

# CAL HEARTHSTONE LOT OPTION POOL 01, L.P.

A PORTION OF SECTION 10 , TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA CITY OF OCALA "HEATH PRESERVE PHASE 1 AND 2"

LEGEND AND ABBREVIATIONS: ± MORE OR LESS EL. ELEVATION LB LICENSED BUSINESS NO. NUMBER LS LAND SURVEYOR I.D. IDENTIFICATION ORB OFFICIAL RECORDS BOOK CENTERLINE RADIUS ARC LENGTH DELTA (CENTRAL ANGLE) (P) PLAT MEASURE (D) DEED MEASURE (C) CALCULATED MEASURE CHORD LENGTH CHORD BEARING POINT ON CURVE

POINT ON LINE PCC POINT OF COMPOUND CURVATURE PRC POINT OF REVERSE CURVATURE PC POINT OF CURVATURE POINT OF TANGENCY POINT OF INTERSECTION

POINT OF COMMENCEMENT POINT OF BEGINNING FEDERAL EMERGENCY MANAGEMENT AGENCY DUCTILE IRON PIPE

PVC POLYVINYL CHLORIDE CORRUGATED METAL PIPE RCP REINFORCED CONCRETE PIPE HIGH DENSITY POLYETHYLENE NORTH AMERICAN VERTICAL DATUM NGVD NATIONAL GEODETIC VERTICAL DATUM

PB PLAT BOOK OFFICIAL RECORDS BOOK PAGE(S) RIGHT OF WAY EŚMT EASEMENT

SEC SECTION FND FOUND RECRECOVERED 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 CURB INLET GRATE

 STORM MANHOLE ■ YARD DRAINAGE

S SANITARY MANHOLE ⊗ SANITARY CLEANOUT © ELECTRIC MANHOLE © ELECTRIC METER

■ ELECTRIC RISER BOX CABLE TELEVISION RISER BOX □ TELEPHONE RISER BOX UTILITY RISER

♀ WATER SPIGOT ► IRRIGATION CONTROL VALVE WATER METER

oxtless WELL

₩ WATER VALVE 

₩ GAS VALVE G GAS METER

FLAG POLE

ightharpoonup MAILBOX

→ SIGN BOLLARD

*■ BACK FLOW PREVENTER* 

AIR CONDITIONER PAD

 $\leftarrow$  UTILITY POLE GUY ANCHOR

□ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED) SET 5/8" IRON ROD & CAP (PRM JCH LB 8071) ● FOUND 5/8" IRON ROD & CAP (AS NOTED)

• FOUND 1/2" IRON ROD & CAP (AS NOTED)

• FOUND OCTAGONAL CONCRETE

MONUMENT (AS NOTED)

→ METAL UTILITY POLE 

◆ SPOT/GROUND LIGHT ▼ ELECTRIC TRANSFORMER

\* WETLAND FLAG

CONTAINS NO PLOTTABLE ITEMS]

15) CONSTRUCTION LICENSE AND INDEMNITY AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7556, PAGE 1143 [AFFECTS SUBJECT PROPERTY -

16) COMMUNITY DECLARATION FOR HEATH PRESERVE AS RECORDED IN OFFICIAL RECORDS BOOK 7924, PAGE 324, [AFFECTS SUBJECT PROPERTY -

ENCUMBRANCES PER TITLE OPINION:

THE FOLLOWING ARE PER PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY (FILE NO. 2076-6095702)

- 1) FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL NO. 220 PER OFFICIAL RECORDS BOOK 1019, PAGE 1697 [AFFECTS SUBJECT PROPERTY AS SHOWN ON THE MAP OF SURVEY]
- 2) EASEMENT AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 5, 1982 IN OFFICIAL RECORDS BOOK 1098, PAGE 556 AS CORRECTED BY CORRECTIVE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1138, PAGE 8. [AFFECTS THE SUBJECT PROPERTY — AS SHOWN ON THE MAP OF SURVEY]
- 3) EASEMENTS FOR INGRESS, EGRESS AND UTILITIES IN FAVOR OF ROC COMMUNITIES, INC., A MARYLAND CORPORATION RECORDED JULY 26, 1994 IN OFFICIAL RECORDS BOOK 2056, PAGE 1209, AS AFFECTED BY FIRST AMENDMENT TO EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AND TERMINATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5490, PAGE 1367. [AFFECTS THE SUBJECT PROPERTY — AS SHOWN ON THE MAP OF SURVEY]
- 4) EASEMENTS FOR INGRESS, EGRESS AND UTILITIES BETWEEN ROC COMMUNITIES, INC., A MARYLAND CORPORATION; AND AMAROC ENTERPRISES, INC., A FLORIDA CORPORATION; BONNIE M. HEATH, SR.; OPAL L. HEATH; BONNIE M. HEATH III; HEATHER HEATH O'NEILL; HILLARY HEATH WELLBORN; THE ESTATE OF MARGARET STEWART RECORDED JULY 26, 1994 IN OFFICIAL RECORDS BOOK 2056, PAGE 1241. [AFFECTS THE SUBJECT PROPERTY - AS SHOWN ON THE MAP OF SURVEY]
- 5) EASEMENT BY AND BETWEEN L.C. STEVENSON, GRANTOR, AND THE CITY OF OCALA, A MUNICIPAL CORPORATION, GRANTEE, RECORDED FEBRUARY 28, 1997, IN OFFICIAL RECORDS BOOK 2340, PAGE 949. [DOES NOT AFFECT THE SUBJECT PROPERTY — AS SHOWN ON THE MAP OF SURVEY]. RELEASED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 8009, PAGE 303.
- 6) GRANT OF LIFT STATION EASEMENT TO THE CITY OF OCALA RECORDED JULY 2, 2009 IN OFFICIAL RECORDS BOOK 5220, PAGE 1080. [AFFECTS THE SUBJECT PROPERTY - AS SHOWN ON THE MAP OF SURVEY]
- 7) GRANT OF DRAINAGE, STORAGE AND INGRESS AND EGRESS EASEMENTS BY AND BETWEEN BAYI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, AND THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, GRANTEE, RECORDED NOVEMBER 13, 2009, IN OFFICIAL RECORDS BOOK 5278, PAGE 1343. [AFFECTS THE SUBJECT PROPERTY - AS SHOWN ON THE MAP OF SURVEY]. THE TEMPORARY CONSTRUCTION EASEMENT ARISING UNDER THIS INSTRUMENT WAS RELEASED BY THE CITY AT OFFICIAL RECORDS BOOK 8009. PAGE 308. THE DRAS ACTUALLY CONSTRUCTED ARE CONFIGURED DIFFERENTLY THAN ARE THE REMAINING EASEMENTS ARISING UNDER THIS INSTRUMENT. THUS, WE WILL BE PREPARING A NEW INSTRUMENT TO RELEASE THE BALANCE OF THE EASEMENTS.
- 8) GRANT OF TREE TRIMMING EASEMENT BY AND BETWEEN BAYI, LLC. A FLORIDA LIMITED LIABILITY COMPANY. GRANTOR. AND THE CITY OF OCALA. A FLORIDA MUNICIPAL CORPORATION, GRANTEE, RECORDED NOVEMBER 13, 2009, IN OFFICIAL RECORDS BOOK 5278, PAGE 1355. [AFFECTS THE SUBJECT] PROPERTY - AS SHOWN ON THE MAP OF SURVEY]
- 9) GRANT OF TREE TRIMMING EASEMENT BY AND BETWEEN BAYI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, AND THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION. GRANTEE. RECORDED NOVEMBER 13. 2009. IN OFFICIAL RECORDS BOOK 5278. PAGE 1360. [AFFECTS THE SUBJECT] PROPERTY - AS SHOWN ON THE MAP OF SURVEY]
- 10) GRANT OF GUY ANCHOR EASEMENT BY AND BETWEEN BAYI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, AND THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, GRANTEE, RECORDED NOVEMBER 13, 2009, IN OFFICIAL RECORDS BOOK 5278, PAGE 1376. [AFFECTS THE SUBJECT PROPERTY -AS SHOWN ON THE MAP OF SURVEY]
- 11) GRANT OF GENERAL UTILITY EASEMENT BY AND BETWEEN BAYI. LLC. A FLORIDA LIMITED LIABILITY COMPANY. GRANTOR, AND THE CITY OF OCALA. A FLORIDA MUNICIPAL CORPORATION, GRANTEE, RECORDED NOVEMBER 13, 2009, IN OFFICIAL RECORDS BOOK 5278, PAGE 1383. [AFFECTS THE SUBJECT PROPERTY - AS SHOWN ON THE MAP OF SURVEY]
- 12) GRANT OF GUY ANCHOR EASEMENT BY AND BETWEEN BAYI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, AND THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, GRANTEE, RECORDED JULY 1, 2010, IN OFFICIAL RECORDS BOOK 5379, PAGE 1158. [AFFECTS THE SUBJECT PROPERTY - AS SHOWN ON THE MAP OF SURVEY 13) RIGHT-OF-WAY CONTRIBUTION AND ROADWAY CONSTRUCTION AGREEMENT BY AND BETWEEN BAYI, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE
- CITY OF OCALA, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, RECORDED JUNE 13, 2007, IN OFFICIAL RECORDS BOOK 4815, PAGE 1266; FIRST ADDENDUM RECORDED DECEMBER 4, 2008, IN OFFICIAL RECORDS BOOK 5129, PAGE 623. [AFFECTS SUBJECT PROPERTY - NOT ON SUBJECT PROPERTY -NON-PLOTTABLE SKETCH SHOWING PROPOSED NW 44TH AVENUE]
- 14) MEMORANDUM OF OPTION AND DEVELOPMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7556, PAGE 1136 [AFFECTS SUBJECT PROPERTY -
- CONTAINS NO PLOTTABLE ITEMS?

SHEET 1 OF 2 ONE IS NOT COMPLETE WITHOUT THE OTHER

### DESCRIPTION: (PHASE 1 & 2)

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE N.W. 1/4 OF SAID SECTION 10; THENCE N.72°56'27"E., 65.45 FEET; THENCE N.45°00'00"E., 170.00 FEET; THENCE N.66°49'43"E., 264.91 FEET; THENCE N.66°15'56"E., 114.04 FEET; THENCE N.59°16'16"E., 86.47 FEET; THENCE N.62°48'08"E., 92.08 FEET; THENCE N.51°18'26"E., 85.40 FEET; THENCE N.00°33'34"W., 131.45 FEET; THENCE N.37°06'48"E., 97.18 FEET; THENCE N.25°03'36"E., 146.10 FEET; THENCE N.49°50'09"E., 184.26 FEET; THENCE S.66°14'33"E., 116.69 FEET; THENCE S.69°14'01"E., 75.01 FEET; THENCE N.01°15'45"E., 133.80 FEET; THENCE N.00°55'29"W., 123.80 FEET; THENCE N.17°47'45"E., 147.57 FEET; THENCE N.29°52'38"E., 118.42 FEET TO THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10; THENCE ALONG SAID NORTH BOUNDARY, S.89°43'41"E., 39.80 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10, ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10, S.89°23'14"E., 144.35 FEET TO THE WESTERLY BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7454, PAGE 1470 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) N.46°00'14"E., 257.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 45°38'25", AND A CHORD BEARING AND DISTANCE OF N.23°09'57"E., 542.97 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY, A DISTANCE OF 557.60 FEET TO THE END OF SAID CURVE; (3) THENCE N.00°16'34"E., 73.91 FEET; (4) THENCE N.89°36'45"W., 30.01 FEET; (5) THENCE N.00°22'14"E., 260.07 FEET; (6) THENCE N.89°45'04"W., 504.78 FEET TO THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10; (7) THENCE CONTINUE ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10, N.00°28'51"E., 309.96 FEET TO THE NORTHEAST CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10 AND THE WESTERLY BOUNDARY OF SAID LANDS, ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10, THE FOLLOWING TWO (2) COURSES: (1) S.89°48'54"E., 801.13 FEET; (2) THENCE S.89°35'46"E., 354.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF N.W. 44TH AVENUE (100 FOOT RIGHT OF WAY); THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) S.08°02'38"E., 377.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 08°31'31", AND A CHORD BEARING AND DISTANCE OF S.03'46'32"E., 134.53 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 134.66 FEET TO THE END OF SAID CURVE; (3) THENCE S.00°28'47"W., 1,585.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 57°09'34", AND A CHORD BEARING AND DISTANCE OF S.29°03'58"W., 865.87 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 902.85 FEET TO THE END OF SAID CURVE; (5) THENCE S.57°38'10"W., 477.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE. CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,005.00 FEET, A CENTRAL ANGLE OF 57°07'57", AND A CHORD BEARING AND DISTANCE OF S.29°04'34"W., 961.13 FEET; (6) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 1,002.14 FEET TO THE END OF SAID CURVE; (7) THENCE S.00°10'19"E., 19.67 FEET TO THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.89°35'27"W., 1,275.44 FEET TO THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.00°34'42"E., 1,321.94 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 128.52 ACRES, MORE OR LESS.

## **NOTES:**

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°35°27"W ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.
- 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
- 3. THIS SURVEY IS PREPARED IN CONJUNCTION WITH THE FINAL PLAT SUBMITTAL TO THE CITY OF OCALA FOR "HEATH PRESERVE PHASE 1 AND 2".
- 4. IMPROVEMENTS NOT LOCATED.
- 5. THIS SURVEY IS BASED ON PRIOR BOUNDARY SURVEY COMPLETED BY GRADEWORKS, LLC, DATED 12/18/2020.

# 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

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)



SURVEY BOUNDARY : -FOR-

J.O.# 211430 DWG.# 211430BNDR2

SHT 1 OF 2

