

PROJECT NAME: CORTA COMMONS - OCALA WEST

PROJECT NUMBER: 2024020064

APPLICATION: PRELIMINARY PLAT #31766

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: The necessary drainage easements will be reviewed with the improvement/site plan and/or final plat submittal.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.13/14/15 - General Exhibits  
STATUS OF REVIEW: INFO  
REMARKS: Provided per AR 31416
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements  
STATUS OF REVIEW: INFO  
REMARKS: Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13 - Stormwater Management  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 8/8/24-add waivers if requested in future
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be

issued.

9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: INFO

REMARKS: [02/06/2025] Amendment to PUD Master Plan needs to go through BCC for approval before pre-plat is approved. Pre-plat should match the approved PUD Master Plan.

[12/18/2024] Any cross-easement through parcel 4? The approved PUD Plan shows a cross-easement through parcel 4 which connects to Wawa. This driveway is not shown on the Pre Plat.

[Original Comments] 1) The project's site plan information indicates the east building line and west shop space line will fall direction on the shared boundary between

Parcels/Lots 3 and 4 - this is NOT in compliance with the site's building setbacks (as listed on the plat).

2) Parcel/Lot 4 is not eligible for access to SW 84th Avenue Road or through Samira Villas - but the cross-access easement indicated does not connect to the Parcel/Lot 4 to provide access - this must be resolved.

Recommendations for consideration:

A) To address 1 & 2 above, combining Parcels/Lots 3 & 4 into a single site would appear to address the issue.

B) As this projects survey and plat documents reference a number of "parcels" from the improper division of the prior overall tract, and typical plat referencing uses "Lots" - it would limit confusion to identify the final resulting sites from the replat as "Lots 1, 2, and 3" appropriately.

Per Tracy Straub, via email, this issue must be resolve via the Final Plat. Email sent on June 3, 2025 at 2:26 p.m.

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities

STATUS OF REVIEW: INFO

REMARKS: The proposed improvements are all off-site and are intended to serve adjacent parcels. These improvements are being addressed during the Detailed Preliminary Site Plan (DPSP) stage for the Corta Commons/Sprouts project.

The utility easements shown on the Preliminary Plat are accurately described and correctly depicted on Page Two of Two. Marion County Utilities reserves the right to make additional comments on the final plat, when reviewed.

11 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: INFO

REMARKS: Per BoCC, Trees shown to remain on approved Landscape plan on Lots 39, 40 & 41 shall be preserved and protected

12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

STATUS OF REVIEW: INFO

REMARKS: Verified owner with Sunbiz. and project list. 7.17.24 HR

IF APPLICABLE:

Sec. 2.18.2.I Show connections to other phases.

Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Required Right of Way Dedication (select as appropriate)

Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.D.(1)(b)2. For Non-Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and

their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.(1)(b)3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.D.(1)(c)1&2 Utility Easements, select as appropriate:

1."[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

2."[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec. 6.3.1.D.(1)(d)1.2.3. Stormwater easements and facilities, select as appropriate:

1."[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2."[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedicated language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.(1)(f). If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

For questions, please call Angi Rosario @ 352-671-8667



# 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

# AR #31766

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: 02/02/2024

### A. PROJECT INFORMATION:

Project Name: CORTA COMMONS - OCALA WEST

Parcel Number(s): 3501-200-018,3501-200-019,3501-200-020,3501-200-021,3501-200-022,3501-200-023,3501-200-024

Section 24 & 25 Township 16S Range 20E Land Use GCSF, GCNF Zoning Classification B-2

Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐

Type of Plan: PRELIMINARY PLAT

Property Acreage ~8.67 Number of Lots 1 Miles of Roads 0

Location of Property with Crossroads ACCESS ON NORTH BOUNDARY TO SR200 AND SOUTH BOUNDARY TO SR17

Additional information regarding this submittal: REPLAT OF A PORTION OF TRACT B, KINGSLAND COUNTRY ESTATES, AKA PARCELS 18-23, 34-41, LOTS 3 AND 4

### B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

#### ☒ Engineer:

Firm Name: MJ STOKES CONSULTING Contact Name: JOHN STOECKEL

Mailing Address: 7702 CEDARHURST LANE City: TAMPA State: FL Zip Code: 33625

Phone # 607-725-3269 Alternate Phone #

Email(s) for contact via ePlans: jjs@mjstokesconsulting.com

#### ☒ Surveyor:

Firm Name: CHW, AN NV5 COMPANY Contact Name: CLINTON N. RICKNER

Mailing Address: 2100 SE 17TH STREET UNIT 802 City: OCALA State: FL Zip Code: 34471

Phone # 3522397245 Alternate Phone # 3523593263

Email(s) for contact via ePlans: permiteng@chw-inc.com

#### Property Owner:

Owner: WHITEHILL OF OCALA, LLC Contact Name: SRINIVASA MURTHY

Mailing Address: 2290 SW 37TH ST City: OCALA State: FL Zip Code: 34471

Phone # 352-817-8599 Alternate Phone #

Email address: vasmurthy4@gmail.com

#### Developer:

Developer: CORTA OCALA 200, LLC Contact Name: CORY PRESNICK

Mailing Address: 1112 1ST STREET City: NEPTUNE BEACH State: FL Zip Code: 32266

Phone # 404-625-5119 Alternate Phone #

Email address: cpresnick@cortadev.com

Revised 6/2021





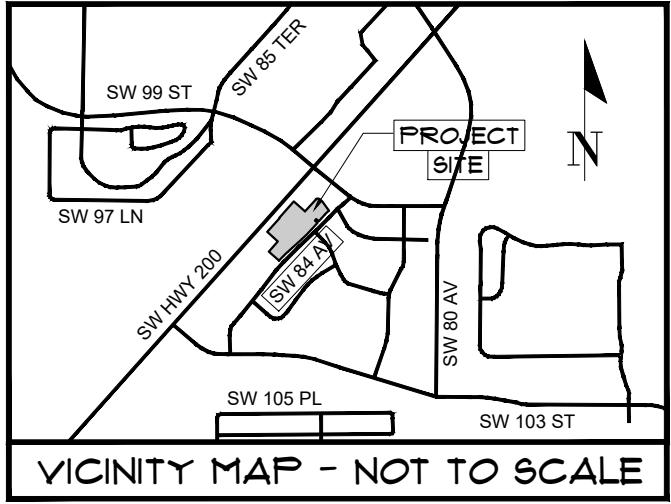


# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTIONS 24 & 25,  
TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
MARION COUNTY, FLORIDA

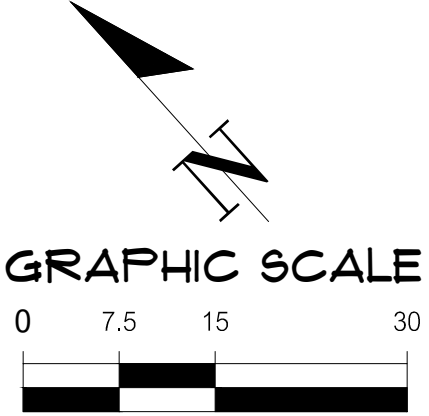
## SURVEYOR'S NOTES:

- HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 02'21" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SW STATE ROAD 200. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).
- VERTICAL DATUM IS DERIVED FROM NGS CONTROL POINT "G 593", WHICH HAS A PUBLISHED ELEVATION OF 85.92 FEET AND IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION VIA CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2022-061 2-0-1, COMMITMENT DATED MAY 13, 2024. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
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- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
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- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO CURRENT ADDRESS PROVIDED FOR THE SUBJECT PROPERTY.
- ZONING SETBACK REQUIREMENTS WERE NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
- DISTANT TO THE NEAREST INTERSECTION STREET IS 0 FEET, AT THE INTERSECTION OF S.W. 84TH AVENUE ROAD AND S.W. 100TH LANE ROAD.
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LINE	BEARING	DISTANCE
L1	N 47°57'42" W	50.00 (F)
L2	S 42°02'18" W	28.00 (F)
L3	S 47°57'42" E	50.00 (F)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00 (F)	54.96 (F)	49.50 (F)	N 87°02'18" E
C6	500.00 (F)	79.77 (F)	79.69 (F)	S 46°36'32" W
C2	10.00 (F)	12.48 (F)	13.48 (F)	S 86°24'38" E
C3	500.00 (F)	111.53 (F)	111.30 (F)	S 48°25'42" W



## FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN FLOOD ZONE "AE", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION 70.20 FEET), AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 864 OF 960, COMMUNITY PANEL NO. 120160 0684 E, EFFECTIVE DATE: APRIL 19, 2017.

## LEGEND:

(D) = DATA BASED ON FURNISHED DESCRIPTION  
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= FOUND NAIL AND DISK  
= FOUND 5/8" STEEL ROD & CAP  
= FOUND 4"x4" CONCRETE MONUMENT  
= SET 5/8" STEEL ROD AND CAP (LB 5075)  
= FOUND 1/2" IRON ROD (NO ID.)  
= CONCRETE POWER POLE

= MITERED END SECTION  
= TELEPHONE PEDESTAL  
= WELL  
= WATER LINE MARKER  
= WATER VALVE  
= STORM INLET  
= STREET SIGN  
= MAILBOX  
= SANITARY SEWER MANHOLE  
= STORM SEWER MANHOLE  
= FIRE HYDRANT  
= PRESSURE REDUCER VALVE  
OHW = OVERHEAD WIRE  
SS = SANITARY SEWER PIPE  
ST = STORMWATER PIPE (CORRUGATED METAL)  
W = UNDERGROUND WATER LINE  
FM = UNDERGROUND FORCE MAIN  
X = BENCHMARK  
85. = CONTOUR LINE  
X 85.45 = SPOT ELEVATION (IMPERVIOUS)  
X 85.5 = SPOT ELEVATION (PERVIOUS)  
= ASPHALT SURFACE  
= CONCRETE SURFACE

This map prepared by: CLINTON N. RICKNER

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SHEET NO:

2 OF 4

11801 Research Drive  
Alachua, Florida 32015  
(352) 331-1976  
www.cdw-inc.com  
est. 1988 FLORIDA  
CA-5075

CHICAGO  
Professional Consultants

SCALE: 1" = 30'  
ONLY SCALE  
BASED ON THE  
ORIGINAL DRAWING  
0. INCHES  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

CERTIFIED TO:

SURVEY DATE: 03-19-2024  
REVISION DATE: 03/02/2024  
CHECKED BY: CR  
PROJECT NUMBER: 23-0865  
FIELD BOOK & PAGE: WORKSHEET

CLINTON N. RICKNER

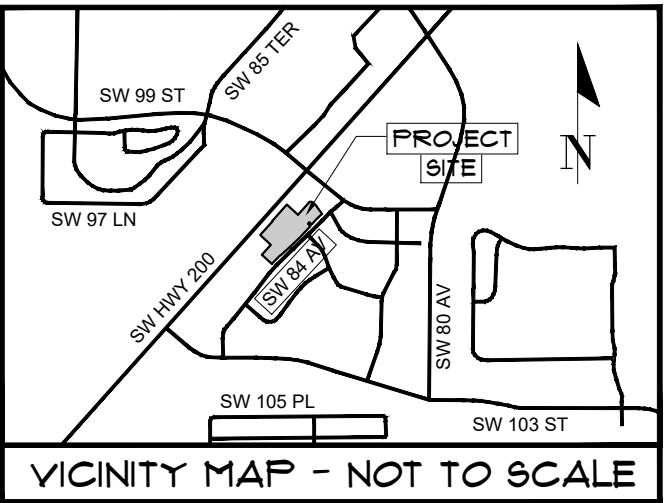
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Professional Surveyor & Mapper Fla. License No. 7469

ALTA/NSPS LAND TITLE SURVEY  
LOCATED IN SECTIONS 24 & 25,  
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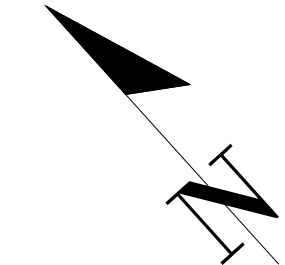
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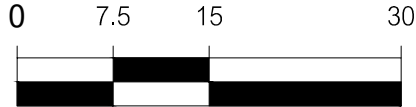


LINE	BEARING	DISTANCE
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C4	1946.86 (F)	197.61 (F)	197.62 (F)	S 44° 36' 39" W



GRAPHIC SCALE



FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION 70.20 FEET), AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 184 OF 860, COMMUNITY PANEL NO. 120160 0664 E, EFFECTIVE DATE: APRIL 19, 2017.

LEGEND:

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W = UNDERGROUND WATER LINE  
FM = UNDERGROUND FORCE MAIN  
X = FENCE (4" WIRE)  
X = BENCHMARK  
X 85.45 = SPOT ELEVATION (PREVIOUS)  
X 85.5 = SPOT ELEVATION (PREVIOUS)  
= ASPHALT SURFACE  
= CONCRETE SURFACE

11801 Research Drive  
Alachua, Florida 32015  
(352) 331-1976  
www.chw-inc.com  
est. 1988 **FLORIDA**  
CA-5075

**CHW**  
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(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

CERTIFIED TO:

SURVEY DATE: 03-16-2024  
REVISION DATE: 9/30/24, 07/12/25  
PROJECT NUMBER: 23-0865  
FIELD BOOK & PAGE: WORKSHEET

CLINTON N. RICKNER

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

Professional Surveyor & Mapper Fla. License No. 7469

This map prepared by:

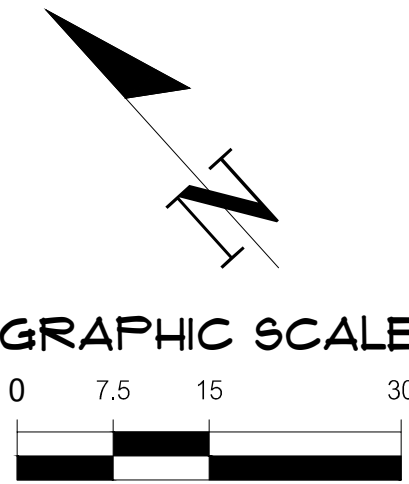
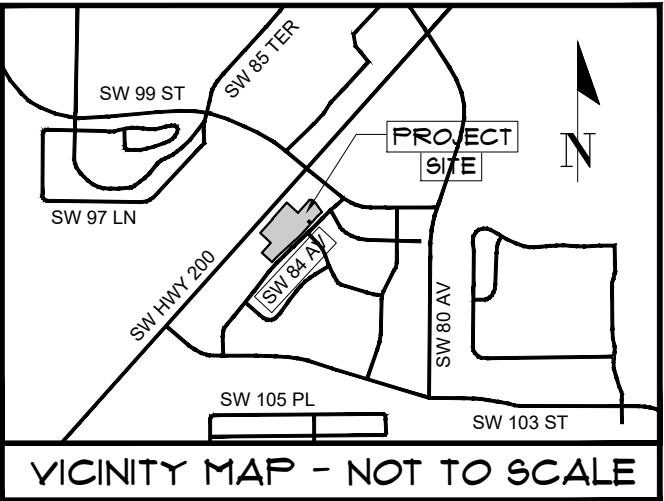
Certificate of Authorization No. LB-5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OR ELECTRONIC  
DIGITAL SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SHEET NO. 3 OF 4

ALTA/NSPS LAND TITLE SURVEY  
LOCATED IN SECTIONS 24 & 25,  
TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

- HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 02'21" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SW STATE ROAD 200. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).
- VERTICAL DATUM IS DERIVED FROM NGS CONTROL POINT "G 593", WHICH HAS A PUBLISHED ELEVATION OF 85.92 FEET AND IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION VIA CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2022-061 2-O-1, COMMITMENT DATED MAY 13, 2024. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO CURRENT ADDRESS PROVIDED FOR THE SUBJECT PROPERTY.
- ZONING SETBACK REQUIREMENTS WERE NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
- DISTANT TO THE NEAREST INTERSECTION STREET IS 0 FEET, AT THE INTERSECTION OF S.W. 84TH AVENUE ROAD AND S.W. 100TH LANE ROAD.
- ONLY TREES 6" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE "SV-NODE" LAYERS IN THE SUPPLIED DIGITAL FILE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
- THIS SURVEY IS A TOTAL OF FOUR (4) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY INFORMATION. SEE SHEETS TWO (2) THRU FOUR (4) FOR DETAILED TOPOGRAPHIC INFORMATION AND IMPROVEMENT LOCATIONS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS
C5	1505.00'(F)	183.29'(F)	183.17'(F)	S 44°36'57" W

LEGEND:

- (D) = DATA BASED ON FURNISHED DESCRIPTION  
(F) = DATA BASED ON FIELD MEASUREMENTS  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
F.I.R.M. = FLOOD INSURANCE RATE MAP  
NRE = NORTH RIM ELEVATION  
INV = INVERT  
RW = RIGHT OF WAY  
PS = PLAT BOOK  
DB = DEED BOOK  
PG. = PAGE  
ID = IDENTIFICATION  
ASH = ASH TREE  
CE = CEDAR TREE  
CH = CHERRY TREE  
ELM = WINGED ELM TREE  
LAO = LAUREL OAK TREE  
LO = LIVE OAK TREE  
MM = MIMOSA TREE  
PALM = PALM TREE  
TAL = TALLOW TREE  
△ = FOUND NAIL AND DISK  
● = FOUND 5/8" STEEL ROD & CAP  
□ = FOUND 4"x4" CONCRETE MONUMENT  
● = SET 5/8" STEEL ROD AND CAP (LB 5075)  
○ = FOUND 1/2" IRON ROD (NO ID.)  
⊠ = CONCRETE POWER POLE

- ⊠ = MITERED END SECTION  
⊠ = TELEPHONE PEDESTAL  
⊠ = WELL  
⊠ = WATER LINE MARKER  
⊠ = WATER VALVE  
⊠ = STORM INLET  
⊠ = STREET SIGN  
⊠ = MAILBOX  
⊠ = SANITARY SEWER MANHOLE  
⊠ = STORM SEWER MANHOLE  
⊠ = FIRE HYDRANT  
⊠ = PRESSURE RELEASE VALVE  
CHW = OVERHEAD WIRE  
SS = SANITARY SEWER PIPE  
ST = STORMWATER PIPE (CORRUGATED METAL)  
W = UNDERGROUND WATER LINE  
FM = UNDERGROUND FORCE MAIN  
= FENCE (4" WIRE)  
= BENCHMARK  
85. = CONTOUR LINE  
X 85.45 = SPOT ELEVATION (IMPERVIOUS)  
X 85.5 = SPOT ELEVATION (PERVIOUS)  
= ASPHALT SURFACE  
= CONCRETE SURFACE

CLINTON N. RICKNER

This map prepared by:

Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OR ELECTRONIC  
DIGITAL SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SHEET NO.  
4 OF 4

DATE: 03-19-2024  
REVISION DATE: 9-30-24/02/25  
PROJECT NUMBER: 23-0865  
FIELD BOOK & PAGE: WORKSHEET

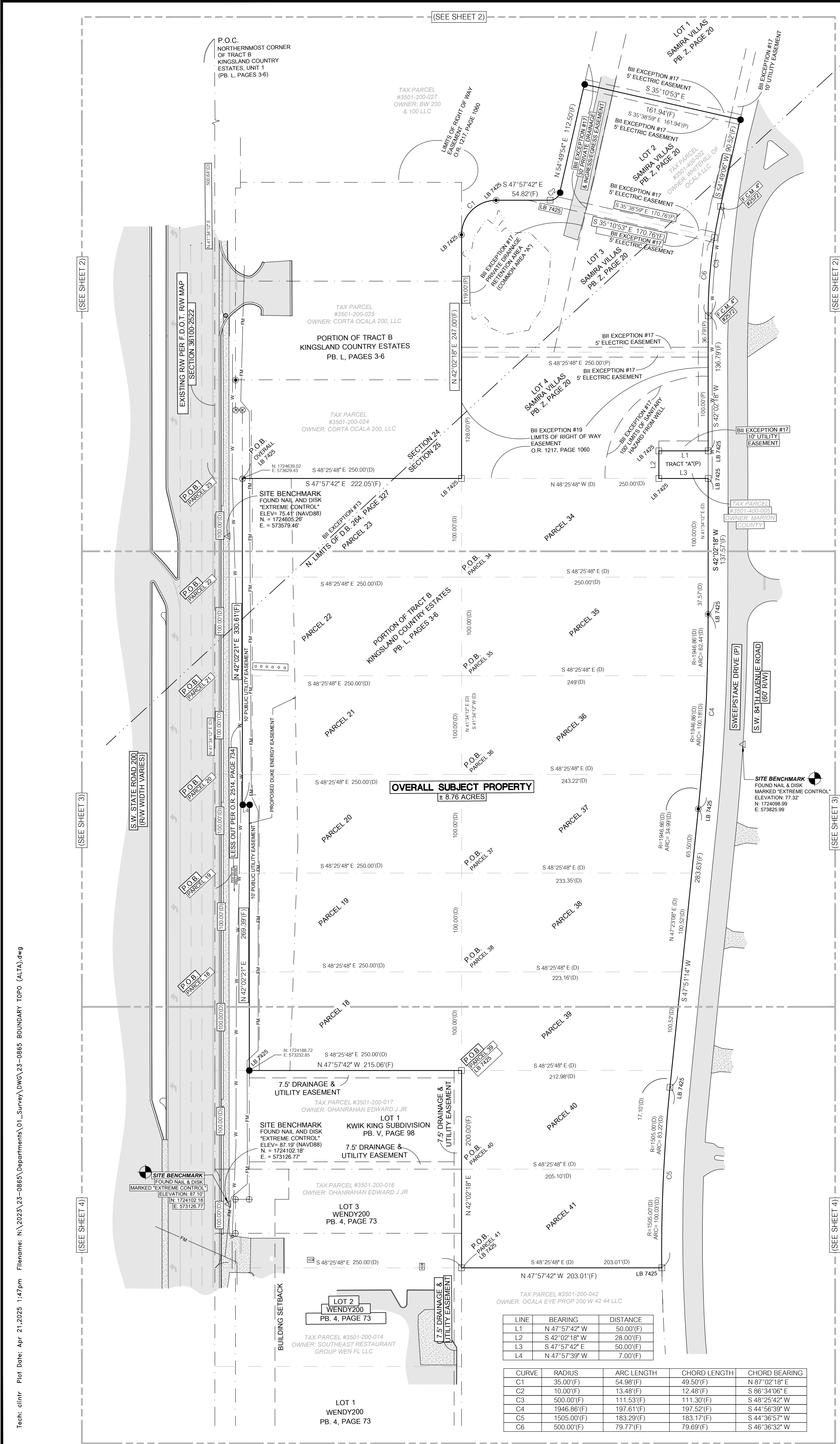
(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SCALE: 1" = 30'  
ONLY SCALE  
848 ENGINEERING, INC.  
ON ORIGINAL DRAWING  
0  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

CHIX  
Professional Consultants

11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chix-inc.com  
est. 1988 FLORIDA  
CA-5075





DESCRIPTION: PARCEL A (AS FURNISHED PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2022-061 2-0-1, COMMITMENT DATE: MAY 13, 2024)

PARCEL NO. 18:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 1000.64 FEET TO THE POINT OF BEGINNING; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE AND SAID BOUNDARY, 100 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY, S 48°25'48" E, 250 FEET; THENCE N 41°34'12" E, 100 FEET; THENCE N 48°25'48" W, 250 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734.

PARCEL 19:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 800.64 FEET TO THE POINT OF BEGINNING; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE, 100 FEET; THENCE S 48°25'48" E, 250 FEET; THENCE N 41°34'12" E, 100 FEET; THENCE N 48°25'48" W, 250 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734.

PARCEL 20:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 700.64 FEET TO THE POINT OF BEGINNING; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE, 100 FEET; THENCE S 48°25'48" E, 250 FEET; THENCE N 41°34'12" E, 100 FEET; THENCE N 48°25'48" W, 250 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734.

PARCEL 21:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 700.64 FEET TO THE POINT OF BEGINNING; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE, 100 FEET; THENCE S 48°25'48" E, 250 FEET; THENCE N 41°34'12" E, 100 FEET; THENCE N 48°25'48" W, 250 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734.

PARCEL 22:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 600.64 FEET TO THE POINT OF BEGINNING; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE, 100 FEET; THENCE S 48°25'48" E, 250 FEET; THENCE N 41°34'12" E, 100 FEET; THENCE N 48°25'48" W, 250 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734.

PARCEL 23:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 500.64 FEET TO THE POINT OF BEGINNING; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE, 100 FEET; THENCE S 48°25'48" E, 250 FEET; THENCE N 41°34'12" E, 100 FEET; THENCE N 48°25'48" W, 250 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT OF WAY IN ORDER OF TAKING RECORDED IN BOOK 2514, PAGE 734.

PARCEL 34:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 800.64 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY, S 48°25'48" E, 250 FEET TO THE POINT OF BEGINNING; THENCE S 48°25'48" E, 250 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SWEETSTAKE DRIVE, BEING ALSO THE EASTERLY BOUNDARY OF SAID TRACT B, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1946.86 FEET; THENCE FROM A TANGENT BEARING N 45°25'07" E, RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, SAID BOUNDARY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°50'55" AND AN ARC DISTANCE OF 62.44 FEET TO THE END OF SAID CURVE; THENCE N 41°34'12" E, 37.57 FEET; THENCE N 48°25'48" W, 250 FEET; THENCE S 41°34'12" W, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 35:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 700.64 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY, S 48°25'48" E, 250 FEET TO THE POINT OF BEGINNING; THENCE S 48°25'48" E, 250 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SWEETSTAKE DRIVE, BEING ALSO THE EASTERLY BOUNDARY OF SAID TRACT B, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1946.86 FEET; THENCE FROM A TANGENT BEARING N 45°25'07" E, RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, SAID BOUNDARY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°25'54" AND AN ARC DISTANCE OF 100.18 FEET TO A POINT ON SAID CURVE HAVING A TANGENT BEARING N 43°25'07" E; THENCE N 48°25'48" W, 249 FEET; THENCE S 41°34'12" W, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 36:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 800.64 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY, S 48°25'48" E, 250 FEET TO THE POINT OF BEGINNING; THENCE S 48°25'48" E, 243.22 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SWEETSTAKE DRIVE, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1946.86 FEET; THENCE FROM A TANGENT BEARING N 46°22'21" W, RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, SAID BOUNDARY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 02°25'54" AND AN ARC DISTANCE OF 100.18 FEET TO A POINT ON SAID CURVE HAVING A TANGENT BEARING N 43°25'07" E; THENCE N 48°25'48" W, 249 FEET; THENCE S 41°34'12" W, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 37:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 800.64 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY, S 48°25'48" E, 250 FEET TO THE POINT OF BEGINNING; THENCE S 48°25'48" E, 233.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SWEETSTAKE DRIVE, BEING ALSO THE EASTERLY BOUNDARY OF SAID TRACT B, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 1946.86 FEET; THENCE FROM A TANGENT BEARING N 47°23'08" E, RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, SAID BOUNDARY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'47" AND AN ARC DISTANCE OF 34.99 FEET TO A POINT ON SAID CURVE HAVING A TANGENT BEARING N 46°22'21" E; THENCE N 48°25'48" W, 243.22 FEET; THENCE S 41°34'12" W, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 38:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 1000.64 FEET; THENCE S 48°25'48" E, 250 FEET TO THE POINT OF BEGINNING; THENCE S 48°25'48" E, 223.16 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SWEETSTAKE DRIVE, THENCE N 47°23'08" E, 100.52 FEET; THENCE N 48°25'48" W, 233.35 FEET; THENCE S 41°34'12" W, 100 FEET TO THE POINT OF BEGINNING.

PARCEL 39:  
COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 1100.64 FEET; THENCE S 48°25'48" E, 250 FEET TO THE POINT OF BEGINNING; THENCE S 48°25'48" E, 212.98 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SWEETSTAKE DRIVE, THENCE N 47°23'08" E, 100.52 FEET; THENCE N 48°25'48" W, 233.35 FEET; THENCE S 41°34'12" W, 100 FEET TO THE POINT OF BEGINNING.

AND (PARCEL 40)  
TRACT B, KINGSLAND COUNTRY ESTATES, UNIT 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK "1", PAGES 4 AND 6, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES, TO WIT:

COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 1200.64 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY, S 48°25'48" E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 48°25'48" E, A DISTANCE OF 205.10 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SWEETSTAKE DRIVE, BEING ALSO THE EASTERLY BOUNDARY OF SAID TRACT B, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 1505.00 FEET; THENCE FROM A TANGENT BEARING N 44°13'03" E, RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, SAID BOUNDARY, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03°10'07" AN ARC DISTANCE OF 83.22 FEET TO THE END OF SAID CURVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND SAID BOUNDARY, RUN N 47°23'08" E, A DISTANCE OF 17.10 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY, N 48°25'48" W, 212.98 FEET TO A POINT; THENCE S 41°34'12" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

AND (PARCEL 41)  
TRACT B, KINGSLAND COUNTRY ESTATES, UNIT 1, LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK "1", PAGES 4 AND 6, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES, TO WIT:

COMMENCE AT THE NORTHEASTMOST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE; THENCE S 41°34'12" W, ALONG SAID RIGHT OF WAY LINE OF STATE ROAD 200, BEING ALSO THE WESTERLY BOUNDARY OF SAID TRACT B, A DISTANCE OF 1300.64 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BOUNDARY, S 48°25'48" E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 48°25'48" E, A DISTANCE OF 203.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SWEETSTAKE DRIVE, BEING ALSO THE EASTERLY BOUNDARY OF SAID TRACT B, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEASTERLY HAVING A RADIUS OF 1505.00 FEET; THENCE FROM A TANGENT BEARING N 40°24'34" E, RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, SAID BOUNDARY, AND SAID CURVE THROUGH A CENTRAL ANGLE OF 03°48'07" AN ARC DISTANCE OF 100.03 FEET TO A POINT OF SAID CURVE HAVING A TANGENT BEARING N 44°13'03" E; THENCE LEAVING SAID RIGHT OF WAY LINE, SAID BOUNDARY AND SAID CURVE, N 48°25'48" W, 205.10 FEET TO A POINT; THENCE S 41°34'12" W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. LAM LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

DESCRIPTION: PARCEL B (AS FURNISHED PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2022-061 2-0-1, COMMITMENT DATE: MAY 13, 2024)

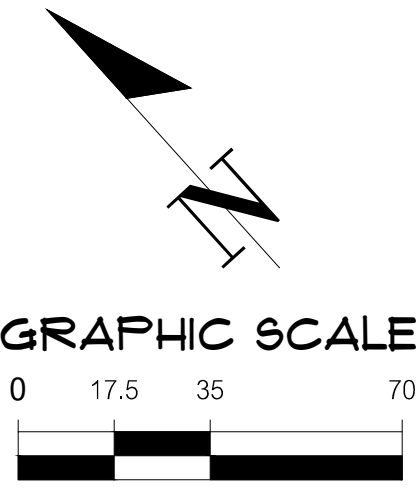
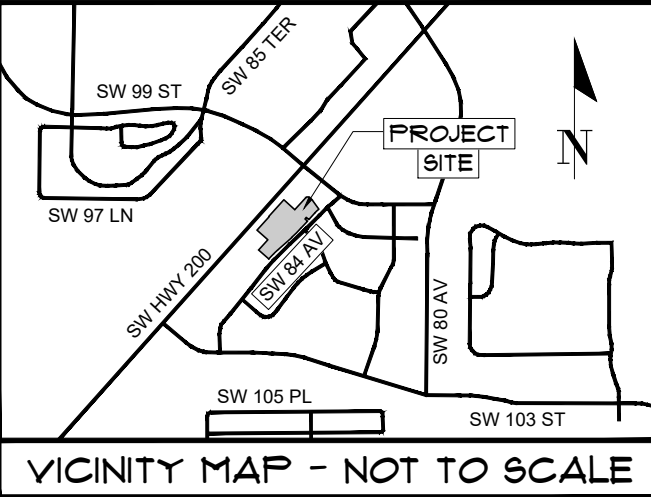
LOT 3 AND 4, SAMIRA VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 20, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

DESCRIPTION: (PROVIDED BY SURVEYOR)

LOT 2, SAMIRA VILLAS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 20, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 02'21" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SW STATE ROAD 200. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).
- VERTICAL DATUM IS DERIVED FROM NGS CONTROL POINT "G 593", WHICH HAS A PUBLISHED ELEVATION OF 85.92 FEET AND IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83).
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRUST.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERMITTER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION VIA CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2022-061 2-0-1, COMMITMENT DATED MAY 13, 2024. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED IN THE MOST CURRENT MAP.
- THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- NO CURRENT ADVERSE PROVIDED FOR THE SUBJECT PROPERTY.
- ZONING SETBACK REQUIREMENTS WERE NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
- DISTANT TO THE NEAREST INTERSECTION STREET IS 0 FEET, AT THE INTERSECTION OF S.W. 84TH AVENUE ROAD AND S.W. 100TH LANE ROAD.
- ONLY TREES 6" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE\* LAYERS IN THE SUPPLIED DIGITAL FILE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY, CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
- THIS SURVEY IS A TOTAL OF FOUR (4) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY INFORMATION. SEE SHEETS TWO (2) THRU FOUR (4) FOR DETAILED TOPOGRAPHIC INFORMATION AND IMPROVEMENT LOCATIONS.



FLOOD ZONE:  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN FLOOD ZONE "X" (SPECIAL FLOOD HAZARD) AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION 70.20 FEET, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 684 OF 960, COMMUNITY PANEL NO. 120160364 E, EFFECTIVE DATE: APRIL 19, 2017.

SCHEDULE B-2: (AS FURNISHED PER CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2022-061 2-0-1, COMMITMENT DATE: MAY 13, 2024)

- ITEM NO. 11: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF KINGSLAND COUNTRY ESTATES, UNIT 1, AS RECORDED IN PLAT BOOK L, PAGE(S) 3, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (NO PLOTTABLE EASEMENTS)
- ITEM NO. 12: EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN BOOK 164, PAGE 450. (DOCUMENT ILLEGIBLE)
- ITEM NO. 13: EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 264, PAGE 327. (BLANKET EASEMENT WITH THE NORTH LIMITS DEPICTED HEREON)
- ITEM NO. 14: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 467, PAGE 134, AS AMENDED IN BOOK 489, PAGE 534, AMENDED IN BOOK 1328, PAGE 997, AMENDED IN 1353, PAGE 1723, AMENDED IN 1783, PAGE 1378, AMENDED BY LAWS IN BOOK 5921, PAGE 994; AND BOOK 5709, PAGE 1553; BOOK 6221, PAGE 173; BOOK 6237, PAGE 806; AS AFFECTED BY FINAL JUDGMENT IN BOOK 7271, PAGE 996, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (NO PLOTTABLE EASEMENTS)
- ITEM NO. 15: DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, WHICH CONTAINS PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN BOOK 1172, PAGE 179; AMENDED IN BOOK 1449, PAGE 1496; BOOK 467, PAGE 134; BOOK 189, PAGE 534; AND BOOK 1353, PAGE 1723, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (PLOTTABLE EASEMENTS SHOWN HEREON)
- ITEM NO. 19: EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN BOOK 1217, PAGE 1060. (PLOTTED EASEMENT SHOWN HEREON)
- ITEM NO. 21: DECLARATION OF PRIVATE ROADS RECORDED IN BOOK 1449, PAGE 1501. (NO PLOTTABLE EASEMENTS)

LEGEND:

- (F) = DATA BASED ON FURNISHED DESCRIPTION  
(F) = DATA BASED ON FIELD MEASUREMENTS  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
F.I.R.M. = FLOOD INSURANCE RATE MAP  
NRM = NORTH RIM ELEVATION  
INV = INVERT  
RW = RIGHT OF WAY  
PB = PLAT BOOK  
DB = DEED BOOK  
PG. = PAGE  
ID. = IDENTIFICATION  
CE = CEDAR TREE  
CH = CHERRY TREE
- ELM = WINGED ELM TREE  
LAO = LAUREL OAK TREE  
LO = LIVE OAK TREE  
MIM = MIMOSA TREE  
PALM = PALM TREE  
TAL = TALLOW TREE  
FOUND NAIL AND DISK  
FOUND 5/8" STEEL ROD & CAP  
FOUND 4"x4" CONCRETE MONUMENT  
SET 5/8" STEEL ROD AND CAP (LB 5075)  
IDENTIFICATION  
CEDAR TREE  
CHERRY TREE
- = TELEPHONE PEDESTAL  
= WELL  
= WATER LINE MARKER  
= WATER VALVE  
= STREET SIGN  
= TAILOR TREE  
= FOUND NAIL AND DISK  
= FOUND 5/8" STEEL ROD & CAP  
= FOUND 4"x4" CONCRETE MONUMENT  
= SET 5/8" STEEL ROD AND CAP (LB 5075)  
= IDENTIFICATION  
= CEDAR TREE  
= CHERRY TREE
- = SANITARY SEWER PIPE  
= STORMWATER PIPE (CORRUGATED METAL)  
= UNDERGROUND WATER LINE  
= UNDERGROUND FORCE MAIN  
= FENCE (4" WIRE)  
= BENCH-MARK  
= CONTOUR LINE  
X 85.5 = SPOT ELEVATION (IMPERVIOUS)  
X 85.5 = SPOT ELEVATION (PERVIOUS)  
= ASPHALT SURFACE  
= CONCRETE SURFACE

SURVEYOR'S CERTIFICATION:

TO: CORTA OCALA, LLC, RADAR CAPITAL PARTNERS, LLC, CHICAGO TITLE INSURANCE COMPANY, ADVANTAGE TITLE, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(d), 6, 9, 11(a), 13, 14, 16, 17, 18 AND 19, OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 18, 2024.

04/21/2025

DATE OF PLAT OR MAP:

CLINTON N. RICKNER  
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 7409  
CLNTNRG@CHW-INC.COM

This map prepared by:

Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OR ELECTRONIC  
DIGITAL SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SHEET NO.

1 OF 4

CLINTON N. RICKNER

09/30/24 - ADDED UTILITY EASEMENT  
02/12/2025 - ADDED LOT 2, SAMIRA VILLAS TO OVERALL BOUNDARY

REVISION DATE:  
03-16-2024

REVISION DATE:  
03-16-2024

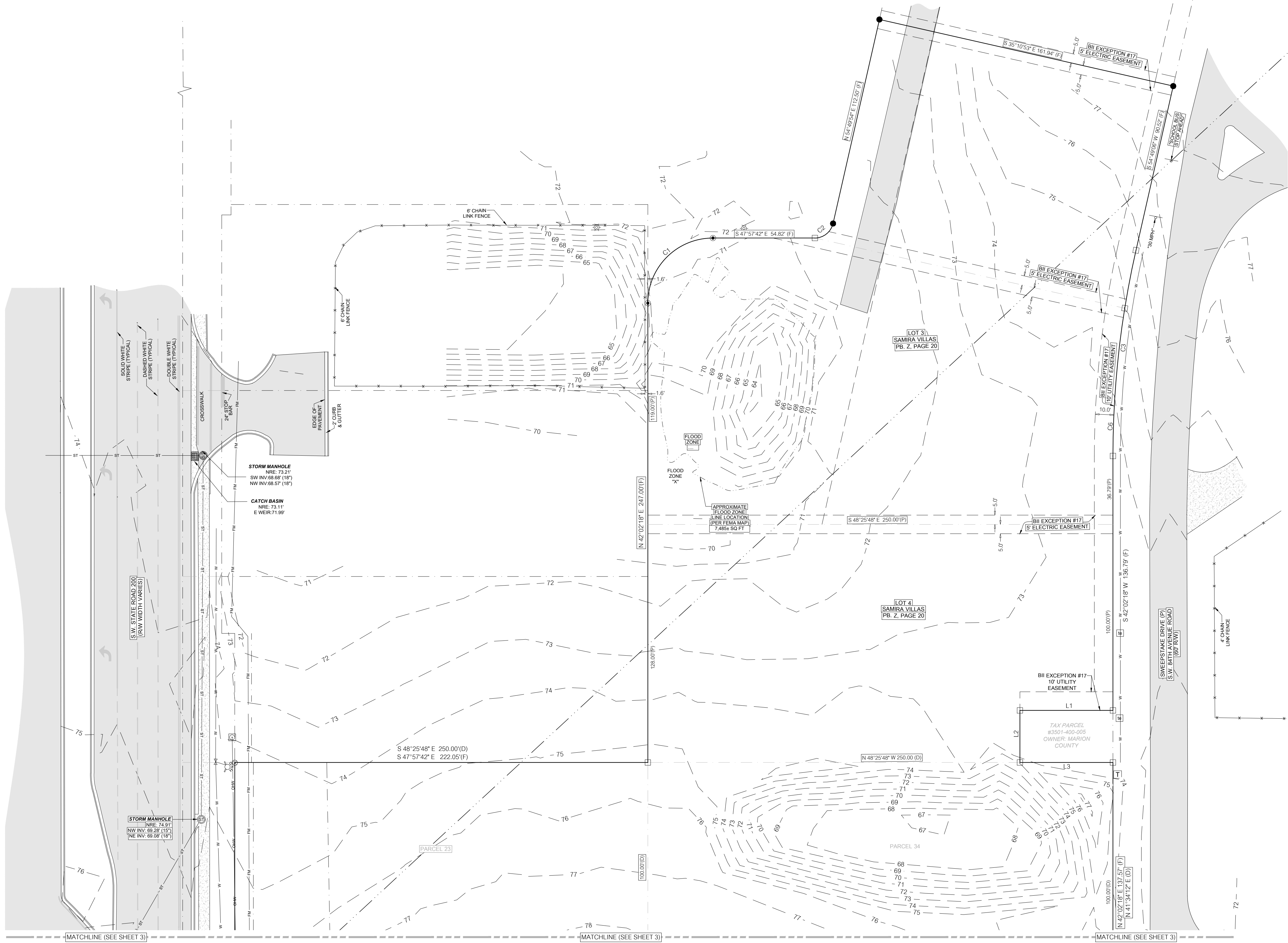
DATE: 03-16-2024

(SEE SURVEYOR'S CERTIFICATION)  
THIS SHEET, ADJUSTED  
SCALES ACCORDINGLY.

SCALE:  
1" = 70'

CHW  
Professional Consultants

11801 Research Drive  
Altamonte Springs, Florida 32715  
(352) 331-1976  
www.chw-inc.com  
est. 1988 FLORIDA  
CA-5075

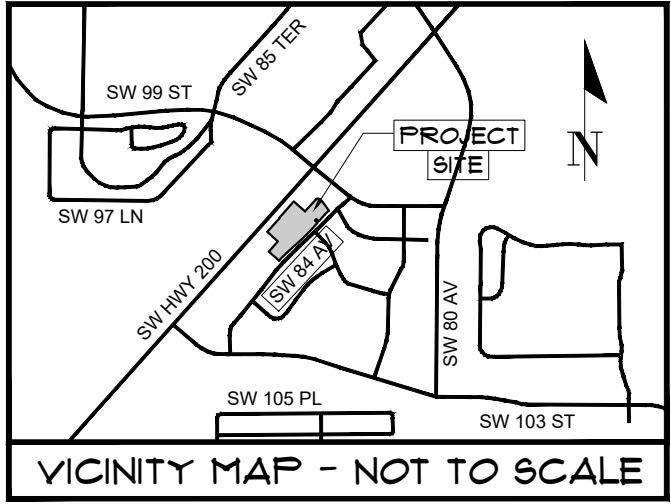


# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN SECTIONS 24 & 25,  
TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
MARION COUNTY, FLORIDA

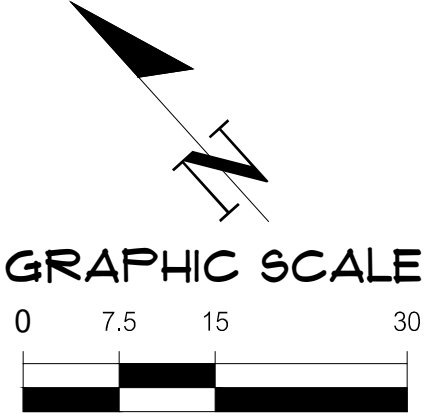
## SURVEYOR'S NOTES:

- HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 02'21" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SW STATE ROAD 200. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).
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- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
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- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
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- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
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LINE	BEARING	DISTANCE
L1	N 47°57'42" W	50.00 (F)
L2	S 42°02'18" W	28.00 (F)
L3	S 47°57'42" E	50.00 (F)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00 (F)	54.96 (F)	49.50 (F)	N 87°02'18" E
C6	500.00 (F)	79.77 (F)	79.69 (F)	S 46°36'32" W
C2	10.00 (F)	12.48 (F)	13.48 (F)	S 86°24'38" E
C3	500.00 (F)	111.53 (F)	111.30 (F)	S 48°25'42" W



## FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN FLOOD ZONE "AE", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATION 70.20 FEET), AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 854 OF 960, COMMUNITY PANEL NO. 120160 0684 E, EFFECTIVE DATE: APRIL 19, 2017.

## LEGEND:

- (D) = DATA BASED ON FURNISHED DESCRIPTION  
(F) = DATA BASED ON FIELD MEASUREMENTS  
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F.I.R.M. = FLOOD INSURANCE RATE MAP  
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ASH = ASH TREE  
CE = CEDAR TREE  
CH = CHERRY TREE  
ELM = WINGED ELM TREE  
LAO = LAUREL OAK TREE  
LO = LIVE OAK TREE  
MM = MIMOSA TREE  
PALM = PALM TREE  
TAL = TALLOW TREE  
F = FOUND NAIL AND DISK  
F = FOUND 5/8" STEEL ROD & CAP  
F = FOUND 4"x4" CONCRETE MONUMENT  
F = SET 5/8" STEEL ROD AND CAP (LB 5075)  
F = FOUND 1/2" IRON ROD (NO ID.)  
F = CONCRETE POWER POLE

- MITERED END SECTION  
TELEPHONE PEDESTAL  
WELL  
WATER LINE MARKER  
WATER VALVE  
STORM INLET  
STREET SIGN  
MAILBOX  
SANITARY SEWER MANHOLE  
STORM SEWER MANHOLE  
PRESSURE REDUCER VALVE  
OVERHEAD WIRE  
SANITARY SEWER PIPE  
STORMWATER PIPE (CORRUGATED METAL)  
UNDERGROUND WATER LINE  
UNDERGROUND FORCE MAIN  
BENCHMARK  
CONTOUR LINE  
SPOT ELEVATION (IMPERVIOUS)  
SPOT ELEVATION (PERVIOUS)  
ASPHALT SURFACE  
CONCRETE SURFACE

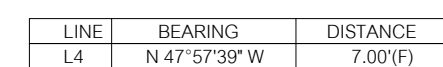
This map prepared by: CLINTON N. RICKNER

Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE ORIGINAL  
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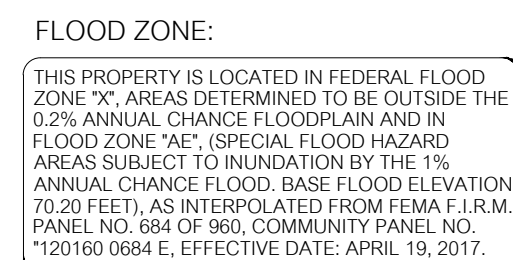


LOCATED IN SECTIONS 24 & 25,  
TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
MARION COUNTY, FLORIDA






















1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 02' 21" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF S.W. STATE ROAD 200. COORDINATES AND BEARINGS FOR THIS HORIZONTAL ARE HEREIN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).
2. VERTICAL DATUM IS DERIVED FROM NGCS CONTROL POINT "593", WHICH HAS A PUBLISHED ELEVATION OF 85.92 FEET AND IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVDS88).
3. UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 OF CHAPTER 61, F.S. (F.S. 61.06) AND TANGIBLE EVIDENCE OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
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6. IN THE OPINION OF THIS SURVEYOR, THE PERMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
7. THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION VIA CHICAGO TITLE COMPANY'S COMPANION COMMITMENT NUMBER 2022-0611 2-0-1, COMMITMENT DATED MAY 13, 2024. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THIS SURVEYOR.
8. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP(S) SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
9. THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
10. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTMENTS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
11. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT OR FUTURE CONSTRUCTION OF NEW OR EXISTING STREETS.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE PLUM, SLUMP OR SANITARY LANDFILL.
13. NO CURRENT ADDRESS PROVIDED FOR THE SUBJECT PROPERTY.
14. ZONING SETBACK REQUIREMENTS WERE NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
15. DISTANT TO THE NEAREST INTERSECTION STREET IS 0 FEET, AT THE INTERSECTION OF S.W. 84TH AVENUE ROAD AND S.W. 100TH LANE ROAD.
16. ONLY TREES 6" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
17. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE S.W. NOODS' LAYERS IN THE SUPPLIED DIGITAL FILE.
18. TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY, CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
19. THIS SURVEY IS A TOTAL OF FOUR (4) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY CORRELATION. SEE SHEETS TWO (2) THRU FOUR (4) FOR DETAILED TOPOGRAPHIC INFORMATION AND IMPROVEMENT LOCATIONS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C4	1946.86'(F)	197.61'(F)	197.52'(F)	S 44°56'39" W



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PALM = PALM TREE  
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△ = FOUND NAIL AND DISK  
● = FOUND 5/8" STEEL ROD AND NAIL  
○ = FOUND 4"x4" CONCRETE COMPOSITION  
○ = SET 1/2" STEEL ROD AND CAP (LB 5075)  
○ = FOUND 1/2" IRON ROD (NO ID.)  
⊗ = CONCRETE POWER POLE

-  = MITERED END SECTION
-  = WELL
-  = WATER LINE MARKER
-  = WATER VALVE
-  = STORM INLET
-  = STREET SIGN
-  = MAILBOX
-  = SANITARY SEWER MANHOLE
-  = STORM SEWER MAN-HOLE
-  = FIRE HYDRANT
-  = PRESSURE REDUCER VALVE
-  = OVERHEAD WIRE
-  = STORM SEWER PIPE
-  = STORMWATER PIPE (CORRUGATED METAL)
-  = UNDERGROUND WATER LINE
-  = UNDERGROUND FORCE MAIN
-  = FENCE (4' WIRE)
-  = BENCHMARK
-  = CONTOUR LINE
- X 85.45 = SPOT ELEVATION (PERVIOUS)
- X 85.5 = SPOT ELEVATION (IMPERVIOUS)
-  = ASPHALT SURFACE
-  = CONCRETE SURFACE

This map prepared by:

SHEET NO.:  
3 OF 4

CLINTON N. RICKNER

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

TECHNICIAN:  
NAD  
CREW CHIEF:  
WP  
CHECKED BY:  
CR  
FIELD BOOK & PAGE:  
WORKSHEET


**CERTIFIED TO:**

SEE SURVEYOR'S CERTIFICATION - SHEET 1)

SCALE: 1" = 30'

VERIFY SCALE  
BAR IS ONE INCH LONG  
ORIGINAL DRAWING

IF NOT ONE INCH LONG  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY



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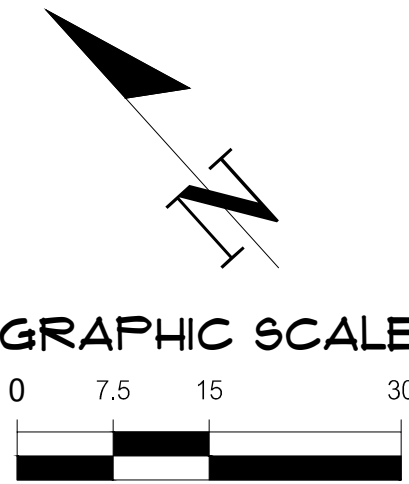
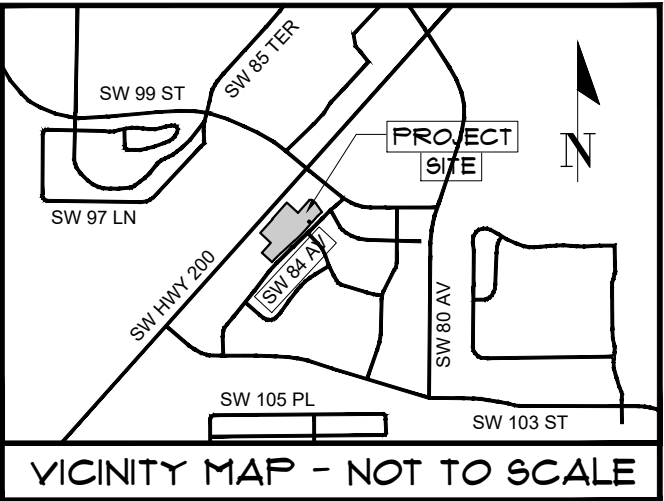
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est. 1988 **FLORIDA**  
CA-5075

ALTA/NSPS LAND TITLE SURVEY  
LOCATED IN SECTIONS 24 & 25,  
TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
MARION COUNTY, FLORIDA

SURVEYOR'S NOTES:

- HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 02'21" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SW STATE ROAD 200. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).
- VERTICAL DATUM IS DERIVED FROM NGS CONTROL POINT "G 593", WHICH HAS A PUBLISHED ELEVATION OF 85.92 FEET AND IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- UTILITY NOTE: OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
- THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE INFORMATION VIA CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 2022-061 2-0-1, COMMITMENT DATED MAY 13, 2024. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN PERFORMED BY THE SURVEYOR.
- INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
- THERE WERE NO MARKED PARKING SPACES OBSERVED AT THE TIME OF THIS SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS BEING CONDUCTED AT THE TIME OF THIS SURVEY.
- THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF CURRENT STREET CONSTRUCTION OR REPAIRS. THERE WAS NO OBSERVED EVIDENCE OF CURRENT SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A CEMETERY, SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO CURRENT ADDRESS PROVIDED FOR THE SUBJECT PROPERTY.
- ZONING SETBACK REQUIREMENTS WERE NOT PROVIDED TO THE SURVEYOR AT THE TIME OF SURVEY.
- DISTANT TO THE NEAREST INTERSECTION STREET IS 0 FEET, AT THE INTERSECTION OF S.W. 84TH AVENUE ROAD AND S.W. 100TH LANE ROAD.
- ONLY TREES 6" IN DIAMETER OR GREATER (MEASURED AT CHEST HEIGHT) ARE SHOWN HEREON.
- ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE "SV-NODE" LAYERS IN THE SUPPLIED DIGITAL FILE.
- TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
- THIS SURVEY IS A TOTAL OF FOUR (4) SHEETS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY INFORMATION. SEE SHEETS TWO (2) THRU FOUR (4) FOR DETAILED TOPOGRAPHIC INFORMATION AND IMPROVEMENT LOCATIONS.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARINGS
C5	1505.00'(F)	183.29'(F)	183.17'(F)	S 44°36'57" W

LEGEND:

- (D) = DATA BASED ON FURNISHED DESCRIPTION  
(F) = DATA BASED ON FIELD MEASUREMENTS  
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY  
F.I.R.M. = FLOOD INSURANCE RATE MAP  
NRE = NORTH RIM ELEVATION  
INV = INVERT  
RW = RIGHT OF WAY  
PS = PLAT BOOK  
DB = DEED BOOK  
PG. = PAGE  
ID = IDENTIFICATION  
ASH = ASH TREE  
CE = CEDAR TREE  
CH = CHERRY TREE  
ELM = WINGED ELM TREE  
LAO = LAUREL OAK TREE  
LO = LIVE OAK TREE  
MM = MIMOSA TREE  
PALM = PALM TREE  
TAL = TALLOW TREE  
△ = FOUND NAIL AND DISK  
● = FOUND 5/8" STEEL ROD & CAP  
□ = FOUND 4"x4" CONCRETE MONUMENT  
● = SET 5/8" STEEL ROD AND CAP (LB 5075)  
○ = FOUND 1/2" IRON ROD (NO ID.)  
⊠ = CONCRETE POWER POLE

- ⊠ = MITERED END SECTION  
⊠ = TELEPHONE PEDESTAL  
⊠ = WELL  
⊠ = WATER LINE MARKER  
⊠ = WATER VALVE  
⊠ = STORM INLET  
⊠ = STREET SIGN  
⊠ = MAILBOX  
⊠ = SANITARY SEWER MANHOLE  
⊠ = STORM SEWER MANHOLE  
⊠ = FIRE HYDRANT  
⊠ = PRESSURE RELEASE VALVE  
CHW = OVERHEAD WIRE  
SS = SANITARY SEWER PIPE  
ST = STORMWATER PIPE (CORRUGATED METAL)  
W = UNDERGROUND WATER LINE  
FM = UNDERGROUND FORCE MAIN  
F = FENCE (4" WIRE)  
B = BENCHMARK  
BS = CONTOUR LINE  
X 85.45 = SPOT ELEVATION (IMPERVIOUS)  
X 85.5 = SPOT ELEVATION (PERVIOUS)  
AS = ASPHALT SURFACE  
CS = CONCRETE SURFACE

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**CHW**  
Professional Consultants

SCALE: 1" = 30'  
ONLY SCALE  
848 ENGINE NO. ON  
ORIGINAL DRAWING  
0  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

(SEE SURVEYOR'S CERTIFICATION - SHEET 1)

DATE: 03-19-2024  
REVISION DATE: 9-30-24/02/25  
PROJECT NUMBER: 23-0865

CLINTON N. RICKNER

This map prepared by:

Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE ORIGINAL  
SIGNATURE AND SEAL OR ELECTRONIC  
DIGITAL SIGNATURE OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

SHEET NO:  
4 OF 4





CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	54.98'	35.00'	90°00'00"	35.00'	49.50'
C2	13.48'	10.00'	77°12'48"	7.98'	12.48'
C3	111.53'	500.00'	12°46'47"	56.00'	111.30'
C4	187.61'	1946.86'	5°48'56"	98.89'	197.62'
C5	183.29'	1505.00'	6°58'40"	91.76'	183.17'
C6	158.50'	1946.86'	4°41'39"	79.73'	159.46'
C7	38.11'	1946.86'	1°09'17"	19.69'	38.11'

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 47°57'42" W	50.00'
L2	S 42°02'18" W	25.00'
L3	S 47°57'42" E	50.00'

**LEGEND:**  
 F.M.A. = FLOODING EMERGENCY MANAGEMENT AGENCY  
 F.I.R.M. = FLOOD INSURANCE RATE MAP  
 RW = RIGHT OF WAY  
 PL = PLAT BOOK  
 PG = PAGE  
 B = BOUNDARY  
 (M) = DATA BASED ON FIELD MEASUREMENTS  
 (B) = DATA BASED ON RECORD OF RECORD  
 O.R. = OFFICIAL RECORDS  
 D.B. = DEED BOOK  
 T.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
 S = SET 5/8" STEEL ROD & CAP MARKED "CH" FROM LB 5077  
 M = SET CONCRETE MONUMENT "CH" FROM LB 5077

#### SURVEYOR'S CERTIFICATION

I, CLINTON N. RICKER, "CLINTON RICKER Ocala West", WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLYING WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPMERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

05/30/2025



CLINTON N. RICKER  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NUMBER 1499  
 NCL INC.  
 LICENSED BUSINESS NO. 6346  
 2100 SE 17TH STREET SUITE 802, OCALA, FL 34471

## CORTA COMMONS OCALA WEST

### A REPLAT OF A PORTION OF TRACT "B" OF KINGSLAND COUNTRY ESTATES UNIT 1 AS RECORDED IN PLAT BOOK "L", PAGE 3 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ALL OF LOT 2, 3, AND 4 A REPLAT OF A PORTION OF SAMIRA VILLAS AS RECORDED IN PLAT BOOK "Z", PAGE 20 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ALL SITUATED IN SECTIONS 24 & 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA

**NIV15**

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 LB-8246

PLAT BOOK \_\_, PAGE \_\_  
 SHEET TWO OF TWO



GRAPHIC SCALE



SCALE: 1" = 40'

