BOUNDARY SURVEY

MARION COUNTY PARCEL 22817-000-00

LEASE AGREEMENT LINE TABLE		
LINE TAG	BEARING	DISTANCE
L:108	S0°31'46"E	380.35'
L:109	N89°28'14"E	209.26'
L:111	S0°24'04"E	91.42'
L:112	S89°27'03"E	136.97'
L:113	N0°33'06"E	40.00'
L:114	N89°27'08"W	93.53'
L:115	N0°31'24"W	452.16'
L:116	S89°33'48"W	272.73'

SUBJECT PARCEL
451,386 SQUARE FEET ±
10.36 ACRES ±
(INTERIOR IMPROVEMENTS NOT SHOWN)

POINT OF BEGINNING OF "LESS & EXCEPT 2"

POINT OF COMMENCEMENT OF "LESS & EXCEPT 2"

THE SE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 14

POINT OF BEGINNING OF SUBJECT PARCEL AND OF "LESS & EXCEPT 1"

POINT OF COMMENCEMENT SW CORNER OF THE SOUTHWEST 1/4 OF SECTON 14

W. SILVER SPRINGS BOULEVARD
STATE ROAD NO. 40
(PUBLIC RIGHT-OF-WAY - WIDTH VARIES - SEE NOTE 8)

PARCEL 22813-000-00 (CITY OF OCALA RIGHT-OF-WAY)
OFFICIAL RECORDS BOOK 1591, PAGE 494

PARCEL 23171-000-00 PARCEL (CITY OF OCALA RIGHT-OF-WAY)
OFFICIAL RECORDS BOOK 2680, PAGE 1139

PARCEL 22817-008-00 (SAVING MERCY CORPORATION)
OFFICIAL RECORDS BOOK 6775, PAGE 647
"PARCEL 1"
SITUS ADDRESS: 3611 WEST SILVER SPRINGS BOULEVARD

PARCEL 22817-003-00 (SAVING MERCY CORPORATION)
OFFICIAL RECORDS BOOK 6775, PAGE 647
"PARCEL 2"

PARCEL 22817-001-00 (GC WEN FL, LLC)
OFFICIAL RECORDS BOOK 6616, PAGE 1347

PARCEL 22823-000-00 (NOORANI HOSPITALITY, LLC)
OFFICIAL RECORDS BOOK 6071, PAGE 1764

TRACT "A"
WEST
PLAT BOOK 1, PAGE 160

NOT PLATTED

[LESS & EXCEPT 1]
(PARCEL 2)

[LESS & EXCEPT 2]
(RIGHT OF WAY TAKING)

LEASE AGREEMENT LINE

ELECTRICAL TRANSMISSION / DISTRIBUTION EASEMENT
(15' WIDE) IN FAVOR OF THE CITY OF OCALA (TYPICAL)
AS PER OFFICIAL RECORDS BOOK 650, PAGE 694
(SEE NOTE 2.3)

ELECTRICAL TRANSMISSION / DISTRIBUTION EASEMENT
(15' WIDE) IN FAVOR OF THE CITY OF OCALA (TYPICAL)
AS PER OFFICIAL RECORDS BOOK 650, PAGE 694
(SEE NOTE 2.3)

ELECTRICAL TRANSMISSION / DISTRIBUTION EASEMENT
(15' WIDE) IN FAVOR OF THE CITY OF OCALA (TYPICAL)
AS PER OFFICIAL RECORDS BOOK 650, PAGE 694
(SEE NOTE 2.3)

WEST END OCALA
PLAT BOOK A, PAGE 78
(SEE NOTE 4)

INTERSTATE HIGHWAY NO. 75
(LIMITED ACCESS PUBLIC RIGHT-OF-WAY - WIDTH VARIES)
(ALSO KNOWN AS STATE ROAD NO. 93 - SEE NOTE 8)

201.3' DISTANCE FROM APPROXIMATE CENTERLINE OF I-75 TO PROPERTY LINE.

CENTERLINE OF INTERSTATE HIGHWAY NO. 75

SEE DETAIL: 1

DETAIL: 1
1" = 30'

LINE TABLE "PARCEL 1"		
LINE TAG	BEARING	DISTANCE
L:1	N0°30'56"E	249.69'
L:2	N89°40'23"W	149.96'
L:3	N0°28'37"E	816.58'
L:4	S78°12'25"W	477.64'
L:5	N11°37'01"W	45.00'
L:6	N78°11'41"E	150.06'
L:7	S11°48'19"E	25.00'
L:13	N89°38'00"W	174.82'
L:14	N0°30'56"E	13.82'
L:100	S89°28'38"E	192.07'
L:101	S0°31'46"W	16.44'
L:102	S89°41'24"E	821.79'
L:103	N0°30'56"E	53.75'
L:104	N78°11'41"E	804.87'
L:105	S0°33'01"W	1186.17'
L:106	N89°41'24"W	310.92'
L:107	N0°33'01"E	41.51'

LINE TABLE "LESS & EXCEPT 1"		
LINE TAG	BEARING	DISTANCE
L:12	N0°28'30"E	235.70'
L:13	N89°38'00"W	174.82'
L:100	S89°28'38"E	192.07'
L:101	S0°31'46"W	16.44'
L:102	S89°41'24"E	821.79'
L:103	N0°30'56"E	53.75'
L:200	N0°30'56"E	235.87'
L:201	N89°41'24"W	174.99'

LINE TABLE "LESS & EXCEPT 2"		
LINE TAG	BEARING	DISTANCE
L:9	S89°55'24"E	210.74'
L:10	S0°33'01"W	1125.94'
L:300	N0°33'01"E	60.24'
L:301	S78°11'41"W	276.50'

LINE TABLE PER DESCRIPTION "PARCEL 1"		
LINE TAG	BEARING	DISTANCE
L:1	N0°31'12"E	250.00'
L:2	N89°41'48"W	150.00'
L:3	N0°31'12"E	816.54'
L:4	S78°11'52"W	477.85'
L:5	N11°37'34"W	45.00'
L:6	N78°11'52"E	149.37'
L:7	S11°48'08"E	25.00'
L:100	S89°28'38"E	191.82'
L:101	S0°31'12"W	16.94'
L:102	S89°41'48"E	821.88'
L:103	N0°31'12"E	53.75'
L:104	N78°11'52"E	804.95'
L:105	S0°31'59"W	1186.05'
L:106	N89°41'48"W	311.10'
L:107	N0°31'59"E	40.48'

LINE TABLE PER DESCRIPTION "LESS & EXCEPT 1"		
LINE TAG	BEARING	DISTANCE
L:12	S0°31'12"W	236.00'
L:13	S89°41'48"E	175.00'
L:100	S89°28'38"E	191.82'
L:101	S0°31'12"W	16.94'
L:102	S89°41'48"E	821.88'
L:103	N0°31'12"E	53.75'
L:200	N0°32'42"E	236.00'
L:201	N89°41'48"W	175.00'

LINE TABLE PER DESCRIPTION "LESS & EXCEPT 2"		
LINE TAG	BEARING	DISTANCE
L:9	S89°55'24"E	210.81'
L:11	N0°32'42"E	1126.05'
L:300	N0°32'42"E	60.30'
L:301	S78°11'49"W	276.48'

CURVE TABLE "LESS & EXCEPT 2"					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:1	520.00'	59.46'	6°33'07"	S86°45'40"E	59.43'

CURVE TABLE PER DESCRIPTION "LESS & EXCEPT 2"					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C:1	520.00'	59.38'	6°32'36"	S86°39'06"E	59.35'

TABLE OF MONUMENTS		
POINT	DESCRIPTION	COORDINATES
200	THEORETICAL BOUNDARY CORNER (NO MONUMENT) 0.28' N., 0.23' E. OF MONUMENT 10558	N: 1,765,183.68 E: 597,568.90
5608	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,764,138.52 E: 598,214.55
5609	FOUND 1/2" IRON ROD [NO IDENTIFICATION]	N: 1,764,137.75 E: 598,350.54
5610	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,764,389.11 E: 598,042.11
5611	FOUND 5/8" IRON ROD [NO IDENTIFICATION] 0.22' S., 0.06' W OF BOUNDARY MONUMENT AT POINT 5612	N: 1,764,375.08 E: 598,041.62
5612	FOUND 5/8" IRON ROD WITH CAP STAMPED: SILVESTRE LB6506 FOUND MONUMENT AT POINT 5611 0.22' S., 0.06' W	N: 1,764,375.30 E: 598,041.68
5613	FOUND 4" X 4" CONCRETE MONUMENT WITH ROOFING NAIL [NO IDENTIFICATION]	N: 1,764,389.97 E: 597,891.85
5614	FOUND NAIL & DISK STAMPED: T.M. SHEEHAN PSM #5862	N: 1,764,374.18 E: 598,216.50
5616	FOUND 1/2" IRON ROD [NO IDENTIFICATION]	N: 1,764,139.43 E: 598,039.56
5617	FOUND 1/2" IRON ROD WITH CAP STAMPED: MOORHEAD ENG. CO. FOUND MONUMENT AT POINT 15616 0.17' S., 0.30' E.	N: 1,765,206.52 E: 597,898.65
5618	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,765,267.43 E: 598,301.43
5619	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 4883	N: 1,765,266.99 E: 598,301.95
5620	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,765,267.30 E: 598,091.21

TABLE OF MONUMENTS		
POINT	DESCRIPTION	COORDINATES
5621	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 4883	N: 1,765,323.85 E: 598,361.77
5634	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: MARION ENG	N: 1,765,246.36 E: 597,531.10
5635	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 3479	N: 1,765,178.33 E: 597,548.10
5636	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 3479	N: 1,765,153.88 E: 597,553.49
5638	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]	N: 1,765,270.72 E: 597,525.81
5640	FOUND 5/8" IRON ROD [NO IDENTIFICATION]	N: 1,765,331.27 E: 598,364.54
10555	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 3479 1.83' S., 2.34' E. OF BOUNDARY CORNER AT POINT 10579	N: 1,765,151.13 E: 597,424.33
10556	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: MOORHEAD ENG. CO.	N: 1,765,108.90 E: 597,431.08
10557	FOUND 1-1/2" IRON PIPE [NO IDENTIFICATION]	N: 1,765,159.26 E: 597,574.01
10558	FOUND 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PLS 4883/P0.28' S., 0.23' W. OF POINT 200	N: 1,765,183.39 E: 597,568.67
10579	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: MOORHEAD ENG. CO. FOUND MONUMENT AT POINT 10555 1.83' S., 2.34' E.	N: 1,765,152.96 E: 597,421.99
15616	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION] 0.17' S., 0.30' E. OF BOUNDARY MONUMENT AT POINT 5617	N: 1,765,206.35 E: 597,898.94

Graphic Scale
1" = 50'

SEE SHEET 1 FOR DESCRIPTION, NOTES & LEGEND

SURVEYOR'S CERTIFICATE:
I, GARY L. MILAM, AS AN EMPLOYEE OF MERCY CORPORATION AND FLORIDA HOUSING FINANCE CORPORATION, HEREBY CERTIFY, TO SAVING MERCY CORPORATION, FLORIDA HOUSING FINANCE CORPORATION, AND BECKER & POLIAKOFF, P.A., THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DATE SIGNED:

GARY L MILAM
PROFESSIONAL SURVEYOR AND MAPPER NO. 5058
STATE OF FLORIDA

BOUNDARY SURVEY
OF
MARION COUNTY PARCEL
22817-000-00

PREPARED FOR
SAVING MERCY CORPORATION

NO.	DATE:	REVISIONS:
1	08.10.21	MODIFY FORMAT TO ACCEPT CITY OF OCALA APPROVAL
2	11.08.23	SURVEY UPDATE

SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

SCALE:	1" = 50'
DATE:	05.01.2024
CHECKED:	GLM
DRAWN:	SHAT
FIELD BOOK:	207
PAGE:	20
DATUM:	FLB3.WF-NAD88
FILE NO::	426.02.001
JOB NO::	426.02
SHEET:	S-02 OF 04

ARDURRA
COLLABORATE. INNOVATE. CREATE.
925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 861-7799 voice

CERTIFICATES OF AUTHORIZATION:
ENGINEERING NO. 28531 • SURVEYING & MAPPING LB NO. 7481

File No.
426.02.001

Job No.
426.02

S-02 of 04

Plotted: 1/24/2024 4:17:50 PM : Linda Pigeon
T:\426 Saving Mercy\06 Survey Update_PSM\Bndy Survey (City).dwg : Copyright 2024 Pigeon-Ardurra, LLC. - All Rights Reserved
PLOTTED: 1/24/2024