

Drawing name: Z:\Projects\190634-BND-Phase 1\190634BND-Phase 1\190634BND-Phase 1.dwg BND 1 Dec 06, 2023 12:03pm by: Administrator

LEGEND AND ABBREVIATIONS:

|          |  |
|----------|--|
| ±        | MORE OR LESS                               |
| EL.      | ELEVATION                                  |
| LB       | LICENSED BUSINESS                          |
| NO.      | NUMBER                                     |
| LS       | LAND SURVEYOR                              |
| I.D.     | IDENTIFICATION                             |
| ORB      | OFFICIAL RECORDS BOOK                      |
| C        | CENTERLINE                                 |
| R        | RADIUS                                     |
| L        | ARC LENGTH                                 |
| Δ        | DELTA (CENTRAL ANGLE)                      |
| (P)      | PLAT MEASURE                               |
| (D)      | DEED MEASURE                               |
| (C)      | CALCULATED MEASURE                         |
| C.D.     | CHORD LENGTH                               |
| C.B.     | CHORD BEARING                              |
| POC      | POINT ON CURVE                             |
| POL      | POINT ON LINE                              |
| PCC      | POINT OF COMPOUND CURVATURE                |
| PRC      | POINT OF REVERSE CURVATURE                 |
| PC       | POINT OF CURVATURE                         |
| PT       | POINT OF TANGENCY                          |
| PI       | POINT OF INTERSECTION                      |
| P.O.C.   | POINT OF COMMENCEMENT                      |
| P.O.B.   | POINT OF BEGINNING                         |
| FEMA     | FEDERAL EMERGENCY MANAGEMENT AGENCY        |
| DIP      | DUCTILE IRON PIPE                          |
| PVC      | POLYVINYL CHLORIDE                         |
| CMP      | CORRUGATED METAL PIPE                      |
| RCP      | REINFORCED CONCRETE PIPE                   |
| NAVD     | NORTH AMERICAN VERTICAL DATUM              |
| NGVD     | NATIONAL GEODETIC VERTICAL DATUM           |
| PB       | PLAT BOOK                                  |
| ORB      | OFFICIAL RECORDS BOOK                      |
| PG(S)    | PAGE(S)                                    |
| R/W      | RIGHT OF WAY                               |
| ESMT     | EASEMENT                                   |
| SEC      | SECTION                                    |
| FND      | FOUND                                      |
| REC      | RECOVERED                                  |
| CCR      | CERTIFIED CORNER RECORD                    |
| RLS      | REGISTERED LAND SURVEYOR                   |
| CM       | CONCRETE MONUMENT                          |
| IRC      | IRON ROD AND CAP                           |
| IR       | IRON ROD                                   |
| IP       | IRON PIPE                                  |
| CLF      | CHAIN LINK FENCE                           |
| □        | PERMANENT REFERENCE MONUMENT               |
|          | FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED) |
| ●        | PERMANENT REFERENCE MONUMENT               |
|          | FOUND 5/8" IRON ROD & CAP (AS NOTED)       |
| ⊙        | PERMANENT REFERENCE MONUMENT               |
|          | SET 5/8" IRON ROD & CAP (LB8071)           |
| ○        | PERMANENT CONTROL POINT                    |
|          | SET NAIL & DISK (LB8071)                   |
| ▤        | CURB INLET GRATE                           |
| ⊕        | CATCH BASIN                                |
| ⊙        | STORM MANHOLE                              |
| ▤        | MITERED END SECTION                        |
| ⊙        | SANITARY MANHOLE                           |
| ⊙        | SANITARY CLEANOUT                          |
| ⊙        | ELECTRIC MANHOLE                           |
| ⊙        | ELECTRIC METER                             |
| ⊙        | ELECTRIC RISER BOX                         |
| ⊙        | CABLE TELEVISION RISER BOX                 |
| ⊙        | TELEPHONE RISER BOX                        |
| ⊙        | UTILITY RISER                              |
| ⊙        | WELL                                       |
| ⊙        | WATER SPIGOT                               |
| ⊙        | IRRIGATION CONTROL VALVE                   |
| ⊙        | WATER METER                                |
| ⊙        | WATER VALVE                                |
| ⊙        | FIRE HYDRANT                               |
| ⊙        | BACK FLOW PREVENTER                        |
| ⊙        | AIR CONDITIONER PAD                        |
| ⊙        | GAS VALVE                                  |
| ⊙        | GAS METER                                  |
| ⊙        | GAS LINE MARKER                            |
| ⊙        | CONCRETE UTILITY POLE                      |
| ⊙        | METAL UTILITY POLE                         |
| ⊙        | WOOD UTILITY POLE                          |
| ⊙        | UTILITY POLE GUY ANCHOR                    |
| ⊙        | LIGHT POLE                                 |
| ⊙        | SPOT/GROUND LIGHT                          |
| ⊙        | ELECTRIC TRANSFORMER                       |
| ⊙        | WETLAND FLAG                               |
| ⊙        | SIGN                                       |
| ⊙        | BOLLARD                                    |
| ⊙        | FLAG POLE                                  |
| ⊙        | MAILBOX                                    |
| —        | HEDGE ROW                                  |
| —        | LINE BREAK                                 |
| —X—X—    | FENCE LINE AS NOTED                        |
| —OH—     | OVERHEAD UTILITY LINE                      |
| —BFOC—   | UNDERGROUND FIBER OPTIC                    |
| —S—      | UNDERGROUND SANITARY SEWER                 |
| —SAN FM— | UNDERGROUND FORCE MAIN                     |
| —OH—     | OVERHEAD UTILITY LINE                      |
| —E—      | UNDERGROUND ELECTRIC LINE                  |
| —CATV—   | UNDERGROUND TV CABLE LINE                  |
| —        | STROM DRAINAGE LINE                        |

PROPERTY DATA:

PARCEL ID: 21385-000-01  
OWNER: WEST OAK DEVELOPERS LLC

PARCEL ID: 21385+000-00  
OWNER: WEST OAK DEVELOPERS LLC

PARCEL ID: 21385-000-00  
OWNER: WEST OAKS DEVELOPERS LLC

PARCEL ID: 21385-000-02  
OWNER: MADISON OAKS WEST LLC  
ADDRESS: 3300 N.W. 21ST AVENUE, OCALA, FL

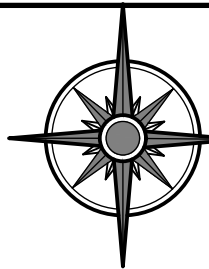
PARCEL ID: 21385-000-03  
OWNER: LOT 4 WEST, LLC

PARCEL ID: 21387-001-00  
OWNER: WEST OAK DEVELOPERS LLC

PARCEL ID: 21385-000-04  
OWNER: WEST OAK OCALA 1 BUSINESS LLC

PARCEL ID: 21385-001-00  
OWNER: WEST OAK DEVELOPERS LLC

PARCEL ID: 21387-000-00  
OWNER: WEST OAK DEVELOPERS LLC



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34701  
PHONE: (352) 465-1482 FAX: (352) 272-8335 www.JCHgroup.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

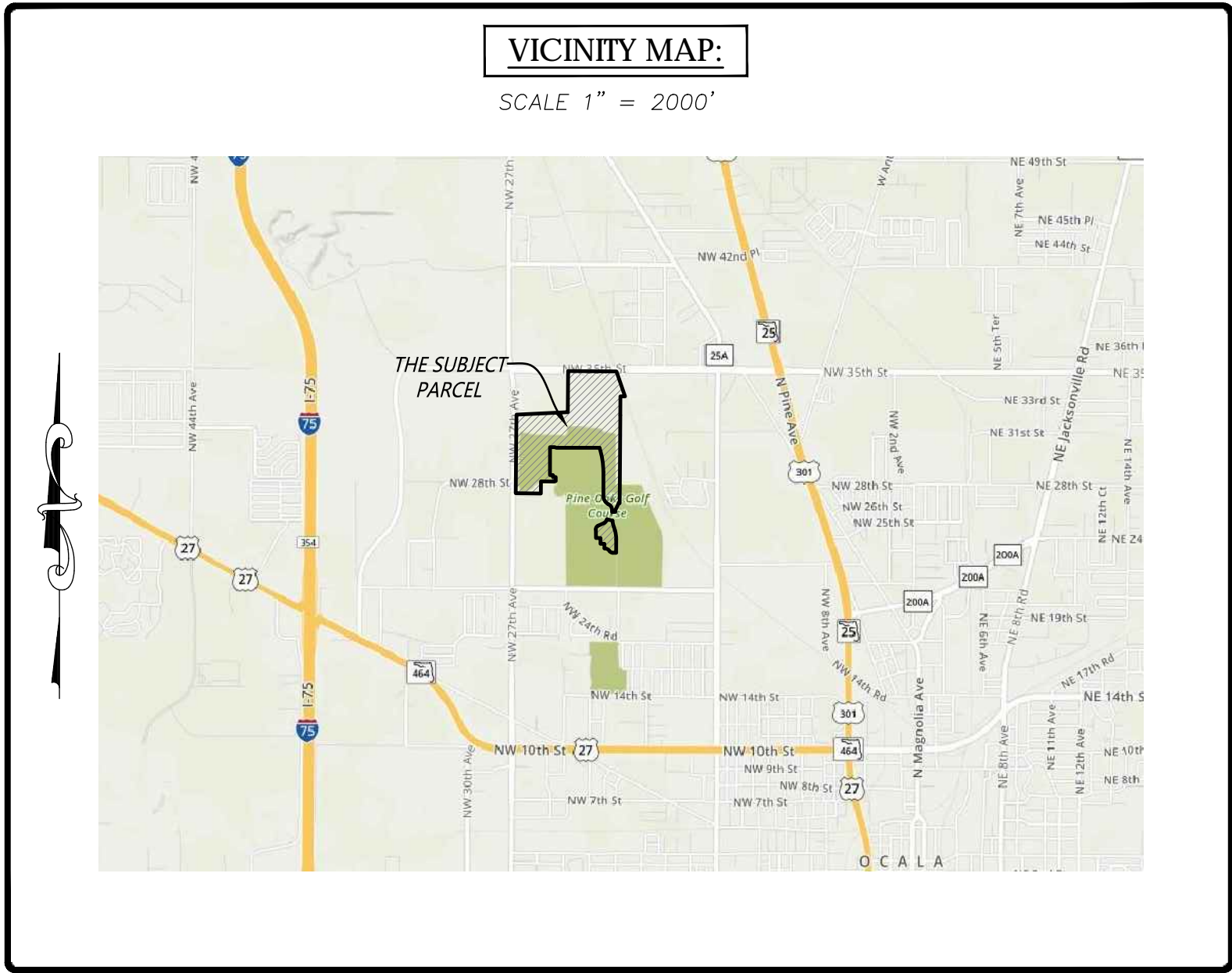
LOCATED IN SECTION 1, TOWNSHIP 15  
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY  
-FOR-  
WEST OAK DEVELOPERS LLC

| FB/PG      | DATE       | DRAWING DATE | BY   | APPROVED | JOB NO.<br>190634BND | SCALE<br>1" = 200' | 1<br>OF<br>2 |
|------------|------------|--------------|------|----------|----------------------|--------------------|--------------|
|            |            |              |      |          |                      |                    |              |
| 19-6/58-61 | 09/03/2019 | 09/10/2019   | M.A. | C.J.H.   |                      |                    |              |

BOUNDARY SURVEY FOR:  
**WEST OAK PHASE 1**  
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



SURVEY NOTES:

- DATE OF FIELD SURVEY: SEPTEMBER 03, 2019
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER PROPERTY INFORMATION REPORT FATIC NO: 7222-6329154 BY FIRST AMERICAN TITLE INSURANCE COMPANY. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BEARINGS ARE ASSUMED BASED ON THE SOUTH RIGHT OF WAY LINE OF N.W. 35TH STREET, AS BEING S.89°35'14"E.
- STATE PLANE 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.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0508E AND 12083C0508E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND AREA OF MINIMAL FLOOD HAZAR, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- 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.
- PER CLIENT REQUEST INTERIOR IMPROVEMENT WERE NOT LOCATED ONLY WITH 10 FEET FROM THE PROPERTY LINE.
- UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 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).

SHEET 1 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER

LEGAL DESCRIPTION:

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

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE ALONG THE EAST BOUNDARY 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 (BEING A 120 FOOT RIGHT OF WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID WESTERLY RIGHT OF WAY LINE, S.18°53'16"E, 349.97 FEET TO 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, N.89°54'10"W, 115.55 FEET TO A POINT ON AFOREMENTIONED EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID EAST BOUNDARY 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, 139.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W, 524.14 FEET TO THE NORTHERLY & WESTERLY BOUNDARY OF THE 3.45 ACRE EXCEPTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 7396, PAGE 622 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID NORTHERLY & WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1.) N.89°34'52"W, 30.34 FEET; 2.) THENCE S.18°43'29"W, 39.89 FEET; 3.) THENCE S.25°58'29"W, 154.80 FEET; 4.) THENCE S.00°00'00"E, 42.21 FEET TO THE NORTHERLY BOUNDARY OF THE 1.34 ACRE EXCEPTION AS DESCRIBED IN SAID LANDS; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG SAID NORTHERLY BOUNDARY, N.90°00'00"W, 80.00 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, N.00°00'00"E, 49.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 63°12'48" AND A CHORD BEARING AND DISTANCE OF N.31°36'24"W, 167.71 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, 176.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 63°12'48" AND A CHORD BEARING AND DISTANCE OF N.31°36'24"W, 251.56 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, 264.79 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E, 602.41 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1960.00 FEET, A CENTRAL ANGLE OF 18°09'11" AND A CHORD BEARING AND DISTANCE OF N.09°04'36"W, 618.40 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, 620.99 FEET TO THE END OF SAID CURVE; THENCE N.90°00'00"W, 1083.23 FEET; THENCE N.73°18'03"W, 52.20 FEET; THENCE N.90°00'00"W, 114.53 FEET; THENCE S.00°21'17"W, 753.67 FEET; THENCE S.89°55'42"E, 144.16 FEET; THENCE S.00°00'00"E, 101.15 FEET; THENCE N.90°00'00"W, 39.93 FEET; THENCE S.92°33'36"W, 12.78 FEET TO THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE ALONG SAID NORTH BOUNDARY, N.89°12'29"W, 331.33 FEET TO THE EAST 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 SAID NORTH BOUNDARY, ALONG SAID EAST BOUNDARY, S.00°30'06"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 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, N.89°14'15"W, 632.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 27TH AVENUE (HAVING A 60 FOOT RIGHT OF WAY); THENCE DEPARTING SAID LINE BEING 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 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°33'55"E, 348.17 FEET TO THE SOUTHWEST CORNER OF PINE OAKS INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 2, PAGE 123 OF THE PUBLIC 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 FOUR (4) COURSES: 1.) N.86°04'19"E, 10.78 FEET; 2.) THENCE N.87°14'51"E, 1285.06 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID PINE OAKS INDUSTRIAL PARK PLAT; 3.) THENCE N.00°28'30"E, 774.61 FEET; 4.) THENCE N.00°27'50"E, 261.59 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 EAST BOUNDARY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1.) S.89°35'14"E, 1049.19 FEET; 2.) THENCE 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;

AND

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

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE ALONG THE EAST BOUNDARY 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 (BEING A 120 FOOT RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE, S.18°53'16"E, 349.97 FEET TO 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, N.89°54'10"W, 115.55 FEET TO A POINT ON AFOREMENTIONED EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST BOUNDARY 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, 139.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W, 524.14 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°34'51"W, 177.70 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 09°11'42" AND A CHORD BEARING AND DISTANCE OF S.12°33'56"E, 166.72 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, 166.90 FEET TO A POINT OF TANGENCY; THENCE S.17°09'47"E, 81.89 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 S.08°21'19"E, 232.30 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 233.22 FEET TO A POINT OF TANGENCY; THENCE S.00°25'08"W, 342.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 56°00'25" AND A CHORD BEARING AND DISTANCE OF N.61°31'56"W, 93.90 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, 97.75 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 55°55'52" AND A CHORD BEARING AND DISTANCE OF N.61°29'40"W, 140.68 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, 146.43 FEET TO A POINT OF TANGENCY; THENCE N.89°27'36"W, 5.67 FEET; THENCE N.00°32'24"E, 115.11 FEET; THENCE N.89°46'26"W, 100.12 FEET; THENCE N.00°28'31"E, 145.61 FEET; THENCE N.89°31'27"W, 115.00 FEET; THENCE N.00°50'56"W, 216.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 63°19'46" AND A CHORD BEARING AND DISTANCE OF N.32°08'26"E, 110.24 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 116.06 FEET TO THE POINT OF TANGENCY; THENCE N.63°48'18"E, 24.27 FEET; THENCE N.65°57'15"E, 133.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1900.00 FEET, A CENTRAL ANGLE OF 49°01'07" AND A CHORD BEARING AND DISTANCE OF N.39°08'15"E, 125.21 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 129.16 FEET TO THE END OF SAID CURVE; THENCE S.76°28'56"E, 143.09 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

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 517.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

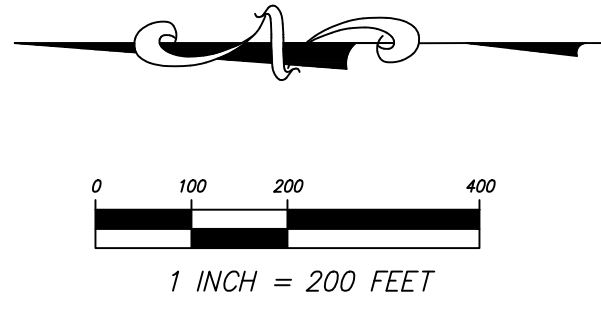
CHRISTOPHER J. HOWSON DATE  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

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)

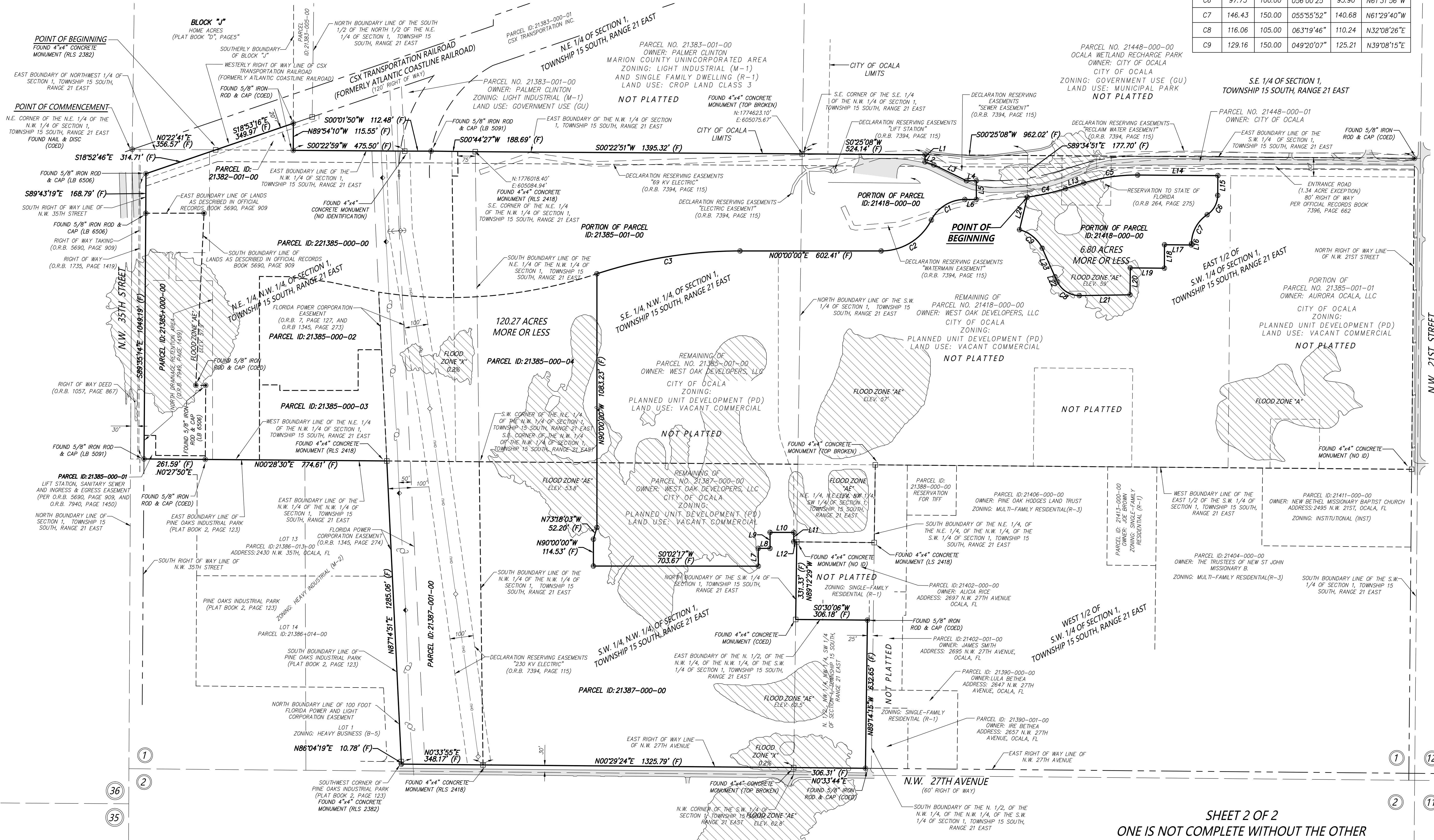


Drawing name: Z:\Projects\190634-BND-Phase 1\190634BND-Phase 1.dwg BND 2 Dec 06, 2023 12:07pm By: Administrator



BOUNDARY SURVEY FOR:  
**WEST OAK PHASE 1**  
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

| CURVE TABLE |        |         |            |        |             |
|-------------|--------|---------|------------|--------|-------------|
| CURVE       | LENGTH | RADIUS  | DELTA      | CHORD  | BEARING     |
| C1          | 176.52 | 160.00  | 063°12'48" | 167.71 | N31°36'24"W |
| C2          | 264.79 | 240.00  | 063°12'48" | 251.56 | N31°36'24"W |
| C3          | 620.99 | 1960.00 | 018°09'11" | 618.40 | N09°04'36"W |
| C4          | 166.90 | 1040.00 | 009°11'42" | 166.72 | S12°33'56"E |
| C5          | 233.22 | 760.00  | 017°34'55" | 232.30 | S08°22'19"E |
| C6          | 97.75  | 100.00  | 056°00'25" | 93.90  | N61°31'56"W |
| C7          | 146.43 | 150.00  | 055°55'52" | 140.68 | N61°29'40"W |
| C8          | 116.06 | 105.00  | 063°19'46" | 110.24 | N32°08'26"E |
| C9          | 129.16 | 150.00  | 049°20'07" | 125.21 | N39°08'15"E |



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N89°34'52"W | 30.34  |
| L2         | S18°43'29"W | 39.89  |
| L3         | S25°58'29"W | 154.80 |
| L4         | S0°00'00"E  | 42.21  |
| L5         | N90°00'00"W | 80.00  |
| L6         | N0°00'00"E  | 49.05  |
| L7         | S89°55'42"E | 75.98  |
| L8         | S0°04'18"W  | 50.00  |
| L9         | S89°55'42"E | 68.21  |
| L10        | S0°00'00"E  | 101.15 |
| L11        | N90°00'00"W | 39.93  |
| L12        | S23°33'36"W | 12.76  |
| L13        | S17°09'47"E | 81.89  |
| L14        | S0°25'08"W  | 342.23 |
| L15        | N89°32'09"W | 84.22  |
| L16        | N89°27'36"W | 5.67   |
| L17        | N0°32'24"E  | 115.11 |
| L18        | N89°46'26"W | 100.12 |
| L19        | N0°28'31"E  | 145.61 |
| L20        | N89°31'27"W | 115.00 |
| L21        | N0°50'56"W  | 216.30 |
| L22        | N63°48'18"E | 24.27  |
| L23        | N65°57'15"E | 133.33 |
| L24        | S76°28'56"E | 143.09 |

SHEET 2 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER

| REVISIONS |            |        |  |        |
|-----------|------------|--------|--|--------|
| FB/PG     | DATE       | DRAWN  | REVISION   | CKD    |
|           | 01/28/2020 | M.A.   | REVISED ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS | C.J.H. |
|           | 01/13/2021 | A.L.B. | ADDRESS COMMENTS AND ADD EASEMENTS               | C.J.H. |
|           | 2/24/22    | K.L.J. | REVS TO DESC PER COMMENTS                        | C.J.H. |
|           | 06/30/22   | K.L.J. | ADDRESS STAFF COMMENTS                           | C.J.H. |
|           | 08/14/23   | M.A.   | UPDATE BOUNDARY SURVEY FOR WEST OAK PHASE 1      | C.J.H. |

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
405 SW 15TH STREET, Ocala, FLORIDA 34771  
PHONE: (352) 405-1483 FAX: (352) 272-8355 www.jchgroup.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 1, TOWNSHIP 15  
SOUTH, RANGE 21 EAST  
  
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY  
-FOR-  
WEST OAK DEVELOPERS LLC

|              |      |            |  |                      |              |
|--------------|------|------------|--|----------------------|--------------|
| FB/PG        |      | FIELD DATE |  | JOB NO.<br>190634BND | 2<br>OF<br>2 |
| 19-6/58-61   |      | 09/03/2019 |  |                      |              |
| DRAWING DATE | BY   | APPROVED   |  | SCALE<br>1" = 200'   |              |
| 09/10/2019   | M.A. | C.J.H.     |  |                      |              |