



- NOTES:**
1. BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF S.E. WATULA AVENUE AS PER CITY OF OCALA BOUNDARY SURVEY DRAWING NO. 17-022598, AND ASSUMED TO BEAR: N00°32'27"E.
 2. UNDERGROUND IMPROVEMENTS AND UNDERGROUND ENCROACHMENTS, IF ANY, NOT LOCATED.
 3. ALL RIGHT-OF-WAYS SHOWN ARE PHYSICALLY OPEN.
 4. DESCRIPTION PROVIDED BY CLIENT, PER TITLE OPINION BY KLEIN & KLEIN, FOR WATULA SOUTH, REDEVELOPMENT, AND BOUNDARY SURVEY # 17-022598, BY CITY OF OCALA.
 5. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
 6. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THE SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND/OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 7. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 8. THERE IS AN ERROR IN THE LEGAL DESCRIPTION FOR THE EXCEPTION (ADDITIONAL R/W ON FT. KING STREET) AS SHOWN ON THE CITY OF OCALA BOUNDARY SURVEY REFERENCE DRAWING NUMBER 17-022598. THE EXCEPTION CONTAINS A REVERSED BEARING AND THE LEGAL DOES NOT CLOSE WITHIN ITSELF.
 9. AT THE TIME OF THIS SURVEY THE SITE HAS TOWNHOUSES UNDER CONSTRUCTION, THERE ARE IMPROVEMENTS THAT EXIST OR ARE UNDER CONSTRUCTION THAT WERE NOT LOCATED AS PART OF THIS SURVEY.

LEGAL DESCRIPTION

THE WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, EXCEPT THE SOUTH 65.00 FEET THEREOF, ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK K, PAGE 741 AND RE-RECORDED PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

159.00 FEET NORTH AND SOUTH BY 105.00 FEET EAST AND WEST IN THE N.W. CORNER OF LOT 12 OF CALDWELL'S ADDITION TO OCALA, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; EXCEPTION FROM THE FOREGOING THAT PORTION CONVEYED TO THE CITY OF OCALA BY RIGHT-OF-WAY DEED RECORDED IN BOOK 412, PAGE 92.

SOUTH 55.00 FEET OF EAST 1/2 OF LOT 12, OF CALDWELL'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

COMMENCING AT THE S.W. CORNER OF LOT OR BLOCK 12 OF CALDWELL'S ADDITION TO OCALA, THENCE RUN NORTH 65.00 FEET, THENCE RUN EAST 105.00 FEET, THENCE RUN SOUTH 65.00 FEET, THENCE RUN WEST 105.00 FEET TO THE POINT OF BEGINNING AS PER PLAT OF CALDWELL'S ADDITION, RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE WEST 1/2 OF BLOCK 12 AND THE SOUTH 55.00 FEET OF THE EAST 1/2 OF BLOCK 12, CALDWELL'S ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT: THAT PORTION OF PROPERTY DEEDED TO THE CITY OF OCALA IN OFFICIAL RECORDS BOOK 8047, PAGES 1081-1084, MARION COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, THENCE S.89°44'21"E., A DISTANCE OF 5.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF EAST FORT KING STREET (40' WIDE RIGHT-OF-WAY), TO THE EASTERNMOST CORNER OF THE LANDS DESCRIBED IN THE RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 412, PAGE 92, OF SAID PUBLIC RECORDS, AND TO THE POINT OF BEGINNING; THENCE CONTINUE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S.89°44'21"E., A DISTANCE OF 99.61 FEET, TO THE NORTHEAST CORNER OF SAID WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, S.00°22'13"W., ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF BLOCK 12, CALDWELL'S ADDITION TO OCALA, A DISTANCE OF 3.98 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°50'34"W., A DISTANCE OF 99.72 FEET, TO A POINT THAT LIES S.01°47'08"W., 4.16 FEET, OF THE AFOREMENTIONED EASTERNMOST CORNER; THENCE S.44°56'14"W., A DISTANCE OF 7.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. WATULA AVENUE (40' WIDE RIGHT-OF-WAY); THENCE N.00°32'27"E., ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 4.15 FEET, TO THE SOUTHERNMOST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN THE RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 412, PAGE 92; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, N.45°24'03"E., ALONG THE SOUTHEASTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 7.09 FEET TO THE POINT OF BEGINNING, CONTAINING 426 SQUARE FEET OR 0.01 ACRES, MORE OR LESS.

- GENERAL LEGEND**
- = FOUND 5/8" IRON ROD WITH CAP MARKED AS NOTED
 - = SET 1/2" IRON ROD WITH CAP MARKED AS LB 315
 - CONC. = CONCRETE
 - (C) = CALCULATED MEASUREMENT
 - (D) = DESCRIBED MEASUREMENT
 - (F) = FIELD MEASUREMENT
 - ⊙ = CENTER LINE
 - ⊕ = POWER POLE
 - ⊛ = LIGHT POST
 - ⊞ = CONCRETE POWER POLE
 - ⊠ = TELEPHONE CLOSURE
 - ⊞ = CABLE BOX
 - ⊞ = WATER METER
 - ⊞ = WATER VALVE
 - ⊞ = SANITARY SEWER MANHOLE
 - ⊞ = STORM DRAINAGE MANHOLE
 - ⊞ = TELEPHONE MANHOLE

CERTIFICATION:

AMERIS BANK
 WATULA SOUTH, LLC A FLORIDA LIMITED LIABILITY COMPANY
 CITY OF OCALA
 KLEIN & KLEIN, LLC
 MARION LAKE SUMPTER TITLE, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 GILLIGAN, GOODING, FRANZOLA & BATSEL, P.A.

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATED AT OCALA, FLORIDA THIS 29th DAY OF APRIL, 2022.
 MOORHEAD ENGINEERING COMPANY
 CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
 PROFESSIONAL SURVEYOR AND MAPPER
 NO. 5870, STATE OF FLORIDA
 DATE OF SIGNATURE: _____

BOUNDARY SURVEY	
WATULA SOUTH, LLC	
<i>CALDWELL'S ADDITION TO OCALA</i>	
MOORHEAD ENGINEERING COMPANY CONSULTING ENGINEERS - LAND SURVEYORS LAND PLANNERS	
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478 PHONE: 352-732-4408 FAX: 352-867-0112	
Job No.: 19-086	Drawing: 19086s
Scale: 1" = 20'	
Drawn by: EJM	Approved by: BMV
F.B. 2298 Pg. 59-68	F.B. 2298 Pg. 76-78
Date Finished: 03-16-23	Office: 03-16-23
SHEET NO. <u>SQ01</u> OF <u>SQ01</u> SHEETS	
<p>This plat has been produced for the purposes and uses of the client named hereon, his agents or assigns. Any reproduction of this plat, in total or part, by any method, without authorization or approval of said client or this company is strictly forbidden.</p>	