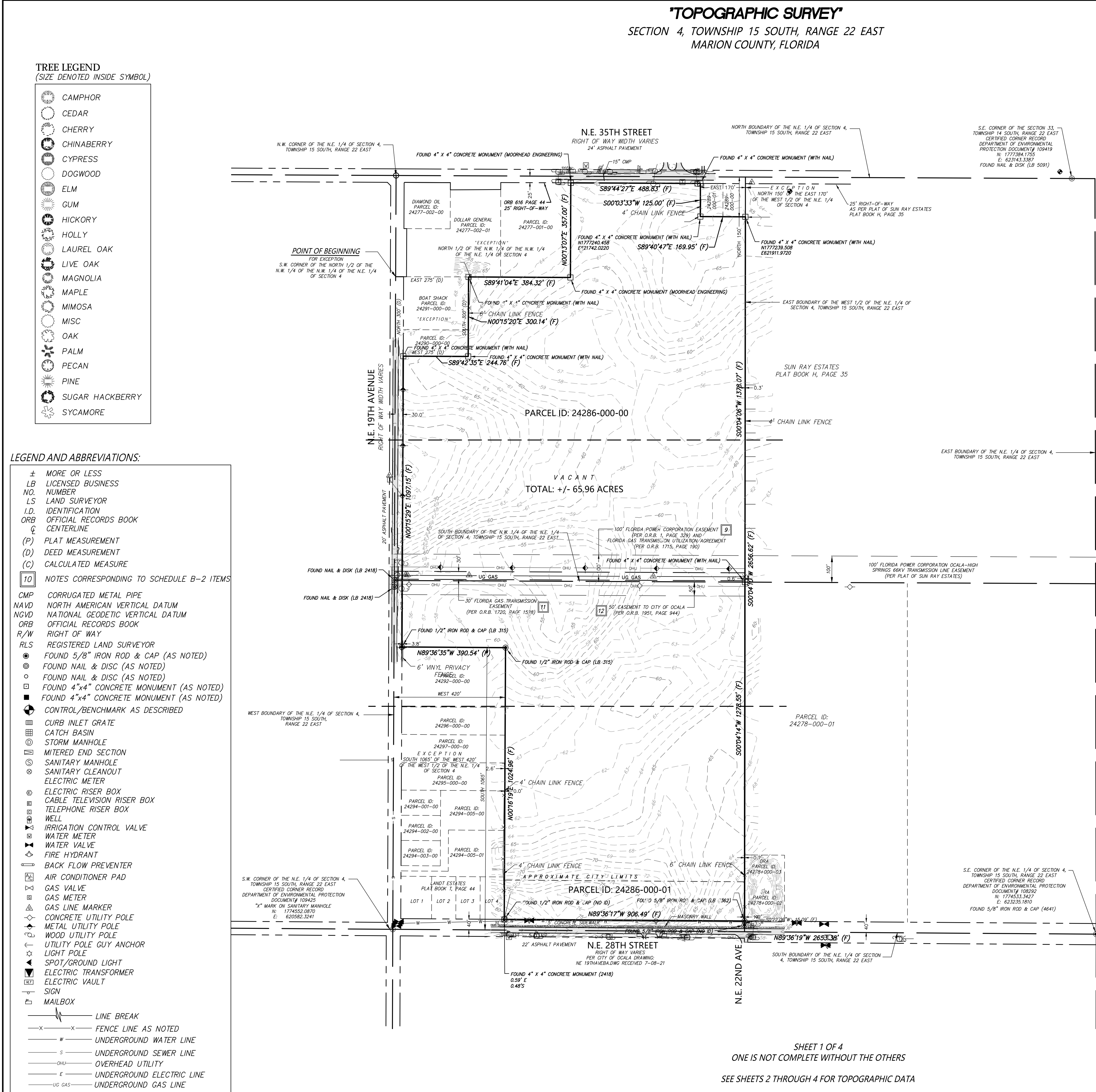


Drawing name: Z:\Projects\210834 NE 35th Street, DR Horton - Emerson Pointe\DWG\210834\_TOPOADD.DWG SHEET 1 Jul 11, 2023 11:25am by Administrator



**VICINITY MAP:**  
NOT TO SCALE

**CERTIFIED TO:**

- D.R. HORTON, INC., A DELAWARE CORPORATION
- BROTHERS LAND DEVELOPMENT, INC., A FLORIDA CORPORATION
- AKERMAN LLP
- FIRST AMERICAN TITLE INSURANCE COMPANY
- EMERSON POINTE DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

**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 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 DEPICTED HEREON.

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

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 LINK 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.
- 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.
- 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 MINIMAL FLOODING.
- 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 CONSULTING GROUP, INC.
- 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' (NAVD 1988).
- 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

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)

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

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

FB/PG	DATE	DRAWN	REVISION	CKD
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

**JCH CONSULTING GROUP, INC.**  
LAND DEVELOPMENT + SURVEYING + MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE: (352) 405-1482 FAX: (352) 272-8355 WWW.JCHG.COM  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

FB/PG	FIELD DATE	JOB NO.
21-6, PGS 8 & 9	06/28/21	210834_TOPOADD

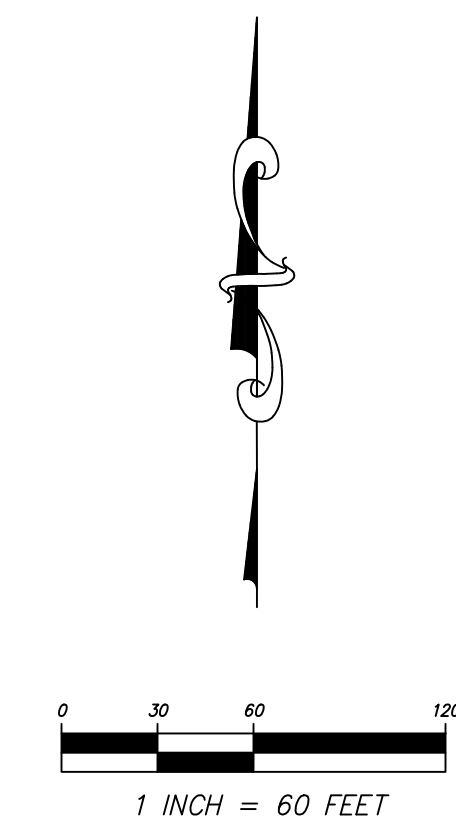
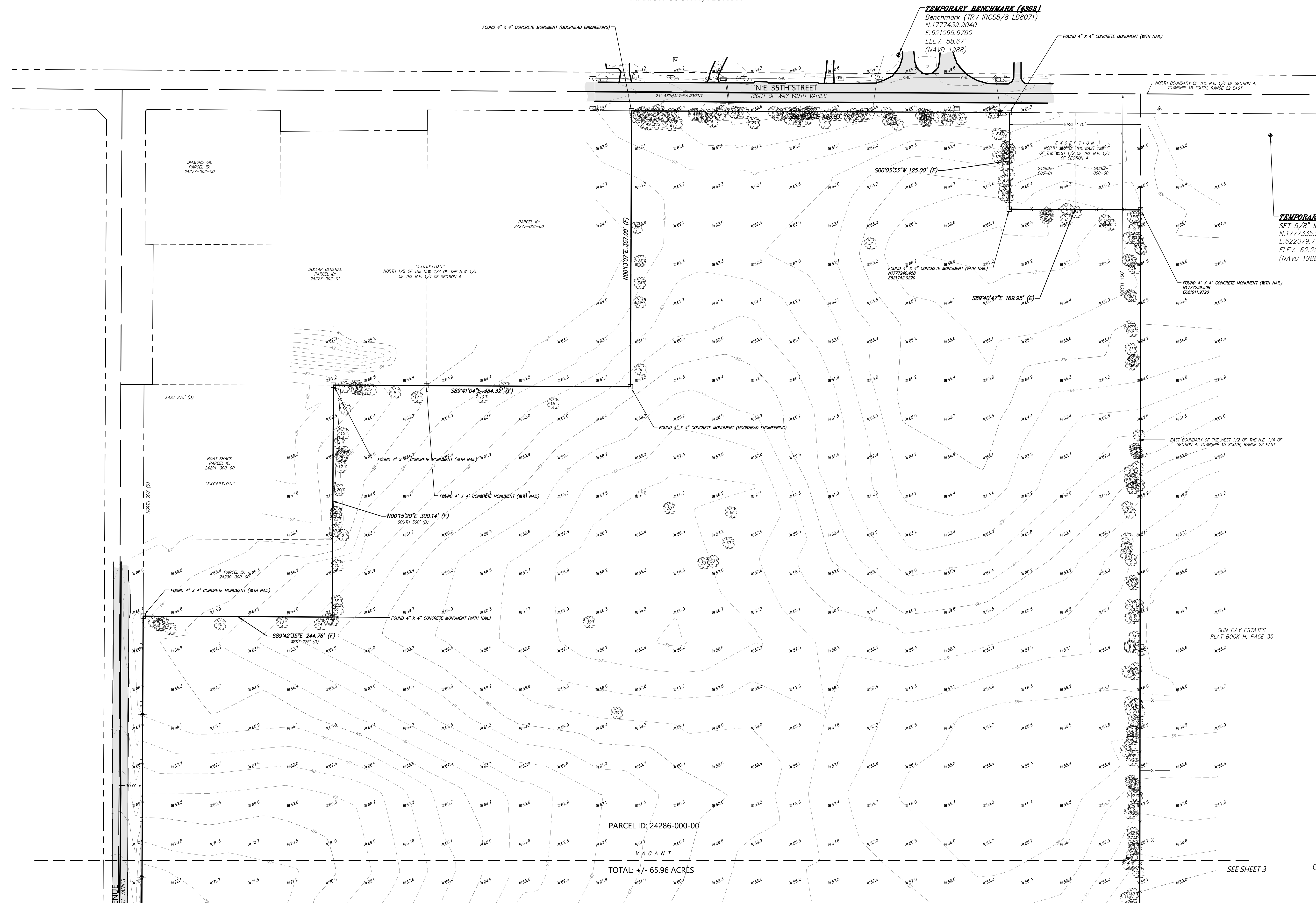
DRAWING DATE	BY	APPROVED	SCALE
07/06/2021	KLJ	CJH	1" = 200'

1 OF 4



Drawing name: Z:\Projects\210834 NE 35th Street, DR Marion\DWG\TOPO\210834\_Topo\A001.DWG SHEET 2 Apr 18, 2023 11:13am by: Administrator

**"TOPOGRAPHIC SURVEY"**  
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



SHEET 2 OF 4  
ONE IS NOT COMPLETE WITHOUT THE OTHERS  
SEE SHEET 1 OF 2 FOR BOUNDARY SURVEY,  
DESCRIPTION, NOTES, LEGEND,  
SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-1	9/20/21	KLJ	ADD TOPOGRAPHY	CJH
	10/23/21	CJH	TREE LOCATIONS	CJH



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
425 W. 15TH STREET, Ocala, FLORIDA 34471  
PHONE: (352) 465-1482 FAX: (352) 272-8335 WWW.JCHG.COM  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 4, TOWNSHIP 15  
SOUTH, RANGE 22 EAST  
  
MARION COUNTY, FLORIDA

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

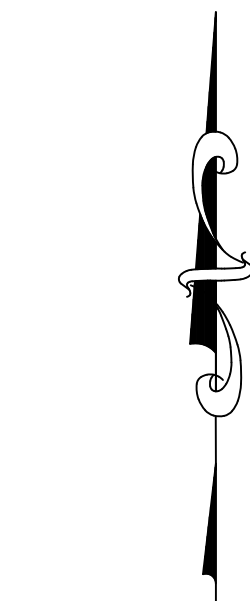
FB/PG		FIELD DATE		JOB NO. 210834_TOPOR	2  OF  4
21-6, PGS 8 & 9		06/28/21			
DRAWING DATE	BY	APPROVED		SCALE 1" = 60'	
07/06/2021	KLJ	CJH			

"TOPOGRAPHIC SURVEY"  
SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

SEE SHEET 2

TOTAL: +/- 65.96 ACRES

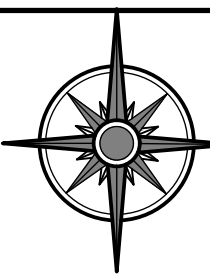
**TEMPORARY BENCHMARK (#388)**  
Benchmark (TRV IRCS5/8 LB8071)  
N: 1776066.9800  
E: 622086.1570  
ELEV. 61.33'  
(NAVD 1988)



0 30 60 120  
1 INCH = 60 FEET

SHEET 3 OF 4  
ONE IS NOT COMPLETE WITHOUT THE OTHERS  
SEE SHEET 1 OF 2 FOR BOUNDARY SURVEY,  
DESCRIPTION, NOTES, LEGEND,  
SURVEYOR'S CERTIFICATION, ETC.

PARCEL ID:  
24292-000-01



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34701  
PHONE: (352) 465-1482 FAX: (352) 272-8335 WWW.JCHG.COM  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

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

MARION COUNTY, FLORIDA

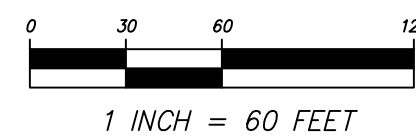
PLAT OF BOUNDARY &  
TOPOGRAPHIC SURVEY  
-FOR-  
D.R. HORTON

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-1	9/20/21	KLJ	ADD TOPOGRAPHY	CJH
	10/23/21	CJH	TREE LOCATIONS	CJH

FB/PG		FIELD DATE		JOB NO. 210834_TOPOR	3  OF  4
21-6, PGS 8 & 9		06/28/21			
DRAWING DATE	BY	APPROVED	SCALE 1" = 200'		
07/06/2021	KLJ	CJH			



SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA



SEE SHEET 1 OF 2 FOR BOUNDARY SURVEY,

FB/PG	DATE	DRAWN	REVISION	CKD
21-1	9/20/21	KLJ	ADD TOPOGRAPHY	CJH
	10/23/21	CJH	TREE LOCATIONS	CJH



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

MARION COUNTY, FLORIDA

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

FB/PG		FIELD DATE		JOB NO. 210834_TOPOR	4 OF 4
21-6, PGS 8 & 9		06/28/21			
DRAWING DATE	BY	APPROVED		SCALE 1" = 200'	
07/06/2021	KLJ	CJH			

Drawing name: Z:\Projects\210834 NE 35th Street, DR Horton\DWG\TOPO\210834\_TOPORADD.DWG SHEET 4 Apr 18, 2023 11:14am by: Administrator