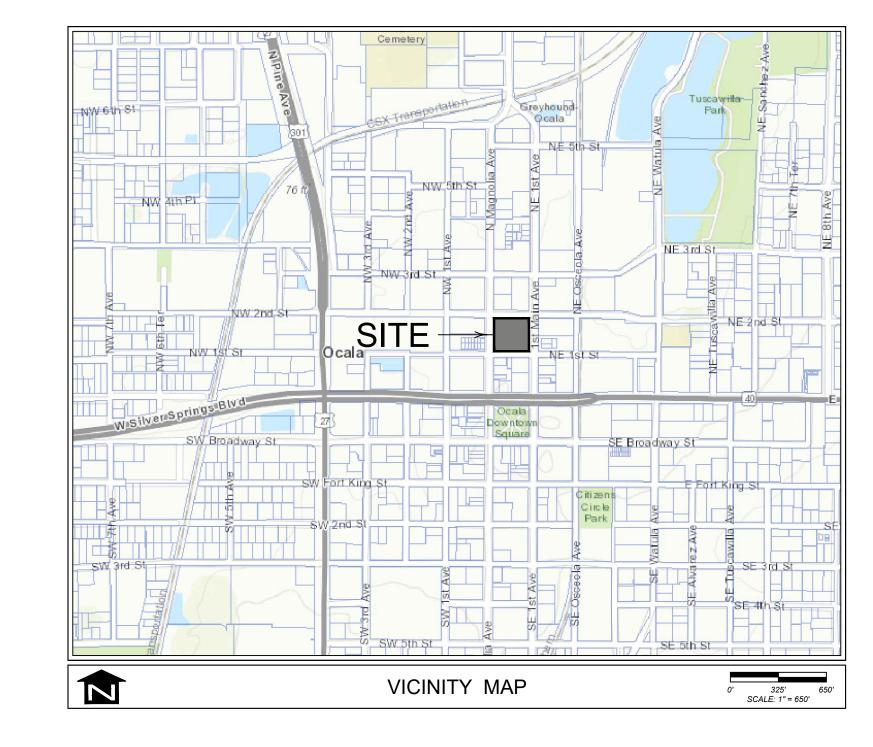
## **BOUNDARY SURVEY**

CONVEYANCE OF SURPLUS LANDS
MARION COUNTY PARCEL 2853-058-000
(CONCORD PARKING LOT)

LINETYPE LEGEND: SYMBOLOGY LEGEND. ABBREVIATIONS.  $\bigcirc$  = BOLLARD = SEWER CLEAN-OUT E. = EASTS. = SOUTHW. = WEST= LIGHT POLE (METAL / WOOD) = LIGHT POLE: APPROXIMATE - SEE NOTE 13 (P) = DATA PER REFERENCE TO PLAT (R) = DATA PER REFERENCE TO RECORD INFORMATION  $\blacksquare$  = MAILBOX L:# = REFERENCE TO A LINE DATA TABLE · — · · — · · — = UTILITY LINE - AERIAL = MANHOLE - DRAINAGE RCP = REINFORCED CONCRETE PIPE · = GRADE BREAK = UPDATED IMPROVEMENT: SEE NOTE 13 = MANHOLE - TELEPHONE WATER = METER - WATER = POWER POLE = SIGNAL STRAIN POLE = SIGN - SINGLE-POLE = VALVE COVER - WATER = PULL BOX: USE VARIES = PULL BOX: APPROXIMATE - SEE NOTE 13 = BLOCK IDENTIFICATION



## 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 CURRENTLY VESTED 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. 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 PREPARED WITH THE BENEFIT OF THE PROPERTY DESCRIPTION CONTAINED IN THE PROPERTY RECORD CARD ASSOCIATED WITH MARION COUNTY PARCEL ACCOUNT 2823-058-000, SAID PROPERTY DESCRIPTION APPEARS TO BE GENERALLY SUPPORTED BY THE DESCRIPTION OF PARCEL NO. 2 OF THE DEED RECORDED IN OFFICIAL RECORDS BOOK 251, PAGE 62, HOWEVER, SAID DESCRIPTION OF PARCEL NO. 2 IS VAGUE IN THAT IT CONVEYS "ALL INTEREST OF MARION COUNTY, IN AND TO BLOCK 58, OLD SURVEY..." WHICH IS NOT SPECIFICALLY DEFINED AND MAKES NO MENTION OF ANY EXCEPTIONS (I.E., "THE NORTH 10 FEET" AND "THE SOUTH 20 FEET") FOR ADDITIONAL RIGHT-OF-WAY AS REFERENCED IN THE AFOREMENTIONED PROPERTY DESCRIPTION; THAT SAID, INFORMATION SHOWN ON THE MAP OF BLOCK 58 OF THE "OLD SURVEY", AS FOUND IN THE "ASSESSOR'S BLOCK BOOK" REFERENCED IN NOTE 11.D, APPEARS TO CONFIRM THESE TWO APPARENT EXCEPTIONS TO TITLE; CONSEQUENTLY, THE LEGAL DESCRIPTION APPEARING HEREON IS BELIEVED TO ACCURATELY DESCRIBE THE SURPLUS PARCEL OF LAND PROPOSED FOR CONVEYANCE BY THE CITY OF OCALA; HOWEVER, VALIDATION OF THE LEGAL DESCRIPTION THROUGH AN APPROPRIATE TITLE SEARCH IS RECOMMENDED PRIOR TO THE FORMAL CONVEYANCE OF TITLE.
- 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 SOUTH LINE OF THE SUBJECT PROPERTY. AS SHOWN AND MONUMENTED HEREON, BEARS N89°36'10"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 TOPOGRAPHIC SURVEY MEASUREMENTS RESULTING IN AN EXPECTED HORIZONTAL ACCURACY OF +/- 0.05 FEET TO THE LOCATED FEATURES SHOWN HEREON.
- 7. THE ORIGINAL WIDTH OF N.E. 1ST STREET AND N.E. 2ND STREET (FORMERLY NORTH 1ST STREET AND NORTH 2ND STREET, RESPECTIVELY) WAS 1 CHAIN (66 FEET) AS ESTABLISHED BY AND SHOWN ON THE PLAT OF OLD SURVEY OF OCALA ("COUNTY SITE OF MARION COUNTY" SEE NOTE 12.V); THE ORIGINAL WIDTH OF N.E. 1ST AVENUE AND N. MAGNOLIA AVENUE (FORMERLY MAIN STREET AND FREEMONT STREET, RESPECTIVELY) WAS 1-1/2 CHAINS (99 FEET); THE WIDTH OF SUCH STREETS WERE SUBSEQUENTLY REDUCED (FROM 66 FEET TO 40 FEET AND FROM 99 FEET TO 59 FEET) BY OFFICIAL ACTION OF THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS ON APRIL 6, 1847, THE RECORD OF WHICH IS DOCUMENTED IN MINUTES VOLUME 1, AT PAGE 28, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, PRIOR TO THE INCORPORATION OF THE CITY OF OCALA IN 1868.
- 8. THE LOTS LYING WITHIN THE BLOCKS CREATED BY THE PLAT OF OLD SURVEY OF OCALA ("COUNTY SITE OF MARION COUNTY" SEE NOTE 11.C); APPEAR TO HAVE BEEN CREATED AFTER THE INITIAL SURVEY (PLATTING) BY UNKNOWN ACTION VIA SEPARATE INSTRUMENT(S), HOWEVER, IT IS CURRENTLY UNKNOWN WHETHER THE LOTS WERE CREATED BEFORE OR AFTER THE RIGHTS-OF-WAY WIDTH REDUCTION REFERENCED IN NOTE 7; AS SUCH, THE INTERIOR LINES DIVIDING LOTS 1 THROUGH 4, INCLUSIVE, OF BLOCK 58, HAVE BEEN DETERMINED IN THE LOCATION SHOWN ON THE MAP OF BLOCK 58 OF THE "OLD SURVEY" AS FOUND IN THE "ASSESSOR'S BLOCK BOOK" (SEE NOTE 11.D) WHICH RESULT IN FOUR EQUAL-SIZED LOTS AS CREATED BY ESTABLISHING INTERSECTING LINES THAT CONNECT THE MID-POINT ALONG EACH SIDE OF BLOCK 58 TO THE OPPOSITE MID-POINT BASED ON THE AMENDED BLOCK LENGTH THAT RESULTS FOLLOWING SAID RIGHTS-OF-WAY WIDTH REDUCTION (RESULTING IN AN "AMENDED BLOCK 58"); THAT SAID, IN THE PARTICULAR CASE OF BLOCK 58, THE LOCATION OF THE INTERIOR LINES OF THE LOTS THEREIN BASED ON THE "AMENDED BLOCK 58" ARE COINCIDENT WITH THE LOCATION OF THE INTERIOR LINES OF THE LOTS THEREIN BASED ON THE "ORIGINAL BLOCK 58", THE ONLY DIFFERENCE BETWEEN THE TWO BEING THE OUTWARDLY EXTENSION TO INTERSECT THE AMENDED RIGHT-OF-WAY LINES FOLLOWING THE REDUCTION OF SAID RIGHT-OF-WAY WIDTHS.

- 9. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0509E (VERSION 2.3.3.2), AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY 120330, PANEL 0509, SUFFIX E, EFFECTIVE DATE: APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON APPEARS TO LIE IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).
- 10. 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.
- 11. 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 DEED RECORDED IN OFFICIAL RECORDS BOOK 251, AT PAGE 62 (AS TO THE SUBJECT PARCEL)
- B. THE PLAT OF THE OLD SURVEY OF OCALA ("COUNTY SITE OF MARION COUNTY") AS RECORDED IN PLAT BOOK E, PAGE 1;
- C. THE PLAT OF THE "OLD SURVEY" AND "NEW SURVEY" OF OCALA AS RECORDED IN PLAT BOOK E, PAGE 2;
- D. THE MAP OF BLOCKS 42 THROUGH 44, INCLUSIVE; BLOCKS 57 THROUGH 59, INCLUSIVE; AND BLOCKS 62 THROUGH 64, INCLUSIVE, OF THE "OLD SURVEY" AS FOUND IN THE "ASSESSOR'S BLOCK BOOK" (PAGES UNNUMBERED) ON FILE IN THE OFFICE OF THE CITY OF OCALA REAL ESTATE DIVISION.
- E. THE PROPERTY RECORD CARD OF PARCEL ACCOUNTS 2823-058-000 AS OBTAINED FROM THE ONLINE MAPPING SYSTEM OPERATED AND MAINTAINED BY THE OFFICE OF THE MARION COUNTY PROPERTY APPRAISER.
- 12. THE MAP OF BLOCK 58 OF THE "OLD SURVEY" AS FOUND IN THE "ASSESSOR'S BLOCK BOOK" REFERENCED IN NOTE 11.D, CONFIRMS THE EXCEPTION OF THE NORTH 10 FEET THEREOF AS ADDITIONAL RIGHT-OF-WAY FOR N.E. 2ND STREET AND THE SOUTH 20 FEET THEREOF AS ADDITIONAL RIGHT-OF-WAY FOR N.E. 1ST STREET; IN ADDITION, SAID MAP ALSO SHOWS BLOCK 58 AS A FORMER SITE OF THE POST OFFICE.
- 13. 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 AS PREVIOUSLY OBSERVED IN FEBRUARY OF 2013, DURING THE PREPARATION OF A TOPOGRAPHIC SURVEY OF THE CONCORD PARKING LOT PURSUANT TO SURVEY WORK ORDER NO. 10504-B AS DOCUMENTED IN FIELD BOOK 570, PAGES 01 THROUGH 06, AND PAGES 62 THROUGH 65, INCLUSIVE; THE IMPROVEMENT FEATURES SHOWN HEREON IN GRAYSCALE REPRESENT THOSE FEATURES THAT HAVE BEEN SUBSEQUENTLY MODIFIED BY VIRTUE OF THE "MAGNOLIA AVENUE ONE LANING" IMPROVEMENT PROJECT BY THE CITY OF OCALA, PROJECT #48, FINANCIAL PROJECT IDENTIFICATION 018611-1-11-11, DATED JULY 17, 2020, WHICH ARE SHOWN ACCORDING TO THE LOCATION DEPICTED IN THE DESIGN PLANS AND WERE NOT LOCATED DURING THE PREPARATION OF THIS SURVEY; IMPROVEMENTS, UTILITIES, AND / OR ENCROACHMENTS, IF ANY, THAT LIE UNDERGROUND AND ARE CONCEALED FROM VIEW WERE NOT LOCATED EXCEPT AS MAY BE SHOWN HEREON.
- 14. 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.
- 15. 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):

ALL OF BLOCK 58, OLD SURVEY OF OCALA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

LESS AND EXCEPT THE NORTH 10 FEET THEREOF FOR ROAD RIGHT-OF-WAY;

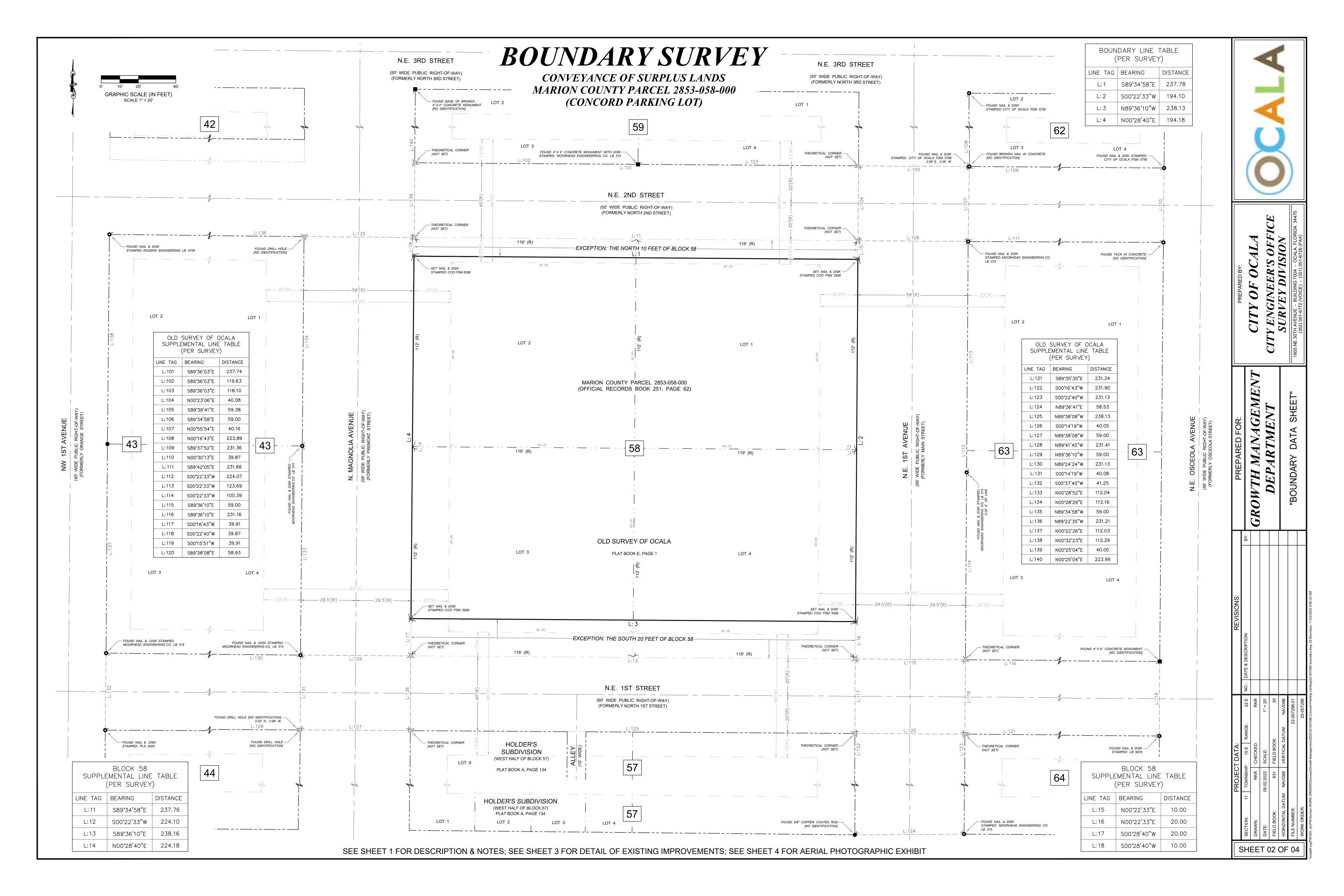
AND LESS AND EXCEPT THE SOUTH 20 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

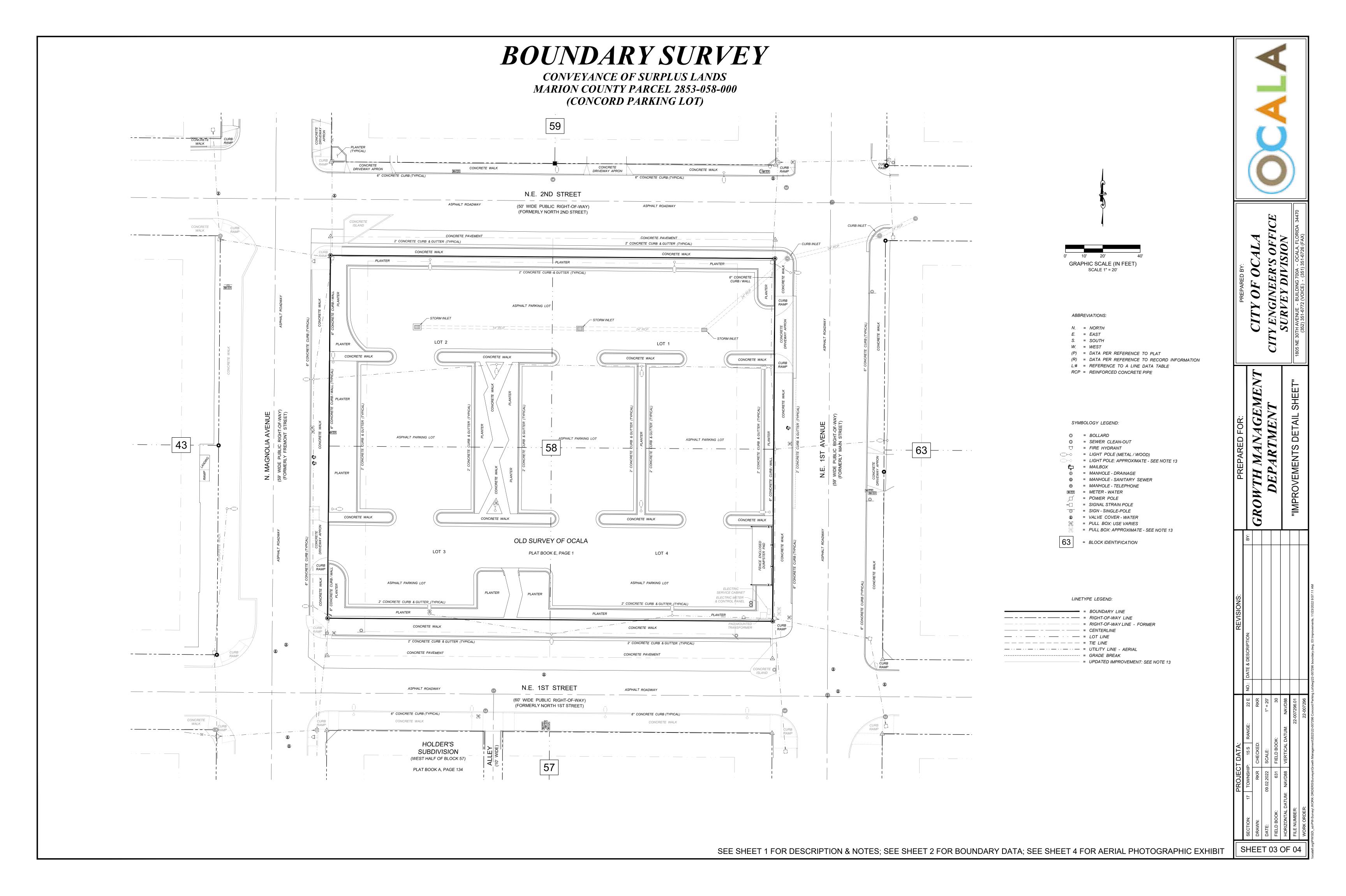
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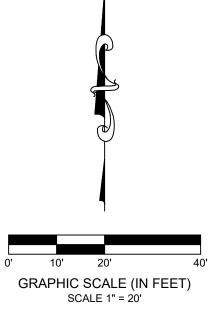


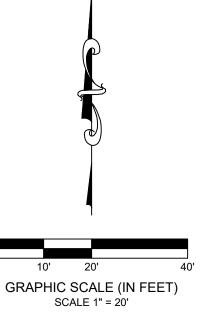


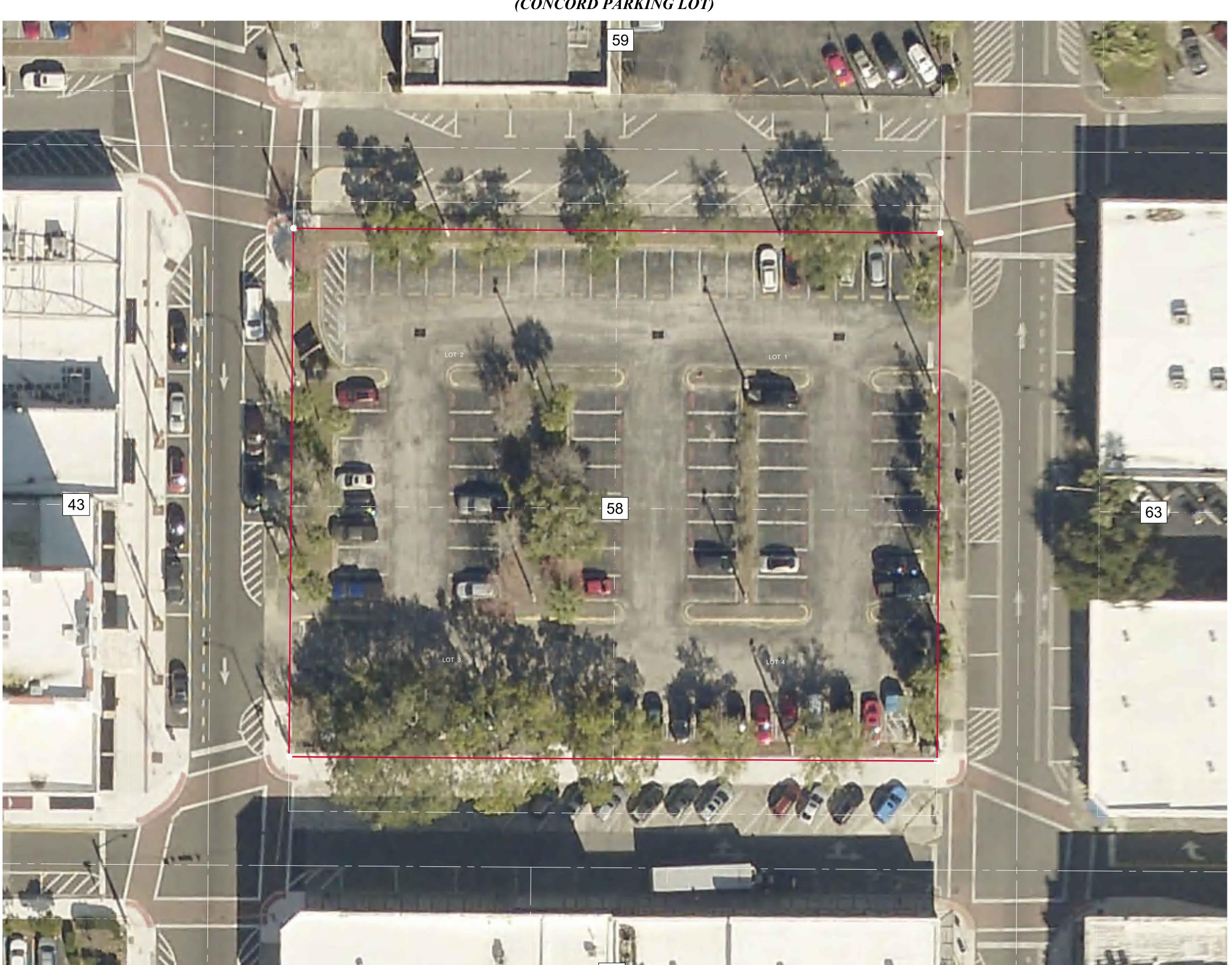
## **BOUNDARY SURVEY**

MARION COUNTY PARCEL 2853-058-000 (CONCORD PARKING LOT)









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