

SKETCH OF DESCRIPTION

HIDDEN VILLAGE PATIO HOMES

PROPOSED CONVERSION TO PUBLIC RIGHT-OF-WAY

CITY OF OCALA - GROWTH MANAGEMENT DEPARTMENT

DESCRIPTION (SEE NOTE 5):

DESCRIPTION

THE ROADS RIGHT-OF-WAY IDENTIFIED AS S.E. 27TH STREET (60 FEET WIDE) AND S.E. 27TH LOOP (GENERALLY 26 FEET WIDE) AS ASSOCIATED WITH THE HIDDEN VILLAGE PATIO HOMES DEVELOPMENT, BEING A PORTION OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2380, AT PAGE 787, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID RIGHT-OF-WAY LYING IN THE NW 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS (IT BEING THE EXPRESS INTENT THAT THE PERIMETER LINES OF THE HEREIN DESCRIBED RIGHT-OF-WAY SHALL INTERMITTENTLY (ON A UNIT-BY-UNIT BASIS AS APPLICABLE) RUN TO AND ALONG AND SHALL BE CONTIGUOUS WITH THE ABUTTING BOUNDARY LINE SEGMENT(S) OF EACH RESIDENTIAL UNIT LYING WITHIN SAID HIDDEN VILLAGE PATIO HOMES DEVELOPMENT AS DESCRIBED IN THE FOLLOWING WARRANTY DEEDS RECORDED IN THE OFFICIAL RECORDS BOOKS OF SAID COUNTY: BOOK 1973, PAGE 1040 (AS TO UNIT 1); BOOK 1987, PAGE 1329 (AS TO UNIT 2); BOOK 2072, PAGE 1896 (AS TO UNIT 3); BOOK 2015, PAGE 496 (AS TO UNIT 4); BOOK 1894, PAGE 1529 (AS TO UNIT 5); BOOK 1947, PAGE 1861 (AS TO UNIT 6); BOOK 2197, PAGE 362 (AS TO UNIT 7); BOOK 2177, PAGE 1067 (AS TO UNIT 8); BOOK 2189, PAGE 1897 (AS TO UNIT 9); (NO UNIT 10); BOOK 2242, PAGE 753 (AS TO UNIT 11); BOOK 2273, PAGE 994 (AS TO UNIT 12); BOOK 2242, PAGE 715 (AS TO UNIT 13); BOOK 2242, PAGE 584 (AS TO UNIT 14); BOOK 2460, PAGE 1639 (AS TO UNIT 15); BOOK 2453, PAGE 973 (AS TO UNIT 16); BOOK 2461, PAGE 305 (AS TO UNIT 17); BOOK 2454, PAGE 1889 (AS TO UNIT 18); BOOK 2483, PAGE 355 (AS TO UNIT 19); (NO UNIT 20); BOOK 2318, PAGE 1542 (AS TO UNIT 21); BOOK 2313, PAGE 1234 (AS TO UNIT 22); BOOK 2345, PAGE 1055 (AS TO UNIT 23); BOOK 2303, PAGE 1288 (AS TO UNIT 24); (NO UNIT 25); BOOK 2176, PAGE 1609 (AS TO UNIT 26); BOOK 2148, PAGE 1287 (AS TO UNIT 27); BOOK 2144, PAGE 1480 (AS TO UNIT 28); BOOK 2074, PAGE 1208 (AS TO UNIT 29); BOOK 2071, PAGE 591 (AS TO UNIT 30); BOOK 2096, PAGE 28 (AS TO UNIT 31); BOOK 2072, PAGE 1902 AND BOOK 2097, PAGE 1097 (AS TO UNIT 32); BOOK 1842, PAGE 145 (AS TO UNIT 33); BOOK 1823, PAGE 138 (AS TO UNIT 34); BOOK 1854, PAGE 710 (AS TO UNIT 35); BOOK 1775, PAGE 1888 (AS TO UNIT 36); BOOK 1803, PAGE 1629 (AS TO UNIT 37); BOOK 1826, PAGE 606 (AS TO UNIT 38); BOOK 1771, PAGE 172 (AS TO UNIT 39); BOOK 1777, PAGE 179 (AS TO UNIT 40); BOOK 1780, PAGE 81 (AS TO UNIT 41); BOOK 2157, PAGE 536 (AS TO UNIT 42); BOOK 2172, PAGE 110 (AS TO UNIT 43); BOOK 2256, PAGE 570 (AS TO UNIT 44); BOOK 2281, PAGE 201 (AS TO UNIT 45); BOOK 2147, PAGE 1247 (AS TO UNIT 46); BOOK 2378, PAGE 977 (AS TO UNIT 47); BOOK 2384, PAGE 136 (AS TO UNIT 48); BOOK 2368, PAGE 1796 (AS TO UNIT 49); BOOK 2390, PAGE 2004 (AS TO UNIT 50); BOOK 1952, PAGE 205 (AS TO UNIT 51); BOOK 1787, PAGE 1142 (AS TO UNIT 52); BOOK 1819, PAGE 1556 (AS TO UNIT 53); BOOK 1998, PAGE 578 AND BOOK 2005, PAGE 1632 (AS TO UNIT 54); BOOK 1794, PAGE 712 (AS TO UNIT 55); BOOK 1854, PAGE 716 (AS TO UNIT 56); BOOK 1737, PAGE 211 (AS TO UNIT 57); BOOK 2472, PAGE 715 (AS TO UNIT 58); AND BOOK 2247, PAGE 648 (AS TO THE HIDDEN VILLAGE PATIO HOMES DEVELOPMENT COMMUNITY CENTER):

COMMENCING AT THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST; THENCE S89°12'58"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, 804.20 FEET, TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2380, AT PAGE 787, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE S89°12'58"E, ALONG THE NORTH LINE OF SAID LANDS, 635.00 FEET, TO A CORNER OF SAID LANDS; THENCE S90°48'49"W, ALONG AN EAST LINE OF SAID LANDS, 282.50 FEET, TO A CORNER OF SAID LANDS AND TO THE POINT OF BEGINNING; THENCE N89°12'58"W, ALONG THE WESTERLY PROJECTION OF A NORTH LINE OF SAID LANDS AND ALONG THE NORTH RIGHT-OF-WAY LINE OF S.E. 27TH STREET (60 FEET WIDE), 80.59 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID WESTERLY PROJECTION, NORTHWESTERLY, ALONG SAID CURVE, 38.34 FEET, THROUGH A CENTRAL ANGLE OF 87°52'16" AND A CHORD BEARING AND DISTANCE OF N45°16'50"W, 34.69 FEET, TO THE POINT OF COMPOUND CURVATURE WITH THE EXTERIOR RIGHT-OF-WAY LINE OF S.E. 27TH LOOP (GENERALLY 26 FEET WIDE), SAID EXTERIOR RIGHT-OF-WAY LINE BEING A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 147.00 FEET; THENCE NORTHERLY, ALONG SAID EXTERIOR RIGHT-OF-WAY LINE AND CURVE, 27.82 FEET, THROUGH A CENTRAL ANGLE OF 10°50'42" AND A CHORD BEARING AND DISTANCE OF N04°04'39"E, 27.78 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID EXTERIOR RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: (1) N09°30'00"E, 29.55 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 83.00 FEET; (2) THENCE ALONG SAID CURVE, NORTHWESTERLY, 139.79 FEET, THROUGH A CENTRAL ANGLE OF 96°30'00" AND A CHORD BEARING AND DISTANCE OF N38°45'00"W, 123.85 FEET, TO THE POINT OF TANGENCY THEREOF; (3) THENCE N87°00'00"W, 147.85 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 113.00 FEET; (4) THENCE ALONG SAID CURVE, WESTERLY, 19.72 FEET, THROUGH A CENTRAL ANGLE OF 10°00'00" AND A CHORD BEARING AND DISTANCE OF S88°00'00"W, 19.70 FEET, TO THE POINT OF TANGENCY THEREOF; (5) THENCE S83°00'00"W, 88.94 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 73.00 FEET; (6) THENCE SOUTHWESTERLY, ALONG SAID CURVE, 90.46 FEET, THROUGH A CENTRAL ANGLE OF 71°00'00" AND A CHORD BEARING AND DISTANCE OF S47°30'00"W, 84.78 FEET, TO THE POINT OF TANGENCY THEREOF; (7) THENCE S12°00'00"W, 100.63 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 313.00 FEET; (8) THENCE SOUTHERLY, ALONG SAID CURVE, 185.74 FEET, THROUGH A CENTRAL ANGLE OF 34°00'00" AND A CHORD BEARING AND DISTANCE OF S05°00'00"E, 183.02 FEET, TO THE POINT OF TANGENCY THEREOF; (9) THENCE S22°00'00"E, 7.61 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 93.00 FEET; (10) THENCE SOUTHEASTERLY, ALONG SAID CURVE, 95.77 FEET, THROUGH A CENTRAL ANGLE OF 59°00'00" AND A CHORD BEARING AND DISTANCE OF S51°30'00"E, 91.59 FEET, TO THE POINT OF TANGENCY THEREOF; (11) THENCE S81°00'00"E, 79.04 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 113.00 FEET; (12) THENCE EASTERLY, ALONG SAID CURVE, 23.67 FEET, THROUGH A CENTRAL ANGLE OF 12°00'00" AND A CHORD BEARING AND DISTANCE OF S87°00'00"E, 23.62 FEET, TO THE POINT OF TANGENCY THEREOF; (13) THENCE N87°00'00"E, 143.56 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 83.00 FEET; (14) THENCE NORTHEASTERLY, ALONG SAID CURVE, 81.02 FEET, THROUGH A CENTRAL ANGLE OF 55°55'46" AND A CHORD BEARING AND DISTANCE OF N59°02'07"E, 77.84 FEET, TO A NON-TANGENT INTERSECTION WITH THE WESTERLY PROJECTION OF A SOUTH LINE OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, AT PAGE 710, OF SAID PUBLIC RECORDS (NOW HEREINAFTER REFERRED TO AS SAID LANDS AND ALSO IDENTIFIED AS UNIT 35 OF HIDDEN VILLAGE PATIO HOMES); (15) THENCE S89°06'21"E, ALONG SAID WESTERLY PROJECTION, 0.12 FEET, TO THE WESTERNMOST CORNER OF SAID LANDS AND A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 83.10 FEET; (16) THENCE NORTHEASTERLY, ALONG SAID CURVE, 57.33 FEET, THROUGH A CENTRAL ANGLE OF 39°31'49" AND A CHORD BEARING AND DISTANCE OF N11°15'55"E, 56.20 FEET, TO THE POINT OF TANGENCY THEREOF; (17) THENCE N08°30'00"W, 29.67 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 146.90 FEET; (18) THENCE NORTHERLY, ALONG SAID CURVE, 21.28 FEET, THROUGH A CENTRAL ANGLE OF 08°17'58" AND A CHORD BEARING AND DISTANCE OF N04°21'01"W, 21.26 FEET, TO THE WESTERNMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1826, PAGE 606 (NOW HEREINAFTER REFERRED TO AS SAID LANDS AND ALSO IDENTIFIED AS UNIT 38 OF HIDDEN VILLAGE PATIO HOMES) AND A NON-TANGENT INTERSECTION WITH THE WESTERLY PROJECTION OF A NORTH LINE OF SAID LANDS; (19) THENCE N89°06'25"W, ALONG SAID WESTERLY PROJECTION, 0.10 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 147.00 FEET; (20) THENCE NORTHERLY, ALONG SAID CURVE, 4.04 FEET, THROUGH A CENTRAL ANGLE OF 01°34'35" AND A CHORD BEARING AND DISTANCE OF N00°35'19"E, 4.04 FEET, TO THE POINT OF COMPOUND CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE DEPARTING SAID EXTERIOR RIGHT-OF-WAY LINE, NORTHEASTERLY, ALONG SAID CURVE, 39.01 FEET, THROUGH A CENTRAL ANGLE OF 89°24'25" AND A CHORD BEARING AND DISTANCE OF N46°04'49"E, 35.17 FEET, TO THE POINT OF TANGENCY THEREOF WITH THE WESTERLY PROJECTION OF A SOUTH LINE OF THE AFOREMENTIONED LANDS RECORDED IN OFFICIAL RECORDS BOOK 2380, AT PAGE 787 (NOW HEREINAFTER REFERRED TO AS SAID LANDS), AND WITH THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED S.E. 27TH STREET (60 FEET WIDE); THENCE S89°12'58"E, ALONG SAID WESTERLY PROJECTION AND SOUTH RIGHT-OF-WAY LINE, 81.45 FEET, TO A CORNER OF SAID LANDS; THENCE CONTINUE S89°12'58"E, ALONG A SOUTH LINE OF SAID LANDS AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, 449.21 FEET, TO ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF S.E. 18TH AVENUE (A PUBLIC RIGHT-OF-WAY OF VARYING WIDTH, FORMERLY 60 FEET WIDE) AND TO A CORNER OF SAID LANDS; THENCE N00°51'01"W, ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LANDS (SAID EAST LINE LYING 30 FEET WEST OF, AS MEASURED PERPENDICULARLY TO AND RUNNING PARALLEL WITH, THE CENTERLINE OF SAID S.E. 18TH AVENUE), 30.01 FEET, TO ITS INTERSECTION WITH THE CENTERLINE OF THE AFOREMENTIONED S.E. 27TH STREET; THENCE N89°12'58"W, ALONG SAID CENTERLINE AND ITS WESTERLY PROJECTION, 576.60 FEET, TO ITS NON-TANGENT INTERSECTION WITH THE INTERIOR RIGHT-OF-WAY LINE OF THE AFOREMENTIONED S.E. 27TH LOOP, SAID INTERIOR RIGHT-OF-WAY LINE BEING A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 147.00 FEET; THENCE SOUTHERLY, ALONG SAID INTERIOR RIGHT-OF-WAY LINE AND CURVE, 12.66 FEET, THROUGH A CENTRAL ANGLE OF 04°56'01" AND A CHORD BEARING AND DISTANCE OF S04°01'59"W, 12.65 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID INTERIOR RIGHT-OF-WAY LINE THE FOLLOWING TWENTY-THREE (23) COURSES: (1) S06°30'00"W, 26.53 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 173.00 FEET; (2) THENCE SOUTHERLY, ALONG SAID CURVE, 1.54 FEET, THROUGH A CENTRAL ANGLE OF 00°30'31" AND A CHORD BEARING AND DISTANCE OF S06°14'44"W, 1.54 FEET, TO A NON-TANGENT INTERSECTION WITH THE EASTERLY PROJECTION OF A NORTH LINE OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2472, PAGE 715, OF SAID PUBLIC RECORDS (NOW HEREINAFTER REFERRED TO AS SAID LANDS AND ALSO IDENTIFIED AS UNIT 58 OF HIDDEN VILLAGE PATIO HOMES); (3) THENCE N89°12'07"W, ALONG SAID EASTERLY PROJECTION, 0.10 FEET, TO THE EASTERNMOST CORNER OF SAID LANDS AND THE NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 173.10 FEET; (4) THENCE SOUTHERLY, ALONG SAID CURVE, 43.77 FEET, THROUGH A CENTRAL ANGLE OF 14°29'18" AND A CHORD BEARING AND DISTANCE OF S01°15'21"E, 43.65 FEET, TO THE POINT OF TANGENCY THEREOF; (5) THENCE S08°30'00"E, 29.67 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 56.90 FEET; (6) THENCE SOUTHEASTERLY, ALONG SAID CURVE, 6.47 FEET, THROUGH A CENTRAL ANGLE OF 06°31'03" AND A CHORD BEARING AND DISTANCE OF S05°14'29"E, 6.47 FEET, TO THE EASTERNMOST CORNER OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1854, AT PAGE 716, OF SAID PUBLIC RECORDS (NOW HEREINAFTER REFERRED TO AS SAID LANDS AND ALSO IDENTIFIED AS UNIT 56 OF HIDDEN VILLAGE PATIO HOMES) AND TO THE NON-TANGENT INTERSECTION WITH THE EASTERLY PROJECTION OF A SOUTH LINE OF SAID LANDS; (7) THENCE S89°12'07"E, ALONG SAID EASTERLY PROJECTION, 0.10 FEET, TO ITS NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 57.00 FEET; (8) THENCE SOUTHWESTERLY, ALONG SAID CURVE, 88.52 FEET, THROUGH A CENTRAL ANGLE OF 88°58'40" AND A CHORD BEARING AND DISTANCE OF S42°30'40"W, 79.89 FEET, TO THE POINT OF TANGENCY THEREOF; (9) THENCE S87°00'00"W, 143.56 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 87.00 FEET; (10) THENCE WESTERLY, ALONG SAID CURVE, 18.22 FEET, THROUGH A CENTRAL ANGLE OF 12°00'00" AND A CHORD BEARING AND DISTANCE OF N87°00'00"W, 18.19 FEET, TO THE POINT OF TANGENCY THEREOF; (11) THENCE N81°00'00"W, 79.04 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 67.00 FEET; (12) THENCE NORTHWESTERLY, ALONG SAID CURVE, 68.99 FEET, THROUGH A CENTRAL ANGLE OF 59°00'00" AND A CHORD BEARING AND DISTANCE OF N51°30'00"W, 65.98 FEET, TO THE POINT OF TANGENCY THEREOF; (13) THENCE N22°00'00"W, 7.61 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 287.00 FEET; (14) THENCE NORTHERLY, ALONG SAID CURVE, 170.31 FEET, THROUGH A CENTRAL ANGLE OF 34°00'00" AND A CHORD BEARING AND DISTANCE OF N05°00'00"W, 167.82 FEET, TO THE POINT OF TANGENCY THEREOF; (15) THENCE N12°00'00"E, 100.63 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 47.00 FEET; (16) THENCE NORTHEASTERLY, ALONG SAID CURVE, 58.24 FEET, THROUGH A CENTRAL ANGLE OF 71°00'00" AND A CHORD BEARING AND DISTANCE OF N47°30'00"E, 54.59 FEET, TO THE POINT OF TANGENCY THEREOF; (17) THENCE N83°00'00"E, 88.94 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 87.00 FEET; (18) THENCE EASTERLY, ALONG SAID CURVE, 15.18 FEET, THROUGH A CENTRAL ANGLE OF 10°00'00" AND A CHORD BEARING AND DISTANCE OF N88°00'00"E, 15.17 FEET, TO THE POINT OF TANGENCY THEREOF; (19) THENCE S87°00'00"E, 147.85 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 57.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE, 96.00 FEET, THROUGH A CENTRAL ANGLE OF 96°30'00" AND A CHORD BEARING AND DISTANCE OF S38°45'00"E, 85.05 FEET, TO THE POINT OF TANGENCY THEREOF; (20) THENCE S09°30'00"W, 29.55 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 173.00 FEET; (21) THENCE SOUTHERLY, ALONG SAID CURVE, 39.25 FEET, THROUGH A CENTRAL ANGLE OF 13°00'00" AND A CHORD BEARING AND DISTANCE OF S03°00'00"W, 39.17 FEET, TO THE POINT OF TANGENCY THEREOF; (22) THENCE S03°30'00"E, 33.72 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 147.00 FEET; (23) THENCE SOUTHERLY, ALONG SAID CURVE, 13.00 FEET, THROUGH A CENTRAL ANGLE OF 05°03'59" AND A CHORD BEARING AND DISTANCE OF S00°58'01"E, 12.99 FEET, TO THE AFOREMENTIONED NON-TANGENT INTERSECTION WITH THE WESTERLY PROJECTION OF THE CENTERLINE OF S.E. 27TH STREET; THENCE DEPARTING SAID INTERIOR RIGHT-OF-WAY LINE OF S.E. 27TH LOOP, S89°12'58"E ALONG SAID WESTERLY PROJECTION AND ALONG THE AFOREMENTIONED CENTERLINE OF S.E. 27TH STREET, 576.60 FEET, TO ITS INTERSECTION WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF S.E. 18TH AVENUE AND TO THE AFOREMENTIONED EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2380, AT PAGE 787 (NOW HEREINAFTER REFERRED TO AS SAID LANDS); THENCE N00°51'01"W, ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE, 30.01 FEET, TO A CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE, N89°12'58"W, ALONG A NORTH LINE OF SAID LANDS AND ALONG THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED S.E. 27TH STREET, 447.47 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.60 ACRES, MORE OR LESS.

RIGHT-OF-WAY PARCEL PERIMETER CURVE TABLE (PER DESCRIPTION)					
CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C:1	25.00'	087°52'16"	38.34'	34.69'	N 45°16'50" W
C:2	147.00'	010°50'42"	27.82'	27.78'	N 04°04'39" E
C:3	83.00'	096°30'00"	139.79'	123.85'	N 38°45'00" W
C:4	113.00'	010°00'00"	19.72'	19.70'	S 88°00'00" W
C:5	73.00'	071°00'00"	90.46'	84.78'	S 47°30'00" W
C:6	313.00'	034°00'00"	185.74'	183.02'	S 05°00'00" E
C:7	93.00'	059°00'00"	95.77'	91.59'	S 51°30'00" E
C:8	113.00'	012°00'00"	23.67'	23.62'	S 87°00'00" E
C:9	83.00'	055°55'46"	81.02'	77.84'	N 59°02'07" E
C:10	83.10'	039°31'49"	57.33'	56.20'	N 11°15'55" E
C:11	146.90'	008°17'58"	21.28'	21.26'	N 04°21'01" W
C:12	147.00'	001°34'35"	4.04'	4.04'	N 00°35'19" E
C:13	25.00'	089°24'25"	39.01'	35.17'	N 46°04'49" E
C:14	147.00'	004°56'01"	12.66'	12.65'	S 04°01'59" W
C:15	173.00'	000°30'31"	1.54'	1.54'	S 06°14'44" W
C:16	173.10'	014°29'18"	43.77'	43.65'	S 01°15'21" E
C:17	56.90'	006°31'03"	6.47'	6.47'	S 05°14'29" E
C:18	57.00'	088°58'40"	88.52'	79.89'	S 42°30'40" W
C:19	87.00'	012°00'00"	18.22'	18.19'	N 87°00'00" W
C:20	67.00'	059°00'00"	68.99'	65.98'	N 51°30'00" W
C:21	287.00'	034°00'00"	170.31'	167.82'	N 05°00'00" W
C:22	47.00'	071°00'00"	58.24'	54.59'	N 47°30'00" E
C:23	87.00'	010°00'00"	15.18'	15.17'	N 88°00'00" E
C:24	57.00'	096°30'00"	96.00'	85.05'	S 38°45'00" E
C:25	173.00'	013°00'00"	39.25'	39.17'	S 03°00'00" W
C:26	147.00'	005°03'59"	13.00'	12.99'	S 00°58'01" E

LEGEND:

—	= LIMITS OF DESCRIPTION
---	= PARCEL LINE - PARENT TRACT
----	= PARCEL LINE - UNIT BOUNDARY
-----	= SECTION LINE
-----	= RIGHT-OF-WAY LINE
-----	= RIGHT-OF-WAY CENTERLINE
-----	= FORMER RIGHT-OF-WAY LINE
---	= EASEMENT LINE
▲	= DESCRIPTIVE POINT
R/W	= RIGHT-OF-WAY
O.R.B.	= OFFICIAL RECORDS BOOK
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
P.C.C.	= POINT OF COMPOUND CURVATURE
L#	= REFERENCE TO A LINE DATA TABLE
C#	= REFERENCE TO A CURVE DATA TABLE
[10]	= REFERENCE TO SUPPLEMENTAL DESCRIPTIVE DATA TABLE

NOTES:

- THIS SKETCH SURVEY WAS PREPARED FOR THE PURPOSE OF DESCRIBING THE PORTION OF THE LANDS FOR WHICH TITLE APPEARS VESTED INTO HIDDEN VILLAGE HOMEOWNERS ASSOCIATION OF OCALA, INC. (I.E. THE PARENT TRACT, BY VIRTUE OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2380, PAGE 787, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA), INTENDED FOR USE AS A PUBLIC RIGHT-OF-WAY FOLLOWING CONVEYANCE TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND SUBSEQUENT ACTION BY CITY COUNCIL TO ADOPT AND FORMALIZE THE INTENDED USE AS APPROPRIATE.
- 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.
- 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 OF DESCRIPTION BASED ON THE RECORD INFORMATION REFERENCED IN NOTE 3.
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE DESCRIPTIONS OF EXISTING PARCELS OF RECORD ASSOCIATED WITH HIDDEN VILLAGE PATIO HOMES DEVELOPMENT, FROM WHICH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST, BEARS S89°12'58"E.
- OWNERSHIP AND PARCEL ACCOUNT INFORMATION DEPICTED AND / OR NOTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.
- THE VALUES OF CENTERLINE STATIONING SHOWN HEREON WERE DETERMINED FROM THE IMPROVEMENT PLANS FOR HIDDEN VILLAGE AS REFERENCED IN NOTE 9.F.
- DURING THE COURSE OF PREPARING THIS SKETCH, THE FOLLOWING DATA AND RECORD SOURCES WERE USED TO AUTHOR THE DESCRIPTION OF THE PROPOSED RIGHT-OF-WAY PARCEL DESCRIBED AND DEPICTED HEREON IN ADDITION TO THOSE SPECIFICALLY REFERENCED WITHIN SAID DESCRIPTION:
 - THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1630, AT PAGE 1906 (AS TO THE ORIGINAL DEVELOPMENT PARCEL);
 - THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIDDEN VILLAGE RECORDED IN OFFICIAL RECORDS BOOK 1659, AT PAGE 1322;
 - THE DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1732, AT 1306;
 - THE AGREEMENT CONCERNING TRANSFER OF WATER UTILITIES IN HIDDEN VILLAGE RECORDED IN OFFICIAL RECORDS BOOK 7853, AT PAGE 147;
 - THE PROPERTY RECORD CARD OF PARCEL ACCOUNTS 29865-000-00; 29865-001-00 THROUGH 29865-009-00, INCLUSIVE; 29865-012-00 THROUGH 29865-019-00, INCLUSIVE; 29865-021-00 THROUGH 29865-024-00, INCLUSIVE; 29865-026-00 THROUGH 29865-058-00, INCLUSIVE, AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
 - THE IMPROVEMENT PLANS FOR HIDDEN VILLAGE AS PREPARED BY JOHN P. DANIELS ENGINEERING, INC., DRAWING "89-83", DATED BETWEEN JANUARY 5 AND APRIL 15, 1990, AND APPROVED BY THE CITY OF OCALA ON JUNE 28, 1990, AS RECOVERED FROM THE CITY OF OCALA GROWTH MANAGEMENT DEPARTMENT.
 - THE BOUNDARY SURVEY PREPARED BY R.M. BARRINEAU AND ASSOCIATES, INC., JOB NO. 89118, DRAWING NO. HV3, DATED JANUARY 24, 1990, AS RECOVERED FROM THE CITY OF OCALA GROWTH MANAGEMENT DEPARTMENT;
- 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 MAP BY ANY ENTITY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

 R. KELLY ROBERTS, P.S.M.
 FLORIDA CERTIFICATE NO. 9558 DATE: NOVEMBER 20, 2022

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

 1605 NE 17TH AVENUE BUILDING 700A OCALA, FLORIDA 34710
 (352) 351-4772 (VOICE) (352) 351-4726 (FAX)

PREPARED FOR:
GROWTH MANAGEMENT
DEPARTMENT

 HIDDEN VILLAGE PATIO HOMES
 PRIVATE TO PUBLIC R/W CONVERSION

PROJECT DATA:		REVISIONS:	
SECTION:	TOWNSHIP:	DATE & DESCRIPTION:	BY:
28	15 S	NO. 1	RRR
DRAWN:	CHECKED:	NO. 1	RRR
DATE:	SCALE:	2022.11.28	CORRECTED MINOR TYPO IN LEGAL DESCRIPTION
FIELD BOOK:	FIELD BOOK:	1" = 30'	
HORIZONTAL DATUM:	PLAN:	N/A	
FILE NUMBER:	VERTICAL DATUM:	N/A	
WORK ORDER:		22-004162.01	
		22-004162	

SHEET 01 OF 02

SKETCH OF DESCRIPTION

HIDDEN VILLAGE PATIO HOMES PROPOSED CONVERSION TO PUBLIC RIGHT-OF-WAY CITY OF OCALA - GROWTH MANAGEMENT DEPARTMENT



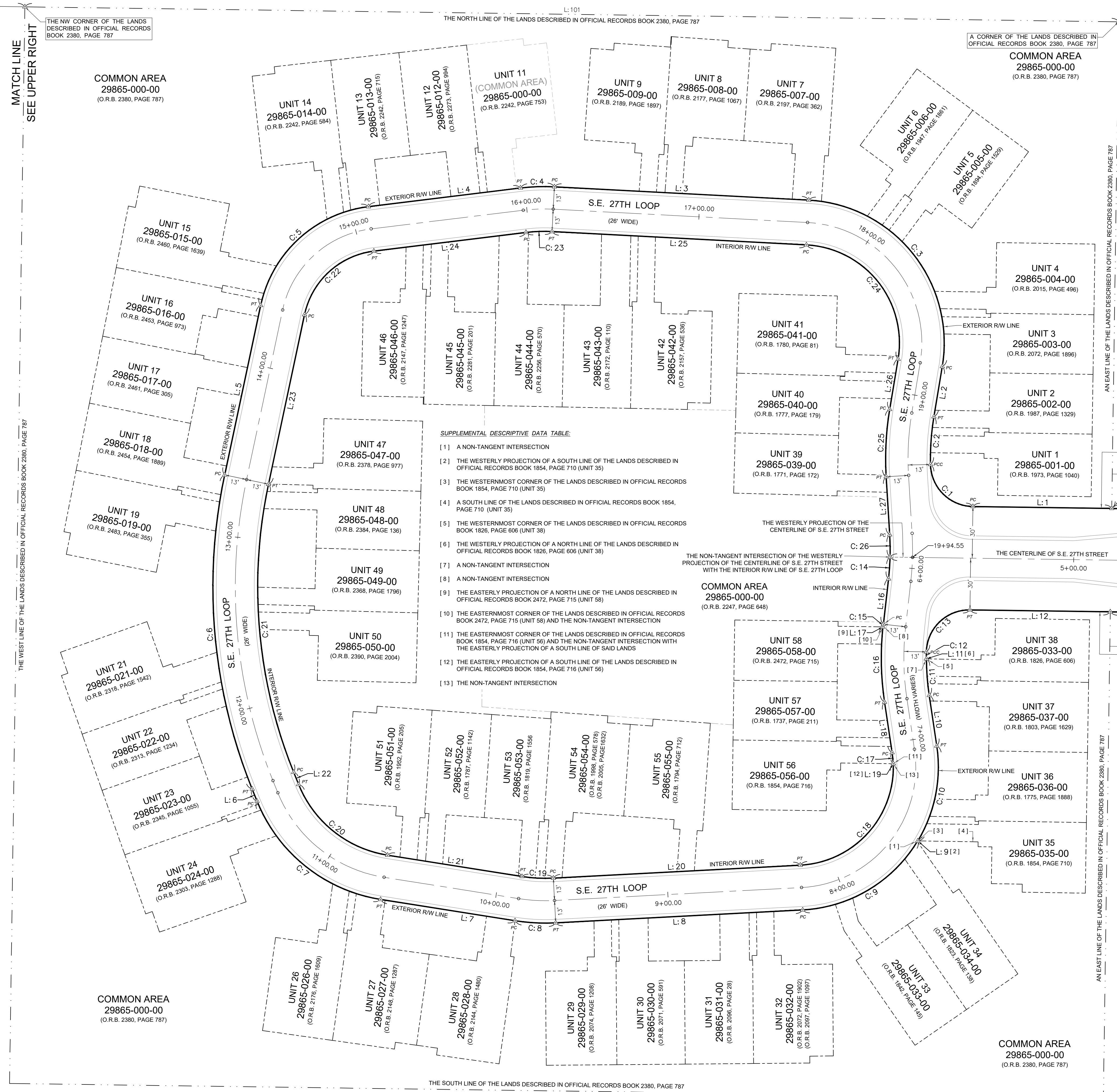
PREPARED BY:
CITY OF OCALA
CITY ENGINEER'S OFFICE
SURVEY DIVISION

PREPARED FOR:
GROWTH MANAGEMENT
DEPARTMENT

HIDDEN VILLAGE PATIO HOMES
PRIVATE TO PUBLIC R/W CONVERSION

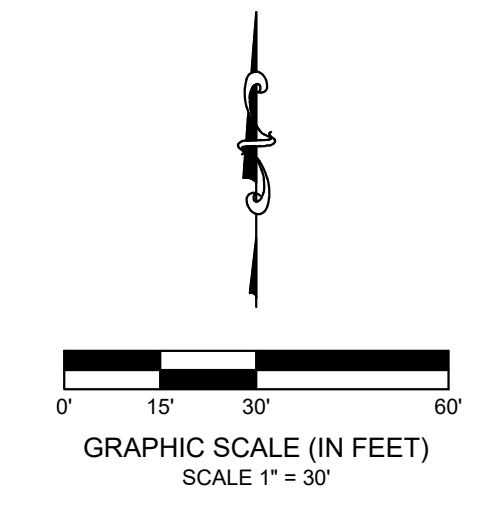
REVISIONS:

NO.	DATE	DESCRIPTION
1	2022.11.28	CORRECTED MINOR TYPO IN LEGAL DESCRIPTION



RIGHT-OF-WAY PARCEL SUPPLEMENTAL LINE TABLE (PER DESCRIPTION)

LINE TAG	BEARING	DISTANCE
L: 15	N89°12'58"W	576.60
L: 28	S89°12'58"E	576.60
L: 100	S89°12'58"E	804.20
L: 101	S89°12'58"E	635.00
L: 102	S00°48'49"W	282.50



RIGHT-OF-WAY PARCEL PERIMETER LINE TABLE (PER DESCRIPTION)

LINE TAG	BEARING	DISTANCE
L: 1	N89°12'58"W	80.59'
L: 2	N09°30'00"E	29.55'
L: 3	N87°00'00"W	147.85'
L: 4	S83°00'00"W	88.94'
L: 5	S12°00'00"W	100.63'
L: 6	S22°00'00"E	7.61'
L: 7	S81°00'00"E	79.04'
L: 8	N87°00'00"E	143.56'
L: 9	S89°06'21"E	0.12'
L: 10	N08°30'00"W	29.67'
L: 11	N89°06'25"W	0.10'
L: 12	S89°12'58"E	81.45'
L: 13	S89°12'58"E	449.21'
L: 14	N00°51'01"W	30.01'

RIGHT-OF-WAY PARCEL PERIMETER LINE TABLE (PER DESCRIPTION)

LINE TAG	BEARING	DISTANCE
L: 16	S06°30'00"W	26.53'
L: 17	N89°12'07"W	0.10'
L: 18	S08°30'00"E	29.67'
L: 19	S89°12'07"E	0.10'
L: 20	S87°00'00"W	143.56'
L: 21	N81°00'00"W	79.04'
L: 22	N22°00'00"W	7.61'
L: 23	N12°00'00"E	100.63'
L: 24	N83°00'00"E	88.94'
L: 25	S87°00'00"E	147.85'
L: 26	S09°30'00"W	29.55'
L: 27	S03°30'00"E	33.72'
L: 29	N00°51'01"W	30.01'
L: 30	N89°12'58"W	447.47'

- SUPPLEMENTAL DESCRIPTIVE DATA TABLE:
- [1] A NON-TANGENT INTERSECTION
 - [2] THE WESTERLY PROJECTION OF A SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1854, PAGE 710 (UNIT 35)
 - [3] THE WESTERMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1854, PAGE 710 (UNIT 35)
 - [4] A SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1854, PAGE 710 (UNIT 35)
 - [5] THE WESTERMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1826, PAGE 606 (UNIT 38)
 - [6] THE WESTERLY PROJECTION OF A NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1826, PAGE 606 (UNIT 38)
 - [7] A NON-TANGENT INTERSECTION
 - [8] A NON-TANGENT INTERSECTION
 - [9] THE EASTERLY PROJECTION OF A NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2472, PAGE 715 (UNIT 58) AND THE NON-TANGENT INTERSECTION
 - [10] THE EASTERMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2472, PAGE 715 (UNIT 58) AND THE NON-TANGENT INTERSECTION
 - [11] THE EASTERMOST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1854, PAGE 716 (UNIT 58) AND THE NON-TANGENT INTERSECTION WITH THE EASTERLY PROJECTION OF A SOUTH LINE OF SAID LANDS
 - [12] THE EASTERLY PROJECTION OF A SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1854, PAGE 716 (UNIT 58)
 - [13] THE NON-TANGENT INTERSECTION

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