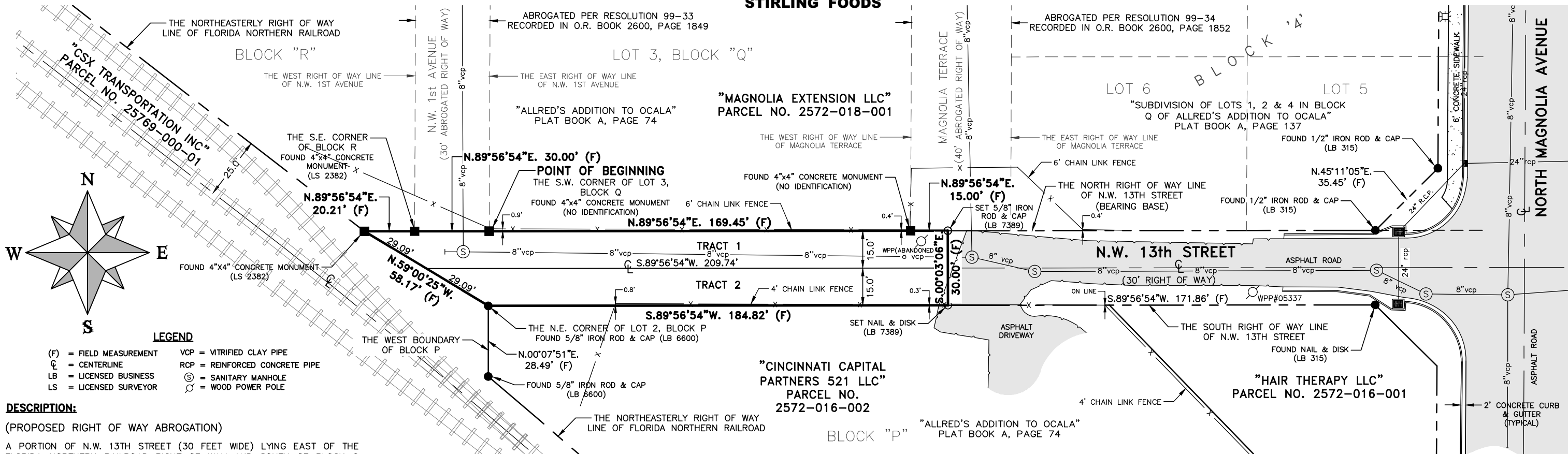


BOUNDARY SURVEY
FOR:
STIRLING FOODS



DESCRIPTION:
(PROPOSED RIGHT OF WAY ABROGATION)

A PORTION OF N.W. 13TH STREET (30 FEET WIDE) LYING EAST OF THE FLORIDA NORTHERN RAILROAD RIGHT OF WAY AND SOUTH OF BLOCK Q AND BLOCK R AND NORTH OF BLOCK P, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 6,292.08 SQUARE FEET (0.144 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

DESCRIPTION:
(TRACT 1) - "MAGNOLIA EXTENSION LLC"
THE NORTH 15.00 FEET OF THE FOLLOWING DESCRIBED:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 3,332.94 SQUARE FEET (0.076 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

DESCRIPTION:
(TRACT 2) - "CINCINNATI CAPITAL PARTNERS 521 LLC"
THE SOUTH 15.00 FEET OF THE FOLLOWING DESCRIBED:

BEGIN AT THE S.W. CORNER OF LOT 3, BLOCK Q, ALLRED'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 74, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°56'54"E., ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET (30 FEET WIDE), 169.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MAGNOLIA TERRACE (A 40 FOOT ABROGATED RIGHT OF WAY) PER RESOLUTION 99-34, RECORDED IN OFFICIAL RECORDS BOOK 2600, PAGE 1852, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 15.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.00°03'06"E., 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET; THENCE S.89°56'54"W., ALONG SAID SOUTH RIGHT OF WAY LINE, 184.82 FEET TO THE N.E. CORNER OF LOT 2, BLOCK P OF SAID PLAT; THENCE N.59°00'25"W., 58.17 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF SAID N.W. 13TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FLORIDA NORTHERN RAILROAD (WIDTH VARIES); THENCE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 20.21 FEET TO THE S.E. CORNER OF BLOCK R OF SAID PLAT; THENCE CONTINUE N.89°56'54"E., ALONG SAID NORTH RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2,959.14 SQUARE FEET (0.068 ACRES), MORE OR LESS.

RESERVING IN FAVOR OF THE CITY OF OCALA A UTILITY EASEMENT OVER, UNDER AND ACROSS THE ABOVE DESCRIBED LANDS.

- SURVEYOR'S NOTES:**
- THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE NORTH RIGHT OF WAY LINE OF N.W. 13TH STREET, TO BEAR N.89°56'54"E.
 - UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
 - THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
 - THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
 - ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
 - THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
 - PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
 - THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
 - THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
 - THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.



SURVEYOR'S CERTIFICATION:
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

8/XX/25
DATE
GLEN H. PREECE, JR., P.S.M. - LS 5427

STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, Inc.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091

EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SURVEY: MAY 6, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.	CORRECT TYPO	GHP	6/6/25
FB/PG 128/24		CORRECT TYPO	GHP	7/2/25
FILE INFO: ALLRED'S ADDITION TO OCALA		ADD UTILITY EASEMENT TO DESCRIPTION	GHP	10/7/25
SCALE: 1" = 40'		COPYRIGHT © 2025		JOB ORDER # 08-003 ABROGATION(R3)