

DESCRIPTION: (PARENT TRACT - SEE NOTE 4)

PARCEL "A":

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 459, AT PAGE 250, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, PORTIONS OF WHICH LIE WITHIN THE ANTONIO ALVAREZ GRANT (SECTION 37) AND PORTIONS OF WHICH LIE WITHIN FRACTIONAL SECTION 20, ALL IN TOWNSHIP 15 SOUTH, RANGE 22 EAST, SAID PARCEL ALSO LYING WITHIN ATLANTIC COAST LINE RAILROAD COMPANY'S INDUSTRIAL SUBDIVISION (UNRECORDED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE (WESTERN LINE) OF S.E. 3RD AVENUE (A PUBLIC RIGHT-OF-WAY GENERALLY 40 FEET WIDE BUT OF VARYING WIDTH, FORMERLY KNOWN AS ORANGE AVENUE) WITH THE SOUTH RIGHT-OF-WAY LINE (SOUTHERN LINE) OF S.E. 8TH STREET (A PUBLIC RIGHT-OF-WAY 40 FEET WIDE FORMERLY KNOWN AS SOUTH 8TH STREET); THENCE S00°30'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE (WESTERN LINE), 747.47 FEET, TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 459, AT PAGE 250, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING; THENCE CONTINUE S00°30'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE (WESTERN LINE) AND ALONG THE EAST LINE OF SAID LANDS, 225.16 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE (WESTERN LINE) AND SAID EAST LINE, N89°11'08"W, ALONG THE SOUTH LINE OF SAID LANDS, 403.02 FEET, TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5806, AT PAGE 1719, OF SAID PUBLIC RECORDS (AND TO THE APPARENT SOUTHWEST CORNER OF LOT 25 OF ATLANTIC COAST LINE RAILROAD COMPANY'S INDUSTRIAL SUBDIVISION (UNRECORDED)); THENCE DEPARTING SAID SOUTH LINE, N00°21'58"E, ALONG SAID SOUTHERLY PROJECTION (AND ALONG THE APPARENT WEST LINE OF LOTS 23, 24, AND 25, OF SAID UNRECORDED SUBDIVISION), 224.63 FEET, TO ITS INTERSECTION WITH THE NORTH LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 459, PAGE 250 (AND TO THE SOUTHWEST CORNER OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5806, PAGE 1719); THENCE DEPARTING SAID SOUTHERLY PROJECTION (AND SAID APPARENT WEST LINE), S89°15'41"E, ALONG SAID NORTH LINE OF AFOREMENTIONED LANDS, 403.60 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.08 ACRES, MORE OR LESS.

PARCEL "B":

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 459, AT PAGE 250, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING WITHIN FRACTIONAL SECTION 20, TOWNSHIP 15 SOUTH, RANGE 22 EAST, SAID PARCEL ALSO LYING WITHIN ATLANTIC COAST LINE RAILROAD COMPANY'S INDUSTRIAL SUBDIVISION (UNRECORDED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE (WESTERN LINE) OF S.E. 3RD AVENUE (A PUBLIC RIGHT-OF-WAY GENERALLY 40 FEET WIDE BUT OF VARYING WIDTH, FORMERLY KNOWN AS ORANGE AVENUE) WITH THE SOUTH RIGHT-OF-WAY LINE (SOUTHERN LINE) OF S.E. 8TH STREET (A PUBLIC RIGHT-OF-WAY 40 FEET WIDE FORMERLY KNOWN AS SOUTH 8TH STREET); THENCE S00°30'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE (WESTERN LINE), 747.47 FEET, TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 459, AT PAGE 250, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA (NOW HEREINAFTER REFERRED TO AS SAID LANDS); THENCE CONTINUE S00°30'51"W, ALONG SAID WEST RIGHT-OF-WAY LINE (WESTERN LINE) AND ALONG THE EAST LINE OF SAID LANDS, 225.16 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE (WESTERN LINE) AND SAID EAST LINE, N89°11'08"W, ALONG THE SOUTH LINE OF SAID LANDS, 403.02 FEET, TO ITS INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST LINE OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5806, AT PAGE 1719, OF SAID PUBLIC RECORDS (AND TO THE APPARENT SOUTHWEST CORNER OF LOT 25 OF ATLANTIC COAST LINE RAILROAD COMPANY'S INDUSTRIAL SUBDIVISION (UNRECORDED) AND TO THE POINT OF BEGINNING; THENCE CONTINUE N89°11'08"W, ALONG SAID SOUTH LINE, 97.15 FEET, TO THE "SOUTHERLY" SOUTHWEST CORNER OF SAID LANDS (AND TO THE APPARENT SOUTHWEST CORNER OF LOT 30 OF SAID UNRECORDED SUBDIVISION), AND TO A NON-TANGENT INTERSECTION WITH THE LINE THAT LIES 100 FEET NORTHEASTERLY OF (AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH) THE CENTERLINE OF THE CSX TRANSPORTATION, INC., RAILROAD (FORMERLY ATLANTIC COAST LINE RAILROAD COMPANY) PALATKA TO BROOKSVILLE MAIN LINE (A PRIVATE RIGHT-OF-WAY OF VARYING WIDTH (120 FEET WIDE AT THIS POINT) AS SHOWN ON STATION MAP V.8 FLA S-36b, DATED JUNE 30, 1917), SAID LINE BEING A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1332.69 FEET; THENCE NORTHWESTERLY, ALONG SAID PARALLEL LINE AND CURVE AND ALONG THE WESTERLY LINE OF SAID LANDS, 82.93 FEET, THROUGH A CENTRAL ANGLE OF 03°33'55" AND A CHORD BEARING AND DISTANCE OF N25°14'55"W, 82.92 FEET, TO THE "NORTHERLY" SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID PARALLEL LINE AND CURVE, N00°33'53"E, CONTINUING ALONG THE WESTERLY LINE OF SAID LANDS, 149.97 FEET, TO THE NORTHWEST CORNER OF SAID LANDS (AND THE APPARENT NORTHWEST CORNER OF LOT 32 OF SAID UNRECORDED SUBDIVISION); THENCE DEPARTING SAID WESTERLY LINE, S89°15'41"E, ALONG THE NORTH LINE OF SAID LANDS, 132.47 FEET, TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5806, PAGE 1719 (NOW HEREINAFTER REFERRED TO AS SAID LANDS) (AND TO THE APPARENT NORTHWEST CORNER OF LOT 23 OF SAID UNRECORDED SUBDIVISION); THENCE DEPARTING SAID NORTH LINE, S00°21'58"W, ALONG THE SOUTHERLY PROJECTION OF THE WEST LINE OF SAID LANDS (AND ALONG THE APPARENT WEST LINE OF LOTS 23, 24, AND 25, OF SAID UNRECORDED SUBDIVISION), 224.63 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.65 ACRE, MORE OR LESS.






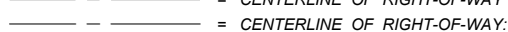



# SKETCH OF DESCRIPTION

## PARCEL 28597-000-00 "LEO WHITE SUBSTATION"

### NOTES:

- THIS SKETCH WAS PREPARED FOR THE PURPOSE OF DESCRIBING THE PROPOSED DIVISION OF PARCEL 28597-000-00, TITLE TO WHICH APPEARS VESTED INTO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, BY VIRTUE OF THE DEED RECORDED IN OFFICIAL RECORDS BOOK 459, AT PAGE 250, AND TO FACILITATE PRELIMINARY MAPPING AND ANALYSIS OF THE DIVIDED PARCELS WITH RESPECT TO THE FUTURE IMPACT OF PROPERTY TAXES (AND OTHER TAXES AND OTHER ISSUES AS MAY BE APPLICABLE) BY THE APPROPRIATE AGENCIES OF THE GOVERNING AUTHORITIES (I.E. THE CITY OF OCALA AND MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA).
- THIS SKETCH DOES NOT REPRESENT A SURVEY OF ANY KIND AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
- ALL RECORDING DATA DEPICTED AND / OR NOTED HEREON REFERENCES THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY.
- THE PROPOSED DIVISION OF PARCEL 28597-000-00 WAS DETERMINED FROM DIRECTION RECEIVED FROM AUBREY HALE, PLANNING DIRECTOR WITH THE CITY OF OCALA GROWTH MANAGEMENT DEPARTMENT, AND RANDY HAHN, ELECTRIC ENGINEERING MANAGER WITH THE CITY OF OCALA ELECTRIC UTILITY.
- THIS SKETCH HAS BEEN PREPARED FROM RECORD INFORMATION REFERENCED AND READILY AVAILABLE FROM THE PROPERTY RECORD CARDS OF THE RECORD PARCELS REPRESENTED HEREON AND WITHOUT THE BENEFIT OF A TITLE SEARCH, TITLE COMMITMENT OR OTHER FORMAL TITLE REPORT; AS SUCH, CURRENT OWNERSHIP, ENCUMBRANCES OR OTHER MATTERS OF RECORD MAY NOT BE INDICATED OR DEPICTED HEREON.
- THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON WAS AUTHORED DURING THE PREPARATION OF THIS SKETCH BASED ON THE RECORD INFORMATION REFERENCED IN NOTE 5.
- 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 PREVIOUSLY DETERMINED DURING SURVEYS IN THE NEARBY VICINITY OF THE SUBJECT PROPERTY CONDUCTED BY THE SURVEY DIVISION OF THE CITY OF OCALA ENGINEERING DEPARTMENT FROM WHICH THE WEST RIGHT-OF-WAY LINE OF S.E. 3RD AVENUE (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH) BEARS S00°30'51"W.
- OWNERSHIP AND PARCEL ACCOUNT INFORMATION DEPICTED AND / OR NOTED HEREON WAS OBTAINED THROUGH THE MAP IT+ ONLINE MAPPING SYSTEM OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.
- DIGITAL COPIES OF THIS SKETCH ARE INVALID WITHOUT THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON THAT IS DIGITALLY AUTHENTICATED; PRINTED COPIES OF THIS SKETCH ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
- ADDITIONS OR DELETIONS TO THIS SKETCH BY ANY ENTITY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

### LEGEND:

-  = DESCRIPTIVE POINT
- N. = NORTH
- S. = SOUTH
- E. = EAST
- W. = WEST
- O.R. = OFFICIAL RECORDS
-  = LIMITS OF DESCRIPTION
-  = RIGHT-OF-WAY LINE: CURRENT
-  = RIGHT-OF-WAY LINE: FORMER
-  = RIGHT-OF-WAY LINE: ABROGATED
-  = CENTERLINE OF RIGHT-OF-WAY
-  = CENTERLINE OF RIGHT-OF-WAY: FORMER
-  = PARCEL LINE: CURRENT RECORD
-  = LOT LINE: RECORDED & UNRECORDED

SEE SHEET 2 FOR GRAPHIC DEPICTION OF DESCRIPTION

HEREBY CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

R. KELLY ROBERTS, P.S.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6568  
STATE OF FLORIDA  
DATE: MARCH 8, 2026

PREPARED FOR:  
**GROWTH MANAGEMENT DEPARTMENT**

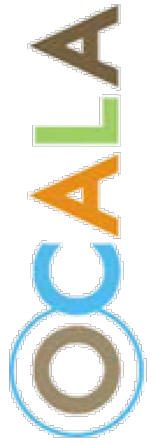
"DESCRIPTION & NOTES"

CITY OF OCALA

CITY ENGINEER'S OFFICE  
SURVEY DIVISION

1805 NE 30TH AVENUE - BUILDING 700A  
OCALA, FLORIDA 34470  
(352) 351-6772 (VOICE) (351) 351-6726 (FAX)

SECTION: 20 & 37	TOWNSHIP: 15 S	RANGE: 22 E
DRAWN: RKR	CHECKED: RKR	DATE: 03.06.2026
SCALE: 1" = 50'	PAGE: 646	FILE NO.: 25-001642.01
HORIZONTAL DATUM: NAD83-0902	REVISIONS:	WORK ORDER: 25-001642
NO.:	DATE & DESCRIPTION:	BY:



PREPARED FOR:  
**GROWTH MANAGEMENT  
 DEPARTMENT**

"GRAPHIC DEPICTION"

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

1805 NE 30TH AVENUE - BUILDING 700A  
 OCALA, FLORIDA 34470  
 (352) 351-6772 (VOICE) (351) 351-6726 (FAX)

SECTION:	20 & 37	TOWNSHIP:	15 S	RANGE:	22 E
DRAWN:	RKR	CHECKED:		SCALE:	1" = 50'
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NO.:		DATE & DESCRIPTION:		REVISIONS:	
BY:					
FILE NO.:					25-001642.01
WORK ORDER:					25-001642

# SKETCH OF DESCRIPTION

## PARCEL 28597-000-00

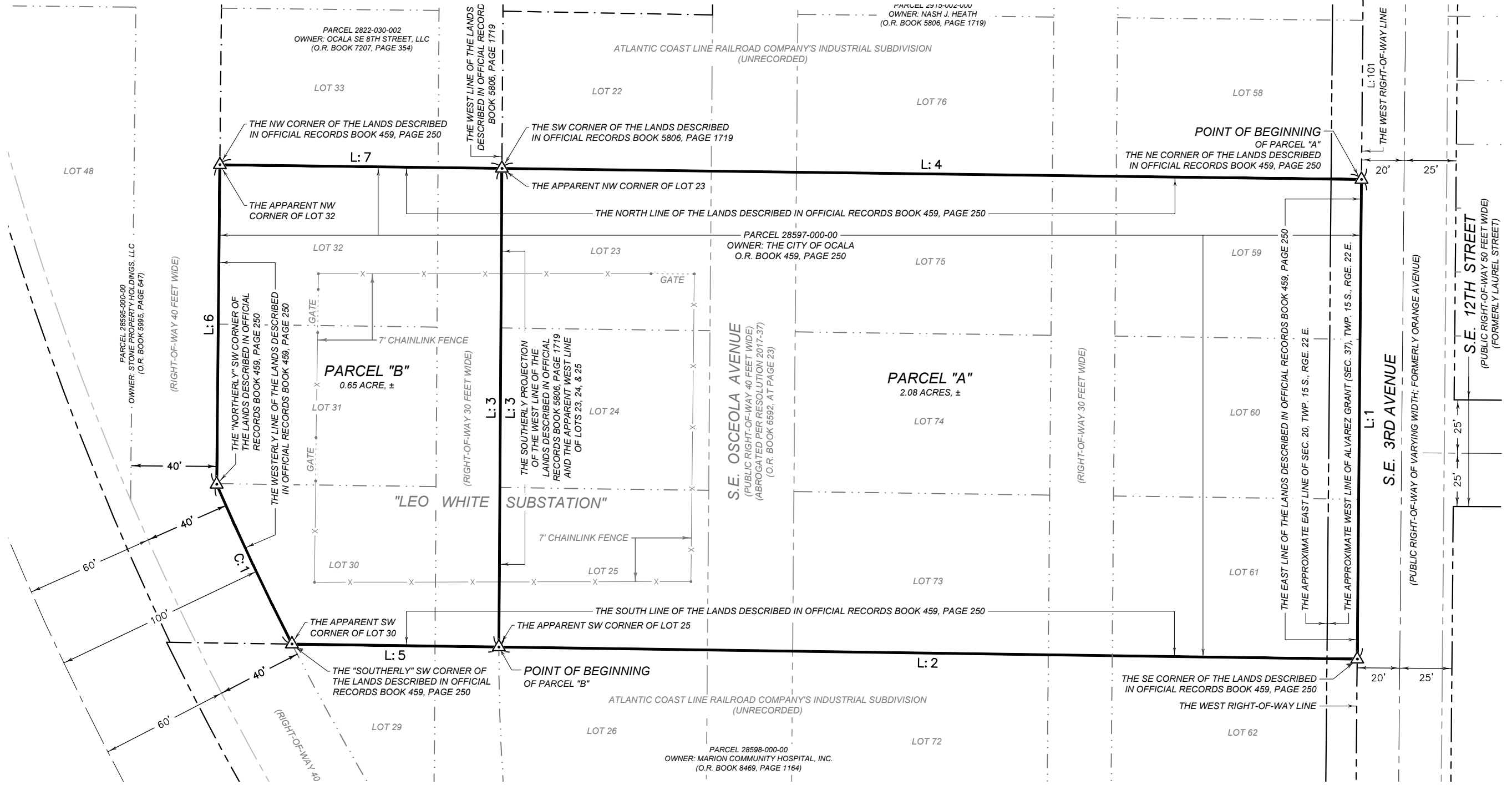
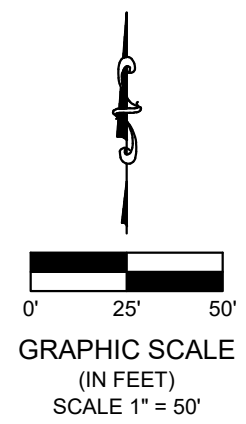
### "LEO WHITE SUBSTATION"

LINE TAG	BEARING	DISTANCE
L:101	S00°30'51"W	747.47'

LINE TAG	BEARING	DISTANCE
L:1	S00°30'51"W	225.16
L:2	N89°11'08"W	403.02
L:3	N00°21'58"E	224.63
L:4	S89°15'41"E	403.60

LINE TAG	BEARING	DISTANCE
L:3	S00°21'58"W	224.63
L:5	N89°11'08"W	97.15
L:6	N00°33'53"E	149.97
L:7	S89°15'41"E	132.47

CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C:1	1332.69'	82.93'	3°33'55"	N 25°14'55" W	82.92'



SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND