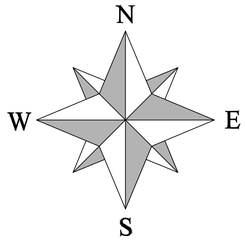


DESCRIPTION:

THAT PORTION OF THE 33 FOOT RAILROAD SPUR & UTILITY RIGHT OF WAY, LYING NORTH OF LOTS 9 THROUGH 13, BLOCK F AND SOUTH OF LOTS 8 AND 14, BLOCK F, OCALA INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK H, PAGE 46, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

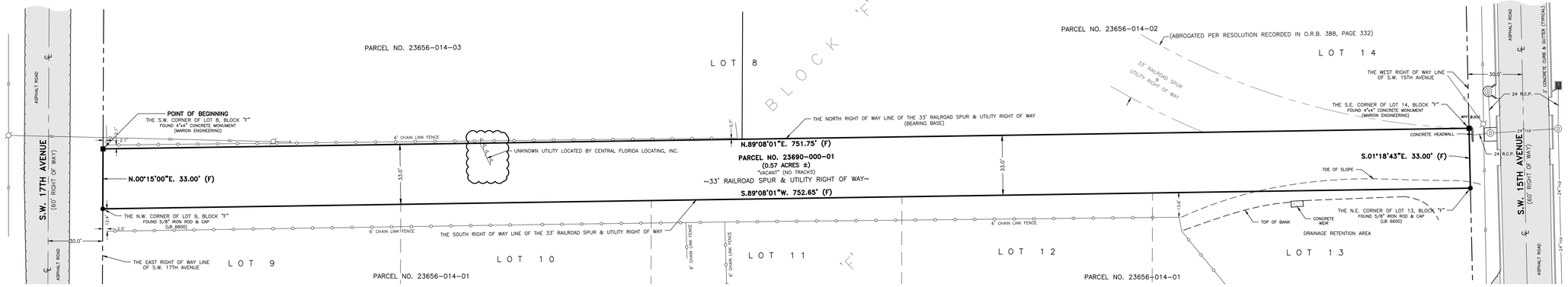
BEGIN AT THE S.W. CORNER OF SAID LOT 8, BLOCK F; THENCE N.89°08'01"E., ALONG THE NORTH RIGHT OF WAY LINE OF SAID RAILROAD SPUR AND UTILITY RIGHT OF WAY, A DISTANCE OF 751.75 FEET TO A POINT ON THE WEST RIGHT WAY LINE OF S.W. 15TH AVENUE (60 FEET WIDE), SAID POINT ALSO BEING THE S.E. CORNER OF SAID LOT 14, BLOCK F; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.01°18'43"E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SAID RAILROAD SPUR AND UTILITY RIGHT OF WAY, SAID POINT ALSO BEING THE N.E. CORNER OF SAID LOT 13, BLOCK F; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, S.89°08'01"W., ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 752.65 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 17TH AVENUE (60 FEET WIDE), SAID POINT ALSO BEING THE N.W. CORNER OF AFORESAID LOT 9, BLOCK F; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, N.00°15'00"E., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.57 ACRES, MORE OR LESS.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD-83, (2011 ADJUSTMENT), IN WHICH THE NORTH RIGHT OF WAY LINE OF THE 33' RAILROAD SPUR & UTILITY RIGHT OF WAY BEARS: N.89°08'01"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
11. NO UTILITIES LOCATED OR FOUND OTHER THAN DEPICTED HEREON.

LEGEND

(P) = PLAT DIMENSION	TBM = TEMPORARY BENCHMARK	⊛ = WELL	⊕ = HOSE BIBB
(F) = FIELD MEASUREMENT	RCP = REINFORCED CONCRETE PIPE	⊞ = TRAFFIC CONTROL BOX	△ = BURIED CABLE MARKER
(D) = DEED DIMENSION	CMP = CORRUGATED METAL PIPE	⊞ = WATER METER	Ⓖ = GREASE TRAP
(C) = CALCULATED DIMENSION	VCP = VITRIFIED CLAY PIPE	⊡ = TELEPHONE RISER BOX	Ⓢ = SANITARY MANHOLE
(X) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE	⊡ = ELECTRIC BOX	Ⓢ = STORM DRAINAGE MANHOLE
R/W = RIGHT OF WAY LINE	HDPE = HIGH DENSITY POLYETHYLENE	Ⓒ = CABLE TV RISER BOX	Ⓣ = TELEPHONE MANHOLE
CB = CHORD BEARING	OU = OVERHEAD UTILITY(IES)	⊡ = IRRIGATION CONTROL BOX	Ⓣ = STORM INLET
ORB = OFFICIAL RECORDS BOOK	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	○ = WOOD POWER POLE	℄ = CENTERLINE
PC = POINT OF CURVATURE	BFP = BACKFLOW PREVENTER	⊥ = GUY ANCHOR	◈ = MONITORING WELL
PRC = POINT OF REVERSE CURVATURE	A/C = AIR CONDITIONER	▬ = FIRE HYDRANT	☼ = LIGHT POLE
PT = POINT OF TANGENCY	FOCM = FIBER OPTIC CABLE MARKER	⊥ = FIRE DEPARTMENT CONNECTION	⊕ = SIGN POST
LB = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT	⊗ = WATER VALVE	MBOX = MAILBOX
LS = LICENSED SURVEYOR	PCP = PERMANENT CONTROL POINT	⊗ = SEWER VALVE	SAN = SANITARY CLEAN-OUT
FFE = FINISHED FLOOR ELEVATION	PSM = PROFESSIONAL SURVEYOR & MAPPER	⊗ = SET 5/8" IRON ROD & CAP – LB 7389	= BROKEN LINE; NOT DRAWN TO SCALE
TRB = TELEPHONE RISER BOX	PLS = PROFESSIONAL LAND SURVEYOR	● = FOUND 5/8" IRON ROD & CAP	= DEPICTS CONCRETE
WPP = WOOD POWER POLE	RLS = REGISTERED LAND SURVEYOR	■ = FOUND 4"X4" CONCRETE MONUMENT	
CPP = CONCRETE POWER POLE	I.D. = IDENTIFICATION	⊡ = SET 4"X4" CONCRETE MONUMENT – LB 7389	
MPP = METAL POWER POLE	NO. = NUMBER	⬢ = FOUND 8" OCTAGONAL CONCRETE MONUMENT	

STATE CERTIFIED SDVBE

BOUNDARY SURVEY
FOR:
LORVEN HOLDINGS, LLC

PREECE
LAND SURVEYING, Inc.
BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us
(LICENSED BUSINESS NO. 7389)

SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

DATE

GLEN H. PREECE, JR., P.S.M. – LS 5427

DATE OF FIELD SURVEY: APRIL 22, 2024

DRAWN:	J.R.C.	REVISIONS	BY	DATE
CHECKED:	G.H.P.	ADD UTILITY LOCATIONS	J.R.C.	10/8/24
F.B.	PAGES			
124	40			
FILE INFO: OCALA INDUSTRIAL PARK				

SCALE: 1" = 30'

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JOB ORDER # **24-046 (R)**