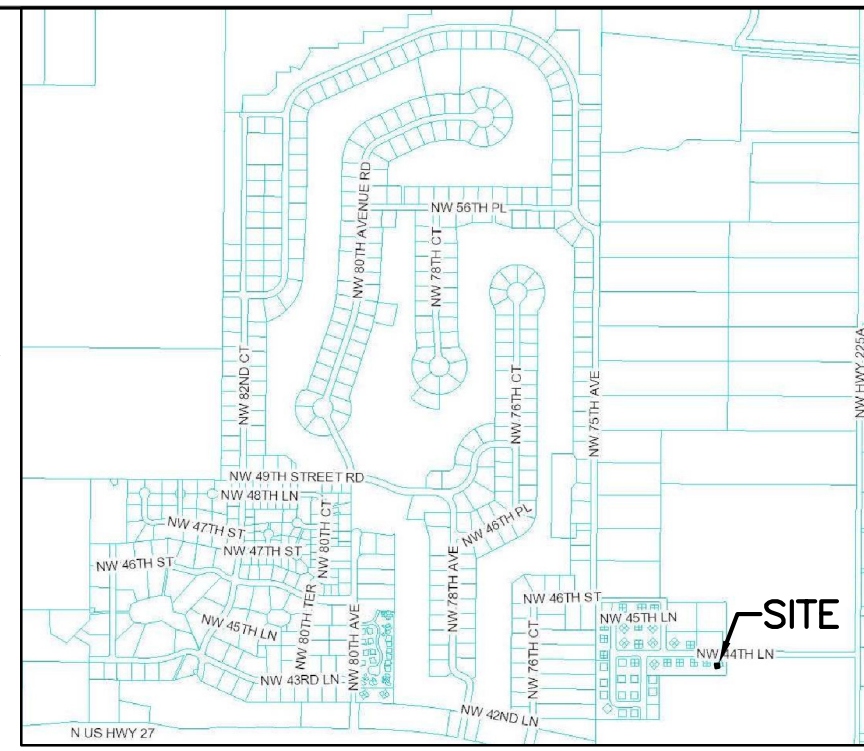




GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



LOCATION MAP

N.W. 74th TERRACE
(60' R/W - 2 LANE PAVED ROAD)

N.W. 73rd TERRACE
(60' R/W - 2 LANE PAVED ROAD)

N.W. 74th COURT
(60' R/W - 2 LANE PAVED ROAD)

N.W. 44th LANE
(60' R/W - 2 LANE PAVED ROAD)

P.C.P.
FOUND NAIL & DISC
(LB 8412)

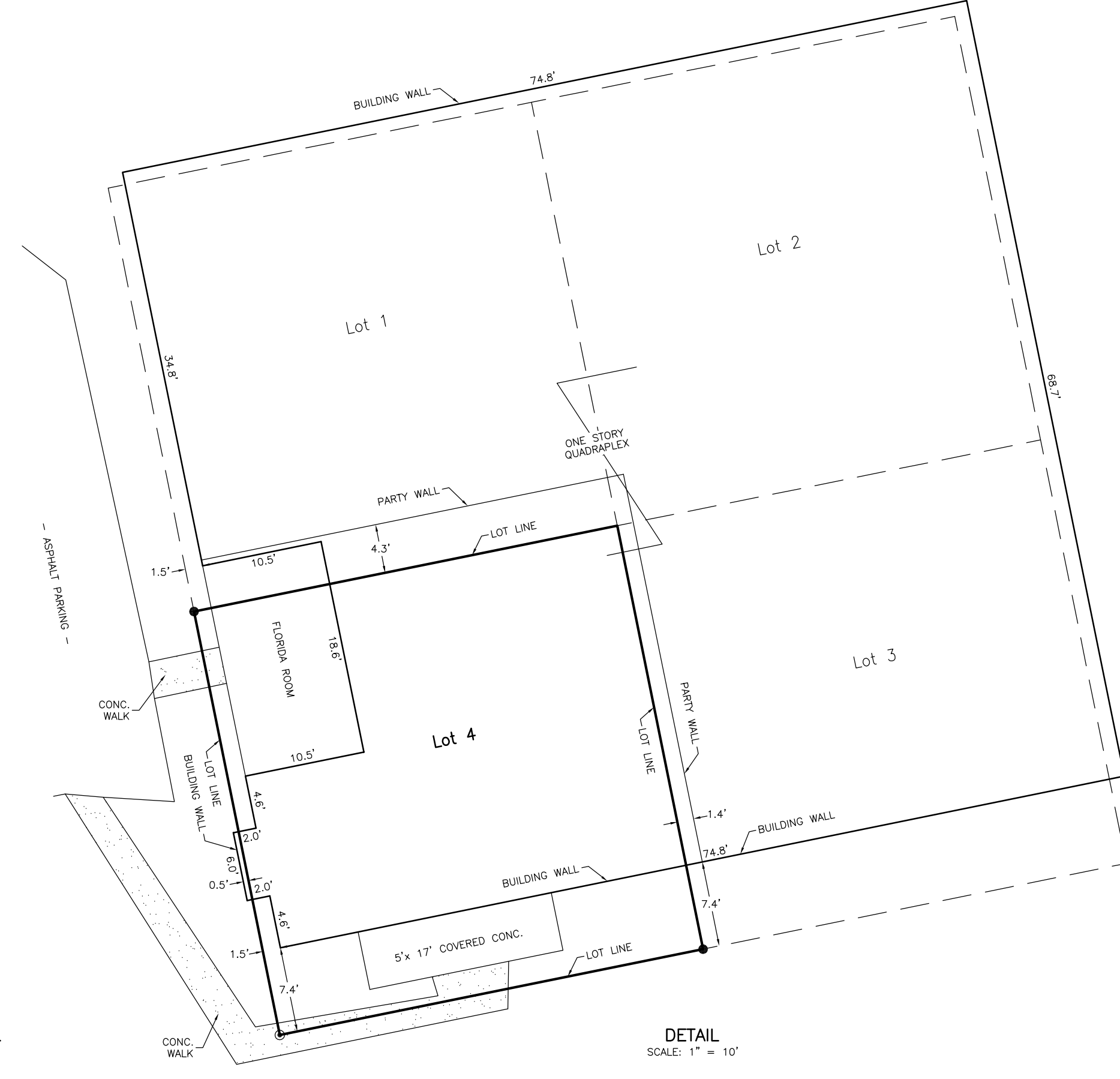
S89°55'05"E 515.01'
S89°55'05"E 310.00'

S89°55'05"E 55.00'

S89°55'05"E 651.27'

30'

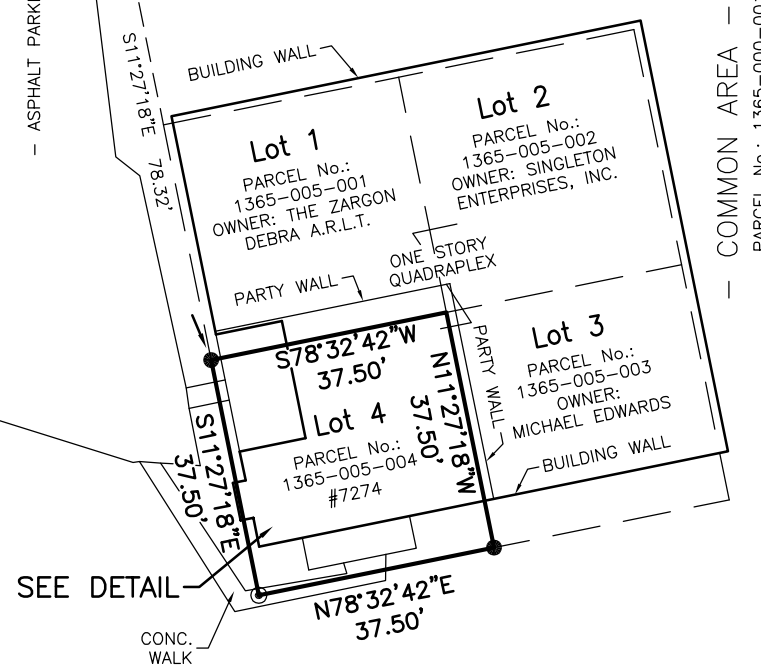
30'



DETAIL
SCALE: 1" = 10'

Block E
COMMON AREA

ZONING: R-3
LAND USE: HIGH RESIDENTIAL
SPRINGS PROTECTION ZONE: SECONDARY



COMMON AREA
PARCEL No. 1365-005-005
OWNER: GOLDEN HILLS QUADRIVILLAS HOA, INC.
18' UTILITY AND DRAINAGE EASEMENT (PER PLAT)

LEGAL DESCRIPTION

LOT 4, BLOCK E, GOLDEN HILLS QUADRIVILLAS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK T, PAGES 33 AND 34, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

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 : 4-11-2022.
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE No.: 22-1072, COMMITMENT DATE: 3-29-2022.
- THE NORTHEAST PROPERTY CORNER MONUMENT CANNOT BE SET DUE TO ITS LOCATION BEING 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 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.

LEGEND

- SET I.R. & CAP (ROGERS ENG LB 4074)
- SET NAIL & DISC (ROGERS ENG LB 4074)
- ▬ CONCRETE MONUMENT
- ▬ IRON ROD
- ▬ RIGHT OF WAY
- ▬ EDGE OF PAVEMENT
- ▬ CENTERLINE
- ▬ CENTRAL ANGLE
- ▬ RADIUS
- ▬ ARC LENGTH
- ▬ LENGTH OF CHORD
- ▬ CHORD BEARING
- ▬ RADIAL SECTION
- ▬ TOWNSHIP
- ▬ RANGE
- ▬ PLAT MEASUREMENT
- ▬ FIELD MEASUREMENT
- ▬ UTILITY POLE AND GUY ANCHOR
- ▬ OVERHEAD WIRES
- ▬ FENCE
- ▬ CONCRETE
- ▬ CONCRETE MITERED END SECTION
- ▬ PERMANENT CONTROL POINT
- ▬ ENCROACHMENT

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. 33 & 34	YES	YES	
7	O.R.B. 926, PG. 101	YES	NO	NOT A SURVEY MATTER
8	O.R.B. 1083, PG. 741	YES	NO	NOT A SURVEY MATTER
9	O.R.B. 1007, PG. 1819	YES	NO	NOT A SURVEY MATTER
10	O.R.B. 1007, PG. 1822	YES	NO	NOT A SURVEY MATTER
11	O.R.B. 1086, PG. 841	YES	YES	NOT A SURVEY MATTER
12	O.R.B. 2361, PG. 1369	YES	NO	NOT A SURVEY MATTER
13	O.R.B. 1968, PG. 515	YES	NO	NOT A SURVEY MATTER
14	STANDARD EXCEPTION	YES	NO	STANDARD EXCEPTIONS

SURVEYORS CERTIFICATE:

TO GOLDEN OCALA EQUESTRIAN LAND, L.L.C., STEWART TITLE GUARANTY COMPANY AND TRU TITLE OF CENTRAL FLORIDA, 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 4-11-2022.

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
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

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

JOB No.
22_1365-005-004

DATE
4-11-2022

SCALE
1"=30'

SHEET
1 OF 1