



**DESCRIPTION:**  
(PER TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-4944993, DATED SEPTEMBER 9, 2020)  
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:  
LOT 18, THE HAMLET AT SHERMAN OAKS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE(S) 189 THROUGH 192, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**SCHEDULE B-II EXCEPTIONS:**  
(PER TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 2076-4944993, DATED SEPTEMBER 9, 2020)

- \* ITEMS 1-8 AND 13 ARE NOT SURVEY RELATED.
- \* ITEM 9: ALL MATTERS PERTAINING TO THE PLAT OF THE HAMLET AT SHERMAN OAKS ARE DEPICTED HERON.
- \* ITEM 10: DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS: CONTAIN A BLANKET EASEMENT IN FAVOR OF THE ASSOCIATION AND ITS APPLICABLE DESIGNEE OVER EACH LOT OF THE SUBDIVISION ALL RESIDENTIAL BUILDINGS, GARAGES AND DRIVEWAYS SERVING SAID IMPROVEMENTS ON A LOT ARE REQUIRED BY THE MARION COUNTY LAND DEVELOPMENT CODE TO BE LOCATED AND CONSTRUCTED WITHIN THE BUILDABLE AREAS SHOWN ON THE PLAT. THE BUILDING SETBACKS CONTAINED THEREIN ARE DEPICTED HERON.
- \* ITEM 11: EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. IN OFFICIAL RECORDS 99, PAGE 458, AFFECTS SUBJECT LANDS; HOWEVER IT IS BLANKET IN NATURE AND DOES NOT CONTAIN A SPECIFIC PLOTTABLE LOCATION.
- \* ITEM 12: EASEMENTS GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. IN OFFICIAL RECORDS BOOK 794, PAGE 89 AND 90 AFFECT SUBJECT LANDS; HOWEVER, THEY ARE BLANKET IN NATURE AND DO NOT CONTAIN A SPECIFIC PLOTTABLE LOCATION.
- \* ITEM 14: DECLARATION OF PRIVATE ROADS AFFECTS SUBJECT LANDS AND IS DEPICTED AND/OR NOTED HERON.

- SURVEYOR'S NOTES:**
1. THE FIELD MEASURED BEARINGS DEPICTED HERON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE) NAD-83, (1990 ADJUSTMENT), HOLDING THE NORTH BOUNDARY OF LOT 18, TO BEAR S.87°48'09"E. 667.05' (F)
  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. 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).
  5. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HERON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
  6. 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 HERON.
  7. 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.
  8. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
  9. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
  10. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NUMBER 12083C0484E, WITH A DATE OF IDENTIFICATION OF APRIL 19, 2017, FOR COMMUNITY PANEL NUMBER 484 OF 960, IN MARION COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
  11. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HERON AND WAS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE STATE OF FLORIDA FOR A BOUNDARY SURVEY.
  12. NO ZONING REPORT WAS PROVIDED FOR THIS SURVEY.
  13. THE UTILITY LOCATIONS DEPICTED HERON ARE BASED ON OBSERVED EVIDENCE.
  14. NO EVIDENCE OF ANY WETLAND DELINEATIONS FOUND DURING THE COURSE OF THIS SURVEY.

**LEGEND**

(P) = PLAT DIMENSION	TM = TEMPORARY BENCHMARK	⊕ = WELL	⊕ = HOSE BIBB
(F) = FIELD MEASUREMENT	RC = REINFORCED CONCRETE PIPE	⊕ = TRAFFIC CONTROL BOX	⊕ = BURIED CABLE MARKER
(D) = DEED DIMENSION	CAP = CORRUGATED METAL PIPE	⊕ = WATER METER	⊕ = WATER METER
(C) = CALCULATED DIMENSION	VCP = VITRIFIED CLAY PIPE	⊕ = TELEPHONE RISER BOX	⊕ = TELEPHONE RISER BOX
(X) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE	⊕ = ELECTRIC BOX	⊕ = GREASE TRAP
R/W = RIGHT OF WAY LINE	HDPE = HIGH DENSITY POLYETHYLENE	⊕ = STORM DRAINAGE MANHOLE	⊕ = SANITARY MANHOLE
CB = CHORD BEARING	OU = OVERHEAD UTILITIES	⊕ = TELEPHONE MANHOLE	⊕ = STORM INLET
CRS = OFFICIAL RECORDS BOOK	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION	⊕ = LIGHT POLE	⊕ = CENTERLINE
PC = POINT OF CURVATURE	BFP = BACKFLOW PREVENTER	⊕ = SIGN POST	⊕ = MONITORING WELL
PRC = POINT OF REVERSE CURVATURE	A/C = AIR CONDITIONER	⊕ = WATER VALVE	⊕ = LIGHT POLE
PT = POINT OF TANGENCY	FCM = FIBER OPTIC CABLE MARKER	⊕ = SEWER VALVE	⊕ = SIGN POST
LB = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT	⊕ = SANITARY CLEAN-OUT	⊕ = SANITARY CLEAN-OUT
LS = LICENSED SURVEYOR	PCM = PERMANENT CONTROL POINT	⊕ = BROKEN LINE; NOT DRAWN TO SCALE	⊕ = BROKEN LINE; NOT DRAWN TO SCALE
FE = FINISHED FLOOR ELEVATION	PLS = PROFESSIONAL LAND SURVEYOR	⊕ = BROKEN LINE; NOT DRAWN TO SCALE	⊕ = BROKEN LINE; NOT DRAWN TO SCALE
TRB = TELEPHONE RISER BOX	RLS = REGISTERED LAND SURVEYOR	⊕ = BROKEN LINE; NOT DRAWN TO SCALE	⊕ = BROKEN LINE; NOT DRAWN TO SCALE
WPP = WOOD POWER POLE	ID. = IDENTIFICATION	⊕ = BROKEN LINE; NOT DRAWN TO SCALE	⊕ = BROKEN LINE; NOT DRAWN TO SCALE
CPP = CONCRETE POWER POLE	NO. = NUMBER	⊕ = BROKEN LINE; NOT DRAWN TO SCALE	⊕ = BROKEN LINE; NOT DRAWN TO SCALE
MPP = METAL POWER POLE		⊕ = BROKEN LINE; NOT DRAWN TO SCALE	⊕ = BROKEN LINE; NOT DRAWN TO SCALE



**"ALTA/NSPS LAND TITLE SURVEY"**  
FOR:  
**GOLDEN OCALA EQUESTRIAN LAND, L.L.C.**

**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@plinc.us  
(LICENSED BUSINESS NO. 7389)

**SURVEYOR'S CERTIFICATION:**  
TO: (1) GOLDEN OCALA EQUESTRIAN LAND, L.L.C.; (2) ASSURED TITLE SERVICES, LLC AND (3) FIRST AMERICAN TITLE INSURANCE COMPANY.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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(a), 7(c), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 9, 2020.  
DATE: 10/15/20  
GLEN H. PREECE, JR., P.S.M.  
CERTIFICATE NO. LS 5427  
STATE OF FLORIDA

DATE OF FIELD SURVEY: SEPTEMBER 9, 2020			
DRAWN:	C.L.B.	REVISIONS	BY DATE
CHECKED:	G.H.P.		
F.B.	PAGES		
102	78		
FILE INFO:			
SHERMAN OAKS			
SCALE: 1" = 50'	COPYRIGHT © 2020	JOB ORDER # 20-107	