



**DESCRIPTION:** (PER OFFICIAL RECORDS BOOK 7979, PAGE 1629, PUBLIC RECORDS, MARION COUNTY, FLORIDA)

**PARCEL 1:** BEGINNING AT A POINT ONE HUNDRED TWENTY-SEVEN AND EIGHTY-TWO HUNDREDTHS (127.82) FEET WEST AND NORTH TWENTY-FIVE (25) DEGREES FIFTY-SIX (56) MINUTES, WEST TWO THOUSAND SEVENTY-NINE AND EIGHT-TENTHS (2079.8) FEET AND NORTH SIXTY-FOUR (64) DEGREES FOUR (4) MINUTES, EAST THREE HUNDRED FIFTY-FIVE AND SEVEN-TENTHS (355.7) FROM THE QUARTER SECTION CORNER ON THE EAST BOUNDARY OF FRACTIONAL SECTION TWENTY-NINE (29), TOWNSHIP FIFTEEN (15) SOUTH, RANGE TWENTY-TWO (22) EAST; THENCE RUNNING NORTH SIXTY-FOUR (64) DEGREES, FOUR (4) MINUTES EAST 215 FEET MORE OR LESS TO THE CENTER LINE OF THE OLD OAKHURST ROAD; THENCE NORTH FIFTY-FIVE (55) DEGREES, FORTY-NINE (49) MINUTES WEST ALONG SAID CENTER LINE OF SAID ROAD 115 FEET, THENCE SOUTH THIRTY-FOUR (34) DEGREES, ELEVEN (11) MINUTES WEST 187 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND

**PARCEL 2:** COMMENCING AT THE 1/4 CORNER ON THE EAST BOUNDARY OF FRACTIONAL SECTION 29, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUNNING WEST 127.82 FEET TO THE CENTERLINE OF LAKE WEIR AVENUE HIGHWAY; THENCE NORTH 25°56' WEST ALONG THE CENTERLINE OF SAID HIGHWAY 2459.8 FEET; THENCE NORTH 64°04' EAST 243 FEET FOR THE POINT OF BEGINNING OF THE LAND HEREBY CONVEYED; THENCE SOUTH 25°56' EAST 380 FEET MORE OR LESS; THENCE NORTH 64°04' EAST 112.7 FEET MORE OR LESS; THENCE NORTH 34°11' EAST 187 FEET MORE OR LESS TO THE CENTERLINE OF OAKHURST ROAD; THENCE NORTH 55°49' WEST ALONG SAID CENTERLINE TO A POINT WHICH IS NORTH 64°04' EAST OF THE POINT OF BEGINNING; THENCE SOUTH 64°04' WEST 109.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT:

COMMENCE AT THE EAST 1/4 CORNER OF FRACTIONAL SECTION 29, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA. THENCE WEST 127.82 FEET TO THE CENTERLINE OF LAKE WEIR AVENUE; THENCE N.25°56'00"W, ALONG SAID CENTERLINE A DISTANCE OF 2459.51 FEET; THENCE N.64°04'00"E, A DISTANCE OF 242.44 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUE N.64°04'00"E, A DISTANCE OF 109.69 FEET TO THE CENTERLINE OF S.E. 24TH STREET ROAD; THENCE S.55°49'00"E, ALONG SAID CENTERLINE, 200.00 FEET; THENCE S.34°11'00"W, A DISTANCE OF 241.41 FEET; THENCE N.25°56'00"W, A DISTANCE OF 293.69 FEET TO THE POINT OF BEGINNING, EXCEPT FOR ROAD RIGHT OF WAY.

**SURVEYOR'S NOTES:**

- THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD-83, (1990 ADJUSTMENT), IN WHICH THE CENTERLINE OF S.E. 24TH STREET BEARS: N.56°11'15"W.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
- THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
- 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.
- 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).
- 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.
- PAPER COPIES OF THIS SURVEY ARE 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. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
- 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.
- THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
- 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 0536 D, EFFECTIVE AUGUST 28, 2008.
- THE MOST CURRENT ADJOINING INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
- THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "B 581", PUBLISHED ELEVATION = 120.23', NAVD-83.
- THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON N.G.S. CONTROL POINTS "V 074" & "3690 GPS 1", NAD-83 (1990 ADJUSTMENT).

STATE PLANE COORDINATES			
POINT	NORTHING (Y)	EASTING (X)	SCALE FACTOR
(1)	1755674.2645	617140.3580	0.999942922
(2)	1755549.9300	617325.9987	0.999942905

LEGEND	
(P) = PLAT DIMENSION	TBM = TEMPORARY BENCHMARK
(F) = FIELD MEASUREMENT	RCP = REINFORCED CONCRETE PIPE
(D) = DEED DIMENSION	CMP = CORRUGATED METAL PIPE
(C) = CALCULATED DIMENSION	VCP = VITRIFIED CLAY PIPE
(V) = EXCEPTION DIMENSION	PVC = POLYVINYL CHLORIDE
R/W = RIGHT OF WAY LINE	HDPE = HIGH DENSITY POLYETHYLENE
CB = CHORD BEARING	OU = OVERHEAD UTILITY(ES)
ORB = OFFICIAL RECORDS BOOK	FOTM = FLORIDA DEPARTMENT OF TRANSPORTATION
PC = POINT OF CURVATURE	BFP = BACKFLOW PREVENTER
PRC = POINT OF REVERSE CURVATURE	A/C = AIR CONDITIONER
PT = POINT OF TANGENCY	FCCM = FIBER OPTIC CABLE MARKER
PRM = PERMANENT REFERENCE MONUMENT	LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR	PPF = PROFESSIONAL CONTROL POINT
PFE = FINISHED FLOOR ELEVATION	PSM = PROFESSIONAL SURVEYOR & MAPPER
TRB = TELEPHONE RISER BOX	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
(W) = WELL	(S) = HOSE BIBB
(T) = TRAFFIC CONTROL BOX	(B) = BURIED CABLE MARKER
(M) = WATER METER	(G) = GREASE TRAP
(E) = TELEPHONE RISER BOX	(M) = MANHOLE
(B) = ELECTRIC BOX	(S) = SANITARY MANHOLE
(S) = CABLE TV RISER BOX	(D) = STORM DRAINAGE MANHOLE
(I) = IRRIGATION CONTROL BOX	(M) = TELEPHONE MANHOLE
(P) = WOOD POWER POLE	(S) = STORM INLET
(A) = GUY ANCHOR	(C) = CENTERLINE
(F) = FIRE HYDRANT	(M) = MONITORING WELL
(C) = FIRE DEPARTMENT CONNECTION	(P) = LIGHT POLE
(V) = WATER VALVE	(S) = SIGN POST
(S) = SEWER VALVE	(M) = MAILBOX
(S) = SET 5/8" IRON ROD & CAP - LB 7389	(S) = SANITARY CLEAN-OUT
(S) = FOUND 5/8" IRON ROD & CAP	(B) = BROKEN LINE; NOT DRAWN TO SCALE
(S) = FOUND 4"x4" CONCRETE MONUMENT	(D) = DEPICTS CONCRETE
(S) = SET 4"x4" CONCRETE MONUMENT - LB 7389	
(S) = FOUND 8" OCTAGONAL CONCRETE MONUMENT	



**BOUNDARY & TOPOGRAPHIC SURVEY**

**FOR:**

**2425 LOOP, LLC**

**PREECE**  
 LAND SURVEYING, INC.  
 (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 5247

DATE OF FIELD SURVEY: JUNE 27, 2023	
DRAWN: J.R.C.	REVISIONS
CHECKED: G.H.P.	BY DATE
F.B. PAGES	
114 55-56	
FILE INFO:	
29-15-22	
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