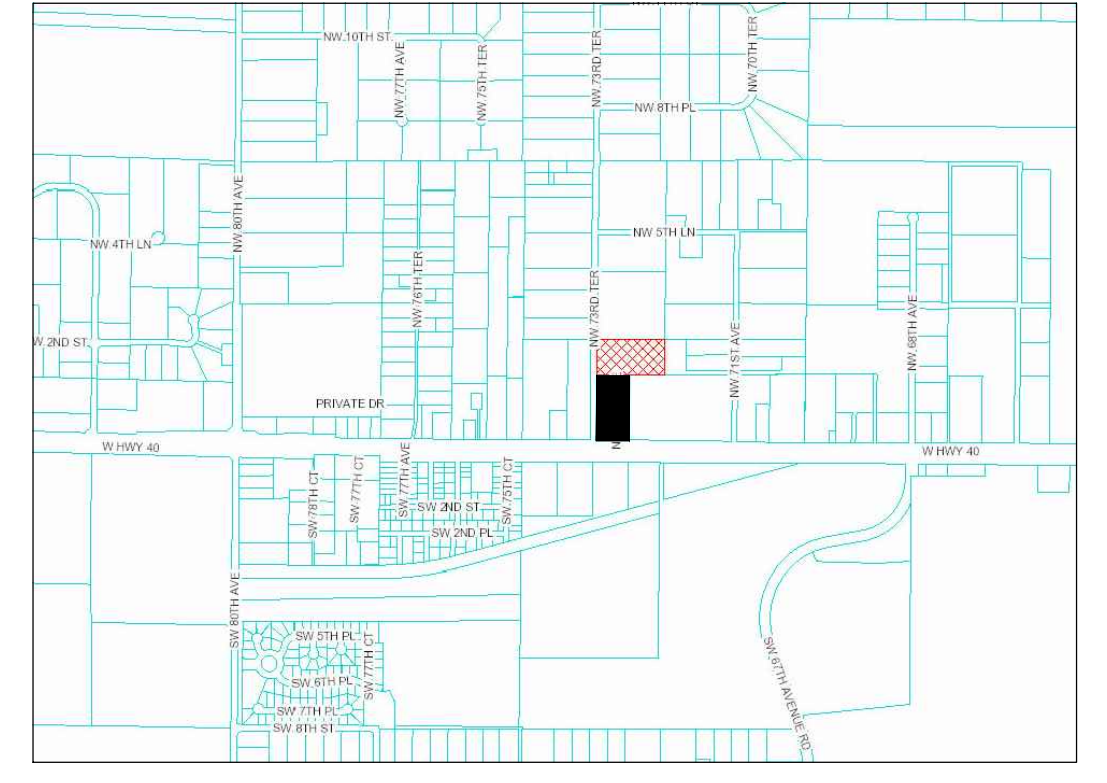


- LEGEND**
- C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (P) PLAT CALL
 - (D) DESCRIPTION CALL
 - (F) FIELD MEASUREMENT
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONC. CONCRETE
 - CONC. CONCRETE
 - ASPH. ASPHALT
 - FIRE HYDRANT
 - SM SANITARY MANHOLE
 - WM WATER METER
 - WV WATER VALVE
 - TS TRAFFIC SIGN
 - ST STREET SIGN
 - TP TELEPHONE PEDESTAL
 - EM ELECTRIC METER
 - MB MAILBOX
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.C. PAGE
 - ENC. ENCROACHMENT

TITLE COMMITMENT INFORMATION TABLE
FIRST AMERICAN TITLE INSURANCE COMPANY
FILE No.: 2076-4916812, COMMITMENT DATE: AUGUST 22, 2020

SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-8	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
9	UNRECORDED	YES	NO	NOT A SURVEY MATTER
10	O.R.B. 304, PG. 659	YES	NO	BLANKET TYPE EASEMENT
11	O.R.B. 334, PG. 351	YES	YES	EASEMENT
12	O.R.B. 1773, PG. 1632	YES	YES	
	O.R.B. 1774, PG. 76	YES	YES	
	O.R.B. 1903, 1407	YES	YES	
	O.R.B. 1931, PG. 1968	YES	YES	
13	O.R.B. 2950, PAGE 1685	YES	YES	
	O.R.B. 5812, PAGE 89	YES	YES	
14-15	STANDARD EXCEPTION	YES	NO	STANDARD EXCEPTIONS



LEGAL DESCRIPTION:

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

THE WEST 1/2 OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, BEING LOT 23 OF AN UNRECORDED SUBDIVISION KNOWN AS OCALA RIDGE, INC., EXCEPT HIGHWAY RIGHT-OF-WAY FOR STATE ROAD 40.

SUBJECT TO EASEMENT SHOWN IN STIPULATED ORDERS RECORDED IN O.R. BOOK 1774, PAGE 76, AND O.R. BOOK 1773, PAGE 1632 AMENDED BY FINAL JUDGMENT RECORDED IN O.R. BOOK 1903, PAGE 1407 AND BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 1931, PAGE 1968, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SUBJECT TO INGRESS AND EGRESS EASEMENT IN FAVOR OF LINDA G. PIPER AS SET FORTH IN PROPERTY SETTLEMENT AGREEMENT RECORDED IN O.R. BOOK 2950, PAGE 1685, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT LAND LYING 6.00 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE S.E. CORNER OF THE WEST 1/2 OF THE S.E. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE N00°08'21"E ALONG THE EAST BOUNDARY OF SAID WEST 1/2 A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 109.17 FEET TO THE CENTERLINE OF AN EXISTING PAVED ROAD; THENCE N00°07'11"W ALONG SAID CENTERLINE, A DISTANCE OF 631.14 FEET TO THE TERMINUS POINT OF SAID CENTERLINE.

TOGETHER WITH THE MOBILE HOME(S) SITUATE THEREON.

- SURVEY REPORT:**
- BEARINGS ARE BASED ON THE NORTH PROPERTY BOUNDARY LINE AS BEING S89°57'03"E.
 - FIELD SURVEY DATE: 9/01/2020 AND 11/10/2020.
 - THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 2076-4741283, COMMITMENT DATE: AUGUST 22, 2020.
 - ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
 - THE UTILITY POLES, GUY ANCHORS AND OVERHEAD ELECTRIC WIRES SHOWN HEREON ARE EVIDENCE OF USE OF THE BLANKET TYPE ELECTRIC EASEMENT REFERENCED HEREON.
 - UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
 - PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "AE (EL 77.7)" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0503, SUFFIX E, WITH AN EFFECTIVE DATE OF APRIL 19, 2017. THE LIMITS OF ZONE "AE" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM.
 - THIS PROPERTY 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 AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYOR'S CERTIFICATE:

TO GOLDEN OCALA EQUESTRIAN LAND, L.L.C., on Ohio limited liability company; FIRST AMERICAN TITLE INSURANCE COMPANY; ASSURED TITLE SERVICES, LLC:

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(b), 7(a), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11-10-2020.

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

REVISION
DATE

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

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

JOB No. 23204-023-00
DATE 11-10-2020
SCALE 1" = 40'
SHEET 1 OF 1