



DETAIL  
SCALE: 1" = 10'

**LEGAL DESCRIPTION**

LOT 13 BLOCK B, OF GOLDEN HILLS QUADRIVILLAS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 33 AND 34 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.  
LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID LOT 13: COMMENCE AT THE SOUTH CORNER OF LOT 13, BLOCK B OF GOLDEN HILLS QUADRIVILLAS AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 33 AND 34 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID SOUTH CORNER BEING ALSO THE POINT OF BEGINNING; THENCE N. 45 DEGREES 04'55" E. ALONG THE SOUTH LINE OF SAID LOT 13, 37.50 FEET TO THE EAST CORNER OF SAID LOT 13; THENCE N. 44 DEGREES 55'05" W., ALONG THE EAST LINE OF SAID LOT 13, 37.50 FEET TO THE NORTH CORNER OF SAID LOT 13; THENCE S. 45 DEGREES 04'55" W., ALONG THE NORTH LINE OF SAID LOT 13, 0.62 FEET; THENCE S. 44 DEGREES 05'34" E., 36.29 FEET; THENCE S. 45 DEGREES 54'26" W., 36.36 FEET; THENCE S. 44 DEGREES 55'05" E., 1.74 FEET TO THE POINT OF BEGINNING.  
TOGETHER WITH A PORTION OF BLOCK B, GOLDEN HILLS QUADRIVILLAS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK T, PAGES 33 AND 34 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH CORNER OF SAID LOT 13, THENCE N. 44 DEGREES 55'05" W., ALONG THE WEST LINE OF SAID LOT 13, 1.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.44 DEGREES 55'05" W., ALONG THE WEST LINE OF SAID LOT 13, 35.76 FEET TO THE WEST CORNER OF SAID LOT 13; THENCE N. 45 DEGREES 05'55" E., ALONG THE NORTH LINE OF SAID LOT 13, 36.88 FEET; THENCE N.44 DEGREES 05'34" W., 1.34 FEET; THENCE S. 45 DEGREES 54'26" W., 37.50 FEET; THENCE S. 44 DEGREES 05'34" E., 37.63 FEET; THENCE N. 45 DEGREES 54'26" E., 1.14 FEET TO THE POINT OF BEGINNING.

**SURVEY REPORT:**

- BEARINGS ARE BASED ON ASSUMED DATUM; MORE PARTICULARLY THE CENTERLINE OF N.W. 44th LANE AS BEING S89°55'05"E, AS STATED ON THE RECORD PLAT.
- FIELD SURVEY DATE : 4-11-22.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY AFFILIATED TITLE OF CENTRAL FLORIDA, FILE NO.: 22-1177, COMMITMENT DATE: MARCH 29, 2022.
- THE FOUR (4) PROPERTY CORNER MONUMENTS CANNOT BE SET DUE TO THEIR LOCATION BEING AT OR INSIDE THE BUILDING.
- UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
- 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 0501 SUFFIX E EFFECTIVE DATE APRIL 19, 2017.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 51-17.050 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                 |  |            |           |                         |
|--|--|------------|-----------|-------------------------|
| AFFILIATED TITLE OF CENTRAL FLORIDA                |  |            |           |                         |
| FILE No.: 22-1177, COMMITMENT DATE: MARCH 29, 2022 |  |            |           |                         |
| SCH. B-2 EXC. No.                                  | RECORDED DATA  | APPLICABLE | PLOTTABLE | REASON IF NOT PLOTTABLE |
| 1-8  | STANDARD EXCEPTIONS  | YES        | NO        | STANDARD EXCEPTIONS     |
| 9  | PLAT BOOK T, PG. 33 & 34   | YES        | YES       |                         |
| 10   | O.R.B. 1007, PG. 1819  | YES        | NO        | NOT A SURVEY MATTER     |
| 11   | O.R.B. 1007, PG. 1822<br>O.R.B. 1068, PG. 841<br>O.R.B. 1869, PG. 5115 | YES        | NO        | NOT A SURVEY MATTER     |
| 12   | O.R.B. 626, PG. 101<br>O.R.B. 1083, PG. 741                            | YES        | NO        | NOT A SURVEY MATTER     |
| 13   | O.R.B. 2361, PG. 1369  | YES        | YES       |                         |
| 14   | O.R.B. 4630, PG. 1003  | YES        | YES       |                         |
| 15   | STANDARD EXCEPTION   | YES        | NO        | STANDARD EXCEPTION      |
| 16   | O.R.B. 7602, PG. 1625  | YES        | YES       | NOT A SURVEY MATTER     |

**SURVEYORS CERTIFICATE:**

TO GOLDEN OCALA EQUESTRIAN LAND, L.L.C., AFFILIATED TITLE OF CENTRAL FLORIDA AND 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(b), 7(a), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4-11-2022.

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

- LEGEND**
- SET I.R. & CAP (ROGERS ENG LB 4074)
  - ⊙ SET NAIL & DISC (ROGERS ENG LB 4074)
  - CONCRETE MONUMENT
  - 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
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RGE. RANGE
  - PLAT MEASUREMENT
  - (P) FIELD MEASUREMENT
  - (f) UTILITY POLE AND GUY ANCHOR
  - OVERHEAD WIRES
  - FENCE
  - CONC. CONCRETE
  - CMES CONCRETE MITERED END SECTION
  - P.C.P. PERMANENT CONTROL POINT
  - ENC. ENCROACHMENT

|          |
|----------|
| REVISION |
| DATE     |

Robert L. Rogers, PE  
Rodney K. Rogers, PSM  
Ft. Reg. No. 5274  
rrogers@rogerseng.com

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

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|---|
| AN ALTA/NSPS LAND TITLE SURVEY<br>FOR<br>GOLDEN OCALA EQUESTRIAN LAND, L.L.C. |
| JOB No.<br>22_1365-002-013  |
| DATE<br>4-11-2022   |
| SCALE<br>1"=30'   |
| SHEET<br>1 OF 1   |