

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 TO FACILITATE THE SUBSEQUENT CONVEYANCE OF SURPLUS LANDS FOR WHICH TITLE IS VESTED INTO THE CITY OF OCALA, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, INTO PRIVATE OWNERSHIP.
2.

ALL RECORDING DATA DEPICTED AND / OR NOTED HEREON REFERENCES THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, UNLESS SPECIFIED TO THE CONTRARY.
3.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH TITLE AND, AS SUCH, MAY NOT SHOW CURRENT OWNERSHIP, ENCUMBRANCES OR OTHER MATTERS OF RECORD.
4.

THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY APPEARING HEREON WAS TRANSCRIBED FROM EXHIBIT A OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7134, PAGE 1383.
5.

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 CITY OF OCALA ENGINEERING DEPARTMENT, FROM WHICH THE SOUTH LINE OF BLOCK 109 OF WEST END OCALA AS SHOWN AND MONUMENTED HEREON, BEARS S89°13'07"E.
6.

THE HORIZONTAL LOCATION OF FEATURES INCLUDED IN THIS SURVEY WAS ACHIEVED VIA CONVENTIONAL SURVEY METHODOLOGIES TO INDEPENDENTLY VERIFY THE HORIZONTAL DISTANCE BETWEEN CONTROL POINTS INDEPENDENTLY 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.
7.

ACCORDING TO FLOOD INSURANCE RATE MAPS (FIRMS) NO. 12083C0516E AND 12083C0517E (BOTH VERSION 2.3.3.2), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANELS 0516 AND 0517, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017, PORTIONS OF THE PROPERTY DESCRIBED HEREON APPEAR TO LIE IN ZONE "A" (SPECIAL FLOOD HAZARD AREAS) AND "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD), THE LIMITS OF WHICH ARE SHOWN HEREON AS DETERMINED FROM GEOREFERENCED SPATIAL DATA OBTAINED FROM FEMA.
8.

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.
9.

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:

A.

THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7134, AT PAGE 1383 (AS TO PARCELS 1 AND 2);

B.

THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3387, AT PAGE 159 (AS TO PARCELS 1 AND 2);

C.

THE QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2734, AT PAGE 687 (AS TO PARCEL 2260-110-015);

D.

THE CERTIFICATE OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 1510, AT PAGE 86 (AS TO PARCEL 2260-110-015);

E.

THE TAX DEED RECORDED IN OFFICIAL RECORDS BOOK 5810, AT PAGE 528 (AS TO PARCEL 2260-110-022);

F.

THE TRANSFER TO A REVOCABLE TRUST RECORDED IN OFFICIAL RECORDS BOOK 1890, AT PAGE 1022 (AS TO PARCEL 2260-110-022);

G.

THE PLAT OF WEST END OCALA AS RECORDED IN PLAT BOOK A, PAGE 53;

H.

THE PLAT OF FAIRVIEW GARDENS AS RECORDED IN PLAT BOOK B, PAGE 226;

I.

THE RIGHT OF WAY MAP OF STATE ROAD 40 (SECTION 36110-2502), APPROVED MARCH 28, 1960, AND LAST REVISED SEPTEMBER 30, 1982, A COPY OF WHICH IS RECORDED IN "ROAD BOOK" 1, AT PAGE 2103, FORMERLY RECORDED IN "FDOT ROW MAPS 1960S" BOOK 3, AT PAGE 135;

J.

THE "ASSESSOR'S BLOCK BOOK" ON FILE IN THE OFFICE OF THE CITY OF OCALA REAL ESTATE DIVISION; NO MAPS IN THE VICINITY OF THE SUBJECT BLOCK WERE RECOVERED;

K.

CERTIFIED CORNER RECORDS FOR SECTION 13, TOWNSHIP 15 SOUTH, RANGE 21 EAST, AS OBTAINED VIA THE INTERNET FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) AS OPERATED AND MAINTAINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION;

L.

THE PROPERTY RECORD CARD OF PARCEL ACCOUNTS 2260-110-015, 2260-110-022, 2260-110-023, AND 2260-110-026, AS OBTAINED FROM THE ONLINE MAPPING SYSTEM OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.
10.

THIS SURVEY SHOWS VISIBLE FIXED IMPROVEMENTS AND VISIBLE EVIDENCE OF UNDERGROUND UTILITIES LYING WITHIN, IN NEAR PROXIMITY TO AND/OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY; IMPROVEMENTS, UTILITIES, AND / OR ENCROACHMENTS, IF ANY, THAT LIE UNDERGROUND AND ARE CONCEALED FROM VIEW WERE NOT LOCATED EXCEPT AS MAY BE SHOWN HEREON.
11.

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.
12.

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.

BOUNDARY SURVEY

MARION COUNTY PARCELS 2260-110-023 & 2260-110-026

GROWTH MANAGEMENT DEPARTMENT

DESCRIPTION: (SEE NOTE 4)

PARCEL 1:

LOTS 23, 25 AND 27, BLOCK 110 OF PLAT OF A PART OF WEST END OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 53, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 2:

LOTS 26 AND 28, BLOCK 110 OF PLAT OF A PART OF WEST END OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 53, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY OF S.R. 40.

TABLE OF MONUMENTS			
POINT:	NORTHING:	EASTING:	DESCRIPTION:
10	1764010.260	607205.780	FOUND 5/8" IRON ROD [NO IDENTIFICATION]
38	1764055.280	606905.210	FOUND 5/8" IRON ROD WITH CAP [STAMPING ILLEGIBLE]
49	1764181.370	606906.870	FOUND 5/8" IRON ROD WITH CAP STAMPED: BILL BLEY LB 5413
50	1764261.580	606908.030	FOUND 5/8" IRON ROD WITH CAP STAMPED: BILL BLEY LB 5413
51	1764402.650	606840.770	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
52	1764502.720	606841.780	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
53	1764143.110	606837.360	FOUND BASE OF BROKEN 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
122	1764310.279	606278.998	FOUND 5/8" IRON ROD WITH CAP STAMPED: G.L. MILAM PLS 5058
123	1764062.300	606275.943	FOUND 5/8" IRON ROD WITH CAP STAMPED: ROMAN B. DOTSON LS 3362 0.07' N., 0.53' W. OF MONUMENT 505
125	1764061.424	606355.875	FOUND 5/8" IRON ROD WITH CAP STAMPED: ROMAN B. DOTSON LS 3362 0.15' N., 0.63' W. OF MONUMENT 504
126	1764145.948	606357.218	FOUND 5/8" IRON ROD WITH CAP STAMPED: ROMAN B. DOTSON LS 3362 3.43' S., 0.14' W. OF CORNER POINT 503 [POSSIBLE WITNESS MONUMENT]
127	1764310.979	606218.949	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
128	1764250.853	606218.436	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
129	1764249.000	606398.283	FOUND BASE OF BROKEN 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION] 0.20' N. OF POINT 501
130	1764149.479	606397.892	FOUND 5/8" IRON ROD WITH CAP STAMPED: ROMAN B. DOTSON LS 3362 0.62' N., 0.53' E. OF MONUMENT 502
131	1764302.632	606839.597	FOUND 5/8" IRON ROD WITH CAP STAMPED: BILL BLEY LS 5088
133	1764245.524	606638.589	FOUND 5/8" IRON ROD WITH CAP STAMPED: D.W. HIRST LB 6600 [ON LINE]
134	1764244.598	606758.954	FOUND 5/8" IRON ROD (BENT & LEANING SOUTHERLY) [NO IDENTIFICAITON] 0.72' N. OF LINE
135	1764078.745	606216.720	FOUND 5/8" COPPER-COATED IRON ROD [NO IDENTIFICATION]

TABLE OF MONUMENTS			
POINT:	NORTHING:	EASTING:	DESCRIPTION:
136	1764063.063	606206.570	FOUND 5/8" COPPER-COATED IRON ROD [NO IDENTIFICATION]
137	1764150.428	606277.361	FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL [NO IDENTIFICATION]
138	1764510.309	606281.877	FOUND BASE OF BROKEN 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
500	1764250.438	606278.385	SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558
501	1764248.802	606398.281	THEORETICAL BOUNDARY CORNER [UNABLE TO MONUMENT]
502	1764148.860	606397.361	THEORETICAL BOUNDARY CORNER [UNABLE TO MONUMENT AS CORNER OCCUPIED BY 15" HACKBERRY TREE]
503	1764149.383	606357.361	THEORETICAL BOUNDARY CORNER [UNABLE TO MONUMENT AS CORNER OCCUPIED BY 36" HICKORY TREE]
504	1764061.274	606356.504	SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558
505	1764062.229	606276.458	SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558
506	1764153.860	606397.407	WITNESS MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558 5.00' FROM CORNER POINT 502
507	1764148.925	606392.361	WITNESS MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558 5.00' FROM CORNER POINT 502
508	1764149.317	606362.360	WITNESS MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558 5.00' FROM CORNER POINT 503
509	1764144.383	606357.312	WITNESS MONUMENT SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558 5.00' FROM CORNER POINT 503
510	1764242.804	606838.023	THEORETICAL POSITION [NOT MONUMENTED]
511	1764070.560	606836.877	THEORETICAL POSITION [NOT MONUMENTED]
512	1764055.620	606830.778	THEORETICAL POSITION [NOT MONUMENTED]
513	1764055.714	606822.411	THEORETICAL POSITION [NOT MONUMENTED]
514	1764001.968	606821.770	THEORETICAL POSITION [NOT MONUMENTED]

SEE SHEET 2 FOR BOUNDARY DATA; SEE SHEET 3 FOR IMPROVEMENT DETAILS, DATA TABLES, & LEGEND

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.

R. KELLY ROBERTS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5558
STATE OF FLORIDA
DATE: MAY 16, 2023

PREPARED FOR:

GROWTH MANAGEMENT DEPARTMENT

"COVER SHEET"

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: 04.20.2023 | SCALE: N/A

FIELD BOOK: 633 | PAGE: 20

HORIZONTAL DATUM: NAD83-0902

NO.: | DATE & DESCRIPTION:

BY:

FILE NO.: 22-014129.01

WORK ORDER: 22-014129

\\localaff.org\PW\SD_sd-PW-Survey\WORK ORDERS\Surveys\Growth Management\2022\22-014129 Parcels 2260-10-023 & 026\dwg\22-014129 Bndy.dwg, 01 Cover, 5/16/2023 1:34:56 PM

SHEET 1 OF 3 SHEETS

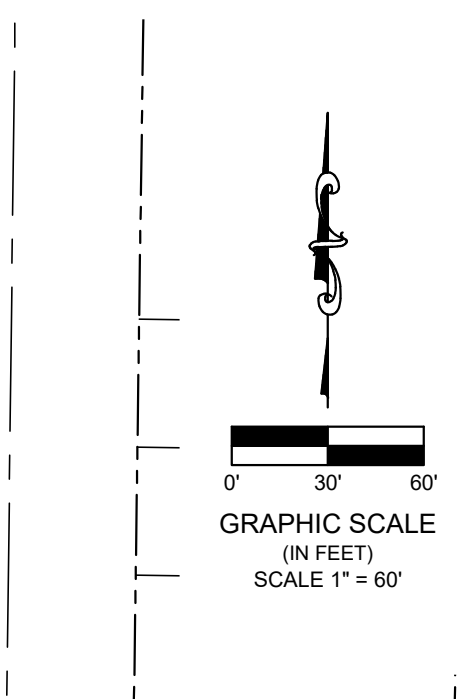
BOUNDARY SURVEY

MARION COUNTY PARCELS 2260-110-023 & 2260-110-026
GROWTH MANAGEMENT DEPARTMENT

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28

L: 122, L: 120, L: 117, L: 115

129, 138, 110, 127, 122, 52, 51, 131

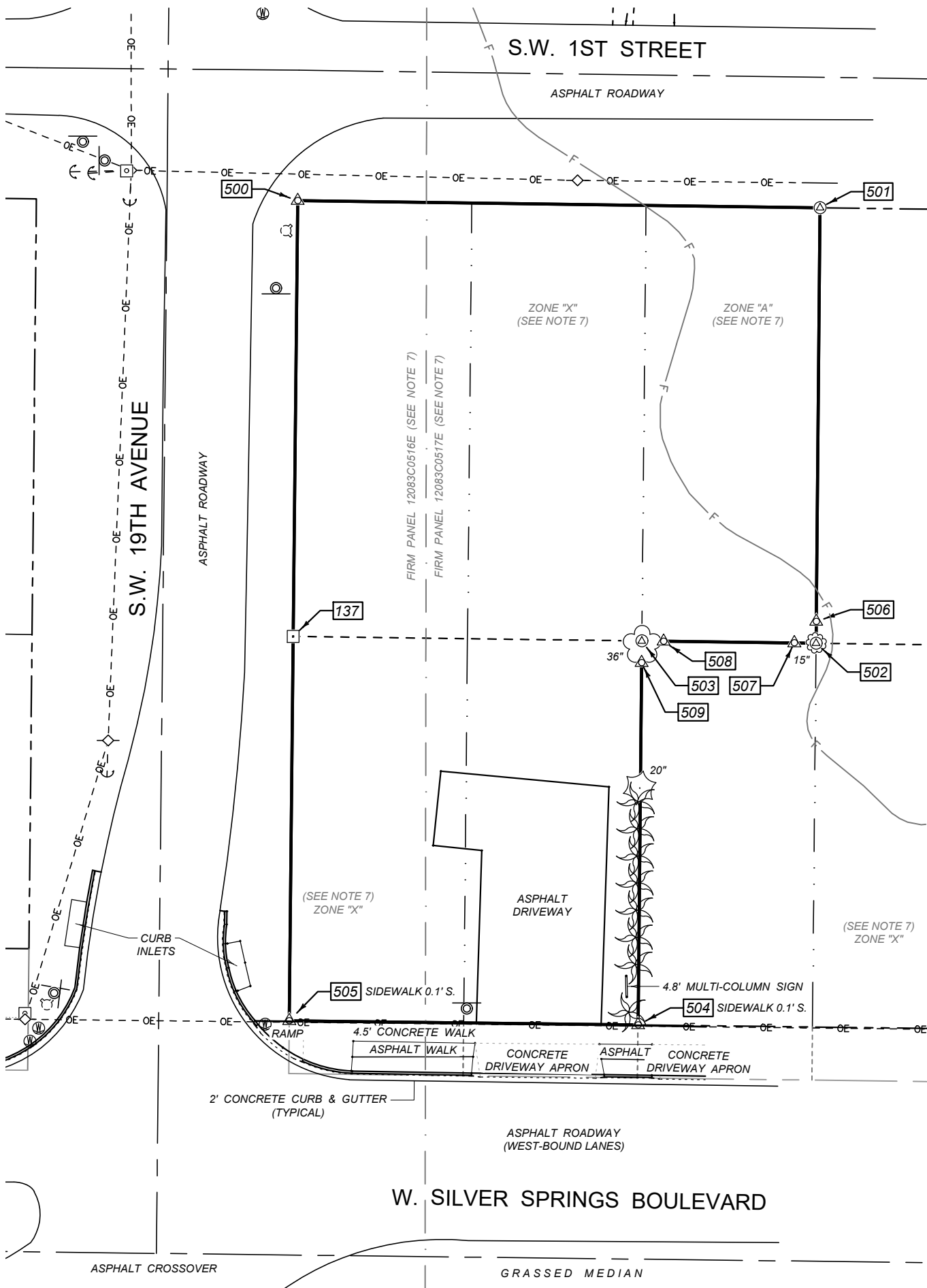


(PUBLIC RIGHT-OF-WAY 60 FEET WIDE; FORMERLY WARREN AVENUE)

(PUBLIC RIGHT-OF-WAY 107.5 FEET WIDE)
(FORMERLY KNOWN AS BROADWAY; ALSO KNOWN AS STATE ROAD 40)

— POINT OF CURVATURE

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%;"> <p>SECTION: 13 TOWNSHIP: 15 S RANGE: 21 E</p> <p>RKRN: RKR CHECKED: RKR</p> <p>DATE: 04.20.2023 SCALE: 1" = 60'</p> <p>FIELD BOOK: 633 PAGE: 202</p> <p>HORIZONTAL DATUM: NAD83-0902</p> </div> <div style="width: 50%; text-align: right;"> <p>REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">NO.</th> <th style="width: 50%;">DATE & DESCRIPTION</th> <th style="width: 50%;">BY:</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> </div> </div>		NO.	DATE & DESCRIPTION	BY:									
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<p>PREPARED FOR:</p> <p>GROWTH MANAGEMENT</p> <p>DEPARTMENT</p> <p>"BOUNDARY DATA SHEET"</p>													



BOUNDARY SURVEY
MARION COUNTY PARCELS 2260-110-023 & 2260-110-026
GROWTH MANAGEMENT DEPARTMENT

- LINETYPE LEGEND:**
- BOUNDARY LINE
 - PARCEL LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE OF RIGHT-OF-WAY
 - LOT LINE
 - CONCRETE: GRADE BREAK
 - CURB: BACK OF CURB
 - CURB: FACE OF CURB
 - CURB: FLOWLINE
 - PAVEMENT: EDGE
 - ELECTRIC / UTILITY LINE: OVERHEAD / AERIAL
 - FLOOD ZONE LIMITS: SEE NOTE 7

- ABBREVIATIONS:**
- N. = NORTH
 - E. = EAST
 - S. = SOUTH
 - W. = WEST
 - (P) = DATA PER REFERENCE TO PLAT
 - L:# = REFERENCE TO A LINE DATA TABLE
 - C:# = REFERENCE TO A CURVE DATA TABLE

- 110** = BLOCK IDENTIFICATION
- 500** = REFERENCE TO THE TABLE OF MONUMENTS

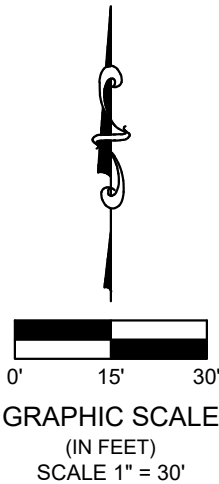
- SYMBOLOLOGY LEGEND:**
- FIRE HYDRANT
 - MANHOLE - SANITARY SEWER
 - POWER POLE
 - GUY ANCHOR
 - SIGN - SINGLE-POLE
 - VALVE COVER - WATER
 - TELEPHONE PEDESTAL
 - TREE: PECAN & SIZE
 - TREE: PINE & SIZE
 - TREE: HACKBERRY & SIZE
 - SHRUB: DECORATIVE

BOUNDARY LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 1	S89°13'07"E	119.91'
L: 2	S00°31'39"W	99.95'
L: 3	N89°15'05"W	40.00'
L: 4	S00°33'27"W	88.11'
L: 5	N89°18'59"W	80.05'
L: 6	N00°35'12"E	188.22'
L: 7	N00°35'12"E	88.20'
L: 8	N00°35'12"E	100.01'
L: 9	S89°15'05"E	80.01'

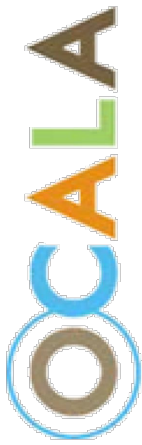
CURVE TABLE (PER SURVEY)					
CURVE TAG	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C: 1	5675.90'	000°05'04"	8.37'	8.37'	N 89°21'30" W
C: 2	5729.65'	003°50'30"	384.17'	384.10'	N 88°45'47" E

SUPPLEMENTAL LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 100	S89°13'07"E	439.78'
L: 101	N00°22'52"E	172.25'
L: 102	N22°12'30"E	16.14'
L: 103	N89°18'59"W	465.94'
L: 104	S89°13'07"E	240.33'
L: 105	S89°13'07"E	120.37'
L: 106	S89°13'07"E	79.09'
L: 107	S00°22'52"W	99.70'
L: 108	S00°22'52"W	72.55'
L: 109	S89°15'05"E	440.04'
L: 110	N89°18'58"W	69.89'
L: 111	N32°54'45"E	18.68'
L: 112	N00°34'16"E	172.12'
L: 113	S89°36'10"E	59.95'
L: 114	N00°24'21"E	60.13'

SUPPLEMENTAL LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 115	S89°19'56"E	60.14'
L: 116	N00°35'12"E	59.84'
L: 117	N00°49'29"E	200.05'
L: 118	S89°13'07"E	560.65'
L: 119	N01°30'25"E	59.85'
L: 120	N00°37'30"E	100.03'
L: 121	N00°37'30"E	100.07'
L: 122	N89°13'24"W	559.95'
L: 123	S00°41'01"W	53.75'
L: 124	S00°22'52"W	27.46'
L: 125	N89°17'02"W	560.40'
L: 126	N89°17'02"W	480.35'
L: 127	N89°17'02"W	80.06'
L: 128	N00°35'12"E	12.12'
L: 129	S00°33'27"W	12.17'



SEE SHEET 1 FOR DESCRIPTION, NOTES, AND TABLE OF MONUMENTS; SEE SHEET 2 FOR BOUNDARY DATA



PREPARED FOR:
**GROWTH MANAGEMENT
DEPARTMENT**
"IMPROVEMENTS DETAIL SHEET"

CITY OF OCALA
**CITY ENGINEER'S OFFICE
SURVEY DIVISION**
1805 NE 30TH AVENUE - BUILDING 700A
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FILE NO.:	22-014129.01	WORK ORDER:	22-014129		