

STATE PLANE COORDINATES			
POINT	NORTHING (Y)	EASTING (X)	SCALE FACTOR
(A)	1767911.8769	604092.2278	0.9999944284
(B)	1767908.4579	604474.9131	0.9999944239

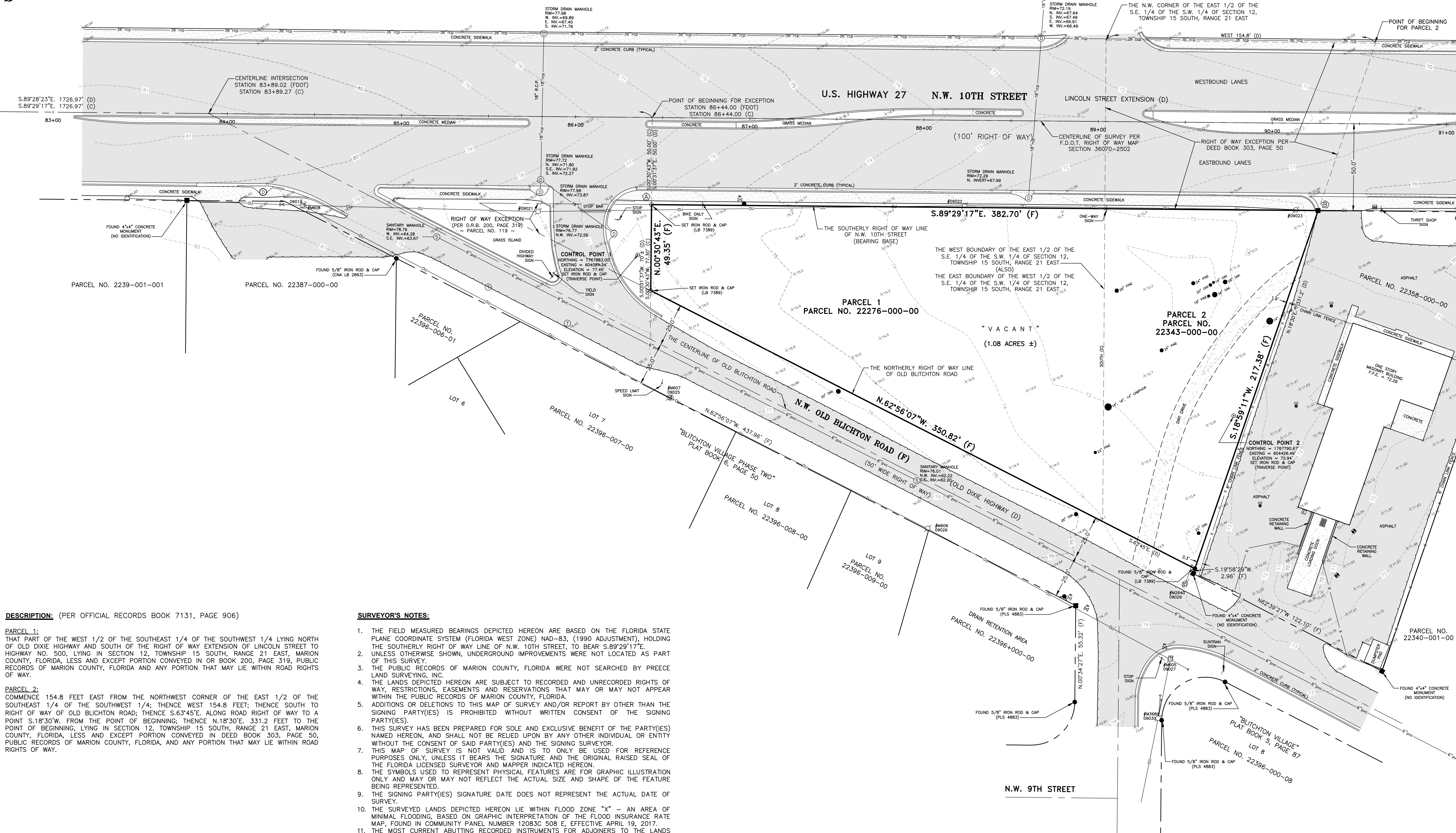
N.00725°37'E. 1379.49' (C)  
N.00727°37'E. 1377.73' (FDOT)

STATION 69+17.03 (FDOT)  
~ HELD ~

N.00727°37'E. 2655.33' (FDOT)  
N.00725°37'E. 2656.54' (F)

N.00727°37'E. 127.05' (C)  
N.00727°37'E. 127.60' (FDOT)

THE S.W. CORNER OF THE S.W. 1/4 OF  
SECTION 12, TOWNSHIP 15 SOUTH,  
RANGE 21 EAST  
(FOUND NAIL & DISK - RLS 3492)  
CERTIFIED CORNER RECORD #092655



**DESCRIPTION:** (PER OFFICIAL RECORDS BOOK 7131, PAGE 906)

**PARCEL 1:**  
THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH OF OLD DIXIE HIGHWAY AND SOUTH OF THE RIGHT OF WAY EXTENSION OF LINCOLN STREET TO HIGHWAY NO. 500, LYING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT PORTION CONVEYED IN OR BOOK 200, PAGE 319, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ANY PORTION THAT MAY LIE WITHIN ROAD RIGHTS OF WAY.

**PARCEL 2:**  
COMMENCE 154.8 FEET EAST FROM THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 154.8 FEET; THENCE SOUTH TO RIGHT OF WAY OF OLD BLITCHTON ROAD; THENCE S.63°45'E. ALONG ROAD RIGHT OF WAY TO A POINT S.18°30'W. FROM THE POINT OF BEGINNING, THENCE N.18°30'E. 331.2 FEET TO THE POINT OF BEGINNING, LYING IN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT PORTION CONVEYED IN DEED BOOK 303, PAGE 50, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ANY PORTION THAT MAY LIE WITHIN ROAD RIGHTS OF WAY.

**SURVEYOR'S NOTES:**

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE) NAD-83, (1990 ADJUSTMENT), HOLDING THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 10TH STREET, TO BEAR S.89°29'17"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 508 E, EFFECTIVE APRIL 19, 2017.
11. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
12. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "T 593", PUBLISHED ELEVATION = 67.81', NAVD-88.
13. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON CITY OF OCALA CONTROL POINTS "0116 RESET" & "0117 RESET", NAD-83 (2008 ADJUSTMENT).

LEGEND	
(P) = PLAT DIMENSION	TM = TEMPORARY BENCHMARK
(F) = FIELD MEASUREMENT	RCP = REINFORCED CONCRETE PIPE
(D) = DEED DIMENSION	CMP = CORRUGATED METAL PIPE
(C) = CALCULATED DIMENSION	VCP = VITRIFIED CLAY PIPE
(X) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE
(R) = RIGHT OF WAY LINE	HDPE = HIGH DENSITY POLYETHYLENE
CB = CHORD BEARING	OU = OVERHEAD UTILITY(IES)
CRB = OFFICIAL RECORDS BOOK	FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
PC = POINT OF CURVATURE	BFP = BACKFLOW PREVENTER
PRC = POINT OF REVERSE CURVATURE	A/C = AIR CONDITIONER
PT = POINT OF TANGENCY	FOCM = FIBER OPTIC CABLE MARKER
PRM = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT
PLS = LICENSED SURVEYOR	PCP = PERMANENT CONTROL POINT
TRF = FINISHED FLOOR ELEVATION	PSM = PROFESSIONAL SURVEYOR & MAPPER
TLB = LICENSED SURVEYOR	PLS = PROFESSIONAL LAND SURVEYOR
WPP = WOOD POWER POLE	RLS = REGISTERED LAND SURVEYOR
CPP = CONCRETE POWER POLE	I.D. = IDENTIFICATION
MPP = METAL POWER POLE	NO. = NUMBER

WELL	HOSE BIBB
TRAFFIC CONTROL BOX	BURIED CABLE MARKER
WATER METER	GAS VALVE
TELEPHONE RISER BOX	SANITARY MANHOLE
ELECTRIC BOX	STORM DRAINAGE MANHOLE
CABLE TV RISER BOX	TELEPHONE MANHOLE
IRRIGATION CONTROL BOX	GUY ANCHOR
WOOD POWER POLE	CENTERLINE
FIRE HYDRANT	MONITORING WELL
FIRE DEPARTMENT CONNECTION	LIGHT POLE
SEWER VALVE	SIGN POST
MAILBOX	SANITARY CLEAN-OUT
SET 5/8" IRON ROD & CAP - LB 7389	BROKEN LINE; NOT DRAWN TO SCALE
FOUND 5/8" IRON ROD & CAP	DEPICTS CONCRETE
FOUND 4"x4" CONCRETE MONUMENT	
SET 4"x4" CONCRETE MONUMENT - LB 7389	
FOUND 8" OCTAGONAL CONCRETE MONUMENT	

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STATE CERTIFIED SDVBE

## BOUNDARY & TOPOGRAPHIC SURVEY

FOR:

### VIBE VENTURES 27, LLC



BELLWETHER PROFESSIONAL PARK  
2201 S.E. 30TH AVENUE, SUITE 102  
OCALA, FL 34471  
PHONE: (352) 351-0091  
FAX: (352) 351-0093 FAX  
EMAIL: glen@plslnc.us

(LICENSED BUSINESS NO. 7389)

## SURVEYOR'S CERTIFICATION

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.

DATE

GLEN H. PREECE, JR., P.S.M. - LS 5427

DATE OF FIELD SURVEY: AUGUST 17, 2020

DRAWN:	C.L.B.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B.	PAGES			
105	15			
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12-15-21				
SCALE: 1" = 30'	COPYRIGHT © 2020	JOB ORDER #	08-001SP	