

SKETCH OF DESCRIPTION (NOT A SURVEY)

EXHIBIT "A"
SHEET 01 OF 02

LEGAL DESCRIPTION (EASEMENT):

A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "A", CARRIAGE TRAIL UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 138 THROUGH 139, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE RUN SOUTH 0°14'56" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 499.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING FOUR (4) COURSES: 1) RUN SOUTH 0°14'56" EAST, A DISTANCE OF 185.99 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK "D", OF SAID CARRIAGE TRAIL UNIT 1, SAID POINT BEING ON A 540.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°17'06" WEST AND A CHORD LENGTH OF 79.90 FEET; 2) THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°29'08", AN ARC DISTANCE OF 79.97 FEET TO THE RIGHT-OF-WAY LINE OF SOUTHEAST 85TH STREET ROAD AND A POINT OF NON-TANGENCY; 3) THENCE RUN NORTH 61°23'23" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.05 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT ON A 460.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°25'54" EAST AND A CHORD LENGTH OF 229.26 FEET; 4) THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°51'34", AN ARC DISTANCE OF 231.70 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID BOUNDARY OF TRACT "A", RUN SOUTH 89°08'46" EAST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING.

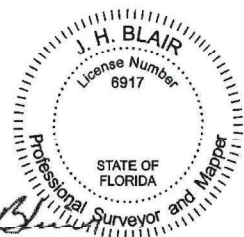
SAID LANDS CONTAINING 0.351 ACRES, MORE OR LESS.

LEGEND:

LB = LICENSED BUSINESS
C# = REFERENCE TO CURVE TABLE
PB = PLAT BOOK
PG = PAGE
⑨ = CHANGE IN DIRECTION
= LINE BREAK

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SKETCH ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY. ITEMS SHOWN HEREON ARE FROM PUBLIC RECORDS.
3. BEARINGS SHOWN HEREON ARE BASED ON CARRIAGE TRAIL UNIT 1, A PLAT RECORDED IN PLAT BOOK 1, PAGE 138 THROUGH 139, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AS A REFERENCE FOR THIS SKETCH, THE EAST LINE OF TRACT "A" HAS A BEARING OF NORTH 00°14'56" WEST.



JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH
JOB SP2024.00218



DRAWING NAME: S:\SURVEY\NEW SURVEY\MARION\NUG-ILLAGES PROJECTS\16-22\SECTION 16\SETH MCBRIDE\BNDY&TOPO\UNG\SETH MCBRIDE ACCESS SKETCH.DWG :01-02 SUD 5/16/2025 3:47 PM BY: HBLAIR

SKETCH OF DESCRIPTION (NOT A SURVEY)

EXHIBIT "A"
SHEET 02 OF 02

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	540.00'	8°29'08"	79.97'	S26°17'06"W	79.90'
C2	460.00'	28°51'34"	231.70'	N16°25'54"E	229.26'

POINT OF COMMENCEMENT
NE CORNER OF TRACT "A"
(PB 1, PG 138-139)

POINT OF BEGINNING

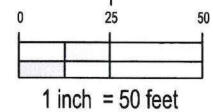
PID# 36659-001-07
DAVID & KERRY KERSTIN

EAST LINE OF
TRACT "A"

PID# 36659-000-01
MARION COUNTY
TRACT "A"
SUBJECT EASEMENT
(±0.351 ACRES)

NE CORNER OF
LOT 7, BLOCK "D"

PID# 36659-001-00
SETH & KARLY MCBRIDE



SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH
JOB SP2024.00218



406 E SILVER SPRINGS BLVD SUITE 200
OCALA, FL 34470 (352) 913-2360 LB8498

LOT 2

BLOCK "E"

LOT 1

CARRIAGE TRAIL UNIT 1
(PB 1, PG 138)

SW CORNER OF
TRACT "A"

SE 85TH ST RD (PLAT)

R/W LINE OF SE
85TH ST RD

SE 85TH ST RD (PLAT)

BLOCK "A"
LOT 9

LOT 7
BLOCK "D"

DRAWING NAME: S:\SURVEY\NEW SURVEY\MARION\WON-VILLAGES PROJECTS\10-22\SECTION 16\SETH MCBRIDE\WONV&TOPO\DWG\SETH MCBRIDE ACCESS SUDLING 101-02 SUD 5/16/2025 1:48 PM BY: HBLAR