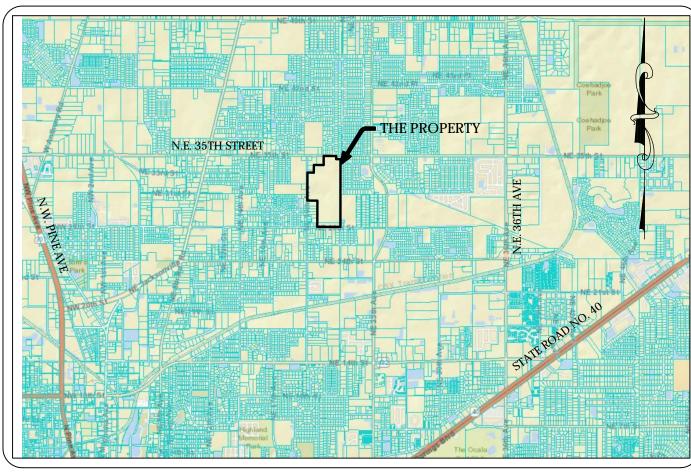
#### "TOPOGRAPHIC SURVEY" SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA TREE LEGEND (SIZE DENOTED INSIDE SYMBOL) CAMPHOR ( ) CEDAR CHERRY NORTH BOUNDARY OF THE N.E. 1/4 OF SECTION 4, \_\_\_\_ N.E. 35TH STREET TOWNSHIP 15 SOUTH, RANGE 22 EAST CERTIFIED CORNER RECORD RIGHT OF WAY WIDTH VARIES CHINABERRY DEPARTMENT OF ENVIRONMENTAL 24' ASPHALT PAVEMENT PROTECTION DOCUMENT# 109419 TOWNSHIP 15 SOUTH, RÅNGE 22 EAST N: 1777384.1755 E: 623143.3387 FOUND 4" X 4" CONCRETE MONUMENT (MOORHEAD ENGINEERING CYPRESS FOUND 4" X 4" CONCRETE MONUMENT (WITH NAIL) FOUND NAIL & DISK (LB 5091) DOGWOOD ELM S89°44'27"E 488.83' (F) NORTH 150' F THE EAST 170' OF THE WEST 1/2 OF THE N.E. 1/4 ORB 616 PAGE 44 -\_S00°03'33"W\_125.00' (F)\_ **GUM** ^25' RIGHT-OF-WAY AS PER PLAT OF SUN RAY ESTATES 4' CHAIN LINK FENCE PLAT BOOK H, PAGE 35 HICKORY HOLLY OUND 4" X 4" CONCRETE MONUMENT (WITH NAIL) -FOUND 4" X 4" CONCRETE MONUMENT (WITH NAIL) `S89°40'47"E 169.95' (F)-( LAUREL OAK NORTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 POINT OF BEGINNING OF THE N.E. 1/4 OF SECTION 4 LIVE OAK S.W. CORNER OF THE NORTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF THE N.E. 1/4 MAGNOLIA \$89°41'04"E 384.32" (F) MAPLE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF GFOUND & X A CONCRECTE MONUMENT (WITH NAIL) MIMOSA SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST MISC ∽N0015'20"E′ 300.14' (F) ES OAK 24290-000-00 FOUND 47 X 47 CONCRETE MONUMENT (MITH NAIL) PALM S89'42'35"E 244.76' (F) PECAN SUN RAY ESTATES PLAT BOOK H, PAGE 35 PINE SUGAR HACKBERRY SYCAMORE PARCEL ID: 24286-000-00 <del>- 4'</del> CHAIN LINK FENCE EAST BOUNDARY OF THE N.E. 1/4 OF SECTION 4, -LEGEND AND ABBREVIATIONS: TOWNSHIP 15 SOUTH, RANGE 22 EAST ± MORE OR LESS VACANT LB LICENSED BUSINESS TOTAL: +/- 65.96 ACRES NO. NUMBER LS LAND SURVEYOR I.D. IDENTIFICATION ORB OFFICIAL RECORDS BOOK == 100 FLORIDA POWER CORPORATION EASEMENT | 9 | *G* CENTERLINE (PER O.R.B. 1, PAGE 329) AND (P) PLAT MEASUREMENT FLORIDA GAS TRANSMISSION UTILIZATION/AGREEMENT (PER O.R.B. 1715, PAGE 190) (D) DEED MEASUREMENT - FÓUND 4" |X |4" CONCRETE MONUMENT (WITH MAIL) — (C) CALCULATED MEASURE 100' FLORIDA POWER CORPORATION OCALA-HIGH SPRINGS 66KV TRANSMISSION LINE EASEMEN FOUND NAIL & DISK (LB 2418) -(PER PLAT OF SUN RAY ESTATES) NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS CMP CORRUGATED METAL PIPE -30' FLORIDA GAS TRANSMISSION FOUND NAIL & DISK (LB 2418) -NAVD NORTH AMERICAN VERTICAL DATUM 50' EASEMENT TO CITY OF OCALA NATIONAL GEODETIC VERTICAL DATUM OFFICIAL RECORDS BOOK /- FOUND 1/2" IRON ROD & CAP (LB 315) R/W RIGHT OF WAY RLS REGISTERED LAND SURVEYOR N89°36'35"W 390,54' (A) ● FOUND 5/8" IRON ROD & CAP (AS NOTED) FOUND 1/2" IRON ROD & CAP (LB 315) -6' VINYL PRIVACY FEPAREEL ID: FOUND NAIL & DISC (AS NOTED) 24292-000-00 □ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED) ■ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED) • CONTROL/BENCHMARK AS DESCRIBED WEST BOUNDARY OF THE N.E. 1/4 OF SECTION 4, —— TOWNSHIP 15 SOUTH, RANGE 22 EAST CURB INLET GRATE 24278-000-01 24296-000-00 \_ \_ \_ \_ \_ \_ \_ STORM MANHOLE 24297-000-00 EXCEPTION SANITARY MANHOLE SANITARY CLEANOUT OF SECTION 4 PARCEL ID: ELECTRIC METER 4' CHAIN LINK FENCE 24295-000-00 © ELECTRIC RISER BOX CABLE TELEVISION RISER BOX TELEPHONE RISER BOX | <sub>PARCEL ID:</sub> | | 24294–002–00 | ► IRRIGATION CONTROL VALVE WATER METER ₩ WATER VALVE PARCEL ID: 24294-003-00 *■ BACK FLOW PREVENTER* ~ 6' CHAIN LINK FENCES -4 CHAIN LINK FENCE S.F. CORNER OF THE N.E. 1/4 OF SECTION 4. TOWNSHIP 15 SOUTH, RANGE 22 EAS CERTIFIED CORNER RECORD AIR CONDITIONER PAD APPROXIMATE CITYSLIMITS S.W. CORNER OF THE N.E. 1/4 OF SECTION 4, — TOWNSHIP 15 SOUTH, RANGE 22 EAST CERTIFIED CORNER RECORD LANDT ESTATES PLAT BOOK T, PAGE 44 DEPARTMENT OF ENVIRONMENTAL PROTECTION ₩ GAS VALVE PARCEL D: 24286-000-01 DOCUMENT# 108292 N: 1774533.3427 DEPARTMENT OF ENVIRONMENTAL PROTECTION DOCUMENT# 109425 G GAS METER - FOUND 1/2" IRON ROD & CAP (NO ID) \_ FOUND 5/8" IRON/ROS & CAP (LE 3362) -LOT 1 | LOT 2 | LOT 3 | "X" MARK ON SANITARY MANHOLE FOUND 5/8" IRON ROD & CAP (4641) 1774552.0870 620582.3241 \_N89°36'17"W\_906.49" (F) → CONCRETE UTILITY POLE → METAL UTILITY POLE ¬ WOOD UTILITY POLE ← UTILITY POLE GUY ANCHOR 22' ASPHALT PAVEMENT N.E. 28TH STREET RIGHT OF WAY VARIES PER CITY OF OCALA DRAWING: NE 19THAVEBA.DWG RECEIVED 7-08-21 SOUTH BOUNDARY OF THE N.E. 1/4 OF SECTION \_ 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST ◆ SPOT/GROUND LIGHT ▼ ELECTRIC TRANSFORMER FOUND 4" X 4" CONCRETE MONUMENT (2418) ELECTRIC VAULT → SIGN MAILBOX ---- LINE BREAK —×——×— FENCE LINE AS NOTED ----- w ----- UNDERGROUND WATER LINE SHEET 1 OF 4 ——— s ——— UNDERGROUND SEWER LINE ONE IS NOT COMPLETE WITHOUT THE OTHERS OVERHEAD UTILITY

VICINITY MAP:

NOT TO SCALE



#### **CERTIFIED TO:**

1. D.R. HORTON, INC., A DELAWARE CORPORATION

2. BROTHERS LAND DEVELOPMENT, INC., A FLORIDA CORPORATION 3. AKERMAN LLP

4. FIRST AMERICAN TITLE INSURANCE COMPANY

5. EMERSON POINTE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

# 1 INCH = 200 FEET

### DESCRIPTION

PER TITLE COMMITMENT FILE NO. 2037-5421726, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR AKERMAN LLP, ISSUING OFFICE FILE NO. 0382353, BEARING A COMMITMENT DATE OF MARCH 13, 2023, REVISION 3.

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, EXCEPT THE SOUTH 1065 FEET OF THE WEST 420 FEET OF SAID WEST ONE HALF OF THE NORTHEAST QUARTER AND EXCEPT THE NORTH 150 FEET OF THE EAST 170 FEET OF SAID WEST ONE HALF OF THE NORTHEAST QUARTER AND EXCEPT THE NORTH ONE HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH ONE HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A POINT OF BEGINNING, THENCE EAST 275 FEET, THENCE SOUTH 300 FEET, THENCE WEST 275 FEET, THENCE NORTH 300 FEET TO SAID POINT OF BEGINNING.

#### NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY TITLE COMMITMENT FILE NO. 2037-5421726, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR AKERMAN LLP, ISSUING OFFICE FILE NO. 0382353, BEARING A COMMITMENT DATE OF MARCH 13, 2023, REVISION 3. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 9: EASEMENT IN FAVOR OF FLORIDA POWER COMPANY AS RECORDED IN BOOK 1, PAGE 329, AS AFFECTED BY RIGHT OF WAY UTILIZATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1715, PAGE 190 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON.

ITEM 10: EASEMENT IN FAVOR OF FLORIDA POWER COMPANY AS RECORDED IN BOOK 7, PAGE 137, AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION. AND IS NOT DEPICTED HEREON. SAID EASEMENT IS AFFECTED BY RIGHT OF WAY UTILIZATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1715, PAGE 190 WHICH AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON.

ITEM 11: EASEMENT IN FAVOR OF FLORIDA GAS TRANSMISSION COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 1528, AS AFFECTED BY FINAL JUDGMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1803, PAGE 482 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON.

ITEM 12: EASEMENT IN FAVOR OF THE CITY OF OCALA AS RECORDED IN OFFICIAL RECORDS BOOK 1951, PAGE 944 AFFECTS SUBJECT PROPERTY AND IS

ITEM 14: MEMORANDUM OF CONTRACT RECORDED IN OFFICIAL RECORDS BOOK 7671, PAGE 1952 AFFECTS THE SUBJECT PROPERTY AND IS NOT DEPICTED

ITEM 15: SURVEY PREPARED BY JCH CONSULTING GROUP, INC., DATED JUNE 28, 2021, UNDER JOB NO. 210834\_BNDR, SHOWING THE FOLLOWING: A. ENCROACHMENT OF 6' CHAIN LINE FENCE OVER AND ACROSS THE SOUTHEAST BOUNDARY LINE. B. ENCROACHMENT OF 4' CHAIN LINK FENCE OVER AND ACROSS THE SOUTHWEST BOUNDARY LINE.

# **SURVEY NOTES:**

DATE OF FIELD SURVEY: MARCH 21, 2023.

CONSULTING GROUP, INC.

- 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.
- 3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NOS. 12083C0530E AND 12083C0528E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF

UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.

NORTH—SOUTH AND EAST—WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION. 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.

THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.

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.

SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH

ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON GIS DATA FROM CITY OF OCALA.

VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION U 427, ELEVATION 59.81'

13. TREE LOCATIONS DEPICTED HEREON ARE BASED ON CLIENT SPECIFICATIONS.

# 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)

o Jects \	REVISIONS							
roje	FB/PG	DATE	DRAWN	REVISION	CKD			
awing name: Z: \PI	21-1	9/20/21	KLJ	ADD TOPOGRAPHY	CJH			
		10/23/21	CJH	TREE LOCATIONS	CJH			
		3/28/23	CJH	ADD BM'S	CJH			
		04/18/23	CJH	ADD 30" AND LARGER TREE'S	CJH			
2								

----- E ----- UNDERGROUND ELECTRIC LINE

------UG GAS------ UNDERGROUND GAS LINE



LOCATED IN SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST

SEE SHEETS 2 THROUGH 4 FOR TOPOGRAPHIC DATA

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY -FOR-D.R. HORTON

/					
FB/PG		FIELD DATE		<i>JOB NO.</i> 210834_TOPOADDR	1
21-6, PGS 8 & 9		06/28/21			
DRAWING DATE		BY	APPROVED	SCALE	
07/06/2021	21 KLJ		CJH	1" = 200'	

