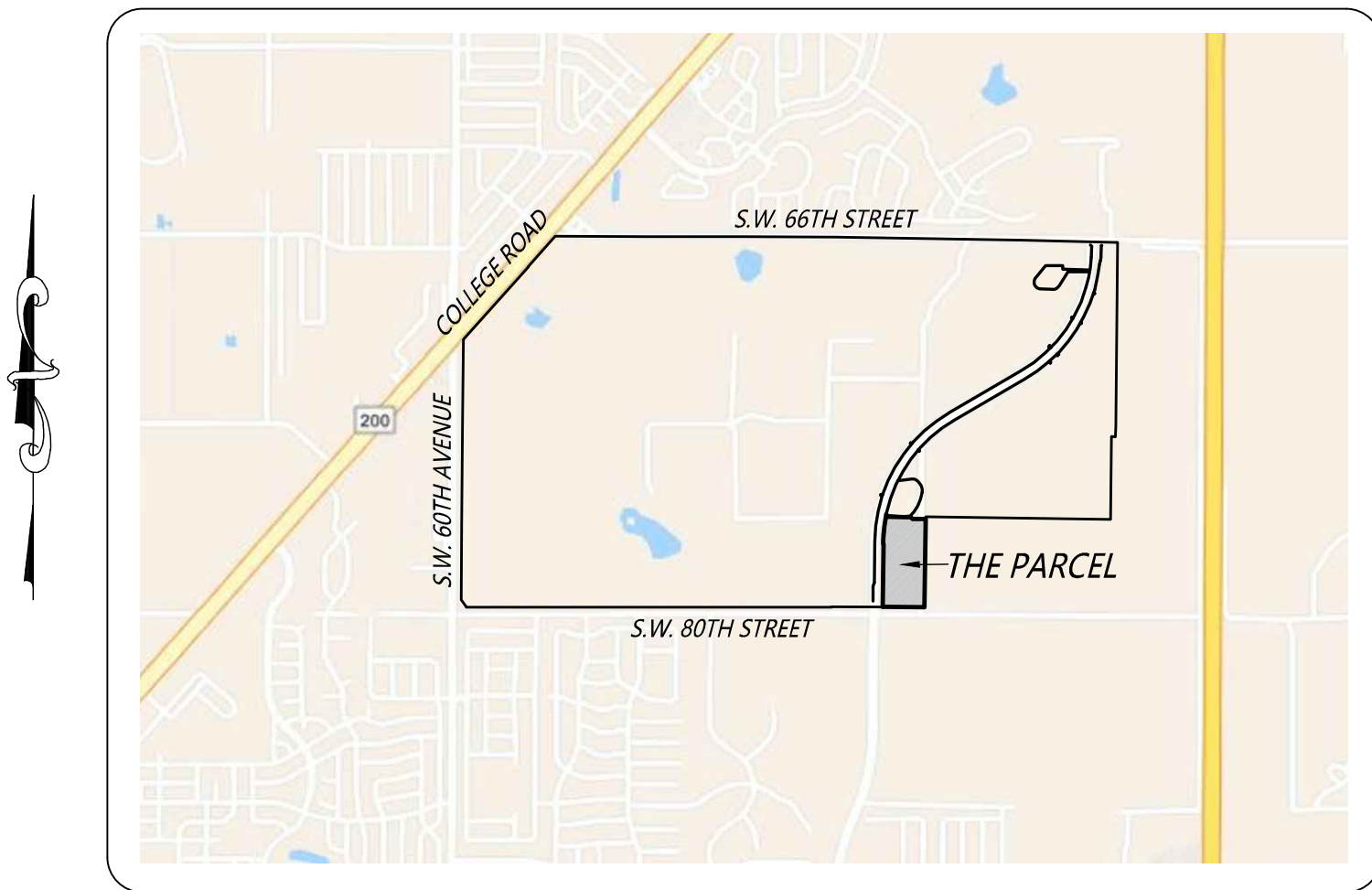


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BOUNDARY SURVEY
"WINDING OAKS RESIDENTIAL PHASE 2"
 A PORTION OF SECTION 10 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
 CITY OF OCALA
 MARION COUNTY, FLORIDA

VICINITY MAP:

NOT TO SCALE



LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
EL. ELEVATION
LB LICENSED BUSINESS
NO. NUMBER
LS LAND SURVEYOR
I.D. IDENTIFICATION
ORB OFFICIAL RECORDS BOOK
C CENTERLINE
R RADIUS
L ARC LENGTH
Δ DELTA (CENTRAL ANGLE)
(P) PLAT MEASURE
(D) DEED MEASURE
(C) CALCULATED MEASURE
C.D. CHORD LENGTH
C.B. CHORD BEARING
POC POINT ON CURVE
POL POINT ON LINE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PC POINT OF CURVATURE
PT POINT OF TANGENCY
PI POINT OF INTERSECTION
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP DUCTILE IRON PIPE
PVC POLYVINYL CHLORIDE
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
HDPE HIGH DENSITY POLYETHYLENE
NAVD NORTH AMERICAN VERTICAL DATUM
NGVD NATIONAL GEODETIC VERTICAL DATUM
PB PLAT BOOK
ORB OFFICIAL RECORDS BOOK
PG(S) PAGE(S)
R/W RIGHT OF WAY
ESMT EASEMENT
SEC SECTION
FND FOUND
REC RECOVERED
CCR CERTIFIED CORNER RECORD
RLS REGISTERED LAND SURVEYOR
CM CONCRETE MONUMENT
IRC IRON ROD AND CAP
IR IRON ROD
IP IRON PIPE
CLF CHAIN LINK FENCE
● FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊙ FOUND NAIL & DISC (AS NOTED)
⊗ SET 5/8" IRON ROD & CAP (P.R.M. JCH LB 8071)
▣ FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
▭ CURB INLET GRATE
⊕ CATCH BASIN
⊖ STORM MANHOLE
⊞ MITERED END SECTION
⊟ YARD DRAINAGE
Ⓢ SANITARY MANHOLE
Ⓣ SANITARY CLEANOUT
Ⓤ ELECTRIC MANHOLE
Ⓥ ELECTRIC METER
Ⓦ ELECTRIC RISER BOX
Ⓧ CABLE TELEVISION RISER BOX
Ⓨ TELEPHONE RISER BOX
Ⓩ UTILITY RISER
ⓐ WELL
ⓑ WATER SPOGOT
ⓓ IRRIGATION CONTROL VALVE
ⓔ WATER METER
ⓕ WATER VALVE
ⓖ FIRE HYDRANT
ⓗ BACK FLOW PREVENTER
ⓘ AIR CONDITIONER PAD
ⓙ GAS VALVE
ⓚ GAS METER
ⓛ GAS LINE MARKER
ⓜ CONCRETE UTILITY POLE
ⓝ METAL UTILITY POLE
ⓞ WOOD UTILITY POLE
ⓟ UTILITY POLE GUY ANCHOR
ⓠ LIGHT POLE
ⓡ SPOUT/GROUND LIGHT
ⓢ ELECTRIC TRANSFORMER
ⓣ ELECTRIC VAULT
ⓤ WETLAND FLAG
ⓖ SIGN
• BOLLARD
ⓗ FLAG POLE
ⓙ MAILBOX
ⓚ LINE BREAK

SURVEY NOTES:

1. DATE OF FIELD SURVEY: MAY 12, 2025.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATION OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
4. BEARINGS ARE ASSUMED BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING S.00°38'06"W.
5. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013, (NAD-83) 1990 ADJUSTMENT
6. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0702E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOOD HAZARD, FLOOD ZONE "X" SHADED - AN AREA WITH MODERATE FLOOD HAZARD, AND FLOOD ZONE "AE" BASE FLOOD ELEVATION 69.5 - AN AREA WITHIN THE 100 YEAR FLOOD HAZARD. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
8. 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.
9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. 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.
11. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GRID BEARINGS AND DISTANCES. TO CONVERT TO GROUND DISTANCE APPLY SCALE FACTOR OF 0.999945934, AND A CONVERGENCE OF -00°05'53.56".
12. RIGHT OF WAY FOR S.W. 80TH STREET AS DEPICTED ON MARION COUNTY BOARD OF COUNTY COMMISSIONERS, OFFICE OF THE COUNTY ENGINEER MAINTAINED RIGHT OF WAY MAP FOR S.W. 80TH STREET AS RECORDED IN MAP BOOK 2, PAGES 82 THROUGH 86 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA DID NOT MATCH PVIOUS BOUNDARY SURVEY COMPLETED BY LAWRENCE E. BLAND WITH BERRYMAN & HENIGAR, JOB NO: 91222.00, DATED 01/22/2002. RIGHT OF WAY DEPICTED HEREON FOR S.W. 80TH STREET IS BASED ON FOUND MONUMENTATION, PREVIOUS SURVEYS AND THE DIRECTION OF MARION COUNTY SURVEYOR JOHN ARCHER.
13. NO INTERIOR IMPROVEMENTS WERE LOCATED AS A PART OF THIS BOUNDARY SURVEY.

LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 9 S.89°58'15"E, 2,643.55 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 S.89°14'12"E, 1313.57 FEET; THENCE N.00°36'16"E, 81.18' TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY N.89°36'20"W, 592.57 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG THE EASTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) THE FOLLOWING TWO (2) COURSES: (1) N.00°34'55"E, 889.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,018.05 FEET, A CENTRAL ANGLE OF 115°2'03", AND A CHORD BEARING AND DISTANCE OF N.06°29'39"E, 417.23 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.98 FEET TO A POINT OF CUSP A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°42'13", AND CHORD BEARING AND DISTANCE OF S.38°25'26"E, 38.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.38 FEET TO A POINT OF TANGENCY; THENCE S.89°16'33"E, 266.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°42'16", AND A CHORD BEARING AND DISTANCE OF S.70°55'25"E, 78.71 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, DISTANCE OF 80.08 FEET TO END OF SAID CURVE; THENCE S.89°26'18"E, 185.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE EASTERLY BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; S.00°38'06"W, 1,246.75 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 17.11 ACRES, MORE OR LESS.

ENCUMBRANCES PER TITLE OPINION

THE FOLLOWING INFORMATION SHOWN ON PROPERTY INFORMATION REPORT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATC FILE NO. 110505225, ARE NOTED RELATIVE TO PARCEL:

UNSATISFIED MORTGAGES OR LIENS ENCUMBERING SAID PROPERTY ARE AS FOLLOWS: MORTGAGE RECORDED IN BOOK 8380, PAGE 321. [AFFECTS THE SUBJECT PARCEL]

NOTICE OF COMMENCEMENT IN BOOK 8407, PAGE 527. [AFFECTS THE SUBJECT PARCEL]

UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

EASEMENT RECORDED IN BOOK 173, PAGE 433. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE] [RELEASED IN BOOK 8619, PAGE 685]

EASEMENT RECORDED IN BOOK 288, PAGE 327. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE] [RELEASED IN BOOK 8619, PAGE 683]

EASEMENT RECORDED IN BOOK 1178, PAGE 875. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE] [THE WORK ORDER DEFINING THE SPECIFIC LOCATION OF THE EASEMENT DOES NOT APPEAR TO BE INCLUDED WITH THE RECORDED INSTRUMENT]

AGREEMENT RECORDED IN BOOK 6123, PAGE 1155. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE]

RESOLUTION 2021-20 RECORDED IN BOOK 7448, PAGE 1653. [AFFECTS THE SUBJECT PARCEL]

RELOCATION AGREEMENT RECORDED IN BOOK 6849, PAGE 1896. [AFFECTS THE SUBJECT PARCEL, IS DEPICTED HEREON]

EASEMENT RECORDED IN BOOK 6858, PAGE 765. [AFFECTS THE SUBJECT PARCEL, IS DEPICTED HEREON]

DRAINAGE EASEMENTS RECORDED IN BOOK 6933, PAGE 1904 AND BOOK 6933, PAGE 1917. [AFFECTS THE SUBJECT PARCEL, IS DEPICTED HEREON]

RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN BOOK 7103, PAGE 337 AND AMENDED IN BOOK 7351, PAGE 1651.
[AFFECTS THE SUBJECT PARCEL]

ASSIGNMENT OF TRANSPORTATION IMPACT FEE CREDITS RECORDED IN BOOK 8469, PAGE 888 AND BOOK 8477, PAGE 1387.
[AFFECTS THE SUBJECT PARCEL]

OTHER INFORMATION REGARDING SAID PROPERTY INCLUDES:

ENVIRONMENTAL PERMITS RECORDED IN BOOK 6773, PAGE 588 AND BOOK 8381, PAGE 1932. [AFFECTS THE SUBJECT PARCEL]

JOINDER RECORDED IN BOOK 8634, PAGE 1772. [AFFECTS THE SUBJECT PARCEL]

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.

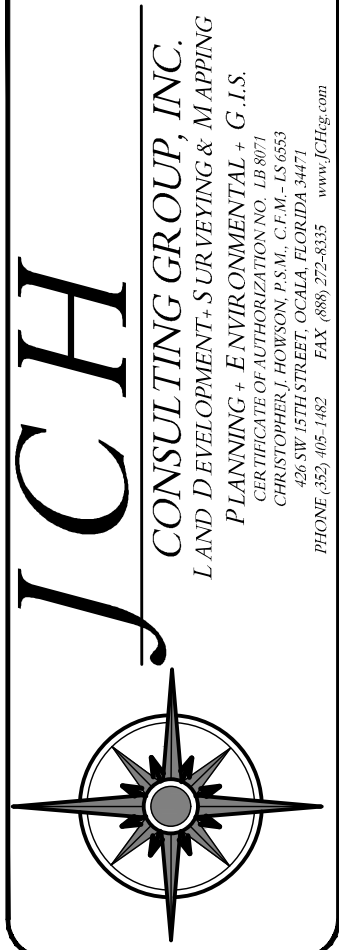
CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

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)

[illegible]

| | |
|------------------|--------|
| DRAWN: | M.A. |
| REVISED: | |
| REVISED: | |
| CHECKED: | C.J.H. |
| APPROVED: | C.J.H. |
| SCALE: 1" = 100' | |



BOUNDARY SURVEY
FOR:
JKL WINDING OAKS LLC

REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

FILE: WINDING OAKS FARM

J.O.# 16365
DWG.#16365BNDR
(RESIDENTIAL-PHASE 2)
SHEET 1 OF 3

