

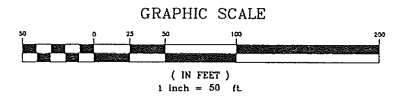
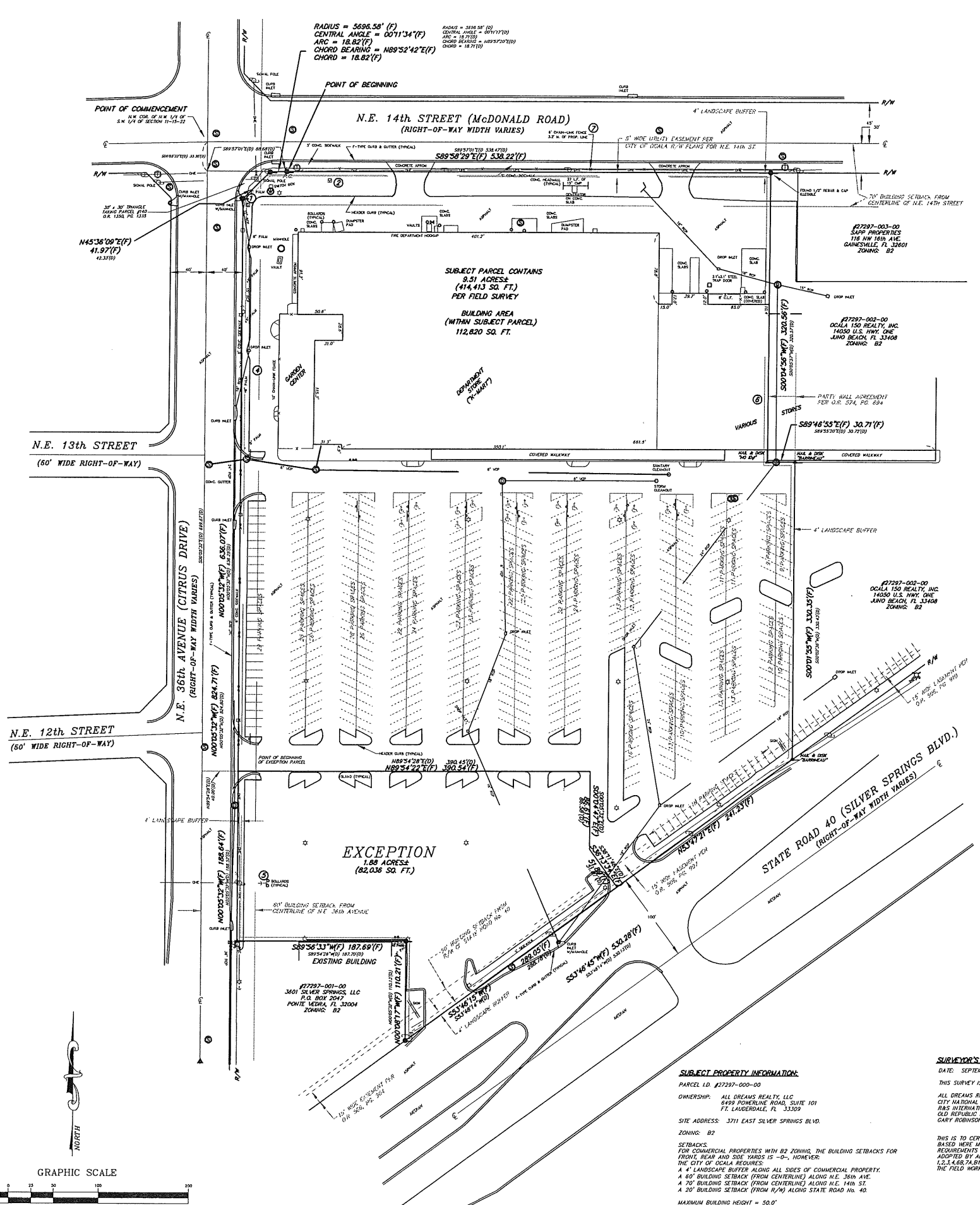
**GENERAL LEGEND**

SYMBOLS	ABBREVIATIONS
■ FOUND 4" x 4" CM MARKED	CM = CONCRETE MONUMENT
□ SET 4" x 4" CM MARKED	MEC = MOORHEAD ENGINEERING COMPANY
○ FOUND 1/2" IRON ROD WITH CAP MARKED AS NOTED	RLS = REGISTERED LAND SURVEYOR
○ SET 1/2" IRON ROD WITH CAP MARKED 1/2" 115"	LSB = LICENSED BUSINESS NUMBER
○ SET "MAG" NAIL & DISK 1/8 315"	(D) = R/W PLAN DIMENSION
○ FOUND NAIL WITH DISK MARKED "BARREAU"	(O) = DESCRIBED
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	P.C.M. = PERMANENT REFERENCE MONUMENT
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	P.C. = PERMANENT CONTROL POINT
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	P.I. = POINT OF TANGENCY
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	P.O.C. = POINT OF CURVATURE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	P.R.C. = POINT OF REVERSE CURVATURE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	P.O.B. = POINT OF BEGINNING
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	P.B. = PLAT BOOK
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	P.S. = PAGE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	O.R. = OFFICIAL RECORDS BOOK
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	30 FT = SQUARE FEET
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	AC = ACRES
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	R = RADIUS
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	L = LENGTH
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	Δ = DELTA
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	CA = CENTRAL ANGLE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	CL = CHORD LENGTH
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	CLF = CHAIN LINK FENCE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	CONC. = CONCRETE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	TRM = TEMPORARY BENCH MARK
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	CM = CORRUGATED METAL PIPE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	RCP = REINFORCED CONCRETE PIPE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	DIP = DUCTILE IRON PIPE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	L.F. = LINEAR FEET
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	V.C.P. = VITRIFIED CLAY PIPE
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	① = IDENTIFIES POSSIBLE ENCROACHMENT
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	② = IDENTIFIES POSSIBLE ENCROACHMENT (SEE "STATEMENT OF ENCROACHMENTS")
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	⊕ = GAS MARKER
△ FOUND NAIL WITH DISK MARKED "ELEVATION"	⊙ = 6" WELL

- NOTES**
- BEARINGS ARE BASED ON FURNISHED LEGAL DESCRIPTION, WITH THE EAST RIGHT-OF-WAY LINE OF N.E. 36th AVENUE ASSUMED TO BEAR: 000°05'32"W
  - LANDS WERE NOT ABSTRACTED BY THIS COMPANY FOR OWNERSHIP, EASEMENTS OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS. TITLE SEARCH PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO. OF THIS COMPANY.
  - SURVEY BASED ON EXISTING MONUMENTATION, CONSTRUCTION PLANS FOR STATE ROAD NO. 40 AND N.E. 36th AVENUE, RIGHT-OF-WAY MAPS FOR N.E. 14th STREET, CITY OF OCALA AS-BUILT, PREVIOUS SURVEY BY R.M. BARRINEAU & ASSOCIATES DATED JANUARY 16, 1992, AND RECORDS OF THIS COMPANY.
  - ALL RIGHTS-OF-WAY SHOWN ARE PUBLIC AND PHYSICALLY OPEN UNLESS NOTED.
  - DEED LEGAL DESCRIPTION FURNISHED BY CLIENT.
  - BASED ONLY ON A GRAPHICAL INTERPRETATION OF FLOOD INSURANCE RATE MAP, CITY OF OCALA, MARION COUNTY, FLORIDA, MAP NUMBER 12081C030200, DATED APRIL 17, 2017. IT APPEARS TRACT LIES IN ZONE "A".
  - THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
  - THIS PROPERTY HAS DIRECT ACCESS TO N.E. 36th AVENUE, NE 14th STREET AND SILVER SPRINGS BLVD. (STATE ROAD 40).
  - NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO DRAIN OR SHOW DATA CONCERNING SIZE, DEPTH, CONDITION OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
  - NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.

**UTILITY STATEMENT:**  
 THE UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM CITY OF OCALA AS-BUILTS AND A PREVIOUS SURVEY BY R.M. BARRINEAU & ASSOCIATES (OCALA, FL) DATED JANUARY 16, 1992. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES 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 THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

- STATEMENT OF ENCROACHMENTS:**
- GAS MARKER INDICATES POSSIBLE ENCROACHMENT OF UNDERGROUND GAS LINE.
  - CABLE T.V. CAN EXIST WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
  - DRAINAGE STRUCTURES ALONG WEST BOUNDARY EXIST WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
  - GUY ANCHORS ALONG THE WEST BOUNDARY EXIST WITHOUT THE BENEFIT OF A KNOWN EASEMENT.
  - THERE IS A SHARED PARTY WALL BETWEEN THE BUILDING ON THE SUBJECT PROPERTY AND THE BUILDING ON THE ADJACENT PROPERTY ALONG THE EAST BOUNDARY, AS PER O.R. BOOK 574, PAGE 694.
  - 6" CHAIN-LINK FENCE LIES 3.2' NORTH OF NORTH PROPERTY BOUNDARY.



**NOTES CORRESPONDING TO SCHEDULE B - SECTION 1:**

OUR REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 COMMITMENT NO. 458182, EFFECTIVE DATE: SEPTEMBER 1, 2017

- LEASE DATED JULY 2, 1971, BY AND BETWEEN OCALA LAND CO., INC., LANDLORD, AND S.S. WRESC COMPANY, TENANT AND THE MEMORANDUM OF LEASE RELATIVE THERE TO RECORDED OCTOBER 1, 1971 IN OFFICIAL RECORDS BOOK 481, PAGE 254, AS AFFECTED BY ASSIGNMENT OF LEASE FROM OCALA LAND COMPANY, INC., ASSIGNEE, TO DEVELOPERS DIVERSIFIED, LTD., ASSIGNEE, RECORDED NOVEMBER 21, 1972 IN OFFICIAL RECORDS BOOK 512, PAGE 422, AS AFFECTED BY ASSIGNMENT OF LEASE BY AND BETWEEN DEVELOPERS DIVERSIFIED, LTD., LESSOR, AND S.S. WRESC COMPANY, LESSEE, RECORDED JANUARY 11, 1973 IN OFFICIAL RECORDS BOOK 574, PAGE 694, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE BY AND BETWEEN BAY PROPERTIES, LTD. F/A/A DEVELOPERS DIVERSIFIED, LTD., ASSIGNEE, AND NATIONAL PROPERTY ANALYSTS PARTNERS ASSOCIATE, RECORDED FEBRUARY 28, 1981 IN OFFICIAL RECORDS BOOK 1142, PAGE 148, AS AFFECTED BY ASSIGNMENT IN LESSOR'S INTEREST IN LEASES BY AND BETWEEN NATIONAL PROPERTY ANALYSTS PARTNERS ASSOCIATE AND BAY PROPERTIES, LTD. F/A/A DEVELOPERS DIVERSIFIED, LTD., ASSIGNEE, RECORDED FEBRUARY 28, 1981 IN OFFICIAL RECORDS BOOK 1142, PAGE 236, AS AFFECTED BY ASSIGNMENT OF LEASES BY AND BETWEEN NATIONAL PROPERTY ANALYSTS PARTNERS ASSOCIATE, TO NEW YORK PENSION GROUP, ASSIGNEE, RECORDED MAY 18, 1983 IN OFFICIAL RECORDS BOOK 1159, PAGE 848 AND AS AFFECTED BY ASSIGNMENT OF LEASE BY AND BETWEEN NEW YORK PENSION GROUP, ASSIGNEE, TO OCALA REALTY ASSOCIATES LIMITED PARTNERSHIP, ASSIGNEE, RECORDED MAY 18, 1983 IN OFFICIAL RECORDS BOOK 1159, PAGE 871, CONTAINS A MUTUALLY BENEFICIAL PARTY WALL AGREEMENT ALONG THE EAST BOUNDARY OF THE PROJECT SITE AND IS PLOTTED HEREON.
- THE EASEMENT IN FAVOR OF THE CITY OF OCALA RECORDED IN O.R. 506, PG. 307 AFFECTS THE PROJECT SITE ALONG STATE ROAD NO. 40 AND IS PLOTTED HEREON.
- THE EASEMENT IN FAVOR OF THE CITY OF OCALA RECORDED IN O.R. 506, PG. 310 AFFECTS THE EAST BOUNDARY OF THE PROJECT SITE AT STATE ROAD NO. 40 AND IS PARTIALLY PLOTTED HEREON.
- THE CROSS EASEMENT AGREEMENT BETWEEN DEVELOPERS DIVERSIFIED, LTD. AND DEVELOPERS DIVERSIFIED SERVICES, LTD. RECORDED IN O.R. 574, PG. 708 IS BLANKET IN NATURE AND CANNOT BE PLOTTED BUT DOES AFFECT THE PROJECT SITE.
- THE EASEMENT AGREEMENT BETWEEN HOME DEPOT U.S.A., INC. AND BOOS DEVELOPMENT GROUP, INC. RECORDED IN O.R. 818, PG. 1723 IS BLANKET IN NATURE AND CANNOT BE PLOTTED BUT DOES AFFECT THE PROJECT SITE.
- THE RESTRICTIVE COVENANTS AGREEMENT BETWEEN AL DREAMS REALTY, LLC AND HOME DEPOT U.S.A., INC., RECORDED IN O.R. 818, PG. 1729 IS BLANKET IN NATURE AND CANNOT BE PLOTTED BUT DOES AFFECT THE PROJECT SITE.

**NOTE:** IN ADDITION TO THE ABOVE REFERENCED ITEMS, THE EMINENT DOMAIN TAKING, EXECUTED BY LIS PENDING IN CA-88-1883 CIRCUIT COURT FOR MARION COUNTY, FLORIDA, RECORDED IN O.R. 1250, PG. 1215, AND NOTED IN THE FURNISHED LEGAL DESCRIPTION HEREON, LISTS THE 5' PERMANENT UTILITY EASEMENT WHICH IS PLOTTED HEREON. SAID DOCUMENT ALSO EXCEPTS A 30 FOOT x 30 FOOT TRIANGLE AT THE N.W. CORNER FOR RIGHT OF WAY TAKING (PARCEL #140). THIS RIGHT OF WAY TAKING HAS ALREADY TAKEN PLACE, AND IS SHOWN HEREON LIND OUTSIDE THE PROPERTY BOUNDARY.

**DESCRIPTION:**  
 SITUATED IN THE CITY OF OCALA, COUNTY OF MARION, AND STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 00°05'32" EAST ALONG THE CENTERLINE OF N.E. 36th AVENUE (WIDTH VARIES) A DISTANCE OF 33.30 FEET; THENCE DEPARTING SAID CENTERLINE, SOUTH 89°57'20" EAST, 88.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.E. 14th STREET (WIDTH VARIES) TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°57'20" EAST ALONG SAID RIGHT OF WAY LINE, LYING 33.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLE) AND PARALLEL TO THE CENTERLINE OF SAID N.E. 14th STREET, A DISTANCE OF 538.47 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 00°05'32" WEST, 110.13 FEET; THENCE SOUTH 89°57'20" EAST, 103.29 FEET; THENCE SOUTH 00°05'32" WEST, 330.43 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 (WIDTH VARIES); THENCE SOUTH 53°47'14" WEST ALONG SAID RIGHT OF WAY LINE, LYING 100.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLE) AND PARALLEL TO THE CENTERLINE OF SAID STATE ROAD NO. 40, A DISTANCE OF 530.13 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, NORTH 00°05'32" WEST, 110.13 FEET; THENCE SOUTH 89°57'20" WEST, 187.70 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF AFORESAID N.E. 36th AVENUE (WIDTH VARIES); THENCE NORTH 00°05'32" WEST ALONG SAID RIGHT OF WAY LINE, LYING 40.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLE) AND PARALLEL TO THE CENTERLINE OF SAID N.E. 36th AVENUE, A DISTANCE OF 424.80 FEET; THENCE CONTINUE ALONG THE EAST RIGHT OF WAY LINE AND DEPARTING NORTH 44°58'17" EAST, 424.33 FEET TO A HIGH-TANGENT INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY CURVE OF AFORESAID N.E. 14th STREET, SAID RIGHT OF WAY CURVE BEING CONVEX SOUTHERLY, HAVING A RADIUS OF 5898.58 FEET AND A CENTRAL ANGLE OF 10°11'17"; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 18.71 FEET, SUBSTITUTED BY A CHORD BEARING OF NORTH 89°57'20" EAST, 18.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING.  
 LESS AND EXCEPT:

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:  
 COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, THENCE ALONG THE WEST LINE OF SAID SECTION 11 S.00°05'32"E., A DISTANCE OF 692.67 FEET; THENCE DEPARTING SAID WEST SECTION LINE N.89°54'28"E., A DISTANCE OF 40.00 FEET TO THE EAST RIGHT OF WAY LINE OF NORTHEAST 36th AVENUE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5160, PAGE 1723 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE N.89°54'28"E., A DISTANCE OF 390.45 FEET; THENCE S.00°05'32"E., A DISTANCE OF 88.88 FEET; THENCE S.36°11'46"E., A DISTANCE OF 31.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SILVER SPRINGS BOULEVARD (STATE ROAD 40) AS DESCRIBED IN OFFICIAL RECORDS BOOK 168, PAGE 538, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE S.33°48'14"W, A DISTANCE OF 288.78 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE N.00°05'32"E., A DISTANCE OF 110.13 FEET; THENCE S.89°54'28"W, A DISTANCE OF 187.70 FEET TO THE EAST RIGHT OF WAY OF SAID NORTHEAST 36th AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY LINE N.00°05'32"W, A DISTANCE OF 188.52 FEET TO THE POINT OF BEGINNING.

**SUBJECT PROPERTY INFORMATION:**  
 PARCEL ID: 027297-000-00  
 OWNERSHIP: ALL DREAMS REALTY, LLC  
 8499 POWELL ROAD, SUITE 101  
 FT. LAUDERDALE, FL 33309  
 SITE ADDRESS: 3711 EAST SILVER SPRINGS BLVD.  
 ZONING: B2

**SURVEYOR'S CERTIFICATE:**  
 DATE: SEPTEMBER 1, 2017  
 THIS SURVEY IS MADE FOR THE BENEFIT OF:  
 ALL DREAMS REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
 CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, ALMA  
 HAS INTERNATIONAL LAW GROUP, LLP  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,  
 GARY ROBINSON, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 12.1, 12.1.1, 12.1.2, 12.1.3, 12.1.4, 12.1.5, 12.1.6, 12.1.7, 12.1.8, 12.1.9, 12.1.10, 12.1.11, 12.1.12, 12.1.13, 12.1.14, 12.1.15, 12.1.16, 12.1.17, 12.1.18, 12.1.19, 12.1.20, 12.1.21, 12.1.22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/20/17.

FOR COMMERCIAL PROPERTIES WITH B2 ZONING, THE BUILDING SETBACKS FOR FRONT, REAR AND SIDES YARDS IS 0', HOWEVER, THE CITY OF OCALA REQUIRES:  
 A 4' LANDSCAPE BUFFER ALONG ALL SIDES OF COMMERCIAL PROPERTY.  
 A 60" BUILDING SETBACK (FROM CENTERLINE) ALONG N.E. 36th AVE.  
 A 30" BUILDING SETBACK (FROM CENTERLINE) ALONG N.E. 14th ST.  
 A 20" BUILDING SETBACK (FROM R/W) ALONG STATE ROAD NO. 40.  
 MAXIMUM BUILDING HEIGHT = 50'0"

**ALTA/NSPS LAND TITLE SURVEY**

**R & S INTERNATIONAL LAW GROUP**

11-15-22

**MOORHEAD ENGINEERING COMPANY**  
 CONSULTING ENGINEERS - LAND SURVEYORS AND PLANNERS  
 P.O. BOX 998 305 S.E. 1st Avenue OCALA, FLORIDA  
 PHONE: 352-732-4455 FAX: 352-387-0112

Job No.: 17-081 Scale: 1" = 50'  
 Drawn by: EJM Approved by: BMF F.B. 2174 Pg. 20-24  
 Date Finished: Office: 9/28/17 Field: 08/30/17

SHEET NO. 1 OF 1 SHEETS

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