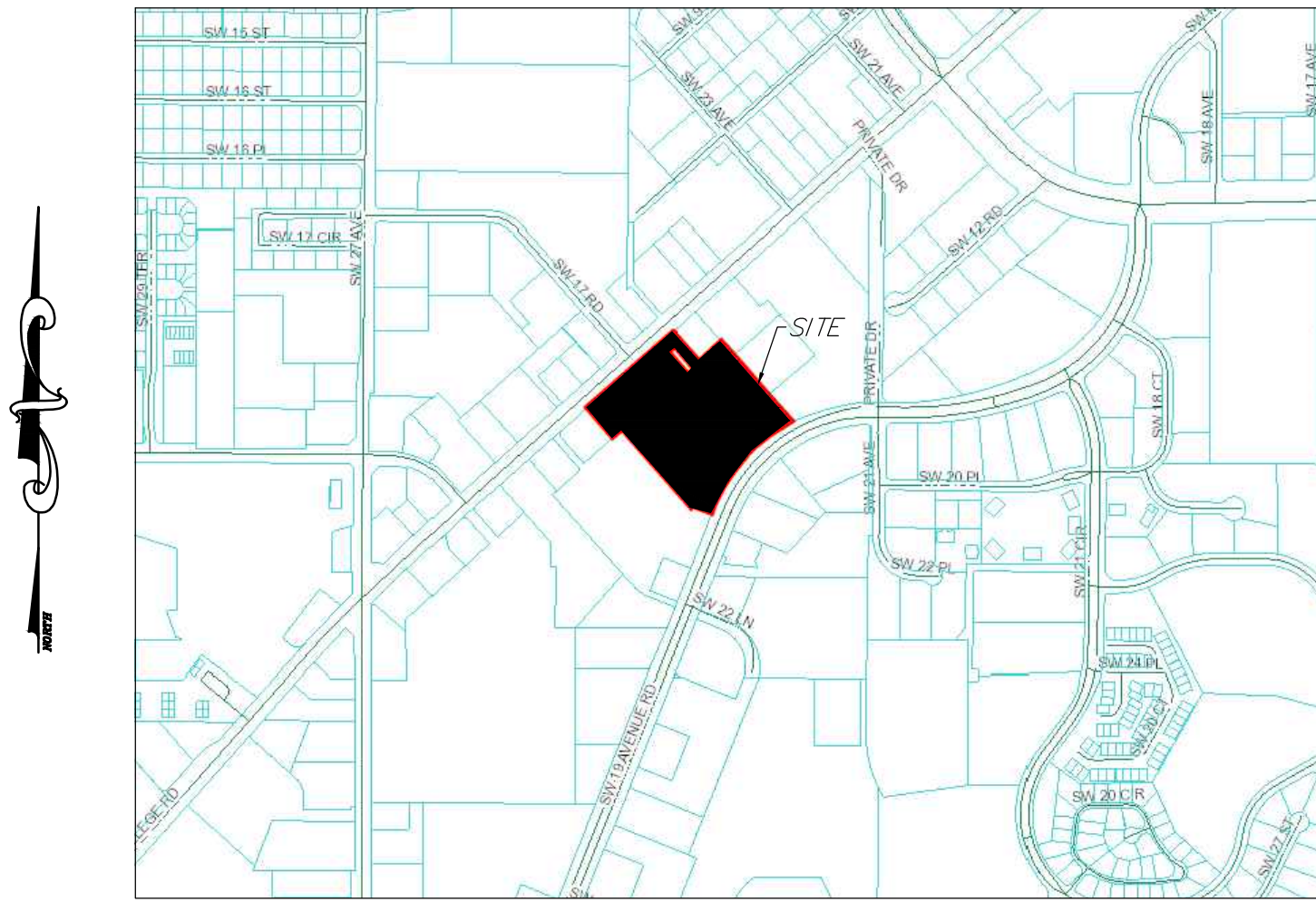


A BOUNDARY SURVEY
FOR
GEORGE N. SNELLING, LLC

**LOCATION MAP**

SHEET INDEX

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

TITLE COMMITMENT INFORMATION TABLE				
FIDELITY NATIONAL TITLE INSURANCE COMPANY				
FILE NO. OCALA WEST SHOPPING CENTER, COMMITMENT NO. 11884754				
EFFECTIVE DATE: 7/25/2024				
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-4		STANDARD EXCEPTIONS		
5	O.R.B. 270, PG. 74	YES	YES	
6	O.R.B. 270, PG. 77	YES	YES	
7	O.R.B. 1024, PG. 255	YES	YES	
	O.R.B. 1203, PG. 1975	YES	YES	
8	O.R.B. 1185, PG. 1644	YES	NO	BLANKET TYPE EASEMENT
	O.R.B. 1252, PG. 1959	NO	NO	CANCELED OFF-SITE EASEMENT
	O.R.B. 1185, PG. 1651	NO	NO	OFF-SITE EASEMENT
9	O.R.B. 1203, PG. 2026	NO	NO	OFF-SITE EASEMENT
	O.R.B. 1263, PG. 1539	YES	NO	NOT A SURVEY MATTER
	O.R.B. 1833, PG. 185	NO	NO	VACATED OFF-SITE EASEMENTS
10	O.R.B. 1198, PG. 577	YES	NO	NOT A SURVEY MATTER
	O.R.B. 1203, PG. 1981	YES	YES	
11	O.R.B. 1252, PG. 1959	NO	NO	VACATED OFF-SITE EASEMENT
	O.R.B. 1263, PG. 1539	NO	NO	OFF-SITE EASEMENT
	O.R.B. 1833, PG. 185	NO	NO	EASEMENTS VACATED
12	O.R.B. 1203, PG. 2007	YES	NO	BLANKET TYPE EASEMENT
	O.R.B. 1252, PG. 1959	NO	NO	VACATED OFF-SITE EASEMENT
13	O.R.B. 1203, PG. 2014	NO	NO	OFF-SITE EASEMENT
	O.R.B. 1263, PG. 1539	YES	NO	NOT A SURVEY MATTER
14	O.R.B. 1225, PG. 1513	YES	NO	BLANKET TYPE EASEMENT
15	O.R.B. 1237, PG. 446	YES	YES	
16	O.R.B. 1262, PG. 1847	YES	NO	BLANKET TYPE EASEMENT
	O.R.B. 1288, PG. 4	YES	YES	
17	O.R.B. 1262, PG. 1852	NO	NO	OFF-SITE EASEMENT
	O.R.B. 1833, PG. 185	NO	NO	VACATED OFF-SITE EASEMENTS
18	O.R.B. 1262, PG. 1858	NO	NO	OFF-SITE EASEMENT
19	O.R.B. 1262, PG. 1865	YES	NO	BLANKET TYPE EASEMENT
20	O.R.B. 1282, PG. 1870	YES	YES	
21	O.R.B. 1282, PG. 1876	YES	YES	
22	O.R.B. 1315, PG. 621	YES	YES	
23	O.R.B. 1315, PG. 622	YES	YES	
24	O.R.B. 1315, PG. 623	YES	YES	
25	O.R.B. 1315, PG. 624	YES	YES	
26	O.R.B. 1327, PG. 203	YES	NO	NOT A SURVEY MATTER
27	O.R.B. 1665, PG. 1190	YES	NO	NOT A SURVEY MATTER
28	O.R.B. 1714, PG. 1211	YES	NO	BLANKET TYPE EASEMENT
29	O.R.B. 1796, PG. 1407	NO	NO	OFF-SITE EASEMENT
30	O.R.B. 1833, PG. 205	NO	NO	OFF-SITE EASEMENTS
31	O.R.B. 1833, PG. 228	NO	NO	OFF-SITE EASEMENTS
32	O.R.B. 3216, PG. 230	YES	NO	BLANKET TYPE EASEMENT
33	O.R.B. 3216, PG. 253	YES	YES	
34	O.R.B. 5302, PG. 421	YES	YES	
35	O.R.B. 7922, PG. 987	YES	NO	NOT A SURVEY MATTER
36		STANDARD EXCEPTION		

LEGEND & ABBREVIATIONS

	LINE	TABLE INFORMATION
	CURVE	TABLE INFORMATION
C1		POINT OF BEGINNING
P.O.B.		POINT OF COMMENCEMENT
P.O.C.		POINT OF COMMENCEMENT
P.R.A.		PERMANENT REFERENCE ANCHOR
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)		RADIUS
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
PAGE		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
		OVERHEAD WIRES
		FENCE
		CONCRETE
		ASPHALT
⊠		TRAFFIC SIGNAL BOX
⊙		SANITARY MANHOLE
⊙		STORY MANHOLE
⊙		WATER METER
⊙		WATER VALVE
⊙		TRAFFIC SIGN
+		STREET SIGN
+		GAS MARKER
✱		FIBER OPTIC CABLE MARKER
✱		LIGHT POLE
✱		FIRE HYDRANT
⊙		TELEPHONE PEDESTAL
⊙		ELECTRIC METER
NN		BACKFLOW PREVENTER
LB		LICENSED BUSINESS

LEGAL DESCRIPTION:

COMMENCED 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
A DISTANCE OF 12.00 FEET TO A POINT OF BEGINNING; THENCE S41°36'55" W A NON-TANGENT
CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 89.50 FEET, A CHORD BEARING OF N22°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

1. 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.
2. FIELD SURVEY DATE: 4/4/2024.
3. 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.
4. 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.
5. THE OFF-SITE EXTENSIONS OF THE PORTIONS OF THE EASEMENTS PLOTTED ON THE SURVEY MAP WERE NOT SHOWN AND THE EASEMENTS THAT ARE ARE ENTIRELY OFF-SITE THAT DO NOT ENCUMBER OR BENEFIT THE SUBJECT PROPERTY (NOT APPLICABLE) WERE NOT SHOWN.
6. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
7. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
8. 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.
9. 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 THE CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
10. 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.

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

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Civil Engineering & Land Surveying 

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

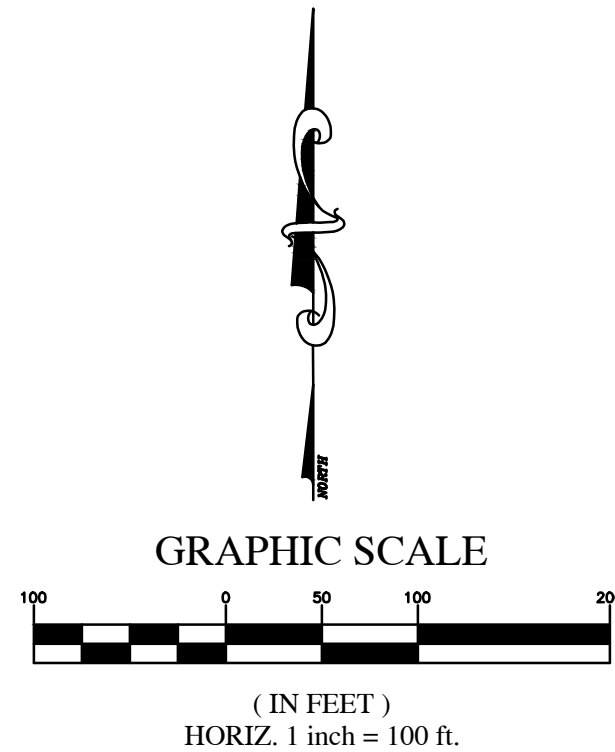
JOB No.
24_OCALA WEST

DATE
7/30/2024

SCALE
N.A.

SHEET
1 OF 4

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



LINE TABLE

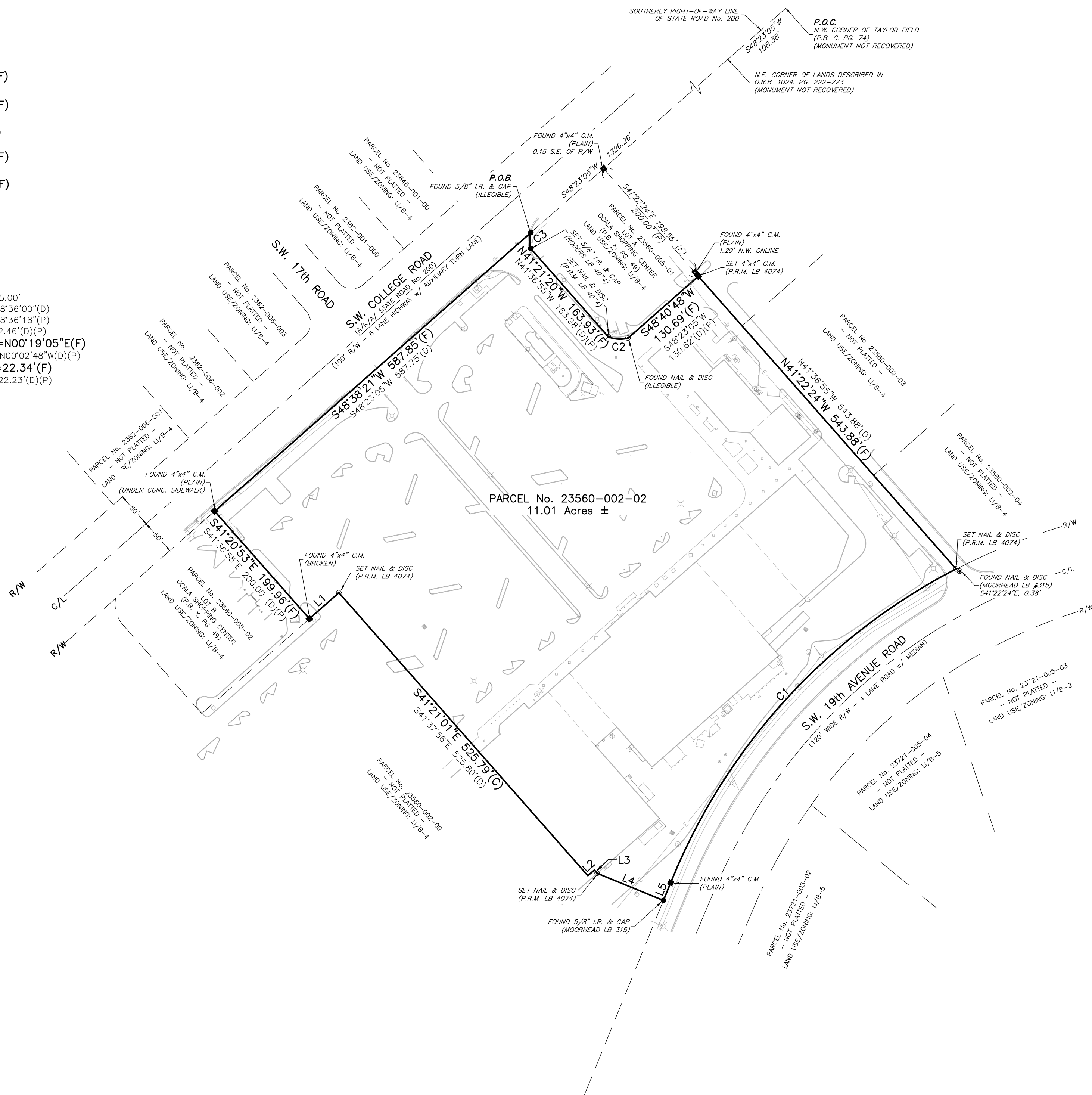
L1	N48°35'53"E	54.99'(F)
	N48°20'32"E	54.99'(D)
L2	N48°39'46"E	12.15'(F)
	N48°22'04"E	12.00'(D)
L3	S39°19'13"E	6.05'(F)
	S41°37'56"E	6.00'(D)
L4	S67°48'57"E	99.86'(F)
	S68°04'18"E	99.86'(D)
L5	N22°11'18"E	26.65'(F)
	N22°05'59"E	26.46'(D)

C1
R=850.00'
 $\Delta=40^{\circ}42'26''$
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'
 $\Delta=35^{\circ}27'46''$ (D)
 $\Delta=35^{\circ}28'05''$ (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)

LEGEND & ABBREVIATIONS

L	LINE TABLE INFORMATION
C1	CURVE TABLE INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
D.E.	DRAINAGE EASEMENT
C.P.	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
△	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
	OVERHEAD WIRES
	FENCE
	CONCRETE
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	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
LB	LICENSED BREWERY

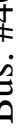


	10-3-24	ADDRESSED CITY COMMENTS
	7-30-24	PER NEW TITLE COMMITMENT FURNISHED
	DATE	REVISION

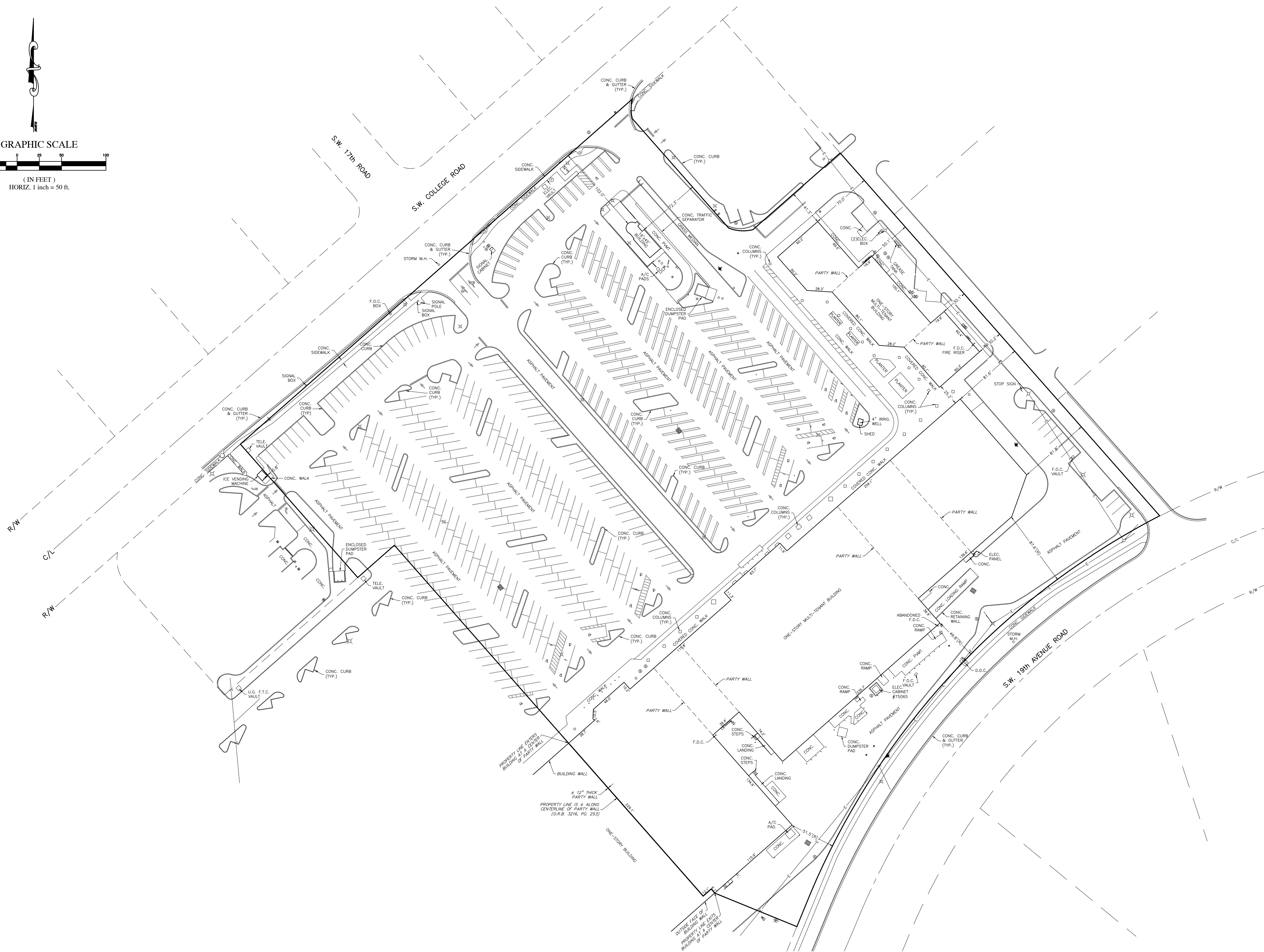
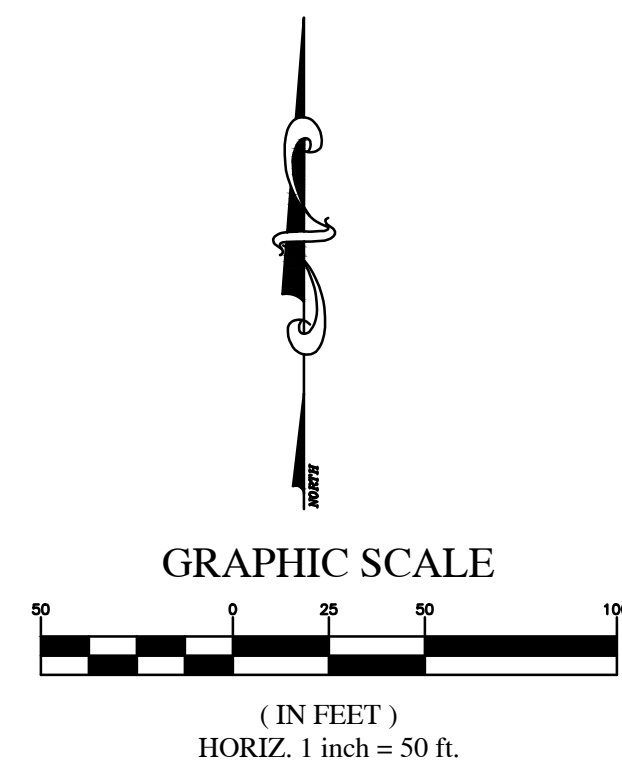
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A BOUNDARY SURVEY FOR GEORGE N. SNELLING, LLC <i>Boundary Survey Map</i>	
JOB No. 24_0CALA WEST	
DATE 7/30/2024	
SCALE 1" = 100'	
SHEET 2 OF 4	



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

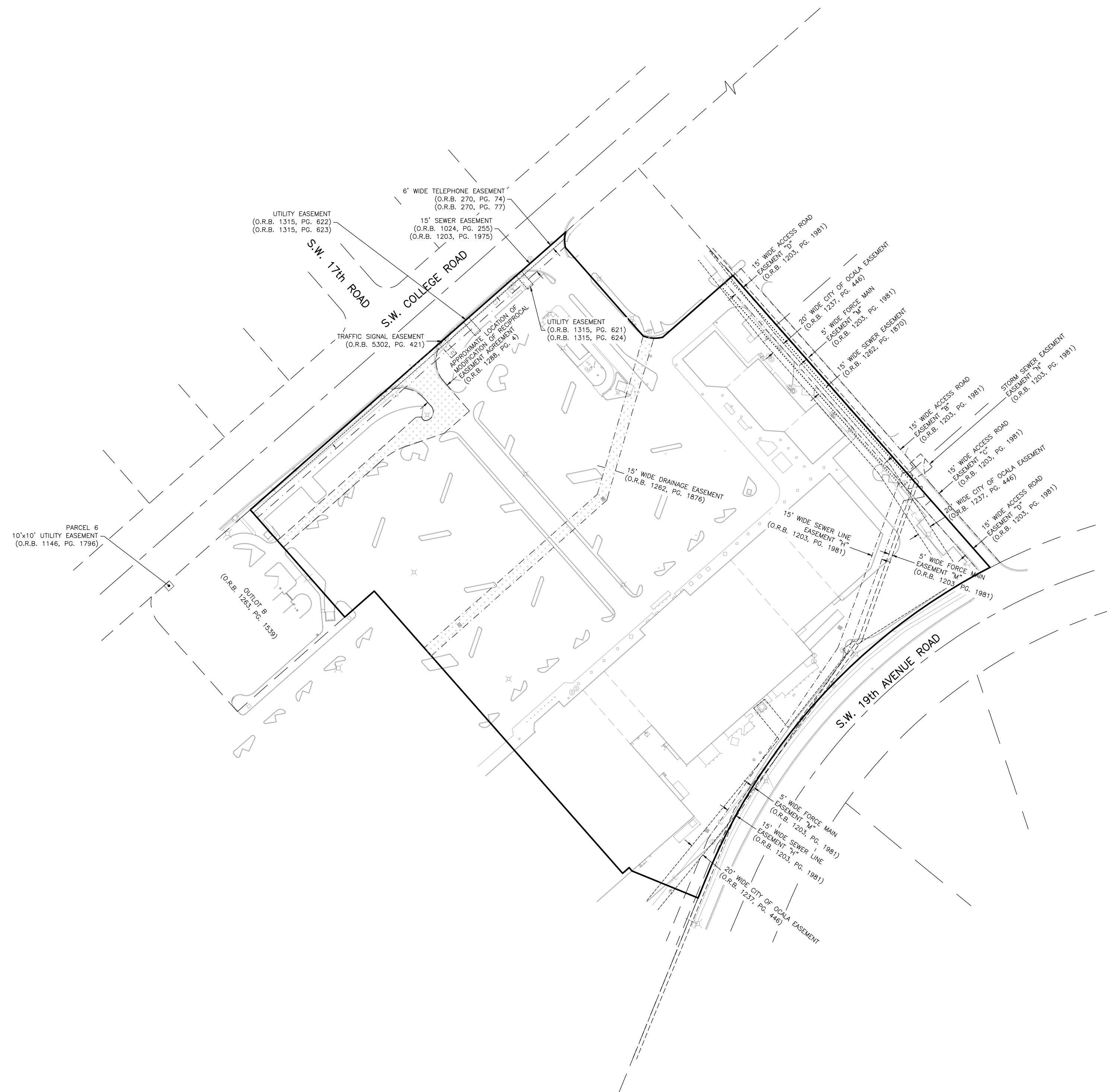
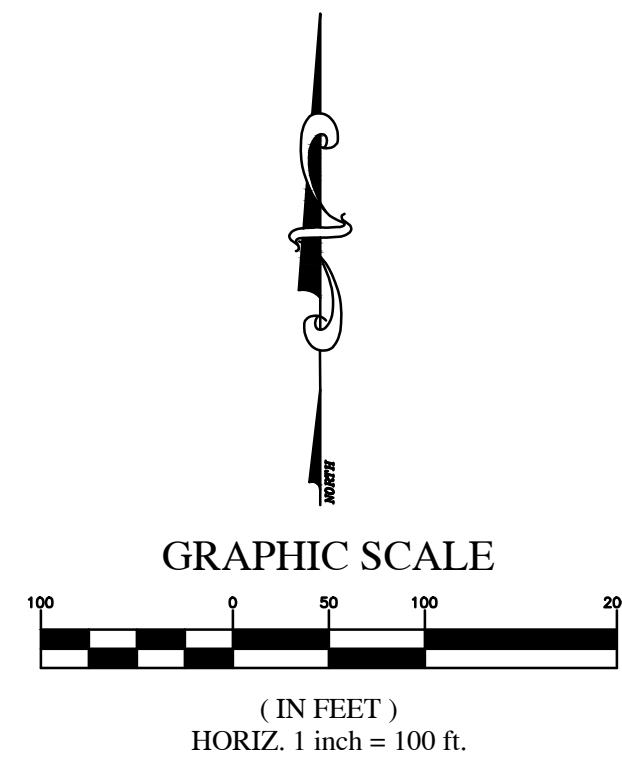
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10-3-24	ADDRESSED CITY COMMENTS
7-30-24	PER NEW TITLE COMMITMENT FURNISHED
DATE	REVISION



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

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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7-30-24	PER NEW TITLE COMMITMENT FURNISHED	
DATE	REVISION	

JOB No.
24_OCALA WEST

DATE
7/30/2024

SCALE
1" = 100'

SHEET
4 OF 4