

BOUNDARY SURVEY
PARCEL 2260-128-007
LANDS OF DEIDRE COY

DESCRIPTION: (SEE NOTE 4)

LOTS 7 AND 9, BLOCK 128, WEST END OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 53, 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 TO FACILITATE THE REBUILDING OF IMPROVEMENTS PURSUANT TO GRANT FUNDING ACHIEVED THROUGH THE CITY OF OCALA COMMUNITY DEVELOPMENT SERVICES DEPARTMENT.
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 CURRENT TITLE SEARCH AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
4. THE LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON WAS TRANSCRIBED FROM THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2560, AT PAGE 44, AND THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4849, AT PAGE 730, BY WHICH TITLE WAS VESTED INTO DEIDRE COY.
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 OCALA CITY ENGINEER'S OFFICE, FROM WHICH THE NORTH LINE OF BLOCK 128 OF WEST END OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, AT PAGE 53, AS SHOWN AND MONUMENTED HEREON, BEARS S89°22'31"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 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 MAP (FIRM) NO. 12083C0508E (VERSION 2.3.3.2), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 00508, 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) AND "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD), THE LIMITS OF WHICH ARE GRAPHICALLY SHOWN AND IDENTIFIED HEREON 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.

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 2560, AT PAGE 44, AND THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4849, AT PAGE 730 (AS TO THE SUBJECT PROPERTY);

B. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8400, AT PAGE 1316; THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1660, AT PAGE 241; AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1757, AT PAGE 395 (AS TO PARCEL 2260-128-001);

C. THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 7148, AT PAGE 1410, AND THE DEED RECORDED IN OFFICIAL RECORDS BOOK 927, AT PAGE 534 (AS TO PARCEL 2260-128-006);

D. THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6939, AT PAGE 542, AND THE DEED RECORDED IN OFFICIAL RECORDS BOOK 927, AT PAGE 538 (AS TO PARCEL 2260-128-010);

E. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 6948, AT PAGE 1158, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1609, AT PAGE 123 (AS TO PARCEL 2260-128-011);

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

G. THE PROPERTY RECORD CARD OF PARCEL ACCOUNTS 2260-128-001, 2260-128-006, 2260-128-007, 2260-128-010, AND 2260-128-011 AS OBTAINED FROM THE BETA MAP IT+ ONLINE MAPPING SYSTEM AS OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER;
10. 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.
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.

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

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.021, FLORIDA STATUTES.

TRACY KELLY ROBERTS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5559
STATE OF FLORIDA

DATE: JANUARY 23, 2025

PREPARED FOR:

GROWTH MANAGEMENT
DEPARTMENT

"DESCRIPTION & NOTES"

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 | SCALE: 1" = 30'

FIELD BOOK: 645 | PAGE: 48

HORIZONTAL DATUM: NAD83-0902

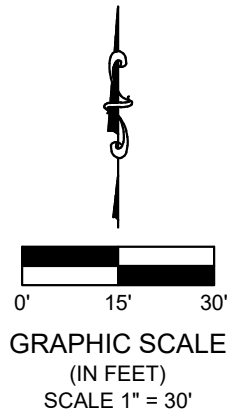
NO.: | DATE & DESCRIPTION: | BY: |

REVISIONS: |

FILE NO.: 24-010352.01

WORK ORDER: 24-010352

BOUNDARY SURVEY
PARCEL 2260-128-007
LANDS OF DEIDRE COY

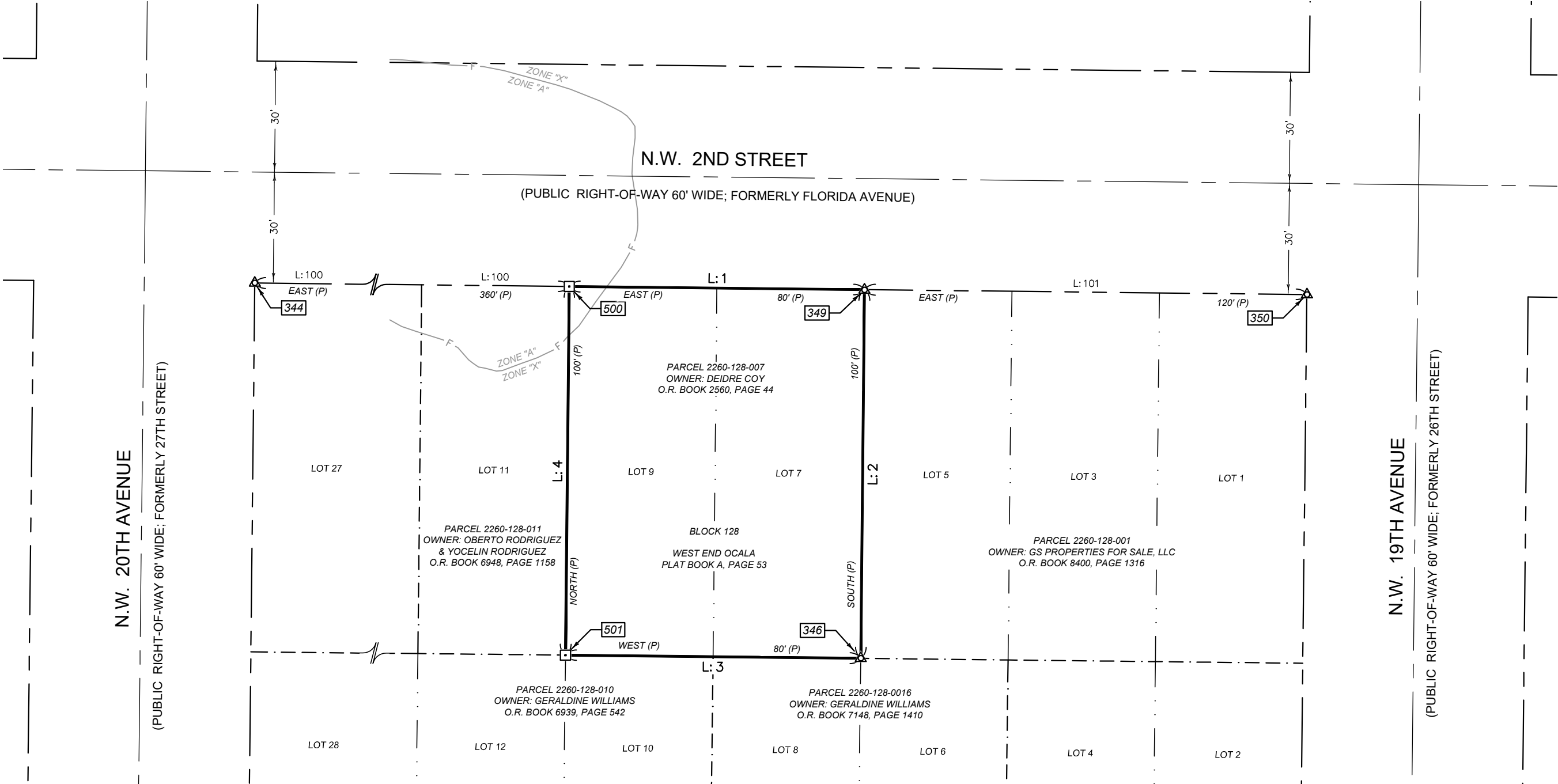


BOUNDARY LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 1	S89°22'31"E	80.05
L: 2	S00°34'43"W	99.97
L: 3	N89°23'01"W	80.06
L: 4	N00°35'02"E	99.98

REFERENCE LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 100	S89°22'31"E	360.24'
L: 101	S89°22'31"E	120.00'

TABLE OF MONUMENTS			
POINT:	NORTHING:	EASTING:	DESCRIPTION:
344	1764776.704	605664.019	NW CORNER OF BLOCK 128 FOUND 5/8" IRON ROD WITH CAP STAMPED: WHITT LB7021
346	1764671.941	606103.278	FOUND 5/8" IRON ROD WITH CAP STAMPED: MOORHEAD LB 315
349	1764771.852	606104.287	FOUND 5/8" IRON ROD WITH CAP STAMPED: MOORHEAD LB 315

TABLE OF MONUMENTS			
POINT:	NORTHING:	EASTING:	DESCRIPTION:
350	1764770.597	606224.295	NE CORNER OF BLOCK 128 FOUND 5/8" IRON ROD WITH CAP STAMPED: WHITT LB7021
500	1764772.777	606024.239	SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558
501	1764672.802	606023.220	SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558



SEE SHEET 1 FOR DESCRIPTION AND NOTES; SEE SHEET 3 FOR FOR IMPROVEMENTS & LEGEND



PREPARED FOR:

GROWTH MANAGEMENT
DEPARTMENT

"BOUNDARY DEPICTION"

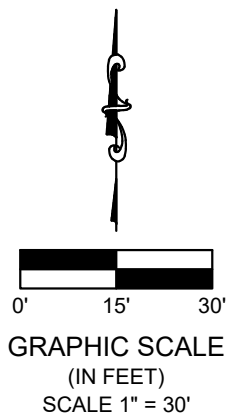
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HORIZONTAL DATUM:	NAD83	REVISIONS:	BY:	NO.:	DATE & DESCRIPTION:
FILE NO.:	24-010352.01	WORK ORDER:	24-010352		

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PARCEL 2260-128-007
LANDS OF DEIDRE COY



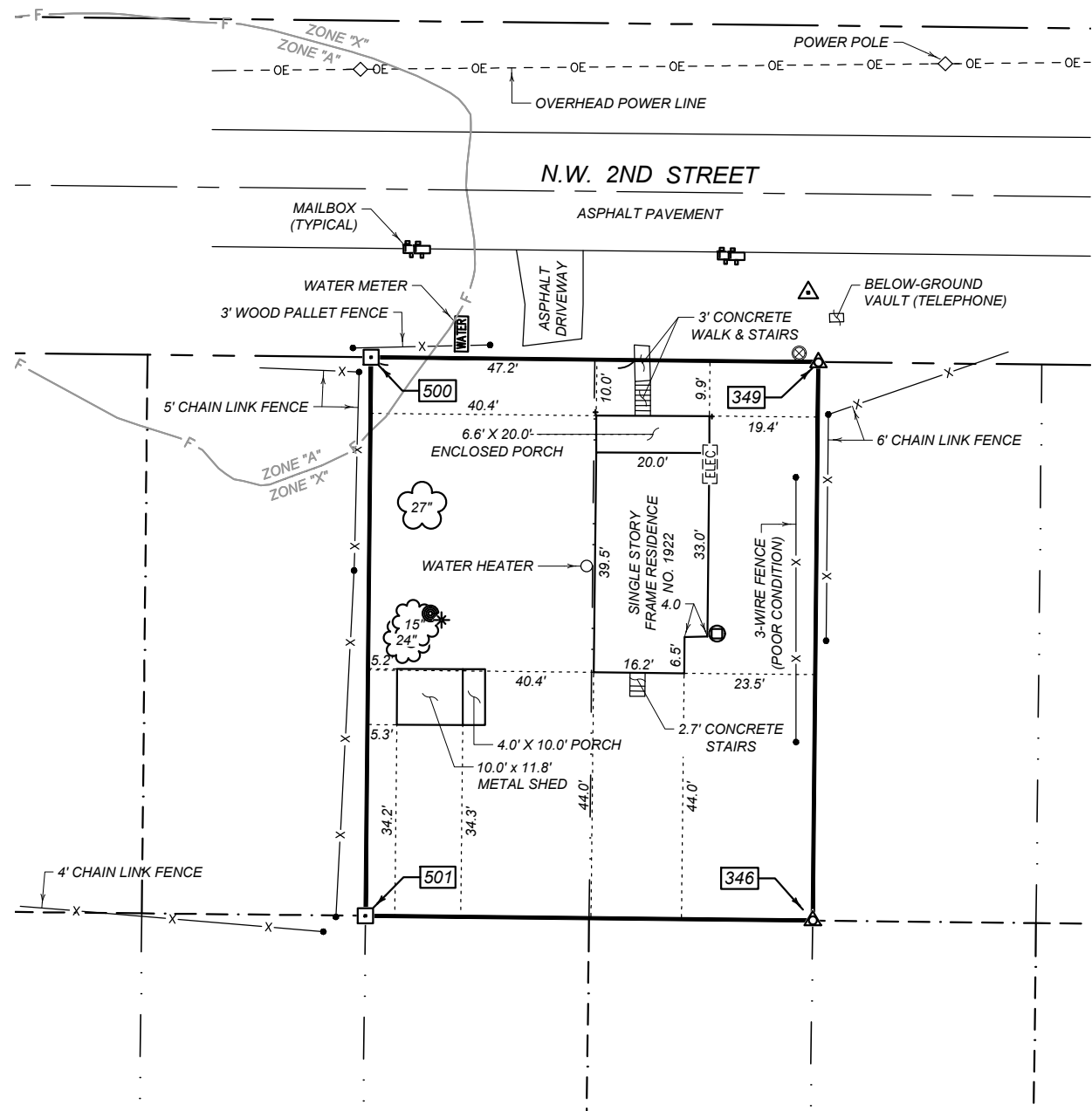
ABBREVIATIONS:
N. = NORTH
E. = EAST
S. = SOUTH
W. = WEST
(P) = PLAT DATA
O.R. = OFFICIAL RECORDS

SYMBOLGY LEGEND:

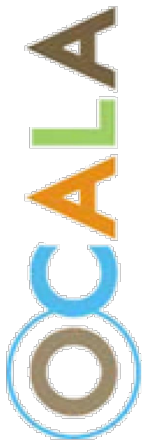
- = POWER POLE
- = METER: ELECTRIC
- = WATER SPIGOT
- = WELL: ABANDONED
- = POST: METAL
- = SANITARY SEWER CLEAN-OUT
- = SYCAMORE TREE & SIZE
- = OAK TREE & SIZE
- = REFERENCE TO A LINE DATA TABLE
- = REFERENCE TO THE TABLE OF MONUMENTS

LINETYPE LEGEND:

- = BOUNDARY LINE OF SUBJECT PARCEL
- = RIGHT-OF-WAY LINE
- = CENTERLINE OF RIGHT-OF-WAY
- = PLATTED LOT LINE
- = PARCEL LINE
- = PAVEMENT: EDGE
- = ELECTRIC / UTILITY LINE: OVERHEAD / AERIAL
- = LIMITS OF FLOOD ZONE: SEE NOTE 7



SEE SHEET 1 FOR DESCRIPTION AND NOTES; SEE SHEET 2 FOR BOUNDARY DEPICTION



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**GROWTH MANAGEMENT
DEPARTMENT**

"IMPROVEMENTS & LEGEND"

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