

BOUNDARY AND TOPOGRAPHIC SURVEY

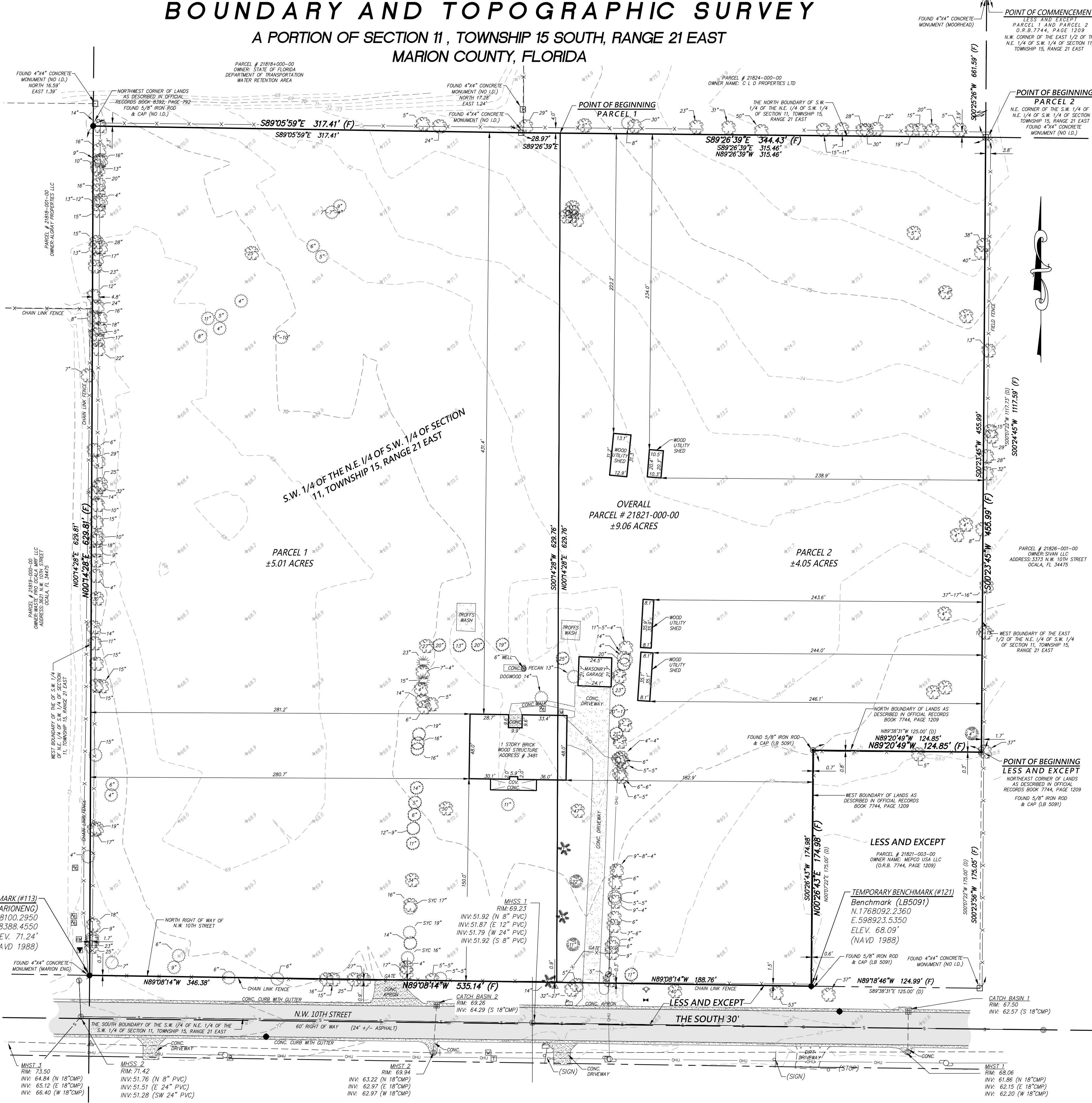
A PORTION OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
- EL. ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- I.D. IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- CL CENTERLINE
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (F) FIELD MEASURE
- MHSS MANHOLE SANITARY SEWER
- MHST MANHOLE STORM
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CONC CONCRETE
- COV COVERED
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- FB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- P(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- CURB INLET GRATE
- CATCH BASIN
- STORM MANHOLE
- MITERED END SECTION
- YARD DRAINAGE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER BOX
- CABLE TELEVISION RISER BOX
- TELEPHONE RISER BOX
- UTILITY RISER
- WELL
- WATER SPOUT
- IRRIGATION CONTROL VALVE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTER
- AIR CONDITIONER PAD
- GAS VALVE
- GAS METER
- GAS LINE MARKER
- CONCRETE UTILITY POLE
- METAL UTILITY POLE
- WOOD UTILITY POLE
- UTILITY POLE GUY ANCHOR
- LIGHT POLE
- SPOT/GROUND LIGHT
- ELECTRIC TRANSFORMER
- ELECTRIC VAULT
- WETLAND FLAG
- SIGN
- BOLLARD
- FLAG POLE
- MAILBOX
- LINE BREAK
- FENCE LINE AS NOTED

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- HICKORY
- OAK
- CEDAR
- HOLLY
- PALM
- CHERRY
- LAUREL OAK
- PECAN
- CHINABERRY
- LIVE OAK
- PINE TREE
- CYPRESS
- MAGNOLIA
- MIMOSA
- DOGWOOD
- MAPLE
- MISC
- ELM
- SUGAR HACKBERRY
- GUM
- SYCAMORE



PROPERTY DATA: (PARENT PARCEL)
PARCEL ID: 21821-000-00
ADDRESS: 3481 N.W. 10TH STREET, OCALA, FL 34475

LEGAL DESCRIPTION: (PARENT PARCEL)
(PER OFFICIAL RECORDS BOOK 8392, PAGE 792)
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 30 FEET THEREOF.
LESS AND EXCEPT THE FOLLOWING:
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SEE NOTE 12
COMMENCE AT THE [NORTHEAST] CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, S.00°07'22\"/>

LEGAL DESCRIPTION: (AS SURVEYED)
PARCEL 1:
A PORTION OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, S.00°25'26\"/>

PARCEL 2:
A PORTION OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, S.00°25'26\"/>

SURVEY NOTES:

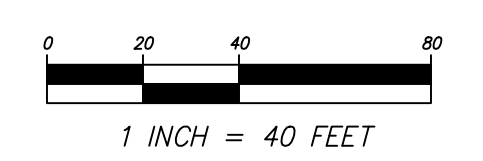
- DATE OF FIELD SURVEY: DECEMBER 23, 2024.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0508E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT E427, ELEVATION = 83.32 (NAVD 1988).
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- THERE IS A SCRIBENERS ERROR IN THE DEED AS RECORDED IN OFFICIAL RECORDS BOOK 8392, PAGE 792 THAT CALLS FOR THE NORTHEAST THAT SHOULD BE NORTHWEST.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)



Drawing name: Z:\Projects\241241\241241\241241\TOP.Dwg SHEET 1 Jan 16, 2025 8:37am By: Administrator

FB/PG	DATE	DRAWN	REVISION	CKD
12/30/24	M.R.D.	ADD TOPOGRAPHIC INFORMATION		C.J.H.

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
425 SW 15TH STREET, OCALA, FLORIDA 34477
PHONE: 352.365.1485 FAX: 352.373.4335 www.jch.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

SUBDIVISION LOCATED IN SECTION 11,
TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY &
TOPOGRAPHIC SURVEY
-FOR-
SI NW 10TH, LLC.

FB/PG	FIELD DATE	JOB NO.	1 OF 1
24-10/25-26	12/23/24	241241TOPO	
DRAWING DATE	BY	APPROVED	SCALE
12/30/24	M.R.D.	C.J.H.	1" = 40'