(PER SHORE TO SHORE TITLE, LLC TITLE COMMITMENT FILE NO. 21201179, ISSUING OFFICE FILE NO. S210654, BEARING A COMMITMENT DATE OF FEBRUARY 23, 2022, REVISION 'A' DATED MARCH 08, 2022)

THE WEST 1/2, LYING SOUTH AND WEST OF STATE ROAD #200 AND THE WEST 10 ACRES OF THE EAST 1/2, ALL IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; BEING ALSO DESCRIBED AS THE WEST 85 FEET OF THE EAST 1/2 AND ALL OF THE WEST 1/2 EXCEPT THAT PART OF THE NW 1/4 OF THE NW 1/4 THEREOF LYING NORTH AND WEST OF STATE HIGHWAY #200 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1083.00 FEET SOUTH AND 20.00 FEET EAST OF THE NORTHWEST CORNER OF SECTION 9, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF A COUNTY GRADED ROAD, THENCE SOUTH 211.30 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, THENCE N.41\*20'E, 210.70 FEET ALONG SAID STATE ROAD RIGHT OF WAY LINE, THENCE N.69°06'W. 149.00 FEET TO THE POINT OF BEGINNING, ALL IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST;

TRACT A: BEGIN AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S.89°57'48"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 9, A DISTANCE OF 2021.84 FEET, THENCE N.00°02'12"E. 24.57 FEET, THENCE N.89°53'04"W. 821.84 FEET, THENCE N.89°50'37"W. 1173.91 FEET, THENCE N.00°25'39"E. 1171.66 FEET, THENCE N.00°29'05"E. 1466.16 FEET, THENCE N.00°35'12"E. 1231.04 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, THENCE S.41°49'12"W., ALONG SAID RIGHT OF WAY LINE 43.83 FEET TO THE WEST BOUNDARY OF AFORESAID SECTION 9, THENCE S.00°27'00"W., ALONG SAID WEST BOUNDARY, 1198.14 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 9, THENCE CONTINUE ALONG THE WEST BOUNDARY OF SECTION 9 A BEARING AND DISTANCE OF S.00°27'22"W. 2666.16 FEET TO THE POINT OF BEGINNING.

# ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF SW 60TH AVENUE AND SW 80TH STREET.

ALSO LESS AND EXCEPT: THE SOUTH 25 FEET OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, EXCEPT THE SOUTH 25.00 FEET OF THE WEST 2021.84 FEET

## ALSO LESS AND EXCEPT ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF SW 80TH STREET.

ALSO LESS AND EXCEPT: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID CORNER BEING AT THE CENTERLINE INTERSECTION OF S.W. 80TH STREET AND S.W. 60TH AVENUE, THENCE N.00°27'22"E.. ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 27.98 FEET, THENCE S.89'50'37"E. A DISTANCE OF 25.88 FEET TO THE POINT OF BEGINNING; THENCE N.00"25'10"E., ALONG THE EAST LINE OF THE EXISTING RIGHT OF WAY OF S.W. 60TH AVENUE A DISTANCE OF 100.00 FEET; THENCE S.36°32'42"E. TO A POINT ON THE NORTH LINE OF THE EXISTING RIGHT OF WAY OF S.W. 80TH STREET (HAVING A RIGHT OF WAY OF 50.00 FEET) A DISTANCE OF 124.72 FEET, THENCE N.89 50 37"W. ALONG SAID EAST RIGHT OF WAY A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING:

# ALSO LESS AND EXCEPT PART 'A' ROAD RIGHT OF WAY:

COMMENCE AT THE POINT OF INTERSECTION OF THE BASE LINE OF SURVEY OF STATE ROAD NO. 200 AND THE WEST LINE OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING 1270.49 FEET N.00°11'53"E. OF THE WEST 1/4 CORNER OF SAID SECTION 9 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 36100-2521; THENCE N.41°33'00"E., ALONG SAID BASE LINE OF SURVEY, 43.97 FEET TO ITS INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EXISTING EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE (SAID RIGHT OF WAY LINE PER OFFICIAL RECORDS BOOK 1559, PAGE 586, PUBLIC RECORDS OF MARION COUNTY, FLORIDA) FOR THE POINT OF BEGINNING: THENCE CONTINUE N.41°33'00"E., ALONG SAID BASE LINE OF SURVEY, 1822.27 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 9, SAID POINT BEING 1233.01 FEET N.89°56'35"E. OF THE NORTHWEST CORNER OF SAID SECTION 9; THENCE N.89°56'35"E., ALONG SAID NORTH LINE 144.75 FEET; THENCE S.00°03'25"E. 33.00 FEET; THENCE S.77°54'57"W. 57.59 FEET TO A POINT BEING 96.00 FEET SOUTHEASTERLY OF AS MEASURED PERPENDICULAR TO SAID BASE LINE SURVEY; THENCE S.41°33'00"W. PARALLEL WITH SAID BASE LINE OF SURVEY 579.15 FEET; THENCE S.48°27'00"E. 3.00 FEET TO A POINT BEING 99.00 FEET SOUTHEASTERLY OF AS MEASURED PERPENDICULAR TO SAID BASE LINE OF SURVEY; THENCE S.41°33'00"W., PARALLEL WITH SAID BASE LINE OF SURVEY, 1381.20 FEET TO SAID EXISTING EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE; THENCE N.00°19'51"E., ALONG SAID EASTERLY RIGHT OF WAY LINE AND ITS NORTHERLY PROJECTION THEREOF, 150.24 FEET TO THE POINT OF BEGINNING

# ALSO LESS AND EXCEPT PART 'B' WATER RETENTION AREA:

COMMENCE AT THE POINT OF INTERSECTION OF THE BASE LINE SURVEY OF STATE ROAD NO. 200 AND THE WEST LINE OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING 1270.49 FEET N.00"11"53"E. OF THE WEST 1/4 CORNER OF SAID SECTION 9 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 36100-2521; THENCE N.41°33'00"E., ALONG SAID BASE LINE OF SURVEY, 500.79 FEET; THENCE S.47°45'44"E. 99.01 FEET TO A POINT ON THE NEW RIGHT OF WAY LINE OF STATE ROAD NO. 200 AS DESCRIBED AND LOCATED IN PART 'A' ABOVE, SAID POINT BEING 99.00 FEET SOUTHEASTERLY OF AS MEASURED PERPENDICULAR TO SAID BASE LINE AND ALSO BEING THE SOUTHWESTERLY CORNER OF A STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION 30 FOOT STORM SEWER EASEMENT AND MAINTENANCE ROAD RIGHT OF WAY AS SHOWN ON SAID RIGHT OF WAY MAP: THENCE CONTINUE S.47°45'44"E., ALONG THE SOUTHERLY LINE OF SAID EASEMENT 222.93 FEET; THENCE N.85°46'34"E., CONTINUING ALONG SAID SOUTHERLY EASEMENT LINE, 410.43 FEE FOR THE POINT OF BEGINNING: SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 158.16 FEET, A CENTRAL ANGLE OF 52°16'21" AND A CHORD BEARING OF N.16\*51'39"E.; THENCE FROM A TANGENT BEARING OF N.09"16'32"W., RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 144.29 FEET TO THE POINT OF TANGENCY: THENCE N.42'59'49"E. 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 81.56 FEET, A CENTRAL ANGLE OF 53°07'03" AND A CHORD BEARING OF N.69°33'21"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 75.61 FEET TO A POINT OF NON—TANGENCY; THENCE S.58°17'34"E. 299.45 FEET TO THE BEGINNING OF A NON—TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 254.02 FEET, A CENTRAL ANGLE OF 72°57'02 AND A CHORD BEARING OF S.39°00'17"W; THENCE FROM A TANGENT BEARING OF S.02°31'46"W., RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 323.42 FEET TO A POINT OF NON-TANGENCY: THENCE S.86'05'47"W. 50.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 338.62 FEET, A CENTRAL ANGLE OF 43°57'44" AND A CHORD BEARING OF N.53°56'40"W; THENCE FROM A TANGENT BEARING OF N.75°55'32"W., RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 259.82 FEET TO A POINT OF NON-TANGENCY AND THE POINT OF BEGINNING.

# ALSO LESS AND EXCEPT (JAGUAR/LAND ROVER PARCEL):

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21, EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 9, S.00°31'56"W., 40.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 66 STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT MAINTENANCE MAP AS RECORDED IN ROAD MAP BOOK 2, PAGES 37 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING FIVE (5) COURSES, (1.) N.89°47'49"W., 1,277.93 FEET; (2.) THENCE N.89°47'51" W., 1278.08 FEET; (3.) THENCE N.89°48'41"W., 84.99 FEET; (4.) THENCE N.89°48'30"W., 1,312.50 FEET; (5.) THENCE S.79°10'56"W., 20.99 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36100-2521, DATED 06/14/1994 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, S.41\*48'24"W., 415.75 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, S.48\*43'58"E., 573.43 FEET: THENCE S.41"16'02"W., 211.13 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 19°50'32", AND A CHORD BEARING AND DISTANCE OF N.70°18'23"W., 161.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.77 FEET TO A POINT OF TANGENCY; THENCE N.80"13'39"W., 150.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 32°01'52", AND A CHORD BEARING AND DISTANCE OF N.64°12'43"W., 204.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 206.85 FEET TO A POINT OF TANGENCY; THENCE N.48"11"47"W., 98.88 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 THE FOLLOWING THREE (3) COURSES, (1.) N.41 \*48'13"E., 239.03 FEET; (2.) THENCE N.43\*22'03"W., 2.96 FEET; (3.) THENCE N.41°48'24"E., 163.39 FEET TO THE POINT OF BEGINNING.

(A) THE NW 1/4; (B) THE WEST 1/2 OF THE NE 1/4; (C) THE NW 1/4 OF THE SE 1/4; (D) THE NORTH 1/2 OF THE SW 1/4; ALL IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

# LESS AND EXCEPT (SCHOOL BOARD PARCEL):

A PORTION OF THE N.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 10; THENCE ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 10, S.89°07'24"E., A DISTANCE OF 1644.73 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°52'36"E., A DISTANCE OF 158.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE (BEING A 120 FOOT PROPOSED RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.30°08'30'W., A DISTANCE OF 1166.50 FEET; THENCE N.29°51'30"E., A DISTANCE OF 438.57 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 120 FOOT PROPOSED RIGHT OF WAY, SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2023.00 FEET, A CENTRAL ANGLE OF 35°53'04" AND A CHORD BEARING AND DISTANCE OF S.48°05'02"E., 1246.40 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY, A DISTANCE OF 1267.01 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY, S.30°08'30"E., A DISTANCE OF 200.00 FEET TO A POINT ON AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE; THENCE DEPARTING SAID SOUTHWESTERLY PROPOSED RIGHT OF WAY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE, S.59°51'30'W., A DISTANCE OF 763.78 FEET TO THE POINT OF BEGINNING.

THE SW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

# LESS AND EXCEPT ROAD RIGHT-OF-WAY OVER THE SOUTH BOUNDARY FOR S.W. 80TH STREET.

THE EAST 1/2 OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 85.00 FEET THEREOF, AND EXCEPT ROAD RIGHT-OF-WAY OVER THE NORTH BOUNDARY FOR S.W. 66TH STREET, AND THE SOUTH BOUNDARY FOR S.W. 80TH STREET.

# EXCEPT FROM PARCEL 2(A), 2(B) AND 4(A) ROAD RIGHT-OF-WAY OVER THE NORTH BOUNDARY FOR S.W. 66TH STREET.

EXCEPT FROM PARCEL 3, ROAD RIGHT-OF-WAY OVER THE SOUTH BOUNDARY FOR S.W. 80TH STREET.

# LESS AND EXCEPT FROM ALL THE FOREGOING:

A PORTION OF LAND LYING IS SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

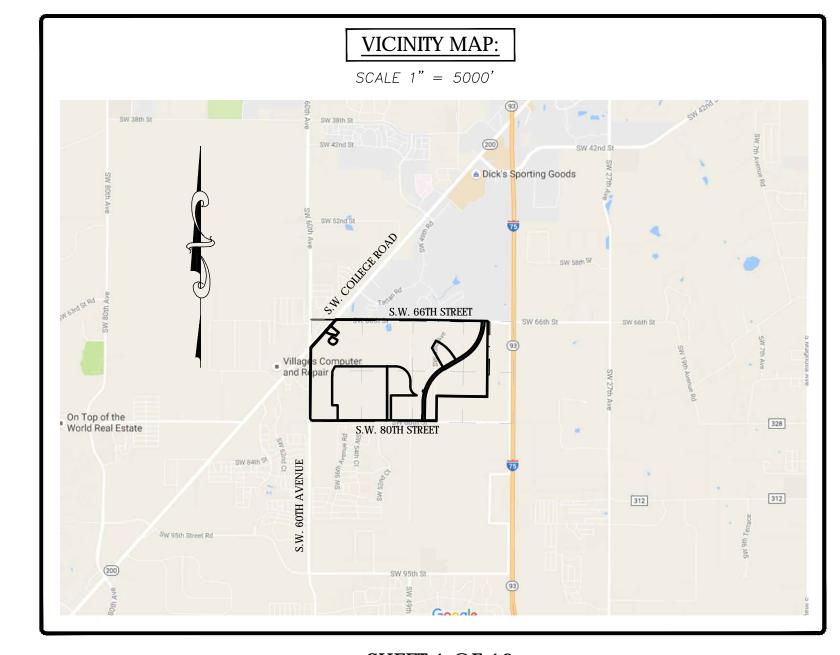
COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 9; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES), AND THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET THE FOLLOWING THREE (3) COURSES, (1) N.89°57'43"W., 621.74 FEET; (2.) THENCE S.01°44'53"E., 0.43 FEET; (3.) THENCE N.89°53'40"W., 550.98 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°06'20"E., 787.81 FEET; THENCE N.89°52'31"W., 290.86 FEET; THENCE N.00°07'51"E., 1,536.48 FEET; THENCE N.89°40'51"E., 12.47 FEET; THENCE N.00°06'51"E., 222.88 FEET; THENCE N.26°41'10"E., 296.29 FEET; THENCE S.89°58'29"E., 2,709.32 FEET; THENCE S.00°01'51"W., 2,813.15 FEET TO THE AFORESAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET; THENCE ALONG SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE, N.89\*58'09"W., 1,395.18 FEET TO THE POINT OF BEGINNING.

# AND ALSO LESS AND EXCEPT:

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 9; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°58'09"E., 1395.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.00°01'51"E., 2,813.15 FEET; THENCE S.89°58'29"E., 450.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 89°58'29", AND A CHORD BEARING AND DISTANCE OF S.44°59'15"E., 1,088.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,209.17 FEET TO A POINT OF TANGENCY; THENCE S.00°00'00"E., 290.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 71°49'46", AND A CHORD BEARING AND DISTANCE OF S.35°54'53"E., 551.39 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 589.22 FEET TO A POINT OF TANGENCY; THENCE N.89°58'09"W., 1,344.03 FEET; THENCE S.00°01'51"W. 1,306.54 FEET TO THE AFORESAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, N.89°58'09"W., 200.00 FEET TO THE POINT OF BEGINNING.

# SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA "WINDING OAKS PLANNED DEVELOPMENT"



# SHEET 1 OF 19 ONE IS NOT COMPLETE WITHOUT THE OTHERS

# NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY SHORE TO SHORE TITLE, LLC TITLE COMMITMENT FILE NO. 21201179, ISSUING OFFICE FILE NO. S210654, BEARING A COMMITMENT DATE OF FEBRUARY 23, 2022, REVISION 'A' DATED MARCH 08, 2022. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO

- ITEM 7: EASEMENT RECORDED IN DEED BOOK 264, PAGE 292, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE, AREA AFFECTED IS DEPICTED
- ITEM 8: EASEMENT RECORDED IN DEED BOOK 264, PAGE 330, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE, AREA AFFECTED IS DEPICTED
- ITEM 9: EASEMENT RECORDED IN DEED BOOK 283, PAGE 224 AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND IS DEPICTED HEREON.
- ITEM 10: EASEMENT RECORDED IN BOOK 157. PAGE 614 AFFECTS THE SUBJECT PARCEL. IN BLANKET IN NATURE AND IS NOT DEPICTED HEREON. ITEM 11: EASEMENT RECORDED IN BOOK 173, PAGE 433, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE AND IS DEPICTED HEREON.
- ITEM 12: EASEMENT RECORDED IN BOOK 282, PAGE 408, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON
- ITEM 13: EASEMENT RECORDED IN BOOK 288, PAGE 327, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.
- ITEM 14: EASEMENT RECORDED IN BOOK 402, PAGE 330, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON. ITEM 15: EASEMENT RECORDED IN BOOK 687, PAGE 178, AS AFFECTED BY BOOK 1858, PAGE 99 AND BOOK 2053, PAGE 1738. EASEMENT IN BOOK 2053,
- PAGE 1733 AFFECTS THE SUBJECT PARCEL AND IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON. ITEM 16: EASEMENT RECORDED IN BOOK 858, PAGE 486 AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND IS DEPICTED HEREON. EASEMENT RECORDED IN BOOK 1735, PAGE 1310, AND BOOK 2009, PAGE 1823 DOES NOT AFFECT THE SUBJECT PARCEL AND IS DEPICTED HEREON. EASEMENT RECORDED IN BOOK 2009, PAGE 1815 AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.
- ITEM 17: EASEMENT RECORDED IN BOOK 1089, PAGE 919, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE, AREA AFFECTED IS DEPICTED HEREON.
- ITEM 18: EASEMENT RECORDED IN BOOK 1178, PAGE 875, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.
- ITEM 19: DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS RECORDED IN BOOK 1197, PAGE 878 AS AFFECTED BY BOOK 2489, PAGE 256 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 20: EASEMENT RECORDED IN BOOK 1233, PAGE 1083, AFFECTS THE SUBJECT PARCEL IS BLANKET IN NATURE, AREA AFFECTED IS DEPICTED HEREON. ITEM 21: EASEMENT RECORDED IN BOOK 1401, PAGE 116, AS AFFECTED BY BOOK 6849, PAGE 1896 AND BOOK 6835, PAGE 236, AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 22: EASEMENT RECORDED IN BOOK 1416, PAGE 667 AS AFFECTED BY BOOK 5649, PAGE 1962, BOOK 6858, PAGE 764 AND EASEMENT RECORDED IN BOOK 1735, PAGE 1310 AND BOOK 2009, PAGE 1823, AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 23: UNRECORDED AGREEMENT REGARDING HORSE CEMETERY, POSSIBLE/APPROXIMATE LOCATION IS NOTED HEREON.
- ITEM 24: EASEMENTS RECORDED IN BOOK 2029, PAGE 1275, BOOK 2017, PAGE 588, BOOK 1990, PAGE 1877, BOOK 1922, PAGE 1083, BOOK 1922, PAGE 1092 AND IN BOOK 4228, PAGE 255 AFFECT THE SUBJECT PARCEL AND ARE DEPICTED HEREON.
- ITEM 25: EASEMENT AS EVIDENCED IN BOOK 2058, PAGE 1269 AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 26: EASEMENT AS EVIDENCED IN BOOK 2058, PAGE 1279 AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 27: GRANT OF FLOODING EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 3063, PAGE 1365, AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 28: RIGHT OF WAY AGREEMENT RECORDED IN BOOK 6123, PAGE 1155, AFFECTS THE SUBJECT PARCEL BUT HAS INSUFFICIENT INFORMATION TO

- DETERMINE EXACT LOCATION AND IS NOT DEPICTED HEREON. ITEM 29: RESOLUTIONS RECORDED IN BOOK 6657, PAGE 1883, IN BOOK 7060, PAGE 1704 AND IN BOOK 7448, PAGE 1653 AFFECT SUBJECT PARCEL AND ARE NOT DEPICTED HEREON. RESOLUTIONS RECORDED IN BOOK IN BOOK 6703, PAGE 968 AND IN BOOK 6727, PAGE 1133, DO NOT AFFECT THE
- SUBJECT PARCEL AND ARE NOT DEPICTED HEREON. ITEM 30: EASEMENTS CREATED BY AGREEMENT RECORDED IN BOOK 6728, PAGE 1044 AFFECT SUBJECT PROPERTY AND ARE DEPICTED HEREON.
- ITEM 31: INTENTIONALLY DELETED
- ITEM 32: EASEMENT RECORDED IN BOOK 6858, PAGE 765 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 33: EASEMENT RECORDED IN BOOK 6890, PAGE 1001 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 34: DRAINAGE EASEMENTS RECORDED IN BOOK 6933, PAGE 1904, BOOK 6933, PAGE 1917 AND BOOK 6933, PAGE 1921 AFFECT THE SUBJECT PARCEL AND ARE DEPICTED HEREON.
- ITEM 35: EASEMENT RECORDED IN BOOK 6988, PAGE 1221 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 36: DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN BOOK 7196, PAGE 835 AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED
- ITEM 37: EASEMENT RECORDED IN BOOK 7327, PAGE 265 AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.
- ITEM 38: DECLARATION OF COVENANTS, RESTRICTIONS AND USE AGREEMENTS AS RECORDED IN BOOK 7351. PAGE 1651 AND BOOK 7103. PAGE 337 DO NOT AFFECT THE SUBJECT PARCEL, CONTAIN SEVERAL EASEMENTS AND USE AGREEMENTS WHICH BENEFIT THE SUBJECT PARCEL. BUT DO NOT CONTAIN EXACT LOCATIONS AND ARE NOT DEPICTED HEREON. ITEMS CONTAINING MORE SPECIFIC LOCATION DETAILS ARE DEPICTED HEREON.
- NOTE: ENVIRONMENTAL RESOURCE PERMIT AS RECORDED IN BOOK 6773, PAGE 588 AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

# FLOOD CERTIFICATION:

PROPERTY LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOODING, ZONE "X 0.2%" - AN AREA OF 1% ANNUAL CHANCE OF FLOOD WITH AN AVERAGE DEPTH LESS THAN ON FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AND ZONE "AE" - AN AREA OF SPECIAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP NUMBER 12083C0702E, REVISED PRELIMINARY APRIL 19, 2017.

# LEGEND UNLESS OTHERWISE NOTED

Q = CENTERLINE OF RIGHT OF WAY = CONTROL/BENCHMARK AS DESCRIBED R/W = RIGHT OF WAY LINE

ORB = OFFICIAL RECORDS BOOK OF MARION COUNTY NAVD = NORTH AMERICAN VERTICAL DATUM

= FOUND 5/8" IRON ROD & CAP (LB 2893) UNLESS OTHERWISE NOTED = FOUND NAIL & DISK (AS NOTED)

■ = FOUND CONCRETE MONUMENT (AS NOTED) = FOUND 5/8" IRON ROD & CAP (LB 6895)

= FOUND 4"X4" CONCRETE MONUMENT (NO I.D.) = SET 5/8" IRON ROD & CAP (LB 8071) = FOUND 8" CONCRETE MONUMENT

= WATER METER = IRRIGATION CONTROL VALVE

= HOSE BIBB = TELEPHONE BOX = FIBER OPTIC CABLE MARKER

= ELECTRIC BOX = CABLE BOX -**→** = GAS LINE MARKER

 $\overline{\quad }$  = SIGN = WOOD POWER POLE

= METAL LIGHT POLE  $\leftarrow$  = GUY ANCHOR

 $ightharpoonup = MAIL\ BOX$ = FLAG POLE ■ = WATER VALVE

 $\diamondsuit$  = FIRE HYDRANT  $\bigcirc$  = WELL = SANITARY MANHOLE

= SANITARY CLEANOUT = DRAINAGE MANHOLE = STORM DRAINAGE INLET

= STORM DRAINAGE GRATE

R.L.S. = REGISTERED LAND SURVEYORP.S.M. = PROFESSIONAL SURVEYOR & MAPPER L.B. = LICENSED BUSINESS(D) = DEED DIMENSION(C) = CALCULATED DIMENSION(F) = FIELD MEASUREMENT BASED ONFLORIDA STATE PLANE GRID (MRW) = MARION COUNTY RIGHT OF WAY MAP

(DOTRW) = FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY (CRW) = MARION COUNTY CONSTRUCTIONRIGHT OF WAY

E.O.P. = EDGE OF PAVEMENTSTA = STATIONINV = INVERT

F.F.E. = FINISH FLOOR ELEVATION P.V.C. = POLYVINYL CHLORIDER.C.P. = REINFORCED CONCRETE PIPE C.M.P. = CORRUGATED METAL PIPE

H.D.P.E. = HIGH DENSITY POLYETHYLENE HPPP = HIGH PERFORMANCE POLYPROPYLENE CPP = CORRUGATED PLASTIC PIPE

---- OHU ---- = OVERHEAD UTILITY LINE — E — = UNDERGROUND ELECTRIC ---- WM --- = UNDERGROUND WATERMAIN

= DENOTES PAVEMENT

----BFOC ---- = UNDERGROUND FIBER OPTIC CABLE ---- FM --- = UNDERGROUND FORCEMAIN

--- G --- = UNDERGROUND GAS LINE  $-\sqrt{-}$  = Broken line; not drawn to scale = DENOTES CONCRETE

> SHEET INDEX CONTENTS DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION OVERALL BOUNDARY, B-2 ITEMS, CURVE & LINE TABLES OVERALL TOPOGRAPHY & FLOOD ZONE DELINEATION 4-15 | PROPERTY DETAILS 16-18 | S.W. 49TH AVENUE ROAD DETAILS

# NOTES:

1. DATE OF FIELD SURVEY: JANUARY 13, 2022.

2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED. 3. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATION OF RECORD. PUBLIC RECORDS. PUBLIC RECORDS NOT SEARCH BY JCH

19 | S.W. 66TH STREET

CONSULTING GROUP, INC. 4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE FLORIDA WEST GRID NAD-83, (CORS96)(EPOCH:2002.0000)(2011 ADJUSTMENT), BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.

. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. 6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE

7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE. 8. 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. D. UTILITY INFORMATION SHOWN HEREON IS BASED ON IRTH ONE CALL TICKET NO: 225608225. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON

WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC. 10. ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM STATE ROAD 200 (A PUBLIC RIGHT OF WAY), S.W. 66TH STREET (A PUBLIC RIGHT OF WAY), S.W. 60TH AVENUE (A PUBLIC RIGHT OF WAY), AND S.W. 80TH STREET (A PUBLIC RIGHT OF WAY). 11. THERÉ WAS NO APPARENT WETLAND DELINEATION DONE ON THE SUBJECT PARCÈL AT THE TIME OF THE SURVEY.

FACTOR OF 0.999945934. AND A CONVERGENCE OF -00°05'53.56" 13. RIGHT OF WAY FOR S.W. 80TH STREET AS DEPICTED ON MARION COUNTY BOARD OF COUNTY COMMISSIONERS, OFFICE OF THE COUNTY ENGINEER MAINTAINED RIGHT OF WAY MAP FOR S.W. 80TH STREET AS RECORDED IN MAP BOOK 2, PAGES 82 THROUGH 86 OF THE PUBLIC RECORDS OF

MARION COUNTY, FLORIDA DID NOT MATCH PERVIOUS BOUNDARY SURVEY COMPLETED BY LAWRENCE E. BLAND WITH BERRYMAN & HENIGAR, JOB NO: 91222.00, DATED 01/22/2002. RIGHT OF WAY DEPICTED HEREON FOR S.W. 80TH STREET IS BASED ON FOUND MONUMENTATION, PREVIOUS SURVEYS AND THE DIRECTION OF MARION COUNTY SURVEYOR JOHN ARCHER.

14. RIGHT OF WAY FOR S.W. 60TH AVENUE IS BASED ON BOARD OF COUNTY COMMISSIONERS, OFFICE OF THE COUNTY ENGINEER DEPARTMENT S.W. 60TH AVENUE CONSTRUCTION RIGHT OF WAY MAP, FILE MAST-SW 60TH AVE, COMPLETED JANUARY 03, 2003. 15. RIGHT OF WAY FOR S.W. 66TH STREET IS BASED ON BOARD OF COUNTY COMMISSIONERS, OFFICE OF THE COUNTY ENGINEER DEPARTMENT

MAINTAINED RIGHT OF WAY MAP FOR S.W. 66TH STREET AS RECORDED IN MAP BOOK 2, PAGES 37 THROUGH 41 OF THE PUBLIC RECORDS OF MARION COUNTY FLORIDA 16. RIGHT OF WAY FOR STATE ROAD 200 IS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36100-2521, DATED

11/09/1993 17. THE LEGAL DESCRIPTION AS DEPICTED HEREON DESCRIBES THE SAME LANDS AS DESCRIBED IN THE PROVIDED TITLE COMMITMENT ISSUED BY SHORE TO SHORE TITLE, LLC TITLE COMMITMENT FILE NO. 21201179, ISSUING OFFICE FILE NO. S210654, BEARING A COMMITMENT DATE OF FEBRUARY 23, 2022. REVISION 'A' DATED MARCH 08, 2022.

18. VERTICAL DATUM SHOWN HEREON IS BASED ON CITY OF OCALA ENGINEERING CONTROL POINT COED 0013, ELEVATION 84.75' (NAVD 1988). 19. INFORMATION FOR STORM STRUCTURES ALONG S.W. 49TH AVENUE ROAD IS BASED ON AS-BUILT SURVEY PREPARED BY KIMLEY HORN AND ASSOCIATES, INC., DATED JULY 28, 2020 AS PROVIDED ON MARION COUNTY BOARD OF COUNTY COMMISSIONERS OFFICE OF THE COUNTY ENGINEER FINAL DRAWINGS FOR S.W. 49TH/40TH AVENUE PHASE 3 (FROM S.W. 80TH STREET TO S.W. 66TH STREET), FINANCIAL PROJECT ID 435549-1-54-02.

20. THERE ARE EXISTING IMPROVEMENTS THAT WERE NOT LOCATED AS PART OF THIS PROJECT PER CLIENT'S REQUEST. BUILDINGS SHOWN HEREON ARE 21. SURVEY DATA ALONG S.W. COLLEGE ROAD IS OUT OF DATE AND WAS COLLECTED PRIOR TO THE JAGUAR/LAND ROVER DEALERSHIP BEING BUILT.

22. LIFT STATION — PARCEL NO. 35512—001—06, OWNED BY THE CITY OF OCALA, IS INCLUDED IN THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT SHOWN HEREON. IN THIS FIRM'S OPINION, SAID LIFT STATION PROPERTY SHOULD NOT BE INCLUDED AND IS NOT INCLUDED IN THE ACREAGE SHOWN HEREON.

# UTILITY CONTACTS:

CABLE T.V.:	COX CABLE CONTACT: USIC 1–800–778–9140	ELECTRIC:	OCALA ELECTRIC UTILITY CONTACT: OEU LOCATOR 1-352-351-6650
CABLE T.V.:	BRIGHT HOUSE NETWORKS, LLC CONTACT: LAUREN GRIFFIN 1-352-516-3073	CABLE TV:	CABLEVISION OF MARION COUNTY CONTACT: JASON TORRES 1–352–854–0408
WATER & SEWER:	SOUTHWEST OCALA WATER AND SEWER CONTACT: DIRK LEEWARD 1-352-690-0009	FIBER, ELECTRIC:	SUMTER ELECTRIC COOPERATIVE FIBER CONTACT: TRACEY COTTRELL 1-352-569-9665
	<i>MARION COUNTY UTILITIES CONTACT: MARK WILLIAMS 1-352-438-2381</i>	PHONE & FIBER OPTIC:	CENTURYLINK-OCALA CONTACT: DISPATCH 1-855-742-6062
FIBER OPTIC:	<i>LEVEL 3 COMMUNICATIONS CONTACT: TECH ON DUTY 1–877–366–8344</i>	GAS, GAS LINES:	TECO PEOPLES GAS-OCALA CONTACT: DEE MACDONALD

# CERTIFIED TO:

1.) D.R. HORTON, INC., A DELAWARE CORPORATION 2.) OCALA DEVELOPMENT GROUP, LLC

3.) PRIME HOMES OF OCALA 4.) CRADLE HOLDINGS, INC.

5.) SHORE TO SHORE TITLE, LLC

6.) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

# | SURVEYOR'S CERTIFICATION:

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

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

DATE

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

1-407-420-6650

PROPERTY DATA:

OWNER: CRADLE HOLDINGS, INC.

PARCEL NO: 35512-001-00

740.44 ACRES, MORE OR LESS

ADDRESS: 7411 SW 60TH AVENUE, OCALA, FL

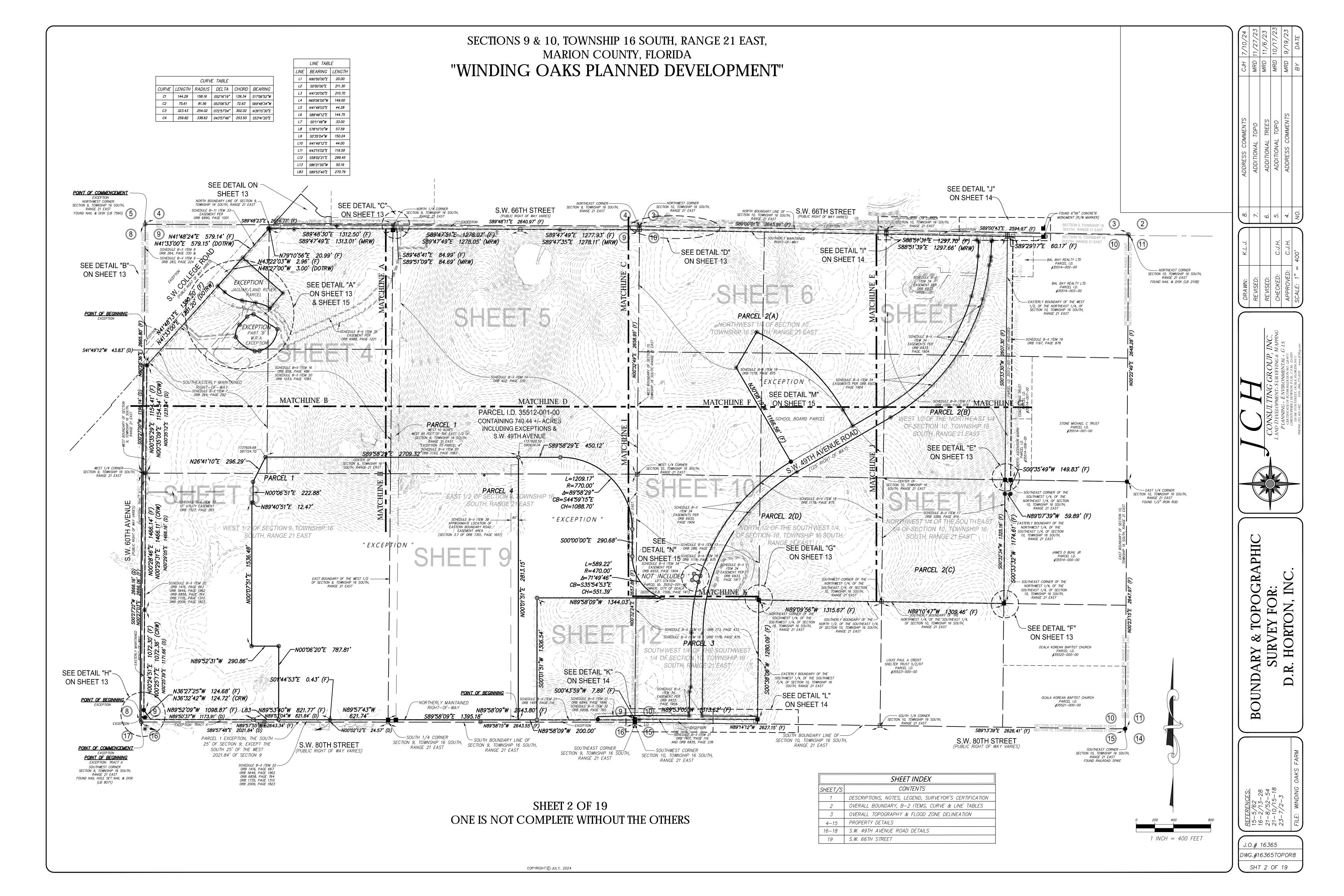
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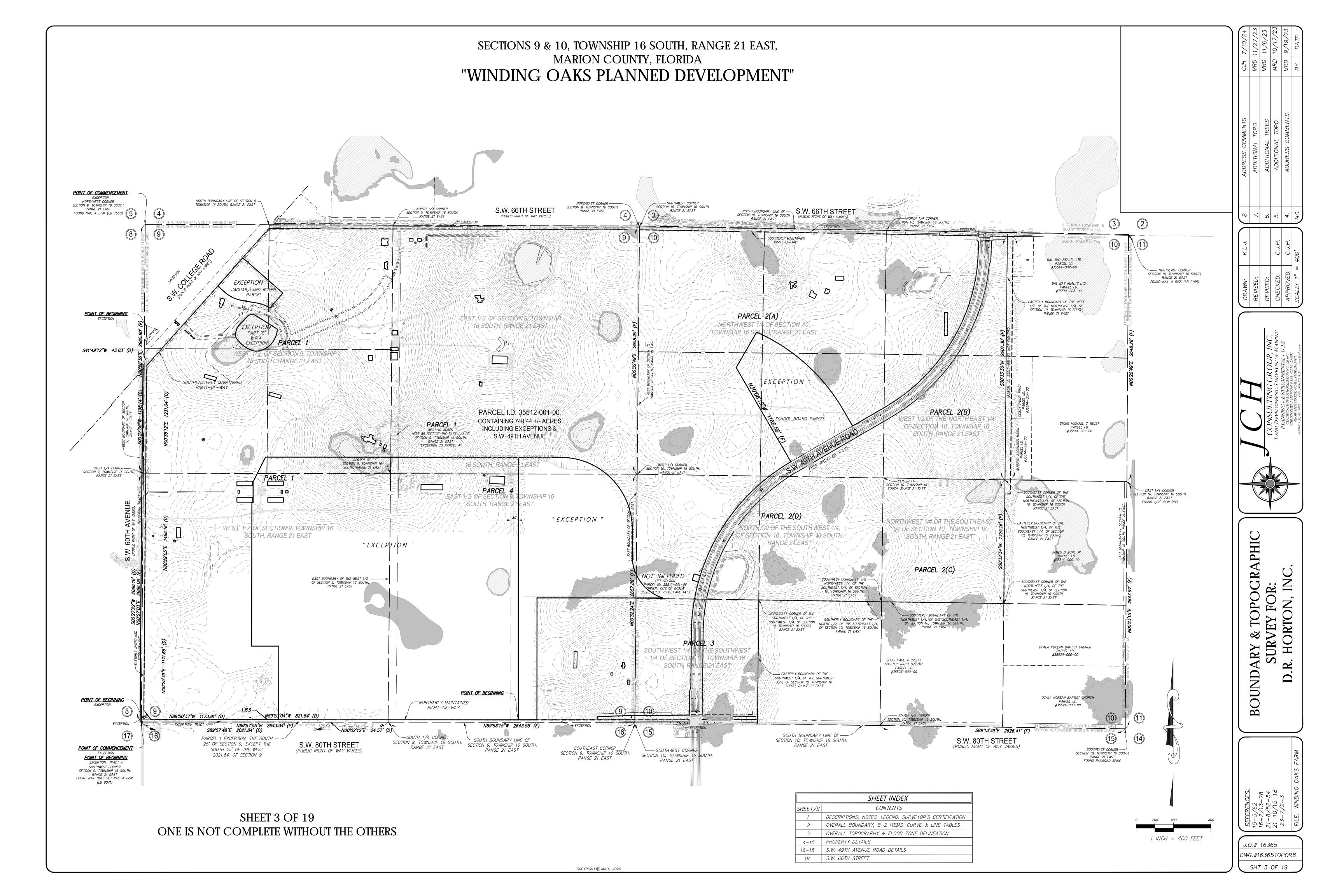
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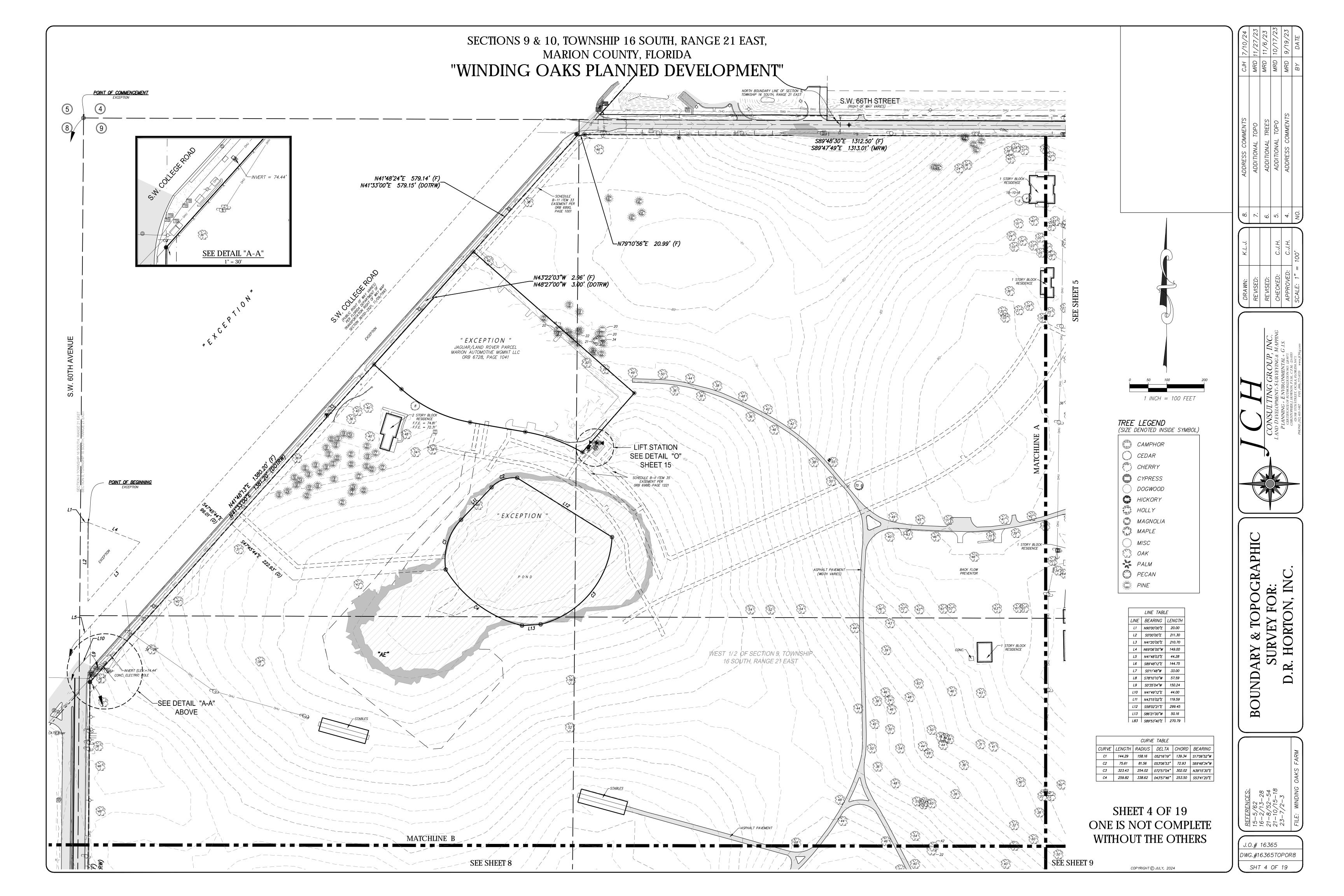
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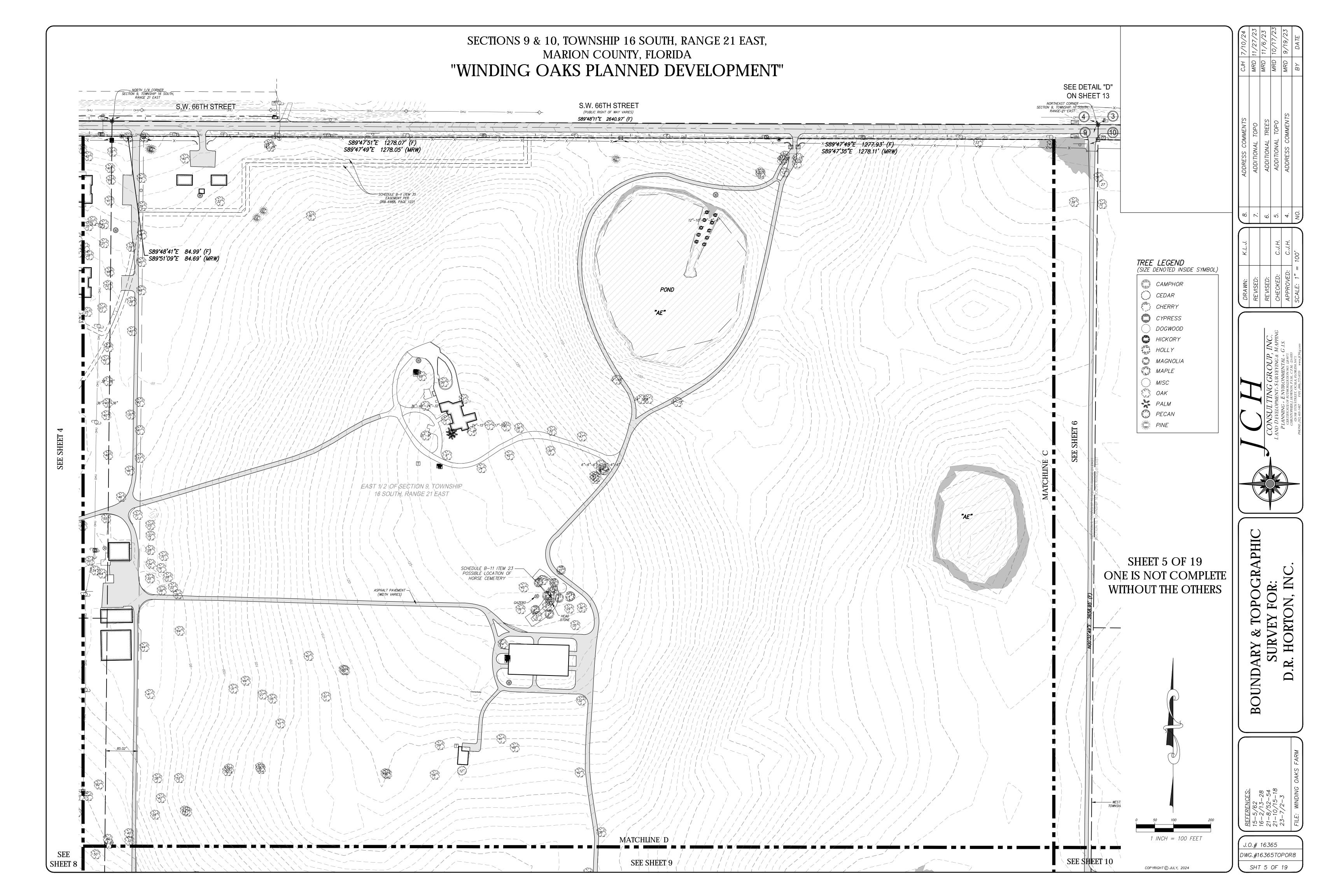
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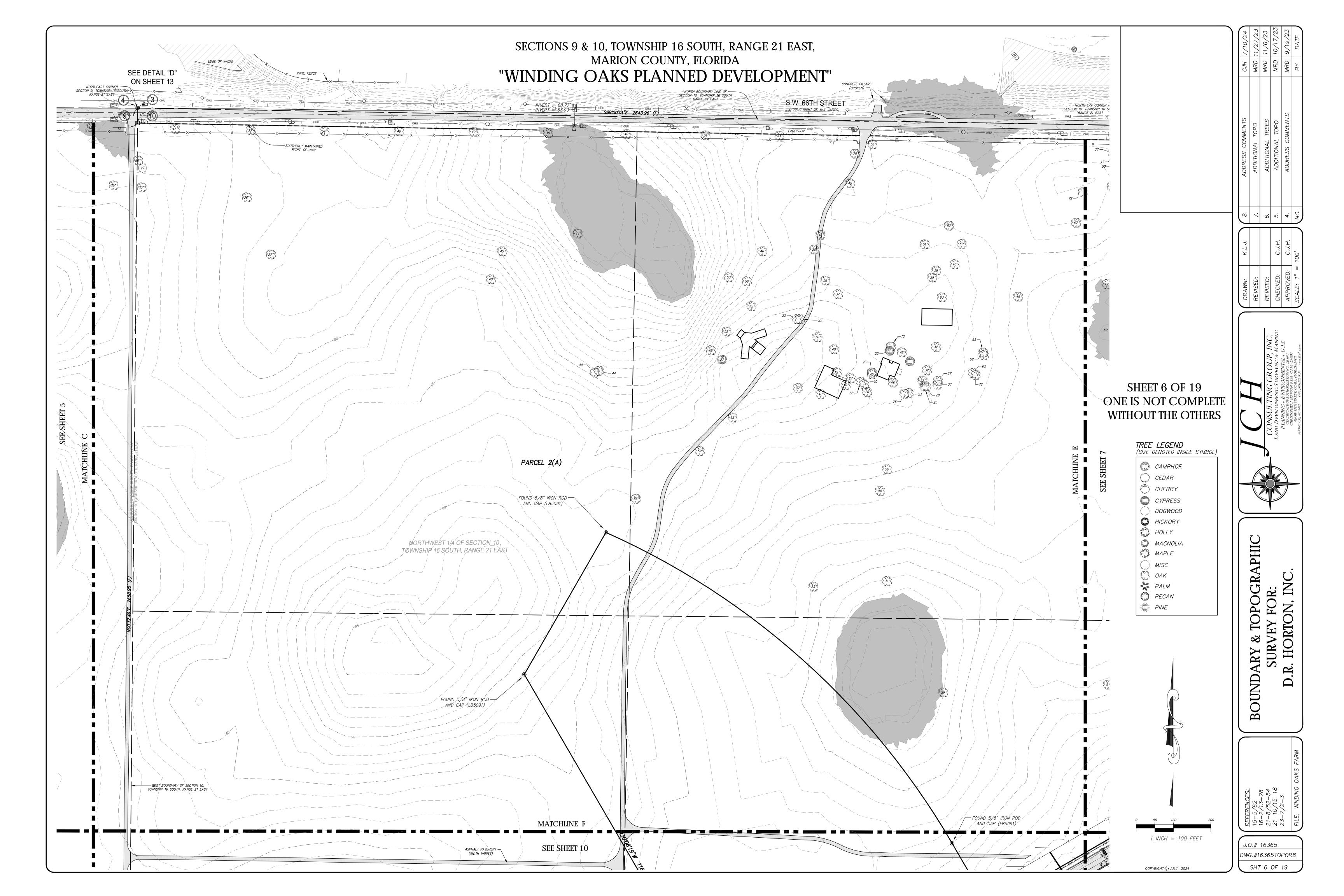
SHEET 1 OF 19

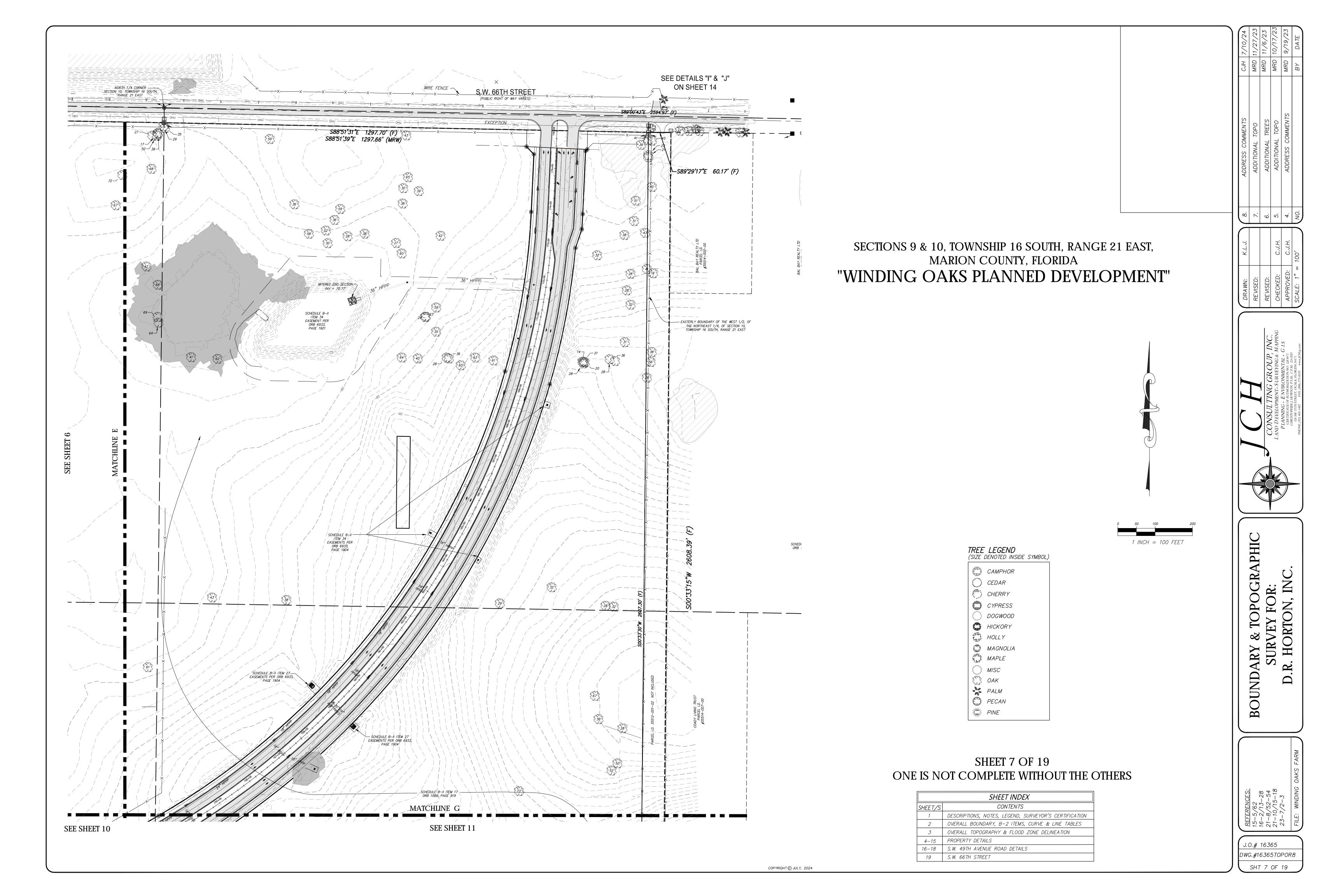


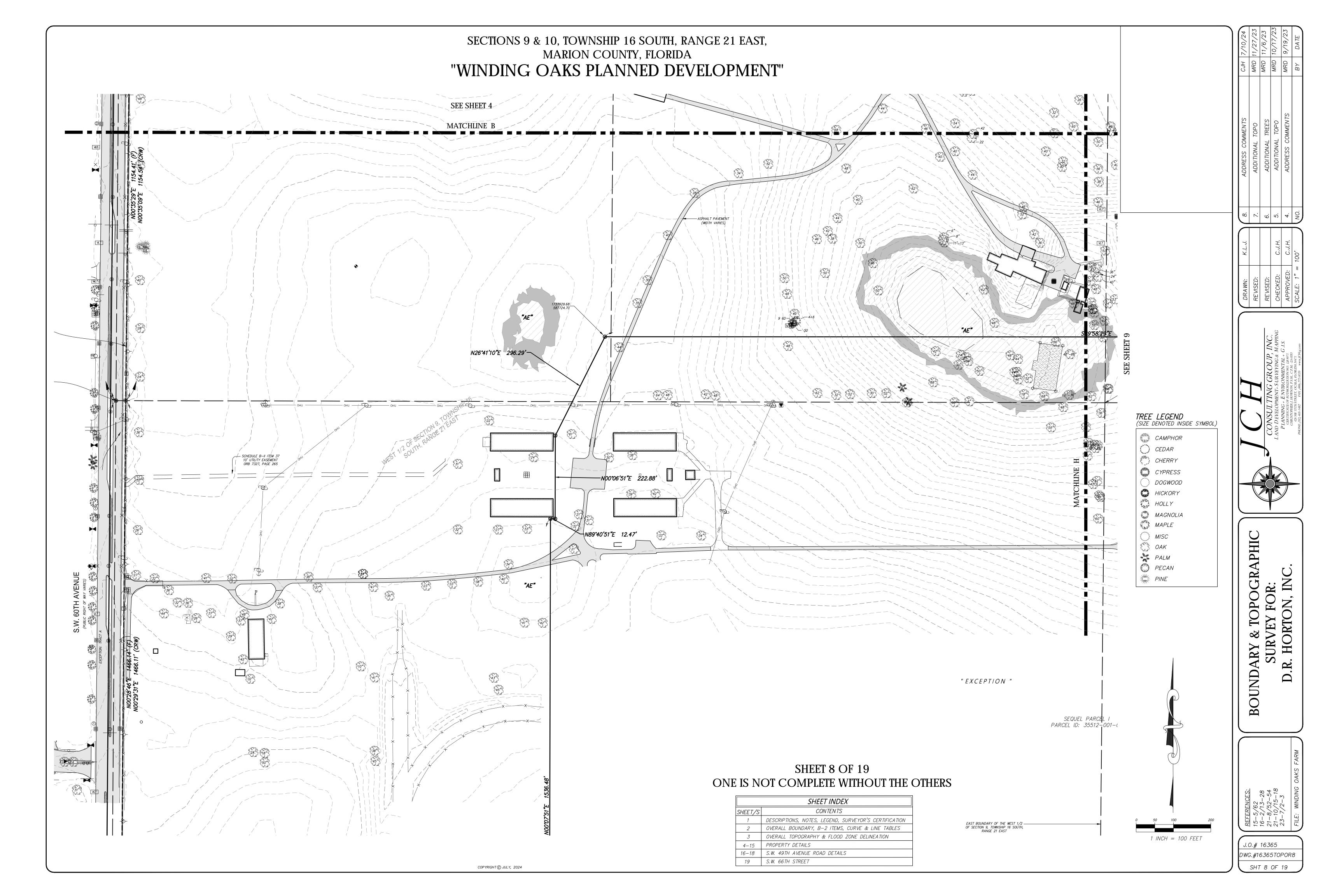


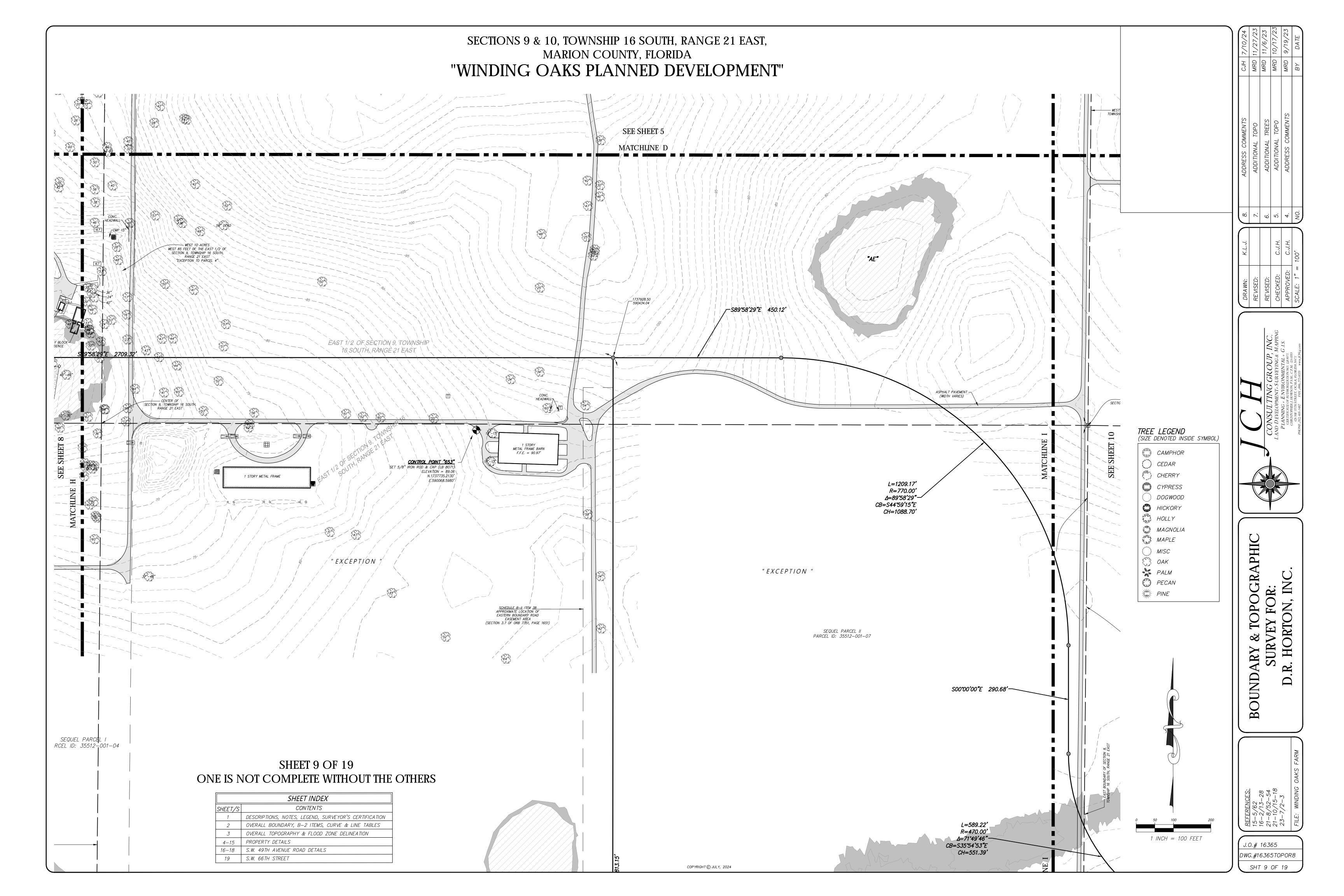


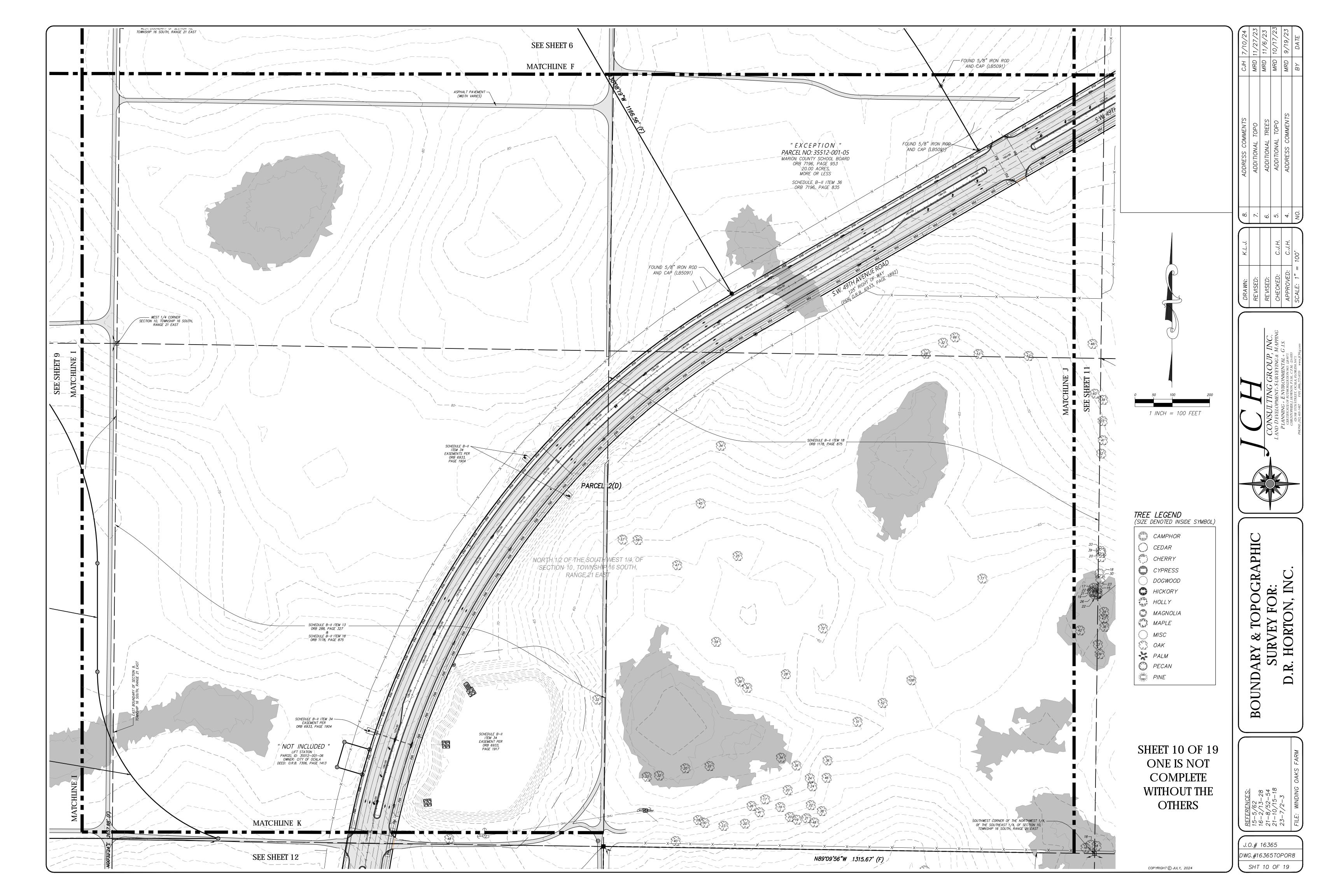


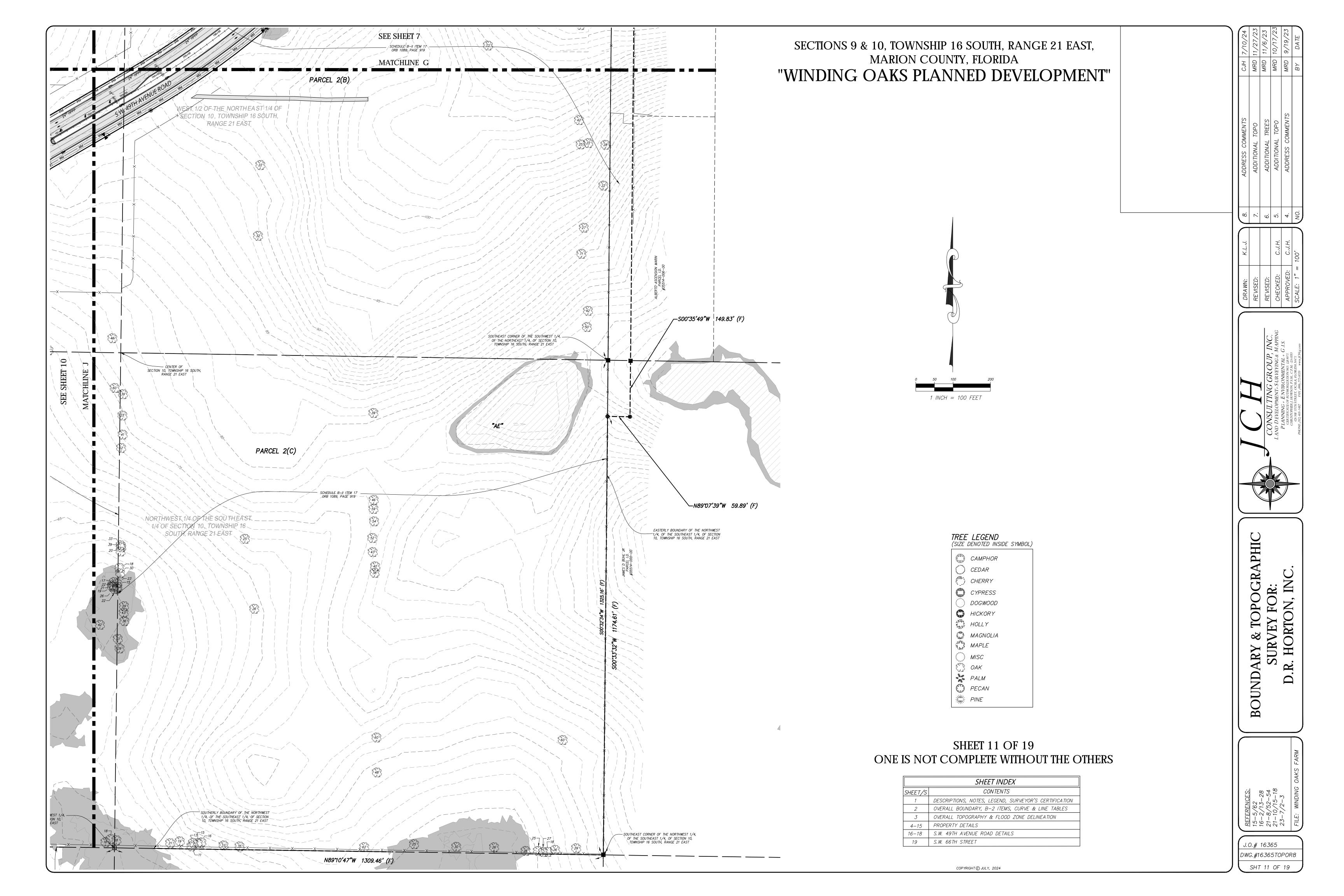


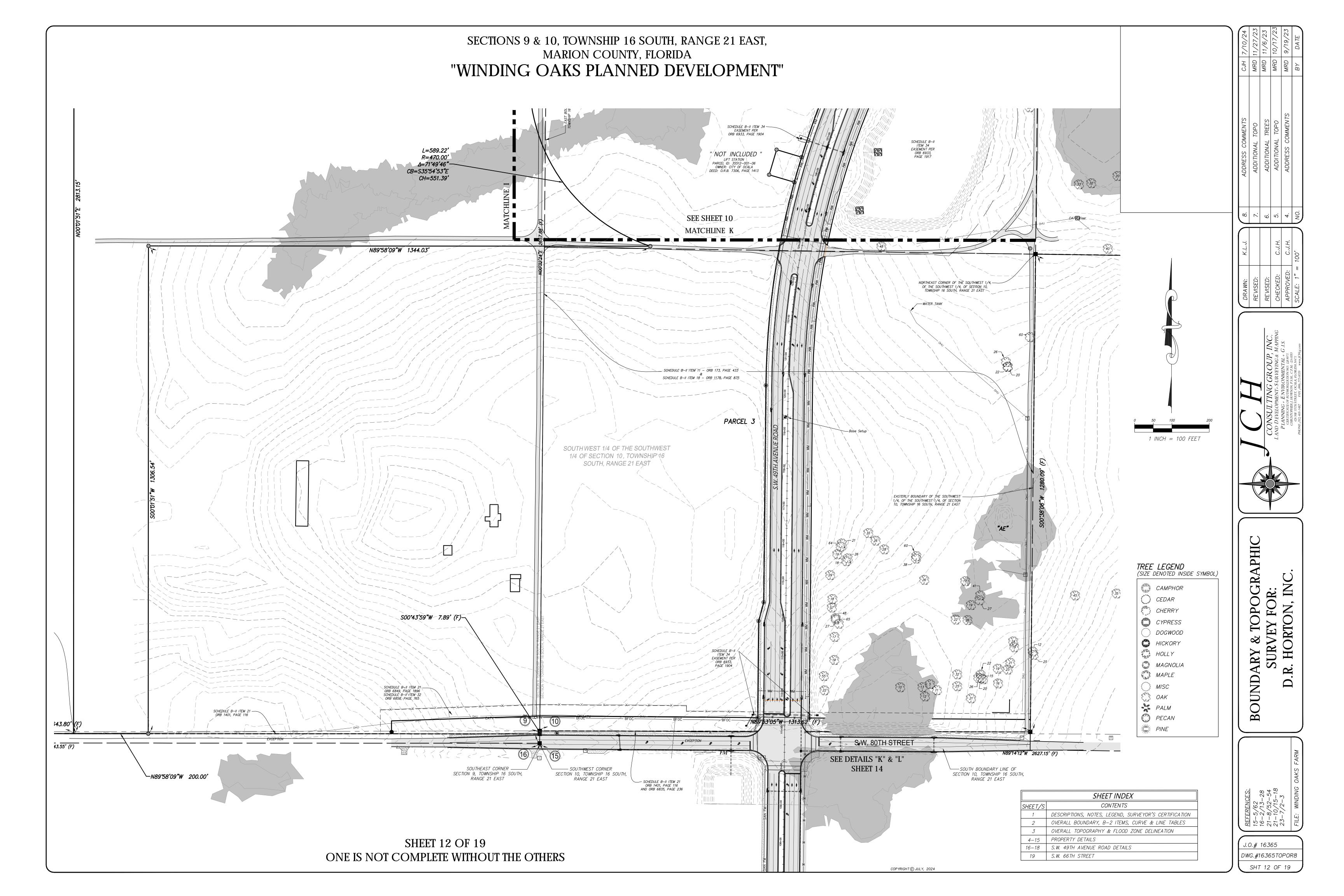


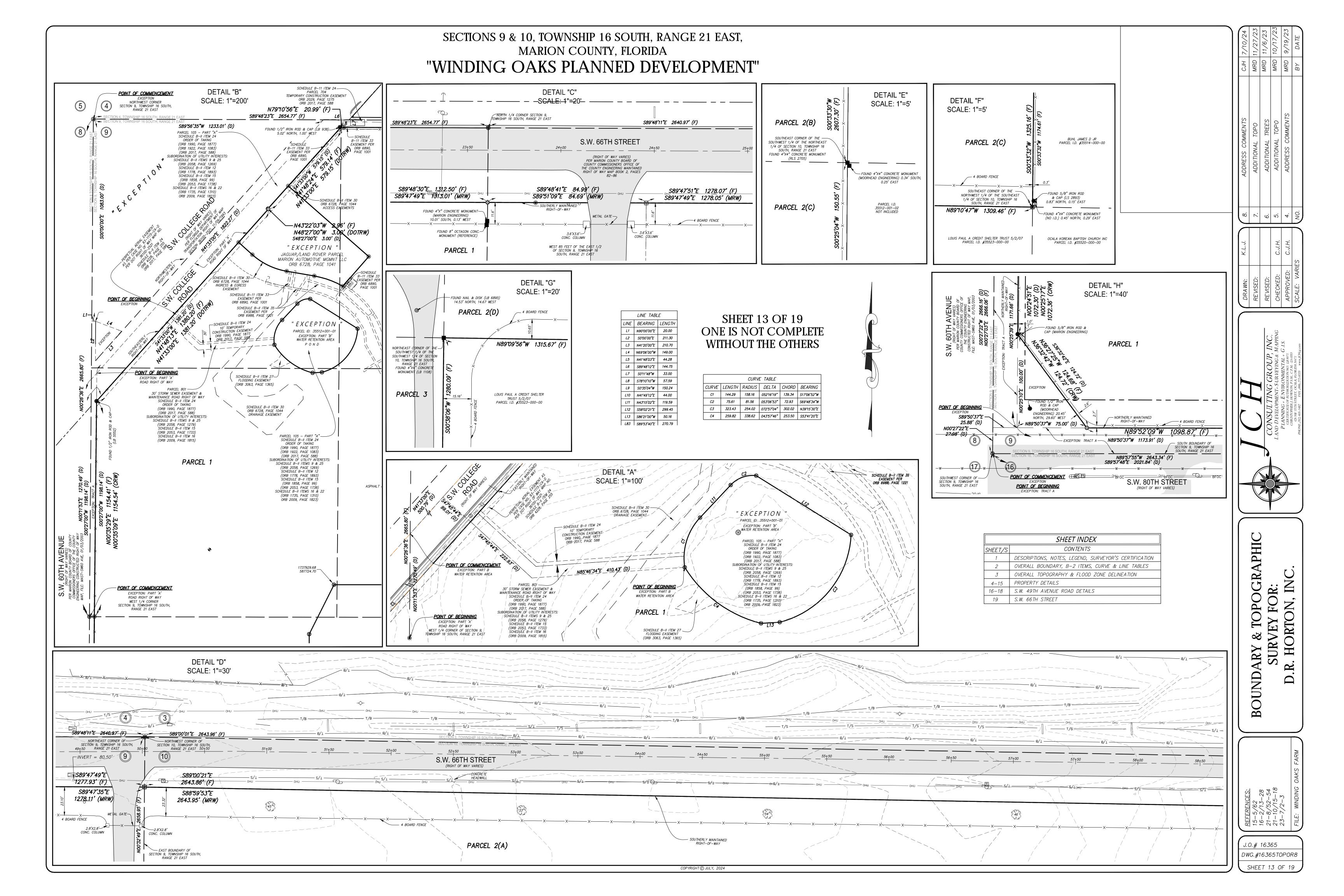


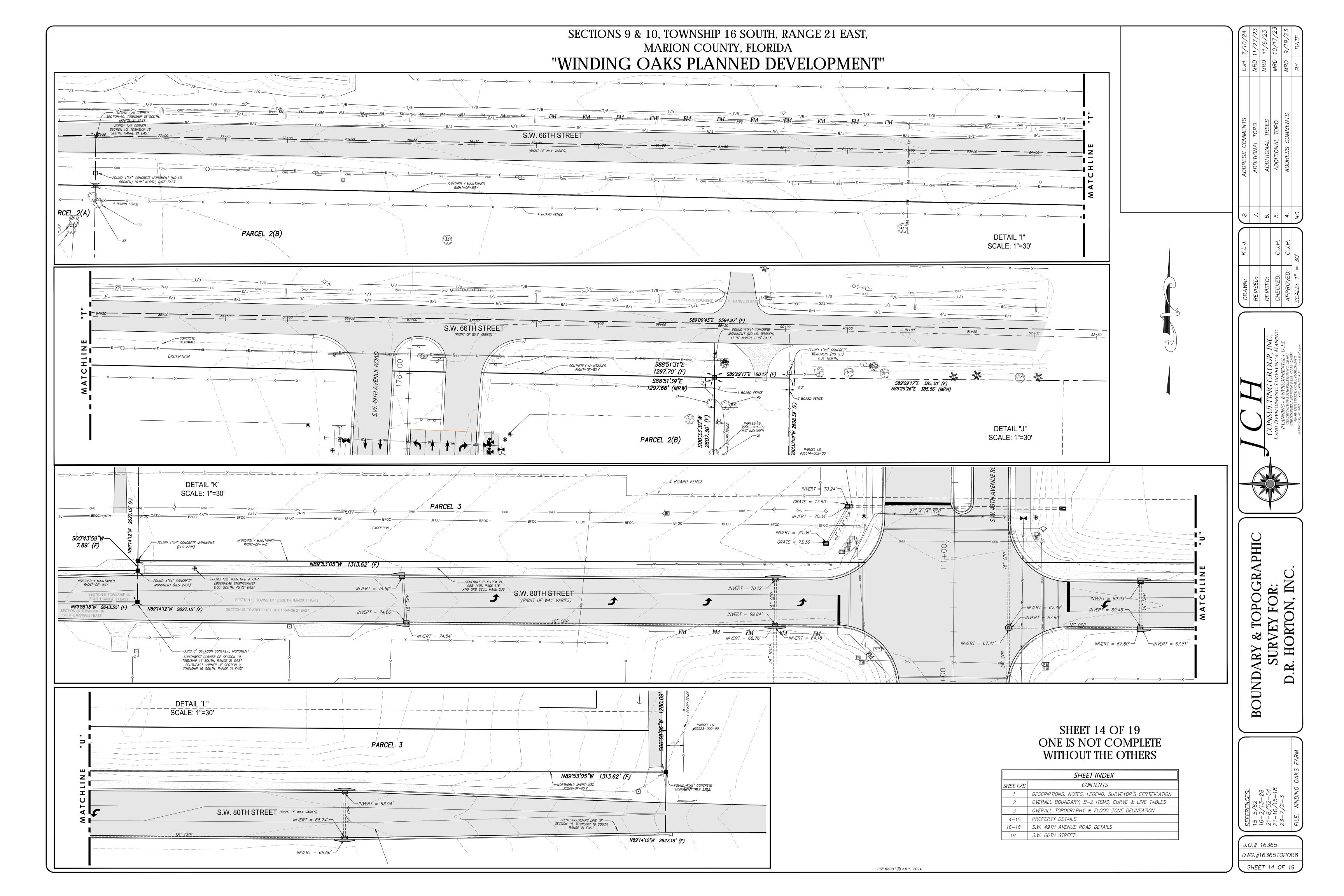




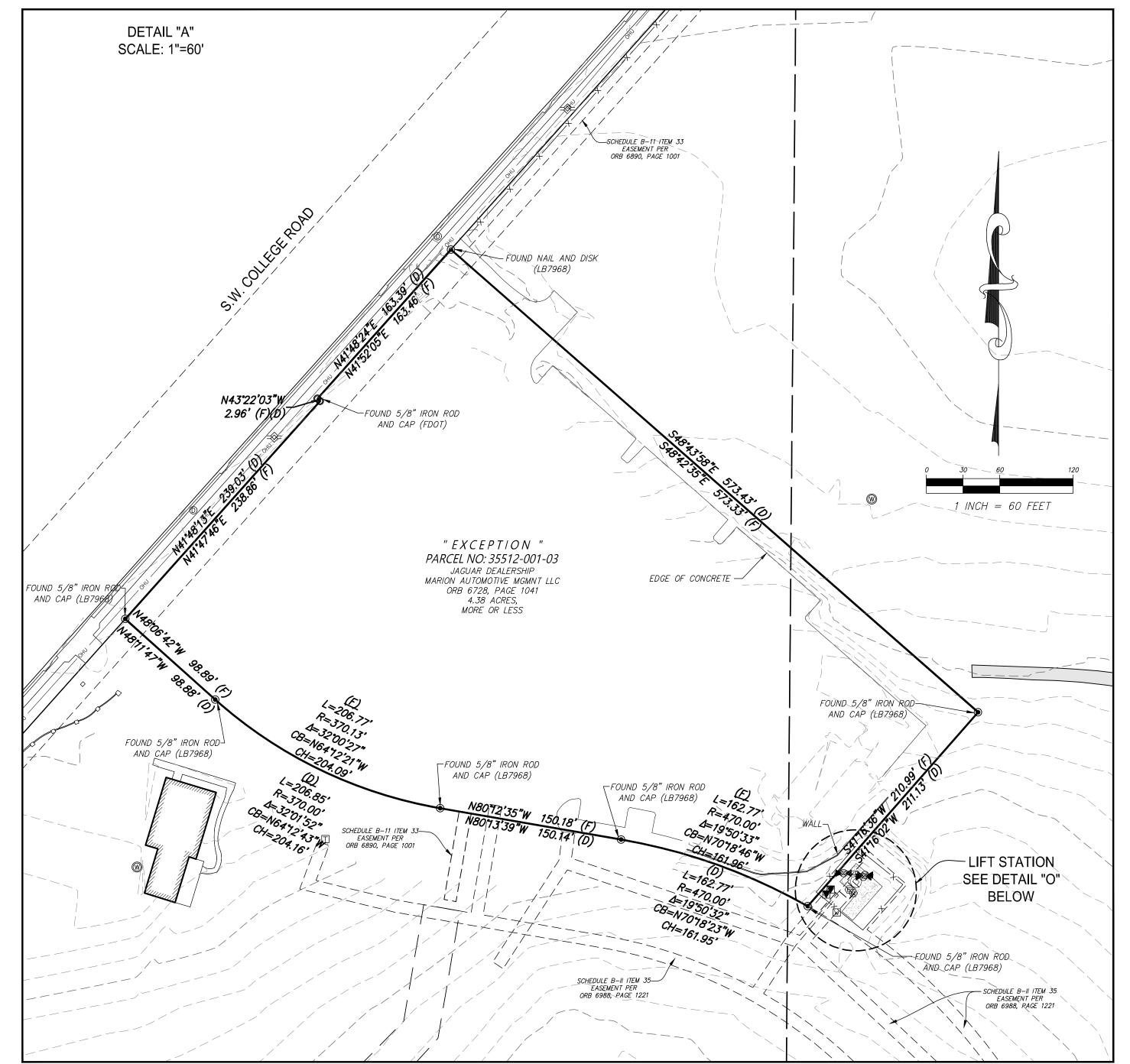


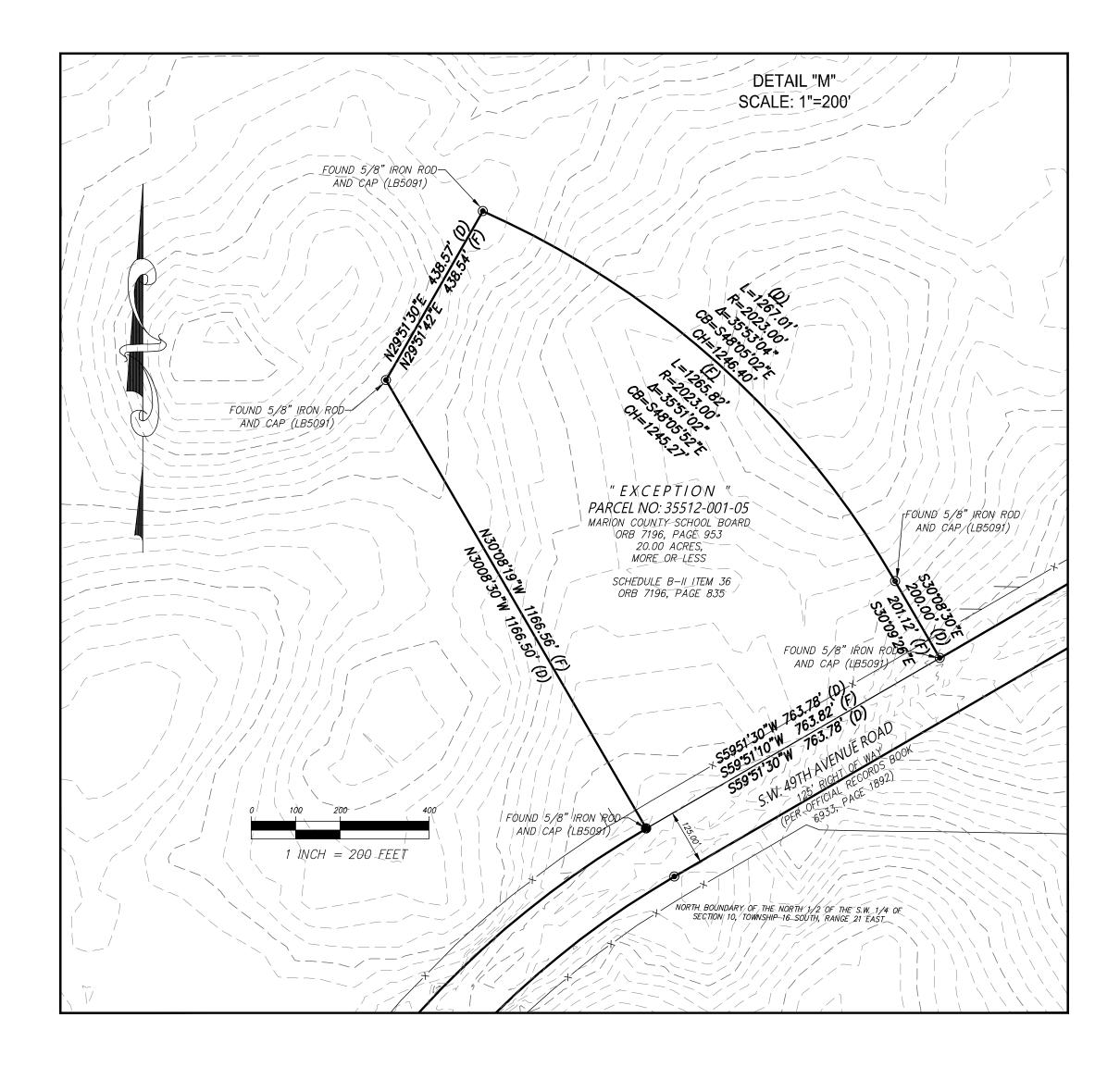






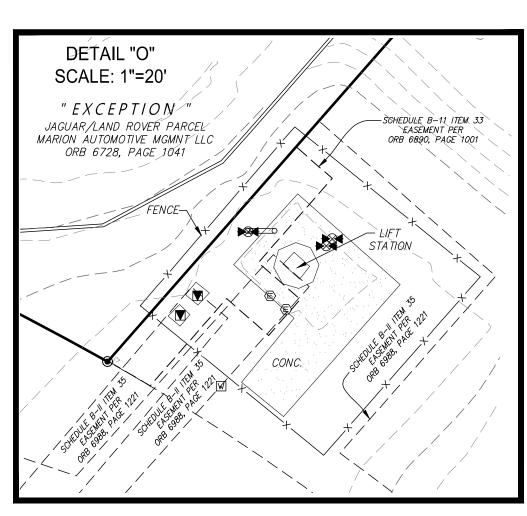
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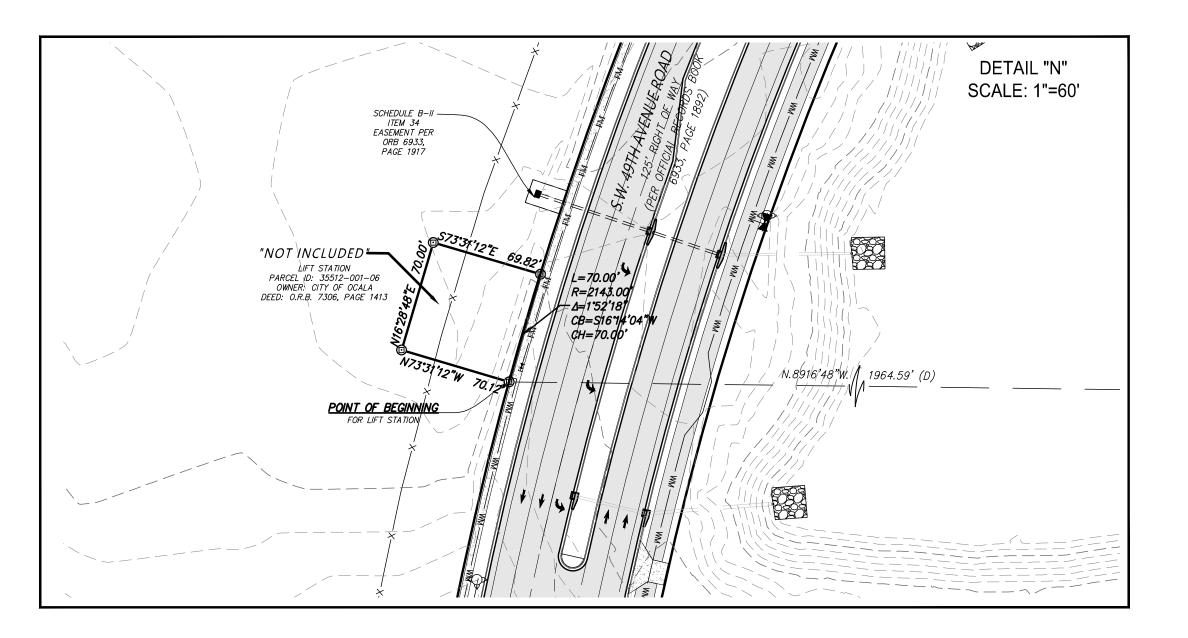




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3	OVERALL TOPOGRAPHY & FLOOD ZONE DELINEATION		
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16-18	S.W. 49TH AVENUE ROAD DETAILS		
19	S.W. 66TH STREET		





BOUNDARY & TOPOGRAPHIC SURVEY FOR: D.R. HORTON, INC.

REFERENCES: 15-5/62 16-2/13-28 21-8/52-54 21-10/15-18 23-7/2-3

J.O.# 16365 DWG.#16365TOPOR8 SHT 15 OF 19

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