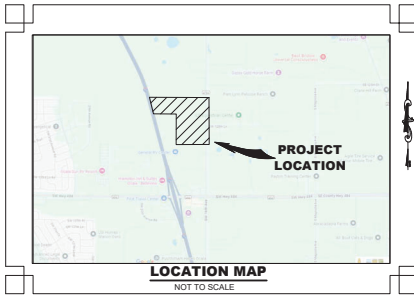


ALTA/NSPS LAND TITLE SURVEY
SUMTER ELECTRIC COOPERATIVE INC.
LYING IN SECTION 1,
TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

**SURVEY CONTROL LEGEND**

- SET 5/8" IRON ROD & CAP (SIRC)
- FOUND IRON ROD & CAP (FIRC)
- SET NAIL & DISK (SN&D)
- FOUND NAIL & DISK (FN&D)
- SET IRON PIPE (SIP)
- FOUND IRON PIPE (FIP)
- SET 4"X4" CONC. MON (SCM)
- FOUND 4"X4" CONC. MON (FCM)
- FOUND PINCH PIPE (FPP)
- SET DRILL HOLE
- FOUND DRILL HOLE
- ✕ SET "X-CUT"
- ✕ FOUND "X-CUT"
- ✕ FOUND SECTION CORNER
- ✕ FOUND 1/2 SECTION CORNER
- ✕ FOUND RAILROAD SPIKE
- △ TEMPORARY BENCHMARK (TBM)
- ▲ PUBLISHED BENCHMARK
- AERIAL TARGET

INDEX OF SHEETS

- SHEET 1 COVER
- SHEET 2 TITLE WORK
- SHEET 3 BOUNDARY SURVEY
- SHEET 4 BOUNDARY SURVEY
- SHEET 5 BOUNDARY SURVEY
- SHEET 6 TOPO SURVEY
- SHEET 7 TOPO SURVEY
- SHEET 8 TOPO SURVEY
- SHEET 9 EASEMENTS

LEGAL DESCRIPTION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557203, 1557222, 1557206 EFFECTIVE DATE AUGUST 12TH, 2024 @ 11:00PM

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 LYING EAST OF RIGHT OF WAY OF L75, IN SECTION 1,
TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

EXCEPT RIGHT OF WAY FOR COUNTY ROAD 475-A.

SUBJECT TO A RESERVATION UNTO THE STATE OF FLORIDA THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT
FUND EASEMENT FOR STATE ROAD RIGHT OF WAY 200 FEET WIDE LYING EQUALLY ON EACH SIDE OF THE CENTER LINE OF
ANY STATE ROAD EXISTING ON APRIL 6, 1994, THROUGH 30 MICH. OF ANY PARCEL HEREIN DESCRIBED AS IS WITHIN 100
FEET OF SAID CENTER LINE, AS SHOWN IN DEED BOOK 256, PAGE 22, UNDER FILING DATE OF APRIL 26, 1994, PUBLIC
RECORDS OF MARION COUNTY, FLORIDA, AS TO THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4.

AND

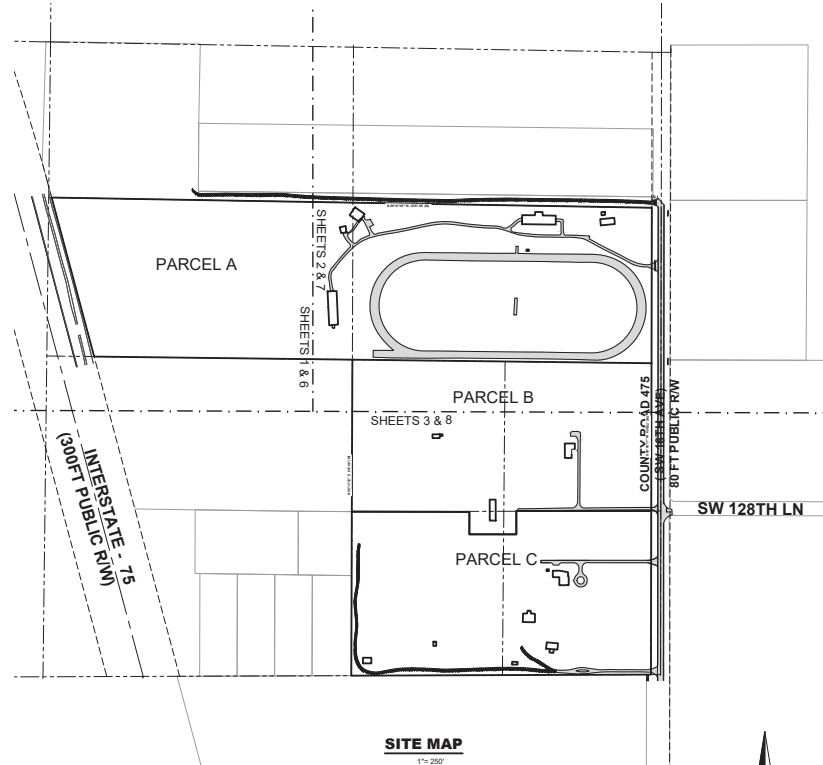
COMMENCING AT THE SE CORNER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE
S. 89°49'00"W., 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF CR 475-A,
697.00 FEET, THENCE WEST 575.00 FEET, THENCE SOUTH 100.00 FEET, THENCE WEST 200.00 FEET, THENCE NORTH 90.70
FEET, THENCE WEST 571.56 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4, THENCE S. 80°50'00"E., ALONG
SAID WEST BOUNDARY LINE 697.16 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, THENCE N. 89°49'00"E., ALONG SAID
SOUTH BOUNDARY LINE 1278.28 FEET TO THE POINT OF BEGINNING.

AND

THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE
EAST 40 FEET THEREOF.

EXCEPT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA,
THENCE, S. 89 DEGREES 49' 00" W. 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST
RIGHT-OF-WAY LINE OF CR 475-A, 697.00 FEET, THENCE WEST 575.00 FEET, THENCE SOUTH 100.00 FEET, THENCE WEST
200.00 FEET, THENCE NORTH 90.70 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4, THENCE, S. 80 DEGREES
50' 00" E. 697.16 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, THENCE N. 89 DEGREES 49' 00" E. 1278.28 FEET TO THE POINT
OF BEGINNING.

**SURVEYOR'S NOTES:**

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE MAY BE OTHER MATTERS IN THE PUBLIC RECORDS THAT AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING TRIMBLE R10 RECEIVERS WITH THE TRIMBLE VRS NETWORK AND AS PUBLISHED BY TRIMBLE. VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING MONUMENTS AS SET BY BOWMAN AND DESCRIBED AS FOLLOWS:

"1". SET IRON ROD AND CAP STAMPED "BOWMAN TRAV LBR003" LOCATED IN THE GRASS AT THE NW CORNER OF SW 16TH AVE (475 A) AND SW 130TH STREET RD.
N = 1708851.40'
E = 607205.19'
ELEV = 76.92' (N.A.V.D. 88)

THE BASIS OF BEARING REFERS TO A BEARING OF N 00° 02' 00" E ALONG THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 475-A (SW 16TH STREET)
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED UPON THE FOLLOWING PUBLISHED BENCHMARKS BY FOOT.

"1". 3.5 INCH FLORIDA D.O.T. BRASS DISK STAMPED "DSPNG 61401 003 IN SW CORNER OF CURB INLET ON THE SOUTH SIDE OF SR 484 AND 200 EAST OF SR 475A"
N = 1705668.14'
E = 607624.33'
ELEV = 73.32' (N.A.V.D. 88)
- THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.
- SUBSURFACE OR UNDERGROUND UTILITIES HAVE BEEN LOCATED AND ARE A PART OF THIS SURVEY AS SHOWN.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE MEASURED DISTANCES, UNLESS OTHERWISE NOTED.
- SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
- THIS SURVEY WAS MADE WITH BENEFIT OF TITLE WORK BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NUMBER: 1557222, 1557203, 1557206 - AUGUST 12, 2024 @ 11:00 PM. ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL, AND ARE SHOWN AS HEREON.
- THERE ARE NO GAPS BETWEEN PARCEL A, B, AND C. ALL PARCELS ARE CONTIGUOUS TO EACH OTHER AND SHARE COMMON BOUNDARY LINES AS DEPICTED IN THE SURVEY.

SURVEYOR'S CERTIFICATION:

TO: SUMTER ELECTRIC COOPERATIVE INC.
STONE & GERKEN, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MAX R. GEORGE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 7343
MGEORGE@BOWMAN.COM

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(S.B. 8030 - LICENSED BUSINESS NUMBER 8030)

8/13/24
DATE OF LAST FIELDWORK

Bowman

Bowman
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone: (813) 424-7424
www.bowman.com
© Bowman Consulting Group, Inc.

SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
MARION COUNTY
FLORIDA

PROJECT NO
031706-01-001

PLAN STATUS
DATE REVISIONS
DONE

DATE DESCRIPTION
FIELD BOOK PAGE
724-CP6 1-5
FIELD CREW: CP, MR
J.A.B. M.R.G.
DRAWN CHKD

SCALE: 1" = 250'
JOB#: 031706-01-001
DATE: 09/12/2024

FILE NAME:
031706-01-001 SECO
OCALA_ALTA.DWG

SHEET 1 OF 9

LEGEND

A/C = AIR CONDITIONER UNIT A.P.U. = APPARENT PHYSICAL USE A.L.T.A. = AMERICAN LAND TITLE ASSOCIATION BLVD = BOULEVARD BM = BENCHMARK BTM = BOTTOM (C) = CALCULATED DATA C = CENTERLINE CH = CHORD BEARING & DISTANCE CBS = CONCRETE BLOCK AND STUCCO CCR = CERTIFIED RECORD CORNER CMP = CORRUGATED METAL PIPE DA = DIAMETER D.I.P. = DUCTILE IRON PIPE (D) = DEED DATA D.B. = DEED BOOK DWG. = DRAWING E = EASTING ELEC. = ELECTRIC EL. = ELEVATION END. = ENGINEERING EOL = END OF LOCATIONS F.D.I.C. = FIRE DEPT. CONNECTION F.D.D.T. = FLORIDA DEPT. OF TRANSPORTATION F.F.E. = FINISHED FLOOR ELEVATION FT. = FEET G.I.S. = GEOGRAPHIC INFORMATION SYSTEM G.P.S. = GLOBAL POSITIONING SYSTEM HDPE = HIGH DENSITY POLYETHYLENE PIPE INC. = INCORPORATED (I.D.) = IDENTIFICATION INV. = INVERT L = ARC LENGTH L.B. = LICENSED BUSINESS LLC = LIMITED LIABILITY COMPANY L.B. = LICENSED BUSINESS L.T. = LEFT LTD. = LIMITED (M) = MEASURED MES = MITTERED END SECTION MISC. = MISCELLANEOUS N = NORTHING N/A = NOT APPLICABLE NAD = NORTH AMERICAN DATUM N.A.V.D. = NORTH AMERICAN VERTICAL DATUM N.E.V.D. = NATIONAL GEODETIC VERTICAL DATUM NGS = NATIONAL GEODETIC SURVEY NO. = NUMBER # = NUMBER NRN = NON RADIAL NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS O.R.B. = OFFICIAL RECORDS BOOK (P) = PLAT DATA P.B. = PLAT BOOK PG. = PAGE RCP = PERMANENT CONTROL POINT P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.R.M. = PERMANENT REFERENCE MONUMENT P.S.B. = PROFESSIONAL SURVEYOR & MAPPER P.L.S. = PROFESSIONAL LAND SURVEYOR PVC = POLYVINYL CHLORIDE PIPE (R) = RECORDED DATA RCP = REINFORCED CONCRETE PIPE R.T.K. = REAL TIME KINEMATIC RW = RIGHT-OF-WAY S.B. = STATE ROAD S.U.B. = SUBSURFACE UTILITY ENGINEERING T.B.M. = TEMPORARY BENCHMARK T.E. = TITLE EXCEPTIONS TYP. = TYPICAL UNK. = UNKNOWN U.S. = UNITED STATES W. = WITH X14.52 = EXISTING ELEVATION 5/3.4 = SECTION TOWNSHIP-RANGE ● = SET 5/8" IRON ROD & CAP (SIRC) ● = FOUND IRON ROD & CAP (FIRC) ● = SET NAIL & DISK (SND) ● = FOUND NAIL & DISK (FND) ● = SET IRON PIPE (SIP) ● = FOUND IRON PIPE (FIP) ● = SET 4"x4" CONC. MON. (SCM) ● = FOUND 4"x4" CONC. MON. (FCM) ● = FOUND PINCH PIPE (FPP) ● = SET DRILL HOLE ● = FOUND DRILL HOLE X = SET "X-CUT" X = FOUND "X-CUT" + = FOUND SECTION CORNER + = FOUND 1/4 SECTION CORNER + = FOUND RAILROAD SPIKE ▲ = TEMPORARY BENCHMARK (TBM) ▲ = PUBLISHED BENCHMARK ▲ = AERIAL TARGET B = BUILDING B = ASPHALT PAVEMENT C = CONCRETE C = BRICK PAVEMENT C = ADA PAD C = GRAVEL / DIRT	⬤ = AIR CONDITION UNIT ⬤ = ANTENNA ⬤ = BACKFLOW PREVENTER ⬤ = BIKE LANE ⬤ = ROLLAND ⬤ = CENTERLINE ANGLE ⬤ = CLEANOUT ⬤ = COLUMN ⬤ = CONC. UTILITY POLE ⬤ = DRAINAGE GRATE INLET ⬤ = ROUND GRATE DRAIN ⬤ = ELECTRIC BOX ⬤ = ELECTRIC METER ⬤ = ELECTRIC OUTLET ⬤ = FIBER OPTIC RISER ⬤ = FIBER OPTIC VALVE ⬤ = FIRE DEPT. CONNECTION (FDC) ⬤ = FIRE HYDRANT ⬤ = FLAG POLE ⬤ = GROUND LIGHT ⬤ = GUY WIRE / ANCHOR ⬤ = HANDCAP PAINT MARKING ⬤ = HAND HOLE ⬤ = IRRIGATION VALVE ⬤ = IRRIGATION BOX ⬤ = LIGHT POLE ⬤ = MAILBOX ⬤ = MAST ARM POLE ⬤ = MONITORING WELL (MW) ⬤ = PARKING METER ⬤ = POST ⬤ = ELECTRIC PULLBOX ⬤ = RECLAIM WATER BOX ⬤ = SIGN ⬤ = SPRINKLER ⬤ = SPOUT / WATER SHUTOFF ⬤ = SEWER VALVE ⬤ = TELEPHONE MANHOLE ⬤ = SANITARY SEWER MANHOLE ⬤ = STORM DRAINAGE MANHOLE ⬤ = FLORIDA POWER MANHOLE ⬤ = LIFT STATION ⬤ = ELECTRIC MANHOLE ⬤ = GAS MANHOLE ⬤ = WATERMAN MANHOLE ⬤ = UNKNOWN MANHOLE ⬤ = TRAFFIC SIGNAL BOX ⬤ = TRAFFIC PAINT ARROW ⬤ = WATER METER ⬤ = WATER VALVE ⬤ = WELL ⬤ = WOOD UTILITY POLE ⬤ = U.S. FIBER OPTICS MARKER ⬤ = U.S. COMMUNICATION MARKER ⬤ = U.S. ELECTRICAL MARKER ⬤ = U.S. GAS MARKER ⬤ = U.S. SANITARY MARKER ⬤ = U.S. RECLAIM WATER MARKER ⬤ = U.S. UNKNOWN UTILITY MARKER ⬤ = U.S. WATERMAN MARKER ⬤ = UTILITY RISER ⬤ = VALVE + = TEST HOLE (S.U.E) + = VENT PIPE ⬤ = CABLE BOX / RISER ⬤ = GRAVE ⬤ = GAS METER ⬤ = PESTICIDE X-ING SIGNAL ⬤ = YARD DRAIN ⬤ = RAILROAD CONTROL BOX ⬤ = BORING HOLE ⬤ = ELECTRIC TRANSFORMER ⬤ = UTILITY PED ⬤ = WATER SPOUT	---15'--- = CONTOUR ELEVATION ---X--- = CHAIN LINK FENCE ---X--- = WOOD FENCE ---X--- = HOGWIRE FENCE ---10W--- = STORM DRAINAGE PIPE ---10W--- = UNDERGROUND SEWER ---10W--- = UNDERGROUND WATER ---10W--- = UNDERGROUND GAS ---1--- = UNDERGROUND TELEPHONE ---1--- = UNDERGROUND ELECTRIC ---1--- = UNDERGROUND FIBER OPTICS ---CATV--- = UNDERGROUND CABLE ---FM--- = FORCE MAIN ---FM--- = OVERHEAD WIRE ---FM--- = TOP OF BANK ---FM--- = TOE OF SLOPE ---FM--- = EDGE OF WATER ---FM--- = GUARD RAIL ---FM--- = VEGETATION / TREE LINE ⬤ = ACACIA TREE WITH DIAMETER ⬤ = BANYAN TREE WITH DIAMETER ⬤ = BLACK OLIVE ⬤ = CABBAGE PALM TREE WITH DIAMETER ⬤ = CITRUS TREE WITH DIAMETER ⬤ = CYPRESS TREE WITH DIAMETER ⬤ = FOCUS TREE WITH DIAMETER ⬤ = GUMBO LIMBO WITH DIAMETER ⬤ = MAHOGANY TREE WITH DIAMETER ⬤ = MAPLE TREE WITH DIAMETER ⬤ = MISCELLANEOUS TREE WITH DIAMETER ⬤ = OAK TREE WITH DIAMETER ⬤ = PALM TREE WITH DIAMETER ⬤ = PINE TREE WITH DIAMETER ⬤ = ROYAL PALM TREE WITH DIAMETER ⬤ = RUBBER TREE WITH DIAMETER ⬤ = SABAL PALM WITH DIAMETER ⬤ = SEAGRAPE TREE WITH DIAMETER ⬤ = WASHINGTONIA PALM WITH DIAMETER ⬤ = BUSH WITH DIAMETER ⬤ = CONFERIOUS TREE WITH DIAMETER ⬤ = PINE TREE WITH DIAMETER ⬤ = DECIDUOUS TREE WITH DIAMETER ⬤ = OAK TREE WITH DIAMETER (DECIDUOUS)
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SCHEDULE "BII" EXCEPTIONS

PARCEL A - (PIN 41200-20-01)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557203, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
NOT A SURVEY MATTER

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
NOT A SURVEY MATTER

5. EASEMENT FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

6. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 376, WITH THE RIGHT OF ENTRY RELEASED BY QUIT CLAIM DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO FRANK STUPKA AND MARIAN V. STUPKA RECORDED IN O.R. BOOK 1266, PAGE 1462, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22 & DEED BOOK 1266 PAGE 1462.

7. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 452, PAGE 68, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED

8. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 955, PAGE 229, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED

9. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 921, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

SCHEDULE "BII" EXCEPTIONS

PARCEL B - (PIN 41200-12-00)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557222, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
NOT A SURVEY MATTER

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
NOT A SURVEY MATTER

5. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 22, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN.
A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22.

SCHEDULE "BII" EXCEPTIONS

PARCEL C - (PIN 41200-20-01)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557206, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
NOT A SURVEY MATTER

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
NOT A SURVEY MATTER

5. EASEMENT FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

6. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 376, WITH THE RIGHT OF ENTRY RELEASED BY QUIT CLAIM DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO FRANK STUPKA AND MARIAN V. STUPKA RECORDED IN O.R. BOOK 1266, PAGE 1462, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22 & DEED BOOK 1266 PAGE 1462.

7. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 921, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

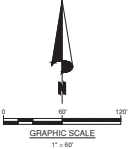
8. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 7542, PAGE 87, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

TABLE "A" A.L.T.A. SURVEY REQUIREMENTS

- FOUND OR SET ALL CORNERS.
- PROPERTY ADDRESS: MULTIPLE PROPERTY ADDRESSES. SEE SURVEY ON SHEET 3-5.
- THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" PER FEMA FIRM PANEL 12083C0720D DATED 8/27/2008 AT 8:00 PM.
- SUBJECT PARCELS CONTAINS:
PARCEL A, 1649567.09 SQUARE FEET OR 37.86 ACRES.
PARCEL B, 834088.78 SQUARE FEET OR 19.15 ACRES.
PARCEL C, 871658.14 SQUARE FEET OR 20.01 ACRES.
TOTAL = 3,355,284.01 SQUARE FEET OR 77.03 ACRES, MORE OR LESS.
- BENCHMARK AND CONTOURS SHOWN ON HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN.
- ABOVE GROUND AND VISIBLE UTILITIES WERE LOCATED (AS SHOWN ON THIS SURVEY); NO UNDERGROUND UTILITIES WERE LOCATED AS A PART OF THIS SURVEY.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET / SIDEWALK CONSTRUCTION / REPAIRS WERE AT OBSERVED AT TIME OF SURVEY.
- ALL PLOTTABLE EASEMENTS PER TITLE DOCUMENT SHOWN HEREON.

INDEX OF SHEETS

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SHEET 3	BOUNDARY SURVEY
SHEET 4	BOUNDARY SURVEY
SHEET 5	BOUNDARY SURVEY
SHEET 6	TOPO SURVEY
SHEET 7	TOPO SURVEY
SHEET 8	TOPO SURVEY
SHEET 9	EASEMENTS



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SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
FLORIDA
MARION COUNTY

PROJECT NO
031706-01-001

PLAN STATUS	

DATE	DESCRIPTION
FIELD BOOK	PAGE
T24-CP6	1-4

FIELD CREW: CP MP	
J.A.B., DRAWN	M.R.G., CHKD

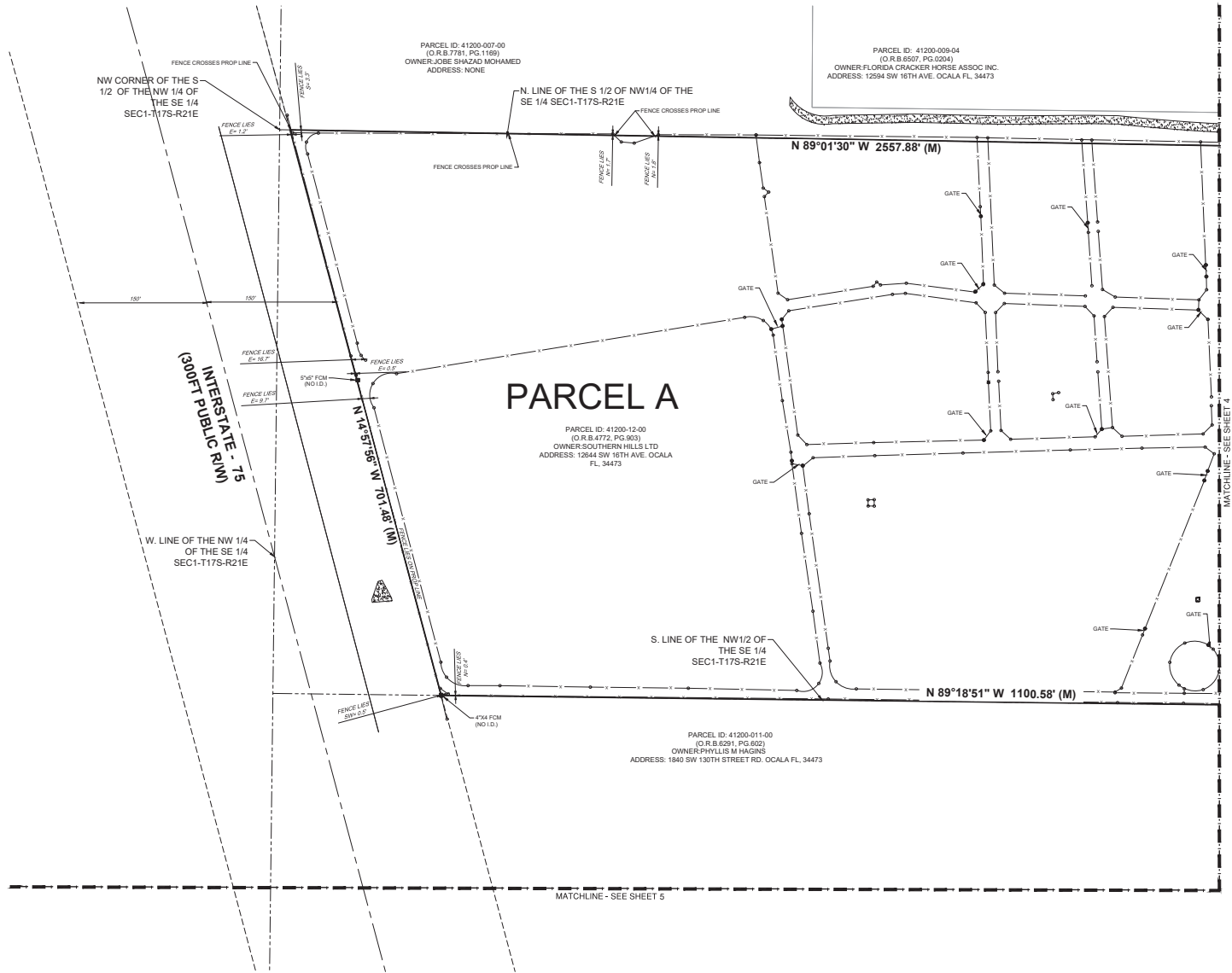
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JOB#031706-01-001

DATE: 09/12/2024

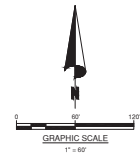
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SHEET **2** OF **9**



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SHEET 1	TITLE WORK
SHEET 2	BOUNDARY SURVEY
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SHEET 5	BOUNDARY SURVEY
SHEET 6	TOPO SURVEY
SHEET 7	TOPO SURVEY
SHEET 8	TOPO SURVEY
SHEET 9	EASEMENTS



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COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
 FLORIDA
 MARION COUNTY

PROJECT NO
 031706-01-001

PLAN STATUS

DATE DESCRIPTION

FIELD BOOK PAGE
 T24-CP6 1-4

FIELD CREW: O.P.M.P.

J.A.B. M.R.G.
 DRAWN CHKD.

SCALE: 1"=60'

JOB#031706-01-001

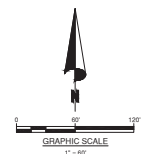
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 Ocala-ALTA.dwg

SHEET 3 OF 9

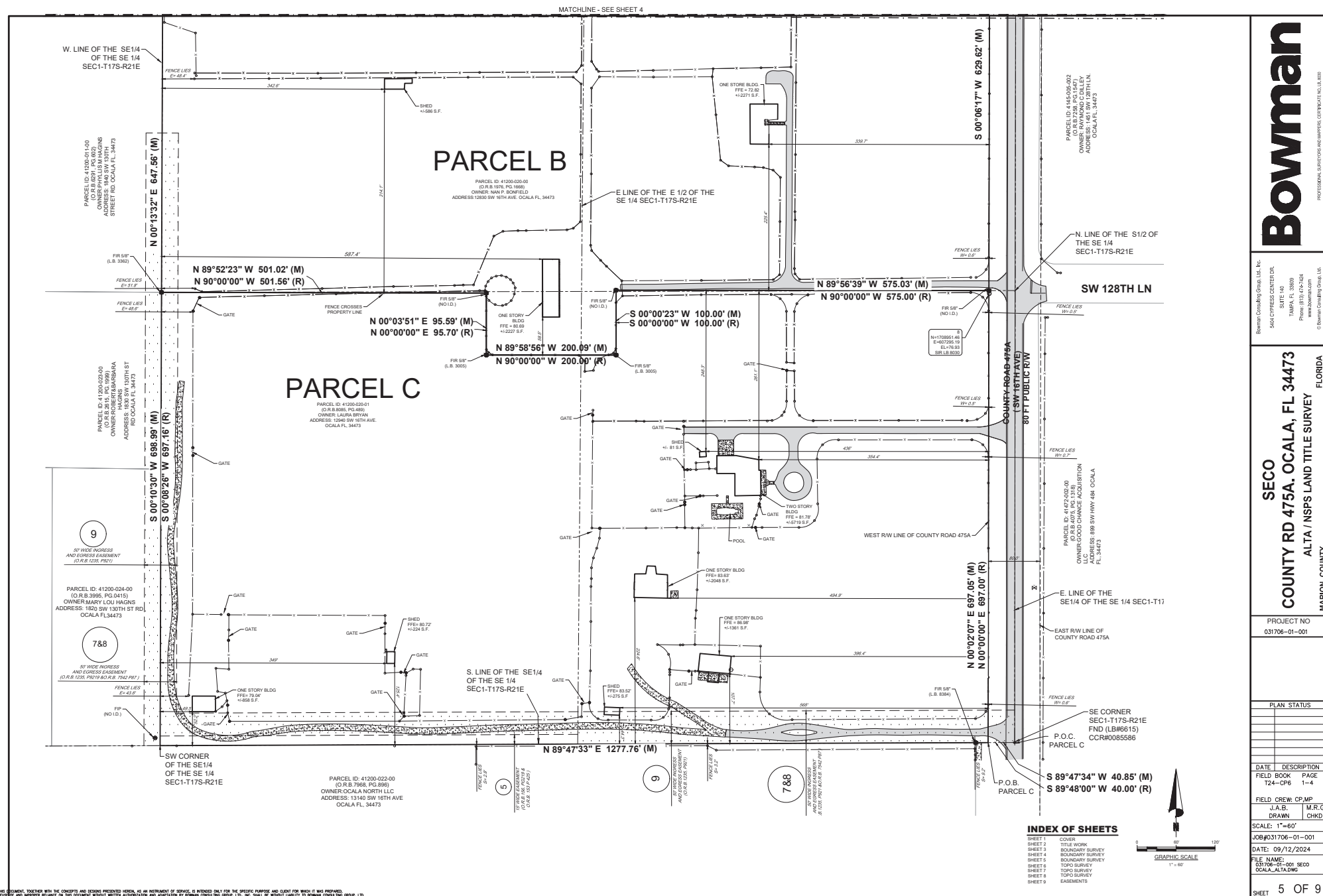
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ALTA / NSPS LAND TITLE SURVEY
FLORIDA

PROJECT NO
 031706-01-001

PLAN STATUS

DATE DESCRIPTION
 FIELD BOOK PAGE
 124-CP6

FIELD CREW: CP,MP

J.A.B. M.R.G.
 DRAWN CHKD

SCALE: 1"=60'

JOB#031706-01-001

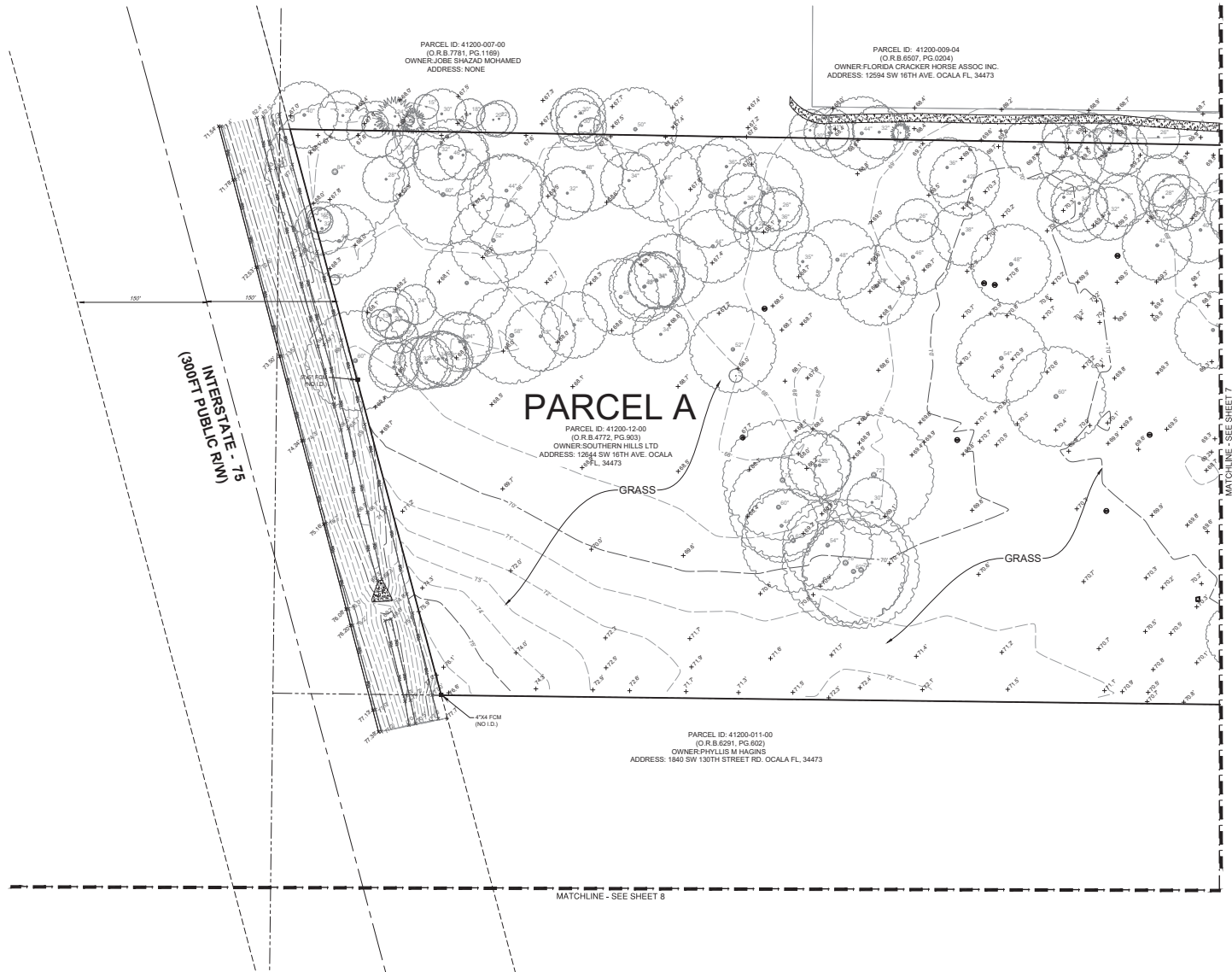
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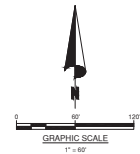
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SHEET 8	TOPO SURVEY
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ALTA / NSPS LAND TITLE SURVEY
 MARION COUNTY FLORIDA

PROJECT NO
 031706-01-001

PLAN STATUS

DATE DESCRIPTION

FIELD BOOK PAGE
 T24-CP6 1-4

FIELD CREW: O.P.M.P.

J.A.B. M.R.G.
 DRAWN CHKD.

SCALE: 1"=60'

JOB#031706-01-001

DATE: 09/12/2024

FILE NAME:

031706-01-001 SECO

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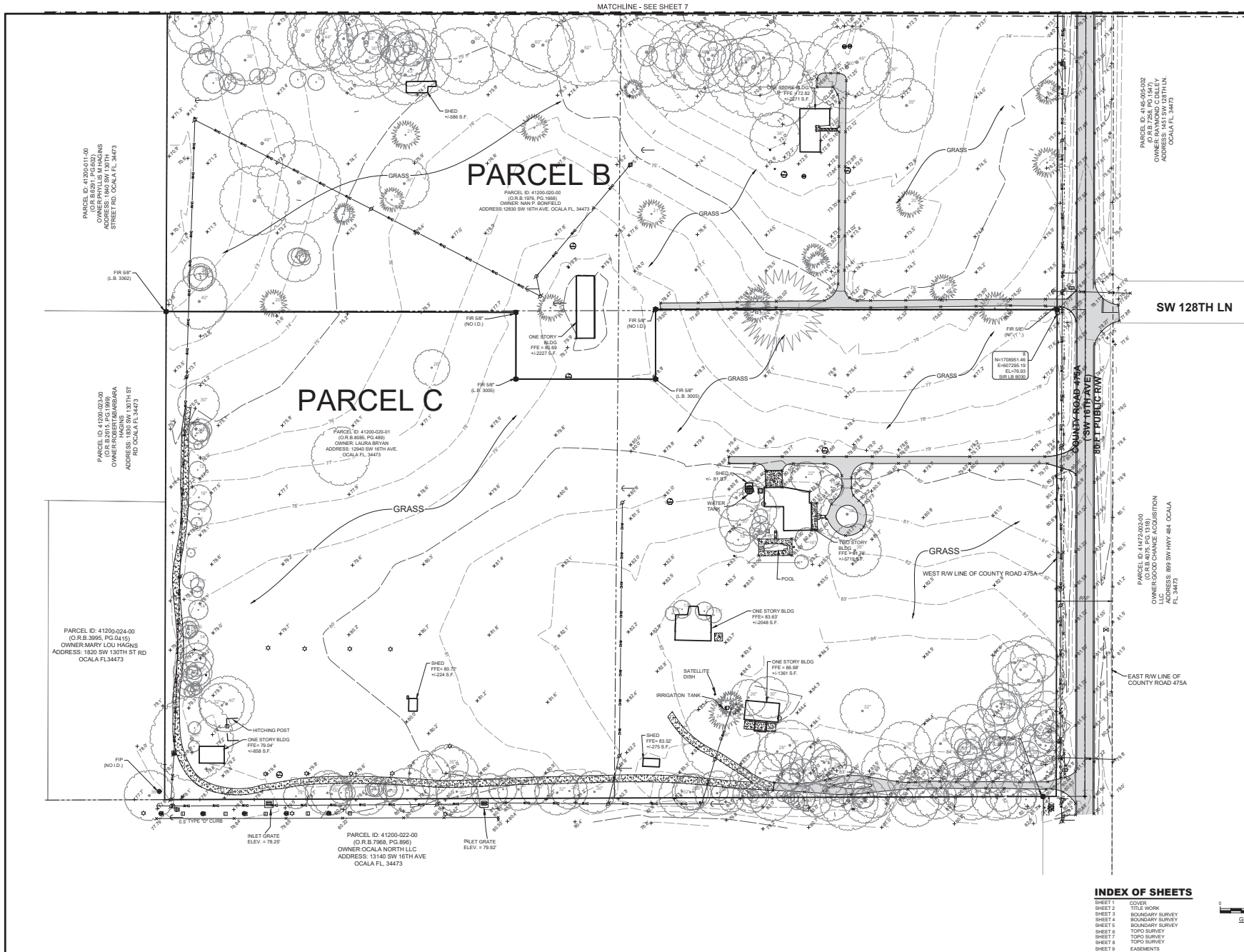
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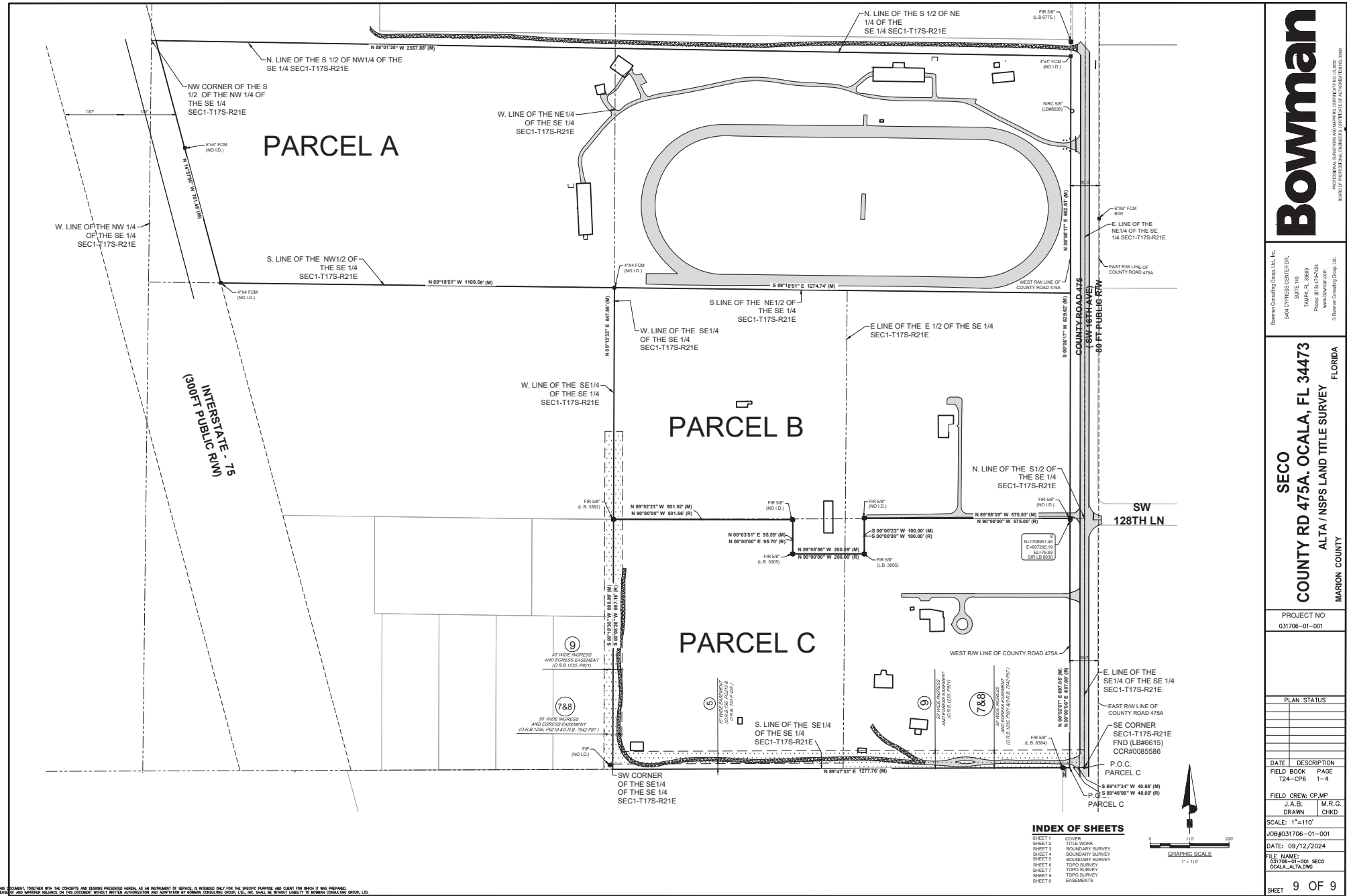
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PROJECT NO
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PLAN STATUS

DATE **DESCRIPTION**
FIELD BOOK **PAGE**
T24 - CP6 **1-4**

FIELD CREW: CP, MP
J.A.B. DRAWN M.R.G. CHKD

SCALE: 1"=110'

JOB#031706-01-001

DATE: 09/12/2024

FILE NAME:

031706-01-001 SECO

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SHEET 9 OF 9