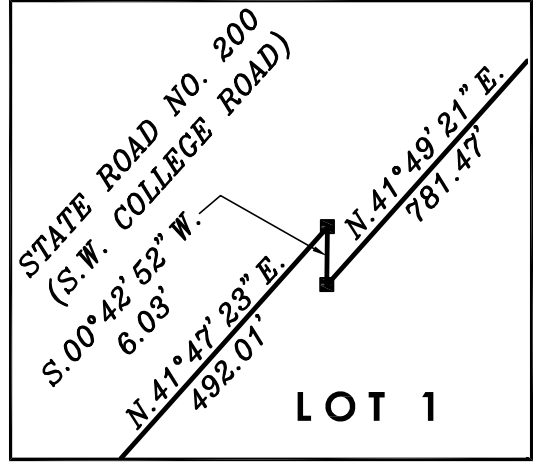


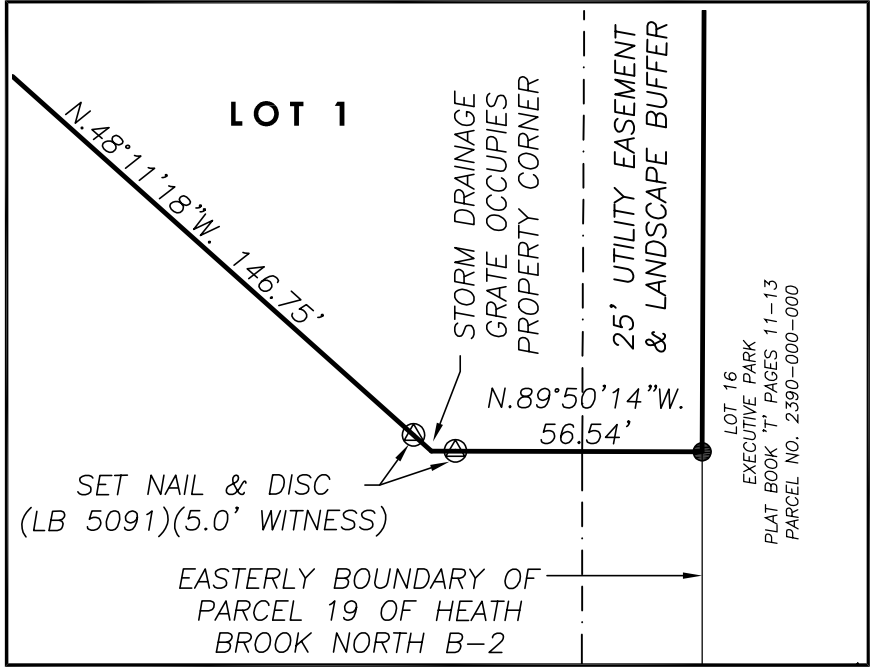
SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

DETAIL E SCALE: 1" = 40'

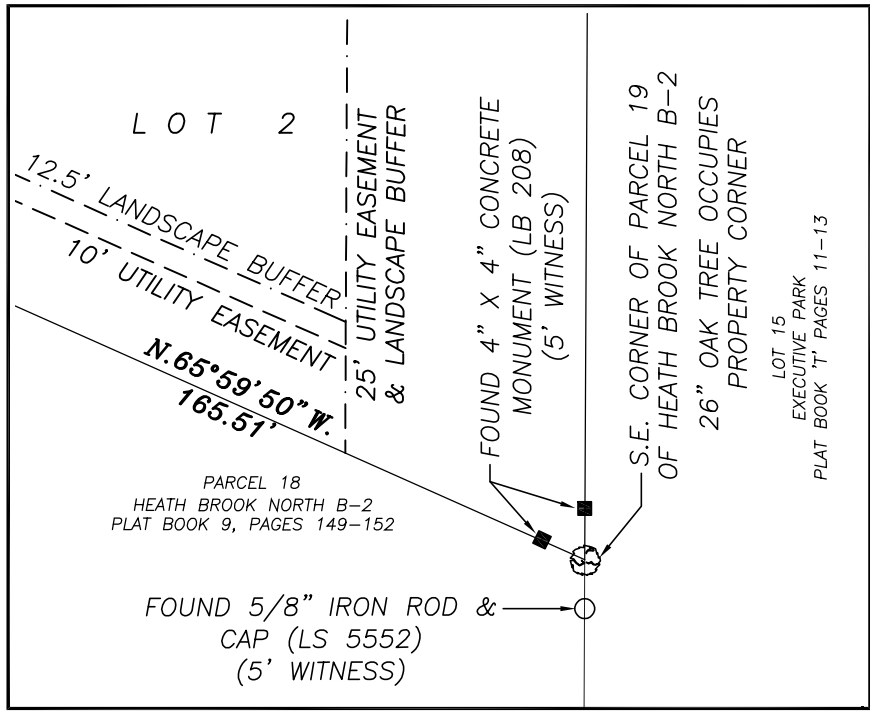
DETAIL A SCALE: 1" = 20'



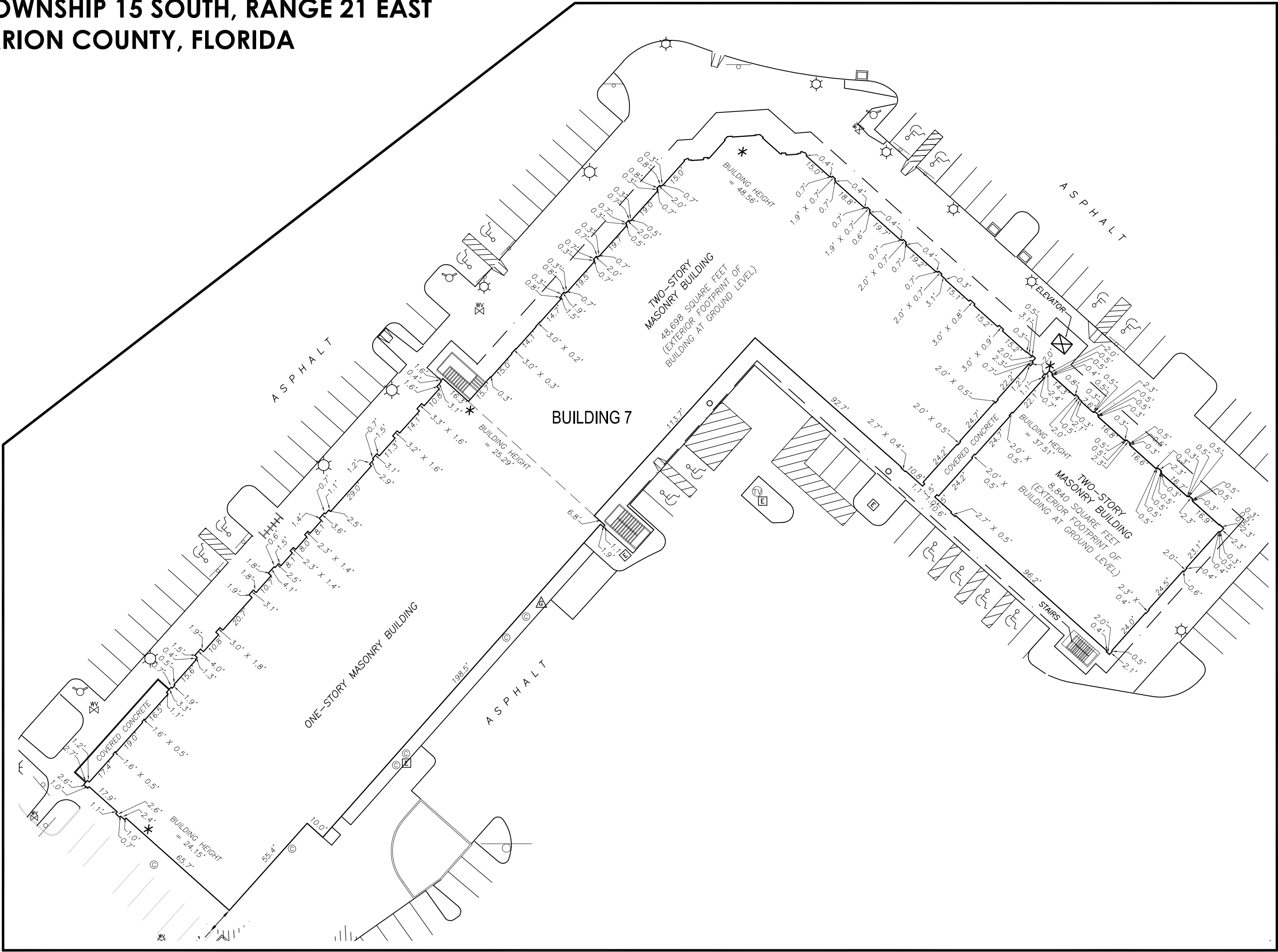
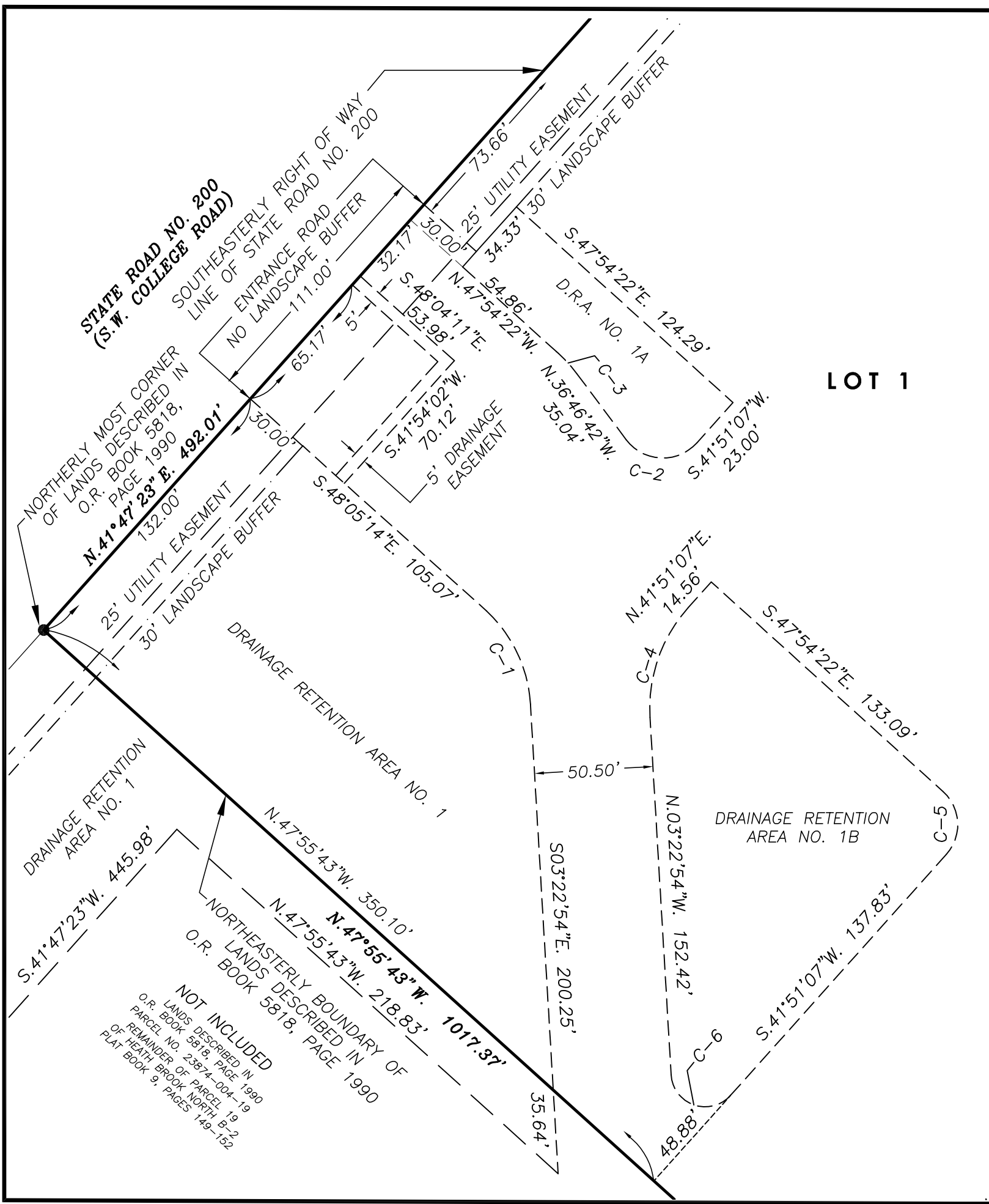
DETAIL B SCALE: 1" = 40'



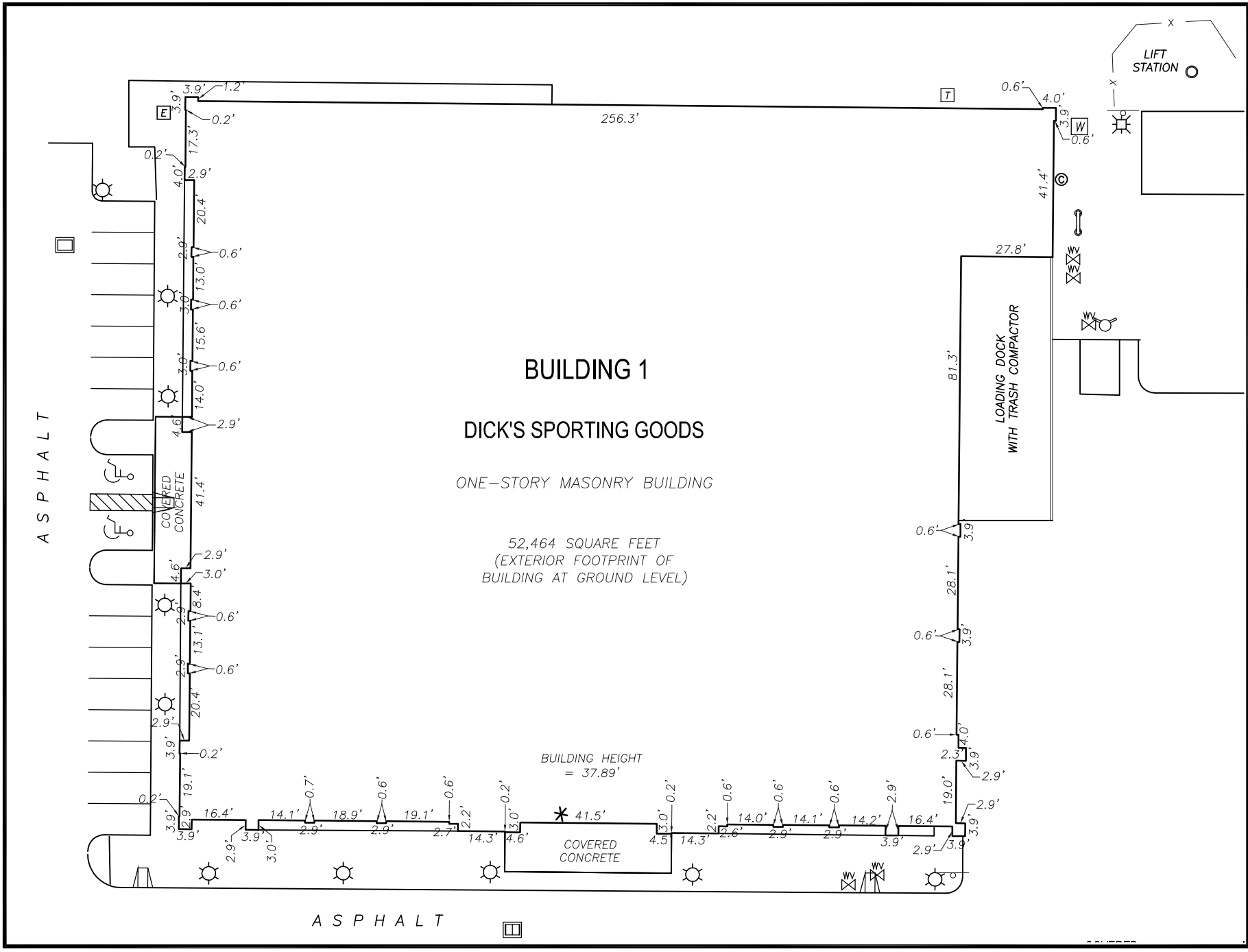
DETAIL C SCALE: 1" = 20'



DETAIL D SCALE: 1" = 50'



DETAIL F SCALE: 1" = 40'



- LEGEND** UNLESS OTHERWISE NOTED
- C.L. = CENTERLINE OF RIGHT OF WAY
 - C.B. = CHORD BEARING
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - M.E.A. = MARION ENGINEERING ASSOCIATES
 - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT WITH TWO INCH ALUMINUM DISK LABELED LLOVERAS BAUR AND STEVENS NO. LB 208
 - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT LABELED R.M. BARRINEAU P.R.M. NO. LB 5091
 - = FOUND NAIL & DISC NO. LB 5091 LABELED R.M. BARRINEAU P.R.M. NO. LB 5091
 - = FOUND 5/8" IRON ROD & CAP LABELED LLOVERAS LB 208 (HELD AS P.R.M. FOR THIS PLAT)
 - ⊗ = SET NAIL & DISC - LABELED LB 5091
 - = SET 5/8" IRON ROD & CAP LABELED LB 5091
 - (D) = DEED DIMENSION
 - (C) = CALCULATED DIMENSION
 - (P) = PLAT DIMENSION
 - (F) = FIELD MEASUREMENT
 - ⊙ = SANITARY CLEANOUT
 - ⊙ = SANITARY MANHOLE
 - ⊙ = GREASE TRAP
 - ⊙ = DRAINAGE MANHOLE
 - ⊙ = UNDERGROUND GAS MARKER
 - ⊙ = STORM DRAINAGE GRATE
 - ⊙ = WATER METER
 - ⊙ = TELEPHONE BOX
 - ⊙ = ELECTRIC BOX
 - ⊙ = CABLE BOX
 - ⊙ = SIGN
 - ⊙ = WOOD POWER POLE
 - ⊙ = GUY ANCHOR
 - ⊙ = CONCRETE LIGHT POLE
 - ⊙ = METAL LIGHT POLE
 - ⊙ = WATER VALVE
 - ⊙ = FIRE HYDRANT
 - ⊙ = BACK FLOW PREVENTOR
 - ⊙ = IRRIGATION CONTROL VALVE
 - ⊙ = FIRE DEPARTMENT CONNECTION
 - ⊙ = BIKE RACK
 - ⊙ = TRAFFIC SIGNALIZATION MAST ARM
 - ⊙ = REINFORCED CONCRETE PIPE
 - ⊙ = CORRUGATED METAL PIPE
 - ⊙ = AERIAL ELECTRIC
 - ⊙ = BROKEN LINE; NOT DRAWN TO SCALE
 - ⊙ = DENOTES CONCRETE
 - ⊙ = DENOTES ASPHALT

SHEET 1 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS

- NOTES:**
- DATE OF FIELD SURVEY: AUGUST 28, 2024.
 - SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
 - UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
 - PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
 - BEARINGS ARE ASSUMED BASED ON THE NORTH BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST AS BEING S.89°36'22"E.
 - 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 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 R.M. BARRINEAU & ASSOCIATES, INC.

DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 AND PORTION OF THE EAST 1/2 OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LYING SOUTHEASTERLY OF STATE ROAD NO. 200 (RIGHT OF WAY WIDTH VARIES), BEING ALL OF LOT 1 OF MARKET STREET AT HEATH BROOK AS RECORDED IN PLAT BOOK 13, PAGE 38 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.W. CORNER OF PARCEL 19 OF HEATH BROOK NORTH B-2, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGES 149 THROUGH 152 INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID HEATH BROOK NORTH B-2, ALSO BEING THE NORTH BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34, S.89°36'22"E., A DISTANCE OF 809.27 FEET TO THE N.E. CORNER OF SAID PARCEL 19, ALSO BEING THE N.E. CORNER OF THE WEST 1/2 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID PARCEL 19, S.00°15'10"W., A DISTANCE OF 1229.62 FEET TO THE N.E. CORNER OF LOT 2 OF SAID MARKET STREET AT HEATH BROOK; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 2 THE FOLLOWING FIVE (5) COURSES: N.89°50'14"W., A DISTANCE OF 56.54 FEET; THENCE N.48°11'18"W., A DISTANCE OF 146.75 FEET; THENCE S.41°49'12"W., A DISTANCE OF 490.49 FEET; THENCE S.48°11'20"E., A DISTANCE OF 164.92 FEET; THENCE S.04°16'00"E., A DISTANCE OF 60.21 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE AFOREMENTIONED PARCEL 19; THENCE DEPARTING THE WESTERLY BOUNDARY OF SAID LOT 2, ALONG SOUTHERLY BOUNDARY OF SAID PARCEL 19, THE FOLLOWING TWO (2) COURSES: THENCE S.85°44'58"W., A DISTANCE OF 261.98 FEET; THENCE S.73°15'56"W., A DISTANCE OF 421.51 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5818, PAGE 1990 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTHERLY BOUNDARY OF SAID PARCEL 19, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS, N.44°59'29"E., A DISTANCE OF 223.68 FEET TO THE EASTERLY MOST CORNER OF SAID LANDS; THENCE DEPARTING THE SOUTHEASTERLY BOUNDARY OF SAID LANDS, ALONG THE NORTHEASTERLY BOUNDARY OF SAID LANDS, THE FOLLOWING TWO (2) COURSES, N.39°35'31"W., A DISTANCE OF 39.50 FEET; THENCE N.47°55'43"W., A DISTANCE OF 1017.37 FEET TO THE NORTHERLY MOST CORNER OF SAID LANDS, BEING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED STATE ROAD 200; THENCE DEPARTING THE NORTHEASTERLY BOUNDARY OF SAID LANDS, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, THE FOLLOWING THREE COURSES: N.41°47'23"E., A DISTANCE OF 492.01 FEET; THENCE S.00°42'52"W., A DISTANCE OF 6.03 FEET; THENCE N.41°49'21"E., A DISTANCE OF 781.47 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 44.00 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SIGNATURE DATE
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
TRAVIS@RMBARRINEAU.COM
NO. 13156/LOT1 BND

BOUNDARY SURVEY FOR:
HEATHBROOK I, LLC &
HEATHBROOK II, LLC

REFERENCES:
F.B. 538, PGS. 55-60

J.O.# 13156
DWG.# 13156/LOT1 BND
SHT 1 OF 3

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
13156/LOT1 BND
PHONE (352) 692-2133 • FAX (352) 389-3771 • www.rmbarrineau.com
REGISTRATION NO. 13156 • CERTIFICATE OF AUTHORIZATION NO. 13156

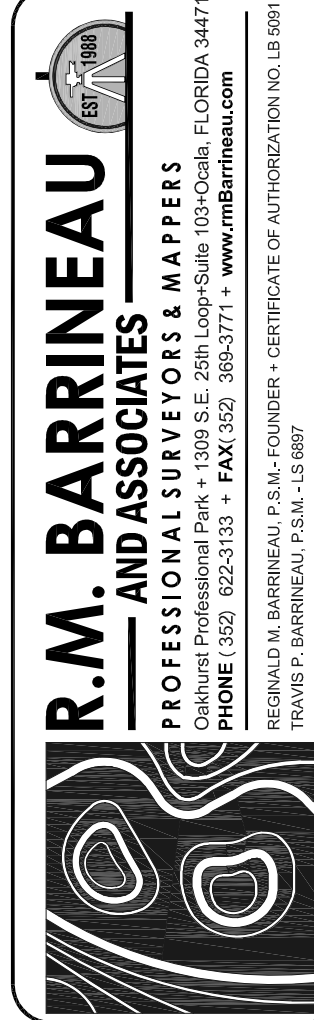
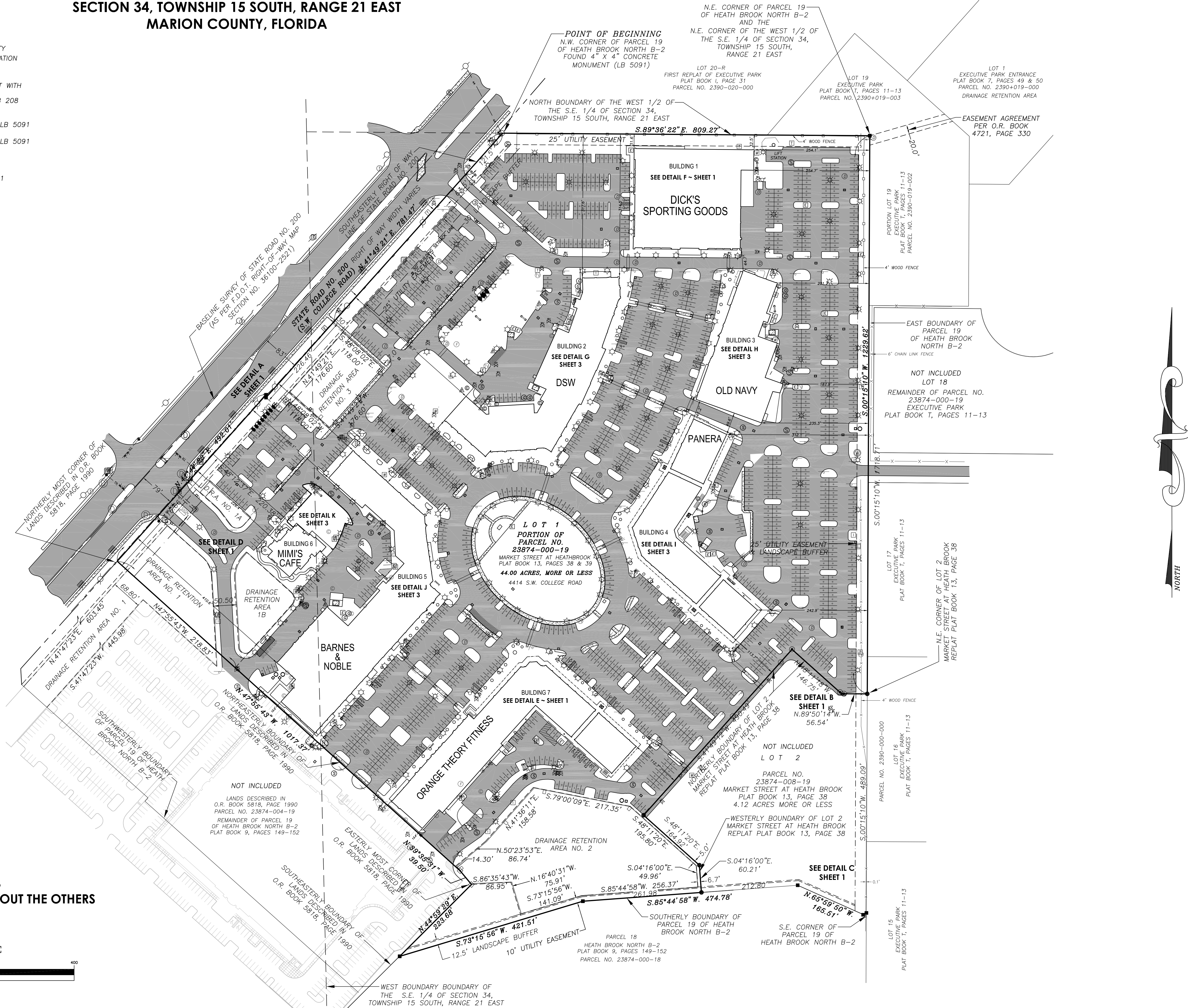
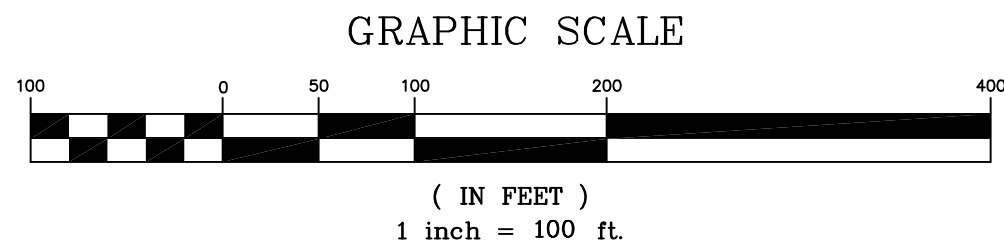
NO.	REVISIONS	BY	DATE

DRAWN:	S.W.M.
REVISED:	
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.

SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

- LEGEND** UNLESS OTHERWISE NOTED
- CL = CENTERLINE OF RIGHT OF WAY
 - C.B. = CHORD BEARING
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - M.E.A. = MARION ENGINEERING ASSOCIATES
 - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT WITH TWO INCH ALUMINUM DISK LABELED LLOVERAS BAUR AND STEVENS NO. LB 208
 - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT LABELED R.M. BARRINEAU P.R.M. NO. LB 5091
 - ⊙ = FOUND NAIL & DISC NO. LB 5091 LABELED R.M. BARRINEAU P.R.M. NO. LB 5091
 - = FOUND 5/8" IRON ROD & CAP LABELED LLOVERAS LB 208 (HELD AS P.R.M. FOR THIS PLAT)
 - ⊗ = SET NAIL & DISC - LABELED LB 5091
 - = SET 5/8" IRON ROD & CAP LABELED LB 5091
 - (D) = DEED DIMENSION
 - (C) = CALCULATED DIMENSION
 - (P) = PLAT DIMENSION
 - ⊕ = FIELD MEASUREMENT
 - ⊙ = SANITARY CLEANOUT
 - ⊗ = SANITARY MANHOLE
 - ⊕ = GREASE TRAP
 - ⊗ = DRAINAGE MANHOLE
 - ⊕ = UNDERGROUND GAS MARKER
 - ⊗ = STORM DRAINAGE GRATE
 - ⊕ = WATER METER
 - ⊗ = TELEPHONE BOX
 - ⊕ = ELECTRIC BOX
 - ⊗ = CABLE BOX
 - ⊕ = SIGN
 - ⊗ = WOOD POWER POLE
 - ⊕ = GUY ANCHOR
 - ⊗ = CONCRETE LIGHT POLE
 - ⊕ = METAL LIGHT POLE
 - ⊗ = WATER VALVE
 - ⊕ = FIRE HYDRANT
 - ⊗ = BACK FLOW PREVENTOR
 - ⊕ = IRRIGATION CONTROL VALVE
 - ⊗ = FIRE DEPARTMENT CONNECTION
 - ⊕ = BIKE RACK
 - ⊗ = TRAFFIC SIGNALIZATION MAST ARM
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.M.P. = CORRUGATED METAL PIPE
 - A/E = AERIAL ELECTRIC
 - = BROKEN LINE; NOT DRAWN TO SCALE
 - = DENOTES CONCRETE
 - = DENOTES ASPHALT

SHEET 2 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS



BOUNDARY SURVEY FOR:
HEATHBROOK I, LLC &
HEATHBROOK II, LLC

REFERENCES:
F.B. 538, PGS. 55-60

FILE: S34-T15-R21

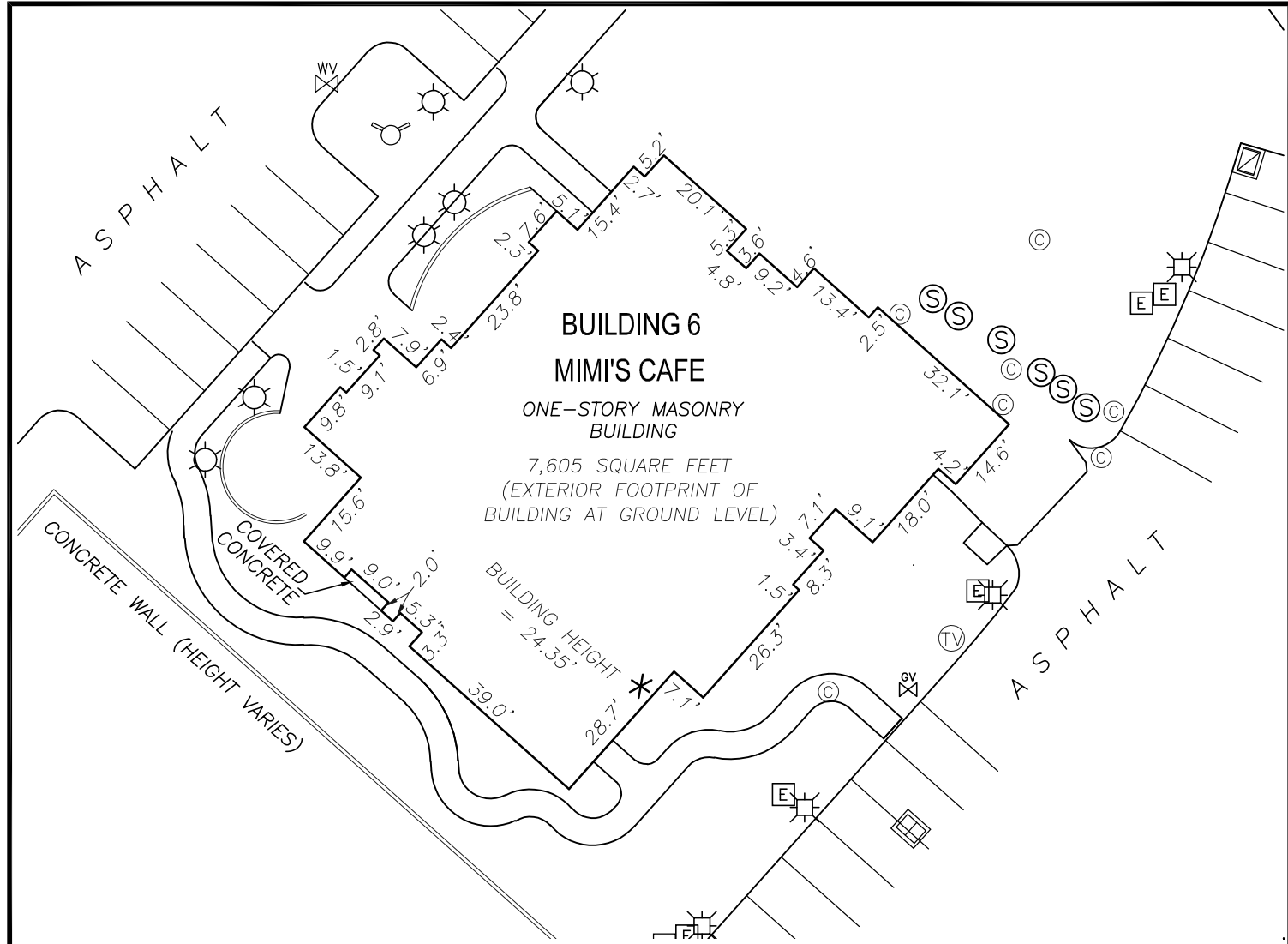
J.O.# 13156
DWG.# 13156LOT1 BND

SHT 2 OF 3

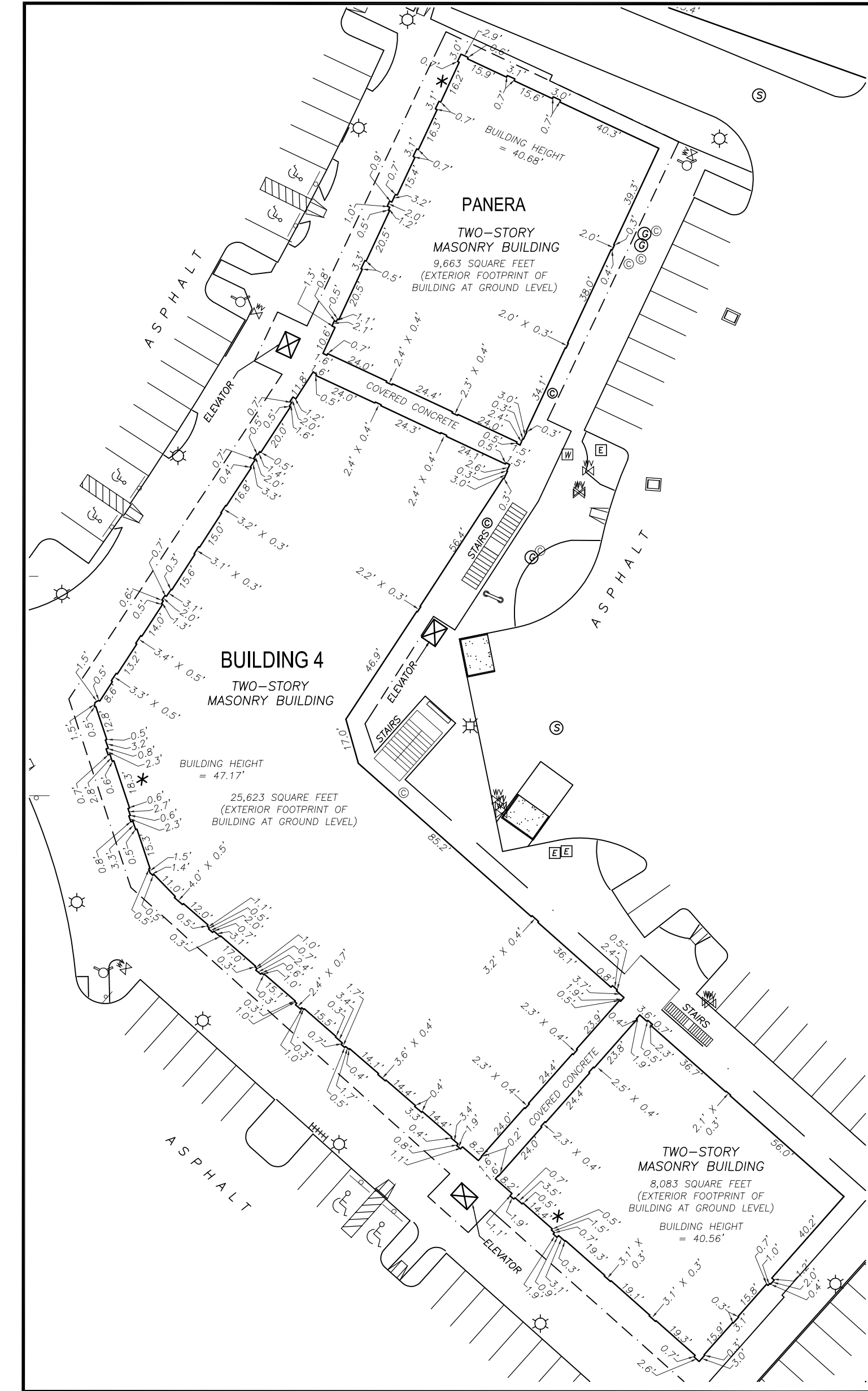
NO.	REVISIONS	BY	DATE

DRAWN:	S.W.M.
REVISED:	
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE:	1" = 100'

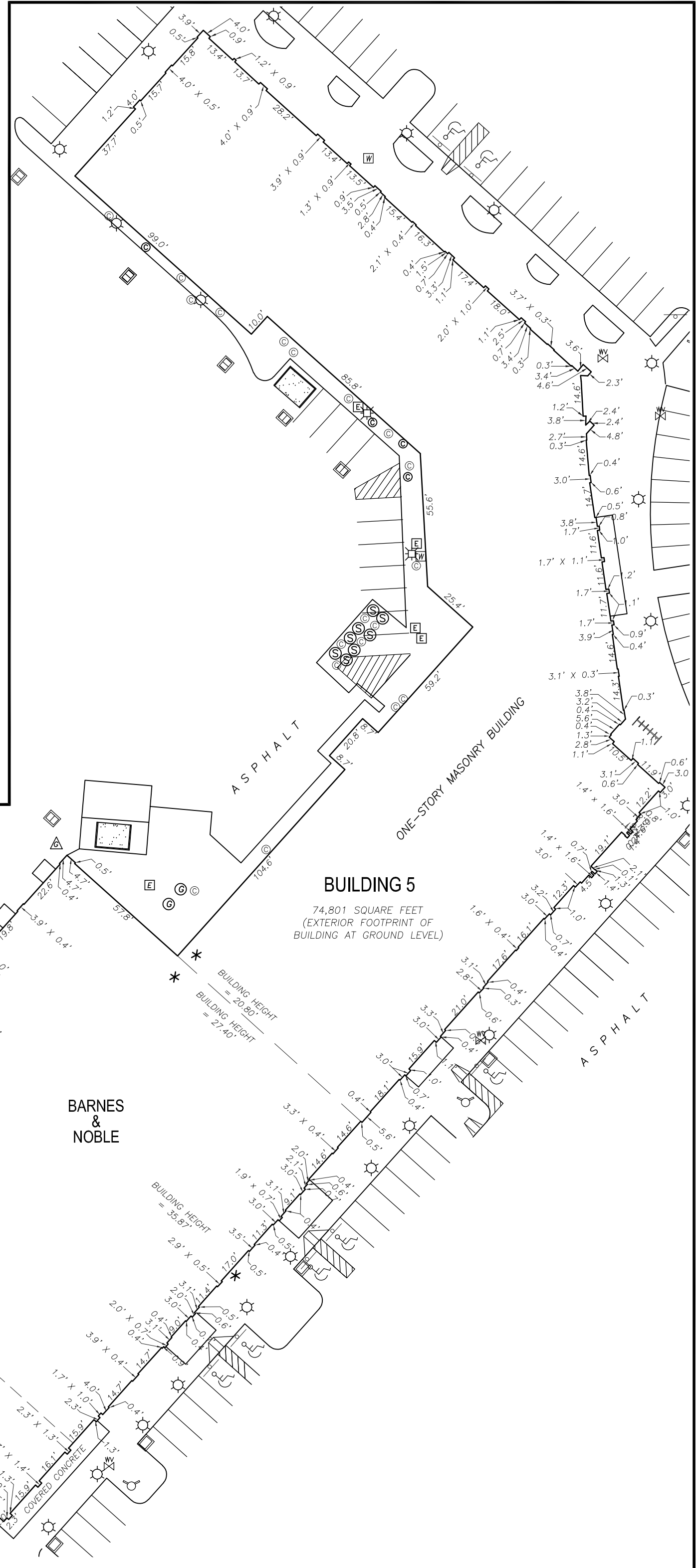
DETAIL K SCALE: 1" = 30'



DETAIL I SCALE: 1" = 40'



DETAIL J SCALE: 1" = 40'



O.# 13156
WG.# 13156LOT1 BND
SHT 3 OF 3

1

ORIGINAL

U
