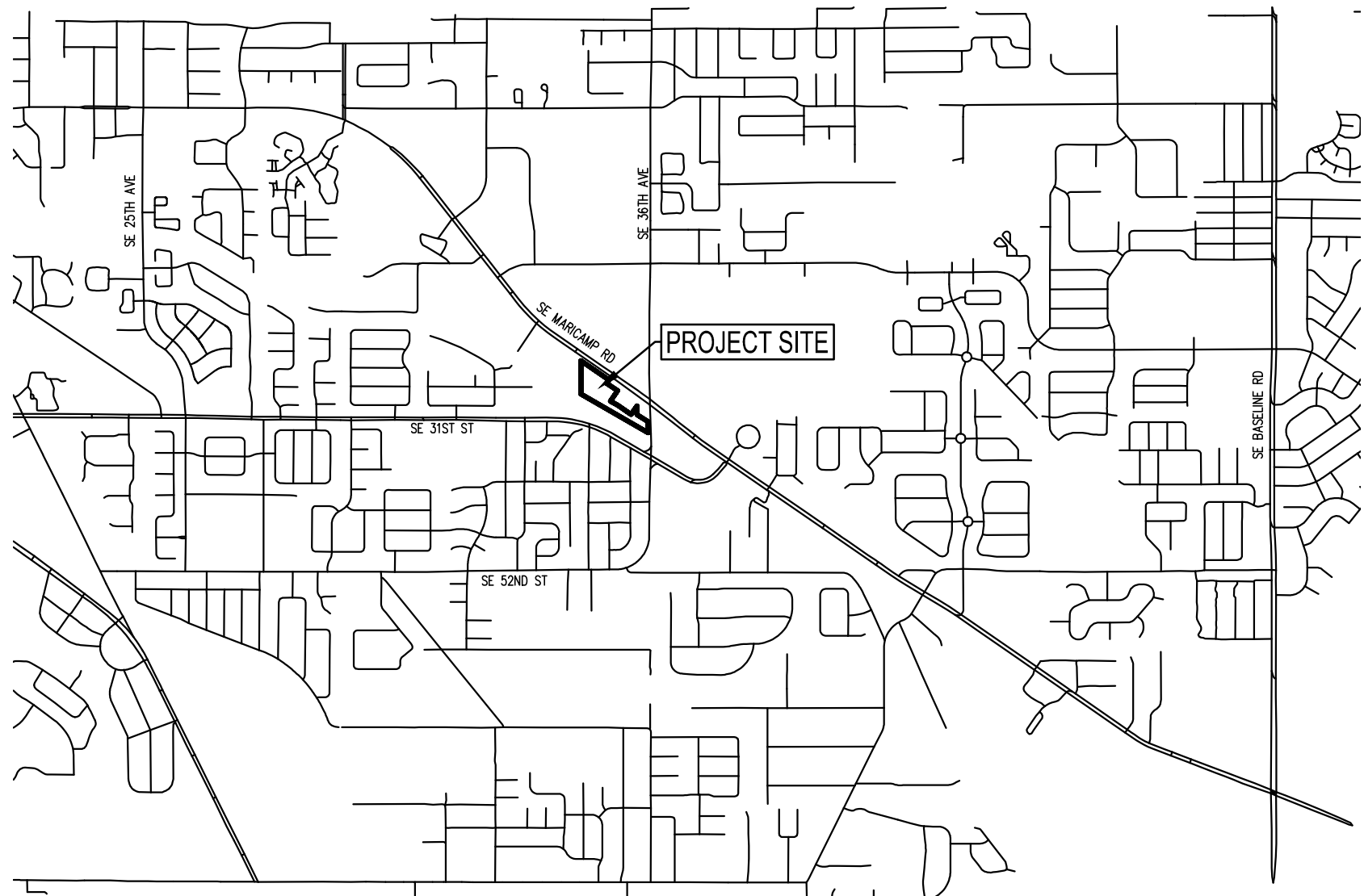


ALTA/NSPS LAND TITLE SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
MARICAMP MARKETPLACE HOLDINGS, LLC
MARION COUNTY PARCELS 29850-000-57 & 29850-004-02
SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

SHEET INDEX	
SHEET #	DESCRIPTION
S001.0	SURVEY COVER
S002.0	BOUNDARY SURVEY
S003.0	TOPOGRAPHIC SURVEY
S004.0	TOPOGRAPHIC SURVEY
S005.0	TREE LOCATION
S006.0	TREE LOCATION
S007.0	TREE LOCATION

VICINITY MAP



SCALE:
1" = 1/2 MILE

LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 1, JOINER'S MARICAMP CORNER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "7", PAGE 141, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S. 34° 44' 10" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 69.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT "A" OF SAID JOINER'S MARICAMP CORNER SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN S. 34° 44' 08" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1 AND THE WESTERLY BOUNDARY LINE OF TRACT "B" OF SAID JOINER'S MARICAMP CORNER SUBDIVISION, 350.23 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD TRACKS (120 FOOT RIGHT OF WAY); THENCE RUN N. 59° 51' 37" W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, 624.34 FEET; THENCE RUN N. 00° 06' 43" E., 570.25 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO.464 (200 FOOT RIGHT OF WAY); THENCE RUN S. 55° 15' 50" E., ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 583.30 FEET TO THE NORTHERLY MOST CORNER OF SAID TRACT "A"; THENCE RUN S. 34° 44' 10" W., 69.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "A"; THENCE RUN S. 55° 15' 50" E., 363.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHERLY MOST CORNER OF LOT 1, JOINER'S MARICAMP CORNER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "7", PAGE 141, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S. 34° 44' 10" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 69.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT "A" OF SAID JOINER'S MARICAMP CORNER SUBDIVISION AND THE POINT OF BEGINNING; THENCE RUN S. 34° 44' 08" W., ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 202.31 FEET; THENCE RUN N. 61° 07' 41" W., 141.16 FEET; THENCE RUN N. 34° 44' 08" E., 216.74 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF SAID TRACT "A"; THENCE RUN S. 55°15' 50" E., 140.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TRACT "B", JOINER'S MARICAMP CORNER, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 141, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LEGEND	
±	MORE OR LESS
ALTA	AMERICAN LAND TITLE ASSOCIATION
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
EL	ELEVATION
FD	FOUND
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
NAD	NORTH AMERICAN VERTICAL DATUM
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(C)	CALCULATED MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
ECP	ELLIPTICAL CONCRETE PIPE
RCP	BARBED WIRE FENCE
CLF	REINFORCED CONCRETE PIPE
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
CM	CONCRETE MONUMENT
IR	IRON ROD
IRC	IRON ROD AND CAP
NO ID	NO IDENTIFICATION
W/	WITH
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
MES	MITERED END SECTION
■	FOUND CONCRETE MONUMENT (AS NOTED)
⊙	FOUND NAIL & DISK (AS NOTED)
⊙	FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊙	FOUND IRON ROD (AS NOTED)
⊙	SET 5/8" IRON ROD AND CAP (LB 8498)
⊙	CATCH BASIN
⊙	WELL (SIZE NOTED)
⊙	IRRIGATION CONTROL VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	WOOD UTILITY POLE
⊙	GUY ANCHOR
⊙	LIGHT POLE
⊙	SIGN
⊙	ELECTRIC RISER
⊙	ELECTRIC TRANSFORMER
⊙	ELECTRIC METER
⊙	CABLE TELEVISION RISER
⊙	TELEVISION RISER
⊙	UNDERGROUND FIBER OPTIC CABLE MARKER
⊙	UNDERGROUND GAS MARKER
⊙	GATE POST
—x—	FENCE
—oh—	OVERHEAD UTILITY LINE
—tb—	TOP OF BANK

SCHEDULE B, SECTION II EXCEPTIONS:
(SEE SURVEY NOTE #5)

ITEMS 1-6 & 13: NOT ADDRESSED (STANDARD EXCEPTIONS)

- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF JOINER'S MARICAMP CORNER, RECORDED IN PLAT BOOK 7, PAGE 141, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: ALL EASEMENTS AFFECTING AND/OR ADJOINING SUBJECT PROPERTY REFERENCED ON PLAT ARE PLOTTED HEREON.
- EASEMENT TO CENTRAL FLORIDA POWER & LIGHT COMPANY AS RECORDED IN DEED BOOK 271, PAGE 3, AND AS ASSIGNED TO THE CITY OF OCALA BY THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 256, PAGE 117, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: ASSIGNMENT OF EASEMENT DESCRIBED IN DEED BOOK 271, PAGE 3 IS DESCRIBED IN OFFICIAL RECORDS BOOK 256, PAGE 118 - 121 AND AFFECTS THE PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE SE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, SHOWN HEREON. EASEMENT IS BLANKET IN NATURE AND NOT PLOTTED.
- TERMS, COVENANTS, CONDITIONS, EASEMENTS, MAINTENANCE OBLIGATIONS AND OTHER MATTERS CONTAINED IN AGREEMENT FOR MUTUAL DRIVEWAY EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1515, AND AGREEMENT FOR ACCESS AND ROAD EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1687, PAGE 1523, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: EASEMENTS DESCRIBED IN ORB 1687, PG 1515 DO NOT AFFECT. EASEMENT DESCRIBED IN ORB 1687, PG 1523 AFFECTS A PORTION OF PARCEL 2 - PLOTTED HEREON.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, MAINTENANCE OBLIGATIONS AND OTHER MATTERS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 3377, PAGE 835, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: GRANTS EASEMENTS OVER COMMON AREAS OF SUBJECT PROPERTY AND ADJACENT WALGREENS PROPERTY, AFFECTS ENTIRE SUBJECT PROPERTY, BLANKET IN NATURE - NOT PLOTTED.
- TERMS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS CONTAINED IN DEVELOPER'S AGREEMENT IN OFFICIAL RECORDS BOOK 3393, PAGE 489, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: AFFECTS ENTIRE SUBJECT PROPERTY, BLANKET IN NATURE - NOT PLOTTED.
- TERMS, COVENANTS, CONDITIONS, EASEMENTS, MAINTENANCE OBLIGATIONS AND OTHER MATTERS CONTAINED IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4552, PAGE 1541, AND AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 4623, PAGE 1767, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SURVEY COMMENT: EASEMENT FOR INGRESS/EGRESS AND DRAINAGE TO BENEFIT SONIC PARCEL, AFFECTS A PORTION OF SUBJECT PROPERTY - PLOTTED HEREON.

SURVEY NOTES:

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE SOUTHERLY RIGHT-OF-WAY LINE OF SE MARICAMP ROAD HAS A BEARING OF SOUTH 55°27'39" EAST.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
- SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 23107929 MN, EFFECTIVE SEPTEMBER 28, 2023 AT 5:00 P.M. THE DESCRIPTION OF THE LAND DEPICTED CONTAINED IN THIS BOUNDARY SURVEY IS PER SAID COMMITMENT.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED AS A PART OF THIS SURVEY.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
- THE AERIAL IMAGE DEPICTED HEREON IS DATED DECEMBER 22, 2023 AND WAS OBTAINED BY THIS FIRM.
- DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- SUBJECT PARCEL CONTAINS: ±9.25 ACRES
- ZONING:
B-2 (COMMUNITY BUSINESS DISTRICTS)
PER CITY OF OCALA GIS & CODE OF ORDINANCES
SETBACKS:
FRONT YARD = 25 FEET (SF DWELLING) 25 FEET (OTHER RESIDENTIAL DWELLING) 0 FEET (NON RESIDENTIAL)
INTERIOR & STREET REAR YARD = 25 FEET (SF DWELLING) 25 FEET (OTHER RESIDENTIAL DWELLING) 0 FEET (NON RESIDENTIAL)
INTERIOR & STREET SIDE YARD = 25 FEET (SF DWELLING) 25 FEET (OTHER RESIDENTIAL DWELLING) 0 FEET (NON RESIDENTIAL)
MINIMUM LOT WIDTH = 75 FEET (SF DWELLING) 100 FEET (OTHER RESIDENTIAL DWELLING) 100 FEET (NON RESIDENTIAL)
MINIMUM LOT AREA = 7,500 FEET (SF DWELLING) 10,000 FEET (OTHER RESIDENTIAL DWELLING) 10,000 FEET (NON RESIDENTIAL)
BUILDING COVERAGE = 35% (SF DWELLING) 35% (OTHER RESIDENTIAL DWELLING) N/A (NON RESIDENTIAL)
MAXIMUM BUILDING HEIGHT = 50 FEET (ADDITIONAL HEIGHT MAY BE ALLOWED BY SPECIAL EXCEPTION)

A ZONING LETTER OR REPORT WAS NOT PROVIDED TO THIS FIRM TO VERIFY THE INFORMATION ABOVE.

- THERE ARE NO DEFINED PARKING SPACES IN THE SUBJECT PARCEL.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- WHILE CONDUCTING RESEARCH ON THE SUBJECT PARCEL, NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND BY THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PARCEL.
- NO ADDRESS IS LISTED FOR THE SUBJECT PROPERTY SHOWN HEREON.
- NO BUILDINGS WERE OBSERVED ON SUBJECT PROPERTY IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEYOR'S CERTIFICATE:

TO MARICAMP MARKETPLACE HOLDINGS, LLC; MUTH LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/12/2024.
DATE OF PLAT OR MAP: 01/15/2024

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917



DATE
02/14/2024

ADDED TOPOGRAPHIC INFORMATION
V24-02/15/24

ADDED TREE INFORMATION
V24-15/63

ADDED SURVEY COMMENTS
V24-15/63

REVISIONS
DATE
02/14/2024

DATE OF SURVEY
01/12/2024

CHECKED BY
JHB

DRAWN BY
DMS

FIELD BOOK
V23-62, PAGE: 48 & 44

CLIENT
MARICAMP MARKETPLACE HOLDINGS, LLC

JOB NO.
S07023.01050

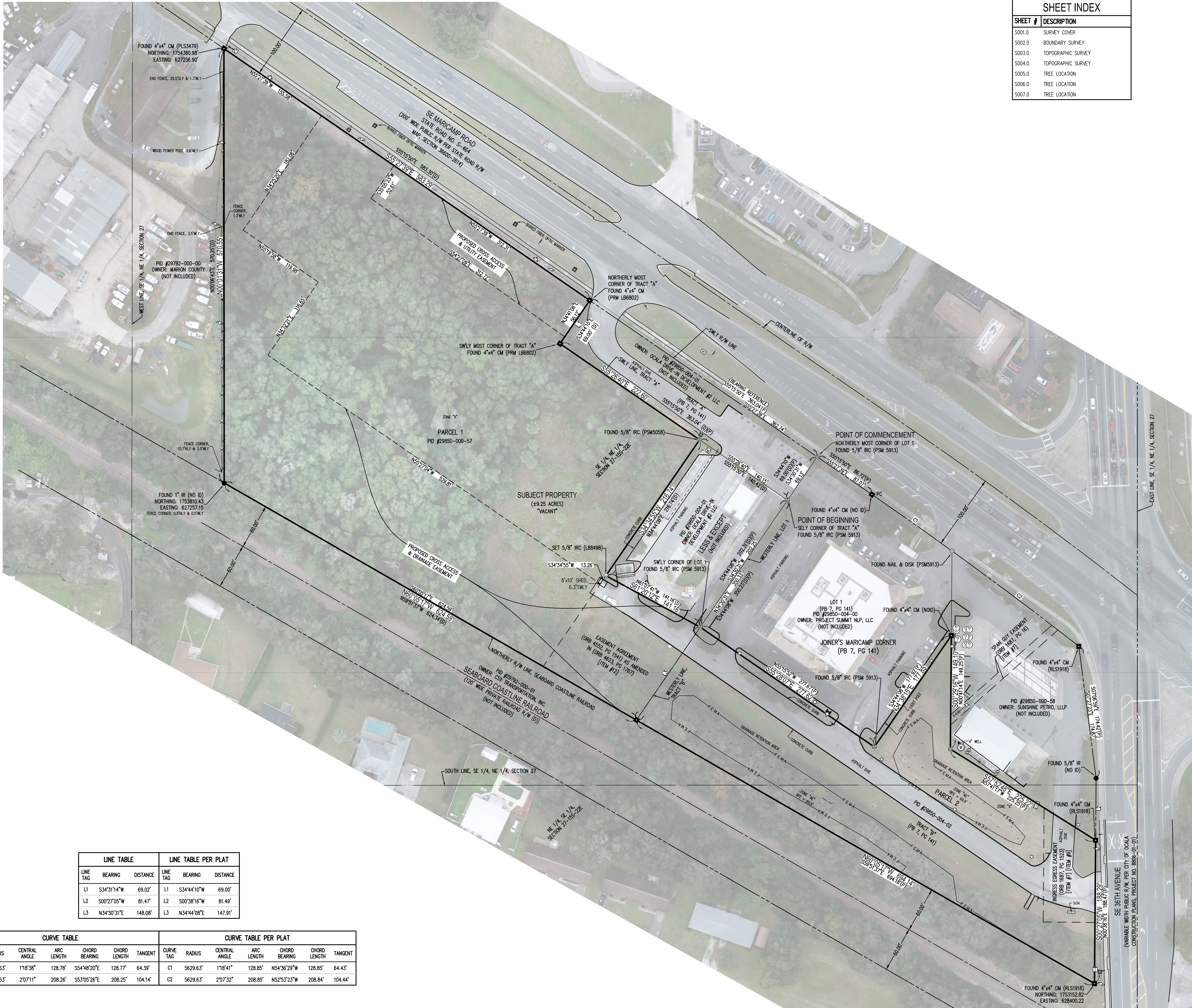
DRAWING DATE
01/15/2024

SECTION 27
TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

MARION COUNTY PARCELS 29850-000-57 & 29850-004-02

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MARICAMP MARKETPLACE HOLDINGS, LLC

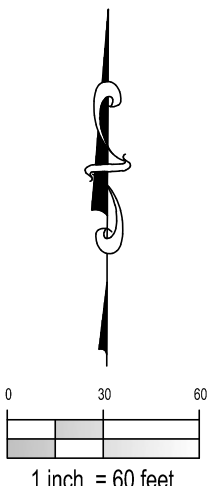
SHEET S001.0
SURVEY COVER



SHEET INDEX	
SHEET #	DESCRIPTION
S001.0	SURVEY COVER
S002.0	BOUNDARY SURVEY
S003.0	TOPOGRAPHIC SURVEY
S004.0	TOPOGRAPHIC SURVEY
S005.0	TREE LOCATION
S006.0	TREE LOCATION
S007.0	TREE LOCATION

LINE TABLE					LINE TABLE PER PLAT				
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE	LINE TAG
L1	S34°31'14"W	69.02'	L1	S34°44'10"W	69.00'	L1	S34°44'10"W	69.00'	L1
L2	S00°27'05"W	81.47'	L2	S00°38'16"W	81.49'	L2	S00°38'16"W	81.49'	L2
L3	N34°30'31"E	148.08'	L3	N34°44'08"E	147.91'	L3	N34°44'08"E	147.91'	L3

CURVE TABLE						CURVE TABLE PER PLAT					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	5629.63'	118°38'	128.78'	S54°48'20"E	128.77'	64.39'	C1	5629.63'	118°41'	128.85'	N54°36'29"W
C2	5629.63'	27°11'	208.26'	S53°05'26"E	208.25'	104.14'	C2	5629.63'	27°13'	208.85'	N52°53'23"W



JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

CFB SURVEYING

CLAYTON BLAIR

PLANNING

DESIGN

CONSTRUCTION

REVISIONS

DATE

02/14/2024

ADDED TOPOGRAPHIC INFORMATION

V24-02/15/24

ADDED TREE INFORMATION

V24-15/24

ADDED SURVEY COMMENTS

MB

06/25/2024

CLIENT

MARICAMP MARKETPLACE HOLDINGS, LLC

JOB NO.

S07023.01150

DRAWING DATE

07/15/2024

DRAWN BY

DMS

DATE OF SURVEY

07/12/2024

CHECKED BY

AMB

FIELD BOOK

V23-62, PAGE: 48 & 64

MARICAMP PARCELS 28650-000-57 & 28650-004-02

SECTION 27

TOWNSHIP 15 SOUTH, RANGE 22 EAST

MARION COUNTY, FLORIDA

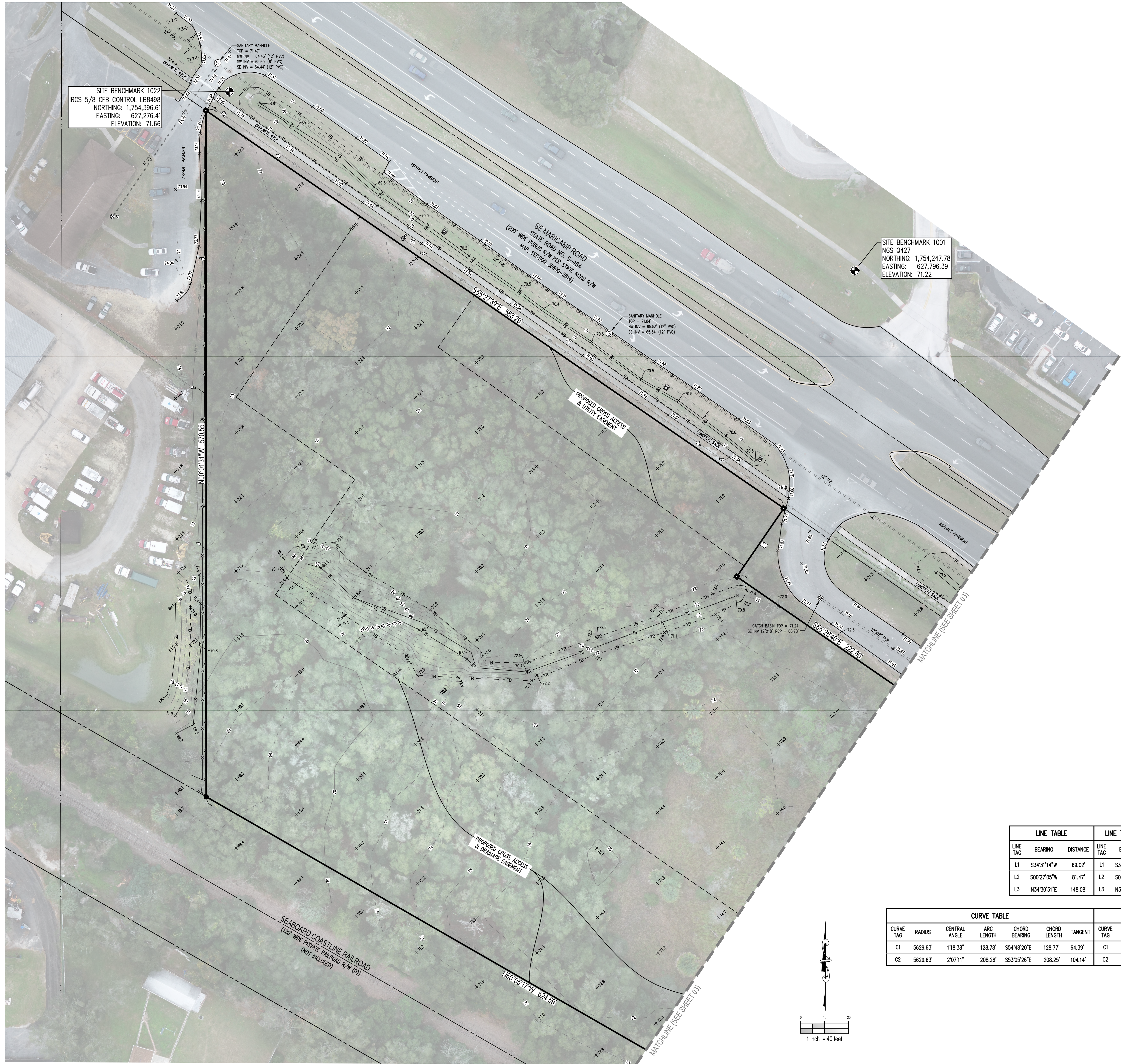
SHEET S002.0

BOUNDARY & TOPOGRAPHIC SURVEY

FOR

MARICAMP MARKETPLACE HOLDINGS, LLC

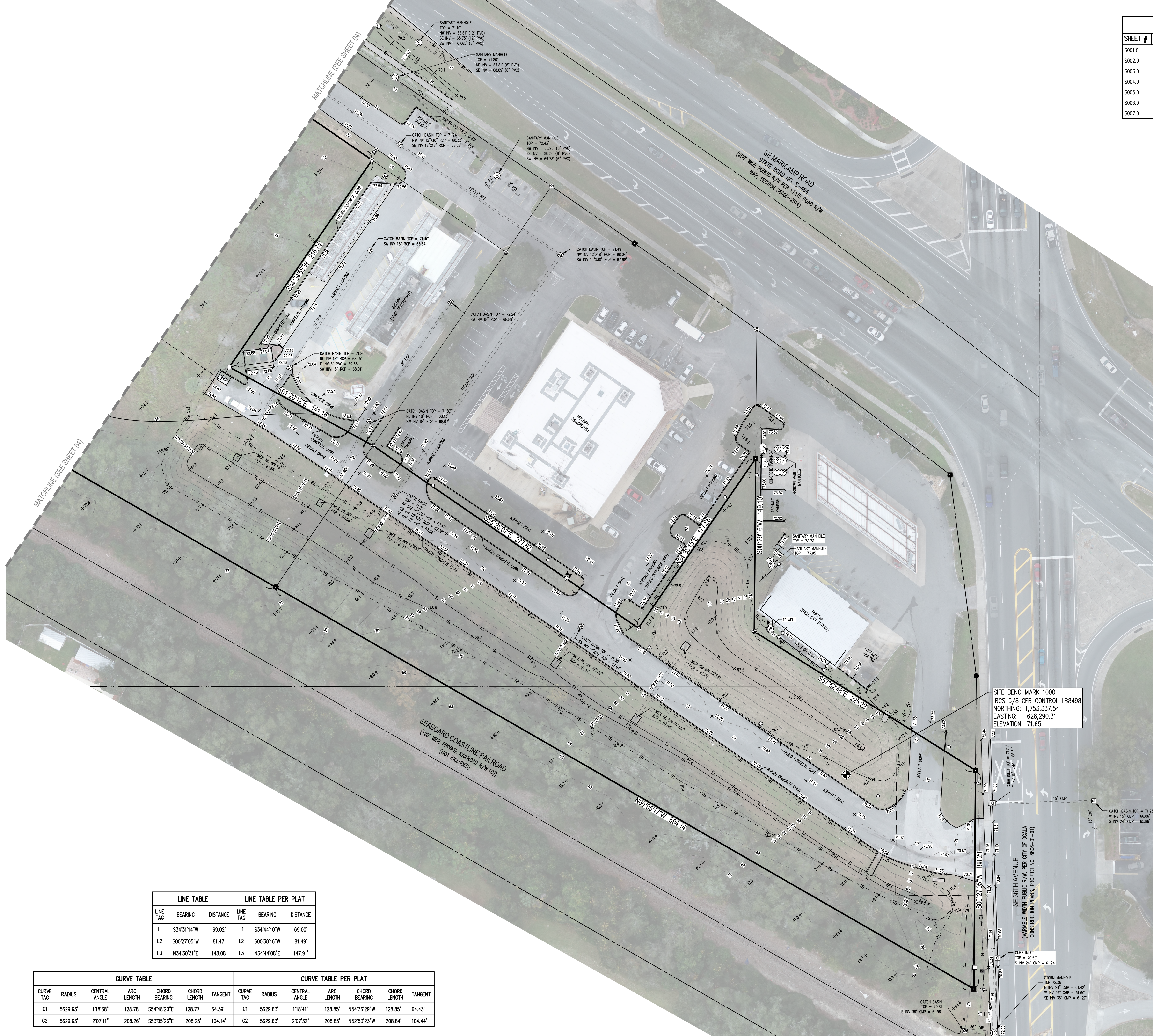
BOUNDARY SURVEY



SHEET INDEX	
SHEET #	DESCRIPTION
S001.0	SURVEY COVER
S002.0	BOUNDARY SURVEY
S003.0	TOPOGRAPHIC SURVEY
S004.0	TOPOGRAPHIC SURVEY
S005.0	TREE LOCATION
S006.0	TREE LOCATION
S007.0	TREE LOCATION

LINE TABLE			LINE TABLE PER PLAT		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	S34°31'14"W	69.02'	L1	S34°44'10"W	69.00'
L2	S00°27'05"W	81.47'	L2	S00°38'16"W	81.49'
L3	N34°30'31"E	148.08'	L3	N34°44'08"E	147.91'

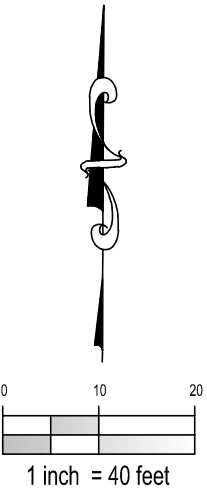
CURVE TABLE						CURVE TABLE PER PLAT					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C1	5629.63'	118°38"	128.78'	S54°48'20"E	128.77'	64.39'	C1	5629.63'	118°41"	128.85'	N54°36'29"W
C2	5629.63'	270°11"	208.26'	S53°05'26"E	208.25'	104.14'	C2	5629.63'	270°32"	208.85'	N52°33'23"W



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SHEET #	DESCRIPTION
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LINE TABLE				LINE TABLE PER PLAT			
LINE TAG	BEARING	DISTANCE		LINE TAG	BEARING	DISTANCE	
L1	S34°31'14"W	69.02'		L1	S34°44'10"W	69.00'	
L2	S00°27'05"W	81.47'		L2	S00°38'16"W	81.49'	
L3	N34°30'31"E	148.08'		L3	N34°44'08"E	147.91'	

CURVE TABLE							CURVE TABLE PER PLAT						
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT	CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	5629.63'	1°18'38"	128.78'	S54°48'20"E	128.77'	64.39'	C1	5629.63'	1°18'41"	128.85'	N54°36'29"W	128.85'	64.43'
C2	5629.63'	2°07'11"	208.26'	S53°05'26"E	208.25'	104.14'	C2	5629.63'	2°07'32"	208.85'	N52°53'23"W	208.84'	104.44'



JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

CFB
CLYMER
BLAIR
PLANNING
SURVEYING

DATE
02/14/2024
ADDED TOPOGRAPHIC INFORMATION
V24-02/15/17
ADDED TREE INFORMATION
V24-15/63
ADRESSED SURVEY COMMENTS
MBS
06/12/2024
06/25/2024

CLIENT: MARICAMP MARKETPLACE HOLDINGS, LLC
JOB NO.: S07023.01150
DRAWING DATE: 07/15/2024
DRAWN BY: DMS
FIELD BOOK: V23-62, PAGE: 48 & 64

REVISIONS
DATE
02/14/2024
ADDED TOPOGRAPHIC INFORMATION
V24-02/15/17
ADDED TREE INFORMATION
V24-15/63
ADRESSED SURVEY COMMENTS
MBS
06/12/2024
06/25/2024

SECTION 27
TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

MARION COUNTY PARCELS 2860-000-57 & 2860-004-02

SHEET S004.0
TOPOGRAPHIC SURVEY

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MARICAMP MARKETPLACE HOLDINGS, LLC

SITE BENCHMARK 1022
IRCS 5/8 CFB CONTROL LB8498
NORTHING: 1,754,396.61
EASTING: 627,276.41
ELEVATION: 71.66

SHEET INDEX	
SHEET #	DESCRIPTION
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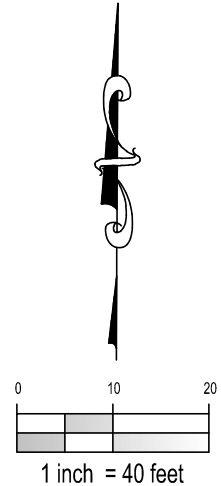
SITE BENCHMARK 1001
NGS 0427
NORTHING: 1,754,247.78
EASTING: 627,796.39
ELEVATION: 71.22

SEMARICAMP ROAD
STATE ROAD NO. S-464
(200' WIDE PUBLIC R/W PER STATE R/W
MAP, SECTION 28850-2014)

N00°01'31"W 570.55'

MATCHLINE (SEE SHEET 06)

SEABOARD COASTLINE RAILROAD
(200' WIDE PRIVATE RAILROAD R/W (0))
(NOT INCLUDED)



JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
MARICAMP MARKETPLACE HOLDINGS, LLC

SHEET S005.0
TREE LOCATION

MARION COUNTY PARCELS 28850-000-57 & 28850-004-02
SECTION 27
TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

CLIENT:	
MARICAMP MARKETPLACE HOLDINGS, LLC	
JOB NO.:	
S07023.01050	
DRAWING DATE:	
07/15/2024	
DRAWN BY:	
DMS	
CHECKED BY:	
JHB	
DATE OF SURVEY:	
07/12/2024	
REVISIONS	
DATE	DESCRIPTION
07/14/2024	ADDED TOPOGRAPHIC INFORMATION V24-02/13/17 JH
06/12/2024	ADDED TREE INFORMATION V24-15/63 MB
06/25/2024	ADDED SURVEY COMMENTS MB



DATE: 07/14/2024
TIME: 10:00 AM
DRAWN BY: JHB
CHECKED BY: JHB
FIELD BOOK: V03-62, PAGE: 48 & 49

POINT	DESCRIPTION
3001	PINE 13"
3002	PINE 15"
3003	CHE 11"
3004	OALA 6"
3005	OALI 4"
3006	OAWA 4"
3007	OALI 5"
3008	OAWA 6"
3009	PINE 16"
3010	PA 17"
3011	PINE 14"
3012	PINE 11"
3013	OALI 5"
3014	OAWA 7"
3015	PINE 15"
3016	OALI 6"
3017	PINE 13"
3018	PINE 11"
3019	PINE 12"
3020	PINE 9"
3021	OAWA 5"
3022	PINE 13"
3023	OAWA 5"
3024	CHE 10"
3025	PINE 13"
3026	PA 12"
3027	CHE 5"
3028	CE 10"
3029	PINE 14"
3030	OALI 5"
3031	OALI 6"
3032	OAWA 5"
3033	PA 13"
3034	PINE 12"
3035	PINE 12"
3036	OAWA 9"
3037	OAWA 6"
3038	CE 5"
3039	OAWA 15"
3040	OAWA 22"

POINT	DESCRIPTION
3042	PINE 13"
3043	OAWA 5"
3044	OAWA 9"
3045	CHE 6"
3046	PINE 12"
3047	PINE 12"
3048	CHE 9"
3049	CHE 8"
3050	OAWA 5"
3051	OAWA 6"
3052	PA 18"
3053	PA 13"
3054	PA 11"
3055	PA 15"
3056	PA 15"
3057	CE 5"
3058	CHE 8"
3059	OAWA 4"
3060	OAWA 5"
3061	OAWA 7"
3062	PA 12"
3063	OAWA 7"
3064	OAWA 7"
3065	PINE 10"
3066	PINE 9"
3067	PINE 12"
3068	PINE 15"
3069	OALI 9"
3070	OALI 9"
3071	OAWA 9"
3072	OAWA 6"
3073	OAWA 4"
3074	OAWA 6"
3075	OAWA 5"
3076	OAWA 10"
3077	CE 5"
3078	CE 4"
3079	OAWA 5"
3080	OALI 13"

POINT	DESCRIPTION
3082	CHE 8"
3083	OALI 9"
3084	OAWA 8"
3085	PINE 12"
3086	OALI 6"
3087	OALI 11"
3088	OAWA 4"
3089	OAWA 9"
3090	OAWA 5"
3091	OALI 16"
3092	OALI 6"
3093	OAWA 6"
3094	OAWA 10"
3095	OAWA 7"
3096	OAWA 11"
3097	OAWA 14"
3098	OALI 15"
3099	OALI 18"
3100	OALI 15"
3101	OALI 10"
3102	OALI 20"
3103	OAWA 11"
3104	CHE 11"
3105	OAWA 8"
3106	OAWA 10"
3107	OAWA 4"
3108	OAWA 28"
3109	OAWA 13"
3110	OAWA 12"
3111	OALI 24"
3112	OAWA 9"
3113	OAWA 18"
3114	OAWA 5"
3115	OAWA 17"
3116	OALI 15"
3117	OALI 18"
3118	OAWA 9"
3119	OAWA 9"
3120	OAWA 10"

POINT	DESCRIPTION
3121	OAWA 5"
3122	OAWA 13"
3123	OAWA 10"
3124	OAWA 12"
3125	OAWA 5"
3126	OAWA 8"
3127	CHE 8"
3128	CHE 4"
3129	OAWA 22"
3130	OAWA 14"
3131	OAWA 18"
3132	OAWA 9"
3133	OAWA 11"
3134	OAWA 10"
3135	OAWA 19"
3136	OAWA 6"
3137	CHE 5"
3138	OAWA 9"
3139	OALI 6"
3140	OAWA 12"
3141	OAWA 7"
3142	OAWA 10"
3143	OAWA 30"
3144	OAWA 11"
3145	OAWA 11"
3146	OALI 10"
3147	OALI 42"
3148	OAWA 14"
3149	OAWA 14"
3150	OALI 5"
3151	OALI 8"
3152	OALI 17"
3153	OALI 36"
3154	OAWA 5"
3155	OAWA 10"
3156	OALI 26"
3157	OAWA 5"
3158	OAWA 9"
3159	OAWA 11"
3160	OAWA 6"

POINT	DESCRIPTION
3161	OAWA 19"
3162	OAWA 11"
3163	OAWA 5"
3164	OALI 6"
3165	OALI 25"
3166	OAWA 7"
3167	OAWA 15"
3168	OAWA 7"
3169	OAWA 8"
3170	OAWA 18"
3171	OALI 13"
3172	OAWA 8"
3173	OALI 5"
3174	OALI 19"
3175	OAWA 14"
3176	OALI 24"
3177	OAWA 11"
3178	OAWA 5"
3179	OAWA 5"
3180	OAWA 7"
3181	OAWA 6"
3182	OAWA 5"
3183	OAWA 9"
3184	OAWA 8"
3185	OAWA 17"
3186	OAWA 6"
3187	OAWA 9"
3188	OAWA 4"
3189	OALI 15"
3190	OALI 8"
3191	OALI 16"
3192	OALI 5"
3193	OALI 36"
3194	OAWA 20"
3195	OALI 15"
3196	OALI 7"
3197	OAWA 12"
3198	OAWA 26"
3199	OAWA 6"
3200	OALI 4"

POINT	DESCRIPTION
3201	CHE 7"
3202	OAWA 4"
3203	OAWA 5"
3204	OAWA 6"
3205	CHE 4"
3206	OALI 39"
3207	CE 7"
3208	OALI 25"
3209	OAWA 4"
3210	OAWA 21"
3211	OALI 28"
3212	CHE 12"
3213	OAWA 14"
3214	OAWA 9"
3215	PA 15"
3216	PA 15"
3217	OAWA 36"
3218	OALI 4"
3219	OAWA 4"
3220	OAWA 4"
3221	OALI 13"
3222	OALI 12"
3223	OAWA 6"
3224	OAWA 17"
3225	OAWA 14"
3226	OALI 14"
3227	OALI 8"
3228	OALI 8"
3229	PA 15"
3230	OAWA 14"
3231	PA 12"
3232	OAWA 12"
3233	OALI 19"
3234	OAWA 18"
3235	OAWA 28"
3236	OAWA 4"
3237	OAWA 10"
3238	OAWA 5"
3239	OAWA 5"
3240	OAWA 20"

POINT	DESCRIPTION
3241	OAWA 17"
3242	OAWA 9"
3243	OAWA 10"
3244	OAWA 6"
3245	OAWA 16"
3246	OAWA 8"
3247	OAWA 7"
3248	OAWA 10"
3249	OAWA 27"
3250	OAWA 27"
3251	OAWA 4"
3252	OAWA 4"
3253	OAWA 7"
3254	CE 6"
3255	OAWA 4"
3256	OAWA 12"
3257	CE 5"
3258	OAWA 24"
3259	OAWA 8"
3260	MIMO 5"
3261	OAWA 10"
3262	OAWA 14"
3263	OAWA 7"
3264	OAWA 11"
3265	OAWA 13"
3266	OAWA 5"
3267	OAWA 13"
3268	OAWA 12"
3269	OAWA 5"
3270	OAWA 12"
3271	OAWA 5"
3272	OAWA 23"
3273	CE 6"
3274	PINE 13"
3275	OALI 23"
3276	OAWA 4"
3277	OAWA 10"
3278	CHE 7"
3279	OAWA 11"
3280	OAWA 20"

POINT	DESCRIPTION
3281	OAWA 17"
3282	OAWA 24"
3283	OAWA 17"
3284	OAWA 6"
3285	OAWA 40"
3286	OAWA 14"
3287	OAWA 16"
3288	OAWA 6"
3289	OAWA 4"
3290	OAWA 6"
3291	OALI 12"
3292	OAWA 17"
3293	OAWA 24"
3294	OAWA 19"
3295	OAWA 11"
3296	OAWA 18"
3297	OAWA 36"
3300	OALI 9"
3301	OALI 6"
3302	OALI 6"
3303	OALI 4"
3304	OALI 16"
3305	OALI 8"
3306	OALI 13"
3307	OALI 28"
3308	OALI 11"
3309	OAWA 10"
3310	OAWA 18"
3311	OAWA 6"
3312	OAWA 4"
3313	OAWA 6"
3314	OAWA 4"
3315	OAWA 6"
3316	OAWA 8"
3317	OAWA 13"
3318	OAWA 23"
3319	OAWA 11"
3320	OAWA 4"
3321	CHE 6"
3322	OALI 19"

POINT	DESCRIPTION
3323	OALI 20"
3324	OALI 20"
3325	OALI 7"
3326	OALI 10"
3327	PA 12"
3328	OAWA 17"
3329	OAWA 11"
3330	OAWA 12"
3331	OAWA 8"
3332	OAWA 6"
3333	OAWA 11"
3334	OAWA 20"
3335	OAWA 13"
3336	OAWA 8"
3337	OAWA 8"
3338	OAWA 20"
3341	OAWA 5"
3344	OAWA 19"
3345	OAWA 17"
3346	OAWA 25"
3347	OAWA 12"
3348	OAWA 13"
3349	OAWA 9"
3350	OAWA 14"
3351	OAWA 17"
3352	OAWA 12"
3353	OAWA 13"
3354	OAWA 12"
3355	OAWA 20"
3356	OAWA 10"
3357	OAWA 5"
3358	OAWA 26"
3359	OAWA 12"
3360	OAWA 29"
3361	OALI 11"
3362	OAWA 12"

POINT	DESCRIPTION
3363	OAWA 13"
3364	OAWA 20"
3365	OAWA 13"
3366	OAWA 19"
3367	OAWA 18"
3368	OAWA 17"
3369	OALI 7"
3370	OALI 12"
3371	OALI 9"
3372	OALI 6"
3373	OALI 10"
3374	OALI 17"
3375	OALI 9"
3376	OALI 5"
3377	OALI 6"
3378	OALI 10"
3379	OALI 15"
3380	OALI 6"
3381	OAWA 9"
3382	OAWA 17"
3383	OAWA 8"
3384	OALI 21"
3385	OALI 18"
3386	OALI 9"
3387	OALI 19"
3388	OALI 10"
3389	OALI 12"
3390	OALI 11"
3391	OALI 12"
3392	OALI 26"
3393	OALI 6"
3394	OALI 13"
3395	OALI 20"
3396	OALI 24"
3397	OALI 6"
3398	OALI 6"
3399	OALI 20"
3400	OALI 10"
3401	OALI 11"
3402	CE 6"

POINT	DESCRIPTION
3403	OALI 6"
3404	OAWA 5"
3405	OAWA 8"
3406	OAWA 6"
3407	OAWA 6"
3408	OAWA 19"
3409	OAWA 9"
3410	OAWA 5"
3411	OAWA 6"
3412	OAWA 6"
3413	OAWA 7"
3414	OAWA 5"
3415	OAWA 4"
3416	OAWA 10"
3417	OAWA 5"
3418	OAWA 7"
3419	OAWA 7"
3420	OAWA 5"
3421	OAWA 9"
3422	OAWA 4"
3423	OAWA 12"
3424	OAWA 6"
3425	OAWA 6"
3426	OAWA 6"
3427	OAWA 7"
3428	OAWA 4"
3429	OAWA 5"
3430	OAWA 5"
3431	OAWA 6"
3432	OAWA 7"
3433	PA 17"
3434	PA 11"
3435	PA 13"
3436	PA 12"
3437	PA 12"
3438	PA 16"
3439	PA 8"
3440	OAWA 13"
3441	OAWA 5"
3442	OAWA 12"

POINT	DESCRIPTION
3443	OAWA 5"
3444	PA 16"
3445	OAWA 15"
3446	OALI 31"
3447	OALI 22"
3448	OALI 10"
3449	OAWA 17"
3450	OAWA 5"
3451	CHE 11"
3452	OAWA 5"
3453	OAWA 8"
3454	OAWA 4"
3455	OAWA 4"
3456	OAWA 5"
3457	OAWA 6"
3458	OAWA 30"
3459	OAWA 14"
3460	OAWA 20"
3461	OAWA 17"
3462	OAWA 14"
3463	OAWA 13"
3464	OAWA 16"
3465	OAWA 18"
3466	OAWA 16"
3467	OAWA 11"
3468	OAWA 14"
3469	OAWA 9"
3470	OAWA 12"
3471	OAWA 11"
3472	OAWA 6"
3473	OAWA 15"
3474	OAWA 17"
3475	OAWA 13"
3476	OAWA 9"
3477	OAWA 24"
3478	PINE 12"
3479	OAWA 12"
3480	OAWA 18"
3481	OAWA 11"
3482	OAWA 9"

POINT	DESCRIPTION
3483	OAWA 8"
3484	OAWA 8"
3485	OAWA 17"
3486	OAWA 16"
3487	OAWA 5"
3488	OAWA 5"
3489	OAWA 23"
3490	OAWA 10"
3491	OALI 21"
3492	OALI 20"
3493	OAWA 11"
3494	OAWA 21"
3495	OAWA 6"
3496	OAWA 6"
3497	OAWA 22"
3498	OAWA 5"
3499	OAWA 4"
3500	OAWA 4"
3501	OAWA 16"
3502	OAWA 15"
3503	OAWA 7"
3504	OAWA 7"
3505	OAWA 26"
3506	OAWA 14"
3507	OAWA 9"
3508	OAWA 5"
3509	OAWA 14"
3510	OAWA 13"
3511	OALI 5"
3512	OAWA 8"
3513	PA 13"
3514	PA 12"
3515	OAWA 8"
3516	OAWA 4"
3517	OAWA 6"
3518	OAWA 4"
3519	OAWA 5"
3520	OAWA 8"
3521	OAWA 6"
3522	OAWA 6"

POINT	DESCRIPTION
3523	PA 16"
3524	PA 16"
3525	OAWA 6"
3526	OAWA 10"
3527	OAWA 13"
3528	OAWA 16"
3529	OAWA 20"
3530	CHE 6"
3531	OAWA 12"
3532	OAWA 12"
3533	OAW