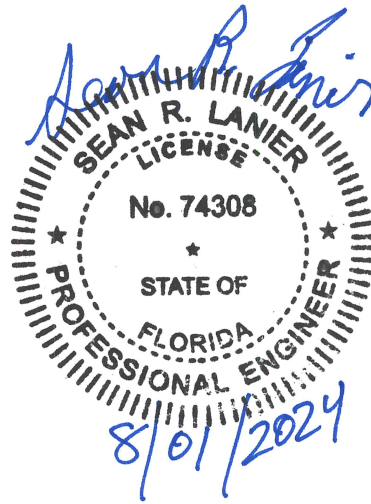


DESIGN-BUILD CRITERIA

FIRE STATION 8



Sean Lanier, PE, CFM
City Engineer

DESIGN-BUILD CRITERIA

FIRE STATION

1. General Design Requirements

- A. All Design Requirements shall be included in the total cost of the work as negotiated by or between the City and the D-B Team. The City will not be responsible for any Design Requirements items that may incur additional costs.
- B. Preparation of all required construction documents, including preliminary project schedules, schematic design drawings, and design development drawings. The selected proposer will furnish to the City signed and sealed plans and specifications for the project. The plans and specifications must be sealed by a Registered Architect and Professional Engineers, as appropriate, for the various disciplines, licensed to practice in Florida per the requirements of Chapter 481 or Chapter 471, Florida Statutes.
- C. Provide a complete fire station facility including all civil, architectural, structural, plumbing, mechanical, fire alerting system, security access system, emergency generator, fire alarm system, electrical system and phone/telecommunication system(s).
- D. The fire station shall meet all local, State and Federal codes and guidelines for a facility of this type including total ADA compliance and including but not limited to the following codes and standards:
 - i. City Code;
 - ii. City of Ocala, Standard Specifications For Construction Of Streets, Stormwater, Traffic, Water and Sewer Infrastructure, January 2024.
 - iii. Florida Building Code
 - iv. Florida Fire Prevention Code
 - v. NFPA 70, National Electric Code (NEC)
- E. Parking: The fire station shall include employee and public parking spaces.
- F. Apparatus Bay: The apparatus bay shall include bi-fold doors on the façade facing NW 45th

Exhibit A

Terrace, in the rear provide three roll-up doors. There shall be no internal floor drains or hose bibs. Provide six external hose bibs three in the front and three in the rear. Provide groupings of four electric outlets at each interior corner of the apparatus bay to preserve wall space for additional storage as needed. Concrete floors shall be sealed. Provide vented storage TBD based on final storage needs. Provide drinking fountain with bottle filler as well as ice machine. (2) roof anchor points on furthest side for repelling.

- G. Interior furniture, fixtures, and equipment (to be agreed upon by City and selected proposer during the design phase).
- H. Incorporation of the City's security, information technology and telecom requirements.
 - 1. Physical access control system will be provided to the awarded contractor. There will be a card reader at the entry doors like the approved city physical security access vendor locks used on other City facilities. Assume an allowance for security features.
 - 2. Three (3) Cat-6 lines at each built-in workstation, and on each wall of each office and non-sleeping room.
 - 3. One Cat-6 cable for access system at two (2) entry doors; for a direct line "ring-down" phone at front door; for a direct line "ring-down" phone at radio desk; and three (3) ceiling locations for Wi-Fi.
 - 4. Public Address (PA) system with hard-wired speakers throughout station, apparatus bays, and on outside of fire station.
 - 5. Coaxial wiring into each bedroom, the dayroom, the workout area, and the community room (Cat-6 for Wi-Fi in the hallway and/or bedrooms).
 - 6. All Cat-6 cables terminated in "B" pattern.
 - 7. A freestanding 19" standard rack for radio and IT and telecom equipment, with a standard patch panel Cat-5 E located in the secured IT room to include HVAC.
- I. Incorporation of Marion County's communication center requirements for fire station alerting, including:
 - 1. Motorola Mobile Radio with desktop base (to be provided by Ocala Fire Rescue)
 - 2. Speakers- Atlas Soundolier Model # GD87W, or equivalent compatibility
 - 3. Horns- Atlas Soundolier Model # APX 40 TN, or equivalent compatibility
 - 4. Amplifier- TOA Model A-912, TOA Modules UI1, and Radio input M11, or equivalent compatibility
 - 5. Microphones- Shure desk type Model 450 (2 units), or equivalent compatibility

Exhibit A

6. Door Station intercom and master Aiphone Master Model LEF 3 (2 units), and Door Station C-D, or equivalent compatibility
- J. Fuel Island: The fire station shall include a fuel island with above ground Flameshield (or equal) split tank turnkey fuel system compete with Gas Boy 9100 series dispenser and plumbing. The split tank consists of a 10,000-gallon double wall, two compartment storage tank to hold 5,000 gallons of unleaded and 5,000 gallons of diesel. The fuel island shall include a 280-gallon DEF storage tank complete with dispenser and plumbing. The fuel island will have the FuelMaster Fuel Management System to control (3) hoses. Cat-6 Ethernet cabling, electrical and camera will be provided to the fuel island/fuel management system. See Attachment #5 – Fuel Island and Fuel Tank.
- K. The exterior surfaces of the fire stations shall be finished to provide a professional and durable finish for facilities designed to last for fifty (50) years of useful life.
- L. Traffic Pattern(s): Fire apparatus entrance and egress access from the site and facilities shall be designed and optimized for existing topography and traffic patterns and for ultimate safety of responding fire apparatus.
- M. Ocala Fire Rescue (OFR) building areas must include the following minimum functional elements:
 - a) Ceiling- Lay-in, drop grid system with mold resistant panels and 24" X 24" white grid rails.
OFR Electrical requirements:
 - b) LED lighting-LED design lighting fixtures. No recessed can lighting fixtures.
 - c) Interior Light Switches-Interior light switches throughout the building shall include motion sensors and be dimmable.
 - d) Parking Lot Lighting-Designer will coordinate with Ocala Electric Utility for specifications for poles and lights. D-B Team shall provide layout and location of lighting.
 - e) Building Power Receptacle-one (1) circuit per office.
 - f) Locksets-locksets must match OFR key system
 - i) Interior Doors-Office doors will be keyed separate and together on one interior master.
 - ii) Exterior Doors-doors will be keyed to match existing OFR district key.
 - iii) Speaker System-1-100 watt amplifier, exterior antennae for Motorola APX4500 series mobile mount radio, 18 volume-controlled speakers that will be placed as follows: 1

Exhibit A

alert system in every dorm (9), 1 in each bathroom, 1 dayroom, 1 kitchen, 1 captains office, 2 in bay area, 1 Exterior front of bay, 1 Exterior rear of bay, 1 Exterior kitchen area.

g) OFR Camera Requirements

i) Exterior Cameras-One (Cat-6 Ethernet cable) camera to be located at each OFR building entrance, and one camera located at all OFR building blind spots.

h) OFR Parking Lot (Striping Preferred)

i) Personnel-14 parking spaces required

ii) Handicapped Parking-install appropriate spaces as required.

N. Workout Equipment-To be specked out by OFR personnel.

O. Gender Friendly Dormitory Design-Provide electrical outlets between beds with television access.

P. Professional Kitchen-Provide cabinetry over the counters and additional cabinets above range, single bowl 12-inch-deep sink with disposal.

2. **Specific Design Criteria – Exterior and Apparatus Bays**

A. Existing Conditions

- i. The City will provide location maps of all known underground utilities. These maps may not be 100% reliable. It is the D-B Team's responsibility to confirm the location of all underground utilities prior to the start of design.
- ii. The D-B Team is responsible for all underground construction to include new and relocated utility lines. All known underground utilities shall be relocated prior to excavation, if in conflict as determined by City.

B. Exterior Improvements

- i. Provide landscaping and irrigation in accordance with the D-B Team's approved site plans and City of Ocala landscaping ordinances. All plantings shall also be in accordance with the University of Florida's IFAS guide for Florida Friendly landscaping.
- ii. Provide exterior, lighted flagpole.
- iii. Natural gas fitting for 2 commercial gas appliances, located outside the kitchen access door.

C. Metals

- i. ADA compliant galvanized steel, stainless steel or aluminum tube railings and

Exhibit A

handrails shall be utilized.

D. Signage

- i. Include lighted billboard-style sign in front of the fire station to identify the facility as an "Ocala Fire Rescue Fire Station" in accordance with City staff approval. Signage must follow City wayfinding requirements

E. Outside Parking

- i. Parking shall be designed to accommodate 14 employee and guest parking spaces.
- ii. Layout and stripe all parking stalls, provide handicap signs, stripe all islands, and install concrete wheel stops for all stalls.

F. Lighting

- i. All interior lighting shall be LED.
- ii. All exterior fixtures shall be LED, with daylight sensors.

G. Communications

- i. Provide Ring Down Emergency Telephones at the front doors.
- ii. Provide interior and exterior speakers to accommodate radio communication, including station alerting equipment compatible with the City/County Communication System.
- iii. Installation of conduits for connecting external and internal cameras at locations determined by city representatives or security contractor.

3. Specific Design Criteria – Interior Living Area

- i. Interior flooring will be luxury vinyl tile, of an industrial or institutional grade to withstand heavy use for a long duration.
- ii. The project proposal should include all essential interior furnishings to operate as a fire station. Features and equipment in addition to those necessary should be provided as alternate items, for staff consideration. Examples include physical fitness equipment, Electrolux bunker gear extractor washing machine, (Electrolux Professional, 45LB Capacity Force, 208-240V/60Hz/1-Phase), kitchen contents, tool room contents, and so forth.

4. Fire Station – Project Information

Exhibit A

A. The following information shall be made available to the D-B Team:

Attachment #01 – Conceptual Site Plan

Attachment #02 – Conceptual Floor Plan

Attachment #03 – Survey of Fire Station Site

Attachment #04 – SE 31st Street Fire Station Sectional Views

Attachment #05 – Fuel Island and Fuel Tank

B. Survey and Location Information

The property that will comprise the Fire Station 8 site is more particularly identified and described as follows:

Parcel 21512-000-00:

The lands described in Exhibit "A" of the Special Warranty Deed recorded in Official Records Book 8353, at page 377, of the public records of Marion County, Florida, described as follows:

A portion of Lot 2 of Shoppes on 27, according to the plat thereof, as recorded in Plat Book 12, Pages 33 through 36, of the Public Records of Marion County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 2, also being the Northwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 15 South, Range 21 East, Marion County, Florida; thence along the West boundary of said Lot 2, also being the West boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 3, South 00°46'09" West, a distance of 1324.86 feet to the Southwest corner of said Lot 2; thence departing the West boundary of Lot 2 and the West boundary of the Southeast 1/4 of the Southwest 1/4 of said Section 3, along the South boundary of said Lot 2, South 89°51'11" East, a distance of 390.73 feet to the **Point of Beginning**. Thence departing the South boundary of said Lot 2, along the East right of way line of a private access road (width varies), as shown in Official

Exhibit A

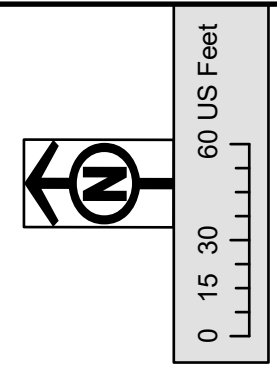
Records Book 5490, Page 1367 of the Public Records of Marion County, Florida, the following seven calls: being a point on a curve, concave Easterly, having a radius of 150.00 feet, a central angle of 35°24'00" and a chord bearing and distance of North 17°20'04" West, 91.21 feet; thence Northerly, along the arc of said curve and right of way line, a distance of 92.68 feet to a point of tangency; thence North 00°21'39" East, a distance of 158.49 feet to a point of curvature of a curve, concave Easterly, having a radius of 150.00 feet, a central angle of 30°18'26" and a chord bearing and distance of North 15°34'12" East, 78.42 feet; thence Northerly, along the arc of said curve and right of way line, a distance of 79.34 feet to a point of reverse curvature with a curve, concave Westerly, having a radius of 210.00 feet, a central angle of 16°09'56" and a chord bearing and distance of North 22°33'33" East, 59.05 feet; thence Northerly, along the arc of said curve and right of way line, a distance of 59.25 feet to the end of said curve; thence South 88°48'50" East, a distance of 46.25 feet; thence North 00°27'28" East, a distance of 526.89 feet to a point of curvature with a curve, concave Easterly, having a radius of 161.30 feet, a central angle of 22°27'31" and a chord bearing and distance of North 11°44'13" East, 62.82 feet; thence Northerly, along the arc of said curve and right of way line, a distance of 63.23 feet to the Westerly most corner of Lot 1 of said Shoppes on 27 Subdivision; thence departing the East right of way line of a private access road, along the Southerly boundary of said Lot 1 the following two courses: South 61°26'20" East, a distance of 293.51 feet; thence South 89°20'11" East, a distance of 79.01 feet to the Southeast corner of said Lot 1; thence departing the South boundary of said Lot 1, along the East boundary of aforementioned Lot 2, South 00°40'09" West, a distance of 822.92 feet to the Southeast corner of said Lot 2; thence departing the East boundary of Lot 2, along the aforementioned South boundary of said Lot 2, North 89°51'11" West, a distance of 407.94 feet to the **Point of Beginning**.

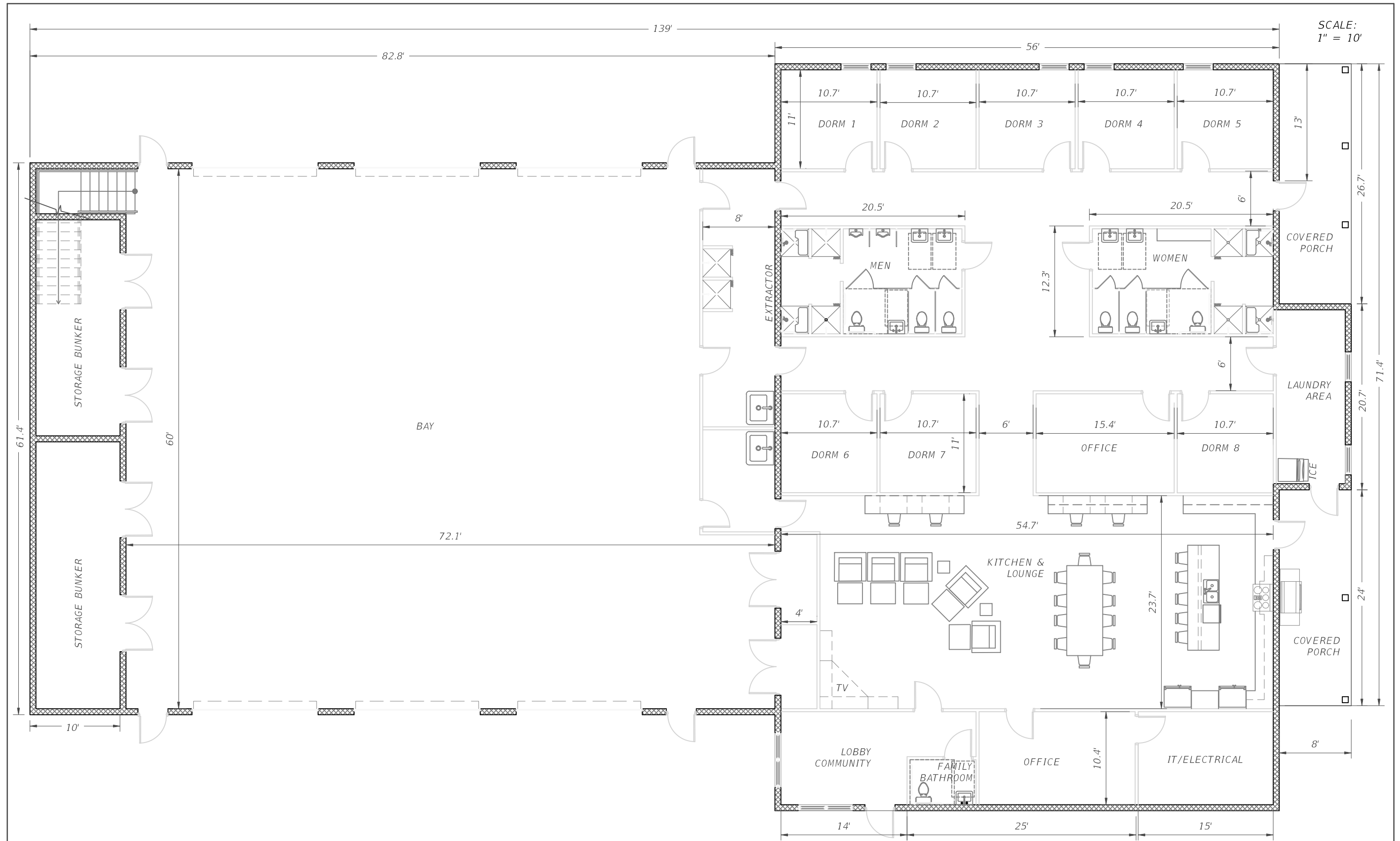


- Centerline
- Bollards Post
- Survey Boundary
- Building
- Pavement Type
- Asphalt
- Concrete pad
- Hatch Area
- Stop Bar
- Contour 2 Foot
- Proposed City DRA
- FEMA Flood Zones
- Wetland
- County Parcel
- DRA Ownership
 - City
 - County
 - Private

EXHIBIT A - ATTACHMENT #01

Fire Station 8 - Conceptual Site Plan





SCALE:
1" = 10'

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PREPARED BY
OCALA
CITY ENGINEER'S OFFICE

PROJECT NO.
PROJECT NAME: FIRE STATION 8
CONCEPTUAL FLOOR PLAN

SHEET NO.
1

SCALE:
1" = 10'



REVISIONS				PREPARED BY	PROJECT NO.	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION			
---	---	---	---		PROJECT NAME: FIRE STATION 8	2
					<i>CONCEPTUAL FLOOR PLAN</i>	

BOUNDARY SURVEY

MARION COUNTY PARCEL 21512-000-00

PROPOSED FIRE STATION 8

DESCRIPTION:
(SEE NOTE 3)

A PORTION OF LOT 2 OF SHOPPES ON 27, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 36, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 2, ALSO BEING THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, SOUTH 00°46'09" WEST, A DISTANCE OF 1324.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE DEPARTING THE WEST BOUNDARY OF LOT 2 AND THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, ALONG THE SOUTH BOUNDARY OF SAID LOT 2, SOUTH 89°51'11" EAST, A DISTANCE OF 390.73 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 2, ALONG THE EAST RIGHT OF WAY LINE OF A PRIVATE ACCESS ROAD (WIDTH VARIES), AS SHOWN IN OFFICIAL RECORDS BOOK 5490, PAGE 1367 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING SEVEN CALLS: BEING A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 35°24'00" AND A CHORD BEARING AND DISTANCE OF NORTH 17°20'04" WEST, 91.21 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 92.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°21'39" EAST, A DISTANCE OF 158.49 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 30°18'26" AND A CHORD BEARING AND DISTANCE OF NORTH 15°34'12" EAST, 78.42 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 79.34 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 16°09'56" AND A CHORD BEARING AND DISTANCE OF NORTH 22°33'33" EAST, 59.05 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 59.25 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°48'50" EAST, A DISTANCE OF 46.25 FEET; THENCE NORTH 00°27'28" EAST, A DISTANCE OF 526.89 FEET TO A POINT OF CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 161.30 FEET, A CENTRAL ANGLE OF 22°27'31" AND A CHORD BEARING AND DISTANCE OF NORTH 11°44'13" EAST, 62.82 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 63.23 FEET TO THE WESTERLY MOST CORNER OF LOT 1 OF SAID SHOPPES ON 27 SUBDIVISION; THENCE DEPARTING THE EAST RIGHT OF WAY LINE OF A PRIVATE ACCESS ROAD, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING TWO COURSES: SOUTH 61°26'20" EAST, A DISTANCE OF 293.51 FEET; THENCE SOUTH 89°20'11" EAST, A DISTANCE OF 79.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 1, ALONG THE EAST BOUNDARY OF AFOREMENTIONED LOT 2, SOUTH 00°40'09" WEST, A DISTANCE OF 822.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE DEPARTING THE EAST BOUNDARY OF LOT 2, ALONG THE AFOREMENTIONED SOUTH BOUNDARY OF SAID LOT 2, NORTH 89°51'11" WEST, A DISTANCE OF 407.94 FEET TO THE POINT OF BEGINNING.

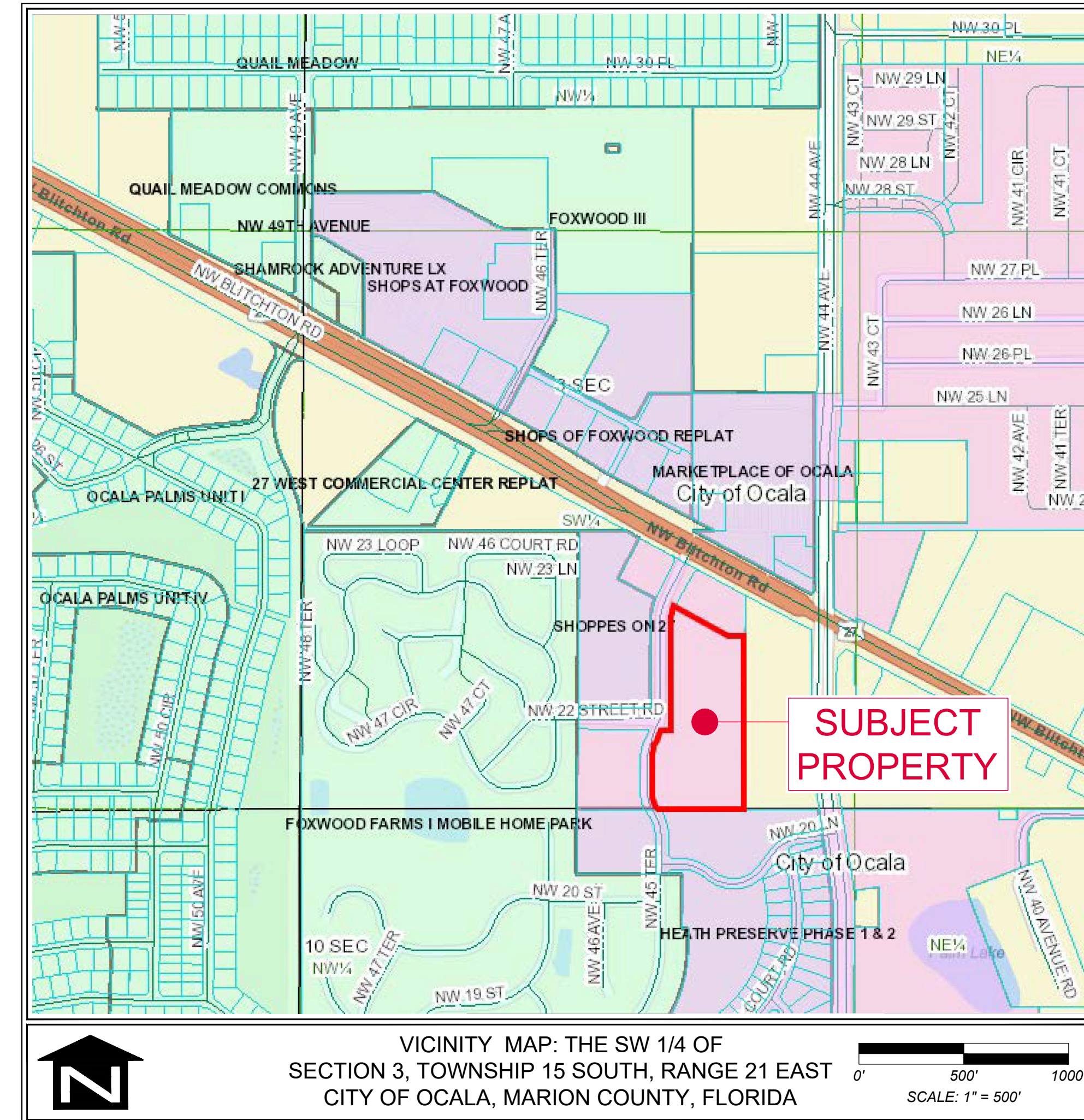
[ALSO IDENTIFIED AS PARCEL 2 OF THE LANDS DESCRIBED IN EXHIBIT A OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7454, AT PAGE 1470, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.]

SURVEY NOTES:

1. 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 FACILITATING THE CLOSING OF THE REAL ESTATE TRANSACTION TO ACHIEVE THE SUBSEQUENT CONVEYANCE AND VESTING OF THE SUBJECT PROPERTY'S TITLE INTO THE CITY OF OCALA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.
2. ALL RECORDING DATA DEPICTED AND / OR NOTED HEREON REFERENCES THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY.
3. THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY WAS TRANSCRIBED FROM PARCEL 2 AS DESCRIBED IN EXHIBIT A OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7454, PAGE 1470, WITH THE EXCEPTION OF THE ITALICIZED PORTION OF THE PREAMBLE WHICH HAS BEEN ADDED DURING THE PREPARATION OF THIS SURVEY FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF TITLE COMMITMENT NO. 11021730 (REVISION NUMBER 1) ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER: 24011, COMMITMENT DATE: MAY 09, 2024, @ 8:00 AM; THE FOLLOWING ARE EXCEPTIONS TO TITLE AS REFERENCED IN SCHEDULE B-II THEREOF WHICH ARE CONSIDERED AS MATTERS OF SURVEY ENCUMBERING AND/OR AFFECTING THE SUBJECT PROPERTY DESCRIBED HEREON:
 - A. THE EASEMENT RECORDED IN BOOK 592, PAGE 115, GRANTS EASEMENT RIGHTS TO A WIDTH LIMITED TO 15 FEET, PRESUMABLY CENTERED ON THE CENTERLINE OF THE INSTALLED FACILITIES LYING WITHIN THE DESCRIPTION OF THE SUBJECT LANDS ATTACHED THERETO; HOWEVER, THE SPECIFIC LOCATION OF THE GRANTED EASEMENT RIGHT IS INDETERMINATE WITHOUT ADDITIONAL INFORMATION; AS SUCH, THE MAXIMUM LIMIT OF POTENTIAL ENCUMBRANCE THEREOF IS SHOWN AND DIMENSIONED IN RELATION TO THE BOUNDARY OF THE SUBJECT PROPERTY ON SHEET 2 AND MORE PARTICULARLY IN THE DETAILS APPEARING ON SHEET 3 [REFER TO SCHEDULE B-II, ITEM 9].
 - B. THE EASEMENT RECORDED IN BOOK 1019, PAGE 1695, PARTIALLY EFFECTS THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 AND MORE PARTICULARLY IN DETAIL "E" ON SHEET 3 [SCHEDULE B-II, ITEM 10].
 - C. THE EASEMENT RECORDED IN BOOK 1098, PAGE 556, SUBSEQUENTLY CORRECTED IN BOOK 1138, PAGE 8, ABUTS AND IS CONTIGUOUS WITH THE SUBJECT PROPERTY ALONG ITS WESTERLY BOUNDARY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 11].
 - D. THE EASEMENT RECORDED IN BOOK 5432, PAGE 1913, DOES NOT AFFECT THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 12].
 - E. THE ELECTRIC SERVICE AGREEMENT AS SET FORTH IN THE INSTRUMENT RECORDED IN BOOK 5410, PAGE 710; AND BOOK 5450, PAGE 1351, DO NOT AFFECT THE SUBJECT PROPERTY [REFER TO SCHEDULE B-II, ITEM 13].
 - F. THE TERMS AND CONDITIONS OF AGREEMENT CONCERNING STORMWATER EASEMENT AND STORMWATER CONVEYANCE SYSTEM AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 6928, PAGE 1056, DO NOT APPEAR TO DIRECTLY ENCUMBER THE SUBJECT PROPERTY, BUT APPEAR TO BE CONTIGUOUS WITH A PORTION OF THE WESTERLY BOUNDARY THEREOF, BASED ON THE SKETCH APPEARING IN EXHIBIT D OF THE REFERENCED AGREEMENT; AS SUCH, THE EASEMENT AS DEPICTED IN SAID EXHIBIT D IS GRAPHICALLY REPRESENTED ON SHEET 2 (SEE NOTE 15 FOR ADDITIONAL INFORMATION CONCERNING THIS AGREEMENT) [REFER TO SCHEDULE B-II, ITEM 14].
 - G. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF "SHOPPES ON 27", AS RECORDED IN PLAT BOOK 12, PAGE(S) 33, AFFECT THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 15].
 - H. THE GRANT OF EASEMENT IN FAVOR OF FOXWOOD FARMS, LTD., AS SET FORTH IN INSTRUMENT RECORDED IN EASEMENTS FOR INGRESS, EGRESS AND UTILITIES IN FAVOR OF ROC COMMUNITIES, INC., IN BOOK 2056, PAGE 1209, AS AFFECTED BY THE FIRST AMENDMENT TO EASEMENTS FOR INGRESS, EGRESS AND UTILITIES AND TERMINATION OF EASEMENT IN BOOK 5490, PAGE 1367, ABUTS AND IS CONTIGUOUS WITH THE SUBJECT PROPERTY ALONG ITS WESTERLY BOUNDARY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 16].
 - I. [SCHEDULE B-II, ITEMS 17 AND 18 AFFECT THE SUBJECT PROPERTY BUT ARE NOT CONSIDERED AS MATTERS OF SURVEY AND ARE NOT ADDRESSED HEREON].
 - J. THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 5392, PAGE 243, AND THE DECLARATION REGARDING EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 6510, PAGE 1517, AFFECT THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 [REFER TO SCHEDULE B-II, ITEM 19].
 - K. [SCHEDULE B-II, ITEMS 20 AND 21 AFFECT THE SUBJECT PROPERTY BUT ARE NOT CONSIDERED AS MATTERS OF SURVEY AND ARE NOT ADDRESSED HEREON].

[SEE SHEET 2 FOR CONTINUATION OF SURVEY NOTES]

SEE SHEET 2 FOR CONTINUATION OF SURVEY NOTES; SEE SHEET 3 FOR BOUNDARY DATA; SEE SHEET 4 FOR DETAILS , ADDITIONAL TABULATED DATA, & LEGEND; SEE SHEET 5 FOR LOCATION OF EXISTING IMPROVEMENTS & LEGEND



<p>SYMBOLGY LEGEND:</p> <ul style="list-style-type: none"> ⊙ = POST ⊙ = BOLLARD ⊙ = LIGHT POLE ⊙ = PULL BOX: ELECTRIC ⊙ = ELECTRIC TRANSFORMER ⊙ = VALVE COVER: WATER ⊙ = METER: WATER ⊙ = TELEPHONE PEDESTAL ⊙ = STUB-OUT: SANITARY SEWER ⊙ = MANHOLE: DRAINAGE 	<p>LINETYPE LEGEND:</p> <ul style="list-style-type: none"> ———— = BOUNDARY LINE ———— = RIGHT-OF-WAY LINE ———— = RIGHT-OF-WAY LINE: FORMER ———— = CENTERLINE ———— = LOT LINE: PLATTED ———— = LOT LINE: PLATTED (ERRANT LOCATION) ———— = LOT LINE: THEORETICAL CORRECTION OF ERRANT LINE ———— = PARCEL LINE ———— = PARCEL LINE: FORMER ———— = SECTION LINE ———— = QUARTER-SECTION LINE ———— = QUARTER-SECTION LINE OFFSET ———— = CORPORATE LIMITS ———— = EASEMENT LINE ———— = EASEMENT LINE ———— = EASEMENT LINE ———— = FLOOD ZONE LIMITS - SEE NOTE 19 ———— = PAVEMENT: ASPHALT EDGE ———— = CURB: BACK ———— = TOP OF BANK ———— = TOE OF SLOPE ———— = DRAINAGE PIPE: SIZE & TYPE NOTED 	<p>ABBREVIATIONS:</p> <ul style="list-style-type: none"> ± = MORE OR LESS N. = NORTH E. = EAST S. = SOUTH W. = WEST PC = POINT OF CURVATURE PT = POINT OF TANGENCY PRC = POINT OF REVERSE CURVATURE (D) = REFERENCE TO DESCRIPTIVE INFORMATION (P) = REFERENCE TO PLATTED INFORMATION L# = REFERENCE TO A LINE DATA TABLE C# = REFERENCE TO A CURVE DATA TABLE O.R. = OFFICIAL RECORDS FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION PVC = POLY VINYL CHLORIDE
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SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY TO CITY OF OCALA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE FLORIDA PROFESSIONAL SURVEYING ACT AND THE FLORIDA STATUTES.

PREPARED BY: CITY OF OCALA, CITY ENGINEER'S OFFICE, SURVEY DIVISION

PREPARED FOR: GROWTH MANAGEMENT DEPARTMENT, "BOUNDARY DATA SHEET"

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY TO CITY OF OCALA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE FLORIDA PROFESSIONAL SURVEYING ACT AND THE FLORIDA STATUTES.

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PREPARED BY: CITY OF OCALA, CITY ENGINEER'S OFFICE, SURVEY DIVISION

PREPARED FOR: GROWTH MANAGEMENT DEPARTMENT, "BOUNDARY DATA SHEET"

SECTION:	3	TOWNSHIP:	15 S	RANGE:	21 E	NO.:	1
DRAWN:	RRR	CHECKED:	RRR	DATE:	05.08.2024	SCALE:	1" = 500'
FILE NUMBER:	841	FIELD BOOK:	NA483	HORIZONTAL DATUM:	NA483	VERTICAL DATUM:	NA483
WORK ORDER:	24-00728-01	DATE:	24-00728-01	SCALE:	1" = 500'	DATE:	05.08.2024

BOUNDARY SURVEY

MARION COUNTY PARCEL 21512-000-00

PROPOSED FIRE STATION 8

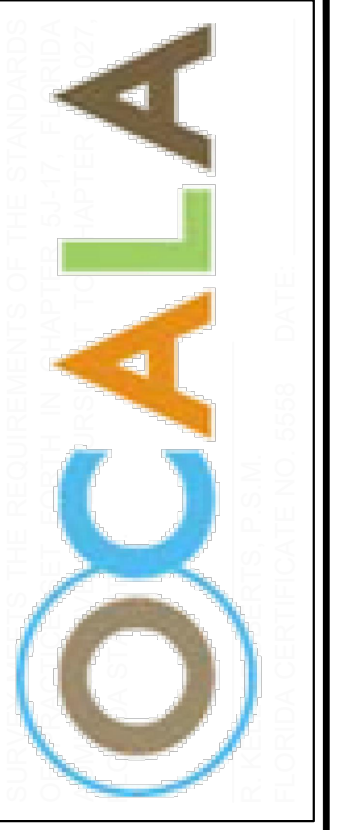
SURVEY NOTES:

[CONTINUED FROM SHEET 1]

- BASED ON THE RESEARCH OF ADJACENT PARCELS CONDUCTED DURING THE COURSE OF PREPARING THIS SURVEY, THE PORTION OF LOT 2 OF "SHOPPES ON 27" (PLAT BOOK 1, PAGES 33 THROUGH 36, INCLUSIVE) IDENTIFIED AS MARION COUNTY PARCEL 21512-000-03 THAT UNDERLIES THE INGRESS, EGRESS, AND UTILITIES EASEMENT IDENTIFIED AS N.W. 45TH TERRACE AND N.W. 22ND STREET ROAD APPEARS VESTED IN MCGURN WARREN, LLC, BY VIRTUE OF THE SPECIAL WARRANTY DEED IN LIEU OF FORECLOSURE RECORDED IN OFFICIAL RECORDS BOOK 5641, PAGE 106, (AND NOT A-PLUS HOMES, INC., BY VIRTUE OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, PAGE 422, AS SHOWN IN THE PROPERTY RECORDS.
- AN OVERLAP (WIDTH VARIES FROM 0.45 FEET AT THE WEST END TO 0.91 FEET AT THE EAST END) EXISTS ONTO AND ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY BY THE ADJACENT PLAT OF HEATH PRESERVE PHASE 1 AND 2 (PLAT BOOK 15, PAGES 135 THROUGH 145, INCLUSIVE) AS GENERALLY SHOWN ON SHEET 2 AND MORE PARTICULARLY IN DETAILS "A" AND "F" ON SHEET 3.
- AN OVERLAP (WIDTH VARIES FROM 0.00 FEET AT THE SOUTH END TO 0.53 FEET AT THE NORTH END) EXISTS ONTO AND ALONG THE EAST LINE OF THE SUBJECT PROPERTY BY THE ADJACENT LANDS IDENTIFIED AS PARCEL 1 OF THE LANDS DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5025, PAGE 1998 (ALSO IDENTIFIED AS MARION COUNTY PARCEL 21519-000-00) AS GENERALLY SHOWN ON SHEET 2 AND MORE PARTICULARLY IN DETAILS "E" AND "F" ON SHEET 3.
- THE DESCRIPTION OF THE PARENT TRACT TO THE PLAT OF "SHOPPES ON 27" (PLAT BOOK 12, PAGES 33 THROUGH 36, INCLUSIVE), BY WHICH TITLE WAS VESTED INTO BAYI, LLC (DEVELOPER OF "SHOPPES ON 27") BY VIRTUE OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4538, PAGE 1752, DEFINES THE EAST LINE OF SAID PARENT TRACT BY EXCEPTING THE EAST 525.00 FEET OF "THE SE 1/4 OF THE SW 1/4 LYING SOUTH OF U.S. HIGHWAY 27, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST..." (I.E. "THE WEST LINE OF THE EAST 525.00 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 3" AS LABELED HEREON); THE LOCATION OF THIS LINE FAILS TO RECONCILE WITHIN A REASONABLE PROXIMITY TO THE EAST LINE OF "SHOPPES ON 27" BETWEEN THE RANGES OF 3.97 FEET (ON THE SOUTH END OF LOT 2) AND 4.50 FEET (ON THE NORTH END OF LOT 2) AS SHOWN IN GENERAL ON SHEET 2 AND MORE PARTICULARLY IN DETAIL "F" ON SHEET 3; THERE IS LITTLE INFORMATION PROVIDED ON THE PLAT TO EXPLAIN THE WELL-REASONED ANALYSIS AS TO THE RECONCILIATION OF THESE TWO LINES TO A SINGULAR BOUNDARY LOCATION EXCEPT FOR NOTE 11 AS IT APPEARS ON THE SHEET 1 OF THE PLAT OF "SHOPPES ON 27" WHICH STATES: "THE PARCEL DESCRIPTION AS SHOWN ON THIS PLAT DESCRIBES THE SAME PARCEL NOTED AS PARCEL 1, IN THE WARRANTY DEED RECORDED AT O.R. BOOK 4538, PAGE 1752, PUBLIC RECORDS OF MARION COUNTY, FLORIDA"; AS THE SUBJECT PROPERTY CONSISTS OF THE PORTION OF LOT 2 OF "SHOPPES ON 27" THAT LIES EAST OF THE INGRESS, EGRESS, AND UTILITIES EASEMENT IDENTIFIED AS N.W. 45TH TERRACE AND N.W. 22ND STREET ROAD, THE EAST BOUNDARY OF THE SUBJECT PARCEL HAS BEEN DETERMINED IN ACCORDANCE WITH THE DESCRIPTION OF THE SUBJECT PARCEL IN CONJUNCTION WITH THE PLAT OF "SHOPPES ON 27".
- WITH REGARD TO THE EXCEPTION OF "THE EAST 525.00 FEET OF THE SE 1/4 OF THE SW 1/4 LYING SOUTH OF U.S. HIGHWAY 27, SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST..." (AS REFERENCED IN NOTE 8), THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4538, PAGE 1729, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4538, PAGE 1752 (IN ADDITION TO OTHER DOCUMENTS OF RECORD RECOVERED DURING THE PREPARATION OF THIS SURVEY), ARE BOTH IN HARMONY WITH THE EXCEPTION OF "THE EAST 525.00 FEET" PER THE DESCRIPTION OF THE PARENT TRACT TO THE PLAT OF "SHOPPES ON 27" (AS IT APPEARS IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4538, PAGE 1752); HOWEVER, THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5620, PAGE 1000, DESCRIBES THE EXCEPTED PORTION AS "THE EAST 521.00 FEET"; IF THE DESCRIBED REFERENCE TO THE EXCEPTED LANDS WERE, IN FACT, INTENDED TO BE "THE EAST 521.00 FEET" (AND NOT "THE EAST 525.00 FEET" WHICH MAY BE THE RESULT OF A REPETITIVE SCRIVENER'S ERROR), THEN THE LOCATION OF THIS LINE WOULD ACHIEVE HARMONY OF TITLE BETWEEN THE PARENT TRACT OF "SHOPPES ON 27" (AND MORE SPECIFICALLY, THE SUBJECT PROPERTY) WITH THE LANDS OF THE EASTERLY ADJOINER DESCRIBED AS PARCEL 1 IN EXHIBIT A OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5025, PAGE 1998 (ALSO IDENTIFIED AS MARION COUNTY PARCEL 21519-000-00) AND BETTER RECONCILE WITH THE SURVEY OPINION EXPRESSED ON THE PLAT OF "SHOPPES ON 27"; THAT SAID, THIS IS SPECULATIVE AT BEST AND MAY BE COINCIDENTAL WITHOUT ADDITIONAL RECORD INFORMATION TO VALIDATE SUCH A THEORY.
- THE PERPETUAL EASEMENT TO FLOOD THAT APPEARS TO ENCUMBER APPROXIMATELY THE SOUTH HALF OF THE SUBJECT PROPERTY IS LOCATED IN ACCORDANCE WITH THE LEGAL DESCRIPTION OF THE FLOODING EASEMENT AREA AS DESCRIBED IN THE FINAL JUDGMENT OF PARCEL NO. 220, PURSUANT TO CIVIL CASE NO. 79-1397-A, DATED MAY 12, 1980, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 1019, PAGE 1695, AND FIXED IN POSITION IN RELATION TO MONUMENT 1503 AS THE BEST EVIDENCE OF THE INTENDED LOCATION OF SAID EASEMENT AS DEPICTED IN AND IN HARMONY WITH THE DETAIL OF THE FLOODING EASEMENT AREA ON SHEET 42 OF THE RIGHT OF WAY MAP OF STATE ROAD NO. 500 (SECTIONS 36070-2505 AND 36070-1506, APPROVED OCTOBER 16, 1975, AND LAST REVISED ON DECEMBER 10, 1982, A COPY OF WHICH IS RECORDED IN ROAD BOOK 1, PAGE 2220, FORMERLY RECORDED IN DOT RIGHT OF WAY MAPS 1970S BOOK 4, PAGE 73); A PORTION OF SAID PERPETUAL EASEMENT TO FLOOD PARCEL 220 ENCUMBERS THE SUBJECT PROPERTY AS SHOWN ON SHEET 2 AND IN DETAIL "F" ON SHEET 3, HOWEVER, NO FINAL JUDGMENT NOR FINAL ORDER ASSOCIATED WITH TAKING PARCEL 211 (211-B PER THE PLAT OF "SHOPPES ON 27") OF THE ABOVE-REFERENCED CIVIL CASE (WHICH IS BELIEVED TO COVER THE BALANCE OF THE PORTION OF THE PERPETUAL EASEMENT TO FLOOD THAT ENCUMBERS THE SUBJECT PROPERTY) WAS PROVIDED NOR DISCOVERED DURING MULTIPLE RESEARCH ATTEMPTS TO LOCATE THE DOCUMENT OF RECORD THAT ADDRESSES THE FINAL DISPOSITION OF PROPERTY RIGHTS THEREOF; EVIDENCE OF THE FINAL ORDER CONCERNING TAKING PARCEL 211 WITH RESPECT TO DETERMINING INTEREST, TAXING COSTS, FIXING ATTORNEY'S FEES, REQUESTING AN ADDITIONAL DEPOSIT, AND FOR FINAL DISTRIBUTION IS RECORDED IN OFFICIAL RECORDS BOOK 1022, PAGE 1389, AND EVIDENCE OF THE FINAL ORDER THAT ALL PARCELS IN THE REFERENCED CIVIL CASE HAVE BEEN SETTLED BY A FINAL JUDGMENT OR BEING DISMISSED IS RECORDED IN OFFICIAL RECORDS BOOK 1032, PAGE 770; AS SUCH, THIS SURVEY PRESUMES THAT THE PERPETUAL EASEMENT TO FLOOD ASSOCIATED WITH TAKING PARCEL 211 WAS SIMILARLY ADJUDICATED TO THAT FOR TAKING PARCEL 220.
- THE "PROPERTY LINE" SHOWN ON THE RIGHT OF WAY MAP OF STATE ROAD 500 THAT IS FIXED BY REFERENCE TO THE MONUMENT RECOVERED AT POINT 1503 (AS DESCRIBED IN NOTE 9) APPEARS TO REPRESENT A PROPERTY LINE THAT EXISTED AT THE TIME SUCH RIGHT OF WAY MAP WAS PREPARED; THE ORIGIN OF SAID "PROPERTY LINE" IS UNCERTAIN, HOWEVER, THE LOCATION OF SAID MONUMENT RECOVERED AT POINT 1503 APPEARS INTENDED TO MARK THE LOCATION OF THE SOUTHEAST CORNER OF THE PARENT TRACT OF TAKING PARCEL 211-B AS DESCRIBED IN THE LIS PENDENS OF CIVIL CASE NO. 79-1397-A (FDOT VS. INVESTMENT ENTERPRISES, LTD., ET AL, A COPY OF WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 984, PAGE 536), AND TO ALSO MARK THE LOCATION OF THE SOUTHEAST CORNER OF PARCEL NO. 2 AS DESCRIBED IN THE FOLLOWING QUIT CLAIM DEEDS: OFFICIAL RECORDS BOOK 468, PAGE 304; OFFICIAL RECORDS BOOK 687, PAGE 213; AND OFFICIAL RECORDS BOOK 1448, PAGE 1819 (AND PERHAPS OTHERS); WITHOUT ADDITIONAL RECORD INFORMATION, THE TRANSITION OF THIS APPARENT PREVIOUS OWNERSHIP BOUNDARY INTO WHAT IS NOW CONSIDERED THE EAST LINE OF THE SUBJECT PROPERTY (I.E. THE EAST LINE OF LOT 2 OF "SHOPPES ON 27") IS UNKNOWN.
- THE MATHEMATICAL LOCATION OF THE SOUTH LINE OF LOT 2 OF "SHOPPES ON 27" AS DIMENSIONED IN THE DESCRIPTION OF PARCEL 2 OF THE LANDS DESCRIBED IN EXHIBIT A OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7454, PAGE 1470, PRODUCES A THEORETICAL POSITION FOR THE SOUTHWEST CORNER OF SAID LOT 2 THE CALCULATES TO BE 2.17 FEET SOUTH AND 2.20 FEET EAST OF THE MONUMENT RECOVERED AT POINT 33054 THAT MARKS THE LOCATION OF SAID SOUTHWEST CORNER (IN AGREEMENT WITH THE PLAT OF "SHOPPES ON 27"); A SEARCH WAS CONDUCTED FOR A MONUMENT MARKING THIS CORNER LOCATION AND NONE WAS RECOVERED.
- THE MONUMENT RECOVERED AT POINT 30062 (I.E. "THE POINT OF COMMENCEMENT" OF THE SUBJECT PROPERTY'S DESCRIPTION AND THE "NORTHWEST CORNER OF LOT 2 OF SHOPPES ON 27") APPEARS TO LIE APPROXIMATELY 4.1 FEET EAST OF THE THEORETICAL NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3; AS SUCH, THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (I.E. "THE WEST LINE OF LOT 2 OF SHOPPES ON 27") DEVIATES FROM ITS THEORETICAL LOCATED BASED ON THE DESCRIPTION OF THE PARENT TRACT THEREOF AS REFERENCED IN NOTE 8; AS THE MONUMENTS RECOVERED AT POINTS 30062 AND 33054 AGREE WITH THE PLAT OF "SHOPPES ON 27", THEY WERE HELD AS MARKING THE LOCATION OF THE NORTHWEST AND SOUTHWEST CORNERS OF LOT 2 THEREOF; NO EFFORT WAS MADE DURING THE COURSE OF THIS SURVEY TO DETERMINE THE REASON FOR THE DIFFERENCE IN THE LOCATION OF THESE TWO LINES.
- THE MONUMENTS RECOVERED ALONG THE NORTHEASTERLY LINE OF "SHOPPES ON 27" PRODUCE AN ALIGNMENT THAT DIVERGES AWAY FROM THE TRUE SOUTHWESTERLY RIGHT OF WAY LINE OF N.W. BLITCHTON ROAD (ALSO KNOWN AS STATE ROAD 500 AND U.S. HIGHWAY 27) WHEN PROGRESSING SOUTHEASTERLY FROM THE MONUMENT RECOVERED AT POINT 1; THIS DEVIATION IN ALIGNMENT HAS NO BEARING ON THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL AND NO EFFORT WAS MADE DURING THE COURSE OF PREPARING THIS SURVEY TO ATTEMPT TO DETERMINE THE REASON FOR THE DIFFERENCE.
- AS A SUPPLEMENT TO NOTE 3.F, EXHIBIT D OF THE AGREEMENT CONCERNING STORMWATER EASEMENT AND STORMWATER CONVEYANCE SYSTEM RECORDED IN OFFICIAL RECORDS BOOK 6928, PAGE 1056, CONTAINS ONLY A SKETCH THAT GRAPHICALLY APPROXIMATES THE LOCATION OF THE STORMWATER CONVEYANCE EASEMENT GRANTED THEREIN (WHICH IS SHOWN ON SHEET 2 AND IDENTIFIED AS EASEMENT "A") AS CONTEMPLATED BEFORE INSTALLATION OF THE CONVEYANCE SYSTEM; THE REFERENCED AGREEMENT PROVIDES FOR THE SUBSEQUENT "SURVEY OF THE DESCRIPTION OF THE ENTIRE STORMWATER CONVEYANCE" TO DESCRIBE THE PERMANENT LOCATION OF SUCH EASEMENT FOLLOWING INSTALLATION OF THE CONVEYANCE SYSTEM, WHICH APPEARS TO HAVE NOT BEEN PERFORMED; EASEMENT "B" AS SHOWN ON SHEET 2 DEPICTS A MORE ACCURATE REPRESENTATION OF THE LOCATION OF THE INTENT OF THE GRANTED EASEMENT AS REPRESENTED IN SAID EXHIBIT D BASED ON THE CONVEYANCE SYSTEM AS INSTALLED AND IS SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY, HOWEVER, IT APPEARS THAT NO EASEMENT RIGHTS WERE GRANTED IN SAID AGREEMENT ACROSS THE SUBJECT PROPERTY FOR THE STORAGE OF ANY STORMWATER TO BE CONVEYED THROUGH THE CONVEYANCE SYSTEM AND EASEMENT AND ONTO THE SUBJECT PROPERTY IN THE EVENT OF POTENTIAL OVERFLOW DUE TO STORM EVENTS THAT PRODUCE STORMWATER RUNOFF IN EXCESS OF THE DESIGN CAPACITY OF THE STORMWATER MANAGEMENT FACILITY LOCATED IN MARION COUNTY PARCEL 21512-000-02, FROM WHICH THE OVERFLOW WILL BE GENERATED.
- THE PORTION OF THE INGRESS, EGRESS, AND UTILITIES EASEMENT (INSTRUMENTS OF RECORD VARY AS REFERENCED IN NOTE 4 AND AS SHOWN AND NOTED ON SHEET 2) IDENTIFIED AS N.W. 45TH TERRACE AND LYING BETWEEN LOTS 1 AND 3 OF "SHOPPES ON 27" (DEPICTED HEREON BY THE HATCHED AREA ON SHEET 2) WAS DEDICATED AS A PUBLIC INGRESS, EGRESS AND UTILITIES EASEMENT BY VIRTUE OF THE PLAT OF "SHOPPES ON 27" (PLAT BOOK 12, PAGES 33 THROUGH 36, INCLUSIVE); SAID PUBLIC EASEMENT IS CONTIGUOUS WITH THE SUBJECT PROPERTY ONLY AT A

SINGLE POINT IDENTIFIED HEREON AS "THE WESTERLY MOST CORNER OF LOT 1"; AS SUCH, THIS COMMON POINT IS INSUFFICIENT TO PROVIDE LEGAL ACCESS TO THE SUBJECT PROPERTY, HOWEVER, SUCH LEGAL ACCESS IS ACHIEVED VIA PARALLEL ACCESS AREA ONE PURSUANT TO THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND REFERENCED IN NOTE 4.J AND THE ACCESS EASEMENT GRANTED PURSUANT TO PARAGRAPH 2.(A) OF THE EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES REFERENCED IN NOTE 4.H.

- FOLLOWING THE CREATION OF LOT 2 BY VIRTUE OF THE PLATTING OF "SHOPPES ON 27", SAID LOT 2 HAS BEEN FURTHER DIVIDED INTO FOUR (4) PARCELS OF RECORD OF WHICH CURRENT OWNERSHIP VARIES (PARCEL 21512-000-00 (I.E. THE "SUBJECT PARCEL"), PARCEL 21512-000-01, PARCEL 21512-000-02, AND PARCEL 21512-000-03); CHAPTER 177.031 (18) DEFINES "SUBDIVISION" AS "THE DIVISION OF LAND INTO THREE OR MORE LOTS, PARCELS, TRACTS, TIERS, BLOCKS, SITES, UNITS, OR ANY OTHER DIVISION OF LAND...". AS SUCH, IT APPEARS THAT THESE FOUR PARCELS, WHEN TAKEN TOGETHER, CONSTITUTE A DIVISION OF LAND THAT WAS PERFORMED CONTRARY TO THE REQUIREMENTS OF FLORIDA LAW. INFORMATION PROVIDED BY THE CITY OF OCALA GROWTH MANAGEMENT DEPARTMENT SUGGESTS THAT PARCEL 21512-000-02 WAS THE FIRST DIVISION OF SAID LOT 2 TO OCCUR IN CONJUNCTION WITH THE SITE DEVELOPMENT AND IMPROVEMENT OF SAID PARCEL WHICH APPEARS TO HAVE BEEN CONVEYED AS A UNIQUE PARCEL OF LAND IN 2016 BY VIRTUE OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6510, PAGE 1514; THIS CONVEYANCE WOULD HAVE BEEN THE FIRST DIVISION OF LOT 2 AND WOULD NOT HAVE TRIGGERED THE REQUIREMENTS FOR A SUBDIVISION PLAT UNDER CHAPTER 177, FLORIDA STATUTES. THE SUBSEQUENT CONVEYANCE IN 2020 OF PARCEL 2 (MARION COUNTY PARCEL 21512-000-00) AND PARCEL 3 (MARION COUNTY PARCEL 21512-000-01), AS DESCRIBED IN EXHIBIT A OF THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, PAGE 422 (TOGETHER WITH THE REMAINDER OF LOT 2 OF "SHOPPES ON 27" THAT UNDERLIES THE INGRESS, EGRESS, AND UTILITIES EASEMENT IDENTIFIED AS N.W. 45TH TERRACE & N.W. 22ND STREET ROAD THAT WAS INDIRECTLY CREATED AS A RESULT OF SAID CONVEYANCE IN OFFICIAL RECORDS BOOK 7354, PAGE 422), ACHIEVED THE DIVISION OF SAID LOT 2 INTO THE AFOREMENTIONED FOUR (4) SEPARATE PARCELS OF RECORD WITHOUT HAVING DONE SO VIA A SUBDIVISION PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF SAID CHAPTER 177. AS SUCH, THE SUBJECT PARCEL MAY BE CONSIDERED TO HAVE BEEN ESTABLISHED OF RECORD THROUGH AN ILLEGAL DIVISION OF LAND. IT IS HIGHLY RECOMMENDED THAT THE OPINION AND ADVICE OF LEGAL COUNSEL BE PURSUED WITH REGARD TO THE MANNER IN WHICH PROPERTY RIGHTS AND DEVELOPMENT RIGHTS MAY BE AFFECTED WHICH MAY REQUIRE ACHIEVEMENT OF A LEGALLY RECOGNIZED DIVISION OF LAND THROUGH A PLAT APPLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF SAID CHAPTER 177.
- 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 ENGINEERING DEPARTMENT, FROM WHICH THE EAST LINE OF LOT 2 OF "SHOPPES ON 27", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 36, INCLUSIVE, AS SHOWN AND MONUMENTED HEREON, BEARS S00°27'23"W.
- 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 DURING ITS EXECUTION BY THE SURVEY DIVISION OF THE CITY OF OCALA ENGINEERING DEPARTMENT IN THE FORM OF A CLOSED TRAVERSE (ACHIEVING AN ERROR OF CLOSURE OF 1:49,140) 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. 12083C0504E (VERSION 2.3.3.2), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0504, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017, PORTIONS OF THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AND ZONE AE (EL 55.9) (SPECIAL FLOOD HAZARD AREAS WITH A BASE FLOOD ELEVATION), THE LIMITS OF WHICH ARE SHOWN HEREON BASED ON THE DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) SPATIAL DATA OBTAINED VIA THE INTERNET FROM FEMA.
- THE CORPORATE LIMITS OF THE CITY OF OCALA HAS BEEN MAPPED HEREON AS DEPICTED ON THE "MUNICIPALITIES" THEMATIC DATA LAYER ACCESSIBLE THROUGH THE BETA MAP IT+ ONLINE MAPPING SYSTEM OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER AND WAS NOT INDEPENDENTLY VERIFIED THROUGH A REVIEW OF APPLICABLE ORDINANCES BY WHICH THE INCLUDED PROPERTIES WERE ANNEXED.
- THIS SURVEY DOES NOT ADDRESS THE POTENTIAL PRESENCE OF JURISDICTIONAL WETLANDS, IF ANY, THAT MAY LIE WITHIN AND/OR CROSS INTO THE SUBJECT PROPERTY AS MAY BE ASSOCIATED WITH THE DEPRESSIONAL AREA USED FOR THE STORAGE OF STORMWATER RUNOFF THAT LIES WITHIN THE PERPETUAL EASEMENT TO FLOOD IN FAVOR OF FDOT AS DESCRIBED IN NOTE 10; THE NATIONAL WETLANDS INVENTORY (NWI) OPERATED AND MAINTAINED BY THE U.S. FISH & WILDLIFE SERVICE (USFWS) CLASSIFIES THIS DEPRESSIONAL AREA AS A FRESHWATER POND (COMBINED CLASSIFICATION CODE PUB/FO6F) IN THE PALUSTRINE (CODE P) SYSTEM WITH AN UNCONSOLIDATED BOTTOM (CODE UP) CHARACTERIZED AS FORESTED (CODE FO) AND SEMIPERMANENTLY FLOODED (CODE F) CONTAINING APPROXIMATELY 2.96 ACRES, THE LIMITS OF WHICH ARE SHOWN HEREON AS DETERMINED FROM GEOSPATIAL DATA OBTAINED FROM NWI; CONSULTATION WITH AN ENVIRONMENTAL SCIENTIST OR OTHER APPROPRIATE PROFESSIONAL IS RECOMMENDED PRIOR TO SITE DEVELOPMENT.
- OWNERSHIP AND PARCEL ACCOUNT INFORMATION DEPICTED AND / OR NOTED HEREON WAS OBTAINED FROM THE BETA MAP IT+ ONLINE MAPPING SYSTEM 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 SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7454, PAGE 1470 (AS TO THE SUBJECT PROPERTY).
 - THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, AT PAGE 422 (AS TO THE SUBJECT PROPERTY).
 - THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6107, AT PAGE 784 (AS TO MARION COUNTY PARCEL 21512-000-00).
 - THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5392, AT PAGE 241 (AS TO MARION COUNTY PARCEL 21512-000-00).
 - THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5025, AT PAGE 1998 (AS TO MARION COUNTY PARCEL 21519-000-00).
 - THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, AT PAGE 422 (AS TO MARION COUNTY PARCEL 2167-0000011 & THE PLAT OF HEATH PRESERVE PHASE 1 AND 2).
 - THE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7556, AT PAGE 1130 (AS TO MARION COUNTY PARCEL 2162-0000011 & THE PLAT OF HEATH PRESERVE PHASE 1 AND 2).
 - THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7354, AT PAGE 422 (AS TO MARION COUNTY PARCEL 21512-003-00).
 - THE WARRANTY DEED IN LIEU OF FORECLOSURE RECORDED IN OFFICIAL RECORDS BOOK 5641, AT PAGE 106 (AS TO MARION COUNTY PARCEL 21512-003-00).
 - THE TITLE COMMITMENT REFERENCED IN NOTE 41
 - THE PLAT OF SHOPPES ON 27 (PLAT BOOK 12, PAGE 33)1
 - THE PLAT OF FOXWOOD FARMS II (PLAT BOOK W, PAGE 21, SUBSEQUENTLY VACATED)1
 - THE PLAT OF N.W. 49TH AVENUE (PLAT BOOK 2, PAGE 10).
 - THE PLAT OF OCALA PALMS UNIT I (PLAT BOOK 2, PAGE 183).
 - THE PLAT OF QUAIL MEADOW COMMONS (PLAT BOOK 4, PAGE 66).
 - THE PLAT OF SHAMROCK ADVENTURE LX (PLAT BOOK 9, PAGE 133).
 - THE PLAT OF HEATH PRESERVE PHASE 1 AND 2 (PLAT BOOK 15, PAGE 135).
 - THE RIGHT-OF-WAY MAP OF STATE ROAD NO. 500 (SECTIONS 36070-2505 AND 36070-1506, APPROVED OCTOBER 16, 1975, AND LAST REVISED ON DECEMBER 10, 1982, A COPY OF WHICH IS RECORDED IN ROAD BOOK 1, PAGE 2220, FORMERLY RECORDED IN DOT RIGHT OF WAY MAPS 1970S BOOK 4, PAGE 73).
 - THE PROPERTY RECORD CARD OF PARCEL ACCOUNTS 21512-000-00, 21512-000-01, 21512-000-02, 21512-000-03, 21512-001-00, 21512-002-00, 21519-000-00, 21617-0000008, & 21617-0000011 AS OBTAINED FROM THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.
 - CERTIFIED CORNER RECORDS FOR SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS AVAILABLE FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) AS OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).
- THIS SURVEY SHOWS ONLY THE VISIBLE FIXED IMPROVEMENTS AND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES 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 DIGITALLY AUTHENTICATED ELECTRONIC SIGNATURE OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER LISTED HEREON; PRINTED COPIES ARE INVALID UNLESS THEY BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR & 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.



PREPARED BY:
CITY OF OCALA
CITY ENGINEER'S OFFICE
SURVEY DIVISION

1605 NE 30TH AVENUE - BUILDING 700A - OCALA, FLORIDA 34470
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PREPARED FOR:
GROWTH MANAGEMENT
DEPARTMENT

"SURVEY NOTES"

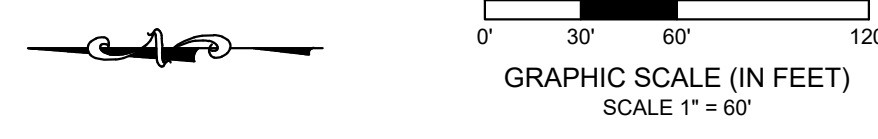
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BOUNDARY SURVEY

MARION COUNTY PARCEL 21512-000-00

PROPOSED FIRE STATION 8



BOUNDARY CURVE TABLE (PER SURVEY)					
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
C:1	150.00'	91.93'	35°06'56"	N 17°24'35" W	90.50'
C:2	150.00'	79.19'	30°15'00"	N 15°16'47" E	78.28'
C:3	210.00'	59.29'	16°10'38"	N 22°17'42" E	59.10'
C:4	161.30'	63.28'	22°28'37"	N 11°31'33" E	62.87'

REFERENCE LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L:100	S00°39'11"W	1322.59'
L:101	S89°50'43"E	392.59'

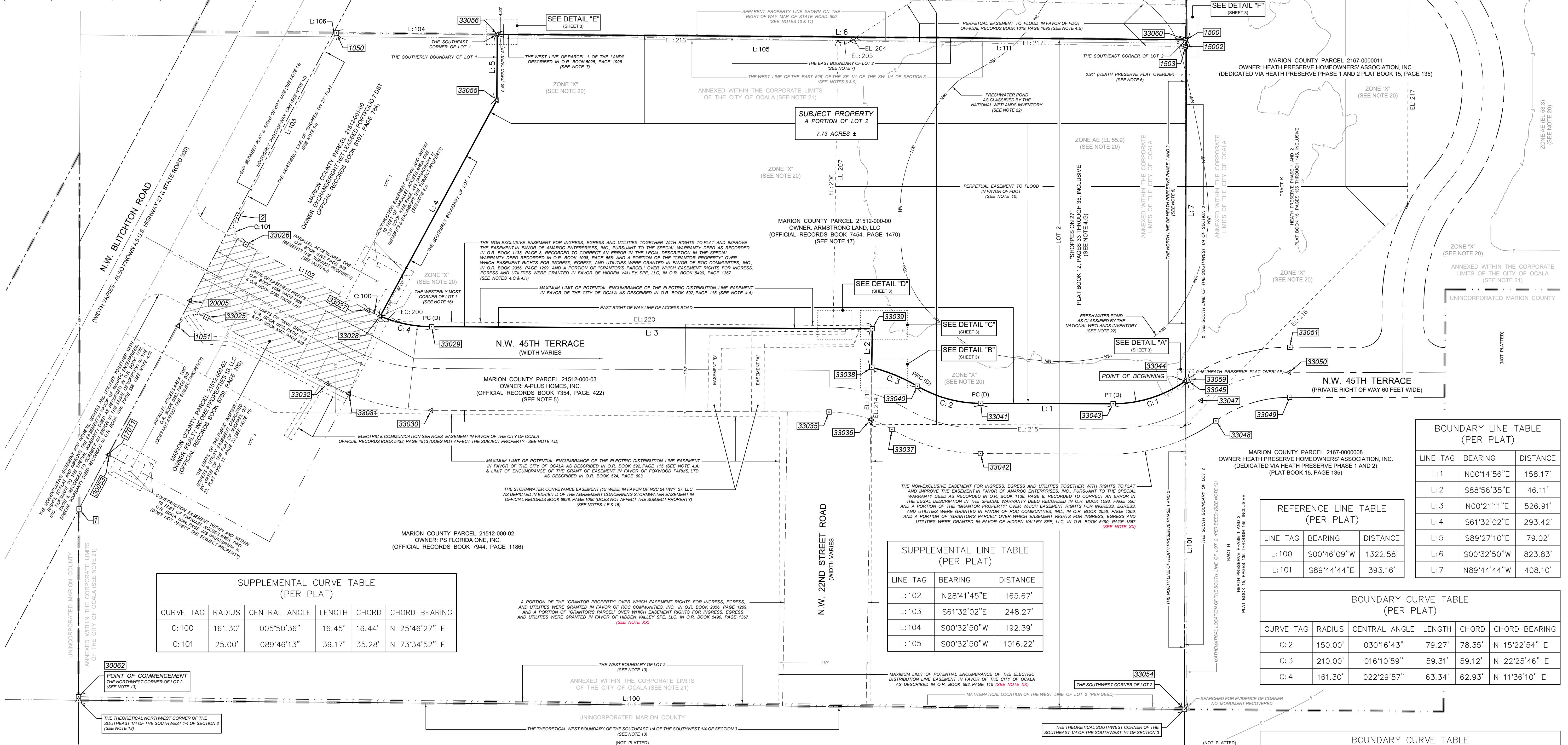
BOUNDARY LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L:1	N00°09'36"E	158.48'
L:2	S89°03'21"E	46.24'
L:3	N00°15'32"E	526.90'
L:4	S61°37'26"E	293.48'
L:5	S89°34'17"E	78.96'
L:6	S00°27'23"W	823.82'
L:7	N89°50'43"W	408.21'

BOUNDARY LINE TABLE (PER DEED)		
LINE TAG	BEARING	DISTANCE
L:1	N00°21'39"E	158.49'
L:2	S88°48'50"E	46.25'
L:3	N00°27'28"E	526.89'
L:4	S61°26'20"E	293.51'
L:5	S89°20'11"E	79.01'
L:6	S00°40'09"W	822.92'
L:7	N89°51'11"W	407.94'

REFERENCE LINE TABLE (PER DEED)		
LINE TAG	BEARING	DISTANCE
L:100	S00°46'09"W	1324.86'
L:101	S89°51'11"E	390.73'

BOUNDARY CURVE TABLE (PER DEED)					
CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C:1	150.00'	35°24'00"	92.68'	91.21'	S 17°20'04" E
C:2	150.00'	30°18'26"	79.34'	78.42'	S 15°34'12" W
C:3	210.00'	16°09'56"	59.25'	59.05'	N 22°33'33" E
C:4	161.30'	22°27'31"	63.23'	62.82'	S 11°44'13" W

SUPPLEMENTAL LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L:102	N28°24'45"E	165.65'
L:103	S61°37'30"E	248.17'
L:104	S00°27'23"W	192.43'
L:105	S00°27'23"W	1016.26'
L:106	S00°27'23"W	3.51'
L:107	S89°50'43"E	521.04'



SUPPLEMENTAL CURVE TABLE (PER PLAT)					
CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C:100	161.30'	005°50'36"	16.45'	16.44'	N 25°46'27" E
C:101	25.00'	089°46'13"	39.17'	35.28'	N 73°34'52" E

SUPPLEMENTAL LINE TABLE (PER PLAT)		
LINE TAG	BEARING	DISTANCE
L:102	N28°41'45"E	165.67'
L:103	S61°32'02"E	248.27'
L:104	S00°32'50"W	192.39'
L:105	S00°32'50"W	1016.22'

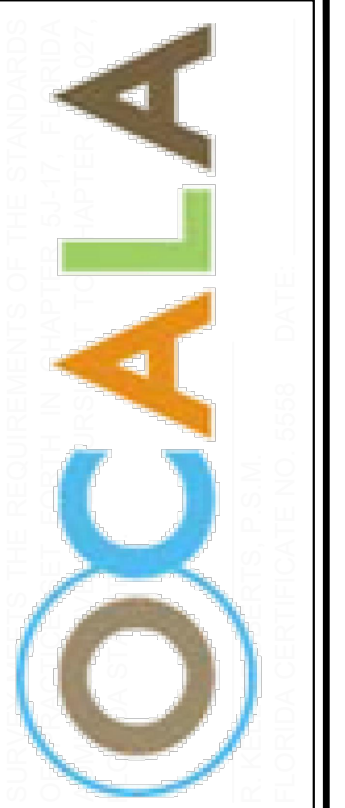
REFERENCE LINE TABLE (PER PLAT)		
LINE TAG	BEARING	DISTANCE
L:100	S00°46'09"W	1322.58'
L:101	S89°44'44"E	393.16'

BOUNDARY LINE TABLE (PER PLAT)					
LINE TAG	BEARING	DISTANCE			
L:1	N00°14'56"E	158.17'			
L:2	S88°56'35"E	46.11'			
L:3	N00°21'11"E	526.91'			
L:4	S61°32'02"E	293.42'			
L:5	S89°27'10"E	79.02'			
L:6	S00°32'50"W	823.83'			
L:7	N89°44'44"W	408.10'			

BOUNDARY CURVE TABLE (PER PLAT)					
CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C:2	150.00'	030°16'43"	79.27'	78.35'	N 15°22'54" E
C:3	210.00'	016°10'59"	59.31'	59.12'	N 22°25'46" E
C:4	161.30'	022°29'57"	63.34'	62.93'	N 11°36'10" E

BOUNDARY CURVE TABLE (CALCULATED PER PLAT)					
CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C:1	150.00'	035°10'48"	92.10'	90.66'	N 17°20'51" W

SEE SHEET 1 FOR DESCRIPTION, SURVEY NOTES, LEGEND, & LOCATION MAP; SEE SHEET 2 FOR SURVEY NOTES; SEE SHEET 4 FOR DETAILS, ADDITIONAL TABULATED DATA, & LEGEND; SEE SHEET 5 FOR LOCATION OF EXISTING IMPROVEMENTS & LEGEND



PREPARED BY:
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SURVEY DIVISION
1605 NE 30TH AVENUE - OCALA, FLORIDA 34470
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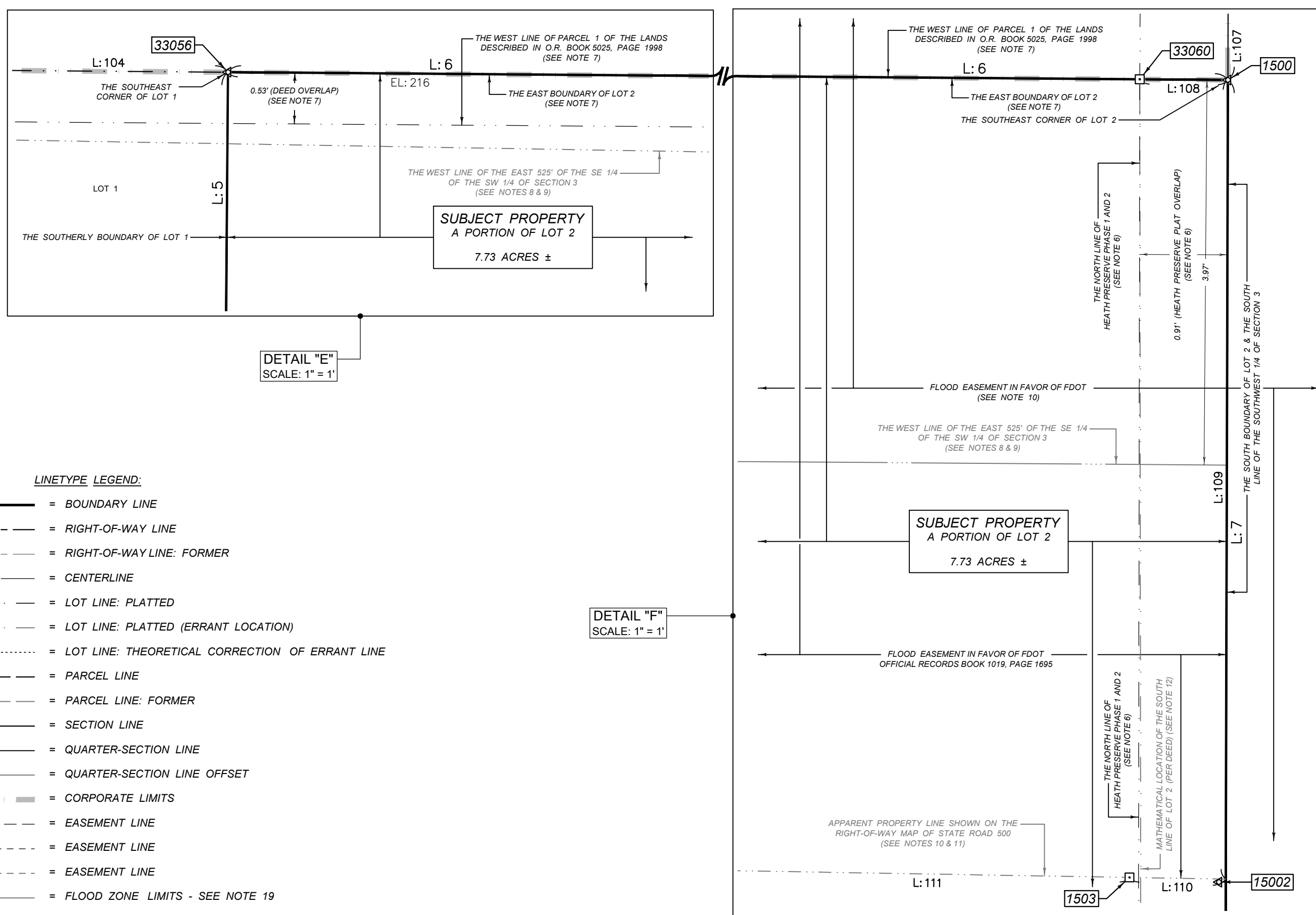
PREPARED FOR:
GROWTH MANAGEMENT
DEPARTMENT
"BOUNDARY DATA SHEET"

PROJECT DATA:			
SECTION:	TOWNSHIP:	RANGE:	DATE & DESCRIPTION:
3	15 S	21 E	2024.07.02
REVISIONS:			
NO.	DATE & DESCRIPTION:	BY:	REVISIONS:
1	2024.07.02	RKR	REVISED SCALES (ALL SHEETS)
SCALE: 1" = 60'			
DATE:	05.08.2024		
DRAWN:			
FILE BOOK:	641	FIELD BOOK:	NAVDRB
HORIZONTAL DATUM:	NAD83	VERTICAL DATUM:	24-00758.01
FILE NUMBER:			
WORK ORDER:			24-00758.01

BOUNDARY SURVEY

MARION COUNTY PARCEL 21512-000-00

PROPOSED FIRE STATION 8



LINE TAG	BEARING	DISTANCE
EL: 200	N89°50'43"W	341.96
EL: 201	N00°09'17"E	120.00
EL: 202	N32°40'23"W	334.87
EL: 203	N32°40'23"W	326.49
EL: 204	N32°40'23"W	8.38
EL: 205	N00°58'40"E	15.00
EL: 206	N89°01'20"W	345.01
EL: 209	S00°58'40"W	47.20
EL: 212	N89°01'20"W	113.04
EL: 213	N89°01'20"W	44.97

LINE TAG	BEARING	DISTANCE
EL: 214	N89°01'20"W	68.07
EL: 215	S00°09'17"W	375.78
EL: 216	S00°27'23"W	427.02
EL: 216	S44°50'43"E	375.00
EL: 217	S00°27'23"W	396.80
EL: 217	S89°50'43"E	250.00
EL: 218	N37°14'15"E	207.03
EL: 219	N00°09'17"E	100.00
EL: 223	N89°03'21"W	1.33
EL: 224	N89°03'21"W	44.91

LINE TAG	BEARING	DISTANCE
EL: 220	S00°30'28"W	569.28
EL: 221	N89°52'21"W	3.43
EL: 222	S00°15'32"W	0.78

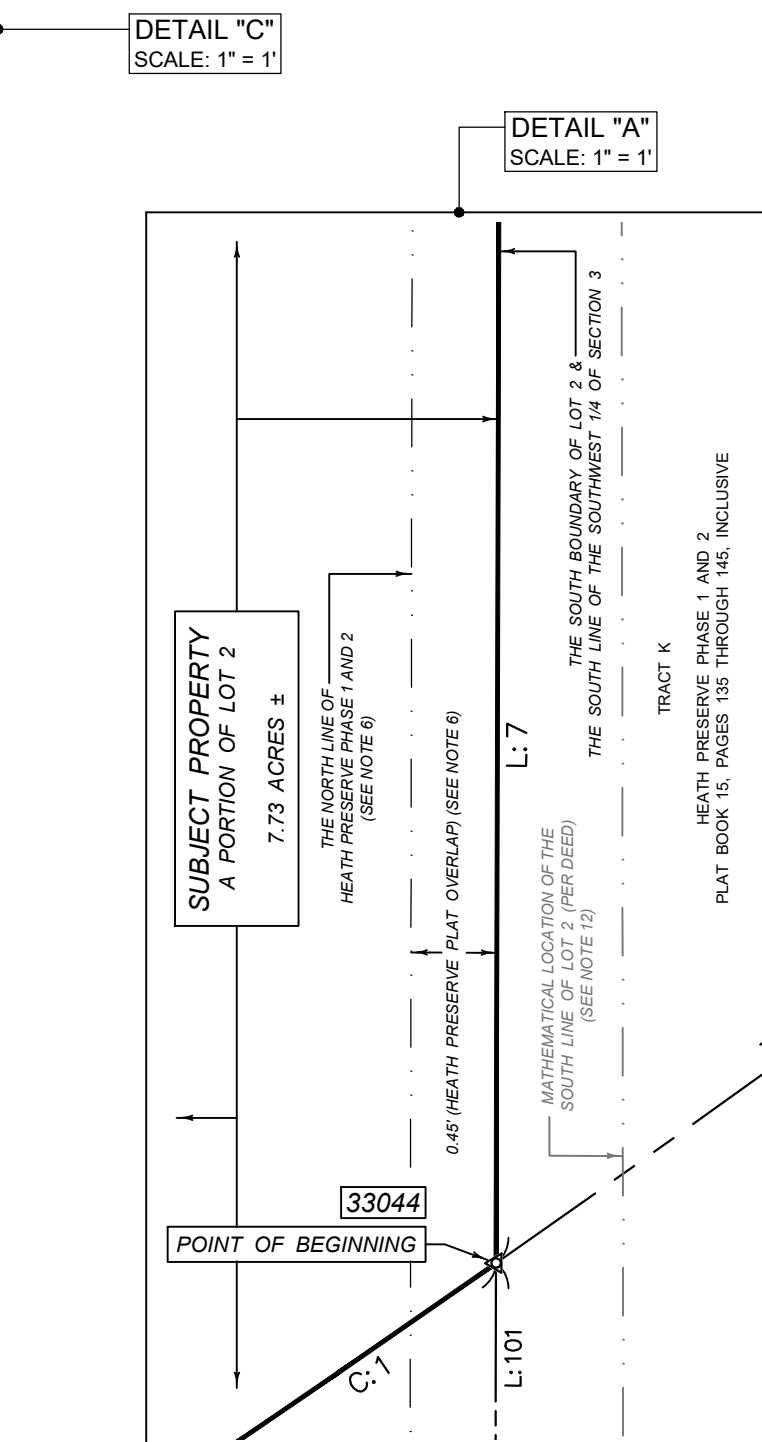
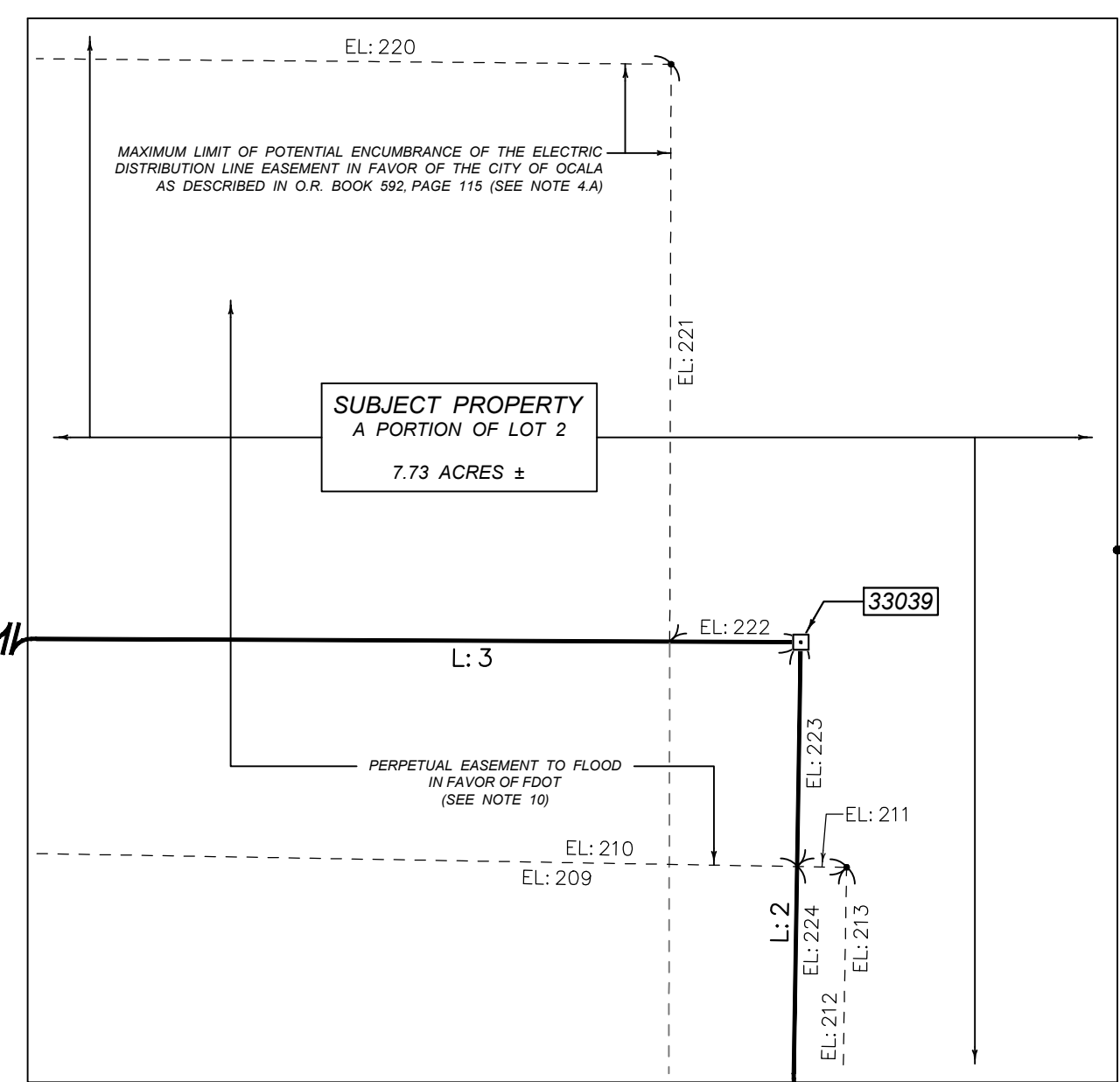
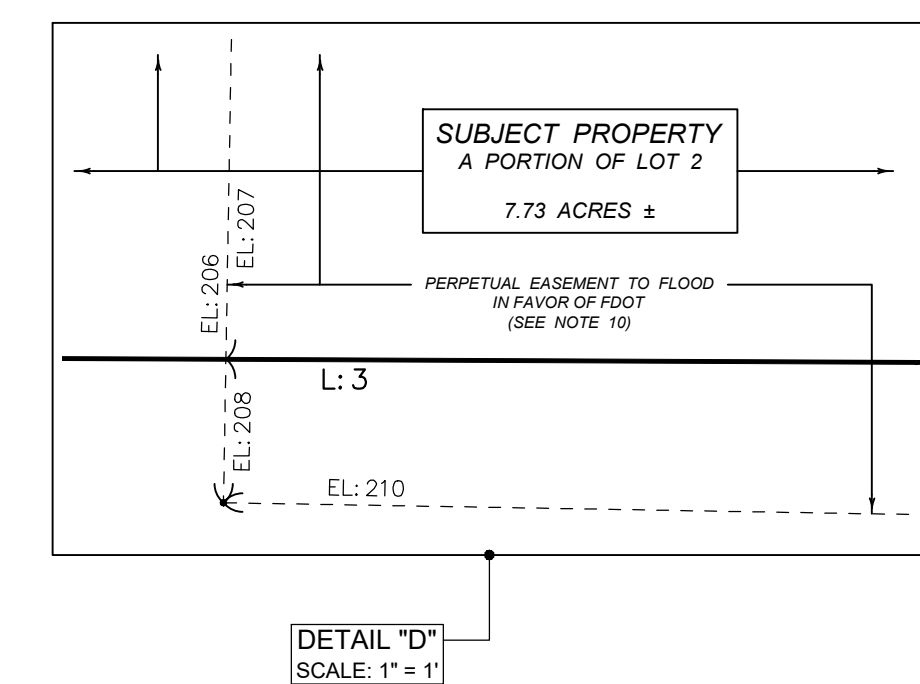
CURVE TAG	RADIUS	LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD
EC: 200	161.30'	19.57'	6°57'06"	S 19°17'19" W	19.56'



POINT:	NORTHING:	EASTING:	DESCRIPTION:
1	1773389.089	593370.482	FOUND 6" X 6" CONCRETE MONUMENT SCRIBED: SRD 0.02' SOUTHWESTERLY OF RIGHT OF WAY LINE
2	1773199.198	593721.279	FOUND 4" X 4" CONCRETE MONUMENT (BASE OF BROKEN) [NO IDENTIFICATION] 2.03' SOUTHWESTERLY OF RIGHT OF WAY LINE
1050	1773081.340	593939.680	FOUND 4" X 4" CONCRETE MONUMENT (BROKEN) WITH DISK STAMPED: RLS 2572 3.11' SOUTHWESTERLY OF RIGHT OF WAY LINE
1051	1773270.570	593589.340	FOUND 5/8" IRON ROD [NO IDENTIFICATION] 1.38' SOUTHWESTERLY OF RIGHT OF WAY LINE
1500	1772065.117	593931.586	SE CORNER OF SUBJECT PROPERTY SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558
1503	1772066.132	593923.368	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION] PROPERTY LINE MONUMENT HELD TO ESTABLISH FDOT FLOODING EASEMENT
15002	1772065.211	593923.319	FOUND 5/8" IRON ROD WITH CAP STAMPED: FLA DOT-T\p.07' N., 0.03' W. OF THEORETICAL POINT
17011	1773353.284	593435.498	FOUND 5/8" IRON ROD WITH CAP STAMPED: BARRINEAU LB 5091 0.95' SOUTHWESTERLY OF RIGHT OF WAY LINE
20005	1773255.884	593619.733	FOUND 5/8" COPPER-COATED IRON ROD WITH CAP STAMPED: FLA DOT ON RIGHT OF WAY LINE
30053	1773353.740	593435.360	FOUND 1/2" IRON ROD WITH CAP STAMPED: MOORHEAD LB 315 0.61' SOUTHWESTERLY OF RIGHT OF WAY LINE
30062	1773389.780	593145.870	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION] 0.12' N., 4.08' E. OF THEORETICAL CORNER (SEE NOTE 13)
31110	1772063.710	594452.621	FOUND 8" OCTAGON CONCRETE MONUMENT WITH BRASS DISK STAMPED: 1/4 SEC. COR. 10 1941
33025	1773236.796	593599.526	FOUND 4" X 4" CONCRETE MONUMENT (BASE OF BROKEN) [NO IDENTIFICATION]
33026	1773189.444	593686.894	FOUND 4" X 4" CONCRETE MONUMENT (BASE OF BROKEN) [NO IDENTIFICATION]
33027	1773043.747	593608.074	FOUND NAIL & DISK STAMPED MOORHEAD ENG CO LB 315
33028	1773028.978	593600.977	NW CORNER OF SUBJECT PROPERTY FOUND 5/8" IRON ROD WITH CAP STAMPED: PLS INC LB 7389
33029	1772967.375	593588.412	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
33030	1772967.804	593488.422	FOUND NAIL & DISK STAMPED: RMB LB 5091


POINT:	NORTHING:	EASTING:	DESCRIPTION:
33031	1773066.161	593508.224	FOUND 1/2" IRON ROD [NO IDENTIFICATION]
33032	1773092.228	593520.538	FOUND 10" SPIKE WITH RIBBON [NO IDENTIFICATION]
33035	1772492.328	593486.409	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33036	1772442.434	593477.638	FOUND 1/2" IRON ROD WITH CAP STAMPED: MOORHEAD LB 315
33037	1772417.001	593465.666	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33038	1772441.246	593539.795	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33039	1772440.484	593586.032	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33040	1772386.568	593517.376	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33041	1772311.057	593496.747	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33042	1772311.251	593436.758	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33043	1772152.574	593496.304	POINT OF TANGENCY (D) FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33044	1772066.220	593523.382	POINT OF BEGINNING SW CORNER OF SUBJECT PROPERTY FOUND 5/8" IRON ROD WITH CAP STAMPED: FDC LB 6709
33045	1772064.681	593524.473	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33047	1772047.504	593500.007	FOUND NAIL & DISK STAMPED: PCP LB 8071
33048	1772029.686	593475.758	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33049	1771941.448	593503.976	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33050	1771941.739	593533.890	FOUND NAIL & DISK STAMPED: PCP LB 8071
33051	1771941.232	593563.852	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PRM 2893
33054	1772067.280	593130.795	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: PLS INC LB 7389
33055	1772889.503	593859.189	FOUND 5/8" IRON ROD WITH CAP STAMPED: PLS INC LB 7389
33056	1772888.912	593938.147	NE CORNER OF SUBJECT PROPERTY FOUND 5/8" IRON ROD WITH CAP STAMPED: PLS INC LB 7389
33059	1772061.171	593525.632	60D NO ID
33060	1772066.026	593931.593	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: RLS 2572 0.91' N. OF CORNER 500

- LINETYPE LEGEND:**
- = BOUNDARY LINE
 - - - = RIGHT-OF-WAY LINE
 - - - = RIGHT-OF-WAY LINE - FORMER
 - - - = CENTERLINE
 - - - = LOT LINE: PLATTED
 - - - = LOT LINE: PLATTED (ERRANT LOCATION)
 - - - = LOT LINE: THEORETICAL CORRECTION OF ERRANT LINE
 - - - = PARCEL LINE
 - - - = PARCEL LINE: FORMER
 - - - = SECTION LINE
 - - - = QUARTER-SECTION LINE
 - - - = QUARTER-SECTION LINE OFFSET
 - - - = CORPORATE LIMITS
 - - - = EASEMENT LINE
 - - - = EASEMENT LINE
 - - - = EASEMENT LINE
 - - - = FLOOD ZONE LIMITS - SEE NOTE 19
 - - - = PAVEMENT: ASPHALT EDGE
 - - - = CURB: BACK
 - - - = TOP OF BANK
 - - - = TOE OF SLOPE
 - - - = DRAINAGE PIPE: SIZE & TYPE NOTED



- ABBREVIATIONS:**
- ± = MORE OR LESS
 - N. = NORTH
 - E. = EAST
 - S. = SOUTH
 - W. = WEST
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - PRC = POINT OF REVERSE CURVATURE
 - (D) = REFERENCE TO DESCRIPTIVE INFORMATION
 - (P) = REFERENCE TO PLATTED INFORMATION
 - L.# = REFERENCE TO A LINE DATA TABLE
 - C.# = REFERENCE TO A CURVE DATA TABLE
 - O.R. = OFFICIAL RECORDS
 - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 - PVC = POLY VINYL CHLORIDE

- SYMBOLGY LEGEND:**
- ⊙ = POST
 - ⊙ = BOLLARD
 - ⊙ = LIGHT POLE
 - ⊙ = PULL BOX: ELECTRIC
 - ⊙ = ELECTRIC TRANSFORMER
 - ⊙ = VALVE COVER: WATER
 - ⊙ = METER: WATER
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = STUB-OUT: SANITARY SEWER
 - ⊙ = MANHOLE: DRAINAGE



CITY OF OCALA
CITY ENGINEER'S OFFICE
SURVEY DIVISION

1605 NE 30TH AVENUE - BUILDING 700A - OCALA, FLORIDA 34470
(352) 351-4772 (VOICE) - (352) 351-4728 (FAX)

PREPARED FOR: **GROWTH MANAGEMENT DEPARTMENT**

BY: **RKR**

DATE & DESCRIPTION: **2024.07.02 REVISED SCALES (ALL SHEETS)**

NO. **1**

SCALE: **1" = 1'**

FIELD BOOK: **841**

HORIZONTAL DATUM: **NAD83**

VERTICAL DATUM: **NAVD83**

FILE NUMBER: **24-00758.01**

WORK ORDER: **24-00758**

SECTION: **3** TOWNSHIP: **15 S** RANGE: **15 E**

DRAWN: **RKR** CHECKED: **RKR**

DATE: **05.08.2024** SCALE: **1" = 1'**

FIELD BOOK: **841**

HORIZONTAL DATUM: **NAD83**

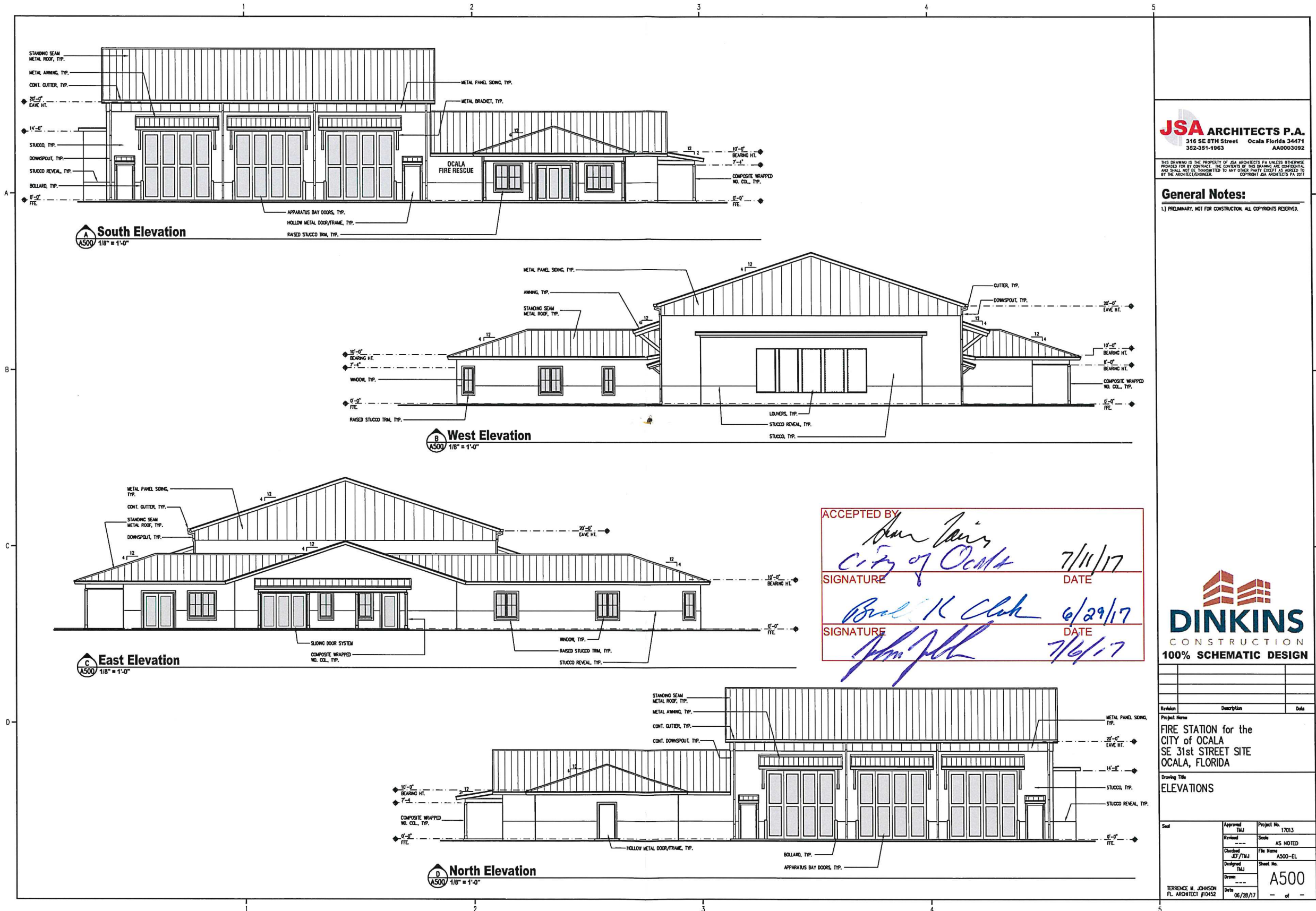
VERTICAL DATUM: **NAVD83**

FILE NUMBER: **24-00758.01**

WORK ORDER: **24-00758**

SHEET 04 OF 05

EXHIBIT A - ATTACHMENT #04



JSA ARCHITECTS P.A.
316 SE 8TH Street Ocala Florida 34471
352-351-1963 AAD003092

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ACCEPTED BY

Don Davis
City of Ocala 7/11/17
SIGNATURE DATE

Brad K Clark 6/29/17
SIGNATURE DATE

John J... 7/6/17
SIGNATURE DATE

DINKINS
CONSTRUCTION
100% SCHEMATIC DESIGN

Project Name
FIRE STATION for the
CITY of OCALA
SE 31st STREET SITE
OCALA, FLORIDA

Drawing Title
ELEVATIONS

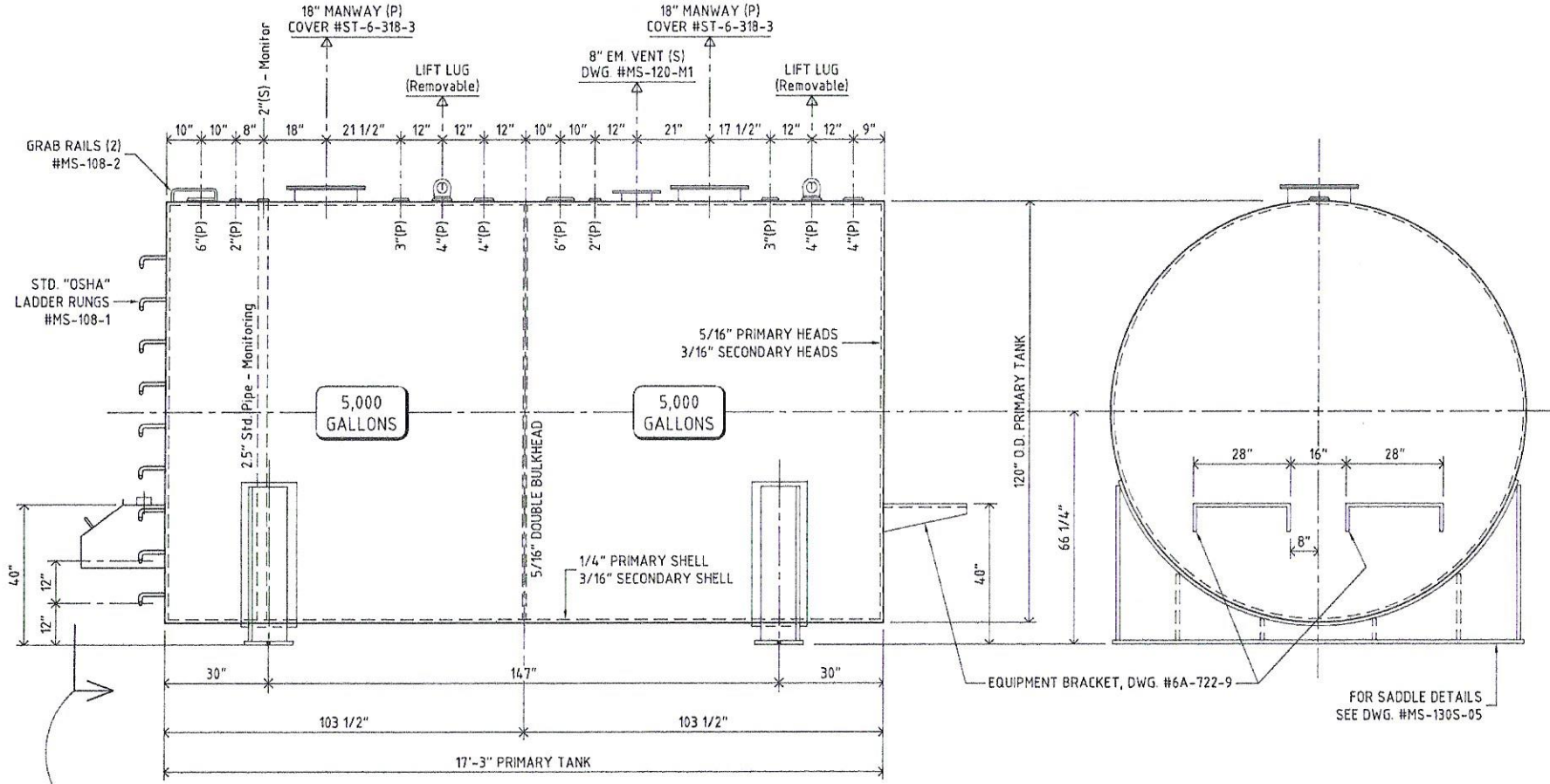
Revision	Description	Date

Approval	TMLJ	Project No.	17013
Reviewed	---	Scale	AS NOTED
Checked	ST/TMLJ	File Name	A500-EL
Designed	TMLJ	Sheet No.	A500
Drawn	---		
Date	06/28/17		

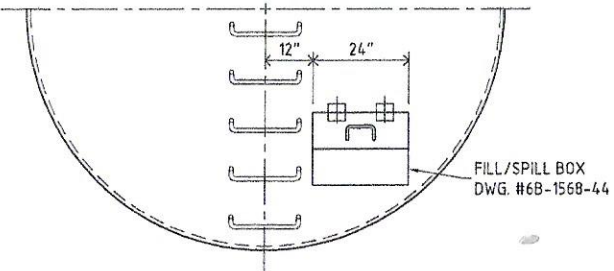
TERRENCE M. JOHNSON
FL ARCHITECT #10452


EXHIBIT A - ATTACHMENT #05

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- GENERAL NOTES:**
1. CAPACITY 5,000/5,000 GALLONS, (10,000 TOTAL).
 2. FAB. PER UL-142 AND STI REQUIREMENTS.
 3. AFFIX UL, STI, SWRI LABELS.
 4. DOUBLE WALL, TYPE I CONSTRUCTION, 360° WRAP.
 5. SHOP TEST AT 3-5 PSI AIR.
 6. USE DOUBLE WALL TESTING PROCEDURES.
 7. OPENINGS ARE STD. IPS THR'D. TANK FLANGES, U.N.O.
 8. (P)= INDICATES PRIMARY PENETRATION.
 9. (S)= INDICATES SECONDARY PENETRATION.
 10. CLOSE OFF ALL OPENINGS PRIOR TO SHIPMENT.



Mat'l: CARBON STEEL	Blast Ext.: SSPC-SP6	Int.: - - -
Paint Ext.: Carboguard 8922 Primer + Carbothane 8812 Polyurethane Finish, White		
Paint Int.: - - - -		
 modern welding company of florida, inc. O R L A N D O - Phone (407) 843-1270 - Fax (407) 423-8187		
CS PETROLEUM 10,000 GALLON FLAMESHIELD TANK - A/G - D/W		
Dwn. by: A.K.	Scale: 1/30	Date: 03.14.17
Apr. by: J.Z.	Job No.:	Sheet 1 of 1
		File/Dwg. No. 6B-5872

No.	Apr.	Revision	Date