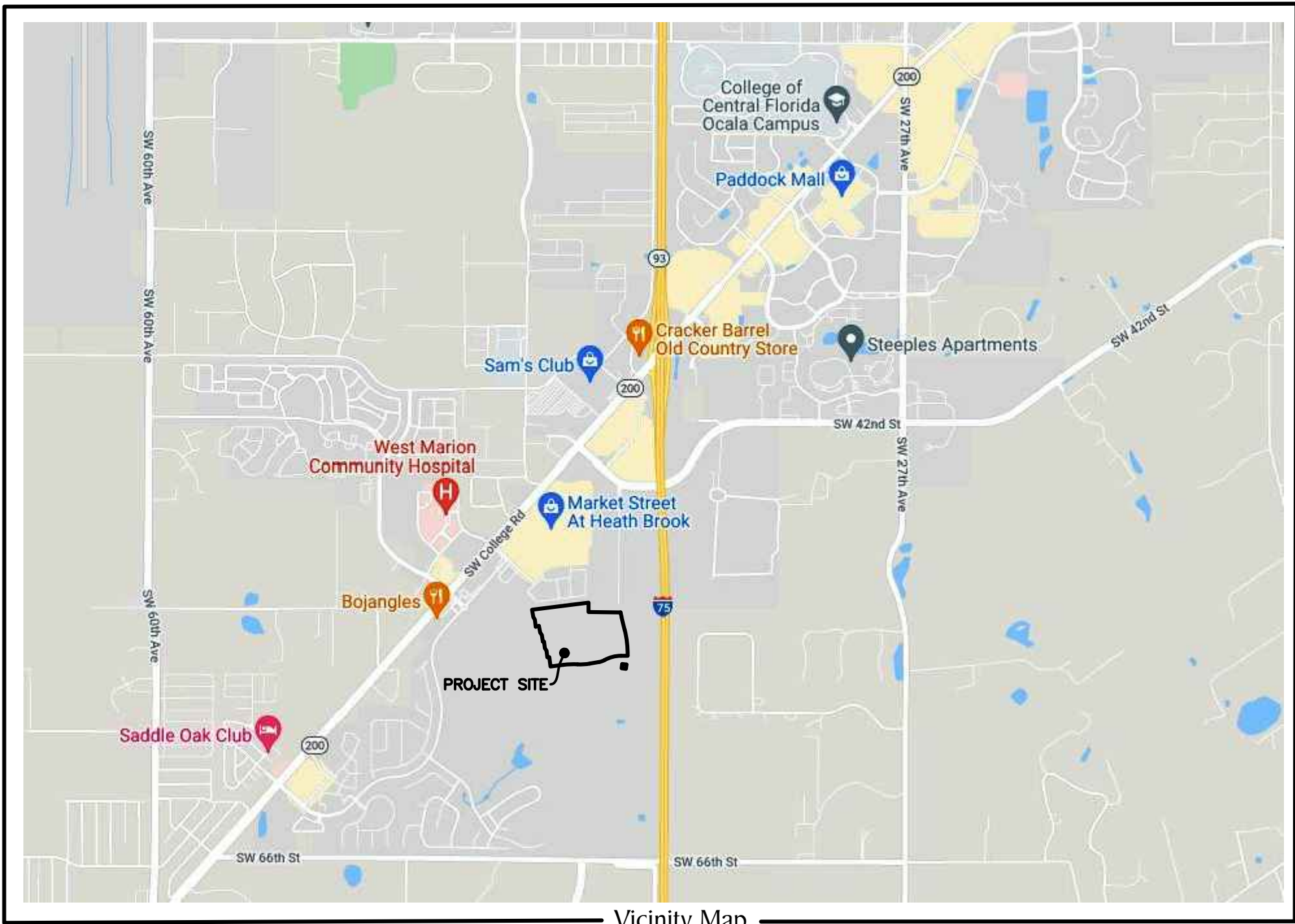


PLAT OPINION LETTER

1. NOT A MATTER OF SURVEY
2. NOT A MATTER OF SURVEY
3. RESOLUTION NO. 99-130 DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330, TOGETHER WITH AND AS AMENDED AND MODIFIED BY: AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2704, PAGE 1380; NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED FEBRUARY 22, 2000 IN OFFICIAL RECORDS BOOK 2767, PAGE 478; DEVELOPER'S AGREEMENT RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3089, PAGE 372; FIRST AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; RESOLUTION NO. 2002-35 AMENDING THE DEVELOPMENT ORDER (SECOND AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1600; AGREEMENT CONCERNING THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 3143, PAGE 1621; SECOND AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3277, PAGE 493; ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118; FIFTH AMENDMENT TO THE HEATH BROOK DEVELOPER'S AGREEMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685; RESOLUTION NO. 2003-116 AMENDING THE DEVELOPMENT ORDER (THIRD AMENDMENT) FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT, RECORDED IN OFFICIAL RECORDS BOOK 3557, PAGE 1690; RE-RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1058; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED APRIL 5, 2005 IN OFFICIAL RECORDS BOOK 3994, PAGE 162; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JUNE 29, 2005 IN OFFICIAL RECORDS BOOK 4087, PAGE 907; NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) SUBSECTION 380.06(19), FLORIDA STATUTES RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1418; AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1463; NOTICE OF ADOPTION OF AN AMENDMENT TO THE DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED JANUARY 31, 2006 IN OFFICIAL RECORDS BOOK 4324, PAGE 856; AGREEMENT CONCERNING AMENDMENTS TO DEVELOPER'S AGREEMENT RECORDED FEBRUARY 23, 2007 IN OFFICIAL RECORDS BOOK 4720, PAGE 971; NINTH AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 824, AND FIRST AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT ORDER HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 852. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE BEING THE NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]**
4. HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003, IN OFFICIAL RECORDS BOOK 3587, PAGE 1612 AND RE-RECORDED MARCH 4, 2004, IN OFFICIAL RECORDS BOOK 3654, PAGE 1395; FIRST AMENDMENT RECORDED MAY 18, 2006, IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT RECORDED FEBRUARY 22, 2011, IN OFFICIAL RECORDS BOOK 5481, PAGE 1518; AND AMENDMENT RECORDED JANUARY 27, 2012, IN OFFICIAL RECORDS BOOK 5682, PAGE 1442; SECOND AMENDMENT TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7476, PAGE 1645; AND AS MAY BE SUBSEQUENTLY AMENDED. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
5. CONCURRENCY DEVELOPMENT AGREEMENT RECORDED DECEMBER 29, 2005 IN OFFICIAL RECORDS BOOK 4291, PAGE 1444; AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED SEPTEMBER 3, 2009 IN OFFICIAL RECORDS BOOK 5249, PAGE 265; AND SECOND AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED NOVEMBER 26, 2014 IN OFFICIAL RECORDS BOOK 6133, PAGE 142; AND THIRD AMENDMENT TO CONCURRENCY DEVELOPMENT AGREEMENT PURSUANT TO CHAPTER 163, FLORIDA STATUTES RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 852. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
6. RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1960; AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED SEPTEMBER 19, 2023 IN OFFICIAL RECORDS BOOK 8148, PAGE 1041. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
7. RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, RECORDED MARCH 26, 2018 IN OFFICIAL RECORDS BOOK 6736, PAGE 1962. **[AFFECTS THE SUBJECT PROPERTY - BEING THE NORTH 1/2 OF NORTH 1/2 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA]**
8. RESOLUTION 2018-48 BY THE CITY COUNCIL OF THE CITY OF OCALA RECORDED SEPTEMBER 27, 2018 IN OFFICIAL RECORDS BOOK 6840, PAGE 860. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
9. RESOLUTION 2021-5 APPROVING AN AMENDMENT TO THE HEATH BROOK PLANNED DEVELOPMENT RECORDED DECEMBER 23, 2020 IN OFFICIAL RECORDS BOOK 7343, PAGE 1930. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
10. DEVELOPMENT AGREEMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 652, AND AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7895, PAGE 154 AND SECOND AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED APRIL 4, 2023 IN OFFICIAL RECORDS IN BOOK 8016, PAGE 1417. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
11. AMENITY USE AGREEMENT BETWEEN FORESTAR (USA) REAL ESTATE GROUP INC. AND OCALA TROPHY, LTD. RECORDED JANUARY 21, 2021 IN OFFICIAL RECORDS BOOK 7365, PAGE 689. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
12. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A. AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES; AND C. A PRIVATE CHARGE OR ASSESSMENT, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE RIDGE AT HEATH BROOK RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 151; TOGETHER WITH SUPPLEMENTAL DECLARATION RECORDED JUNE 12, 2024 IN OFFICIAL RECORDS BOOK 8346, PAGE 1283; AND AS MAY BE SUBSEQUENTLY AMENDED. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
13. AMENITY USE AGREEMENT BY AND BETWEEN FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, AND OCALA TROPHY LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED MAY 28, 2021 IN OFFICIAL RECORDS BOOK 7475, PAGE 330. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
14. NOTICE OF ESTABLISHMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 28, 2021 IN OFFICIAL RECORDS BOOK 7500, PAGE 1624; TOGETHER WITH NOTICE OF BOUNDARY AMENDMENT OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT MARCH 15, 2023 IN OFFICIAL RECORDS BOOK 8002, PAGE 1149. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
15. ROAD REALIGNMENT, CONTRIBUTION AND CONSTRUCTION AGREEMENT BY AND BETWEEN MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, RECORDED SEPTEMBER 16, 2022 IN OFFICIAL RECORDS BOOK 7880, PAGE 1210. **[BENEFITS SUBJECT PARCEL]**
16. ASSIGNMENT BY AND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED OCTOBER 7, 2022 IN OFFICIAL RECORDS BOOK 7895, PAGE 164. **[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]**
17. TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, RECORDED OCTOBER 18, 2022 IN OFFICIAL RECORDS BOOK 7902, PAGE 786 **[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]**
18. RESOLUTION 2022-47 BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, RECORDED DECEMBER 22, 2022 IN OFFICIAL RECORDS BOOK 7948, PAGE 771. **[AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE]**
19. COLLATERAL ASSIGNMENT AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1937. **[NOT A SURVEY MATTER]**
20. DECLARATION OF CONSENT BY FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1947. **[NOT A SURVEY MATTER]**
21. TRUE-UP AGREEMENT BY AND BETWEEN RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1951. **[NOT A SURVEY MATTER]**
22. ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC., RECORDED NOVEMBER 2, 1965 IN OFFICIAL RECORDS BOOK 248, PAGE 196, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST RECORDED JUNE 2, 1994 IN OFFICIAL RECORDS BOOK 2039, PAGE 1183. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**
23. STIPULATED FINAL JUDGEMENT BY AND BETWEEN BONNIE M. HEATH AND OPAL HEATH, WIFE, J. C. DUDLEY AND PHYLLIS DUDLEY, HIS WIFE, THE CITY OF OCALA, FLORIDA, DEAN SHAW, AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED SEPTEMBER 24 1993 IN OFFICIAL RECORDS BOOK 1961, PAGE 1205. **[NOT A SURVEY MATTER]**
24. ASSIGNMENT BAND BETWEEN OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, RECORDED JANUARY 21, 2022 IN OFFICIAL RECORDS BOOK 7365, PAGE 646. **[AFFECTS A PORTION OF THE SUBJECT PARCEL]**
25. DEVELOPER'S AGREEMENT BY AND BETWEEN THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION, AND FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION, RECORDED AUGUST 24, 2021 IN OFFICIAL RECORDS BOOK 7549, PAGE 831. **[AFFECTS A PORTION OF THE SUBJECT PARCEL]**
26. NOTICE OF SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORDS RECORDED JANUARY 24, 2023 IN OFFICIAL RECORDS BOOK 7967, PAGE 1960. **[NOT A SURVEY MATTER]**
27. RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT DECLARATION OF CONSENT RECORDED MAY 16, 2023 IN OFFICIAL RECORDS BOOK 8050, PAGE 1484. **[AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE]**

RIDGE AT HEATH BROOK PHASE 2

Section 34, Township 15 South, Range 21 East, and
Section 3, Township 16 South, Range 21 East, City of Ocala,
Marion County, Florida



Sheet Index	
1	Cover Sheet, Certification, Description, Notes and Vicinity Map
2	Legend, Boundary and Occupation Location

DESCRIPTION: Two parcels of land lying in Section 34, Township 15 South, Range 21 East, and Section 3, Township 16 South, Range 21 East, Marion County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 3, run thence along the North line of said Section 3, N89°20'20"W, a distance of 115.68 feet to the Southeast corner of EXECUTIVE PARK, according to the plat thereof, as recorded in Plat Book T, Pages 11 through 13, of the public records of Marion County, Florida; thence continue along said North line, said line also being the South line of said EXECUTIVE PARK, N89°20'20"W, a distance of 728.08 feet to the **POINT OF BEGINNING**; thence departing said South line, Southerly, 91.06 feet along the arc of a non-tangent curve to the left having a radius of 2387.00 feet and a central angle of 02°11'09" (chord bearing S.12°35'43"E., 91.06 feet); thence S.13°41'17"E., a distance of 245.77 feet; thence Southerly, 482.90 feet along the arc of a tangent curve to the right having a radius of 1905.00 feet and a central angle of 14°31'27" (chord bearing S.06°25'34"E., 481.61 feet) to a point known as "Reference Point A"; thence N.89°55'19"W., a distance of 120.62 feet; thence Westerly, 323.09 feet along the arc of a tangent curve to the left having a radius of 630.00 feet and a central angle of 29°23'00" (chord bearing S.75°23'11"W., 319.56 feet); thence Westerly, 110.62 feet along the arc of a reverse curve to the right having a radius of 325.00 feet and a central angle of 19°30'05" (chord bearing S.70°26'44"W., 110.09 feet); thence S.80°11'46"W., a distance of 170.11 feet; thence Westerly, 230.05 feet along the arc of a tangent curve to the right having a radius of 1025.00 feet and a central angle of 12°51'34" (chord bearing S.86°37'33"W., 229.57 feet); thence Westerly, 262.24 feet along the arc of a reverse curve to the left having a radius of 1475.00 feet and a central angle of 10°11'12" (chord bearing S.87°57'44"W., 261.90 feet); thence S.82°52'08"W., a distance of 289.49 feet; thence Southwesterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.37°52'08"W., 35.36 feet); thence S.83°58'57"W., a distance of 50.01 feet; thence Northwesterly, 37.90 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 86°51'58" (chord bearing N.50°33'51"W., 34.38 feet); thence Westerly, 99.49 feet along the arc of a reverse curve to the right having a radius of 625.00 feet and a central angle of 09°07'15" (chord bearing N.89°26'13"W., 99.39 feet) to the Northeast corner of Lot 40, of RIDGE AT HEATH BROOK PHASE 1, according to the plat thereof, as recorded in plat book 14, page 115, of the Public Records of Marion County, Florida; thence along the Easterly boundary of said RIDGE AT HEATH BROOK PHASE 1, the following sixteen (16) courses; 1) N.38°23'41"W., a distance of 71.89 feet; 2) Westerly, 30.27 feet along the arc of a non-tangent curve to the right having a radius of 575.00 feet and a central angle of 03°00'59" (chord bearing N.78°25'45" W., 30.27 feet); 3) Northwesterly, 45.39 feet along the arc of a compound curve to the right having a radius of 25.00 feet and a central angle of 104°01'39" (chord bearing N.24°54'26" W., 39.41 feet); 4) Northeastery, 82.92 feet along the arc of a compound curve to the right having a radius of 425.00 feet and a central angle of 11°10'43" (chord bearing N.32°41'45" E., 82.79 feet); 5) N.38°17'06" E., a distance of 79.69 feet; 6) Northeastery, 70.68 feet along the arc of a tangent curve to the right having a radius of 200.00 feet and a central angle of 20°14'57" (chord bearing N.48°24'35" E., 70.32 feet); 7) N.20°17'27" W., a distance of 50.77 feet; 8) N.29°12'36" W., a distance of 125.00 feet; 9) Southwesterly, 24.88 feet along the arc of a non-tangent curve to the left having a radius of 375.00 feet and a central angle of 03°48'06" (chord bearing S. 58°53'20" W., 24.88 feet); 10) N.33°00'43" W., a distance of 125.17 feet; 11) N.31°20'27" W., a distance of 50.02 feet; 12) N.32°49'22" W., a distance of 125.00 feet; 13) Southwesterly, 3.76 feet along the arc of a non-tangent curve to the left having a radius of 675.00 feet and a central angle of 00°19'08" (chord bearing S. 57°01'04" W., 3.76 feet); 14) N.32°22'04" W., a distance of 123.50 feet; 15) N.17°07'57" W., a distance of 51.82 feet; 16) N.32°22'04" W., a distance of 140.07 feet; thence N.57°38'25" E., a distance of 220.74 feet to the Southernmost corner of PARCEL 18 of HEATH BROOK NORTH B-2, according to the plat book thereof, as recorded in Plat Book 9, Page 149, of the Public Records of Marion County, Florida; thence along the South line thereof, N.82°51'32" E., a distance of 1139.92 feet to the Southeast corner of said HEATH BROOK NORTH B-2, said point being on the West line of aforementioned EXECUTIVE PARK; thence along said West line, S. 00°08'38" W., a distance of 175.14 feet to the Southwest corner of thereof said point being on the North line of said Section 3; thence along said North line, S.89°20'20" E., a distance of 593.35 feet to the **POINT OF BEGINNING**.

TOGETHER WITH:

COMMENCE at aforesaid "Reference Point A", run thence Southerly, 182.64 feet along the arc of a non-tangent curve to the right having a radius of 1905.00 feet and a central angle of 05°29'35" (chord bearing S.03°34'57"W., 182.57 feet) to the **POINT OF BEGINNING**; thence Southerly, 50.00 feet along the arc of a non-tangent curve to the right having a radius of 1905.00 feet and a central angle of 01°30'14" (chord bearing S.07°04'29"W., 50.00 feet); thence N.82°55'31"W., a distance of 50.00 feet; thence N.07°04'29"E., a distance of 50.00 feet; thence S.82°55'31"E., a distance of 50.00 feet to the **POINT OF BEGINNING**.

Containing 41.329 acres, more or less.

Certified To:

D.R. Horton (A Delaware corporation)
Forestar (USA) Real Estate Group Inc., a Delaware corporation
Ocala Trophy, LTD., a Florida limited partnership
Shutts and Bowen, LLP, a limited liability partnership
Fidelity National Title Insurance Company

SURVEYOR'S NOTES:

- 1) EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM SHUTTS & BOWEN LLP FOR A PLAT OPINION LETTER, WITH AN EFFECTIVE DATE OF AUGUST 14, 2024, .
- 2) THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON, AND THAT NOTHING BELOW THE GROUND WAS LOCATED INCLUDING, BUT NOT LIMITED TO FOUNDATIONS (FOOTINGS), UTILITIES, ETC.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, HAVING A GRID BEARING OF N.89°20'20"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- 4) THIS SURVEY IS INTENDED TO BE DISPLAYED AT 1" = 100' OR SMALLER.
- 5) ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
- 6) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) THE SUBJECT PARCEL LIES IN FLOOD ZONE "AE" AND "X", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12083C0514E FOR MARION COUNTY, CITY OF OCALA, NO. 120330, MARION COUNTY, FLORIDA, DATED APRIL 19, 2017 AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN HAVE BEEN DIGITALLY TRANSLATED FROM DFRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER ([HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)).
- 8) USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN AUTHORIZATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 9) ON THIS DRAWING, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FINDINGS OR FACTS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER IMPLIED OR EXPRESSED. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. THIS CERTIFICATION IS NOT A CERTIFICATE OF TITLE, EASEMENTS, ZONING, OR FREEDOM OF ENCUMBRANCES.
- 10) THE LANDS DESCRIBED HEREON MAY CONTAIN LANDS THAT ARE CONSIDERED ENVIRONMENTALLY SENSITIVE WETLANDS THAT ARE SUBJECT TO CLAIM OR RESTRICTION BY ONE OR MORE OF THE FOLLOWING AGENCIES: ARMY CORP. OF ENGINEERS, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (S.W.F.W.M.D.), OR DEPARTMENT OF ENVIRONMENTAL PROTECTION (D.E.P.). WETLANN LINES AND AREAS, IF ANY, ARE NOT SHOWN HEREON.

PROJECT: RIDGE AT HEATH BROOK		SURVEYOR'S CERTIFICATION		DATE OF LAST FIELD SURVEY: June 13, 2024	
PHASE:2		I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS DIGITALLY SIGNED BY A FLORIDA LICENSED SURVEYOR AND MAPPER	
DRAWN: AGT		DATE: 02/27/23	CHECKED BY: MHC		
P.CHIEF: CG		FIELD BOOK:			
DATA FILE:					
REVISIONS					
DATE	DESCRIPTION	DRAWN BY			
03-28-23	UPDATE TO BOUNDARY AND LEGAL	AGT			
07-14-23	ADDED LINEWORK	AGT			
06-06-24	COUNTY REVISION	AGT			
08-13-24	COUNTY REVISION	AGT			
09-18-24	COUNTY REVISION	AGT			
Charles M. Arnett		L.S6884			
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.		L.S6884			
FILE PATH: P:\RIDGE AT HEATH BROOK\PLATPHASE 2\RIDGE AT HEATH BROOK PH2-BF.DWG PLOTTED BY: AARON TERRELL ON: 9/27/2024 1:55 PM LAST SAVED BY: ATERRILL ON: 9/17/2024 10:05 AM					

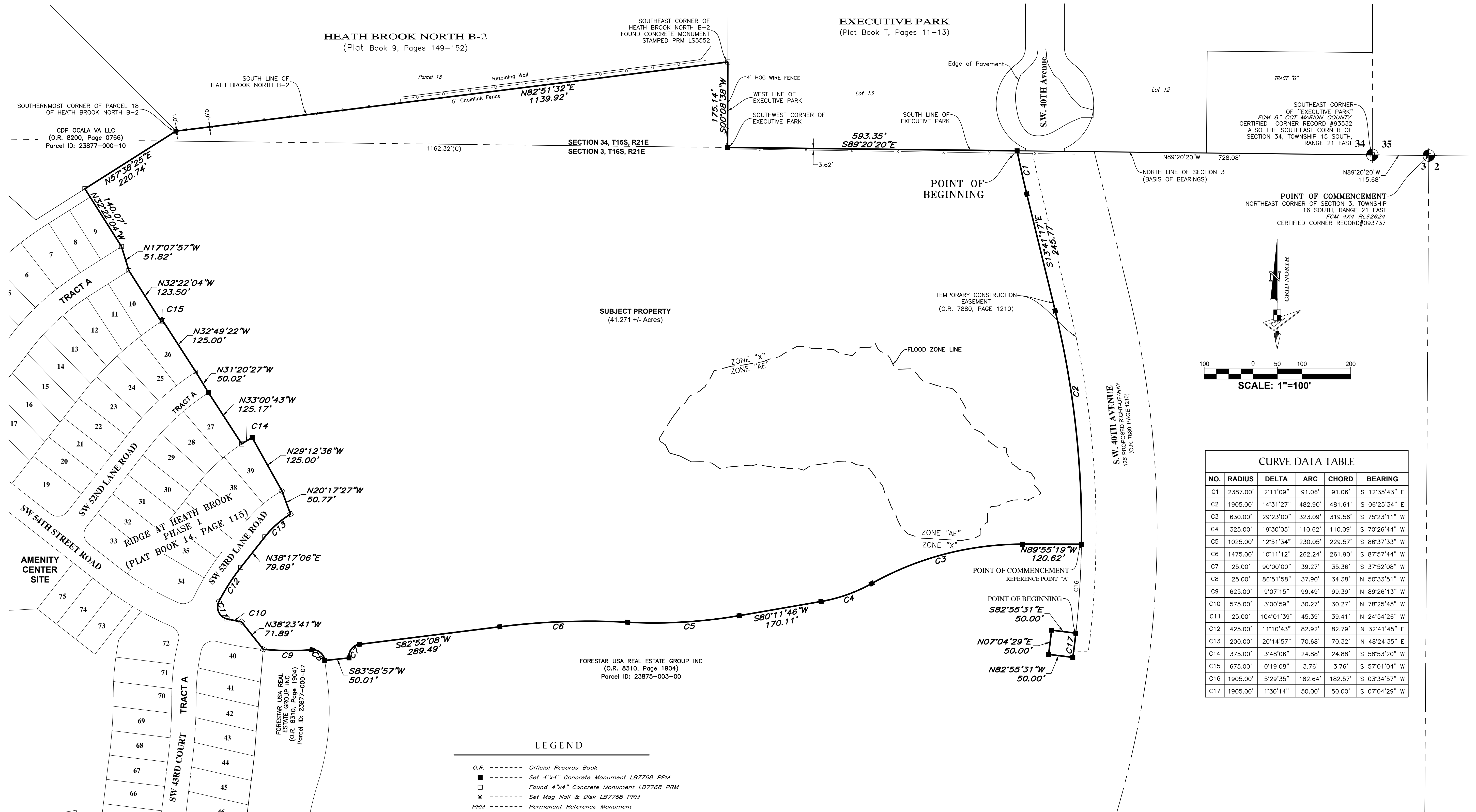
Boundary for Plat
PREPARED FOR
FORESTAR
LOCATED IN
Section 34, Township 15 S., Range 21 E.
Section 3, Township 16S., Range 21 E.
Marion County, Florida

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: 01 of 02

RIDGE AT HEATH BROOK PHASE 2

Section 34, Township 15 South, Range 21 East, and
Section 3, Township 16 South, Range 21 East, City of Ocala,
Marion County, Florida



SURVEYOR'S CERTIFICATION
SEE SHEET 1 OF 2

Boundary for Plat
PREPARED FOR
FORESTAR
LOCATED IN
Section 34, Township 15 S., Range 21 E.
Section 3, Township 16 S., Range 21 E.
Marion County, Florida

GeoPoint
Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768
SHEET NUMBER: 02 of 02