

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 QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 7580, AT PAGE 489, AS THE RECORD DESCRIPTION OF THE LANDS CONVEYED TO CYNTHIA RAINES THOMAS.
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 THE SUBJECT PROPERTY THAT LIES BETWEEN MONUMENTS 14000 AND 14001 AS SHOWN AND MONUMENTED HEREON, BEARS S88°50'22"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. 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 X" (AREAS OF MINIMAL FLOOD HAZARD), 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.
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. 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.
10. 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.

BOUNDARY SURVEY

PARCEL 22126-001-00

LANDS OF CYNTHIA RAINES THOMAS

NOTES (CONTINUED):

11. PHYSICAL ACCESS TO THE SUBJECT PROPERTY IS ACHIEVED VIA THE LIMEROCK / ASPHALT PAVEMENT ROADWAY IDENTIFIED ON THE GROUND AS "N.W. 24TH AVENUE" THAT MEANDERS NORTHERLY IN NEAR PROXIMITY TO THE WEST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12 AND CROSSES INTO THE SUBJECT PROPERTY AS SHOWN ON SHEET 3; NO EVIDENCE OF A PUBLICLY ESTABLISHED RIGHT-OF-WAY OR GRANT OF EASEMENT RIGHTS FOR INGRESS AND EGRESS WAS DISCOVERED DURING THE PREPARATION OF THIS SURVEY AND THE CURRENT LEGAL STATUS OF "N.W. 24TH AVENUE IS UNKNOWN, HOWEVER, THERE MAY BE PRESCRIPTIVE RIGHTS BENEFITTING THE SUBJECT PROPERTY THAT MAY HAVE RIPENED THROUGH THE LONG TERM USE OF THE REFERENCED ROADWAY BUT SUCH RIGHTS, IF ANY, ARE UNKNOWN AND MAY HAVE TO BE PERFECTED BY A COURT OF COMPETENT JURISDICTION AND INTERESTED PARTIES ARE ENCOURAGED TO INVESTIGATE THE STATUS OF PROPERTY RIGHTS WITH APPROPRIATE LEGAL COUNSEL.
12. 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 QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 7580, AT PAGE 489, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1543, AT PAGE 1793 (AS TO THE SUBJECT PROPERTY);

B. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3375, AT PAGE 734, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 521, AT PAGE 218 (AS TO PARCEL 22126-002-00);

C. THE TAX DEED RECORDED IN OFFICIAL RECORDS BOOK 3002, AT PAGE 1994, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1316, AT PAGE 1605 (AS TO PARCEL 22126-001-01);

D. THE PROPERTY RECORD CARD AS PREPARED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER (AS TO PARCEL 22127-000-00)

E. THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8456, AT PAGE 965, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1165, AT PAGE 1583 (AS TO PARCEL 22128-000-00);

F. THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 8522, AT PAGE 929, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1160, AT PAGE 1202 (AS TO PARCEL 22129-000-00);

G. THE PLAT OF BELVEDAR SUBDIVISION AS RECORDED IN PLAT BOOK F, AT PAGE 34;

H. THE PLAT OF HOWARD HEIGHTS AS RECORDED IN PLAT BOOK F, AT PAGE 99;

I. THE PLAT OF HOWARD HEIGHTS FIRST ADDITION AS RECORDED IN PLAT BOOK K, AT PAGE 02;

J. THE PLAT OF RICHMOND HEIGHTS AS RECORDED IN PLAT BOOK G, AT PAGE 106;

K. THE PLAT OF RICHMOND HEIGHTS FIRST ADDITION AS RECORDED IN PLAT BOOK T, AT PAGE 74;

L. THE PROPERTY RECORD CARD OF PARCEL ACCOUNTS 22126-001-00, 22126-001-01, 22126-002-00, 22127-000-00, 22128-000-00, AND 22129-000-00 AS OBTAINED FROM THE BETA MAP IT+ ONLINE MAPPING SYSTEM AS OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.

13. 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.
- DESCRIPTION: (SEE NOTE 4)
- THE WEST 1/2 OF THE FOLLOWING DESCRIBED LAND:
- COMMENCING AT A POINT 785 FEET NORTH OF THE SW CORNER OF THE W 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 21 EAST. FROM THE POINT OF BEGINNING THUS DESCRIBED GO NORTH 132 FEET, THENCE EAST 330 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF THE W 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE SOUTH 132 FEET, THENCE WEST 330 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
- SEE SHEET 2 FOR BOUNDARY DEPICTION; SEE SHEET 3 FOR DETAIL OF IMPROVEMENTS & 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: FEBRUARY 26, 2025

PREPARED FOR:

COMMUNITY DEVELOPMENT

"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: 12 | TOWNSHIP: 15 S | RANGE: 21 E

DRAWN: RKR | CHECKED: RKR

DATE: 01.06.2025 | SCALE: 1" = 30'

FIELD BOOK: 643 | PAGE: 34

HORIZONTAL DATUM: NAD83-0902

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

REVISIONS:

FILE NO.: 24-010354.01

WORK ORDER: 24-010354
- SHEET 1 OF 3 SHEETS

BOUNDARY SURVEY
PARCEL 22126-001-00
LANDS OF CYNTHIA RAINES THOMAS

BOUNDARY LINE TABLE (THEORETICAL PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 1	N00°34'20"E	132.00
L: 3	S00°34'34"W	132.00
L: 102	S89°14'27"E	331.70
L: 103	S00°34'49"W	132.00
L: 104	N89°14'27"W	331.68

BOUNDARY LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 1	N00°31'03"E	131.92
L: 2	S88°50'22"E	166.32
L: 3	S00°36'13"W	131.98
L: 4	N88°49'05"W	166.12

REFERENCE LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 100	S89°14'27"E	1326.29'
L: 101	N00°34'20"E	785.00'
L: 105	N00°31'03"E	61.88'
L: 106	N00°31'03"E	70.03'

PARCEL 22126-002-00
OWNER: FLETCHER BAILEY
O.R. BOOK 3375, PAGE 34

PARCEL 22129-000-00
OWNER: MCCOY DOWDY
& LOIS NICHOLS-DOWDY
O.R. BOOK 8522, PAGE 929

THE WEST LINE OF THE W 1/4 OF THE
SE 1/4 OF THE NW 1/4 OF SECTION 12

PARCEL 22128-000-00
OWNER: BLUE SKY QZB, LLC
O.R. BOOK 8456, PAGE 965

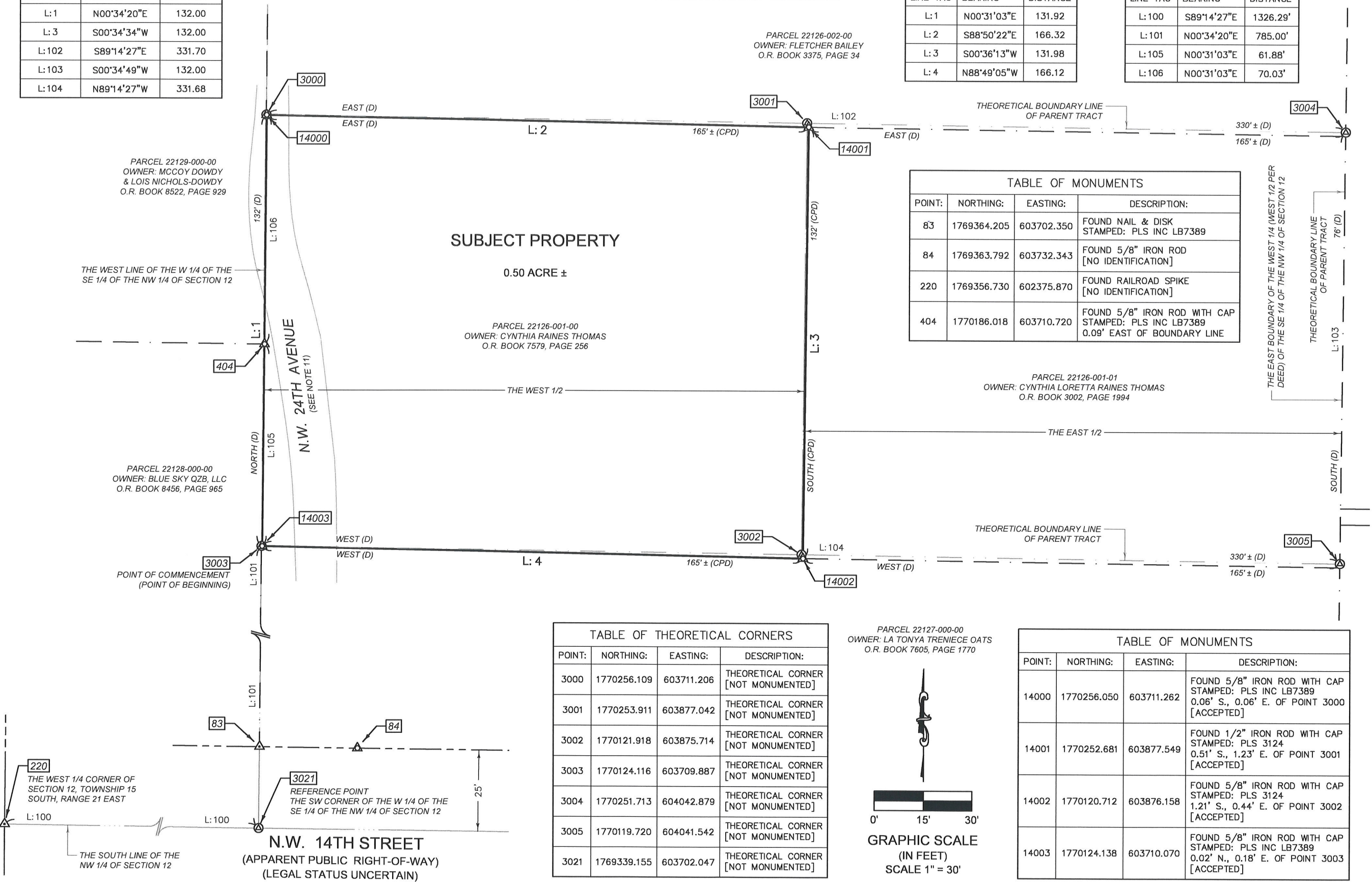
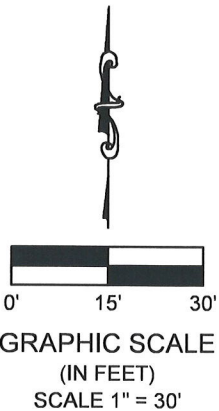
PARCEL 22126-001-00
OWNER: CYNTHIA RAINES THOMAS
O.R. BOOK 7579, PAGE 256

PARCEL 22126-001-01
OWNER: CYNTHIA LORETTA RAINES THOMAS
O.R. BOOK 3002, PAGE 1994

PARCEL 22127-000-00
OWNER: LA TONYA TRENIECE OATS
O.R. BOOK 7605, PAGE 1770

TABLE OF THEORETICAL CORNERS			
POINT:	NORTHING:	EASTING:	DESCRIPTION:
3000	1770256.109	603711.206	THEORETICAL CORNER [NOT MONUMENTED]
3001	1770253.911	603877.042	THEORETICAL CORNER [NOT MONUMENTED]
3002	1770121.918	603875.714	THEORETICAL CORNER [NOT MONUMENTED]
3003	1770124.116	603709.887	THEORETICAL CORNER [NOT MONUMENTED]
3004	1770251.713	604042.879	THEORETICAL CORNER [NOT MONUMENTED]
3005	1770119.720	604041.542	THEORETICAL CORNER [NOT MONUMENTED]
3021	1769339.155	603702.047	THEORETICAL CORNER [NOT MONUMENTED]

TABLE OF MONUMENTS			
POINT:	NORTHING:	EASTING:	DESCRIPTION:
14000	1770256.050	603711.262	FOUND 5/8" IRON ROD WITH CAP STAMPED: PLS INC LB7389 0.06' S., 0.06' E. OF POINT 3000 [ACCEPTED]
14001	1770252.681	603877.549	FOUND 1/2" IRON ROD WITH CAP STAMPED: PLS 3124 0.51' S., 1.23' E. OF POINT 3001 [ACCEPTED]
14002	1770120.712	603876.158	FOUND 5/8" IRON ROD WITH CAP STAMPED: PLS 3124 1.21' S., 0.44' E. OF POINT 3002 [ACCEPTED]
14003	1770124.138	603710.070	FOUND 5/8" IRON ROD WITH CAP STAMPED: PLS INC LB7389 0.02' N., 0.18' E. OF POINT 3003 [ACCEPTED]



PREPARED FOR:

COMMUNITY
DEVELOPMENT

"BOUNDARY DEPICTION"

CITY OF OCALA

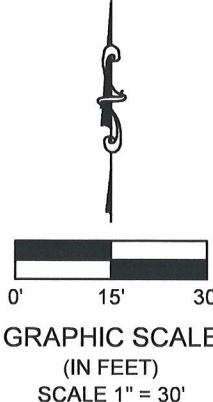
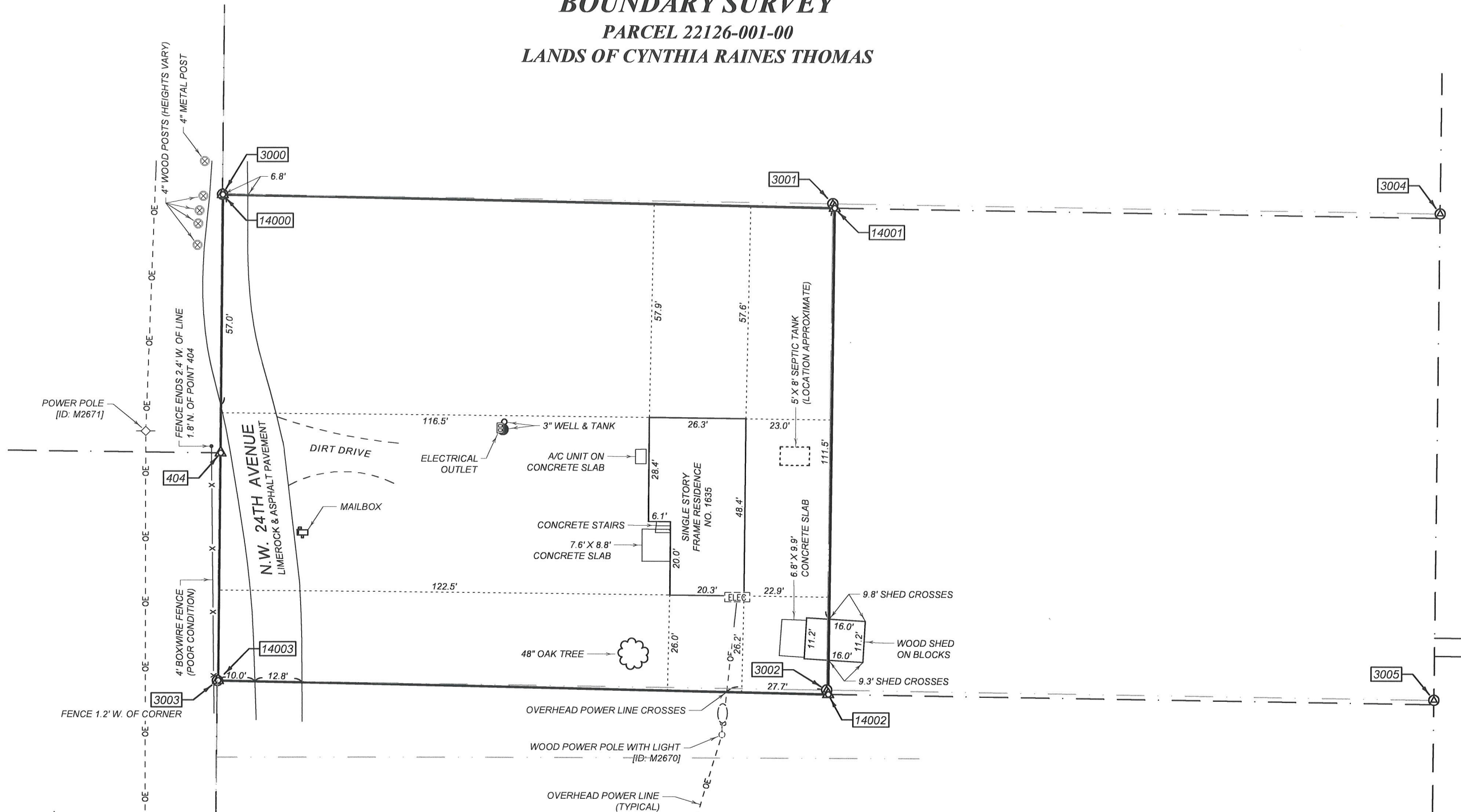
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DRAWN:	RKR	CHECKED:	RKR	SCALE:	1" = 30'
DATE:	01.06.2025	SCALE:	643	PAGE:	34
FIELD BOOK:	NAD83-0902				
HORIZONTAL DATUM:	NAD83-0902				
REVISIONS:					
NO.:	DATE & DESCRIPTION:				BY:
FILE NO.:					24-010354.01
WORK ORDER:					24-010354

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

BOUNDARY SURVEY
PARCEL 22126-001-00
LANDS OF CYNTHIA RAINES THOMAS



SYMBOLGY LEGEND:

= POWER POLE
 = METER: ELECTRIC
L:# = REFERENCE TO A LINE DATA TABLE
= REFERENCE TO THE TABLE OF MONUMENTS

ABBREVIATIONS:

N. = NORTH
E. = EAST
S. = SOUTH
W. = WEST
(P) = PLAT DATA
(D) = DEED DATA
(CPD) = CALCULATED PER DEED DATA
O.R. = OFFICIAL RECORDS
ID = IDENTIFICATION

LINETYPE LEGEND:

————— = BOUNDARY LINE: SUBJECT PARCEL PER SURVEY
- - - - - = BOUNDARY LINE: THEORETICAL PER SURVEY
- - - - - = RIGHT-OF-WAY LINE
- - - - - = CENTERLINE OF RIGHT-OF-WAY
- - - - - = FRACTIONAL SECTION LINE
- - - - - = PARCEL LINE
- - - - - = PAVEMENT: EDGE
- - - - - = PERPENDICULAR TIE LINE TO BOUNDARY
- - - - - OE - - - - - OE - - - - - OE - - - - - = ELECTRIC / UTILITY LINE: OVERHEAD / AERIAL

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



PREPARED FOR:
COMMUNITY DEVELOPMENT
"DETAIL OF IMPROVEMENTS & LEGEND"

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