

June 12, 2025

PROJECT NAME: GREEN LEAF

PROJECT NUMBER: 2025050079

APPLICATION: DRC WAIVER REQUEST #32908

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Defer to MSBU.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Parcel 19999-004-00 is located within the Marion County Utility Service Area, but it is outside of the connection distance. The nearest MCU infrastructure is more than 3 miles away. MCU has not provided any comments regarding the division of this parcel. Utility easements are indicated on the site plan.

Additionally, this parcel is outside the Urban Growth Boundary and is situated within the Secondary Springs Protection Zone.

- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: n/a
- 5 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: All lots are over 10 acres and can support well and septic
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 2.16.1.B(8)(G) - Establishment of County MSBU
STATUS OF REVIEW: INFO
REMARKS: Approved. An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) instead of the MSBU.



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 04/28/2025 Parcel Number(s): 19999-004-00 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Green Leaf Commercial ☐ Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Madison Carmen Properties, LLC
Signature: CARMEN MURVIN
Mailing Address: 2166 NW 10th Street City: Ocala
State: FL Zip Code: 34475 Phone # 352-427-8649
Email address: Carmengmurvin@gmail.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Rogers Engineering, LLC Contact Name: Melinda Clemons
Mailing Address: 1105 S.E. 3rd Avenue City: Ocala
State: Florida Zip Code: 34471 Phone # 352-622-9214
Email address: mclemons@rogerseng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section 2.16.1.B(8) - Agricultural lot split
Reason/Justification for Request (be specific): To allow division of land pursuant to code.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Section 2.16.1.B(8)(g) Establishment of County M.S.B.U
Reason/Justification for Request (be specific): Provide an Easement Agreement for maintenance requirements and HOA documents.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

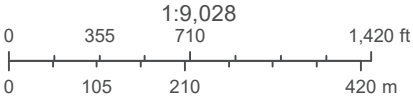
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____



PID# 19999-004-00

4/25/2025
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

GREEN LEAF

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA

BCC EASEMENT BOOK _____, PAGE _____

LEGAL DESCRIPTION:

LOT 1
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1903.45 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 659.18 FEET; THENCE S00°19'19"W, 685.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. HIGHWAY No. 328 (66 FEET WIDE); THENCE N89°05'31"W ALONG SAID RIGHT-OF-WAY LINE, 345.08 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1399.69 FEET AND A CENTRAL ANGLE OF 170°1'48"; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE 518.31 FEET (CHORD BEARING AND DISTANCE OF N82°34'03"W, 317.63 FEET) TO THE INTERSECTION WITH THE AFORESAID WEST LINE OF SAID NORTHWEST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°29'54"E ALONG SAID WEST LINE, 648.92 FEET TO THE POINT OF BEGINNING.

LOT 2
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1238.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°29'54"W ALONG SAID WEST LINE, 665.02 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 659.18 FEET; THENCE N00°19'19"E, 665.03 FEET; THENCE N89°05'31"W, 657.13 FEET TO THE POINT OF BEGINNING.

LOT 3
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 655.09 FEET; THENCE S00°19'19"W, 665.03 FEET; THENCE N89°05'31"W, 657.13 FEET TO A POINT ON AFORESAID WEST LINE; THENCE N00°29'54"E ALONG SAID WEST LINE, 665.02 FEET TO THE POINT OF BEGINNING.

LOT 4
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 1310.88 FEET; THENCE N00°04'48"E, 584.41 FEET TO A POINT ON THE NORTH LINE OF AFORESAID NORTHWEST 1/4; THENCE N89°34'20"W ALONG SAID NORTH LINE, 1306.58 FEET TO THE POINT OF BEGINNING.

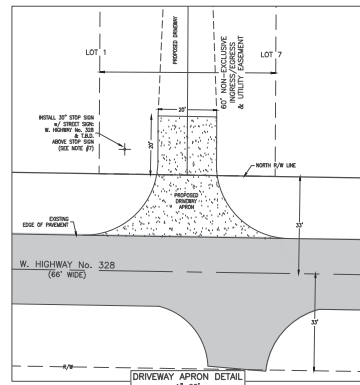
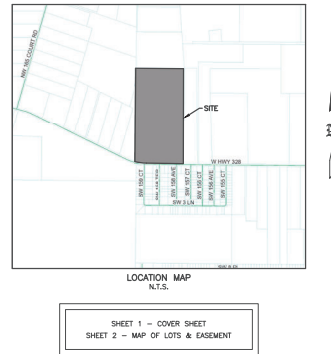
LOT 5
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 665.09 FEET TO THE POINT OF BEGINNING; THENCE S00°19'19"W, 665.03 FEET; THENCE S89°05'31"E, 658.60 FEET; THENCE N00°04'48"E, 665.07 FEET; THENCE N89°05'31"W, 655.79 FEET TO THE POINT OF BEGINNING.

LOT 6
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S89°34'20"E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1306.58 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°04'48"W, 1249.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°04'48"W, 665.07 FEET; THENCE N89°05'31"W, 661.41 FEET; THENCE N00°19'19"E, 665.03 FEET; THENCE S89°05'31"E, 658.60 FEET TO THE POINT OF BEGINNING.

LOT 7
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S89°34'20"E ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1306.58 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°04'48"W, 1914.55 FEET TO THE POINT OF BEGINNING; THENCE N89°05'31"W, 661.41 FEET; THENCE S00°19'19"W, 685.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. HIGHWAY No. 328 (66 FEET WIDE); THENCE S89°05'31"E ALONG SAID RIGHT-OF-WAY LINE, 664.30 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°04'48"E, 685.07 FEET TO THE POINT OF BEGINNING.

NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4; THENCE S00°29'54"W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 573.41 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°05'31"E, 625.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°05'31"E, 60.00 FEET; THENCE S00°19'19"W, 976.94 FEET; THENCE S89°40'41"E, 20.00 FEET; THENCE S00°19'19"W, 40.00 FEET; THENCE N89°40'41"W, 20.00 FEET; THENCE S00°19'19"W, 998.17 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF W. HIGHWAY No. 328 (66 FEET WIDE); THENCE N89°05'31"W ALONG SAID RIGHT-OF-WAY LINE, 60.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°19'19"E, 997.55 FEET; THENCE N89°40'41"E, 20.00 FEET; THENCE N00°19'19"E, 977.55 FEET TO THE POINT OF BEGINNING.



NOTES:

1. A RESIDENTIAL DRIVEWAY PERMIT MUST BE ISSUED PRIOR TO ANY CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.
2. DRIVEWAY APRON STRUCTURE COURSE SHALL BE 6" MIN. THICKNESS CONCRETE w/ 6"x4" #10 WWM ELEVATED 2" ABOVE GROUND GRADE AT FORM UP OR 1.25" THICKNESS ASPHALT OVER 6" THICK LIMEROCK BASE (LBR 100 - 98% DENSITY).
3. THE NEED FOR A CULVERT (AND DIAMETER SIZE) OR A SWALED DRIVEWAY SHALL BE DETERMINED BY A COUNTY FIELD INSPECTION AS PART OF THE DRIVEWAY PERMIT.
4. IF A CULVERT IS REQUIRED IT MUST HAVE CONCRETE MITERED END SECTIONS.
5. CONCRETE APRONS MUST PROVIDE AN EXPANSION JOINT AT THE EXISTING EDGE OF PAVEMENT.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK; BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL PREPARED BY THIS FIRM.
2. LOTS 1 THROUGH 7 SHALL FRONT ON THE COMMON DRIVEWAY WITHIN THE NON-EXCLUSIVE EASEMENT AND DRIVEWAYS CONNECTING TO IT SHALL MEET THE RESIDENTIAL DRIVEWAY SPACING REQUIREMENTS ESTABLISHED BY MARION COUNTY CODE.
3. PERTAINING TO LOTS 1 & 7, THERE SHALL BE NO DRIVEWAY CONNECTIONS TO WEST HIGHWAY No. 328 OTHER THAN THE COMMON DRIVEWAY WITHIN THE 60 FEET WIDE EASEMENT.
4. THE LEGAL DESCRIPTIONS SHOWN HEREON WERE WRITTEN BY THE SURVEYOR.
5. THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON; THIS INCLUDES THE EMERGENCY VEHICLE TURN AROUND.
6. IN ADDITION TO THE 60 FEET WIDE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN HEREON, THERE SHALL BE A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG WITH AND ADJACENT TO SAID EASEMENT AND A 10 FEET WIDE NON-EXCLUSIVE UTILITY EASEMENT ALONG ALL SIDE LOT LINES THAT WERE NOT SHOWN FOR CLARITY PURPOSES.
7. THE STOP SIGN & STREET SIGN MUST BE INSTALLED ON A 2"x2" SQUARE POST, 14 FT. IN LENGTH, 14 GAUGE, 4 LBS/FT. IN ACCORDANCE WITH DETAILS TS030, TS031 AND TS032 AS STATED IN THE MARION COUNTY LAND DEVELOPMENT CODE. THE SIGNS MUST BE INSTALLED AS A PART OF THE DRIVEWAY PERMIT AND MUST BE COMPLETED PRIOR TO RECORDING OF THIS PLAN.
8. THIS ENTIRE PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0460, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.
9. THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY WHATSOEVER IN THE MAINTENANCE OF THE NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT.
10. AT SUCH TIME THE COMMON DRIVEWAY MAY BE IMPROVED, WHETHER BY ASPHALT, LIMEROCK OR SIMILAR IMPERVIOUS MATERIALS, IT MAY BE NECESSARY TO PROVIDE A DRAINAGE PLAN, PREPARED BY A FLORIDA LICENSED ENGINEER, TO ADDRESS STORMWATER RUNOFF. THE PLAN MUST BE SUBMITTED TO AND APPROVED BY THE MARION COUNTY STORMWATER PROGRAM PRIOR TO CONSTRUCTION.
11. IF THE STABILIZED DRIVEWAY IS IMPROVED WITH IMPERVIOUS MATERIALS, THAT PORTION OF THE PAVED DRIVEWAY THAT IS WITHIN EACH INDIVIDUAL LOT SHALL BE CONSIDERED AS IMPERVIOUS AREA ALLOCATED TO THE LOT, UNLESS SEPARATE DRAINAGE FACILITIES ARE PROVIDED.
12. DEVELOPMENT OF IMPERVIOUS AREAS ON EACH LOT IS LIMITED TO 8000 SQUARE FEET UNLESS A MAJOR SITE PLAN, OR A WAIVER FOR THE SAME, IS APPROVED BY MARION COUNTY D.R.C.
13. THE 60 FEET NON-EXCLUSIVE INGRESS/EGRESS & UTILITY EASEMENT SHOWN AND DESCRIBED HEREON IS ADDRESSED IN DETAIL IN THE DECLARATION OF EASEMENT AND COVENANTS FOR GREEN LEAF AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DATE	REVISION

ROBERT L. BOYER, P.E.
F.L.S. No. 10027
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Rochelle N. Allen, PSM
F.L.S. No. 6271
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ROGERS ENGINEERING & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • L.L. Bui, #4074

GREEN LEAF
AGRICULTURAL LOT SPLIT PLAN
Cover Sheet

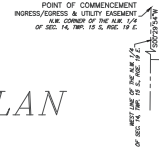
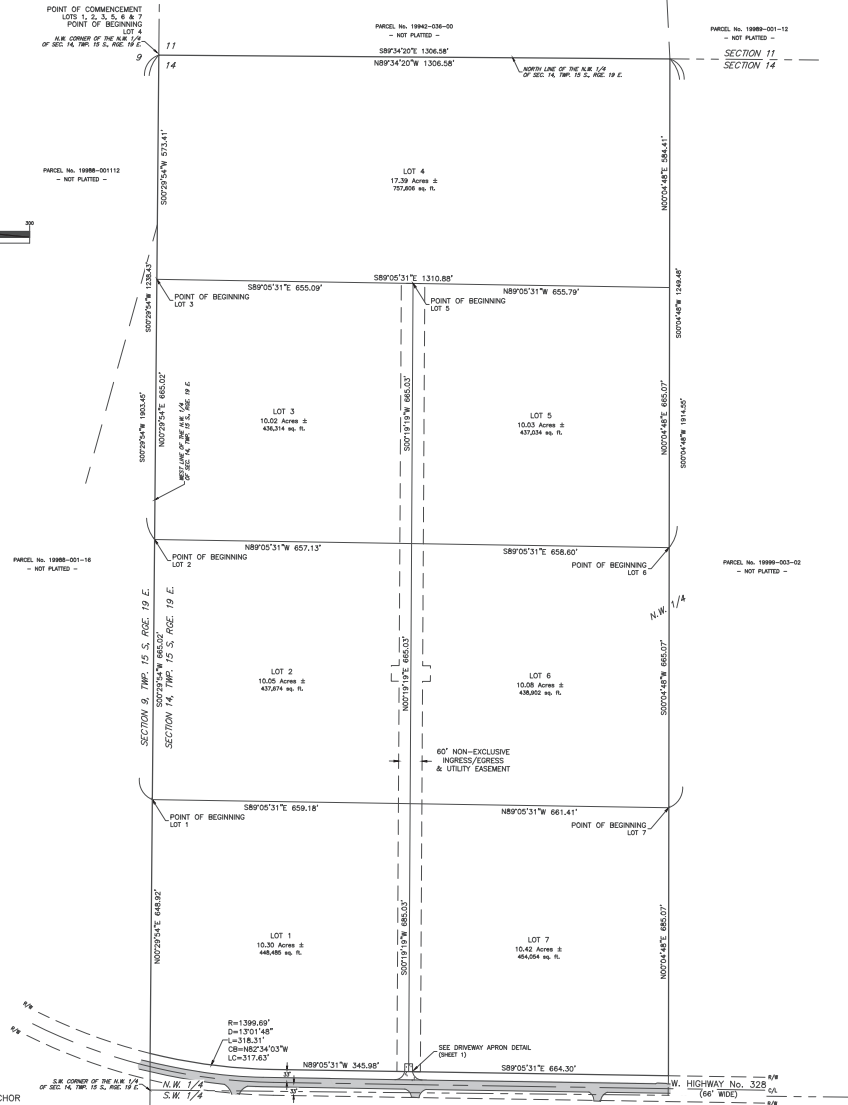
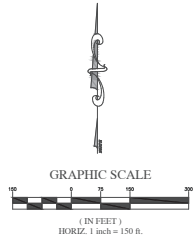
JOB No.
XB-0026-LEAF-ALS
DATE
5/27/2025
SCALE
N.T.S.
SHEET
1 OF 1

MEKELLE M. BOYER DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

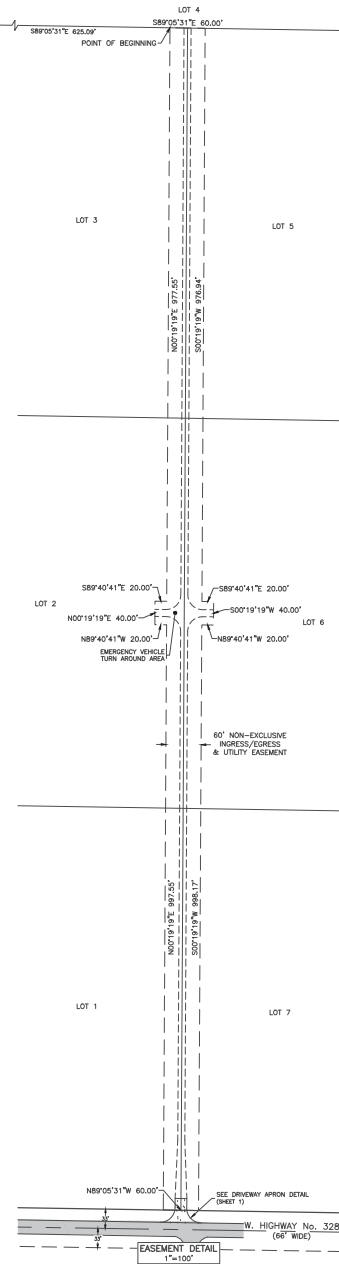
GREEN LEAF

AGRICULTURAL LOT SPLIT PLAN

MARION COUNTY, FLORIDA



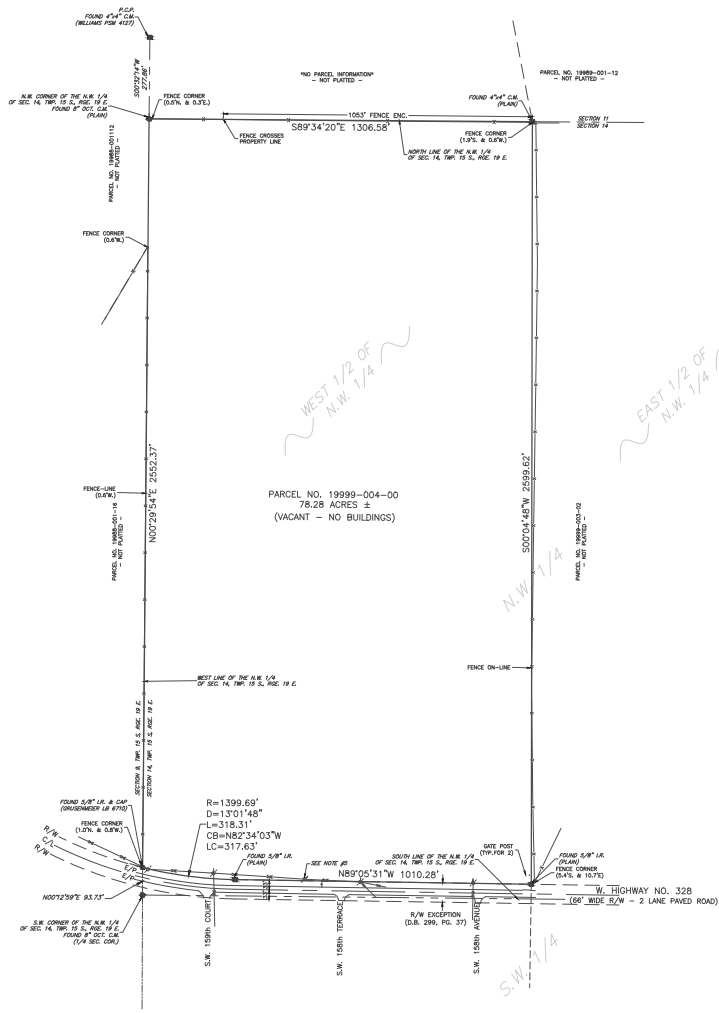
BCC EASEMENT BOOK _____ PAGE _____



JOB No. XB-0000-0000-0000	
DATE 5/27/2025	
SCALE 1" = 150'	
SHEET 2 OF 2	

ROGERS ENGINEERING & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

ROBERT L. ROGERS, P.E. Lic. No. 10022 rogers@engr.com	REVISION
ROBERT L. ROGERS, P.E. Lic. No. 10022 rogers@engr.com	DATE



ENC.	ENCROACHMENT
P.O.B.	POINT OF BEGINNING
P.C.M.	POINT OF COMMENCEMENT
P.C.P.	PERMANENT CONTROL POINT
P.C.M.	PERMANENT CONTROL MONUMENT
C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
N/D	NAIL & DISC
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
SEC.	SECTION
TWP.	TOWNSHIP
R.O.E.	RANGE MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
R	RADIUS
D or Δ	CENTRAL ANGLE
R	LENGTH
CB	CHORD BEARING
L	LENGTH OF CHORD
O.R.B.	OPTICAL RECORD BOOK
P.G.	CONCRETE
CONC.	CONCRETE
	UTILITY POLE AND GUY ANCHOR
	OVERHEAD WIRES
	FENCE
	CONCRETE
	ASPHALT
①	TRAFFIC SIGNAL BOX
②	SANITARY MANHOLE
③	STORM MANHOLE
④	WATER METER
⑤	WATER VALVE
⑥	TRAFFIC SIGN
⑦	STREET SIGN
⑧	GAS MARKER
⑨	FIBER OPTIC CABLE MARKER
⑩	LIGHT POLE
⑪	FIRE HYDRANT
⑫	TELEPHONE PEDESTAL
⑬	ELECTRIC METER

THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH,
RANGE 19 EAST, MARION COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY, AND
LESS AND EXCEPT ANY PORTION LYING SOUTH OF W. HIGHWAY NO. 328
(STATE ROAD 328)

1. FIELD MEASURED BEARING SHOWS HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE W-1 NET NETWORK.

2. FIELD SURVEY DATE: 2-15-2024.

3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY OR EASEMENTS CONSIDERED WERE OBTAINED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: SLE0224-00068, COMMITMENT DATE: FEBRUARY 21, 2024.

4. THE ACRESH SHOWN HEREON REPRESENTS THE LANDS NORTH OF WEST HIGHWAY NO. 328 RIGHT-OF-WAY.

5. THE OVERHEAD UTILITIES, UTILITY POLES AND GUY ANCHORS SHOWN ON THIS SURVEY MAP HAVE BEEN CONSIDERED EVIDENCE OF EASEMENT RIGHTS OR ENCROACHMENTS, NO EASEMENT OF RECORD FOR THESE UTILITIES WERE REFERENCED IN THE TITLE COMMITMENT FURNISHED.

6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.

7. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.

8. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17050D, PANEL 0460, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.

9. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 541-170500 THROUGH 0525, FLORIDA ADMINISTRATIVE CODE AND WAS OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR RURAL LAND USE.

10. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE OF THE SURVEYOR, THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

TITLE COMMITMENT INFORMATION TABLE				
FIRST AMERICAN TITLE INSURANCE COMPANY				
FILE NO. SLE2024-00068, EFFECTIVE DATE: February 21, 2024				
SCH. B-2 EXC. No.	RECORDED DATA	APPLICABLE	PLOTTABLE	REASON IF NOT PLOTTABLE
1-10	STANDARD EXCEPTIONS			
11	D.B. 299, PG. 37	YES	YES	
12	STANDARD EXCEPTION			

MADISON CARMEN PROPERTIES, LLC
SCRUGGS, CARMICHAEL & WERSHOW, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

RODNEY K. ROGERS DATE .
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

A BOUNDARY SURVEY FOR MADISON CARMEN PROPERTIES, LLC		ROGERS ENGINEERING, LLC <i>Civil Engineering & Land Surveying</i> 11005 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074		Robert L. Rogers, PE Fl. Reg. No. 10027 rrogers@rogerseng.com Rodney K. Rogers, PSM Fl. Reg. No. 5274 rkrogers@rogerseng.com Melissa A. Rogers, PSM Fl. Reg. No. 7280 mrogers@rogerseng.com	
JOB No. 24-1899-054-00		DATE 3-2-2024		SCALE AS SHOWN	
SHEET NO. 1		DATE		REVISION	