

BOUNDARY SURVEY
PARCEL 2844-029-020
LANDS OF CINZHASHA CONSWELIA FARMER

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 QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6598, AT PAGE 437, AS THE RECORD DESCRIPTION OF THE LANDS CONVEYED TO CINZHASHA CONSWELIA FARMER.
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 ENGINEERING DEPARTMENT, FROM WHICH THE WEST LINE OF LOT 23, BLOCK 29, OF WEST END OCALA (PLAT BOOK A, AT PAGE 53) THAT LIES BETWEEN MONUMENTS 50 AND 75, AS SHOWN AND MONUMENTED HEREON, BEARS N00°24'58"W.
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.

NOTES CONTINUED:

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 QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6598, AT PAGE 437, AND THE PERSONAL REPRESENTATIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 4220, AT PAGE 1896 (AS TO THE SUBJECT PROPERTY);

B. THE PROPERTY RECORD CARD AS OBTAINED FROM THE BETA MAP IT+ ONLINE MAPPING SYSTEM AS OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER (AS TO PARCEL 2844-029-016);

C. THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 6610, AT PAGE 1661, AND THE PERSONAL REPRESENTATIVE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 897, AT PAGE 120 (AS TO PARCEL 2844-029-019);

D. THE PERSONAL REPRESENTATIVE'S RELEASE AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 5908, AT PAGE 905 (AS TO PARCEL 2844-029-021);

E. THE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 5413, AT PAGE 1368, AND THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 809, AT PAGE 400 (AS TO PARCEL 2844-029-022);

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

G. THE PROPERTY RECORD CARD OF PARCEL ACCOUNTS 2844-029-016, 2844-029-019, 2844-029-020, 2844-029-021, AND 2844-029-022 AS OBTAINED FROM THE BETA MAP IT+ ONLINE MAPPING SYSTEM 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.

DESCRIPTION: (SEE NOTE 4)

BLOCK 29, LOT 20 WEST END OCALA
SECTION 18, TOWNSHIP 15, RANGE 22
PLAT BOOK A PAGE 053

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.

Digitally signed by R. Kelly Roberts
DN: cn=R. Kelly Roberts, o=City of Ocala, a=Municipal Corporation, ou=Survey Division - Office of the City Engineer,
email=roberts@ocalafla.org, c=US
Date: 2025.10.16 17:15:57 -0400

R. KELLY ROBERTS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER NO. 6569
STATE OF FLORIDA
DATE: OCTOBER 16, 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: 18 | TOWNSHIP: 15 S | RANGE: 22 E

DRAWN: RKR | CHECKED: RKR

DATE: 10.12.2025 | SCALE: 1" = 30'

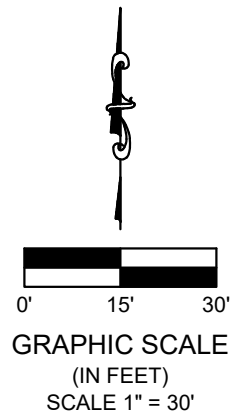
FIELD BOOK: 612 / 646 | PAGE: 50 / 78

HORIZONTAL DATUM: NAD83-0902

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

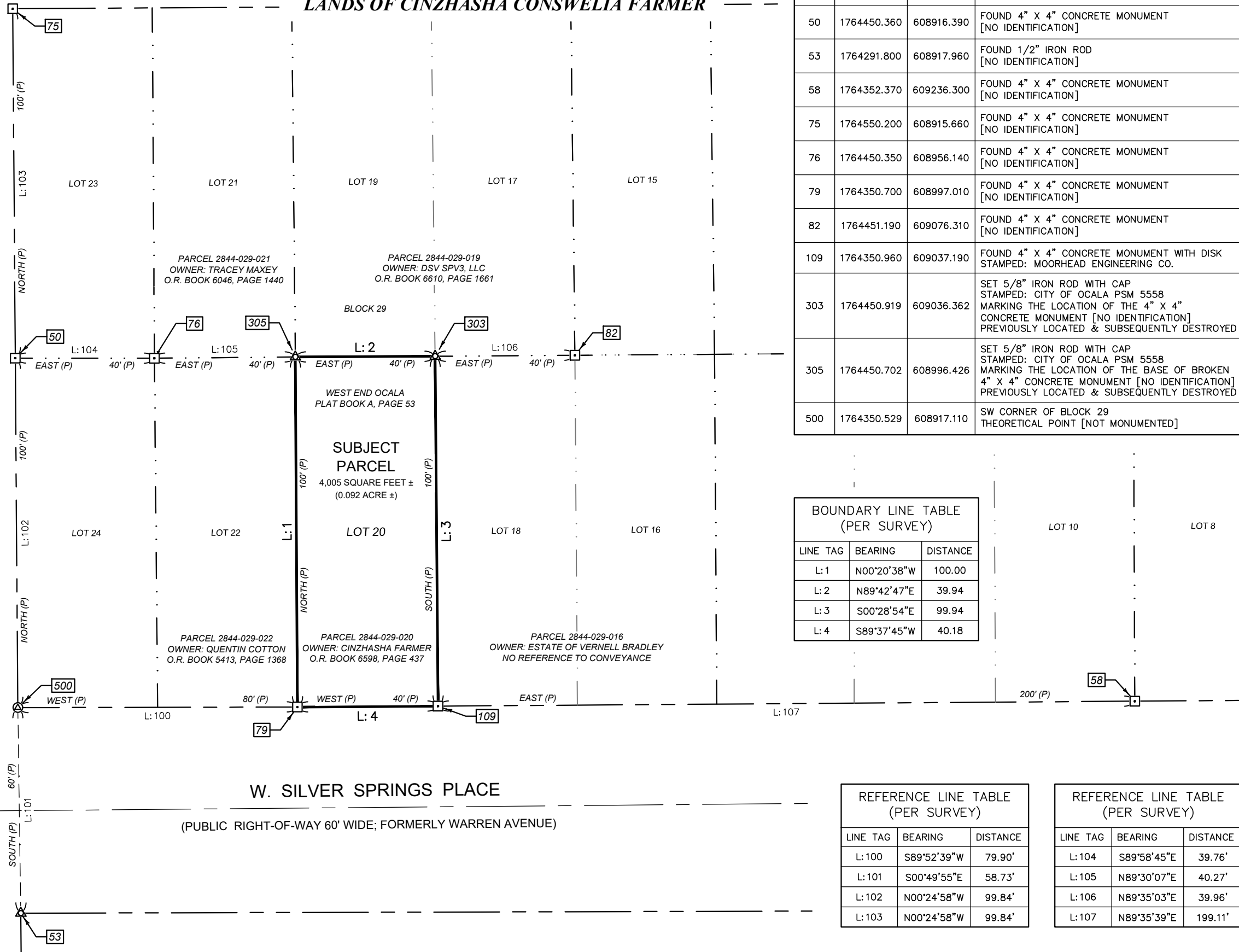
FILE NO.: 25-007832.01

WORK ORDER: 25-007832



N.W. 11TH AVENUE

(PUBLIC RIGHT-OF-WAY 66 FEET WIDE; FORMERLY 22ND STREET)



BOUNDARY SURVEY
PARCEL 2844-029-020
LANDS OF CINZHASHA CONSWELIA FARMER

TABLE OF MONUMENTS			
POINT:	NORTHING:	EASTING:	DESCRIPTION:
50	1764450.360	608916.390	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
53	1764291.800	608917.960	FOUND 1/2" IRON ROD [NO IDENTIFICATION]
58	1764352.370	609236.300	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
75	1764550.200	608915.660	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
76	1764450.350	608956.140	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
79	1764350.700	608997.010	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
82	1764451.190	609076.310	FOUND 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION]
109	1764350.960	609037.190	FOUND 4" X 4" CONCRETE MONUMENT WITH DISK STAMPED: MOORHEAD ENGINEERING CO.
303	1764450.919	609036.362	SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558 MARKING THE LOCATION OF THE 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION] PREVIOUSLY LOCATED & SUBSEQUENTLY DESTROYED
305	1764450.702	608996.426	SET 5/8" IRON ROD WITH CAP STAMPED: CITY OF OCALA PSM 5558 MARKING THE LOCATION OF THE BASE OF BROKEN 4" X 4" CONCRETE MONUMENT [NO IDENTIFICATION] PREVIOUSLY LOCATED & SUBSEQUENTLY DESTROYED
500	1764350.529	608917.110	SW CORNER OF BLOCK 29 THEORETICAL POINT [NOT MONUMENTED]

BOUNDARY LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 1	N00°20'38"W	100.00
L: 2	N89°42'47"E	39.94
L: 3	S00°28'54"E	99.94
L: 4	S89°37'45"W	40.18

REFERENCE LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 100	S89°52'39"W	79.90'
L: 101	S00°49'55"E	58.73'
L: 102	N00°24'58"W	99.84'
L: 103	N00°24'58"W	99.84'

REFERENCE LINE TABLE (PER SURVEY)		
LINE TAG	BEARING	DISTANCE
L: 104	S89°58'45"E	39.76'
L: 105	N89°30'07"E	40.27'
L: 106	N89°35'03"E	39.96'
L: 107	N89°35'39"E	199.11'

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



PREPARED FOR:

COMMUNITY
DEVELOPMENT

"BOUNDARY DEPICTION"

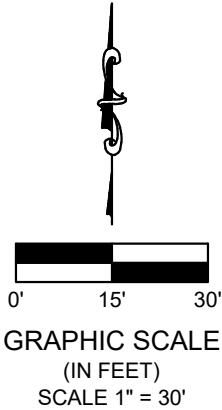
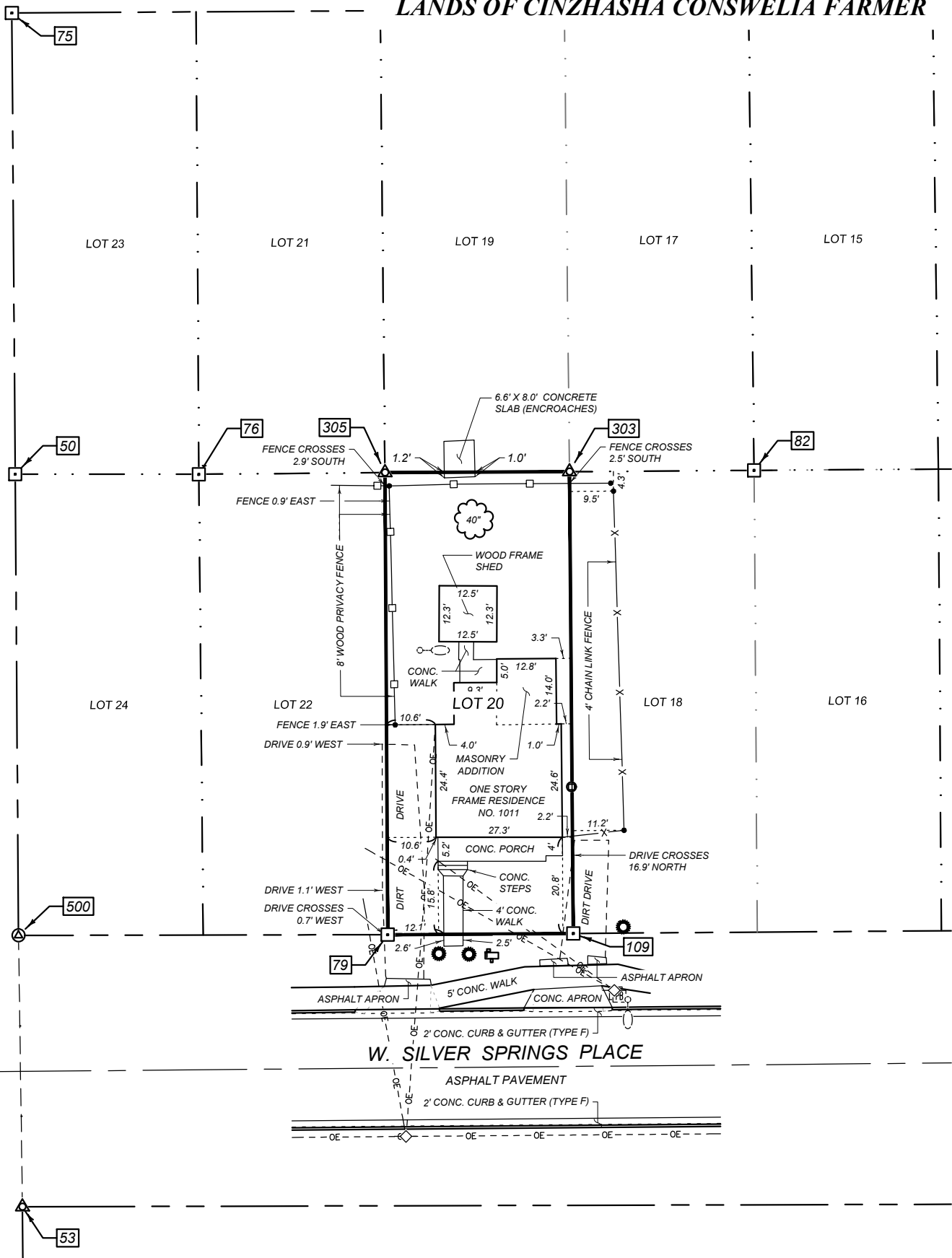
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NO.:	DATE & DESCRIPTION:	BY:		FILE NO.:	25-007832.01
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PARCEL 2844-029-020
LANDS OF CINZHASHA CONSWELIA FARMER



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

SYMBOLGY LEGEND:
[Symbol] = SANITARY CLEANOUT
[Symbol] = LIGHT POLE
[Symbol] = MAILBOX
[Symbol] = METER: ELECTRIC
[Symbol] = METER: WATER
[Symbol] = POWER POLE
[Symbol] = TELEPHONE PEDESTAL
[Symbol] = WIRE PULL BOX
L.# = REFERENCE TO A LINE DATA TABLE
[Symbol] = REFERENCE TO THE TABLE OF MONUMENTS
[Symbol] = TREE: OAK & SIZE
[Symbol] = ORNAMENTAL: CACTUS

LINETYPE LEGEND:
[Line Type] = BOUNDARY LINE: SUBJECT PARCEL PER SURVEY
[Line Type] = RIGHT-OF-WAY LINE
[Line Type] = CENTERLINE OF RIGHT-OF-WAY
[Line Type] = PARCEL LINE
[Line Type] = LOT LINE
[Line Type] = PERPINDICULAR TIE LINE TO BOUNDARY
[Line Type] = PAVEMENT: EDGE
[Line Type] = CURB: FLOWLINE
[Line Type] = CURB: FACE
[Line Type] = CURB: BACK
[Line Type] = CURB: GRADE BREAK
[Line Type] = ELECTRIC / UTILITY LINE: OVERHEAD / AERIAL

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



PREPARED FOR:

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DEVELOPMENT

"IMPROVEMENTS DETAIL"

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