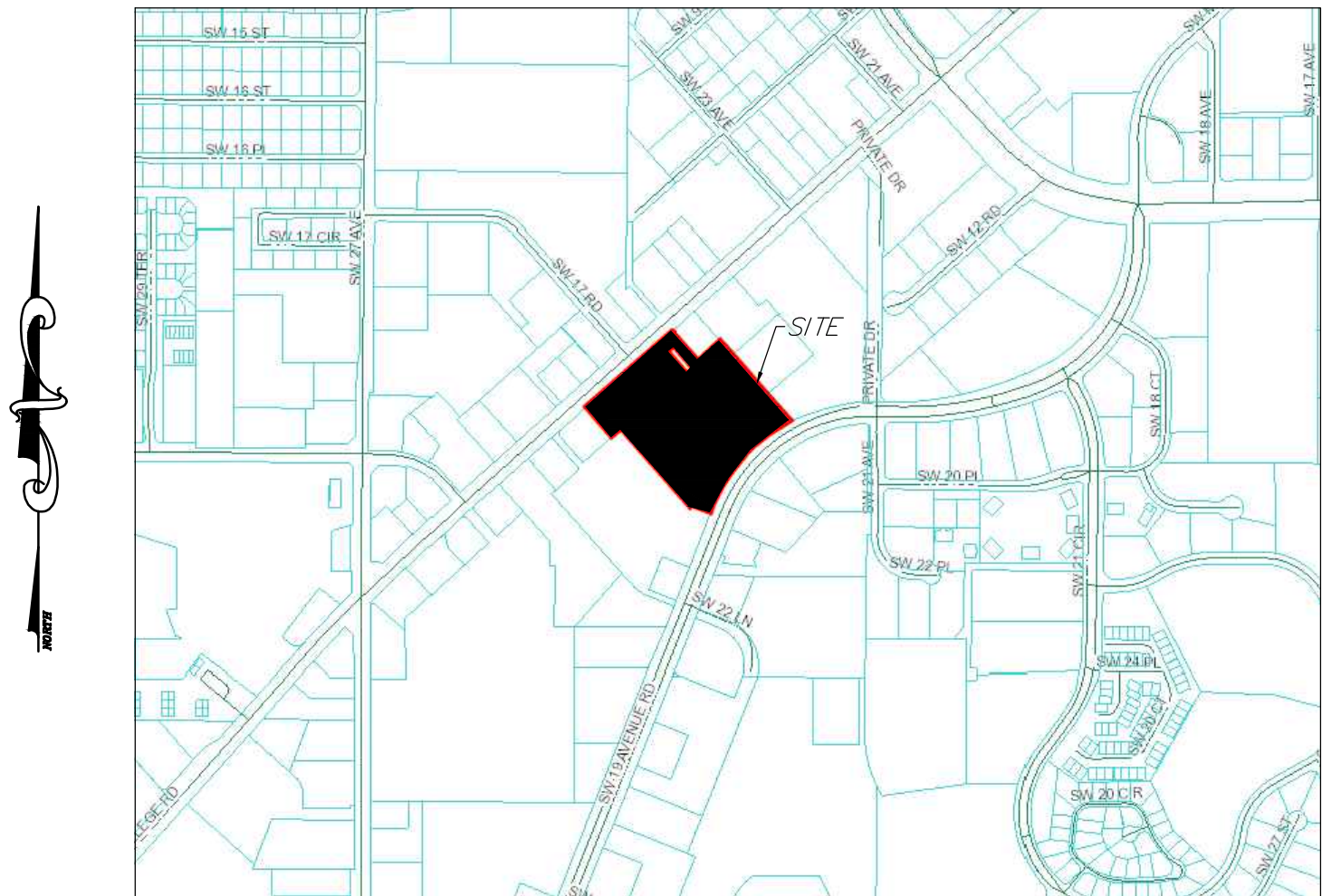


A BOUNDARY SURVEY FOR GEORGE N. SNELLING, LLC



LOCATION MAP

SHEET INDEX:

SHEET 1 - COVER SHEET
SHEET 2 - BOUNDARY SURVEY MAP
SHEET 3 - IMPROVEMENTS SURVEY MAP
SHEET 4 - MAP OF EASEMENTS

LEGEND & ABBREVIATIONS

L1	LINE TABLE INFORMATION
C1	CURVE TABLE INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N&D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(D)	DESCRIPTION MEASUREMENT
(P)	PLAT MEASUREMENT
(F)	FIELD MEASUREMENT
(R)	RADIAL
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
P.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
F.D.C.	FIRE DEPARTMENT CONNECTION
F.O.C.	FIBER OPTIC CABLE
D.D.C.	DOUBLE DETECTOR CHECK VALVE
TELE.	TELEPHONE
ELEC.	ELECTRIC
PVMT.	PAVEMENT
⚡	UTILITY POLE AND GUY ANCHOR
—O—	OVERHEAD WIRES
—F—	FENCE
■	CONCRETE
■	ASPHALT
⊞	TRAFFIC SIGNAL BOX
⊞	SANITARY MANHOLE
⊞	STORM MANHOLE
⊞	WATER METER
⊞	WATER VALVE
⊞	TRAFFIC SIGN
⊞	STREET SIGN
⊞	GAS MARKER
⊞	FIBER OPTIC CABLE MARKER
⊞	LIGHT POLE
⊞	FIRE HYDRANT
⊞	TELEPHONE PEDESTAL
⊞	ELECTRIC METER
⊞	BACKFLOW PREVENTER
⊞	LICENSED BUSINESS

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF TAYLOR FIELD ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, PAGE 74, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 200 (100 FEET WIDE), THENCE S48°23'05"W 108.38 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1024, PAGE 222 and 223, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE S48°23'05"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1326.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S48°23'05"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 587.75 FEET; THENCE S41°36'55"E 200.00 FEET; THENCE N48°20'32"E A DISTANCE OF 54.99 FEET; THENCE S41°37'56"E A DISTANCE OF 525.80 FEET; N48°22'04"E A DISTANCE OF 12.00 FEET; THENCE S41°37'56"E A DISTANCE OF 6.00 FEET; THENCE S68°04'18"E A DISTANCE OF 99.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SW 19th AVENUE ROAD; THENCE N22°05'59"E ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 26.46 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 850.00 FEET, A CHORD BEARING OF N42°01'06"E, A CHORD DISTANCE OF 591.28 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 40°42'26", A DISTANCE OF 603.91 FEET; THENCE N41°36'55"W A DISTANCE OF 543.88 FEET; THENCE S48°23'05"W A DISTANCE OF 130.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF N86°36'55"W, A CHORD DISTANCE OF 27.41 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°27'46", A DISTANCE OF 27.85 FEET; THENCE N41°36'55"W A DISTANCE OF 163.98 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING OF N00°02'48"W, A CHORD DISTANCE OF 22.23 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°36'00", A DISTANCE OF 22.46 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

- FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- FIELD SURVEY DATE: 4/4/2024.
- THE LEGAL DESCRIPTION SHOWN HEREON IS THE FEE SIMPLE PROPERTY DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 7114, PAGES 1032-1039, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
- TITLE INFORMATION REFLECTING RIGHTS-OF-WAY OR EASEMENTS OF RECORD, WERE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No.: 11884754, COMMITMENT DATE: 7/25/2024.
- THE OFF-SITE EXTENSIONS OF THE PORTIONS OF THE EASEMENTS PLOTTED ON THE SURVEY MAP WERE NOT SHOWN AND THE EASEMENTS THAT ARE ENTIRELY OFF-SITE THAT DO NOT ENCUMBER OR BENEFIT THE SUBJECT PROPERTY (NOT APPLICABLE) WERE NOT SHOWN.
- ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120330, PANEL 0516, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
- UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

RODNEY K. ROGERS DATE 7/30/2024
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 5274
STATE OF FLORIDA

	10-3-24	ADDRESSED CITY COMMENTS	
	7-30-24	PER NEW TITLE COMMITMENT FURNISHED	
	DATE		REVISION

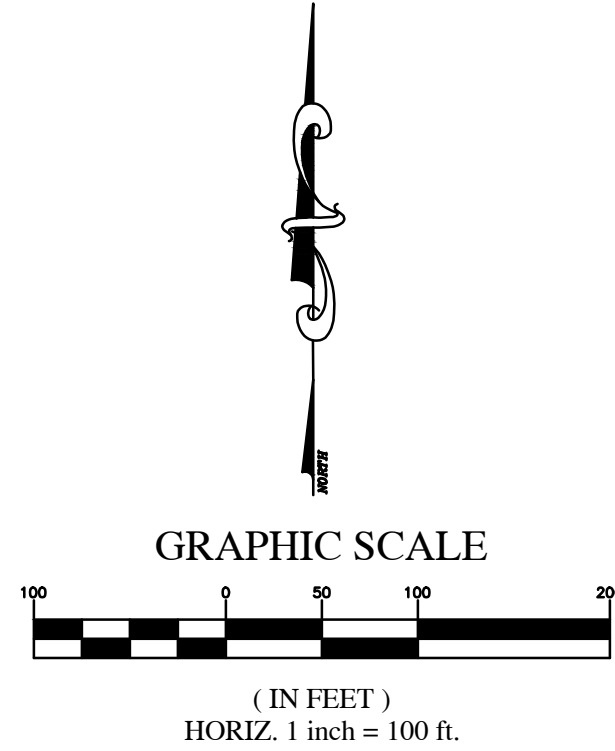
Robert L. Rogers, P.E. Fl. Reg. No. 10027 rrogers@rogerseng.com	Rodney K. Rogers, PSM Fl. Reg. No. 5274 rrogers@rogerseng.com	Mekelle M. Boyer, PSM Fl. Reg. No. 7398 mboyer@rogerseng.com
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ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY SURVEY
FOR
GEORGE N. SNELLING, LLC
Cover Sheet

JOB No. 24_OCALA WEST
DATE 7/30/2024
SCALE N.A.
SHEET 1 OF 4

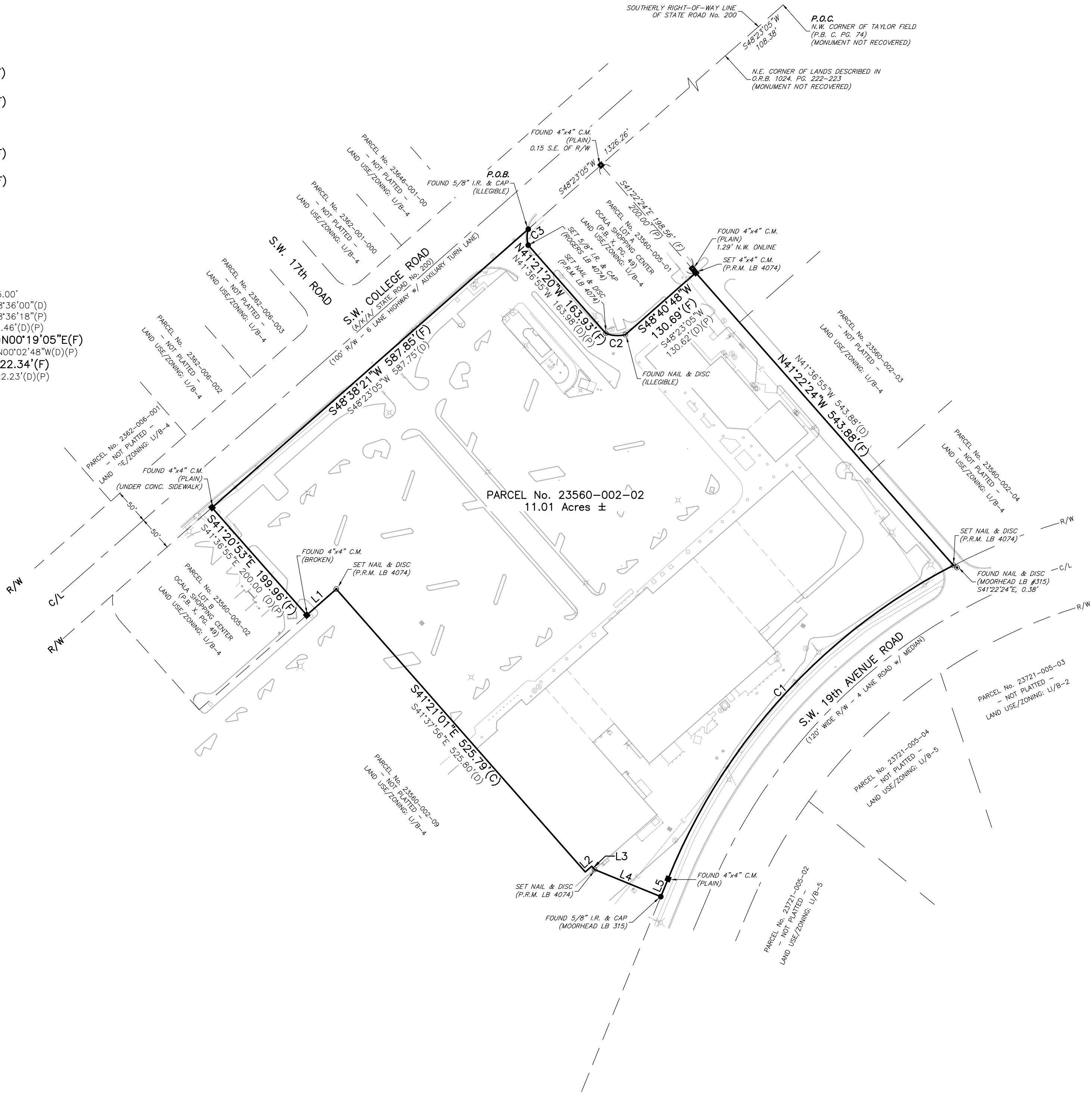


LINE TABLE	
L1	N48°35'53"E 54.99'(F) N48°20'32"E 54.99'(D)
L2	N48°39'46"E 12.15'(F) N48°22'04"E 12.00'(D)
L3	S39°19'13"E 6.05'(F) S41°37'56"E 6.00'(D)
L4	S67°48'57"E 99.86'(F) S68°04'18"E 99.86'(D)
L5	N22°11'18"E 26.65'(F) N22°05'59"E 26.46'(D)

CURVE TABLE	
C1	R=850.00' Δ=40°42'26" L=603.91' CB=N42°17'49"E(F) CB=N42°01'06"E(D) LC=591.60'(F) LC=591.28'(D)
C2	R=45.00' Δ=35°27'46"(D) Δ=35°28'05"(P) L=27.85'(D) L=27.86'(P) CB=N86°18'13"W(F) CB=N86°36'55"W(D)(P) LC=27.34'(F) LC=27.41'(D)(P)
C3	R=45.00' Δ=28°36'00"(D) Δ=28°36'18"(P) L=22.46'(D)(P) CB=N00°19'05"E(F) CB=N00°02'48"W(D)(P) LC=22.34'(F) LC=22.23'(D)(P)

LEGEND & ABBREVIATIONS

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OVERHEAD WIRES	
FENCE	
CONCRETE	
ASPHALT	
TRAFFIC SIGNAL BOX	
SANITARY MANHOLE	
STORM MANHOLE	
WATER METER	
WATER VALVE	
TRAFFIC SIGN	
STREET SIGN	
GAS MARKER	
FIBER OPTIC CABLE MARKER	
LIGHT POLE	
FIRE HYDRANT	
TELEPHONE PEDESTAL	
ELECTRIC METER	
BACKFLOW PREVENTER	
LICENSED BUSINESS	



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A BOUNDARY SURVEY
FOR
GEORGE N. SNEILING, LLC
Boundary Survey Map

JOB No.
24_OCALA WEST

DATE
7/30/2024

SCALE
1" = 100'

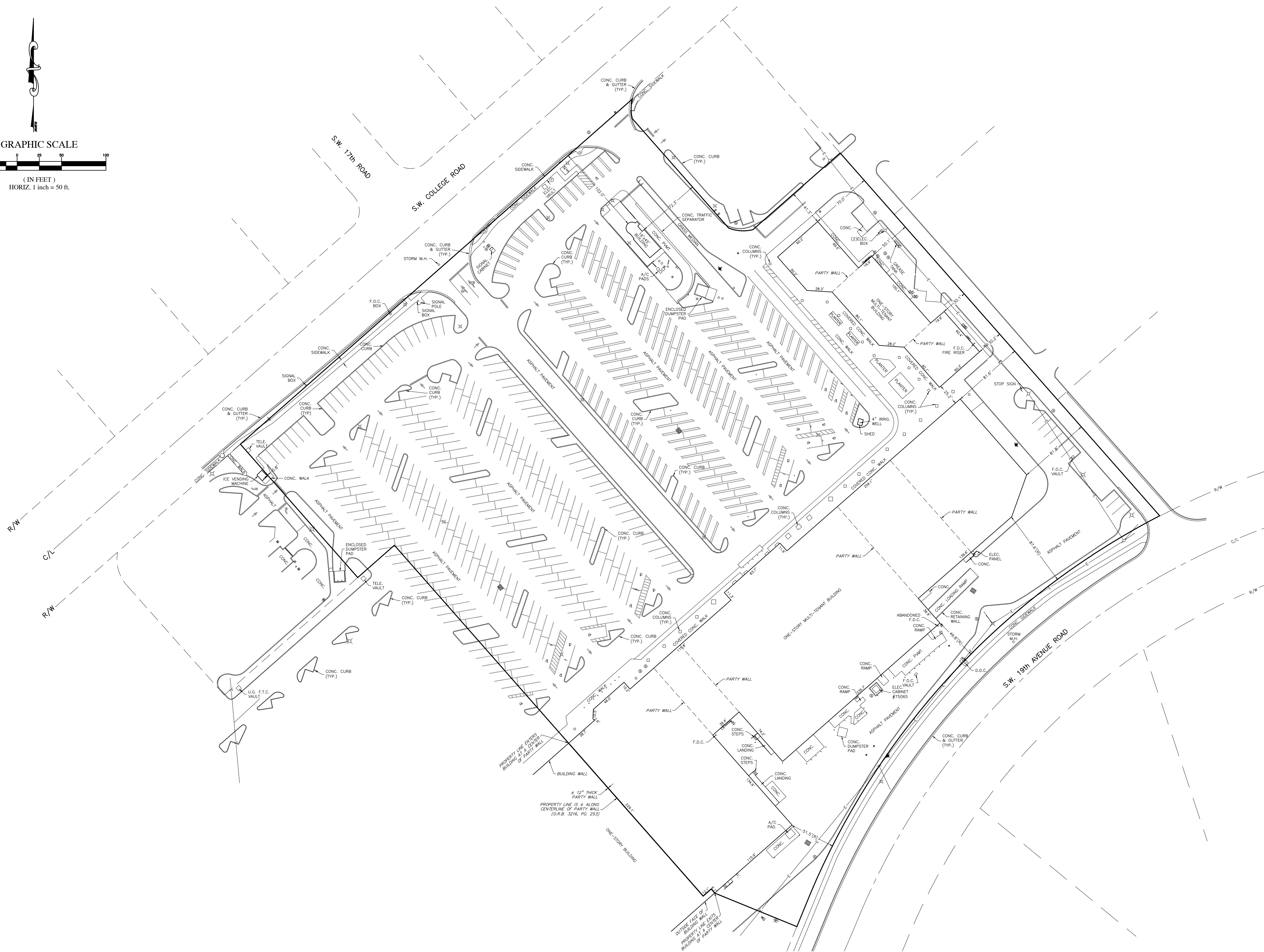
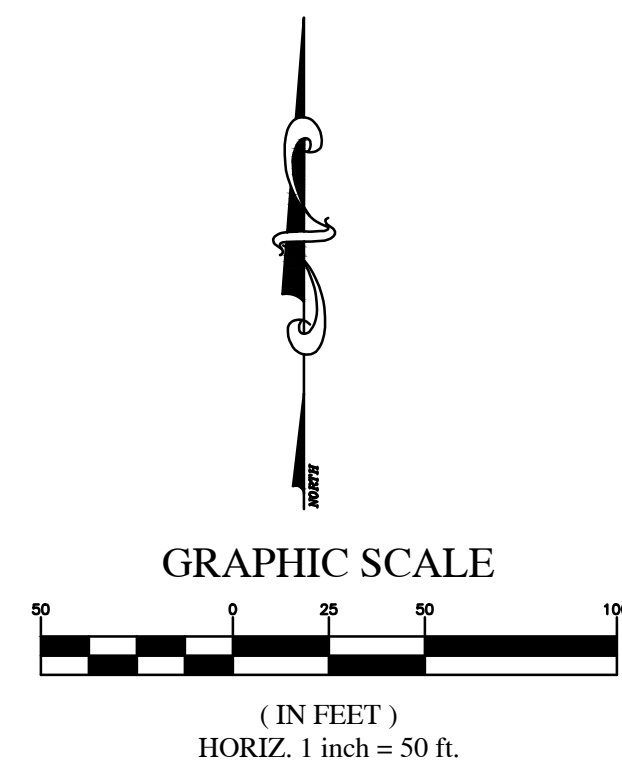
SHEET
2 OF 4

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ADDRESSED CITY COMMENTS	
10-3-24	
PER NEW TITLE COMMITMENT FURNISHED	
7-30-24	
DATE	



A BOUNDARY SURVEY
FOR
GEORGE N. SNELLING, LLC
Improvements Survey, Map

JOB No.
24_OCALA WEST

DATE
7/30/2024

SCALE
1" = 50'

SHEET
3 OF 4

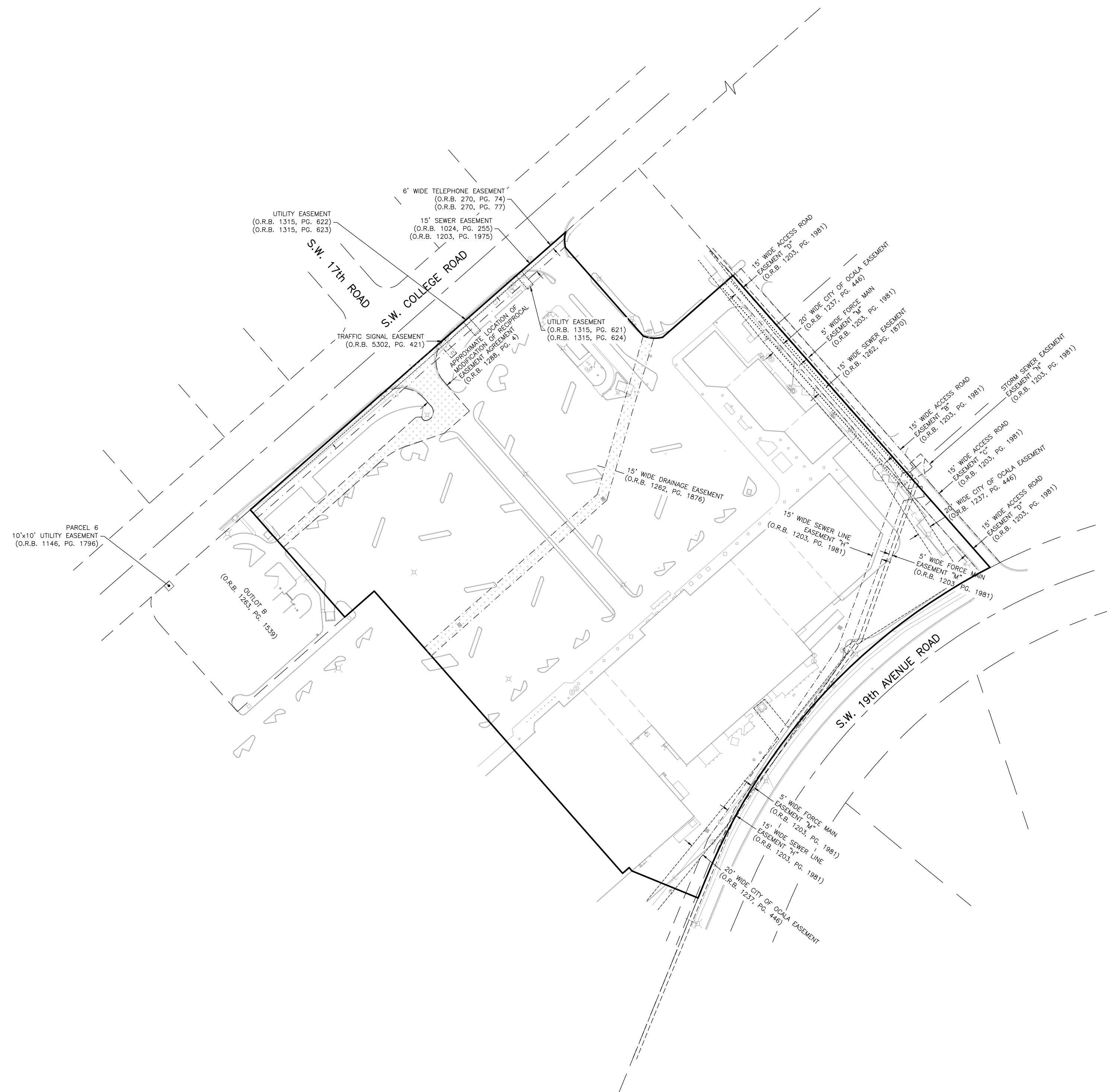
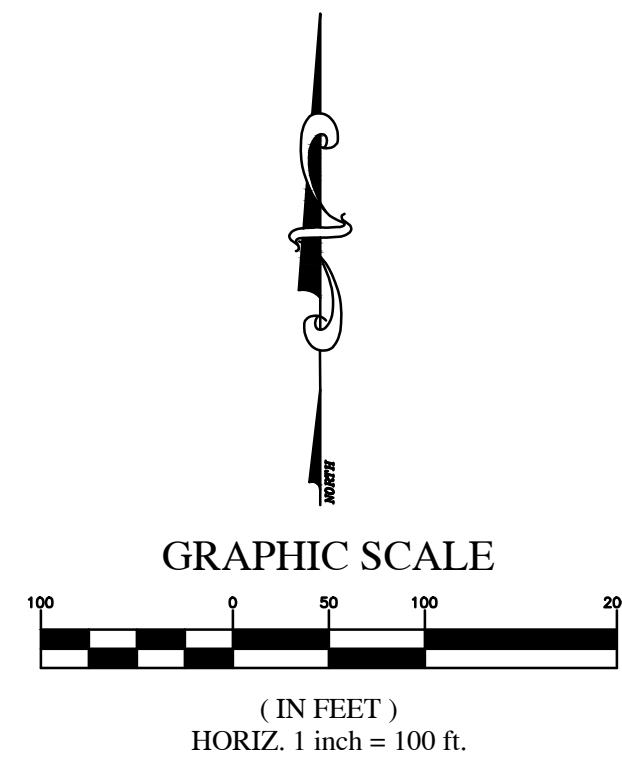
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10-3-24	ADDRESSED CITY COMMENTS
7-30-24	PER NEW TITLE COMMITMENT FURNISHED
DATE	REVISION



A BOUNDARY SURVEY
FOR
GEORGE N. SNELLING, LLC
Map of Easements

ROGERS ENGINEERING, LLC
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JOB No.
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DATE
7/30/2024

SCALE
1" = 100'

SHEET
4 OF 4