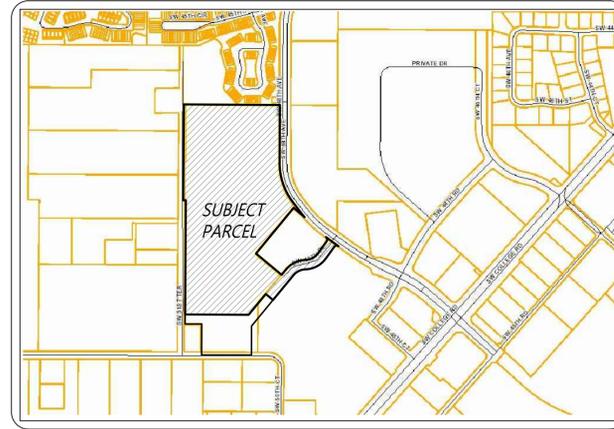


BOUNDARY SURVEY FOR: CIRCLE FORE AT SW 48TH AVENUE

A PORTION OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST CITY OF OCALA MARION COUNTY, FLORIDA

VICINITY MAP:
NOT TO SCALE



SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER
SEE SHEET 2 AND 2 FOR DRAWING DETAIL

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER NCT22011738, REVISION NUMBER 1, BEARING A COMMITMENT DATE OF FEBRUARY 10, 2022. THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED TO PARCEL:

- ITEM 7: EASEMENT RECORDED IN BOOK 3871, PAGE 97. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 8: EASEMENT RECORDED IN BOOK 3871, PAGE 102. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 9: STORM WATER OPERATION AND EASEMENT AGREEMENT RECORDED IN BOOK 4357, PAGE 280. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 10: TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, AND OTHER MATTERS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED IN BOOK 7654, PAGE 958. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 11: TERMS, COVENANTS, CONDITIONS, EASEMENTS, AND OTHER MATTERS CONTAINED IN AGREEMENT CONCERNING SHARED ENTRANCE RECORDED IN O.R. BOOK 7654, PAGE 973, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 13: COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN EASEMENT AGREEMENT (LANDSCAPE) RECORDED IN O.R. BOOK 4357, PAGE 313 PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 14: MATTERS AS SHOWN ON SURVEY PREPARED BY JCH CONSULTING GROUP, INC., UNDER JOB/CLIENT NO.210422R5, DATED APRIL 27, 2021, LAST REVISED FEBRUARY 8, 2022, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
A) WIRE FENCE ENCRoACHING OVER AND ACROSS THE NORTH AND WEST BOUNDARY LINES
B) SIX-FOOT CHAIN-LINK FENCE ENCRoACHING OVER AND ACROSS THE SOUTHEASTERLY BOUNDARY LINES
C) DIRT ROAD OVER AND ACROSS EASTERLY PORTION OF THE PROPERTY

LEGAL DESCRIPTION: (SUBJECT PARCEL)

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF WYNCHASE TOWNHOMES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 142 THROUGH 149, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG WESTERLY RIGHT OF WAY LINE OF SW 48TH AVENUE (100 FEET WIDE), THE FOLLOWING FIVE (5) COURSES: (1) S.0017°08'E., 488.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 37°39'22", AND A CHORD BEARING AND DISTANCE OF S.18°34'50"E., 355.00 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 361.47 FEET TO THE END OF SAID CURVE; (3) THENCE S.37°23'47"E., 108.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,050.00 FEET, A CENTRAL ANGLE OF 02°54'47", AND A CHORD BEARING AND DISTANCE OF S.38°44'45"E., 53.38 FEET; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 53.38 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID RIGHT OF WAY LINE ALONG THE NORTHERLY, WESTERLY, SOUTHERLY, AND EASTERLY BOUNDARY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA THE FOLLOWING EIGHT (8) COURSES: (1) N.49°28'00"W., 121.73 FEET; (2) THENCE S.39°32'22"W., 503.82 FEET; (3) THENCE S.50°24'20"E., 283.54 FEET; (4) THENCE N.39°39'16"E., 60.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 48°45'27", AND A CHORD BEARING AND DISTANCE OF N.64°02'00"E., 181.62 FEET; (5) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 187.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 52°27'25", AND A CHORD BEARING AND DISTANCE OF N.62°11'01"E., 123.75 FEET; (6) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 128.18 FEET TO A POINT OF TANGENCY; (7) THENCE N.35°57'18"E., 125.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°11'43", AND A CHORD BEARING AND DISTANCE OF N.09°39'28"W., 35.72 FEET; (8) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.79 FEET TO THE END OF SAID CURVE, AND TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF SW 48TH AVENUE; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SW 48TH AVENUE, S.54°03'07"E., 130.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'11", AND A CHORD BEARING AND DISTANCE OF S.80°56'26"W., 35.35 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; THENCE S.35°57'18"W., 125.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 52°27'23", AND A CHORD BEARING AND DISTANCE OF S.62°10'59"W., 194.46 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 201.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 48°45'25", AND A CHORD BEARING AND DISTANCE OF S.64°01'58"W., 115.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 119.14 FEET TO A POINT OF TANGENCY; THENCE S.39°39'16"W., 272.26 FEET; THENCE N.50°24'20"W., 80.00 FEET; THENCE S.39°39'16"W., 229.91 FEET; THENCE N.89°38'13"W., 541.55 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SOUTHWEST 51ST TERRACE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00°21'47"E., 969.99 FEET TO THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID NORTH BOUNDARY LINE N.89°46'16"W., 23.03 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, N.00°22'03"E., 813.96 FEET TO THE SOUTHWEST CORNER OF AFORESAID WYNCHASE TOWNHOMES; THENCE DEPARTING SAID WEST BOUNDARY LINE, ALONG THE SOUTH BOUNDARY OF SAID WYNCHASE TOWNHOMES, S.89°38'22"E., 820.29 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 33.33 ACRES, MORE OR LESS.

SURVEY NOTES:

1. DATE OF FIELD SURVEY: APRIL 27, 2021.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER NCT22011738, BEARING A COMMITMENT DATE OF JANUARY 17, 2022, REVISION NUMBER 1). PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
10. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY IRTH ONE CALL TICKET NO.090107401 AND GIS CITY OF OCALA WATER AND SEWER ASSETS. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
11. THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
12. EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
13. THE SITE IS CONTIGUOUS WITH, AND HAS DIRECT PHYSICAL ACCESS TO, SW 48TH AVENUE, A PUBLIC RIGHT-OF-WAY, AND THERE ARE NO GAPS OR GORES.
14. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS.
15. THERE WAS NO APPARENT WETLAND DELINEATION DONE ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
16. THERE IS NO OBSERVED SURFACE EVIDENCE OF CEMETERIES OR FAMILY BURIAL SITES.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

LEGAL DESCRIPTION: (PARENT PARCEL)

(PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER NCT22011738, REVISION NUMBER 1, BEARING A COMMITMENT DATE OF FEBRUARY 10, 2022, REVISION NUMBER 1)

PORTION OF SECTIONS 33 AND 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF SAID SECTION 33; THENCE N. 89°38'35"W., ALONG THE NORTH LINE THEREOF, 500.00 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SW 48TH AVENUE (100 FEET WIDE); THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED S.0015°56"W., ALONG SAID RIGHT OF WAY LINE, 500.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0015°56"W., ALONG SAID RIGHT OF WAY LINE, 487.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 37°38'24", THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, 361.32 FEET (CHORD BEARING AND DISTANCE OF S.18°33'15"E., 354.85 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE S.37°22'27"E., 106.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1050.00 FEET AND A CENTRAL ANGLE OF 03°01'54", THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, 55.56 FEET (CHORD BEARING AND DISTANCE OF S.38°53'24"E., 55.55 FEET); THENCE DEPARTING SAID RIGHT OF WAY LINE N.49°26'36"W., 121.68 FEET; THENCE S.39°37°09"W., 503.82 FEET; THENCE S. 50°22'51"E., 283.54 FEET; THENCE N.39°37°09"E., 60.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 48°45'25", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 187.21 FEET (CHORD BEARING AND DISTANCE OF N.63°59'52"E., 181.62 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 52°27'23", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 128.18 FEET (CHORD BEARING AND DISTANCE OF N.62°08'53"E., 123.75 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE N.35°55'11"E., 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, 39.27 FEET (CHORD BEARING AND DISTANCE OF N.09°04'49"W., 35.36 FEET) TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF SW 48TH AVENUE; THENCE S.54°04'49"E., ALONG SAID RIGHT OF WAY LINE, 130.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 39.27 FEET (CHORD BEARING AND DISTANCE OF S.80°55'11"W., 35.36 FEET); THENCE DEPARTING SAID RIGHT OF WAY LINE PROCEED S.35°55'11"W., 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 52°27'23" AND A RADIUS OF 220.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 201.42 FEET (CHORD BEARING AND DISTANCE OF S.62°08'53"W., 194.46 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 48°45'25" AND A RADIUS OF 140.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 119.14 FEET (CHORD BEARING AND DISTANCE OF S.63°59'52"W., 115.57 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE S.39°37°09"W., 559.66 FEET; THENCE S.00°00'22"W., 246.12 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE SE 1/4 OF SAID SECTION 33; THENCE N.89°59'38"W., ALONG SAID SOUTH BOUNDARY, 426.03 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY N.00°19'34"E., 264.07 FEET; THENCE S.89°55'57"W., 142.41 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW 51ST TERRACE (WIDTH VARIES), SAID POINT ALSO BEING 23 FEET EAST, AS MEASURED AT RIGHT ANGLES OF THE WEST BOUNDARY OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 33; THENCE N.00°21'16"E., ALONG SAID RIGHT OF WAY LINE, 1050.99 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 33; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND SAID NORTH BOUNDARY N.89°53'29"W., 23.00 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 33; THENCE DEPARTING SAID RIGHT OF WAY LINE N.00°21'16"E., ALONG THE WEST BOUNDARY OF SAID NE 1/4 OF THE SE 1/4, A DISTANCE OF 813.97 FEET TO THE SOUTHWEST CORNER OF WYNCHASE TOWNHOMES, AS RECORDED IN PLAT BOOK 8, PAGES 142 THROUGH 150 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.89°38'56"E., ALONG THE SOUTH BOUNDARY OF SAID WYNCHASE TOWNHOMES, 820.27 FEET TO THE POINT OF BEGINNING.

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	PG(S)	PAGE(S)	☒	AIR CONDITIONER PAD
EL	ELEVATION	R/W	RIGHT OF WAY	☒	GAS VALVE
LB	LICENSED BUSINESS	ESMT	EASEMENT	☒	GAS METER
NO.	NUMBER	SEC	SECTION	☒	GAS LINE MARKER
LS	LAND SURVEYOR	FND	FOUND	☒	CONCRETE UTILITY POLE
I.D.	IDENTIFICATION	REC	RECOVERED	☒	METAL UTILITY POLE
ORB	OFFICIAL RECORDS BOOK	CCR	CERTIFIED CORNER RECORD	☒	WOOD UTILITY POLE
C	CENTERLINE	RLS	REGISTERED LAND SURVEYOR	☒	SPOT/GROUND LIGHT
R	RADIUS	CM	CONCRETE MONUMENT	☒	ELECTRIC TRANSFORMER
L	ARC LENGTH	IRC	IRON ROD AND CAP	☒	ELECTRIC VAULT
Δ	DELTA (CENTRAL ANGLE)	IR	IRON ROD	☒	WETLAND FLAG
(P)	PLAT MEASURE	IP	IRON PIPE	☒	SIGN
(D)	DEED MEASURE	CLF	CHAIN LINK FENCE	☒	BOLLARD
(C)	CALCULATED MEASURE	CGI	CURB INLET GRATE	☒	FLAG POLE
C.D.	CHORD LENGTH	CB	CATCH BASIN	☒	ELECTRIC MANHOLE
C.B.	CHORD BEARING	SM	STORM MANHOLE	☒	ELECTRIC METER
P.O.C.	POINT ON CURVE	ME	MITERED END SECTION	☒	ELECTRIC RISER BOX
P.O.L.	POINT ON LINE	YD	YARD DRAINAGE	☒	CABLE TELEVISION RISER BOX
P.C.C.	POINT OF COMPOUND CURVATURE	SMH	SANITARY MANHOLE	☒	UTILITY RISER
P.R.C.	POINT OF REVERSE CURVATURE	SC	SANITARY CLEANOUT	☒	WELL
P.C.	POINT OF CURVATURE	EM	ELECTRIC MANHOLE	☒	WATER SPIGOT
PT	POINT OF TANGENCY	ET	ELECTRIC METER	☒	IRRIGATION CONTROL VALVE
PI	POINT OF INTERSECTION	ER	ELECTRIC RISER	☒	WATER METER
P.O.C.	POINT OF COMMENCEMENT	EW	ELECTRIC WIRE	☒	WATER VALVE
P.O.B.	POINT OF BEGINNING	ETB	ELECTRIC TUB	☒	FIRE HYDRANT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	ETC	ELECTRIC CABLE	☒	BACK FLOW PREVENTER
DIP	DUCTILE IRON PIPE	ETC	ELECTRIC CABLE		
PVC	POLYVINYL CHLORIDE				
CMF	CORRUGATED METAL PIPE				
RCF	REINFORCED CONCRETE PIPE				
HDPE	HIGH DENSITY POLYETHYLENE				
NAVD	NORTH AMERICAN VERTICAL DATUM				
NGVD	NATIONAL GEODETIC VERTICAL DATUM				
PB	PLAT BOOK				
ORB	OFFICIAL RECORDS BOOK				

REVISIONS



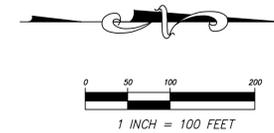
LOCATED IN SECTION 33, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
-FOR-
TTRES AT OCALA 48TH FL LLC

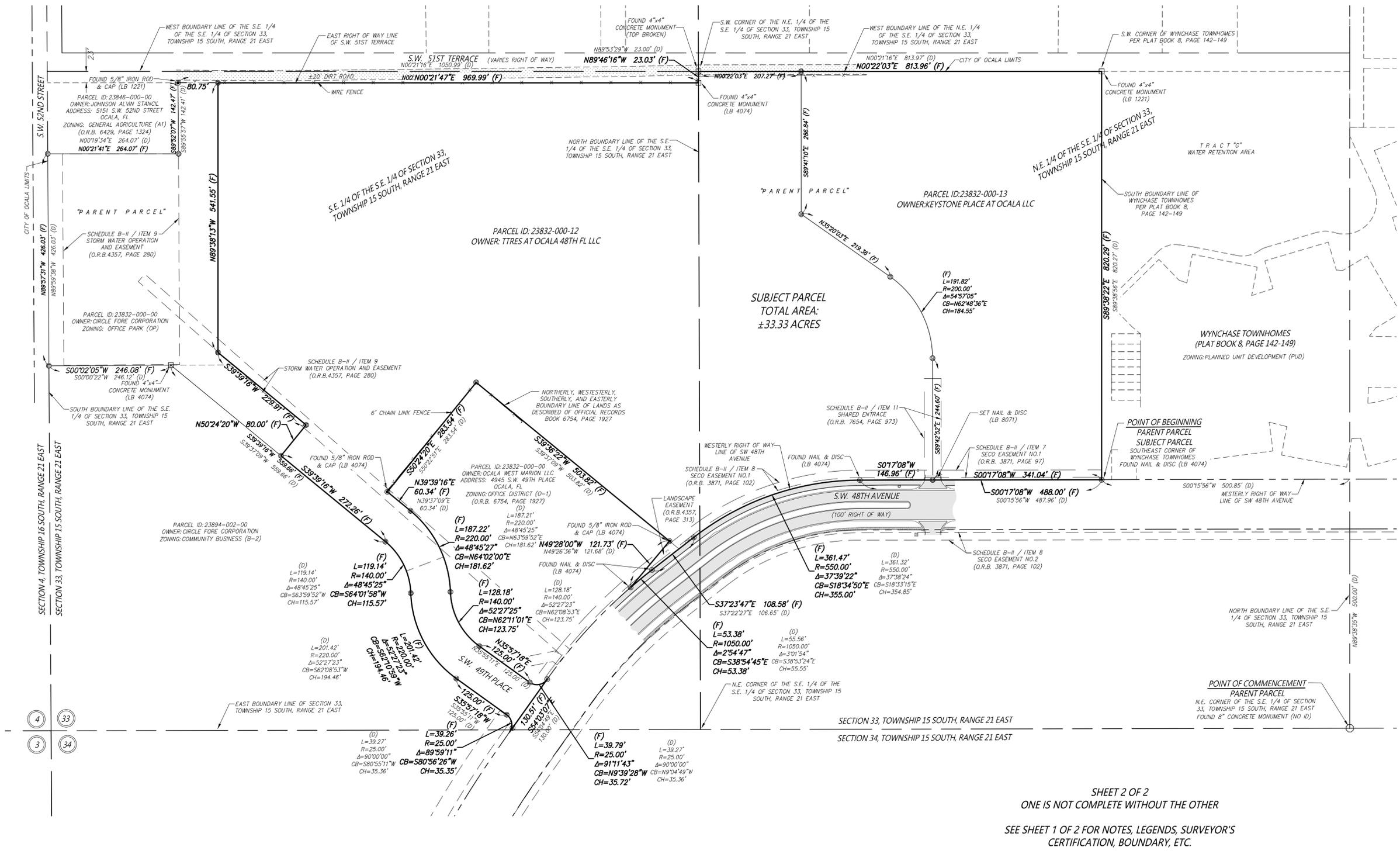
FB/PG	FIELD DATE	JOB NO.	1 OF 2
---	4/27/21	210422BND PLAT	
DRAWING DATE	BY	APPROVED	SCALE
02/10/22	M.A.	C.JH	1" = 100'

BOUNDARY SURVEY FOR:
CIRCLE FORE AT SW 48TH AVENUE
 A PORTION OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 CITY OF OCALA
 MARION COUNTY, FLORIDA



LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
- EL. ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- I.D. IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (C) CALCULATED MEASURE
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- POC POINT ON CURVE
- POL POINT ON LINE
- PCC POINT OF COMPOUND CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- CG CURB INLET GRATE
- CB CATCH BASIN
- SM STORM MANHOLE
- ME MITERED END SECTION
- YD YARD DRAINAGE
- SM SANITARY MANHOLE
- SC SANITARY CLEANOUT
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- ERB ELECTRIC RISER BOX
- CRB CABLE TELEVISION RISER BOX
- TRB TELEPHONE RISER BOX
- UR UTILITY RISER
- W WELL
- WS WATER SPICOT
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- BFV BACK FLOW PREVENTER
- ACP AIR CONDITIONER PAD
- GV GAS VALVE
- GM GAS METER
- GLM GAS LINE MARKER
- CU CONCRETE UTILITY POLE
- MU METAL UTILITY POLE
- WU WOOD UTILITY POLE
- UGA UTILITY POLE GUY ANCHOR
- LP LIGHT POLE
- SG SPOT/GROUND LIGHT
- ET ELECTRIC TRANSFORMER
- EV ELECTRIC VAULT
- WF WETLAND FLAG
- S SIGN
- B BOLLARD
- FP FLAG POLE
- M MAILBOX
- LINE BREAK
- x-x- FENCE LINE AS NOTED
- SAN FM- UNDERGROUND FORCE MAIN
- W- UNDERGROUND WATER LINE
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND NAIL & DISC (AS NOTED)
- ⊙ SET 5/8" IRON ROD & CAP (LB 8071)



SHEET 2 OF 2
 ONE IS NOT COMPLETE WITHOUT THE OTHER
 SEE SHEET 1 OF 2 FOR NOTES, LEGENDS, SURVEYOR'S
 CERTIFICATION, BOUNDARY, ETC.

Drawing name: \\192.168.1.10\JCH-Data\Projects\210422-5100-SW-48th-Ave-Watermark-2-Survey\Concept\DWG\210422-BND-PLAT.dwg SHEET 2-BND Mar 24, 2022 3:56pm by: JCH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT • SURVEYING & MAPPING
 PLANNING • ENVIRONMENTAL • G.I.S.
 426 SW 15TH STREET, OCALA, FLORIDA 34717
 PHONE: (352) 485-1482 FAX: (889) 272-8335 www.JCHg.com
 CERTIFICATE OF AUTHORIZATION: L.R. 8071

LOCATED IN SECTION 33, TOWNSHIP 15
 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
 -FOR-
 TTRES AT OCALA 48TH FL LLC

FB/PG	FIELD DATE	JOB NO.	2 OF 2
---	4/27/21	210422BND PLAT	
DRAWING DATE	BY	APPROVED	SCALE
02/10/22	M.A.	C.J.H.	1" = 100'