SHEET INDEX			
SHEET/S	CONTENTS		
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION		
2	OVERALL BOUNDARY, B-2 ITEMS, FLOOD ZONE DELINEATION		
3	PROPERTY DETAILS		

## BOUNDARY SURVEY "WINDING OAKS RESIDENTIAL PHASE 4A"

A PORTION OF SECTION 10 , TOWNSHIP 16 SOUTH, RANGE 21 EAST CITY OF OCALA

# MARION COUNTY, FLORIDA

VICINITY MAP: NOT TO SCALE



#### ENCUMBRANCES PER TITLE OPINION

THE FOLLOWING INFORMATION SHOWN ON PROPERTY INFORMATION REPORT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY. FATIC FILE NO. 110559148. ARE NOTED RELATIVE TO PARCEL:

UNSATISFIED MORTGAGES OR LIENS ENCUMBERING SAID PROPERTY ARE AS FOLLOWS:

MORTGAGE 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 IN BOOK 1089, PAGE 919. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND NOT DEPICTED]

EASEMENT IN BOOK 1178, PAGE 875. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND NOT DEPICTED]

AGREEMENT IN BOOK 6123, PAGE 1155. [AFFECTS THE SUBJECT PARCEL AND NOT SHOWN ON THE MAP OF SURVEY]

EASEMENT IN BOOK 6933, PAGE 1904. [AFFECTS THE SUBJECT PARCEL, IS SHOWN ON THE MAP OF SURVEY]

EASEMENT IN BOOK 6933, PAGE 1921. [AFFECTS THE SUBJECT PARCEL, IS SHOWN ON THE MAP OF SURVEY]

COVENANTS AND RESTRICTIONS IN BOOK 7196, PAGE 835. [AFFECTS THE SUBJECT PARCEL] COVENANTS AND RESTRICTIONS IN BOOK 7351, PAGE 1651. [AFFECTS THE SUBJECT PARCEL]

RESOLUTION IN BOOK 7448, PAGE 1653. [AFFECTS THE SUBJECT PARCEL] AGREEMENT IN BOOK 8103, PAGE 1203. [AFFECTS THE SUBJECT PARCEL]

NOTICE IN BOOK 8285, PAGE 620. [AFFECTS THE SUBJECT PARCEL]

EASEMENT IN BOOK 8435, PAGE 647. [AFFECTS THE SUBJECT PARCEL AND SHOWN ON THE MAP OF SURVEY]

EASEMENT IN BOOK 8450, PAGE 200. [AFFECTS THE SUBJECT PARCEL AND SHOWN ON THE MAP OF SURVEY]

AGREEMENT IN BOOK 8465, PAGE 1002. [AFFECTS THE SUBJECT PARCEL]

AGREEMENT IN BOOK 8465, PAGE 1015. [AFFECTS THE SUBJECT PARCEL]

AGREEMENT IN BOOK 8465, PAGE 1034. [AFFECTS THE SUBJECT PARCEL]

AGREEMENT IN BOOK 8468, PAGE 1318. [DOES NOT AFFECT THE SUBJECT PARCEL]

AGREEMENT IN BOOK 8468, PAGE 1356. [DOES NOT AFFECT THE SUBJECT PARCEL]

ASSIGNMENT OF TRANSPORTATION IMPACT FEE CREDITS IN BOOK 8477. PAGE 1387 [AFFECTS THE SUBJECT PARCEL]

● FOUND 5/8" IRON ROD & CAP (AS NOTED)

#### LEGEND AND ABBREVIATIONS:

EL. ELEVATION

± MORE OR LESS

CLF CHAIN LINK FENCE

EL.	ELEVATION	_	
LB	LICENSED BUSINESS	0	FOUND NAIL & DISC (AS NOTED)
NO.	NUMBER	<b>(</b>	SET 5/8" IRON ROD & CAP (LB 8071)
LS	LAND SURVEYOR		,
I.D.	IDEN TIFICA TION	⊡	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
ORB	OFFICIAL RECORDS BOOK		CURB INLET GRATE
arphi	CENTERLINE	$\oplus \boxplus$	CATCH BASIN
R	RADIUS	(D)	STORM MANHOLE
L	ARC LENGTH	$\square$	MITERED END SECTION
∠ (-)	DELTA (CENTRAL ANGLE)		
(P)	PLAT MEASURE		YARD DRAINAGE
(D)	DEED MEASURE	<b>S</b>	SANITARY MANHOLE
(C)	CALCULATED MEASURE	$\otimes$	SANITARY CLEANOUT
C.D.	CHORD LENGTH	€	ELECTRIC MANHOLE
C.B.	CHORD BEARING	€	ELECTRIC METER
POC	POINT ON CURVE	E	ELECTRIC RISER BOX
POL	POINT ON LINE	C	CABLE TELEVISION RISER BOX
PCC	POINT OF COMPOUND CURVATURE		TELEPHONE RISER BOX
PRC	POINT OF REVERSE CURVATURE	U	UTILITY RISER
PC	POINT OF CURVATURE	W	WELL
PT	POINT OF TANGENCY	Q	WATER SPIGOT
PI	POINT OF INTERSECTION	$\triangleright$	IRRIGATION CONTROL VALVE
P.O.C.	POINT OF COMMENCEMENT	W	WATER METER
P.O.B.	POINT OF BEGINNING	H	WATER VALVE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	$\Diamond$	FIRE HYDRANT
DIP	DUCTILE IRON PIPE		BACK FLOW PREVENTER
PVC	POLYVINYL CHLORIDE	A/c	AIR CONDITIONER PAD
CMP	CORRUGATED METAL PIPE	$\bowtie$	GAS VALVE
RCP	REINFORCED CONCRETE PIPE	G	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE		GAS LINE MARKER
NA VD	NORTH AMERICAN VERTICAL DATUM	<u> </u>	
NGVD	NATIONAL GEODETIC VERTICAL DATUM	<b>-</b>	CONCRETE UTILITY POLE
PB	PLAT BOOK	<b>♦</b>	METAL UTILITY POLE
ORB	OFFICIAL RECORDS BOOK		WOOD UTILITY POLE UTILITY POLE GUY ANCHOR
PG(S)	PAGE(S)	<b>←</b> \$	LIGHT POLE GOT ANCHOR
R/W	RIGHT OF WAY	<b>★</b>	
	EASEMENT		SPOT/GROUND LIGHT
SEC	SECTION		ELECTRIC TRANSFORMER
FND	FOUND	ит <b>*</b>	ELECTRIC VAULT WETLAND FLAG
REC	RECOVERED	<u> </u>	SIGN
CCR	CERTIFIED CORNER RECORD	•	BOLLARD
RLS	REGISTERED LAND SURVEYOR	Ħ	FLAG POLE
CM IRC	CONCRETE MONUMENT IRON ROD AND CAP	⊥ <b>⊢</b>	MAILBOX
	IRON ROD		WAILDOA
IR ID			
IP 01.5	IRON PIPE		

#### **SURVEY NOTES:**

- 1. DATE OF FIELD SURVEY: FEBRUARY 6, 2025.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- SUBJECT TO RIGHTS OF WAY. RESTRICTIONS. EASEMENTS AND RESERVATION OF RECORD. PUBLIC RECORDS. PUBLIC RECORDS NOT SEARCH BY JCH CONSULTING GROUP, INC.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE FLORIDA WEST GRID NAD-83, (CORS96)(EPOCH: 2002.0000)(2011 ADJUSTMENT), BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
- 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, AND AN AREA OF 0.2% ANNUAL CHANGE OF FLOOD — AREAS 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.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- 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
- 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.
- 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".
- 11. 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 PERVIOUS 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.

COPYRIGHT @ MAY, 2025

### LEGAL DESCRIPTION:

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

SHEET 1 OF 3

ONE IS NOT COMPLETE WITHOUT THE OTHERS

COMMENCE AT THE SOUTH 1/4 OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°58'09"E., 1395.18 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.31°34'21"E., 4,875.96 FEET TO THE NORTHERLY MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE N.23°58'31"E., 95.26 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,118.00 FEET, A CENTRAL ANGLE OF 08°35'16", AND A CHORD BEARING AND DISTANCE OF S.61°43'50"E., 317.16 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 317.46 FEET TO THE END OF SAID CURVE; THENCE N.32°33'48"E., 10.00 FEET; THENCE S.81°02'44"E., 89.50 FEET; THENCE N.73°15'51"E., 90.11 FEET; THENCE N.49°37'43"E., 90.11 FEET; THENCE N.22°32'35"E., 102.54 FEET; THENCE N.02°24'22"W., 63.79 FEET; THENCE N.00°59'39"E., 360.00 FEET; THENCE S.89°00'21"E., 160.00 FEET; THENCE S.00°59'39"W., 8.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.44°00'21"E., 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.89°00'21"E., 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.45°59'39"E., 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.89°00'21"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.44°00'21"E., 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S.89°00'21"E., 178.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 103°30'06", AND A CHORD BEARING AND DISTANCE OF N.39°14'36"E., 39.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.16 FEET TO A POINT OF TANGENCY; THENCE N.77°29'33"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 05°12'48", AND A CHORD BEARING AND DISTANCE OF S.15°06'51"E., 22.74 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.75 FEET TO THE END OF SAID CURVE; THENCE N.72°16'45"E., 115.00 FEET; THENCE N.06°29'36"W., 54.78 FEET; THENCE N.00°59'39"E., 106.88 FEET; THENCE S.88°51'31"E.. 628.42 FEET: THENCE S.03°06'11"W., 31.60 FEET; THENCE S.10°02'38"W., 69.32 FEET; THENCE S.15°27'32"W., 227.71 FEET; THENCE S.20°32'16"W., 69.39 FEET; THENCE S.22°40'55"W., 59.48 FEET; THENCE S.26°50'32"W., 70.25 FEET; THENCE S.63°09'28"E., 91.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°34'52", AND A CHORD BEARING AND DISTANCE OF N.71°03'06"E., 35.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,836.99 FEET, A CENTRAL ANGLE OF 00°30'58", AND A CHORD BEARING AND DISTANCE OF N.25°00'11"E., 16.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.55 FEET TO A POINT OF TANGENCY; THENCE S.65°15'18"E., 187.04 FEET TO THE WESTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY VARIES), SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 35°06'39", AND A CHORD BEARING AND DISTANCE OF S.42°18'08"W., 1,220.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 1,239.69 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY, S.59°51'28"W., 399.83 FEET TO THE EASTERLY BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N.30°09'26"W., 200.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 35°52'52", AND A CHORD BEARING AND DISTANCE OF N.48°04'57"W., 1,246.29 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE. A DISTANCE OF 1.266.90 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 43.98 ACRES, MORE OR LESS.

#### PARCEL DATA:

A PORTION OF PARCEL ID: 35512-001-00 "VACANT LAND" 49.93 ACRES MORE OR LESS.

SUR AR) FO

REF 15-16-21-21-23

J.O.# 16365 DWG.#16365BNDR1 (RESIDENTIAL-PHASE4A SHEET 1 OF 3

#### 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.

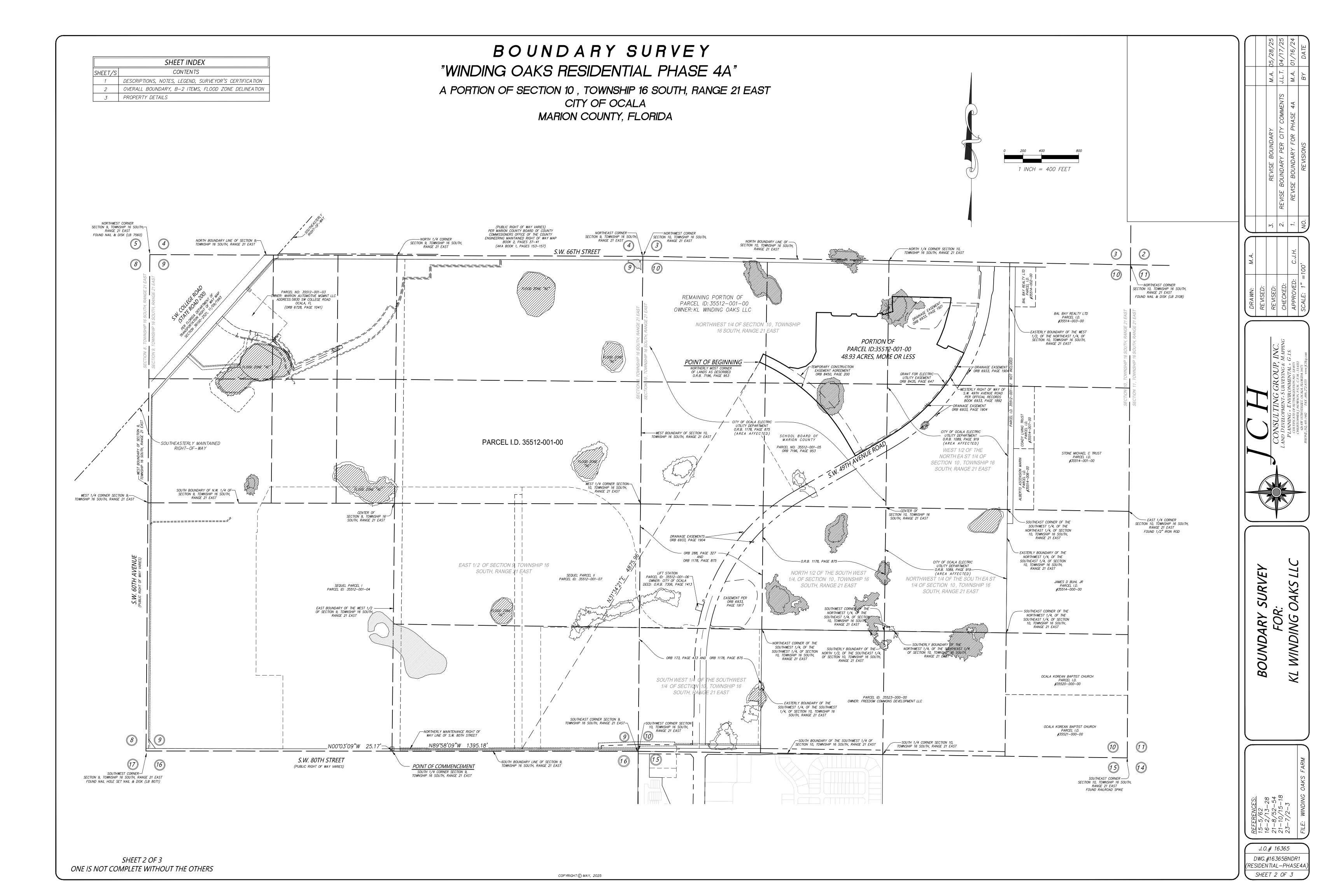
CHRISTOPHER J. HOWSON

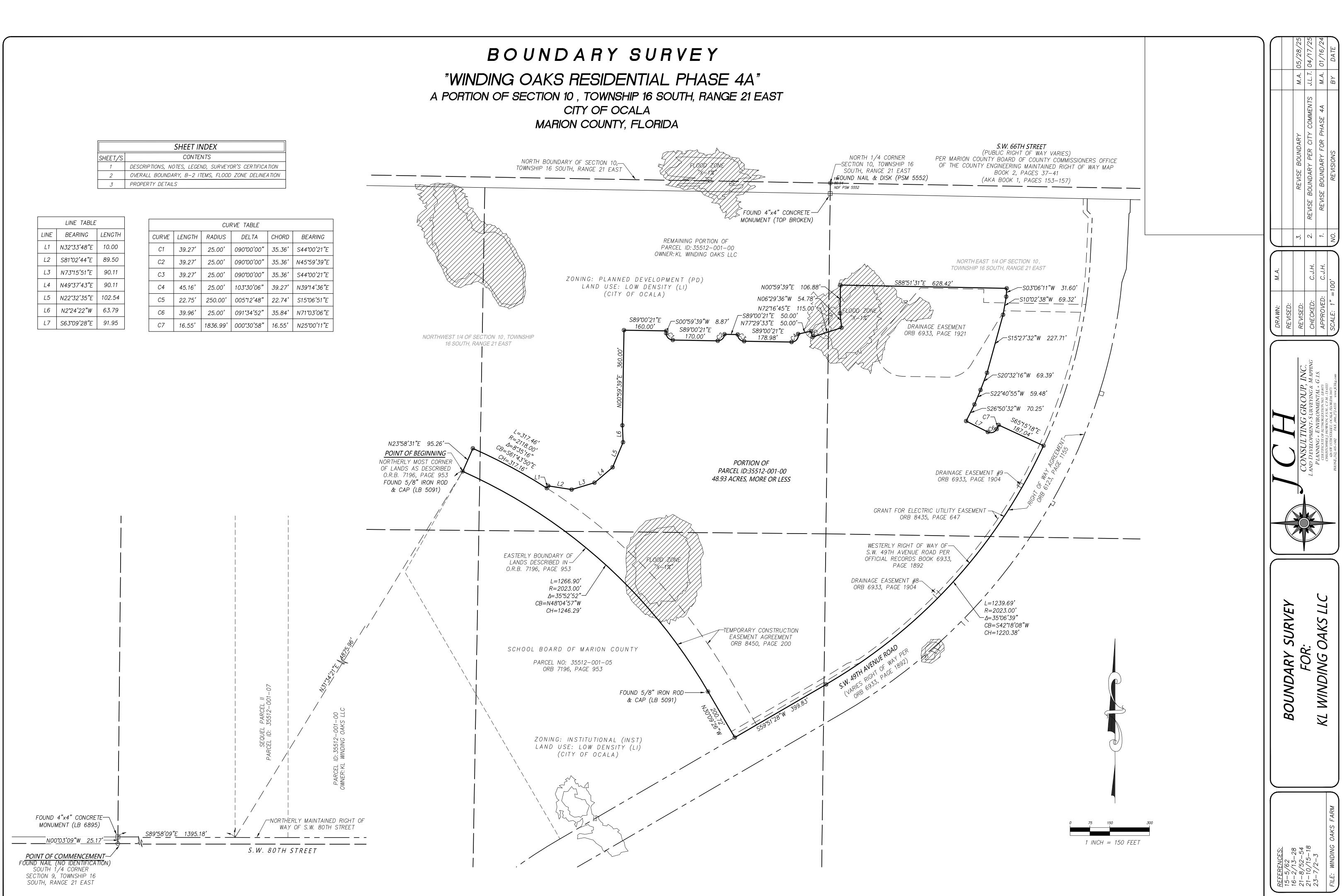
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

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)

DATE





J.O.# 16365

DWG.#16365BNDR1
(RESIDENTIAL—PHASE4A)

SHEET 3 OF 3

COPYRIGHT © MAY, 2025

SHEET 3 OF 3

ONE IS NOT COMPLETE WITHOUT THE OTHERS