

**BOUNDARY SURVEY**  
**PARCEL 2848-004-003**  
**LANDS OF CHEATARA RENEE TAYLOR**

DESCRIPTION: (SEE NOTE 4)

67 FEET EAST AND WEST ON EAST END OF LOT 4 OF A SURVEY OF A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 22 EAST; SAID LAND SITUATE LYING AND BEING IN MARION COUNTY, FLORIDA.

**SURVEY NOTES:**

- THIS BOUNDARY SURVEY WAS PREPARED FOR THE PURPOSE OF RENDERING A PROFESSIONAL OPINION AS TO THE LOCATION OF THE RECORD TITLE BOUNDARY LINES OF THE SUBJECT PROPERTY DESCRIBED HEREON; DETERMINING THE HORIZONTAL LOCATION OF VISIBLE FIXED IMPROVEMENTS LYING WITHIN, IN NEAR PROXIMITY TO AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; AND TO FACILITATE THE REBUILDING OF IMPROVEMENTS PURSUANT TO GRANT FUNDING ACHIEVED THROUGH THE CITY OF OCALA COMMUNITY DEVELOPMENT SERVICES DEPARTMENT.
- ALL RECORDING DATA DEPICTED AND / OR NOTED HEREON REFERENCES THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
- THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON WAS TRANSCRIBED FROM THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1427, AT PAGE 1098 AS THE BEST RECORD EVIDENCE OF THE LANDS CONVEYED TO CHEATARA RENEE TAYLOR IN THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5872, AT PAGE 547.
- BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE), NORTH AMERICAN DATUM (NAD) OF 1983 (2011 ADJUSTMENT), AS DETERMINED FROM REAL TIME KINEMATIC (RTK) OBSERVATIONS UTILIZING BOTH GLOBAL POSITIONING SYSTEM (GPS) AND GLOBAL NAVIGATION SATELLITE SYSTEM (GLONASS) SATELLITE CONSTELLATIONS, THE CORRECTIONS TO WHICH WERE RECEIVED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) WITH ACCEPTABLE INDEPENDENT CHECKS MADE TO OFFSITE HORIZONTAL CONTROL STATIONS PREVIOUSLY ESTABLISHED BY THE SURVEY DIVISION OF THE OCALA CITY ENGINEER'S OFFICE, FROM WHICH THE NORTH LINE OF E.G. SMITH'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, AT PAGE 9, THAT LIES BETWEEN MONUMENTS 205 AND 3004 AS SHOWN AND MONUMENTED HEREON, BEARS N88°27'49"E.
- THE HORIZONTAL LOCATION OF FEATURES INCLUDED IN THIS SURVEY WAS ACHIEVED VIA CONVENTIONAL SURVEY METHODOLOGIES TO INDEPENDENTLY VERIFY THE HORIZONTAL DISTANCE BETWEEN CONTROL POINTS ESTABLISHED FOR THE EXECUTION OF THIS SURVEY UTILIZING AN ELECTRONIC TOTAL STATION TO SUBSEQUENTLY CONDUCT RADIAL SURVEY MEASUREMENTS RESULTING IN AN EXPECTED HORIZONTAL ACCURACY OF +/- 0.05 FEET TO THE LOCATED FEATURES SHOWN HEREON.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0517E (VERSION 2.3.3.2), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 00517, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN "ZONE A" (AREAS OF SPECIAL FLOOD HAZARD WITHOUT BASE FLOOD ELEVATION (BFE) DETERMINED), THE LIMITS OF WHICH ARE BASED ON GEOSPATIALLY REFERENCED DATA OBTAINED VIA THE INTERNET AS INCLUDED IN THE DIGITAL FLOOD INSURANCE RATE MAP (DFIRM, DATA REFERENCE 12083C\_20210819, AS OPERATED AND MAINTAINED BY FEMA) WHICH ARE NOT SHOWN HEREON AS THEY LIE BEYOND THE GRAPHIC LIMITS OF THIS SURVEY.
- OWNERSHIP AND PARCEL ACCOUNT INFORMATION DEPICTED AND / OR NOTED HEREON WAS OBTAINED FROM THE PUBLIC RECORD PROPERTY DATABASE OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.

- DURING THE COURSE OF PREPARING THIS SURVEY, THE FOLLOWING DATA AND RECORD SOURCES WERE USED IN RENDERING AN OPINION AS TO THE LOCATION OF THE BOUNDARIES OF RECORD TITLE FOR THE SUBJECT PARCEL:
  - THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5872, AT PAGE 547, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1427, AT PAGE 1098 (AS TO THE SUBJECT PROPERTY);
  - THE PROPERTY RECORD CARD ASSOCIATED WITH PARCEL ACCOUNT 2848-004-001 AS PREPARED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER (AS TO PARCEL 2848-004-001);
  - THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 7817, AT PAGE 300 (AS TO PARCEL 2846-060-000);
  - THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5549, AT PAGE 1528 (AS TO PARCEL 2846-059-000);
  - THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7114, AT PAGE 299 (AS TO PARCEL 2848-003-002);
  - THE PLAT OF E.G. SMITH'S ADDITION AS RECORDED IN PLAT BOOK E, AT PAGE 9;
  - THE PLAT OF SUBDIVISION OF LOTS 13, 14, 15, 16, 17, AND 18, OF E.G. SMITH'S ADDITION AS RECORDED IN PLAT BOOK A, AT PAGE 118;
  - THE PLAT OF GARY'S ADDITION AS RECORDED IN PLAT BOOK A, AT PAGE 43;
  - THE PLAT OF GILE'S SUBDIVISION OF LOT 11 OF E.G. SMITH'S ADDITION AS RECORDED IN PLAT BOOK A, AT PAGE 101;
  - THE REVISED PLAT OF R.S. MITCHELL'S ADDITION TO OCALA AS RECORDED IN PLAT BOOK A, AT PAGE 90;
  - THE PLAT OF SANTA MARIA PLACE AS RECORDED IN PLAT BOOK A, AT PAGE 97;
  - THE HISTORIC ARCHIVE OF ASSESSOR BLOCK BOOK MAPS ASSOCIATED WITH THE PLATS IDENTIFIED IN ITEMS 9.F THROUGH 9.K, INCLUSIVE, AS MAINTAINED BY THE REAL ESTATE DIVISION OF THE CITY OF OCALA ENGINEERING DEPARTMENT.
  - THE PROPERTY RECORD CARD OF PARCEL ACCOUNTS 2848-003-002, 2848-004-003, 2848-004-001, 2846-060-000, AND 2846-059-000 AS OBTAINED FROM THE BETA MAP IT+ ONLINE MAPPING SYSTEM AS OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.
- THIS SURVEY IS OF ONLY THE VISIBLE FIXED IMPROVEMENTS AND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES AS OBSERVED AT THE TIME OF FIELD SURVEY LYING WITHIN, IN NEAR PROXIMITY TO AND / OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; IMPROVEMENTS, UTILITIES, AND / OR ENCROACHMENTS, IF ANY, THAT LINE UNDERGROUND AND ARE CONCEALED FROM VIEW WERE NOT LOCATED EXCEPT AS MAY BE SHOWN HEREON.
- DIGITAL COPIES OF THIS SURVEY ARE INVALID WITHOUT THE ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON THAT IS DIGITALLY AUTHENTICATED; PRINTED COPIES OF THIS SURVEY ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANY ENTITY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

SEE SHEET 2 FOR BOUNDARY DEPICTION; SEE SHEET 3 FOR TABLE OF MONUMENTS, DETAIL OF IMPROVEMENTS, & LEGEND

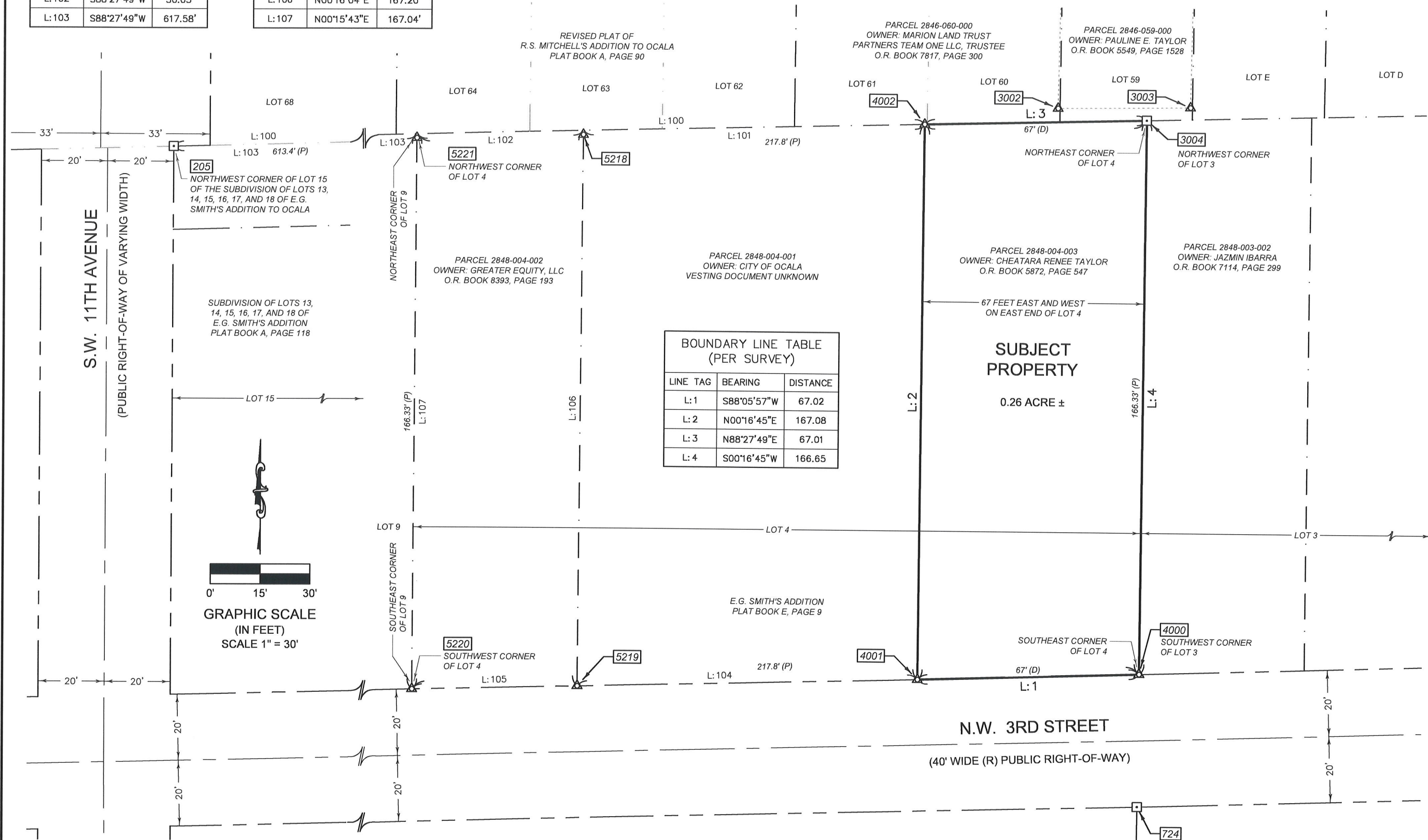
SECTION: 13   TOWNSHIP: 15 S   RANGE: 21 E		I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.	
DRAWN: RKR	CHECKED: RKR	R. KELLY ROBERTS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER NO. 5558 STATE OF FLORIDA DATE: FEBRUARY 26, 2025	
DATE: 12.16.2024	SCALE: 1" = 30'		
FIELD BOOK: 645	PAGE: 48		
HORIZONTAL DATUM: NAD83-0902			
NO.: 1	DATE & DESCRIPTION: 2025.02.26 MINOR TITLE BLOCK ERRORS		
	REVISIONS: BY: RKR		
FILE NO.: 24-010352.01			
WORK ORDER: 24-010352			
CITY OF OCALA CITY ENGINEER'S OFFICE SURVEY DIVISION 1805 NE 30TH AVENUE - BUILDING 700A OCALA, FLORIDA 34470 (352) 351-6772 (VOICE) (351) 351-6726 (FAX)		PREPARED FOR: COMMUNITY DEVELOPMENT	"DESCRIPTION & NOTES"



**BOUNDARY SURVEY**  
**PARCEL 2848-004-003**  
**LANDS OF CHEATARA RENEE TAYLOR**

REFERENCE LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L:100	N88°27'49"E	770.65'
L:101	S88°27'49"W	103.02'
L:102	S88°27'49"W	50.05'
L:103	S88°27'49"W	617.58'

REFERENCE LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L:104	S88°23'47"W	103.00'
L:105	S88°38'38"W	50.03'
L:106	N00°16'04"E	167.20'
L:107	N00°15'43"E	167.04'



SEE SHEET 1 FOR DESCRIPTION AND NOTES; SEE SHEET 3 FOR FOR TABLE OF MONUMENTS, DETAIL OF IMPROVEMENTS, & LEGEND



PREPARED FOR:

COMMUNITY  
DEVELOPMENT

"BOUNDARY DEPICTION"

CITY OF OCALA

CITY ENGINEER'S OFFICE  
SURVEY DIVISION

1805 NE 30TH AVENUE - BUILDING 700A  
OCALA, FLORIDA 34470  
(352) 351-6772 (VOICE) (351) 351-6726 (FAX)

SECTION:	13	TOWNSHIP:	15 S	RANGE:	21 E
DRAWN:	RKR	CHECKED:	RKR	DATE:	12/16/2024
FIELD BOOK:	645	PAGE:	48	SCALE:	1" = 30'
HORIZONTAL DATUM:	NAD83-9902	REVISIONS:		BY:	RKR
NO.:	1	DATE & DESCRIPTION:	2025.02.26 MINOR TITLE BLOCK ERRORS	FILE NO.:	24-010352.01
WORK ORDER:					24-010352

**SHEET 3 OF 3 SHEETS**

SECTION:	13	TOWNSHIP:	15 S	RANGE:	21 E
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FILE NO.:	24-010352.01				
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