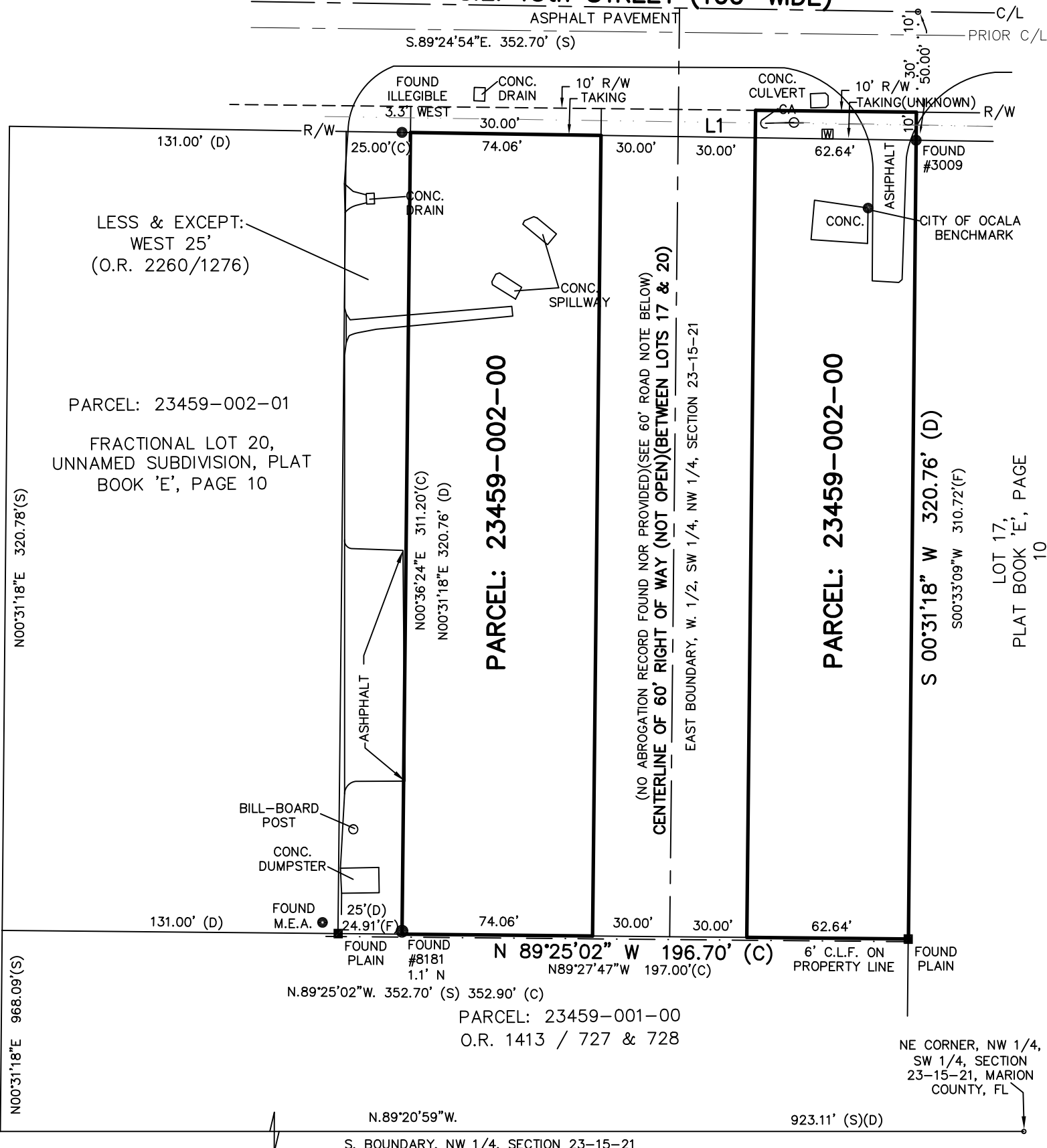




S.E. 13th STREET (100' WIDE)



SURVEY REPORT

LEGEND:

| | | | |
|--------|--------------------------------|------|-------------------------|
| A/C | AIR CONDITIONER | (D) | DESCRIPTION |
| B.F. | BOARD FENCE | (F) | FIELD MEASURED |
| C/L | CENTER LINE | (P) | PLAT |
| C.L.F. | CHAIN LINK FENCE | PP ⊕ | POWER POLE |
| CONC. | CONCRETE | GA | GUY ANCHOR |
| D. | CENTRAL ANGLE | (R) | RADIAL |
| F.C. | FENCE CORNER | OHPL | OVERHEAD POWER LINE |
| M.E.A. | MOORHEAD ENGINEERING CO. | V.F. | VINYL/PVC FENCE |
| M.E.C. | MARION ENGINEERING & ASSOC. | W.F. | WIRE FENCE |
| N.P. | NOT PERMANENT | ■ | 4"x4" CONCRETE MONUMENT |
| O.R. | OFFICIAL RECORDS (BOOK & PAGE) | ● | IRON ROD |
| P.C.P. | PERMANENT CONTROL POINT | ▲ | NAIL & DISK |
| P.O.B. | POINT-OF-BEGINNING | — — | BREAK IN LINE |
| P.O.C. | POINT-OF-COMMENCEMENT | ⊕ | FIRE HYDRANT |
| PP | POWER POLE | TB | TELEPHONE BOX |
| P.R.M. | PERMANENT REFERENCE MONUMENT | WM | WATER METER BOX |
| R. | RADIUS | XFMR | UTILITY TRANSFORMER BOX |
| R/W | RIGHT-OF-WAY | | |

DESCRIPTION:

CHAIN OF TITLE REVIEWED FOR CONSIDERATION:
 O.R. 1584 PG 1053 - ALLEN TO INTERSTATE COMMERCE CENTER
 INCLUDES 60' ROAD ON UNNAMED PLAT. (352.70' X 330'+/-)
 O.R. 1801 PG 1509 - INTERSTATE COMMERCE CENTER TO ZAHN/CAVALIER
 SAME AS PRIOR; INCLUDES 60' ROAD ON UNNAMED PLAT, BUT EXCLUDES W. 131'.
 O.R. 2260 PG 1276 - ZAHN/CAVALIER TO CITY OF OCALA
 TWO METES & BOUNDS PARCELS, EXCLUDING WEST 131', LEAVING GAP OF 60'
 ROAD ON UNNAMED PLAT, AND EXCEPTING WEST 25'.
 60' ROAD NOTE--RIGHT-OF-WAY OF 60' NORTH/SOUTH ROAD ON UNNAMED PLAT
 HAS NOT BEEN FOUND TO BE ABROGATED, AND IF CONVEYED IN PRIOR DEEDS, WAS
 EXCLUDED WHEN CONVEYED TO CITY OF OCALA.

NOTES:

- THIS SURVEY IS BASED ON THE PROPERTY DESCRIPTION PROVIDED BY THE CLIENT.
- ASSUMED NORTH IS BASED ON THE BEARING FOR THE LINE SHOWN WITH (*).
- UNDERGROUND ENCROACHMENTS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.
- THE LOCATIONS OF ANY EASEMENTS, OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE SHOWN ON RECORDED PLATS ARE NOT SHOWN.
- ALL STREETS OR STREET RIGHTS-OF-WAY SHOWN ARE PHYSICALLY OPEN UNLESS OTHERWISE SHOWN.
- ALL DISTANCES ARE EITHER DEED OR PLAT UNLESS OTHERWISE SHOWN.
- THIS MAP DEPICTS A COMBINATION OF INFORMATION FROM THE RECORD DEEDS (D), FIELD MEASUREMENTS (F), AND DATA EXTRACTED FROM A CITY OF OCALA ENGINEERING DEPARTMENT 'PARCEL SKETCH', DATED JUNE 11, 1996, AND SIGNED BY FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4883 (S). THIS IS BEING PROVIDED AS A SKETCH OF DESCRIPTION AND SHALL NOT BE DEEMED A BOUNDARY SURVEY AT THE TIME OF RELEASE.
- TREE AND TOPOGRAPHIC DATA IS AVAILABLE SEPARATELY.

ANDREW W. CARBAUGH, LICENSE NUMBER 6787
 BOARD CERTIFIED SURVEYOR AND MAPPER
 STATE OF FLORIDA

FIELD DATA ACQUISITION: NOVEMBER 1, 2024
 TOPOGRAPHY AND TREE SURVEY DATE: NOVEMBER 11, 2024

ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR SURVEY REPORT ARE PROHIBITED. THIS SKETCH, OR COPIES THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. NO ONE OTHER THAN THE PARTY OR PARTIES NAMED HEREON SHALL RELY ON THIS SKETCH OF DESCRIPTION.

SKETCH OF DESCRIPTION B & W LAND HOLDINGS, LLC
 c/o: PETE WHIRLE
 CERTIFIED TO:

C & A SURVEY, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB #7872
 3611 E. FORT KING STREET OCALA, FLORIDA 34470
 352.694.6566 CandAsurvey.com

SCALE: 1"=50'
 F.B.: 486 PG.: 35
 FILE: 1241221