

RECORD DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 4520-19-005, FILE NO:2076-4556345, ISSUING AGENT: DAVID L. MACKAY ATTORNEY, P.A., BEARING AN EFFECTIVE DATE OF FEBRUARY 04, 2021)

PARCEL 1:

PARCEL 21385-000-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S. 0°06'01" W., ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4, 355.86 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID EAST BOUNDARY, 1101.63 FEET TO A POINT THAT LIES 75 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N. 89°33'50" W., PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 105.00 FEET; THENCE N. 0°06'01" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 25.00 FEET; THENCE N. 89°33'50" W., PARALLEL WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 1217.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, SAID POINT LYING 100 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE N. 0°08'23" E., ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, 1392.54 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 35TH STREET, SAID SOUTH RIGHT-OF-WAY LINE LYING 30 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 1; THENCE S. 89°59'42" E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1207.93 FEET TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE S. 19°10'49" E., ALONG SAID RIGHT-OF-WAY LINE, 345.02 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, ASSUMED TO BEAR S. 89°59'42" E.

LESS AND EXCEPT: LAND DESCRIBED IN BOOK 5690, PAGE 909.

AND

PARCEL 21385-001-00:

THE SE 1/4 OF THE NW 1/4; AND THE SOUTH 100 FEET OF THE NE 1/4 OF THE NW 1/4; EXCEPT THE NORTH 25 FEET OF THE EAST 105 FEET THEREOF, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA.

AND

PARCEL 21387-000-00:

THE SW 1/4 OF THE NW 1/4; THE N 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4; THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4, IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA. LESS AND EXCEPT: ROAD RIGHT OF WAY IN BOOK 1002, PAGE 649 AND BOOK 1003, PAGE 1917, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

PARCEL 21418-000-00:

THE EAST HALF OF SW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT: ROAD RIGHT OF WAY IN DEED BOOK 333, PAGE 14, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 21382-001-00:

THAT PORTION OF BLOCK J, HOME ACRES SUBDIVISION, LYING SOUTH AND WEST OF THE ATLANTIC COAST LINE RAILROAD RIGHT OF WAY, BEING IN THE N 1/2 OF THE N. 1/2 OF THE N.E. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS PER PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK "D", PAGE 5 IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 21387-001-00:

COMMENCING AT THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AND PROCEED S.89°05'31"E., ALONG THE SOUTH BOUNDARY LINE OF THE SAID N.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 30.00 FEET TO A CONCRETE MONUMENT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (BEING 60 FEET WDE), SAID POINT BEING THE POINT-OF-BEGINNING OF TRACT NO. 1 AS DESCRIBED HEREIN; THENCE CONTINUE S.89°05'31"E., ALONG SAID SOUTH BOUNDARY LINE OF THE N.W. 1/4 OF THE N.W. 1/4, A DISTANCE OF 1294.41 FEET TO A CONCRETE MONUMENT AT THE S.E. CORNER OF THE SAID N.W. 1/4 OF N.W. 1/4; THENCE N.00°22'59"E., ALONG THE EAST BOUNDARY LINE OF SAID N.W. 1/4 OF N.W. 1/4, A DISTANCE OF 431.40 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY LINE OF A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT; THENCE S.87°14'01"W., ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 1296.30 FEET TO A CONCRETE MONUMENT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE; THENCE S.00°29'23"W., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 348.33 FEET TO A CONCRETE MONUMENT AT THE POINT-OF-BEGINNING. SAID TRACT NO. 1 LYING AND BEING SITUATED IN MARION COUNTY, FLORIDA, AND CONTAINING 11.58 ACRES OF 504,425 SQUARE FEET, MORE OR LESS. SAID TRACT NO. 1 BEING SUBJECT TO A 100 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT ALONG THE NORTH BOUNDARY THEREOF.

SHEET 1 OF 5

ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING
SEE SHEET 3, 4, AND 5 FOR DRAWING DETAIL

PROPERTY DATA:

OWNER: CITY OF OCALA
PARCEL ID: 21385-000-00

OWNER: CITY OF OCALA
PARCEL ID: 21418-000-00

OWNER: CITY OF OCALA
PARCEL ID: 21385-001-00

OWNER: CITY OF OCALA
PARCEL ID: 21382-001-00

OWNER: CITY OF OCALA
PARCEL ID: 21387-000-00

OWNER: CITY OF OCALA
PARCEL ID: 21387-001-00

LEGEND

UNLESS OTHERWISE NOTED

- ± MORE OR LESS
- ORB ELEVATION
- LB LICENSED BUSINESS
- NO NUMBER
- LS LAND SURVEYOR
- I.D. IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (C) CALCULATED MEASURE
- (F) FIELD MEASURE
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- POC POINT ON CURVE
- POL POINT ON LINE
- PCC POINT OF COMPOUND CURVATURE
- PRCC POINT OF REVERSE CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM

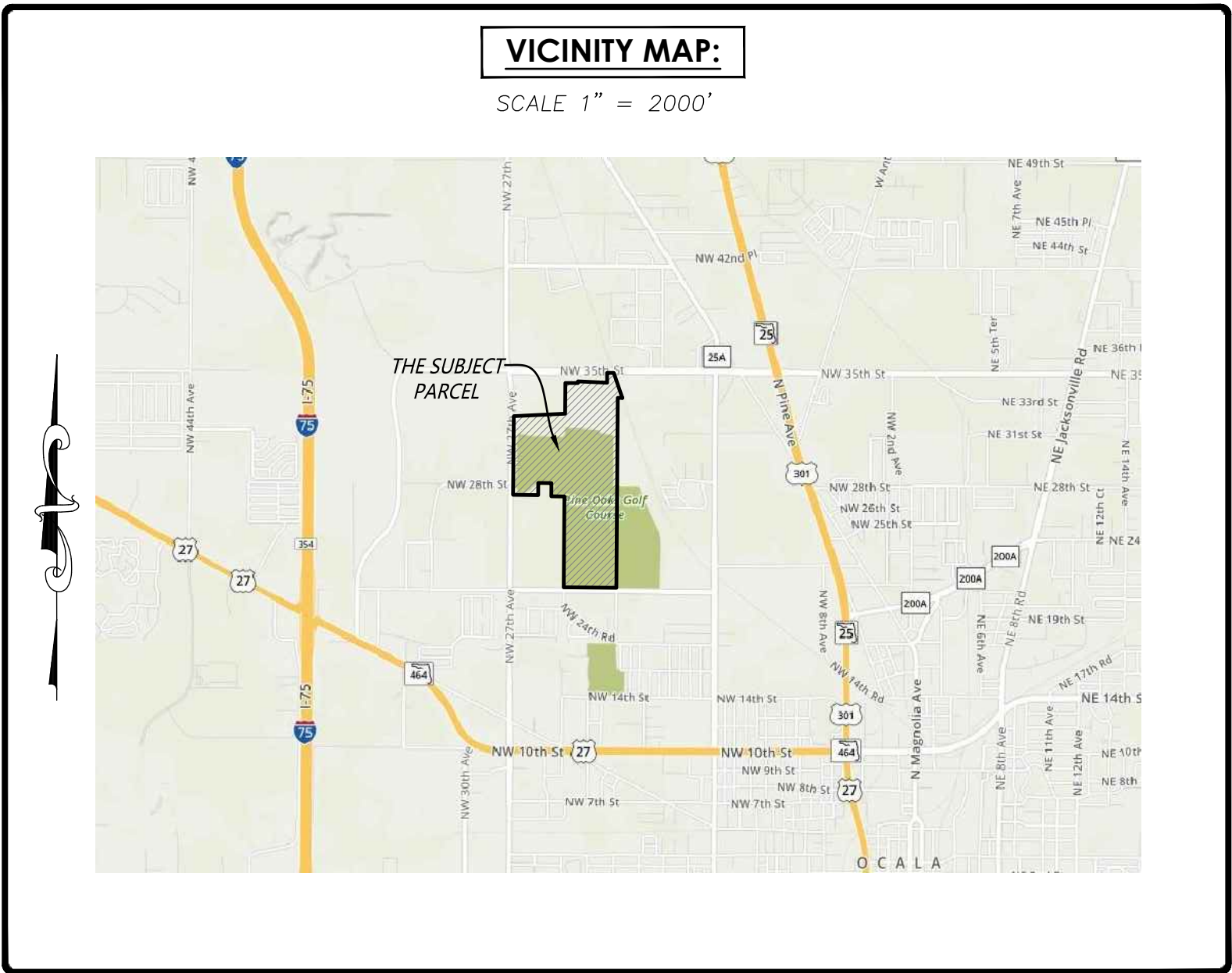
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- Pg(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- COR CERTIFIED CORNER RECORD
- RCL REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- FOUND NAIL & DISC (AS NOTED)
- SET 5/8" IRON ROD & CAP (LB 8071)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- ⊕ CURB INLET GRATE
- ⊕ CATCH BASIN
- ⊕ STORM MANHOLE
- ⊕ MITERED END SECTION
- ⊕ YARD DRAINAGE
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT
- ⊕ SANITARY SEWER VALVE
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC RISER BOX
- ⊕ CABLE TELEVISION RISER BOX
- ⊕ TELEPHONE RISER BOX
- ⊕ UTILITY RISER
- ⊕ WELL

- ⊕ WATER SPIGOT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ BACK FLOW PREVENTER
- ⊕ WATER WHIP
- ⊕ AIR CONDITIONER PAD
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ GAS LINE MARKER
- ⊕ CONCRETE UTILITY POLE
- ⊕ METAL UTILITY POLE
- ⊕ WOOD UTILITY POLE
- ⊕ UTILITY POLE GUY ANCHOR
- ⊕ LIGHT POLE
- ⊕ SPOT/GROUND LIGHT
- ⊕ ELECTRIC TRANSFORMER
- ⊕ ELECTRIC VAULT
- ⊕ WETLAND FLAG
- ⊕ SOLLARD
- ⊕ FLAG POLE
- ⊕ MAILBOX

- LINE BREAK
- FENCE LINE AS NOTED
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOE OF SLOPE
- EXISTING CONTOUR
- UNDERGROUND SANITARY SEWER
- OVERHEAD UTILITY

ALTA/NSPS LAND TITLE SURVEY FOR:

PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

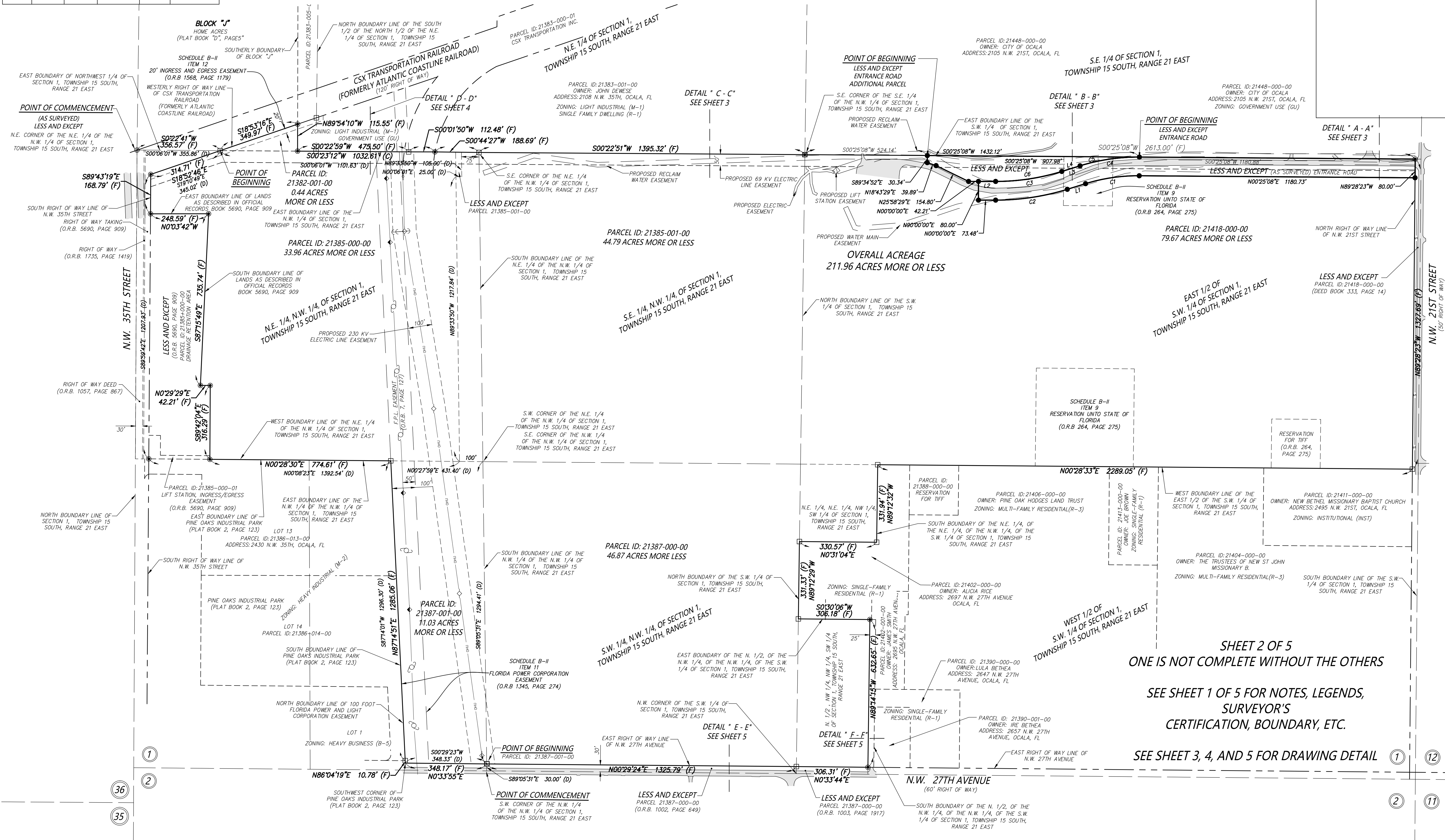
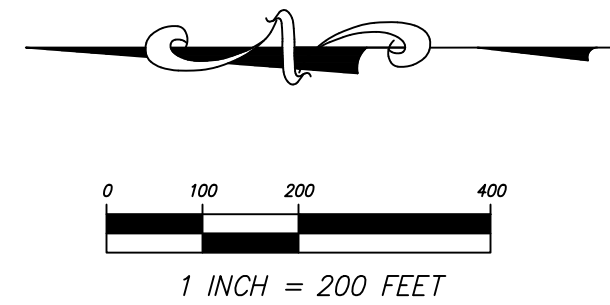


Drawing name: Z:\Projects\190634 West Oak Pine Oaks Golf Course DWG\Overall Boundary\Boundary\ALTA\190634-ALTA.dwg SHEET 2 Jun 30, 2022 10:40am by: Administrator

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	233.22	760.00	017°34'55"	232.30	N08°22'19"W
C2	311.53	1040.00	017°09'47"	310.37	N08°34'53"W
C3	287.57	960.00	017°09'47"	286.49	S08°34'53"E
C4	257.76	840.00	017°34'55"	256.75	N08°22'19"E
C5	257.76	840.00	017°34'55"	256.75	N08°22'19"E
C6	287.57	960.00	017°09'47"	286.49	N08°34'53"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N17°09'47"W	81.89
L2	S0°00'00"E	73.48
L3	S17°09'47"E	81.89
L4	N17°09'47"W	81.89
L5	S0°00'00"E	115.69

ALTA/NSPS LAND TITLE SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



SHEET 2 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR NOTES, LEGENDS,
SURVEYOR'S
CERTIFICATION, BOUNDARY, ETC.

SEE SHEET 3, 4, AND 5 FOR DRAWING DETAIL

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	01/28/2020	M.A.	REVISED ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS	C.J.H.
	01/13/2021	A.L.B.	ADDRESS COMMENTS AND ADD EASEMENTS	C.J.H.
	2/24/22	K.L.J.	REVS TO DESC PER COMMENTS	C.J.H.
	06/30/22	K.L.J.	ADDRESS STAFF COMMENTS	C.J.H.

 **JCH**
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
40 SW 15TH STREET, OCALA, FLORIDA 34747
PHONE: (352) 465-1483 FAX: (352) 465-1485 WWW.JCHG.COM
CERTIFICATE OF AUTHORIZATION - L.B. 3071

LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

FB/PG	FIELD DATE		JOB NO. 190634-ALTA.R5	2 OF 5
	19-6/58-61	09/03/2019		
DRAWING DATE	BY	APPROVED	SCALE 1" = 200'	
09/10/2019	M.A.	C.J.H.		

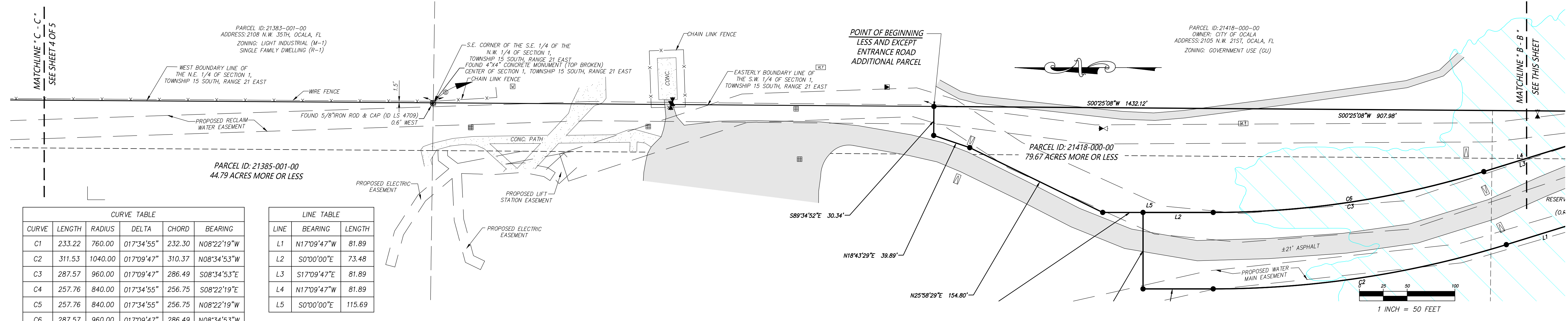
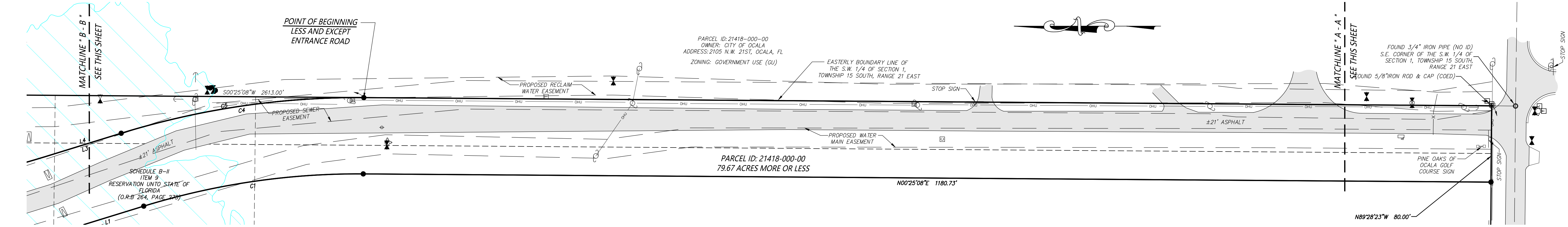
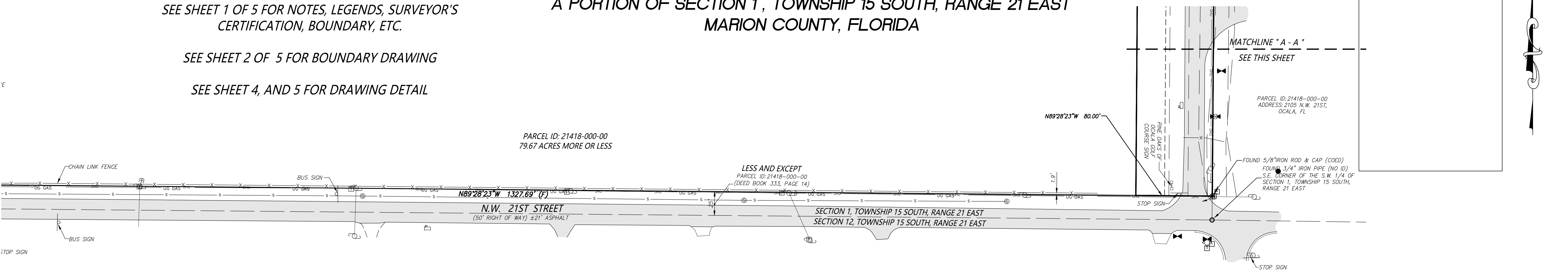
SHEET 3 OF 5
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SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING

SEE SHEET 4, AND 5 FOR DRAWING DETAIL

ALTA/NSPS LAND TITLE SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



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426 SW 15TH STREET, OCALA, FLORIDA 34771
PHONE: (352) 465-1482 FAX: (352) 272-8355 WWW.JCHG.COM
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST

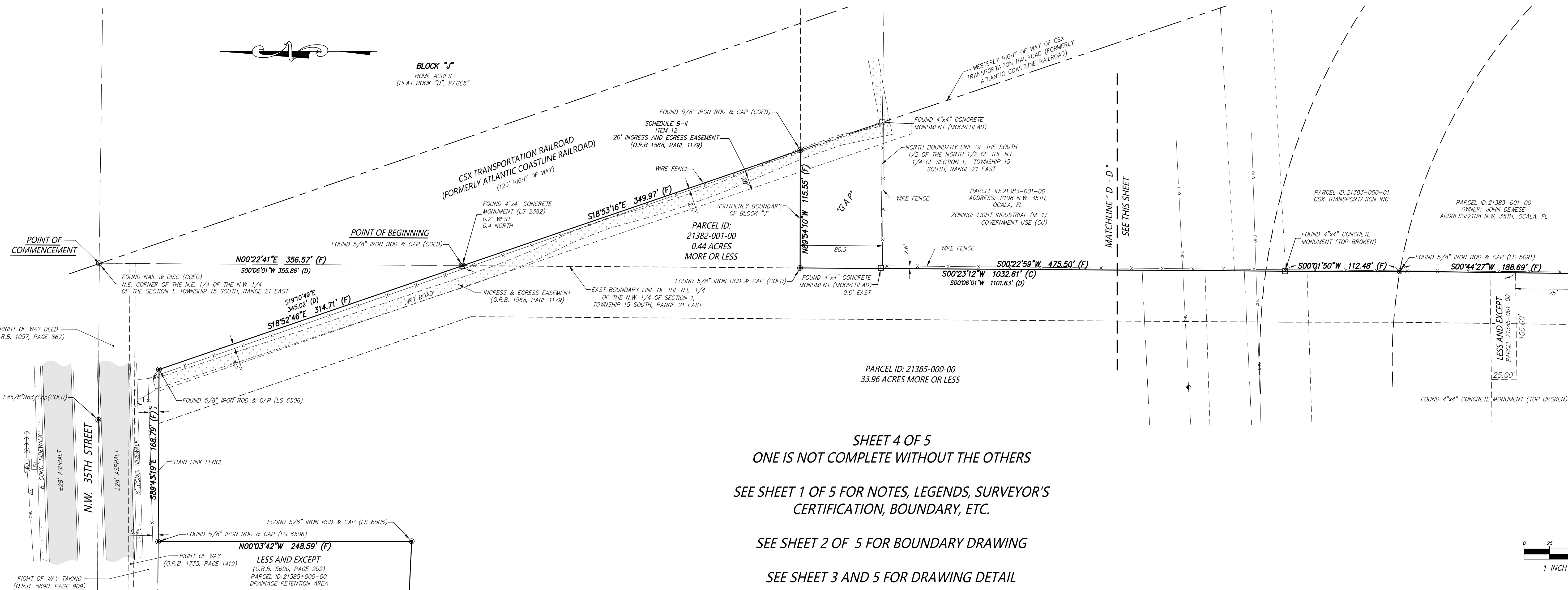
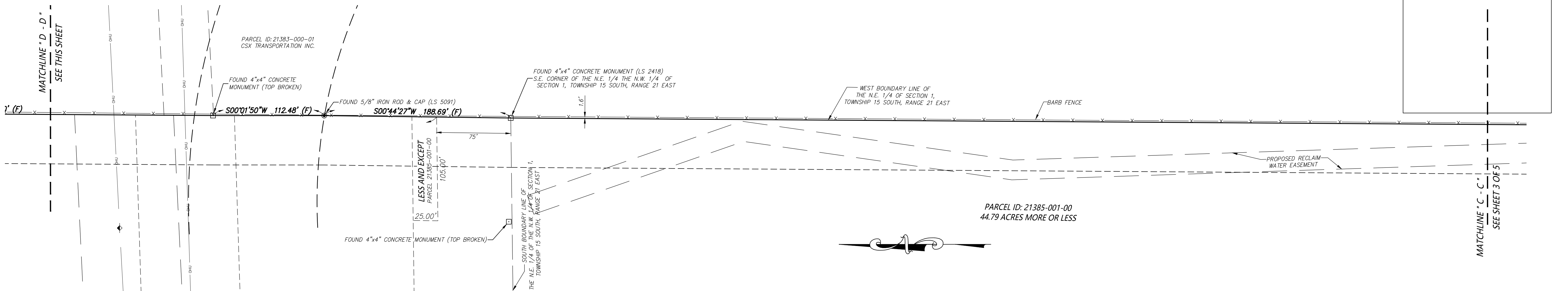
MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

FB/PG		FIELD DATE		JOB NO.	
19-6/58-61		09/03/2019		190634-ALTAR5	
DRAWING DATE		BY	APPROVED	SCALE	
09/10/2019		M.A.	CJH	1" = 50'	

3 OF 5

ALTA/NSPS LAND TITLE SURVEY FOR:
PINE OAKS GOLF COURSE
A PORTION OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

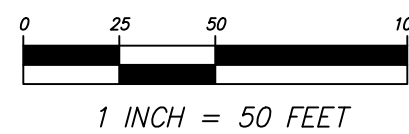


SHEET 4 OF 5
ONE IS NOT COMPLETE WITHOUT THE OTHERS

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CERTIFICATION, BOUNDARY, ETC.

SEE SHEET 2 OF 5 FOR BOUNDARY DRAWING

SEE SHEET 3 AND 5 FOR DRAWING DETAIL



Drawing name: Z:\Projects\190634 West Oak; Pine Oaks Golf Course\DWG\Overall Boundary\Boundary\ALTA\190634-ALTA05.dwg SHEET 4 Jun 30, 2022 10:43am by: Administrator

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	01/28/2020	M.A.	REVISED ALTA/NSPS LAND TITLE SURVEY REQUIREMENTS	CJH
	01/13/2021	A.L.B.	ADDRESS COMMENTS AND ADD EASEMENTS	CJH
	2/24/22	K.L.J.	REVS TO DESC PER COMMENTS	CJH
	06/30/22	K.L.J.	ADDRESS STAFF COMMENTS	CJH

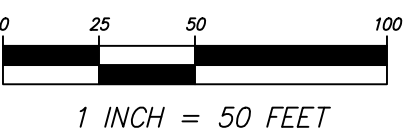
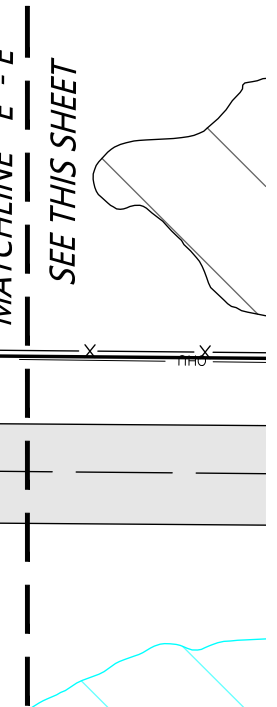


LOCATED IN SECTION 1, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY SURVEY
-FOR-
WEST OAK DEVELOPERS LLC

FB/PG		FIELD DATE		JOB NO. 190634-ALTAR5	4 OF 5
19-6/58-61		09/03/2019			
DRAWING DATE	BY	APPROVED		SCALE 1" = 50'	
09/10/2019	M. A.	C.JH			



SEE SHEET 3 AND 4 FOR DRAWING DETAIL

<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> 10/10/2019 </div>	FB/PG 19-6/58-61		FIELD DATE 09/03/2019		<div style="writing-mode: vertical-rl; transform: rotate(180deg);"> 5 OF 5 </div>
	DRAWING DATE 09/10/2019		BY M.A.	APPROVED CJH	