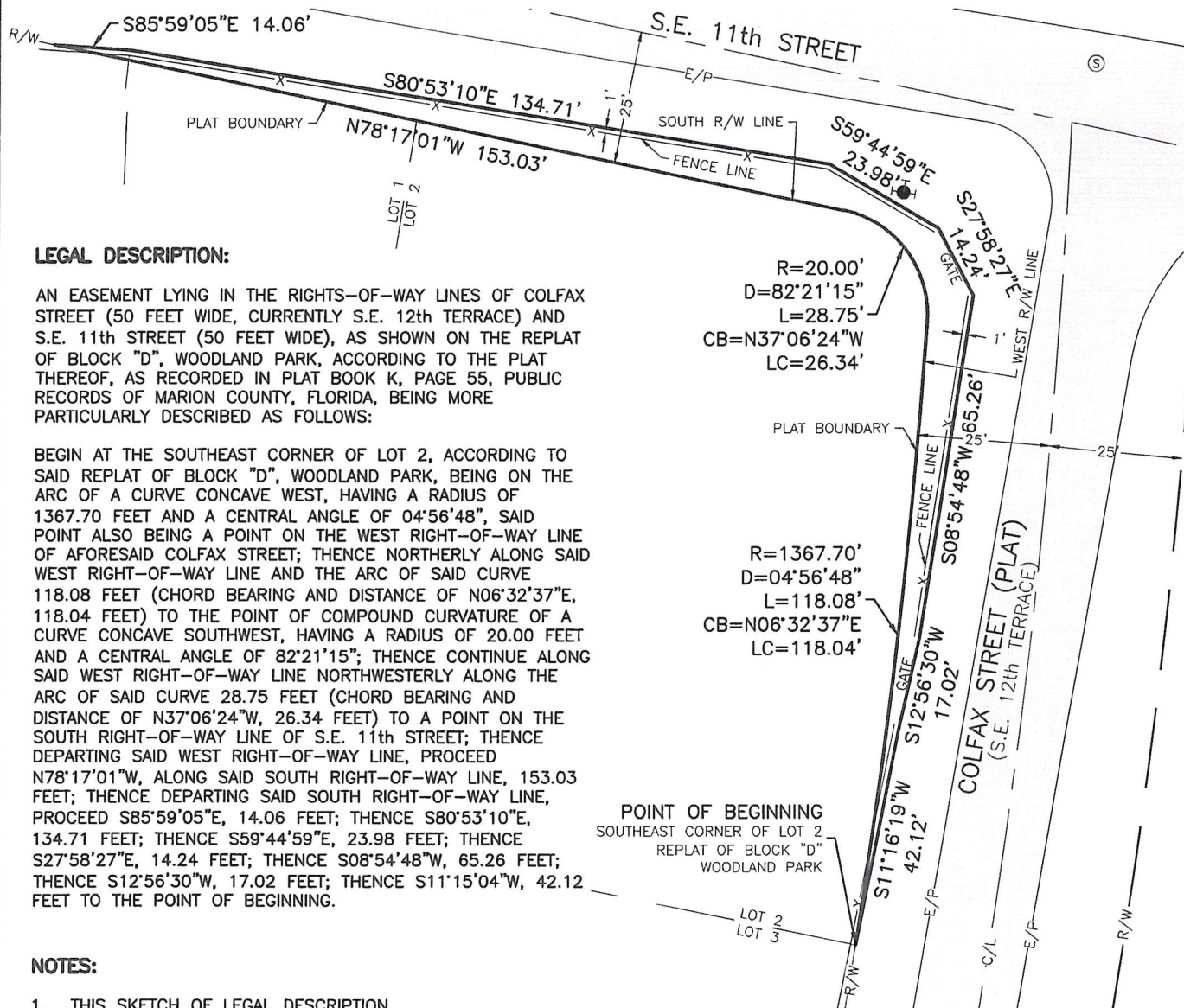


SKETCH OF LEGAL DESCRIPTION

FENCE EASEMENT



LEGAL DESCRIPTION:

AN EASEMENT LYING IN THE RIGHTS-OF-WAY LINES OF COLFAX STREET (50 FEET WIDE, CURRENTLY S.E. 12th TERRACE) AND S.E. 11th STREET (50 FEET WIDE), AS SHOWN ON THE REPLAT OF BLOCK "D", WOODLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 55, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 2, ACCORDING TO SAID REPLAT OF BLOCK "D", WOODLAND PARK, BEING ON THE ARC OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 1367.70 FEET AND A CENTRAL ANGLE OF 04°56'48", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID COLFAX STREET; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 118.08 FEET (CHORD BEARING AND DISTANCE OF N06°32'37"E, 118.04 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 82°21'15"; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 28.75 FEET (CHORD BEARING AND DISTANCE OF N37°06'24"W, 26.34 FEET) TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.E. 11th STREET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, PROCEED N78°17'01"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 153.03 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, PROCEED S85°59'05"E, 14.06 FEET; THENCE S80°53'10"E, 134.71 FEET; THENCE S59°44'59"E, 23.98 FEET; THENCE S27°58'27"E, 14.24 FEET; THENCE S08°54'48"W, 65.26 FEET; THENCE S12°56'30"W, 17.02 FEET; THENCE S11°15'04"W, 42.12 FEET TO THE POINT OF BEGINNING.

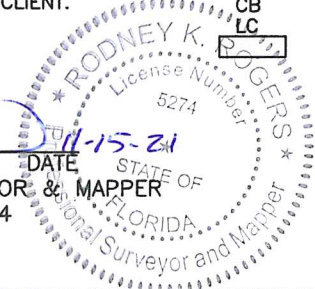
NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON THE DEED LEGAL DESCRIPTION FOR THE PARENT PARCEL AND PER INSTRUCTIONS FROM THE CLIENT.

LEGEND

SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
	ASPHALT

RODNEY K. ROGERS
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA



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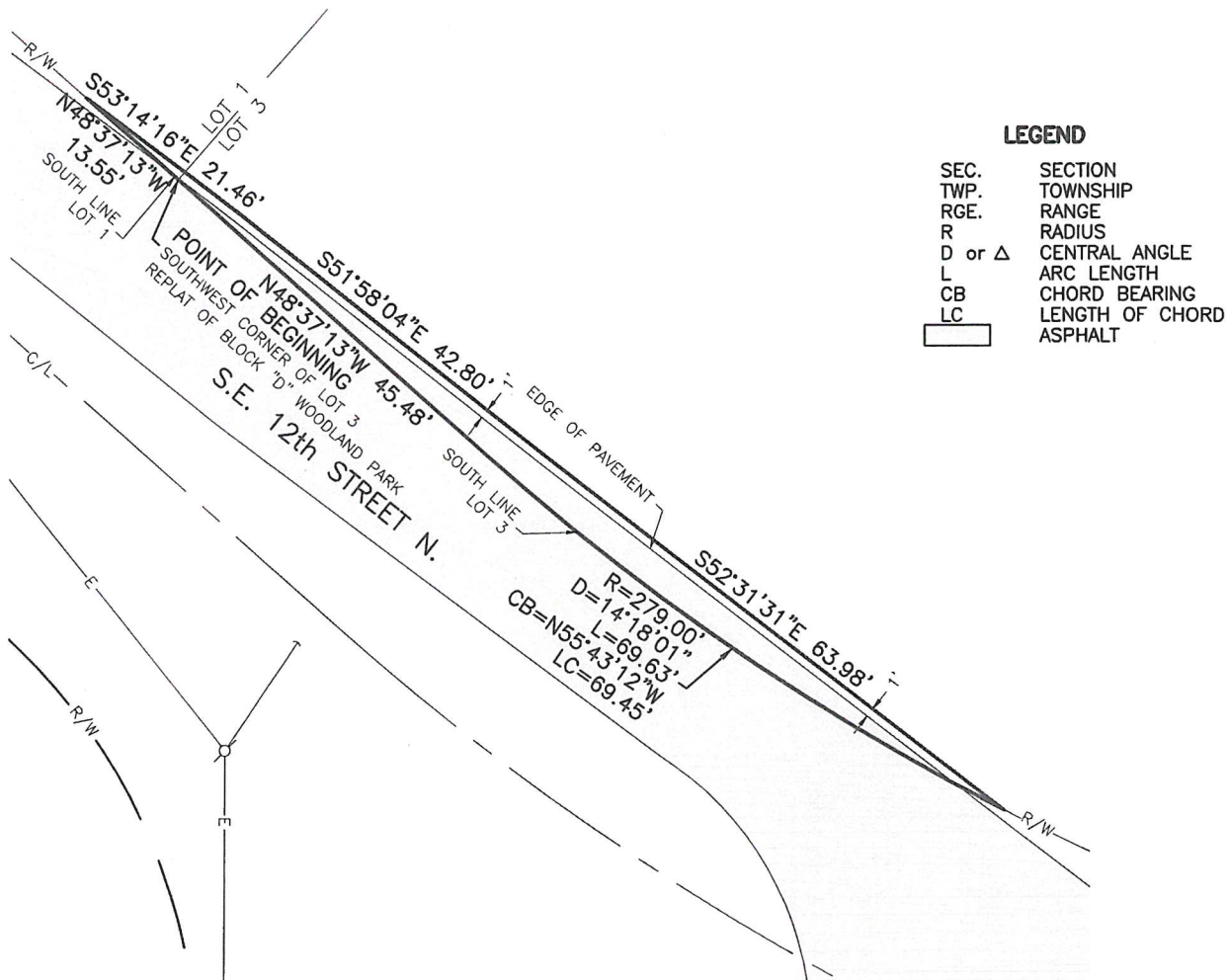
• 1105 S.E. 3rd Avenue • Ocala, Florida 34471
• Ph. (352) 622-9214 • Lic. Bus. #4074

SCALE
1" = 30'

DATE
11/16/2021

SKETCH OF LEGAL DESCRIPTION

ASPHALT EASEMENT



LEGAL DESCRIPTION:

AN EASEMENT LYING IN LOTS 1 AND 3, AS SHOWN ON THE REPEAT OF BLOCK "D", WOODLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 55, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, ACCORDING TO SAID REPEAT OF BLOCK "D", WOODLAND PARK; THENCE N48°37'13", ALONG THE SOUTH LINE OF AFORESAID LOT 1, A DISTANCE OF 13.55 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED S53°14'16"E, 21.46 FEET; THENCE S51°58'04"E, 42.80 FEET; THENCE S52°31'31"E, 63.98 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF LOT 3, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 279.00 FEET AND A CENTRAL ANGLE OF 14°18'01"; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE OF LOT 3 AND THE ARC OF SAID CURVE 69.63 FEET (CHORD BEARING AND DISTANCE OF N55°43'12"W, 69.45 FEET); THENCE CONTINUE ALONG SAID SOUTH LINE OF LOT 3, N48°37'13"W, 45.48 FEET TO THE POINT OF BEGINNING.

NOTES:

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RODNEY K. ROGERS
 License Number 5274
 DATE 11-15-21
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying

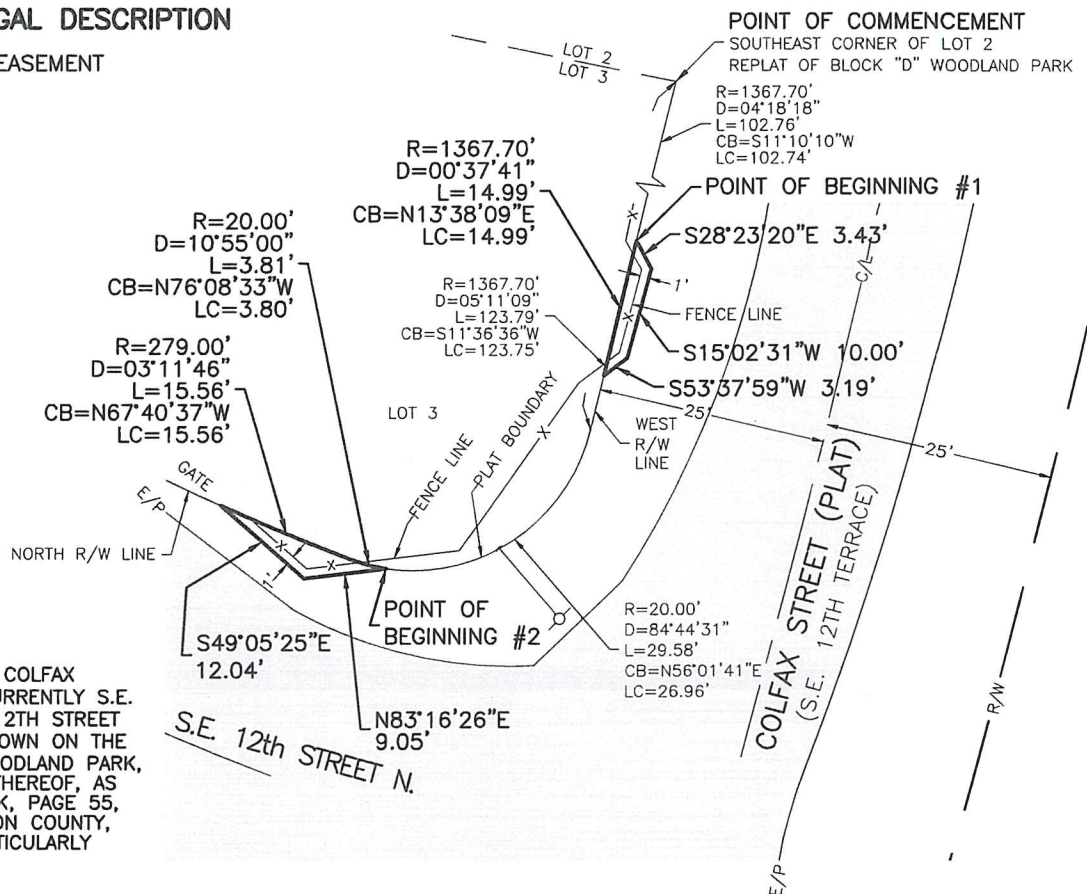
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SCALE
 1" = 20'

DATE
 11/16/2021

SKETCH OF LEGAL DESCRIPTION

FENCE EASEMENT



LEGAL DESCRIPTION:

EASEMENTS LYING IN THE RIGHTS-OF-WAY LINES OF COLFAX STREET (50 FEET WIDE, CURRENTLY S.E. 12TH TERRACE) AND S.E. 12TH STREET N. (50 FEET WIDE), AS SHOWN ON THE REPLAT OF BLOCK "D", WOODLAND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK K, PAGE 55, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FENCE EASEMENT #1

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, ACCORDING TO SAID REPLAT OF BLOCK "D", WOODLAND PARK, BEING ON THE ARC OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 1367.70 FEET AND A CENTRAL ANGLE OF 04°18'18", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID COLFAX STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 102.78 FEET (CHORD BEARING AND DISTANCE OF S11°10'10"W, 102.74 FEET) TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, PROCEED S28°23'20"E, 3.43 FEET; THENCE S15°02'31"W, 10.00 FEET; THENCE S53°37'59"W, 3.19 FEET TO A POINT ON AFORESAID WEST RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 1367.70 FEET AND A CENTRAL ANGLE OF 00°37'41"; THENCE NORTHERLY, ALONG SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 14.99 FEET (CHORD BEARING AND DISTANCE OF N13°38'09"E, 14.99 FEET) TO THE POINT OF BEGINNING.

FENCE EASEMENT #2

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, ACCORDING TO SAID REPLAT OF BLOCK "D", WOODLAND PARK, BEING ON THE ARC OF A CURVE CONCAVE WEST, HAVING A RADIUS OF 1367.70 FEET AND A CENTRAL ANGLE OF 05°11'09", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF AFORESAID COLFAX STREET; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 123.79 FEET (CHORD BEARING AND DISTANCE OF S11°36'36"W, 123.75 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 84°44'31"; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 29.58 FEET (CHORD BEARING AND DISTANCE OF S56°01'41"E, 26.96 FEET) TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF AFORESAID S.E. 12TH STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°55'00"; THENCE WESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AN ARC DISTANCE OF 3.81 FEET (CHORD BEARING AND DISTANCE OF N76°08'33"W, 3.80 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 279.00 FEET AND A CENTRAL ANGLE OF 03°11'46"; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 15.56 FEET (CHORD BEARING AND DISTANCE OF N67°40'37"W, 15.56 FEET); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED S49°05'25"E, 12.04 FEET; THENCE N83°16'26"E, 9.05 FEET TO THE POINT OF BEGINNING.

LEGEND

SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
	ASPHALT

NOTES:

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