

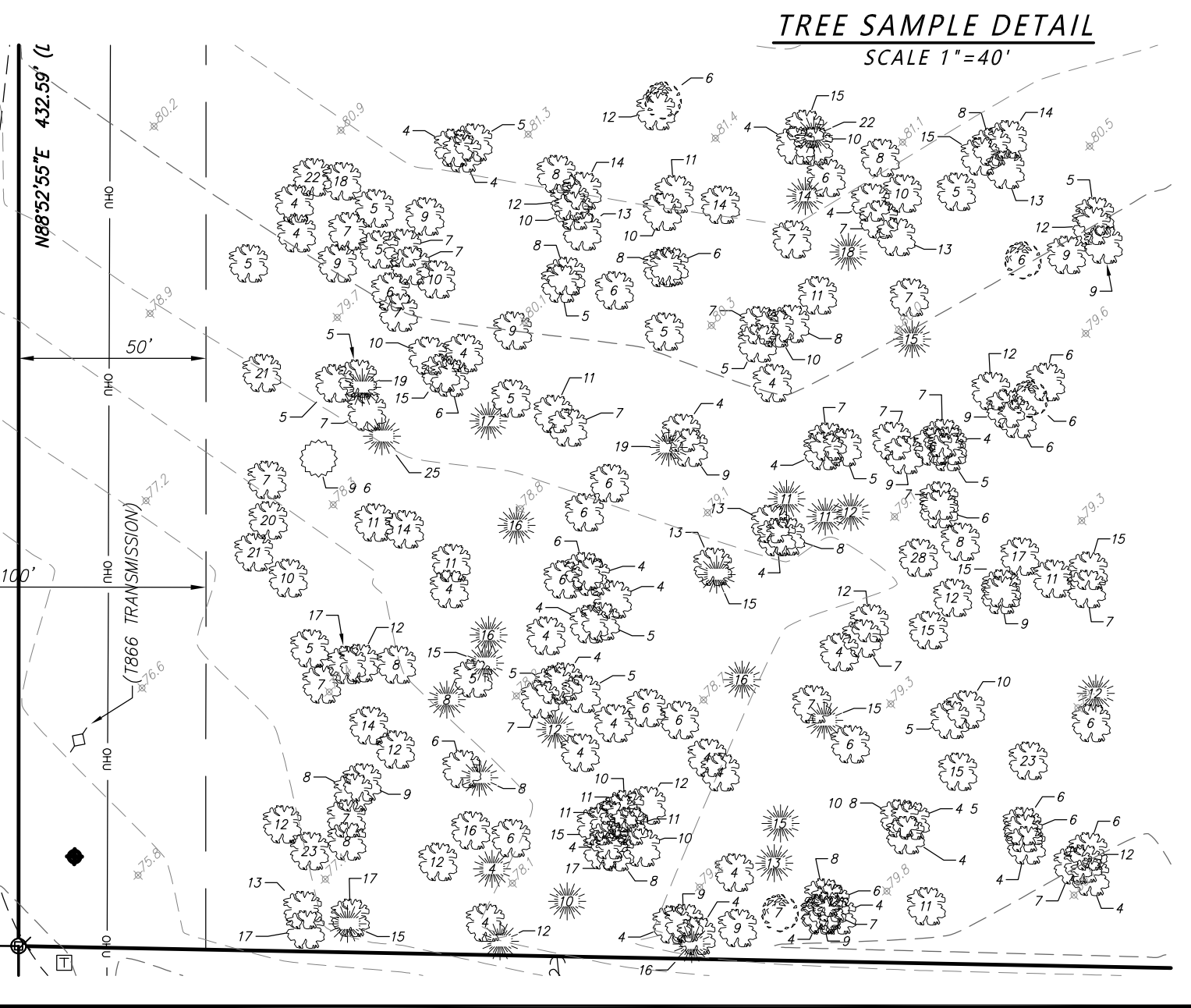
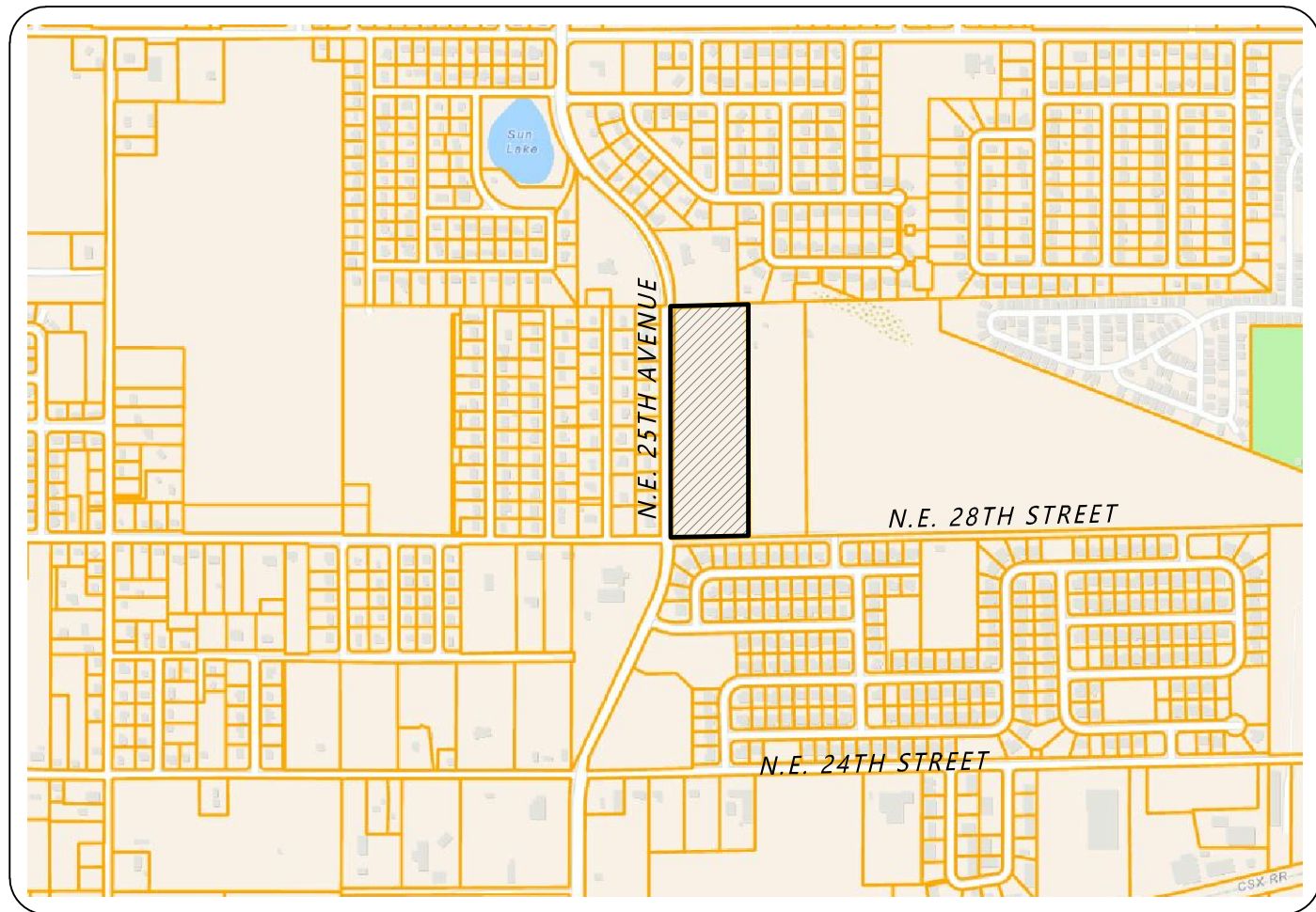
BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST

CITY OF OCALA
MARION COUNTY, FLORIDA

VICINITY MAP:

NOT TO SCALE



TREE LEGEND (SIZE DENOTED INSIDE SYMBOL)

	BAY		GUM		MISC
	CAMPHOR		HICKORY		MULBERRY
	CEDAR		HOLLY		OAK
	CITRUS		IRONWOOD		PALM
	CHERRY		LAUREL OAK		PECAN
	CHINABERRY		LIVE OAK		PINE
	CYPRESS		MAGNOLIA		SUGAR HACKBERRY
	DOGWOOD		MAPLE		SYCAMORE
	ELM		MIMOSA		

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	⊗	SANITARY MANHOLE
EL	ELEVATION	⊗	SANITARY CLEANOUT
LB	LICENSED BUSINESS	⊗	ELECTRIC MANHOLE
NO	NUMBER	⊗	ELECTRIC METER
LS	LAND SURVEYOR	⊗	ELECTRIC RISER BOX
I.D.	IDENTIFICATION	⊗	CABLE TELEVISION RISER BOX
ORB	OFFICIAL RECORDS BOOK	⊗	TELEPHONE RISER BOX
C	CENTERLINE	⊗	UTILITY RISER
R	RADIUS	⊗	WELL
L	ARC LENGTH	⊗	WATER SPIGOT
Δ	DELTA (CENTRAL ANGLE)	⊗	IRRIGATION CONTROL VALVE
(P)	PLAT MEASURE	⊗	WATER METER
(D)	DEED MEASURE	⊗	WATER VALVE
(C)	CALCULATED MEASURE	⊗	FIRE HYDRANT
C.D.	CHORD LENGTH	⊗	BACK FLOW PREVENTER
C.B.	CHORD BEARING	⊗	AIR CONDITIONER PAD
POC	POINT ON CURVE	⊗	GAS VALVE
POL	POINT ON LINE	⊗	GAS METER
PCC	POINT OF COMPOUND CURVATURE	⊗	GAS LINE MARKER
PRC	POINT OF REVERSE CURVATURE	⊗	CONCRETE UTILITY POLE
PC	POINT OF CURVATURE	⊗	METAL UTILITY POLE
PT	POINT OF TANGENCY	⊗	WOOD UTILITY POLE
PI	POINT OF INTERSECTION	⊗	UTILITY POLE GUY ANCHOR
P.O.C.	POINT OF COMMENCEMENT	⊗	LIGHT POLE
P.O.B.	POINT OF BEGINNING	⊗	SPOT/GROUND LIGHT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	⊗	ELECTRIC TRANSFORMER
DIP	DUCTILE IRON PIPE	⊗	ELECTRIC VAULT
PVC	POLYVINYL CHLORIDE	⊗	WETLAND FLAG
CMP	CORRUGATED METAL PIPE	⊗	SIGN
RCP	REINFORCED CONCRETE PIPE	⊗	BOLLARD
HDPE	HIGH DENSITY POLYETHYLENE	⊗	FLAG POLE
NAVD	NORTH AMERICAN VERTICAL DATUM	⊗	MAILBOX
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	⊗	
OM	CONCRETE MONUMENT	⊗	
IRC	IRON ROD AND CAP	⊗	
IR	IRON ROD	⊗	
IP	IRON PIPE	⊗	
CLF	CHAIN LINK FENCE	⊗	
CU	CURB INLET GRATE	⊗	
CB	CATCH BASIN	⊗	
SM	STORM MANHOLE	⊗	
ME	MITERED END SECTION	⊗	
YD	YARD DRAINAGE	⊗	

SURVEY NOTES:

- DATE OF FIELD SURVEY: JUNE 4, 2024.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0528E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA WITH REDUCE FLOOD HAZARD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- 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.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- 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.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION U 427, ELEVATION 59.81 (NAVD 1988).

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 8138, PAGE 1353)

PARCEL 4:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES 52 MINUTES 55 SECONDS EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH STREET; THENCE SOUTH 88 DEGREES 52 MINUTES 23 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

PROPERTY DATA:

PARCEL ID: 24274-000-00
VACANT LAND

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS :

ABSTRACT INFORMATION WAS PROVIDED BY BRICK CITY TITLE INSURANCE AGENCY, INC., COMMITMENT NO:24-1216, ISSUING AGENT: BRICK CITY TITLE INSURANCE AGENCY, INC., ISSUING OFFICE FILE NO:24-1216. BEARING AN EFFECTIVE DATE OF FEBRUARY 8, 2024, THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 9: EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1, PAGE 331; OFFICIAL RECORDS BOOK 1, PAGE 333; OFFICIAL RECORDS BOOK 1715, PAGE 190; OFFICIAL RECORDS BOOK 1789, PAGE 1142 AND OFFICIAL RECORDS BOOK 1803, PAGE 1745, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

ITEM 10: ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 4295, PAGE 506, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

ITEM 11: LICENSE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5390, PAGE 753, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL AND IS DEPICTED HEREON.

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.

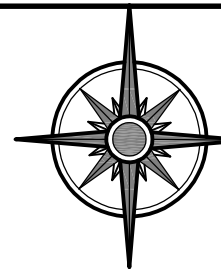
CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

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)

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER



JCH
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LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 465-1482 FAX: (888) 272-8335 www.JCHg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 3, TOWNSHIP 15
SOUTH, RANGE 22 EAST

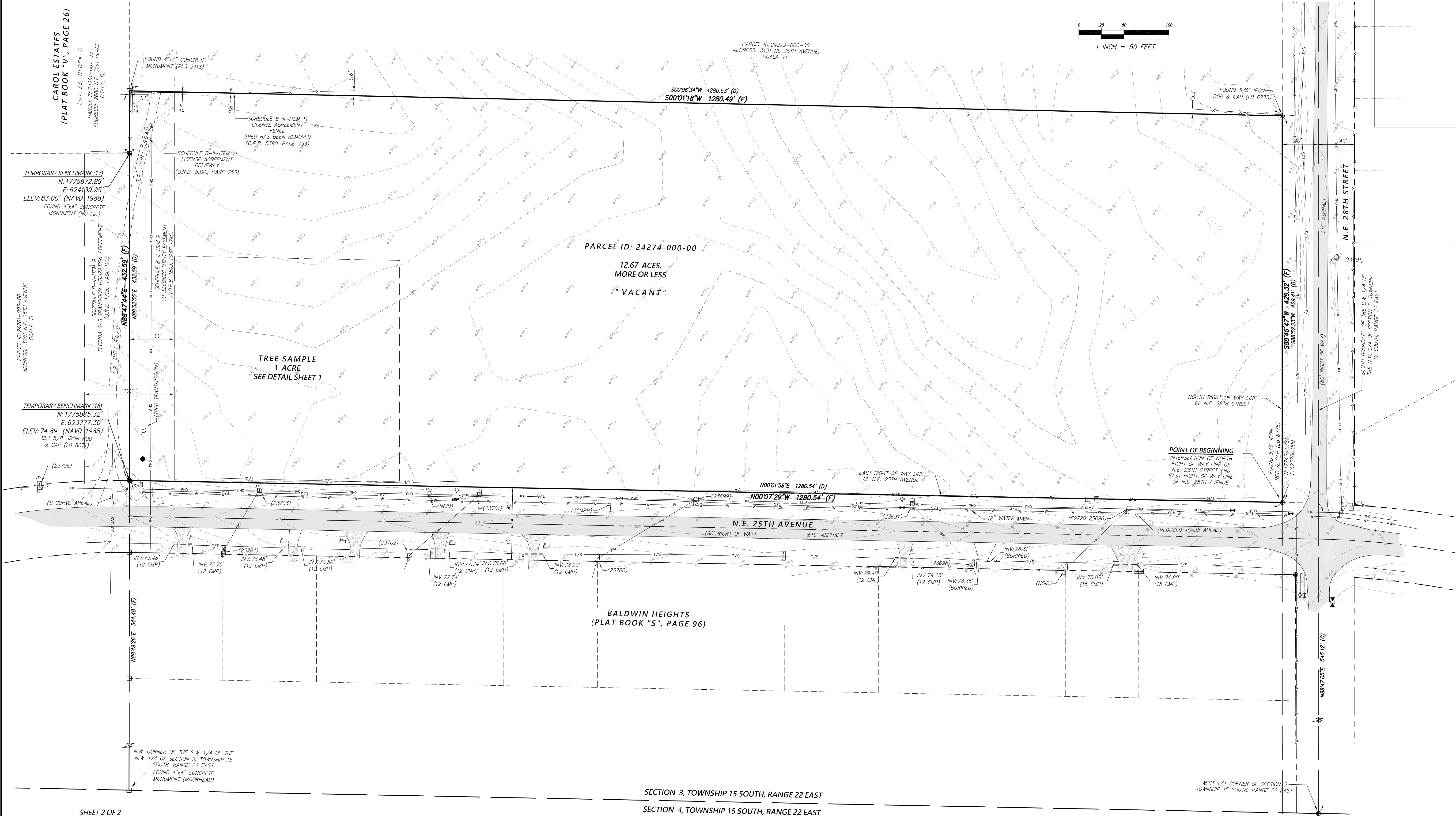
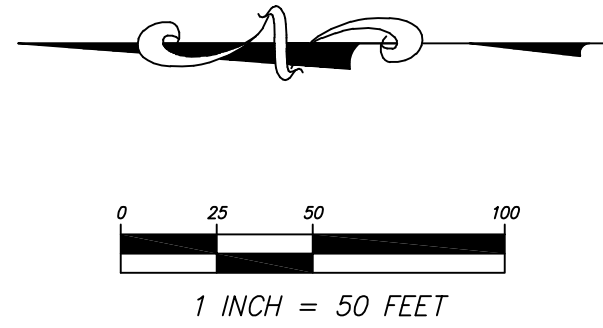
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC
SURVEY -FOR-
GREEN FAMILY DECLARATION OF TRUST

FB/PG		FIELD DATE		JOB NO. 240688ADDR	1 OF 3
24-5/42,44-46		06/04/2024			
DRAWING DATE	BY	APPROVED		SCALE 1" = 50'	
06/14/2024	M.A.	CJH			

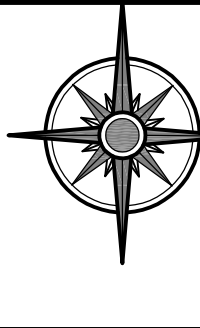
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SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
24-12/22	1/15/2025	MRD	ADDITIONAL TOPOGRAPHIC INFORMATION	CJH
	8/11/2025	MRD	ADDRESS CITY COMMENTS	CJH

 **JCH**
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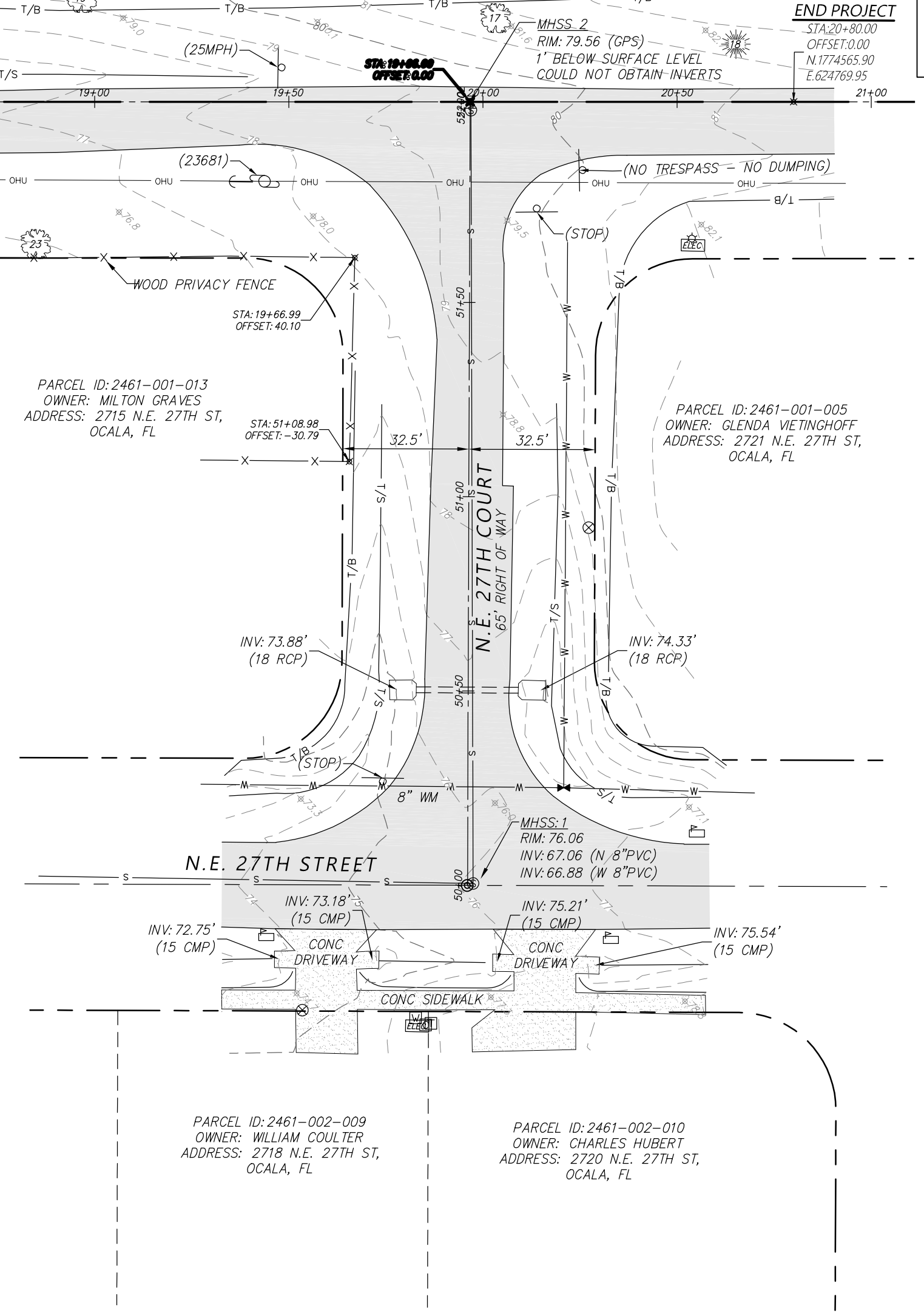
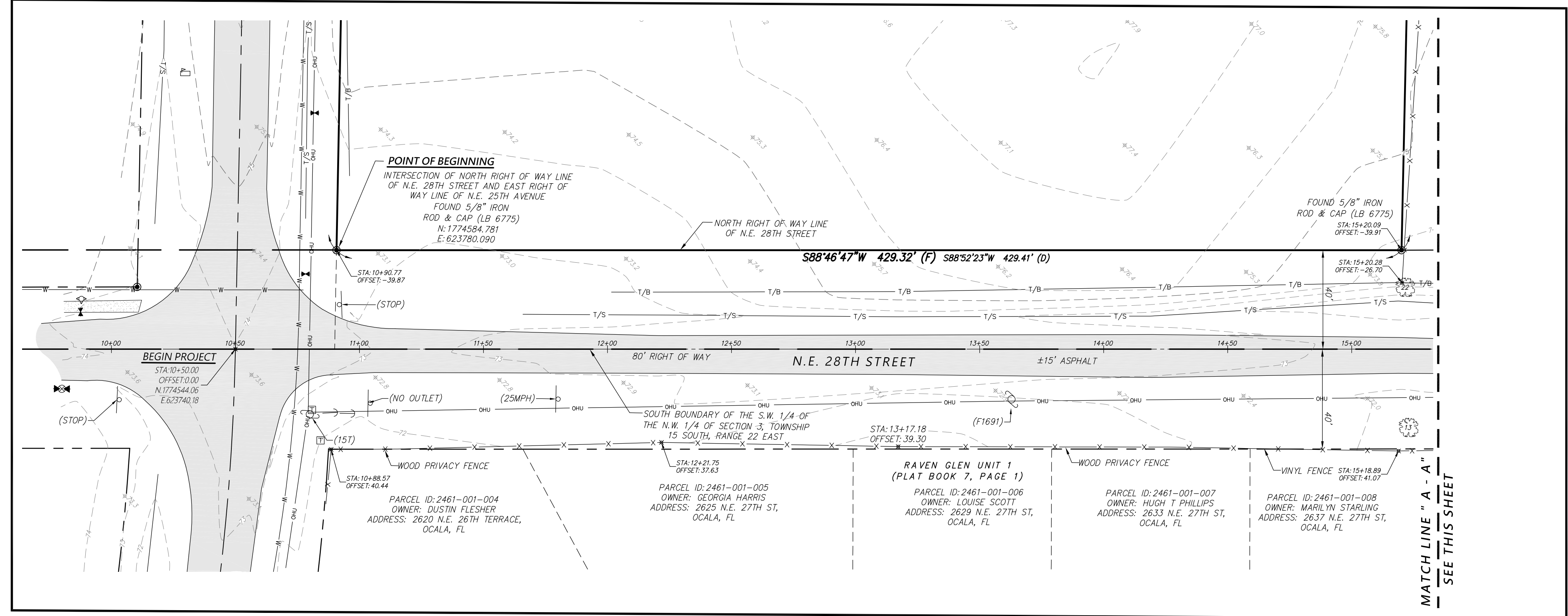
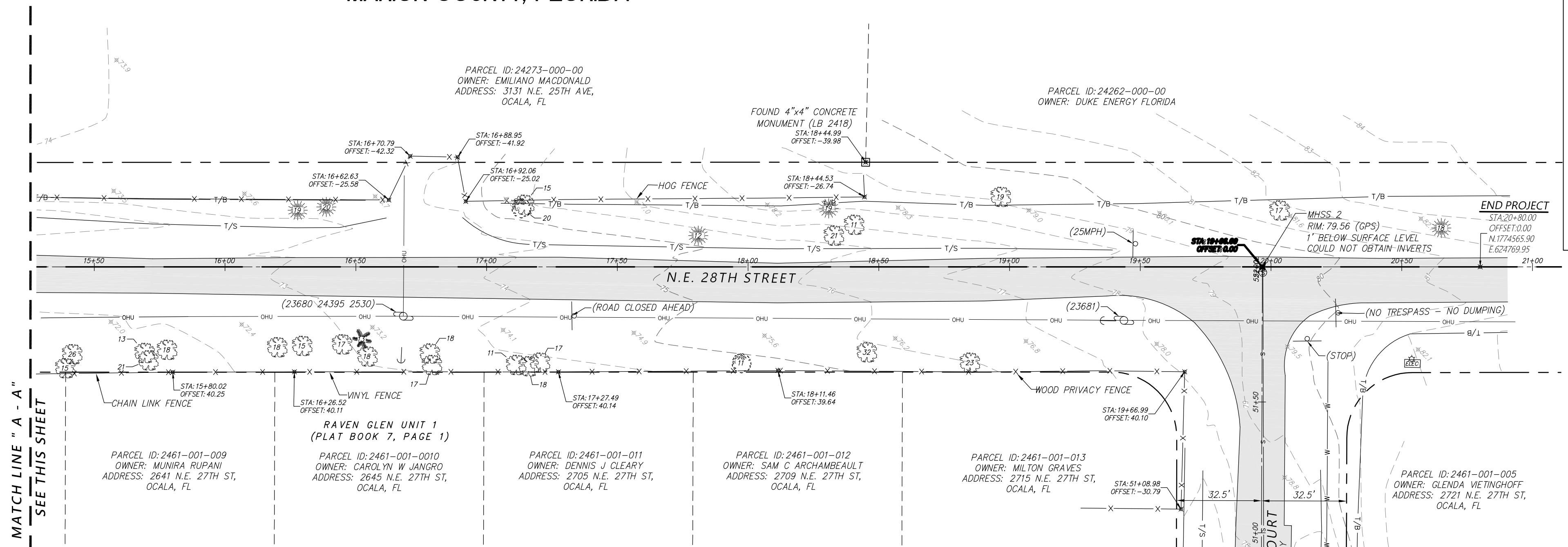
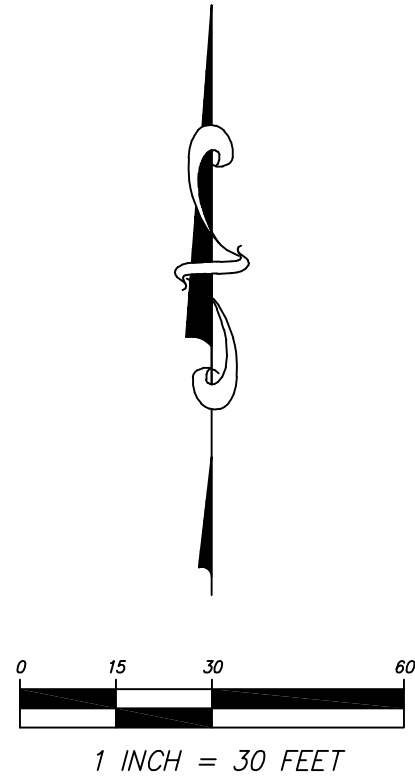
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DRAWING DATE	BY	APPROVED		SCALE 1" = 50'
06/14/2024	M.A.	C.JH		

2
OF
3

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CITY OF OCALA
MARION COUNTY, FLORIDA



Drawing name: Z:\Projects\240688-00\DWG\240688ADDR.dwg SHEET 3 Aug 11, 2025 8:15am by: Mott

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
24-12/22	1/15/2025	MRD	ADDITIONAL TOPOGRAPHIC INFORMATION	CJH
	8/11/2025	MRD	ADDRESS CITY COMMENTS	CJH

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FB/PG		FIELD DATE		JOB NO. 240688ADDR
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DRAWING DATE		BY	APPROVED	SCALE 1" = 30'
06/14/2024		M.A.	CJH	