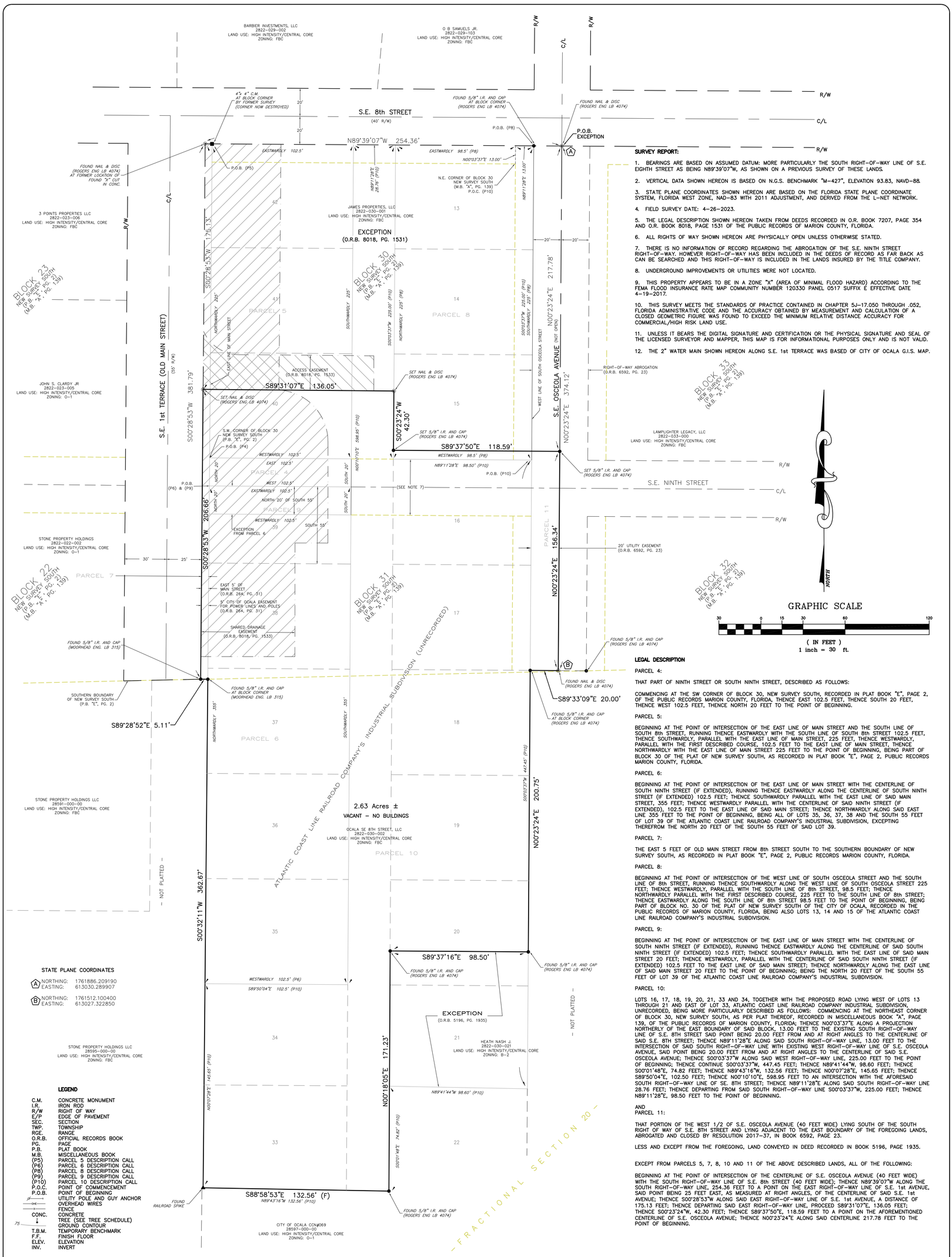

STATE PLANE COORDINATES

(A) NORTHING: 1761886.209190
EASTING: 613030.289907

(B) NORTHING: 1761512.100400
EASTING: 613027.322850

LEGEND

C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
M.B.	MISCELLANEOUS BOOK
(P5)	PARCEL 5 DESCRIPTION CALL
(P6)	PARCEL 6 DESCRIPTION CALL
(P8)	PARCEL 8 DESCRIPTION CALL
(P9)	PARCEL 9 DESCRIPTION CALL
(P10)	PARCEL 10 DESCRIPTION CALL
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	UTILITY POLE AND GUY ANCHOR
	OVERHEAD WIRES
	FENCE
CONC.	CONCRETE
	TREE (SEE TREE SCHEDULE)
75	GROUND CONTOUR
T.B.M.	TEMPORARY BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
INV.	INVERT

SURVEY REPORT:

1. BEARINGS ARE BASED ON ASSUMED DATUM: MORE PARTICULARLY THE SOUTH RIGHT-OF-WAY LINE OF S.E. EIGHTH STREET AS BEING N89°39'07"W, AS SHOWN ON A PREVIOUS SURVEY OF THESE LANDS.

2. VERTICAL DATA SHOWN HEREON IS BASED ON N.G.S. BENCHMARK "M-427", ELEVATION 93.83, NAVD-88.

3. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83 WITH 2011 ADJUSTMENT, AND DERIVED FROM THE L-NET NETWORK.

4. FIELD SURVEY DATE: 4-26-2023.

5. THE LEGAL DESCRIPTION SHOWN HEREON TAKEN FROM DEEDS RECORDED IN O.R. BOOK 7207, PAGE 354 AND O.R. BOOK 8018, PAGE 1531 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

6. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.

7. THERE IS NO INFORMATION OF RECORD REGARDING THE ABROGATION OF THE S.E. NINTH STREET RIGHT-OF-WAY. HOWEVER RIGHT-OF-WAY HAS BEEN INCLUDED IN THE DEEDS OF RECORD AS FAR BACK AS CAN BE SEARCHED AND THIS RIGHT-OF-WAY IS INCLUDED IN THE LANDS INSURED BY THE TITLE COMPANY.

8. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.

9. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120330 PANEL 0517 SUFFIX E EFFECTIVE DATE 4-19-2017.

10. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.

11. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

12. THE 2" WATER MAIN SHOWN HEREON ALONG S.E. 1st TERRACE WAS BASED OF CITY OF OCALA G.I.S. MAP.

LEGAL DESCRIPTION

PARCEL 4:

THAT PART OF NINTH STREET OR SOUTH NINTH STREET, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF BLOCK 30, NEW SURVEY SOUTH, RECORDED IN PLAT BOOK "E", PAGE 2, OF THE PUBLIC RECORDS MARION COUNTY, FLORIDA, THENCE EAST 102.5 FEET, THENCE SOUTH 20 FEET, THENCE WEST 102.5 FEET, THENCE NORTH 20 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF MAIN STREET AND THE SOUTH LINE OF SOUTH 8th STREET, RUNNING THENCE EASTWARDLY WITH THE SOUTH LINE OF SOUTH 8th STREET 102.5 FEET, THENCE SOUTHWARDLY, PARALLEL WITH THE EAST LINE OF MAIN STREET, 225 FEET, THENCE WESTWARDLY, PARALLEL WITH THE FIRST DESCRIBED COURSE, 102.5 FEET TO THE EAST LINE OF MAIN STREET, THENCE NORTHWARDLY WITH THE EAST LINE OF MAIN STREET 225 FEET TO THE POINT OF BEGINNING, BEING PART OF BLOCK 30 OF THE PLAT OF NEW SURVEY SOUTH, AS RECORDED IN PLAT BOOK "E", PAGE 2, PUBLIC RECORDS MARION COUNTY, FLORIDA.

PARCEL 6:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF MAIN STREET WITH THE CENTERLINE OF SOUTH NINTH STREET (IF EXTENDED), RUNNING THENCE EASTWARDLY ALONG THE CENTERLINE OF SOUTH NINTH STREET (IF EXTENDED) 102.5 FEET; THENCE SOUTHWARDLY PARALLEL WITH THE EAST LINE OF SAID MAIN STREET, 355 FEET; THENCE WESTWARDLY PARALLEL WITH THE CENTERLINE OF SAID NINTH STREET (IF EXTENDED) 102.5 FEET TO THE EAST LINE OF SAID MAIN STREET; THENCE NORTHWARDLY ALONG SAID EAST LINE 355 FEET TO THE POINT OF BEGINNING, BEING ALL OF LOTS 35, 36, 37, 38 AND THE SOUTH 55 FEET OF LOT 39 OF THE ATLANTIC COAST LINE RAILROAD COMPANY'S INDUSTRIAL SUBDIVISION, EXCEPTING THEREFROM THE NORTH 20 FEET OF THE SOUTH 55 FEET OF SAID LOT 39.

PARCEL 7:

THE EAST 5 FEET OF OLD MAIN STREET FROM 8th STREET SOUTH TO THE SOUTHERN BOUNDARY OF NEW SURVEY SOUTH, AS RECORDED IN PLAT BOOK "E", PAGE 2, PUBLIC RECORDS MARION COUNTY, FLORIDA.

PARCEL 8:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH OSCEOLA STREET AND THE SOUTH LINE OF 8th STREET, RUNNING THENCE SOUTHWARDLY ALONG THE WEST LINE OF SOUTH OSCEOLA STREET 225 FEET; THENCE WESTWARDLY, PARALLEL WITH THE SOUTH LINE OF 8th STREET, 98.5 FEET; THENCE NORTHWARDLY PARALLEL WITH THE FIRST DESCRIBED COURSE, 225 FEET TO THE SOUTH LINE OF 8th STREET; THENCE EASTWARDLY ALONG THE SOUTH LINE OF 8th STREET 98.5 FEET TO THE POINT OF BEGINNING, BEING PART OF BLOCK NO. 30 OF THE PLAT OF NEW SURVEY SOUTH OF THE CITY OF OCALA, RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING ALSO LOTS 13, 14 AND 15 OF THE ATLANTIC COAST LINE RAILROAD COMPANY'S INDUSTRIAL SUBDIVISION.

PARCEL 9:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF MAIN STREET WITH THE CENTERLINE OF SOUTH NINTH STREET (IF EXTENDED), RUNNING THENCE EASTWARDLY ALONG THE CENTERLINE OF SAID SOUTH NINTH STREET (IF EXTENDED) 102.5 FEET; THENCE SOUTHWARDLY PARALLEL WITH THE EAST LINE OF SAID MAIN STREET 20 FEET; THENCE WESTWARDLY, PARALLEL WITH THE CENTERLINE OF SAID SOUTH NINTH STREET (IF EXTENDED) 102.5 FEET TO THE EAST LINE OF SAID MAIN STREET; THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID MAIN STREET 20 FEET TO THE POINT OF BEGINNING; BEING THE NORTH 20 FEET OF THE SOUTH 55 FEET OF LOT 39 OF THE ATLANTIC COAST LINE RAILROAD COMPANY'S INDUSTRIAL SUBDIVISION.

PARCEL 10:

LOTS 16, 17, 18, 19, 20, 21, 33 AND 34, TOGETHER WITH THE PROPOSED ROAD LYING WEST OF LOTS 13 THROUGH 21 AND EAST OF LOT 33, ATLANTIC COAST LINE RAILROAD COMPANY INDUSTRIAL SUBDIVISION, UNRECORDED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 30, NEW SURVEY SOUTH, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS BOOK "A", PAGE 139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N00°03'37"E ALONG A PROJECTION NORTHERLY OF THE EAST BOUNDARY OF SAID BLOCK, 13.00 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF S.E. 8TH STREET SAID POINT BEING 20.00 FEET FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID S.E. 8TH STREET; THENCE N89°11'28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE, 13.00 FEET TO THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH EXISTING WEST RIGHT-OF-WAY LINE OF S.E. OSCEOLA AVENUE, SAID POINT BEING 20.00 FEET FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID S.E. OSCEOLA AVENUE; THENCE S00°03'37"W ALONG SAID WEST RIGHT-OF-WAY LINE, 225.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°03'37"W, 447.45 FEET; THENCE N89°41'44"W, 98.60 FEET; THENCE S00°01'148"E, 74.82 FEET; THENCE N89°43'16"W, 132.56 FEET; THENCE N00°07'28"E, 145.65 FEET; THENCE S89°50'04"E, 102.50 FEET; THENCE N00°10'10"E, 598.95 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SE. 8TH STREET; THENCE N89°11'28"E ALONG SAID SOUTH RIGHT-OF-WAY LINE 28.76 FEET; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE S00°03'37"W, 225.00 FEET; THENCE N89°11'28"E, 98.50 FEET TO THE POINT OF BEGINNING.

AND
PARCEL 11:

THAT PORTION OF THE WEST 1/2 OF S.E. OSCEOLA AVENUE (40 FEET WIDE) LYING SOUTH OF THE SOUTH RIGHT OF WAY OF S.E. 8TH STREET AND LYING ADJACENT TO THE EAST BOUNDARY OF THE FOREGOING LANDS, ABROGATED AND CLOSED BY RESOLUTION 2017-37, IN BOOK 6592, PAGE 23.

LESS AND EXCEPT FROM THE FOREGOING, LAND CONVEYED IN DEED RECORDED IN BOOK 5196, PAGE 1935.

EXCEPT FROM PARCELS 5, 7, 8, 10 AND 11 OF THE ABOVE DESCRIBED LANDS, ALL OF THE FOLLOWING:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF S.E. OSCEOLA AVENUE (40 FEET WIDE) WITH THE SOUTH RIGHT-OF-WAY LINE OF S.E. 8th STREET (40 FEET WIDE); THENCE N89°39'07"W ALONG THE SOUTH RIGHT-OF-WAY LINE, 254.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. 1st AVENUE, SAID POINT BEING 25 FEET EAST, AS MEASURED AT RIGHT ANGLES, OF THE CENTERLINE OF SAID S.E. 1st AVENUE; THENCE S00°28'53"W ALONG SAID EAST RIGHT-OF-WAY LINE OF S.E. 1st AVENUE, A DISTANCE OF 175.13 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED S89°31'07"E, 136.05 FEET; THENCE S00°23'24"W, 42.30 FEET; THENCE S89°37'50"E, 118.59 FEET TO A POINT ON THE AFOREMENTIONED CENTERLINE OF S.E. OSCEOLA AVENUE; THENCE N00°23'24"E ALONG SAID CENTERLINE 217.78 FEET TO THE POINT OF BEGINNING.

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

SEE SHEET 2 FOR
TOPOGRAPHIC INFORMATION, TREES AND IMPROVEMENT LOCATIONS

REVIEWED
City of Ocala Concurrency/Development Review
SN-23-44838-Bayfrts
Garage Town 8/29/2024

SHEET	SCALE	DATE	JOB No.
1 OF 2	1" = 30'	6-08-2023	22-2822-030-002

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
OCALA S.E. 8th STREET, LLC
Boundary Survey Map

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com
Mekelle M. Boyer, PSM
Fl. Reg. No. 7398
kboyer@rogerseng.com

DATE	REVISION