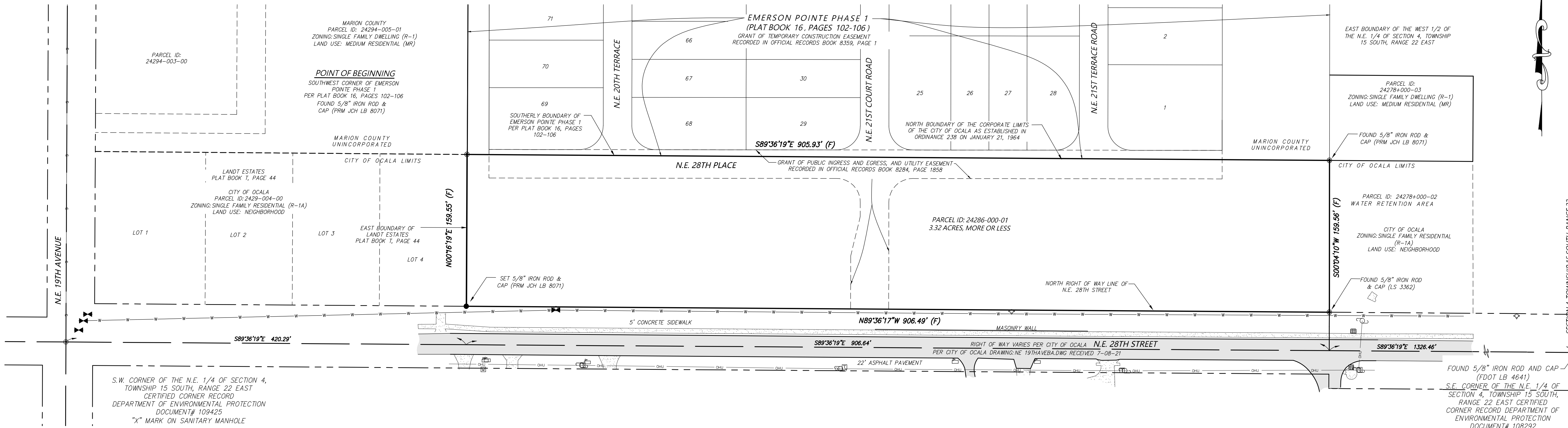
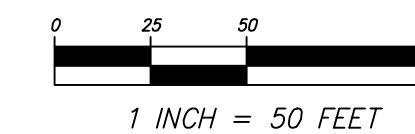


BOUNDARY SURVEY FOR:
EMERSON POINTE DEVELOPMENT, LLC
 A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
 CITY OF OCALA
 MARION COUNTY, FLORIDA
"EMERSON POINTE PHASE 1A"



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	⊗	SANITARY CLEANOUT
EL.	ELEVATION	⊙	ELECTRIC MANHOLE
LB	LICENSED BUSINESS	⊕	ELECTRIC METER
NO.	NUMBER	⊞	ELECTRIC RISER BOX
LS	LAND SURVEYOR	⊟	CABLE TELEVISION RISER BOX
I.D.	IDENTIFICATION	⊠	TELEPHONE RISER BOX
ORB	OFFICIAL RECORDS BOOK	⊡	UTILITY RISER
(P)	PLAT MEASURE	⊢	WELL
(D)	DEED MEASURE	⊣	WATER SPIGOT
(C)	CALCULATED MEASURE	⊤	IRRIGATION CONTROL VALVE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	⊥	WATER METER
NAVD	NORTH AMERICAN VERTICAL DATUM	⊦	WATER VALVE
NGVD	NATIONAL GEODETIC VERTICAL DATUM	⊧	FIRE HYDRANT
PB	PLAT BOOK	⊨	BACK FLOW PREVENTER
ORB	OFFICIAL RECORDS BOOK	⊩	AIR CONDITIONER PAD
PG(S)	PAGE(S)	⊪	GAS VALVE
R/W	RIGHT OF WAY	⊫	GAS METER
ESMT	EASEMENT	⊬	GAS LINE MARKER
SEC	SECTION	⊭	CONCRETE UTILITY POLE
FND	FOUND	⊮	METAL UTILITY POLE
REC	RECOVERED	⊯	WOOD UTILITY POLE
CCR	CERTIFIED CORNER RECORD	⊰	UTILITY POLE GUY ANCHOR
RLS	REGISTERED LAND SURVEYOR	⊱	LIGHT POLE
CM	CONCRETE MONUMENT	⊲	SPOT/GROUND LIGHT
IRC	IRON ROD AND CAP	⊳	ELECTRIC TRANSFORMER
IR	IRON ROD	⊴	FOUND 5/8" IRON ROD & CAP (AS NOTED)
IP	IRON PIPE	⊵	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
CLF	CHAIN LINK FENCE	⊶	FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)
—	SIGN	●	SET 5/8" IRON ROD & CAP (JCH LB 8071)
⊠	MAILBOX	—	LINE BREAK
⊡	BOLLARD	—x—x—	FENCE LINE AS NOTED
⊢	CURB INLET GRATE	—OH—	OVERHEAD UTILITY LINE
⊣	CATCH BASIN	—S—	UNDERGROUND SANITARY SEWER
⊤	STORM MANHOLE	—W—	UNDERGROUND WATER LINE
⊥	MITERED END SECTION		
⊦	SANITARY MANHOLE		

ENCUMBRANCES PER TITLE OPINION:

- THE FOLLOWING ARE PER PROPERTY INFORMATION REPORT PREPARED BY GOODING AND BATSEL ATTORNEYS AT LAW:
- MORTGAGES OR LIENS. THE PROPERTY IS ENCUMBERED BY THE FOLLOWING MORTGAGES OR LIENS: MORTGAGE TO D.R. HORTON, INC. RECORDED IN OFFICIAL RECORDS BOOK 8190, PAGE 172. [AFFECTS SUBJECT PROPERTY]
 - GRANT OF PUBLIC INGRESS AND EGRESS, AND UTILITY EASEMENTS IN FAVOR OF MARION COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 8284, PAGE 1858. [AFFECTS SUBJECT PROPERTY - AS SHOWN ON THE MAP OF SURVEY].
 - GRANT OF TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF CITY OF OCALA AS RECORDED IN OFFICIAL RECORDS BOOK 8359, PAGE 1. [AFFECTS SUBJECT PROPERTY - AS SHOWN ON THE MAP OF SURVEY].
 - RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, AS RECORDED IN OFFICIAL RECORDS BOOK 8129, PAGE 1405. [AFFECTS SUBJECT PROPERTY].

DESCRIPTION: (PHASE 1A)

A PORTION OF THE WEST 1/2 OF THE N.E. 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, CITY OF OCALA, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF EMERSON POINTE PHASE 1, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 102-106, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID EMERSON POINTE PHASE 1, S.89°36'19"E., 905.93 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID EAST BOUNDARY S.00°04'10"W., 159.56 FEET TO THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET; THENCE DEPARTING SAID EAST BOUNDARY ALONG SAID NORTH RIGHT OF WAY, N.89°36'17"W., 906.49 FEET TO THE EAST BOUNDARY OF LANDT ESTATES, AS RECORDED IN PLAT BOOK "T", PAGE 44 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG SAID EAST BOUNDARY N.00°16'19"E., 159.55 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.32 ACRES, MORE OR LESS.

SURVEY NOTES:

- DATE OF FIELD SURVEY: DECEMBER 5, 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.
- ADVISORY NOTICE** ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 12083C0528E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOODING.
- 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 SERVES TO DEPICT THE SUBJECT PROPERTY BOUNDARY AND DOES NOT INCLUDE THE LOCATION OF ALL SITE IMPROVEMENTS. ITS SOLE PURPOSE IS TO SUPPORT THE SUBMISSION OF THE FINAL PLAT.
- 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.

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 5, §17.050-.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)

Drawing name: \\jchmas\jch-Data\Projects\210834R\Phase 1 - City Plat\210834R\PH1A.DWG SHEET 1 Jan 06, 2025 4:59pm By: Jim

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	11/15/24	CJH	ADDRESS COMMENTS	CJH
	12/9/24	JLT	ADDRESS COMMENTS	CJH


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT • SURVEYING & MAPPING
 PLANNING • ENVIRONMENTAL • G.I.S.
 429 SW 15TH STREET, OCALA, FLORIDA 34771
 PHONE: 352.495.1482 FAX: 352.273.8385 www.jchgroup.com
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY
 -FOR-
 EMERSON POINTE DEVELOPMENT, LLC.

FB/PG	FIELD DATE	JOB NO.	1 OF 1
22-44, PG 55	12/5/24	210834R PH1A	
DRAWING DATE	BY	APPROVED	SCALE
05/17/2024	M.A.	CJH	1" = 200'