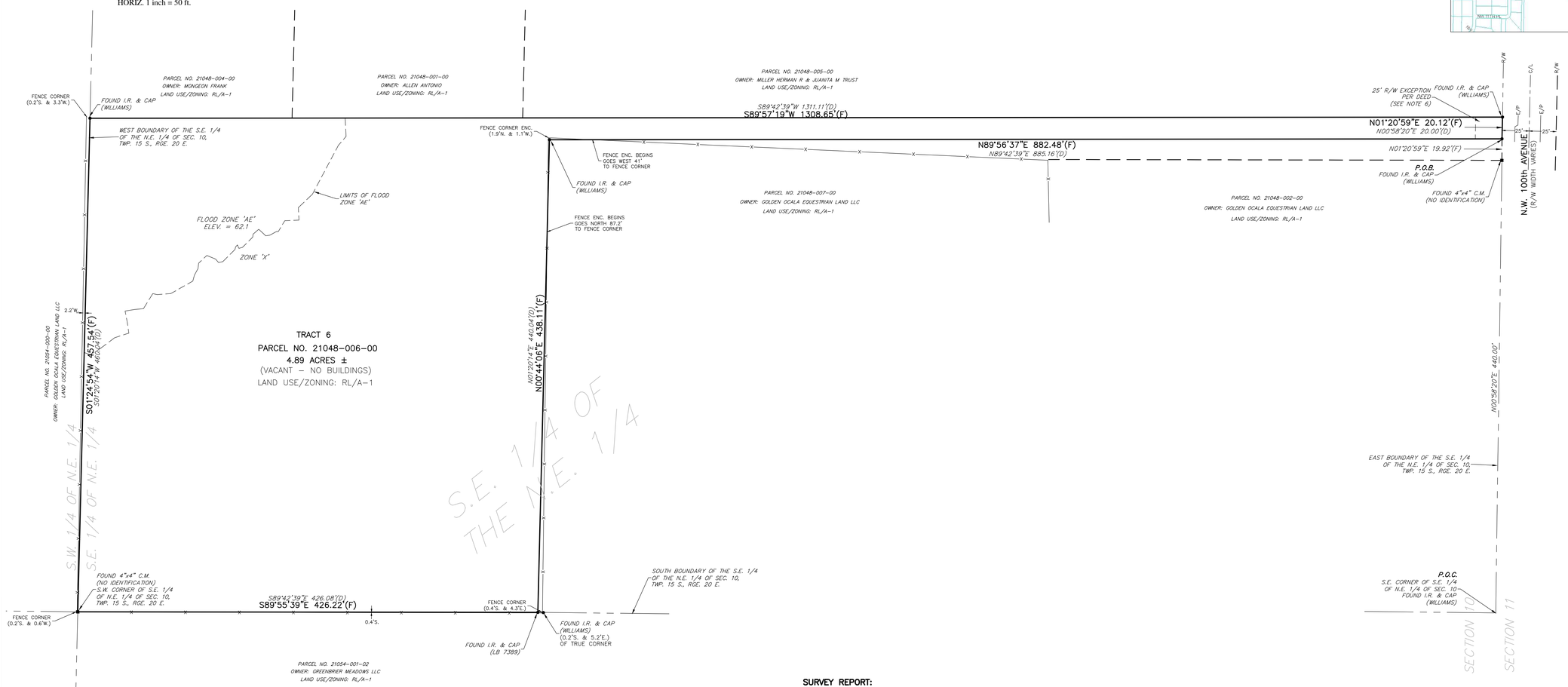
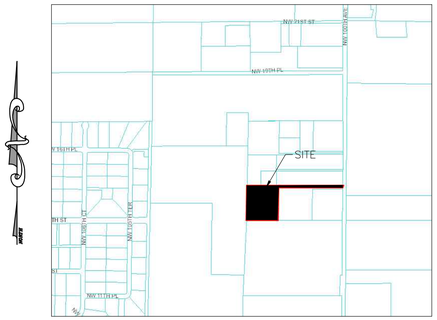
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
HORIZ. 1 inch = 50 ft.





LOCATION MAP

LEGEND

ENC.	ENCROACHMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
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 MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
LC	LENGTH OF CHORD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
CONC.	CONCRETE
	UTILITY POLE AND GUY ANCHOR
OHE	OVERHEAD WIRES
X	FENCE
	CONCRETE
	ASPHALT

LEGAL DESCRIPTION:

TRACT 6

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE N.00°58'20"E., ALONG THE EAST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N.00°58'20"E., ALONG THE AFORESAID EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 20.00 FEET; THENCE N.89°42'39"W., 1311.11 FEET TO A POINT ON THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE S.01°20'14"W., ALONG THE AFORESAID WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 460.04 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE S.89°42'39"E., ALONG THE SOUTH BOUNDARY OF THE AFORESAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 426.08 FEET; THENCE N.01°20'14"E., 440.04 FEET; THENCE S.89°42'39"E., 885.16 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EAST 25 FEET GIVEN TO MARION COUNTY, FLORIDA, FOR ROAD RIGHT-OF-WAY.

SURVEY REPORT:

1. FIELD BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.

2. FIELD SURVEY DATE: 3-4-2022

3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE No.: 10267184, COMMITMENT DATE: 2-17-2022.

4. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.

5. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.

6. THERE APPEARS TO BE AN ERROR IN THE SUBJECT PARCEL'S LEGAL DESCRIPTION BY EXCEPTING 25 FEET FOR ROAD RIGHT-OF-WAY. THE EAST BOUNDARY OF SECTION 10 IS THE WEST RIGHT-OF-WAY LINE OF N.W. 100TH AVENUE AND THE LEGAL DESCRIPTIONS FOR THE REMAINDER OF THE PARCELS ON THE WEST SIDE OF THIS ROADWAY DO NOT CONTAIN AN EXCEPTION FOR RIGHT-OF-WAY.

7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND ZONE "AE (EL 62.1')" (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0483, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017. THE LIMITS OF ZONE "AE" SHOWN HEREON WERE INTERPOLATED FROM THE FIRM.

8. 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 RURAL LAND USE.

9. 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.

TITLE COMMITMENT INFORMATION TABLE
FIDELITY NATIONAL TITLE INSURANCE COMPANY
FILE No. 10267184, EFFECTIVE DATE: 2-17-2022

SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-5	STANDARD EXCEPTIONS			
6	O.R.B. 218, PG. 502	YES	NO	BLANKET TYPE EASEMENT
7	O.R.B. 6736, PG. 1879	YES	NO	BLANKET TYPE EASEMENT

SURVEYORS CERTIFICATE:

TO GOLDEN OCALA EQUESTRIAN LAND, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, & MCGRAW, RAUBA & MUTARELLI, P.A.:

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 9-30-2021.

Rodney K Rogers
Digitally signed by Rodney K Rogers
Date: 2022.05.03 14:21:00 -04'00'

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

DATE	REVISION

Robert L. Rogers, PE
Fl. Reg. No. 10027
rrrogers@rogerseng.com

Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rrrogers@rogerseng.com

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. 22_21048-006-00

DATE 3-8-2022

SCALE 1" = 50'

SHEET 1 OF 1