEASTERLY LINE OF "SHOPPES ON 27" PRODUCE AN ALIGNMENT THAT DIVERGES AWAY FROM THE TRUE SOUTHWESTERLY RIGHT OF WAY LINE OF N.W. BLITCHTON ROAD (ALSO KNOWN AS STATE ROAD 500 AND U.S. HIGHWAY 27) WHEN PROGRESSING SOUTHEASTERLY FROM THE MONUMENT RECOVERED AT POINT 1; THIS DEVIATION IN ALIGNMENT HAS NO BEARING ON THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL AND NO EFFORT WAS MADE DURING THE COURSE OF PREPARING THIS SURVEY TO ATTEMPT TO DETERMINE THE REASON FOR THE DIFFERENCE.
15. AS A SUPPLEMENT TO NOTE 3.F, EXHIBIT D OF THE AGREEMENT CONCERNING STORMWATER EASEMENT AND STORMWATER CONVEYANCE SYSTEM RECORDED IN OFFICIAL RECORDS BOOK 6928, PAGE 1056, CONTAINS ONLY A SKETCH THAT GRAPHICALLY APPROXIMATES THE LOCATION OF THE STORMWATER CONVEYANCE EASEMENT GRANTED THEREIN (WHICH IS SHOWN ON SHEET 2 AND IDENTIFIED AS EASEMENT "A") AS CONTEMPLATED BEFORE INSTALLATION OF THE CONVEYANCE SYSTEM; THE REFERENCED AGREEMENT PROVIDES FOR THE SUBSEQUENT "SURVEY OF THE DESCRIPTION OF THE ENTIRE STORMWATER CONVEYANCE" TO DESCRIBE THE PERMANENT LOCATION OF SUCH EASEMENT FOLLOWING INSTALLATION OF THE CONVEYANCE SYSTEM, WHICH APPEARS TO HAVE NOT BEEN PERFORMED; EASEMENT "B" AS SHOWN ON SHEET 2 DEPICTS A MORE ACCURATE REPRESENTATION OF THE LOCATION OF THE INTENT OF THE GRANTED EASEMENT AS REPRESENTED IN SAID EXHIBIT D BASED ON THE CONVEYANCE SYSTEM AS INSTALLED AND IS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY, HOWEVER, IT APPEARS THAT NO EASEMENT RIGHTS WERE GRANTED IN SAID AGREEMENT ACROSS THE SUBJECT PROPERTY FOR THE STORAGE OF ANY STORMWATER TO BE CONVEYED THROUGH THE CONVEYANCE SYSTEM AND EASEMENT AND ONTO THE SUBJECT PROPERTY IN THE EVENT OF POTENTIAL OVERFLOW DUE TO STORM EVENTS THAT PRODUCE STORMWATER RUNOFF IN EXCESS OF THE DESIGN CAPACITY OF THE STORMWATER MANAGEMENT FACILITY LOCATED IN MARION COUNTY PARCEL 21512-000-02, FROM WHICH THE OVERFLOW WILL BE GENERATED.
16. THE PORTION OF THE INGRESS, EGRESS, AND UTILITIES EASEMENT (INSTRUMENTS OF RECORD VARY AS REFERENCED IN NOTE 4 AND AS SHOWN AND NOTED ON SHEET 2) IDENTIFIED AS N.W. 45TH TERRACE AND LYING BETWEEN LOTS 1 AND 3 OF "SHOPPES ON 27" (DEPICTED HEREON BY THE HATCHED AREA ON SHEET 2) WAS DEDICATED AS A PUBLIC INGRESS, EGRESS AND UTILITIES EASEMENT BY VIRTUE OF THE PLAT OF "SHOPPES ON 27" (PLAT BOOK 12, PAGES 33 THROUGH 36, INCLUSIVE); SAID PUBLIC EASEMENT IS CONTIGUOUS WITH THE SUBJECT PROPERTY ONLY AT A

SINGLE POINT IDENTIFIED HEREON AS "THE WESTERLY MOST CORNER OF LOT 1"; AS SUCH, THIS COMMON POINT IS INSUFFICIENT TO PROVIDE LEGAL ACCESS TO THE SUBJECT PROPERTY, HOWEVER, SUCH LEGAL ACCESS IS ACHIEVED VIA PARALLEL ACCESS AREA ONE PURSUANT TO THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND REFERENCED IN NOTE 4.J AND THE ACCESS EASEMENT GRANTED PURSUANT TO PARAGRAPH 2.(A) OF THE EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES REFERENCED IN NOTE 4.H.

17. FOLLOWING THE CREATION OF LOT 2 BY VIRTUE OF THE PLATTING OF "SHOPPES ON 27", SAID LOT 2 HAS BEEN FURTHER DIVIDED INTO FOUR (4) PARCELS OF RECORD OF WHICH CURRENT OWNERSHIP VARIES (PARCEL 21512-000-00 (I.E. THE "SUBJECT PARCEL"), PARCEL 21512-000-01, PARCEL 21512-000-02, AND PARCEL 21512-000-03); CHAPTER 177.031 (18) DEFINES "SUBDIVISION" AS "THE DIVISION OF LAND INTO THREE OR MORE LOTS, PARCELS, TRACTS, TIERS, BLOCKS, SITES, UNITS, OR ANY OTHER DIVISION OF LAND...". AS SUCH, IT APPEARS THAT THESE FOUR PARCELS, WHEN TAKEN TOGETHER, CONSTITUTE A DIVISION OF LAND THAT WAS PERFORMED CONTRARY TO THE REQUIREMENTS OF FLORIDA LAW. INFORMATION PROVIDED BY THE CITY OF OCALA GROWTH MANAGEMENT DEPARTMENT SUGGESTS THAT PARCEL 21512-000-02 WAS THE FIRST DIVISION OF SAID LOT 2 TO OCCUR IN CONJUNCTION WITH THE SITE DEVELOPMENT AND IMPROVEMENT OF SAID PARCEL WHICH APPEARS TO HAVE BEEN CONVEYED AS A UNIQUE PARCEL OF LAND IN 2016 BY VIRTUE OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6510, PAGE 1514; THIS CONVEYANCE WOULD HAVE BEEN THE FIRST DIVISION OF LOT 2 AND WOULD NOT HAVE TRIGGERED THE REQUIREMENTS FOR A SUBDIVISION PLAT UNDER CHAPTER 177, FLORIDA STATUTES. THE SUBSEQUENT CONVEYANCE IN 2020 OF PARCEL 2 (MARION COUNTY PARCEL 21512-000-00) AND PARCEL 3 (MARION COUNTY PARCEL 21512-000-01), AS DESCRIBED IN EXHIBIT A OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, PAGE 422 (TOGETHER WITH THE REMAINDER OF LOT 2 OF "SHOPPES ON 27" THAT UNDERLIES THE INGRESS, EGRESS, AND UTILITIES EASEMENT IDENTIFIED AS N.W. 45TH TERRACE & N.W. 22ND STREET ROAD THAT WAS INDIRECTLY CREATED AS A RESULT OF SAID CONVEYANCE IN OFFICIAL RECORDS BOOK 7354, PAGE 422), ACHIEVED THE DIVISION OF SAID LOT 2 INTO THE AFOREMENTIONED FOUR (4) SEPARATE PARCELS OF RECORD WITHOUT HAVING DONE SO VIA A SUBDIVISION PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF SAID CHAPTER 177. AS SUCH, THE SUBJECT PARCEL MAY BE CONSIDERED TO HAVE BEEN ESTABLISHED OF RECORD THROUGH AN ILLEGAL DIVISION OF LAND. IT IS HIGHLY RECOMMENDED THAT THE OPINION AND ADVICE OF LEGAL COUNSEL BE PURSUED WITH REGARD TO THE MANNER IN WHICH PROPERTY RIGHTS AND DEVELOPMENT RIGHTS MAY BE AFFECTED WHICH MAY REQUIRE ACHIEVEMENT OF A LEGALLY RECOGNIZED DIVISION OF LAND THROUGH A PLAT APPLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF SAID CHAPTER 177.
18. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE), NORTH AMERICAN DATUM (NAD) OF 1983 (2011 ADJUSTMENT), AS DETERMINED FROM REAL TIME KINEMATIC (RTK) OBSERVATIONS UTILIZING BOTH GLOBAL POSITIONING SYSTEM (GPS) AND GLOBAL NAVIGATION SATELLITE SYSTEM (GLONASS) SATELLITE CONSTELLATIONS, THE CORRECTIONS TO WHICH WERE RECEIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) WITH ACCEPTABLE INDEPENDENT CHECKS MADE TO OFFSITE HORIZONTAL CONTROL STATIONS PREVIOUSLY ESTABLISHED BY THE SURVEY DIVISION OF THE OCALA CITY ENGINEERING DEPARTMENT, FROM WHICH THE EAST LINE OF LOT 2 OF "SHOPPES ON 27", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 36, INCLUSIVE, AS SHOWN AND MONUMENTED HEREON, BEARS S00°27'23"W.
19. THE HORIZONTAL LOCATION OF FEATURES INCLUDED IN THIS SURVEY WAS ACHIEVED VIA CONVENTIONAL SURVEY METHODOLOGIES TO INDEPENDENTLY VERIFY THE HORIZONTAL DISTANCE BETWEEN CONTROL POINTS ESTABLISHED DURING ITS EXECUTION BY THE SURVEY DIVISION OF THE CITY OF OCALA ENGINEERING DEPARTMENT IN THE FORM OF A CLOSED TRAVERSE (ACHIEVING AN ERROR OF CLOSURE OF 1:49,140) UTILIZING AN ELECTRONIC TOTAL STATION TO SUBSEQUENTLY CONDUCT RADIAL SURVEY MEASUREMENTS RESULTING IN AN EXPECTED HORIZONTAL ACCURACY OF +/- 0.05 FEET TO THE LOCATED FEATURES SHOWN HEREON.
20. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0504E (VERSION 2.3.3.2), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0504, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017, PORTIONS OF THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AND ZONE AE (EL 55.9) (SPECIAL FLOOD HAZARD AREAS WITH A BASE FLOOD ELEVATION), THE LIMITS OF WHICH ARE SHOWN HEREON BASED ON THE DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) SPATIAL DATA OBTAINED VIA THE INTERNET FROM FEMA.
21. THE CORPORATE LIMITS OF THE CITY OF OCALA HAS BEEN MAPPED HEREON AS DEPICTED ON THE "MUNICIPALITIES" THEMATIC DATA LAYER ACCESSIBLE THROUGH THE BETA MAP IT+ ONLINE MAPPING SYSTEM OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER AND WAS NOT INDEPENDENTLY VERIFIED THROUGH A REVIEW OF APPLICABLE ORDINANCES BY WHICH THE INCLUDED PROPERTIES WERE ANNEXED.
22. THIS SURVEY DOES NOT ADDRESS THE POTENTIAL PRESENCE OF JURISDICTIONAL WETLANDS, IF ANY, THAT MAY LIE WITHIN AND/OR CROSS INTO THE SUBJECT PROPERTY AS MAY BE ASSOCIATED WITH THE DEPRESSIONAL AREA USED FOR THE STORAGE OF STORMWATER RUNOFF THAT LIES WITHIN THE PERPETUAL EASEMENT TO FLOOD IN FAVOR OF FDOT AS DESCRIBED IN NOTE 10; THE NATIONAL WETLANDS INVENTORY (NWI) OPERATED AND MAINTAINED BY THE U.S. FISH & WILDLIFE SERVICE (USFWS) CLASSIFIES THIS DEPRESSIONAL AREA AS A FRESHWATER POND (COMBINED CLASSIFICATION CODE PUB/FO6F) IN THE PALUSTRINE (CODE P) SYSTEM WITH AN UNCONSOLIDATED BOTTOM (CODE UP) CHARACTERIZED AS FORESTED (CODE FO) AND SEMIPERMANENTLY FLOODED (CODE F) CONTAINING APPROXIMATELY 2.96 ACRES, THE LIMITS OF WHICH ARE SHOWN HEREON AS DETERMINED FROM GEOSPATIAL DATA OBTAINED FROM NWI; CONSULTATION WITH AN ENVIRONMENTAL SCIENTIST OR OTHER APPROPRIATE PROFESSIONAL IS RECOMMENDED PRIOR TO SITE DEVELOPMENT.
23. OWNERSHIP AND PARCEL ACCOUNT INFORMATION DEPICTED AND / OR NOTED HEREON WAS OBTAINED FROM THE BETA MAP IT+ ONLINE MAPPING SYSTEM OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.
24. DURING THE COURSE OF PREPARING THIS SURVEY, THE FOLLOWING DATA AND RECORD SOURCES WERE USED IN RENDERING AN OPINION AS TO THE LOCATION OF THE BOUNDARIES OF RECORD TITLE FOR THE SUBJECT PARCEL:
  - A. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7454, PAGE 1470 (AS TO THE SUBJECT PROPERTY).
  - B. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, AT PAGE 422 (AS TO THE SUBJECT PROPERTY).
  - C. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6107, AT PAGE 784 (AS TO MARION COUNTY PARCEL 21512-000-00).
  - D. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5392, AT PAGE 241 (AS TO MARION COUNTY PARCEL 21512-000-00).
  - E. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5025, AT PAGE 1998 (AS TO MARION COUNTY PARCEL 21519-000-00).
  - F. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, AT PAGE 422 (AS TO MARION COUNTY PARCEL 2167-0000011 & THE PLAT OF HEATH PRESERVE PHASE 1 AND 2).
  - G. THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7556, AT PAGE 1130 (AS TO MARION COUNTY PARCEL 2167-0000011 & THE PLAT OF HEATH PRESERVE PHASE 1 AND 2).
  - H. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, AT PAGE 422 (AS TO MARION COUNTY PARCEL 21512-003-00).
  - I. THE WARRANTY DEED IN LIEU OF FORECLOSURE RECORDED IN OFFICIAL RECORDS BOOK 5641, AT PAGE 106 (AS TO MARION COUNTY PARCEL 21512-003-00).
  - J. THE TITLE COMMITMENT REFERENCED IN NOTE 41
  - K. THE PLAT OF SHOPPES ON 27 (PLAT BOOK 12, PAGE 33)1
  - L. THE PLAT OF FOXWOOD FARMS II (PLAT BOOK W, PAGE 21, SUBSEQUENTLY VACATED)1
  - M. THE PLAT OF N.W. 49TH AVENUE (PLAT BOOK 2, PAGE 10).
  - N. THE PLAT OF OCALA PALMS UNIT I (PLAT BOOK 2, PAGE 183).
  - O. THE PLAT OF QUAIL MEADOW COMMONS (PLAT BOOK 4, PAGE 66).
  - P. THE PLAT OF SHAMROCK ADVENTURE LX (PLAT BOOK 9, PAGE 133).
  - Q. THE PLAT OF HEATH PRESERVE PHASE 1 AND 2 (PLAT BOOK 15, PAGE 135).
  - R. THE RIGHT-OF-WAY MAP OF STATE ROAD NO. 500 (SECTIONS 36070-2505 AND 36070-1506, APPROVED OCTOBER 16, 1975, AND LAST REVISED ON DECEMBER 10, 1982, A COPY OF WHICH IS RECORDED IN ROAD BOOK 1, PAGE 2220, FORMERLY RECORDED IN DOT RIGHT OF WAY MAPS 1970S BOOK 4, PAGE 73).
  - S. THE PROPERTY RECORD CARD OF PARCEL ACCOUNTS 21512-000-00, 21512-000-01, 21512-000-02, 21512-000-03, 21512-001-00, 21512-002-00, 21519-000-00, 21617-0000008, & 21617-0000011 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.
  - T. CERTIFIED CORNER RECORDS FOR SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS AVAILABLE FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) AS OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
25. THIS SURVEY SHOWS ONLY THE VISIBLE FIXED IMPROVEMENTS AND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES OBSERVED AT THE TIME OF FIELD SURVEY LYING WITHIN, IN NEAR PROXIMITY TO AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; IMPROVEMENTS, UTILITIES, AND / OR ENCROACHMENTS, IF ANY, THAT LINE UNDERGROUND AND ARE CONCEALED FROM VIEW WERE NOT LOCATED EXCEPT AS MAY BE SHOWN HEREON.
26. DIGITAL COPIES OF THIS SURVEY ARE INVALID WITHOUT THE DIGITALLY AUTHENTICATED ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER LISTED HEREON; PRINTED COPIES ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER LISTED HEREON.
27. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANY ENTITY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.



**CITY OF OCALA**  
**CITY ENGINEER'S OFFICE**  
**SURVEY DIVISION**

1605 N.W. 34TH AVENUE - BUILDING 700A - OCALA, FLORIDA 34470  
(352) 351-4772 (VOICE) - (352) 351-4726 (FAX)

PREPARED FOR:  
**GROWTH MANAGEMENT DEPARTMENT**

"SURVEY NOTES"

PROJECT DATA:		REVISIONS:	
SECTION:	3	TOWNSHIP:	15 S
DRAWN:	RRR	CHECKED:	RRR
DATE:	05/08/2024	SCALE:	1" = 20'
FIELD BOOK:	641	FIELD BOOK:	20
HORIZONTAL DATUM:	NAD83	VERTICAL DATUM:	NAVD83
FILE NUMBER:	24-000788.01		
WORK ORDER:	24-00788		

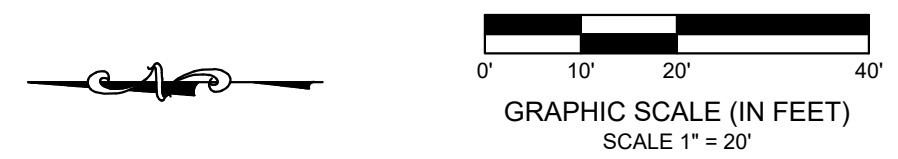
SEE SHEET 1 FOR DESCRIPTION, SURVEY NOTES, LEGEND, & LOCATION MAP; SEE SHEET 3 FOR BOUNDARY DATA; SEE SHEET 4 FOR DETAILS, ADDITIONAL TABULATED DATA, & LEGEND; SEE SHEET 5 FOR LOCATION OF EXISTING IMPROVEMENTS & LEGEND



# BOUNDARY SURVEY

## MARION COUNTY PARCEL 21512-000-00

### PROPOSED FIRE STATION 8



CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C:1	150.00'	91.93'	35°06'56"	N 17°24'35" W	90.50'
C:2	150.00'	79.19'	30°15'00"	N 15°16'47" E	78.28'
C:3	210.00'	59.29'	16°10'38"	N 22°17'42" E	59.10'
C:4	161.30'	63.28'	22°28'37"	N 11°31'33" E	62.87'

LINE TAG	BEARING	DISTANCE
L:100	S00°39'11"W	1322.59'
L:101	S89°50'43"E	392.59'

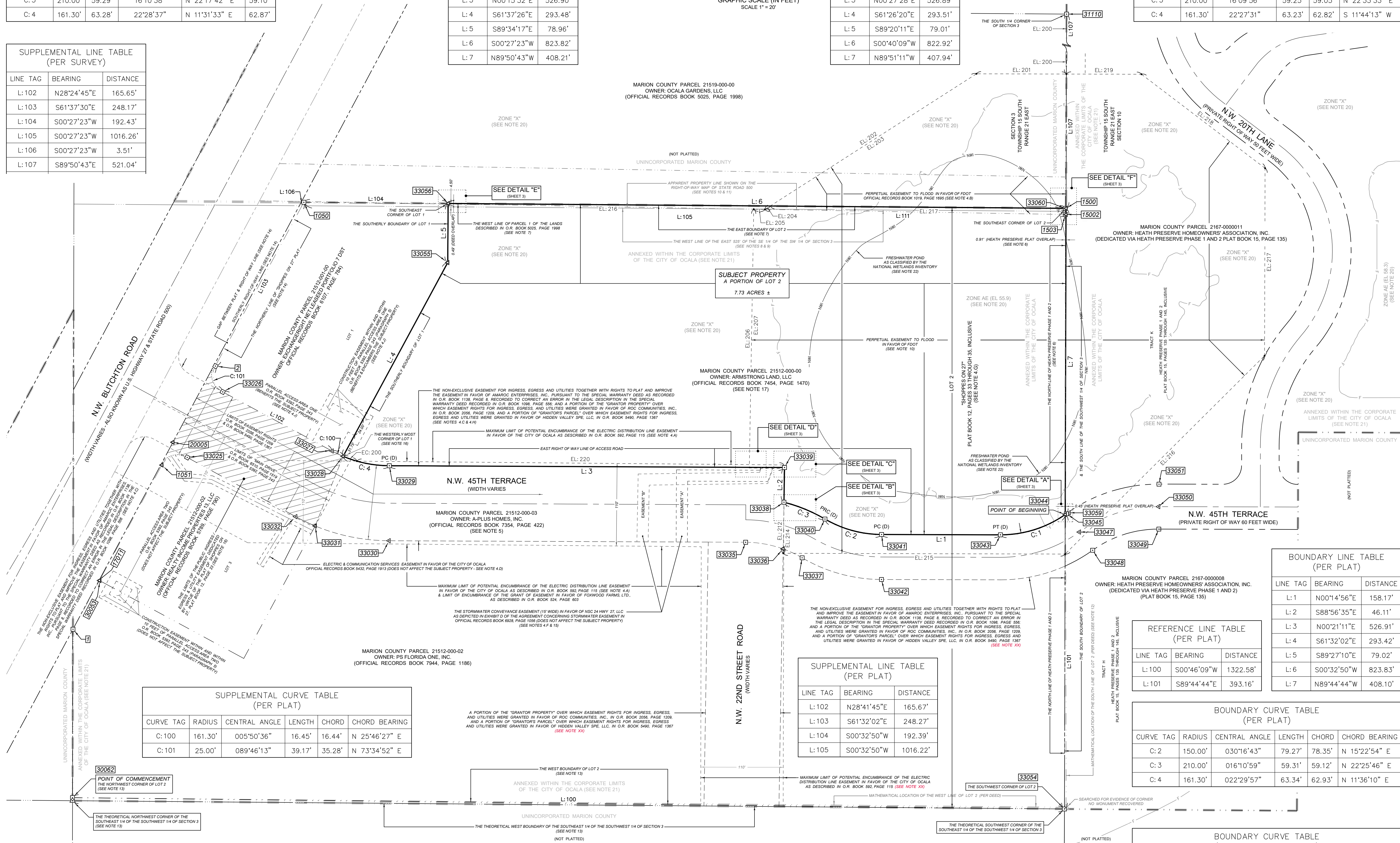
LINE TAG	BEARING	DISTANCE
L:1	N00°09'36"E	158.48'
L:2	S89°03'21"E	46.24'
L:3	N00°15'32"E	526.90'
L:4	S61°37'26"E	293.48'
L:5	S89°34'17"E	78.96'
L:6	S00°27'23"W	823.82'
L:7	N89°50'43"W	408.21'

LINE TAG	BEARING	DISTANCE
L:1	N00°21'39"E	158.49'
L:2	S88°48'50"E	46.25'
L:3	N00°27'28"E	526.89'
L:4	S61°26'20"E	293.51'
L:5	S89°20'11"E	79.01'
L:6	S00°40'09"W	822.92'
L:7	N89°51'11"W	407.94'

LINE TAG	BEARING	DISTANCE
L:100	S00°46'09"W	1324.86'
L:101	S89°51'11"E	390.73'

CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C:1	150.00'	35°24'00"	92.68'	91.21'	S 17°20'04" E
C:2	150.00'	30°18'26"	79.34'	78.42'	S 15°34'12" W
C:3	210.00'	16°09'56"	59.25'	59.05'	N 22°33'33" E
C:4	161.30'	22°27'31"	63.23'	62.82'	S 11°44'13" W

LINE TAG	BEARING	DISTANCE
L:102	N28°24'45"E	165.65'
L:103	S61°37'30"E	248.17'
L:104	S00°27'23"W	192.43'
L:105	S00°27'23"W	1016.26'
L:106	S00°27'23"W	3.51'
L:107	S89°50'43"E	521.04'



CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C:100	161.30'	005°50'36"	16.45'	16.44'	N 25°46'27" E
C:101	25.00'	089°46'13"	39.17'	35.28'	N 73°34'52" E

LINE TAG	BEARING	DISTANCE
L:102	N28°41'45"E	165.67'
L:103	S61°32'02"E	248.27'
L:104	S00°32'50"W	192.39'
L:105	S00°32'50"W	1016.22'

LINE TAG	BEARING	DISTANCE
L:100	S00°46'09"W	1322.58'
L:101	S89°44'44"E	393.16'

LINE TAG	BEARING	DISTANCE
L:1	N00°14'56"E	158.17'
L:2	S88°56'35"E	46.11'
L:3	N00°21'11"E	526.91'
L:4	S61°32'02"E	293.42'
L:5	S89°27'10"E	79.02'
L:6	S00°32'50"W	823.83'
L:7	N89°44'44"W	408.10'

CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C:2	150.00'	030°16'43"	79.27'	78.35'	N 15°22'54" E
C:3	210.00'	016°10'59"	59.31'	59.12'	N 22°25'46" E
C:4	161.30'	022°29'57"	63.34'	62.93'	N 11°36'10" E

CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C:1	150.00'	035°10'48"	92.10'	90.66'	N 17°20'51" W

SEE SHEET 1 FOR DESCRIPTION, SURVEY NOTES, LEGEND, & LOCATION MAP; SEE SHEET 2 FOR SURVEY NOTES; SEE SHEET 4 FOR DETAILS, ADDITIONAL TABULATED DATA, & LEGEND; SEE SHEET 5 FOR LOCATION OF EXISTING IMPROVEMENTS & LEGEND



PREPARED BY:  
**CITY OF OCALA**  
**CITY ENGINEER'S OFFICE**  
**SURVEY DIVISION**

1605 NE 20TH AVENUE - OCALA, FLORIDA 34710  
(352) 351-4772 (VOICE) - (352) 351-4728 (FAX)

PREPARED FOR:  
**GROWTH MANAGEMENT**  
**DEPARTMENT**

**"BOUNDARY DATA SHEET"**

PROJECT DATA:		REVISIONS:	
SECTION:	3	TOWNSHIP:	15 S
RANGE:	21 E	DATE & DESCRIPTION:	
DRAWN:	RRR	CHECKED:	RRR
DATE:	05.08.2024	SCALE:	1" = 20'
FIELD BOOK:	841	FIELD BOOK:	NAVB8
HORIZONTAL DATUM:	NA83	VERTICAL DATUM:	24-00788.01
FILE NUMBER:		WORK ORDER:	24-00788



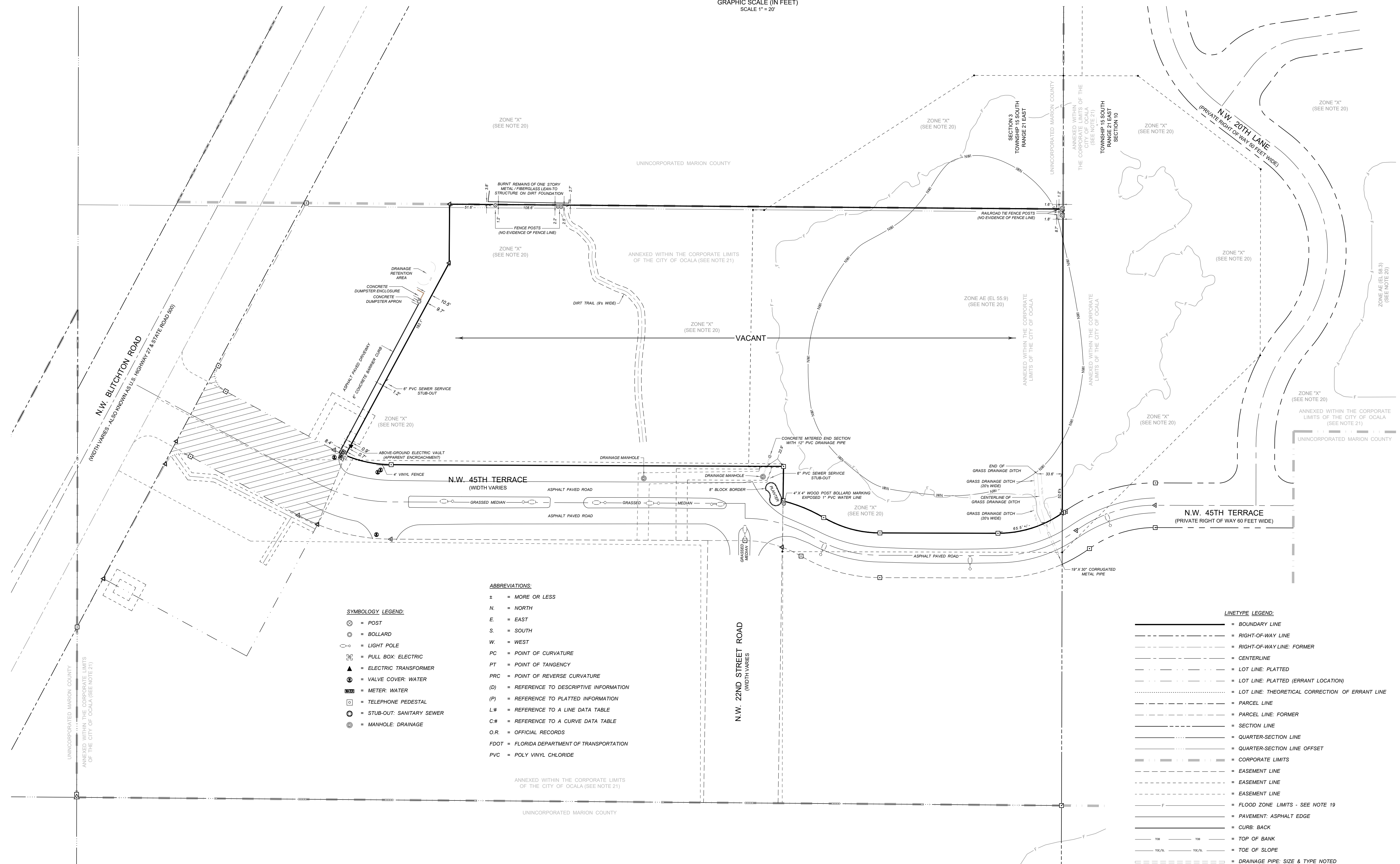
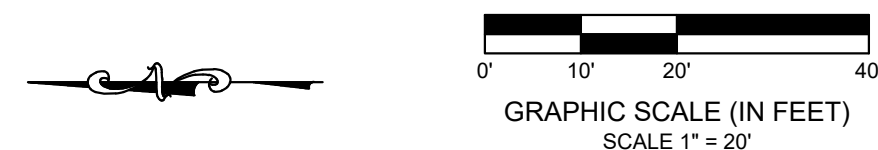




# BOUNDARY SURVEY

## MARION COUNTY PARCEL 21512-000-00

### PROPOSED FIRE STATION 8

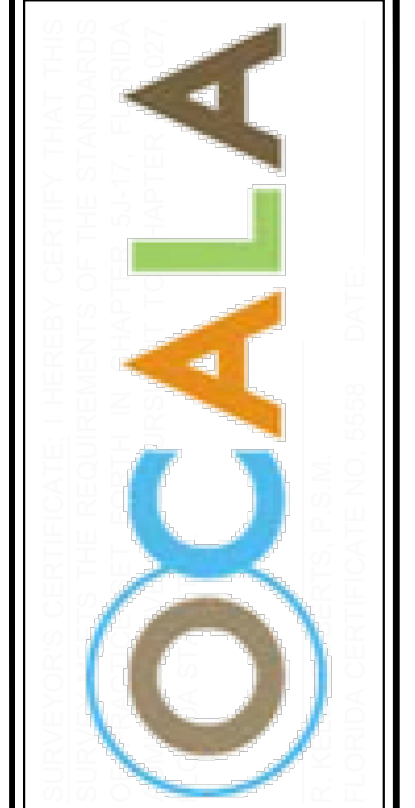


- SYMBOLGY LEGEND:**
- ⊙ = POST
  - ⊙ = BOLLARD
  - ⊙ = LIGHT POLE
  - ⊙ = PULL BOX: ELECTRIC
  - ⬆ = ELECTRIC TRANSFORMER
  - ⊙ = VALVE COVER: WATER
  - ⊙ = METER: WATER
  - ⊙ = TELEPHONE PEDESTAL
  - ⊙ = STUB-OUT: SANITARY SEWER
  - ⊙ = MANHOLE: DRAINAGE

- ABBREVIATIONS:**
- ± = MORE OR LESS
  - N. = NORTH
  - E. = EAST
  - S. = SOUTH
  - W. = WEST
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - PRC = POINT OF REVERSE CURVATURE
  - (D) = REFERENCE TO DESCRIPTIVE INFORMATION
  - (P) = REFERENCE TO PLATTED INFORMATION
  - L# = REFERENCE TO A LINE DATA TABLE
  - C# = REFERENCE TO A CURVE DATA TABLE
  - O.R. = OFFICIAL RECORDS
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - PVC = POLY VINYL CHLORIDE

- LINETYPE LEGEND:**
- = BOUNDARY LINE
  - - - = RIGHT-OF-WAY LINE
  - · - · = RIGHT-OF-WAY LINE: FORMER
  - · — · = CENTERLINE
  - · - · = LOT LINE: PLATTED
  - · - · = LOT LINE: PLATTED (ERRANT LOCATION)
  - · - · = LOT LINE: THEORETICAL CORRECTION OF ERRANT LINE
  - · - · = PARCEL LINE
  - · - · = PARCEL LINE: FORMER
  - · - · = SECTION LINE
  - · - · = QUARTER-SECTION LINE
  - · - · = QUARTER-SECTION LINE OFFSET
  - · - · = CORPORATE LIMITS
  - · - · = EASEMENT LINE
  - · - · = EASEMENT LINE
  - · - · = EASEMENT LINE
  - · - · = FLOOD ZONE LIMITS - SEE NOTE 19
  - · - · = PAVEMENT: ASPHALT EDGE
  - · - · = CURB: BACK
  - · - · = TOP OF BANK
  - · - · = TOE OF SLOPE
  - · - · = DRAINAGE PIPE: SIZE & TYPE NOTED

SEE SHEET 1 FOR DESCRIPTION, SURVEY NOTES, LEGEND, & LOCATION MAP; SEE SHEET 2 FOR SURVEY NOTES; SEE SHEET 3 FOR BOUNDARY DATA; SEE SHEET 4 FOR DETAILS, ADDITIONAL TABULATED DATA, & LEGEND



PREPARED BY:  
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**SURVEY DIVISION**  
 1605 NE 20TH AVENUE - BUILDING 700A - OCALA, FLORIDA 34470  
 (352) 351-4772 (VOICE) - (352) 351-4728 (FAX)

PREPARED FOR:  
**GROWTH MANAGEMENT**  
**DEPARTMENT**  
 "IMPROVEMENTS LOCATION"

PROJECT DATA:		REVISIONS:	
SECTION:	TOWNSHIP:	NO.:	DATE & DESCRIPTION:
3	15 S	21 E	
DRAWN:	RRR	CHECKED:	RRR
DATE:	05.08.2024	SCALE:	1" = 20'
FIELD BOOK:	841	FIELD BOOK:	NAVDRB
HORIZONTAL DATUM:	NAD83	VERTICAL DATUM:	NAVD83
FILE NUMBER:	24-000758.01	WORK ORDER:	24-00726