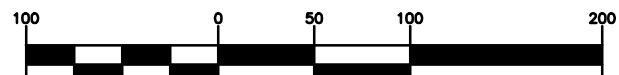


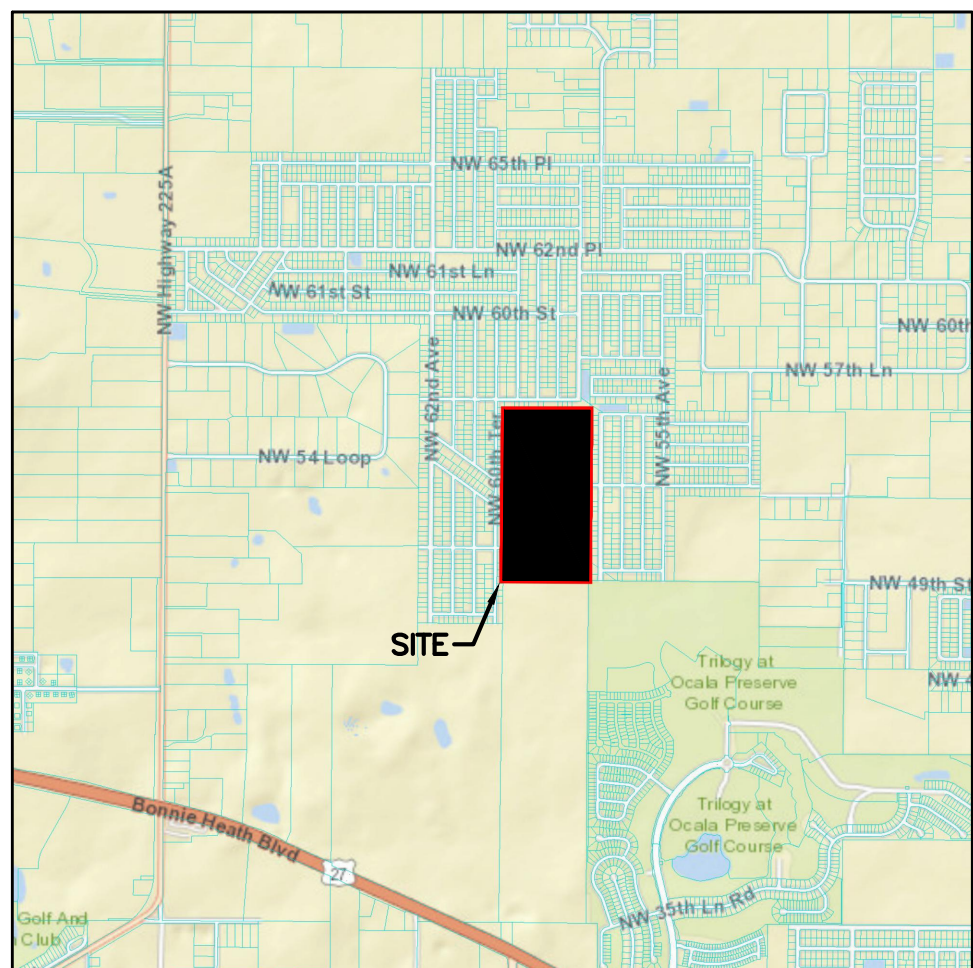


GRAPHIC SCALE



(IN FEET)
HORIZ. 1 inch = 100 ft.

LOCATION MAP



LEGAL DESCRIPTION:

THE WEST 1/2 OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

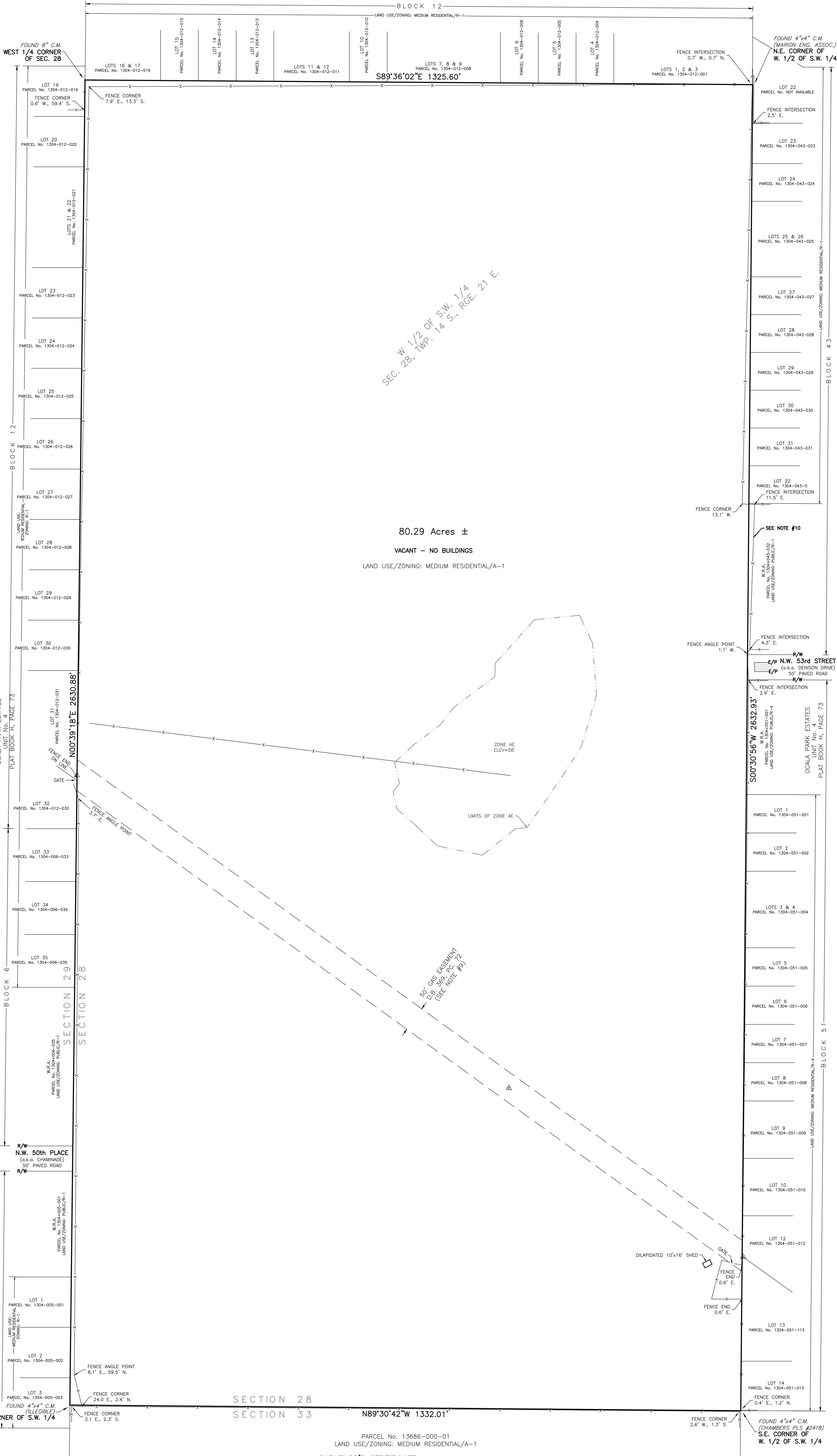
SURVEY REPORT:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- FIELD SURVEY DATE: AUGUST 18, 2021
- THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHT-OF-WAYS, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: R2021291 KLEIN, COMMITMENT DATE: JULY 28, 2021.
- ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "AE (EL 58") (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 12083, PANEL 0502, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017. 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 RURAL 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.
- THE NATURAL GAS EASEMENT SHOWN HEREON WAS ASSUMED TO BE CENTERED ON THE GAS MARKERS LOCATED BY THIS SURVEY. THE LEGAL DESCRIPTION REFERENCED IN DEED BOOK 369, PAGE 72, DESCRIBES THE EASEMENT AS 50 FEET MAXIMUM WIDTH OVER THE SUBJECT PROPERTY.
- THE PERIMETER FENCING APPEARS TO BE OWNED BY THE SUBJECT PARCEL, WITH THE EXCEPTION OF THE FENCE ALONG THE EAST LINE AT PARCEL No. 1304+043-032 (COUNTY W.R.A.).

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
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- CONC. CONCRETE
- UTILITY POLE AND GUY ANCHOR
- OVERHEAD WIRES
- FENCE
- ASPHALT
- GAS MARKER
- W.R.A. WATER RETENTION AREA

OCALA PARK ESTATES
UNIT No. 4
PLAT BOOK H, PAGE 73
BLOCK 12



80.29 Acres ±
VACANT - NO BUILDINGS
LAND USE/ZONING: MEDIUM RESIDENTIAL/A-1

SEC. W 1/2 OF S.W. 1/4
SEC. 28, TWP. 14 S., RGE. 21 E.

50' GAS EASEMENT
D.B. 369, PG. 72
(SEE NOTE #9)

SEE NOTE #10

R/W
E/P N.W. 53rd STREET
(4-1/2' SIDEWALKS)
50' PAVED ROAD

R/W
FENCE INTERSECTION
2.9' E.

W.R.A.
PARCEL No. 1304-043-032
LAND USE/ZONING: PUBLIC/R-1

OCALA PARK ESTATES
UNIT No. 4
PLAT BOOK H, PAGE 73

LOT 1
PARCEL No. 1304-051-001

LOT 2
PARCEL No. 1304-051-002

LOTS 3 & 4
PARCEL No. 1304-051-004

LOT 5
PARCEL No. 1304-051-005

LOT 6
PARCEL No. 1304-051-006

LOT 7
PARCEL No. 1304-051-007

LOT 8
PARCEL No. 1304-051-008

LOT 9
PARCEL No. 1304-051-009

LOT 10
PARCEL No. 1304-051-010

LOT 12
PARCEL No. 1304-051-012

LOT 13
PARCEL No. 1304-051-013

LOT 14
PARCEL No. 1304-051-014

FOUND 4"x4" C.M.
(CHAMBERS PLS #2418)
S.E. CORNER OF
W. 1/2 OF S.W. 1/4

SECTION 28
SECTION 33

PARCEL No. 13686-000-01
LAND USE/ZONING: MEDIUM RESIDENTIAL/A-1

SURVEYOR'S CERTIFICATE:

TO: GOLDEN OCALA EQUESTRIAN, L.L.C., an Ohio limited liability company; FIRST AMERICAN TITLE INSURANCE COMPANY; KLEIN & KLEIN, 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 8-18-2021.

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

TITLE COMMITMENT INFORMATION TABLE				
FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO: R2021291 KLEIN COMMITMENT DATE: JULY 28, 2021				
SCH. B-2 EXC. NO:	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-10				STANDARD EXCEPTIONS
11	D.B. 369, PG. 72	YES	YES	
12				STANDARD EXCEPTION

1 OF 1 SHEET

AN ALTA/NSPS LAND TITLE SURVEY
FOR
GOLDEN OCALA EQUESTRIAN, LLC
an Ohio limited liability company

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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

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

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

DATE	REVISION