

LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THAT IS 175 FEET WEST OF THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST WITH THE NORTH RIGHT—OF—WAY LINE OF W. HIGHWAY 40 (200 FEET WIDE), THENCE RUN WEST ALONG SAID NORTH RIGHT—OF—WAY LINE, A DISTANCE OF 100 FEET, THENCE DEPARTING SAID NORTH RIGHT—OF—WAY LINE, PROCEED NORTH 317.50 FEET; THENCE EAST 275 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 67.50 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED WEST 175 FEET; THENCE SOUTH 250 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

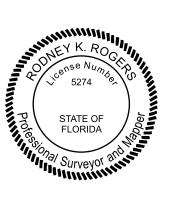
- 1. BEARINGS ARE BASED ON ASSUMED DATUM: MORE PARTICULARLY THE NORTH RIGHT—OF—WAY LINE OF STATE ROAD No. 40 AS BEING EAST, AS STATED IN THE LEGAL DESCRIPTION.
- 2. FIELD SURVEY DATE: 9-27-2021 AND 1-12-2023.
- 3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 2076-5618798 COMMITMENT DATE JANUARY 02, 2023.
- 4. THE OWNERSHIP OF THE FENCES ALONG THE PROPERTY LINES ARE NOT DISTINCTIVE OR APPARENT.
- 5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- 6. 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 0511 SUFFIX E EFFECTIVE DATE 4-19-2017.
- 7. 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 COMMERCIAL/HIGH RISK LAND USE.
- 8. 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 FIRST AMERICAN TITLE INSURANCE COMPANY FILE No.: 2076—5618798 COMMITMENT DATE JANUARY 02, 2023				
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1 - 8	STANDARD EXCEPTIONS	YES	NO	STANDARD EXCEPTIONS
9	DEED BOOK 368, PG. 439	YES	NO	BLANKET TYPE EASEMENT
10	O.R.B. 845, PG. 302	YES	NO	BLANKET TYPE EASEMENT
11	O.R.B. 1780, PG. 663	YES	YES	
12	NOT RECORDED	YES	NO	NOT A SURVEY MATTER

SURVEYORS CERTIFICATE:

TO GOLDEN OCALA EQUESTRIAN LAND, L.L.C.; FIRST AMERICAN TITLE INSURANCE COMPANY AND 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 1-12-2023.



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

DATE REVISION

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

GERS ENGINEERING, Lic. Bus. 2

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

JOB No. 23_23279-000-00 DATE 1-12-2023

> 1" = 30' SHEET 1 OF 1