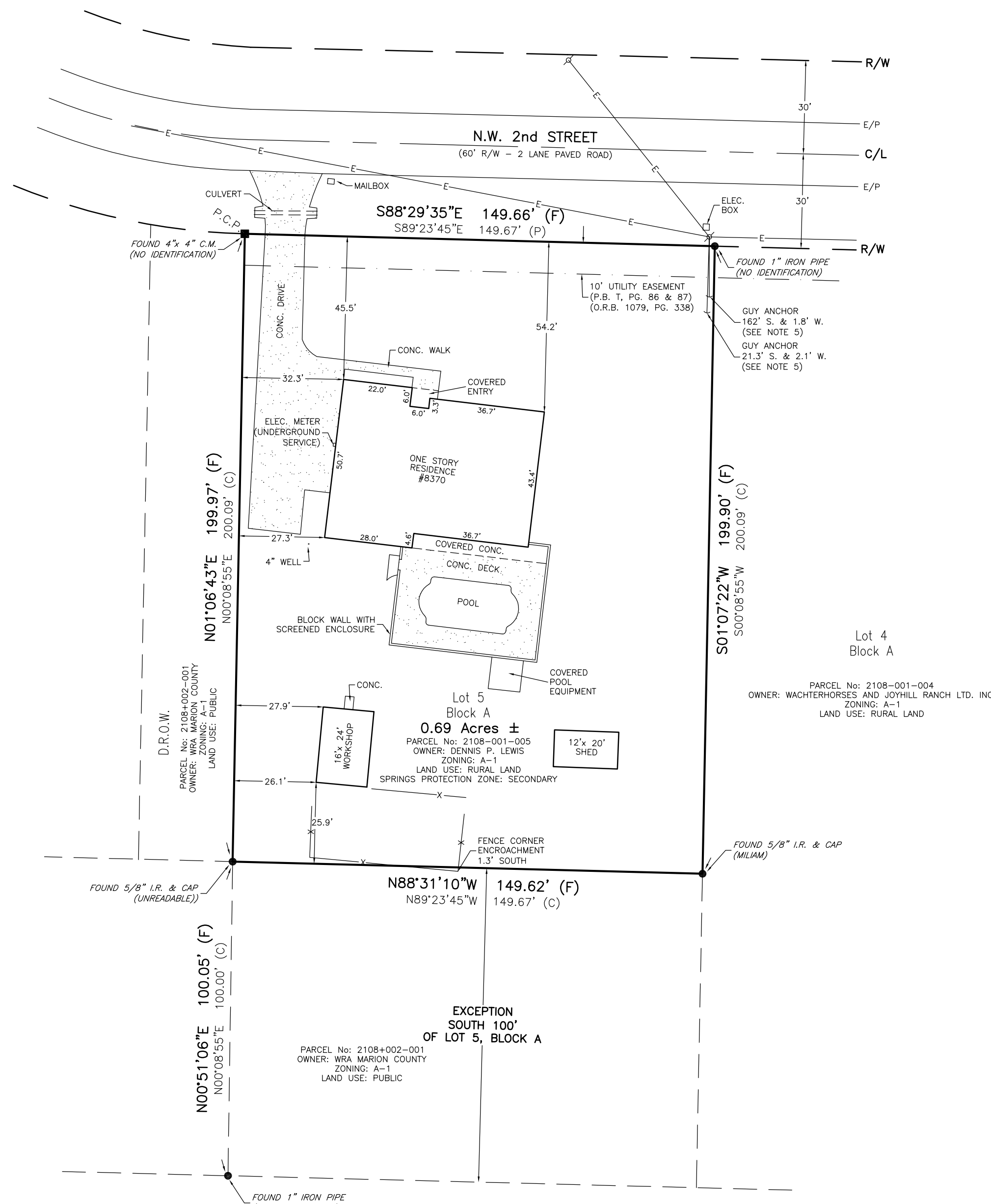


LOCATION MAP



LEGEND

- C.M. CONCRETE MONUMENT
- I.R. IRON ROD
- R/W RIGHT OF WAY
- E/P EDGE OF PAVEMENT
- C/L CENTERLINE
- D or Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- LC LENGTH OF CHORD
- CB CHORD BEARING
- (r) RADIAL BEARING
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- (P) PLAT MEASUREMENT
- (F) FIELD MEASUREMENT
- (O) CALCULATED MEASUREMENT
- UTILITY POLE AND GUY ANCHOR
- OVERHEAD WIRES
- FENCE
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. PAGE
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.P. LIGHT POLE

LEGAL DESCRIPTION

LOT 5, BLOCK A OF SHERMAN OAKS, FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK T, PAGES 86 AND 87, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 100 FEET THEREOF.

SURVEY REPORT:

- FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83 WITH 2011 ADJUSTMENT, AND DERIVED FROM THE L-NET NETWORK.
- FIELD SURVEY DATE : 6-08-2023.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No.: 23-1691, COMMITMENT DATE: 5-17-2023.
- UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
- THE GUY ANCHORS LOCATED IN THE NORTHEAST CORNER OF THE THE SUBJECT PARCEL ARE EVIDENCE OF USE OF THE BLANKET TYPE ELECTRIC EASEMENTS RECORDED IN O.R. BOOK 794, PAGE 89 AND O.R. BOOK 6736, PAGE 1883.
- ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0484 SUFFIX E EFFECTIVE DATE APRIL 19, 2017.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.
- UNLESS IT BEARS THE DIGITAL SIGNATURE & CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

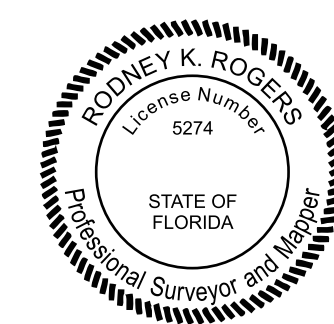
TITLE COMMITMENT INFORMATION TABLE

SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1 - 5	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
6	PLAT BOOK T, PG. 86-87	YES	YES	
7	O.R.B. 794, PG. 89 O.R.B. 6736, PG. 1883	YES	NO	BLANKET TYPE EASEMENT
8	O.R.B. 1033, PG. 1204	YES	NO	NOT A SURVEY MATTER
9	O.R.B. 1079, PG. 338	YES	YES	
10 - 11	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS

SURVEYORS CERTIFICATE:

TO: GOLDEN OCALA EQUESTRIAN LAND, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND BRICK CITY TITLE INSURANCE AGENCY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2-18-2021.



RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

AN ALTA/NSPS LAND TITLE SURVEY
FOR
GOLDEN OCALA EQUESTRIAN LAND, LLC

JOB No.
23_2108-001-005

DATE
6-08-2023

SCALE
1" = 30'

SHEET
1 OF 1

Robert L. Rogers, PE Fl. Reg. No. 10027 rlrogers@rogerseng.com	REVISION
Rodney K. Rogers, PSM Fl. Reg. No. 5274 rkrogers@rogerseng.com	DATE
Mekelle M. Boyer, PSM Fl. Reg. No. 7398 kboyer@rogerseng.com	