

BOUNDARY SURVEY
LOCATED IN SECTIONS 2, 10 & 11
TOWNSHIP 15 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

OFFICIAL RECORDS BOOK 7540 PAGE 732-734

PARCEL #1
A parcel of land lying within Section 2, Township 15 South, Range 23 East, Marion County, Florida, more particularly described as follows:

BLOCK 4-B
COMMENCE AT the Southwest corner of the Southeast quarter of said Section 2, thence North 89 degrees 49 minutes 10 seconds East, along the South boundary line of the Southeast quarter of said Section 2, a distance of 1,284.01 feet to a 5/8" iron rod with cap (Marion County) on the West right-of-way line of County Road #314 (80 feet wide), thence North 00 degrees 42 minutes 51 seconds West, along said West right-of-way line of County Road #314, South 89 degrees 51 minutes 51 seconds East, a distance of 839.37 feet to the POINT OF BEGINNING, thence continue North 00 degrees 42 minutes 51 seconds West, along said West right-of-way line, a distance of 40.00 feet, thence departing said West right-of-way line of County Road #314, South 89 degrees 51 minutes 51 seconds East, a distance of 1,980.51 feet, thence South 00 degrees 45 minutes 34 seconds East, a distance of 439.96 feet, thence North 89 degrees 51 minutes 51 seconds East, a distance of 890.98 feet, thence North 00 degrees 42 minutes 51 seconds West, a distance of 399.55 feet, thence North 89 degrees 51 minutes 51 seconds East, a distance of 1089.20 feet to the Point of Beginning.

PARCEL #2
That part of the following described lands that lie Easterly of the Taking Line of Eureka Poole, as described in Official Record Book 389, Page 254, of the Public Records of Marion County, Florida: Lots 9 through Lot 27 of Hill's Farm, as recorded in Plat Book "E", Page 39 and Miscellaneous Records Book "A" Page 669, of the Public Records of Marion County, Florida.

AND
That part of the Southeast quarter of the Northeast quarter of Section 10 and the Northwest quarter of Section 11, Township 15 South, Range 23 East, that lies North of Hill's Farm, as recorded in Plat Book "E", Page 39, and Miscellaneous Record Book "A", Page 669, of the Public Records of Marion County, Florida.

LESS AND EXCEPT:
Those lands dedicated for the right-of-way of County Road #314, as described in Official Record Book 381, Page 238, of the Public Records of Marion County, Florida.

PARCEL #3
A parcel of land lying within Section 2, Township 15 South, Range 23 East, Marion County, Florida, more particularly described as follows:

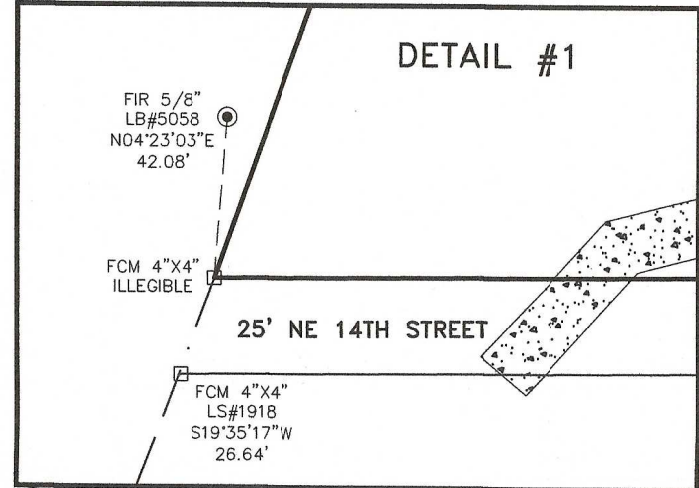
BLOCK 5-B
COMMENCE AT the Southwest corner of the Southeast quarter of said Section 2, said point being the POINT OF BEGINNING, thence North 89 degrees 49 minutes 10 seconds East, along the South boundary line of the Southeast quarter of said Section 2, a distance of 151.35 feet, thence North 00 degrees 42 minutes 51 seconds West, a distance of 385.05 feet, thence North 89 degrees 51 minutes 51 seconds East, a distance of 83.46 feet, thence North 00 degrees 42 minutes 51 seconds West, a distance of 415.20 feet, thence North 89 degrees 51 minutes 51 seconds East, a distance of 1,049.20 feet to a point on the West right-of-way line of County Road #314 (80 feet wide), thence North 00 degrees 42 minutes 51 seconds West, along said West right-of-way line, a distance of 40.00 feet, thence departing West right-of-way line of County Road #314, South 89 degrees 51 minutes 51 seconds West, a distance of 1,089.20 feet, thence North 00 degrees 42 minutes 51 seconds East, a distance of 399.55 feet, thence South 89 degrees 51 minutes 51 seconds West, a distance of 890.98 feet, thence South 00 degrees 45 minutes 34 seconds East, a distance of 440.08 feet to a point on the South boundary line of the Southwest quarter of said Section 2, thence North 89 degrees 53 minutes 32 seconds East, along said South boundary line, a distance of 695.81 feet to the Point of Beginning.

TOGETHER with all the tenements, hereditaments, and appurtenances belonging or in anywise appertaining.

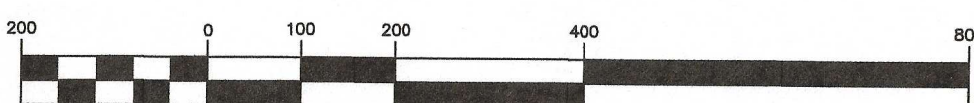
SURVEYOR'S NOTES:

- Bearings hereon are Florida (North) State Plane GRID bearings, established using Global Positioning System satellites and local continuously operating reference stations, utilizing Spectra SP8 GNSS receivers with FDOT FFRN network fixed for control.
- If no difference is shown, deed call bearings and distances are the same as measured.
- Utilities, interior fences & other improvements were not located except as shown. Field fences identified on this plat are shown approximate and were not located precisely between corners. Fences may meander in between fence ties at property corners. Ownership of fences is not determined by this survey.
- Field work was completed on November 28, 2023.
- There may be other restrictions of record not shown on this plat that are found in the county's public records.
- The person signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to subject property. It is possible there are deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of subject property.
- Information shown on adjacent properties, including land owner names and deed references, were compiled using the latest available data taken from unofficial county public records and are shown for informational purposes only.
- Notice of liability: This survey has been prepared for the exclusive use of the entities named hereon. Certification is made only to the original purchaser, closing agent, and mortgage holder as specified on this survey and is not transferable to additional institutions or subsequent owners. Any other use, benefit, or reliance by any other party is prohibited without the express written consent of the signing surveyor. Additions or deletions to this survey, maps or reports by any person other than the signing surveyor is STRICTLY PROHIBITED. The use of the word "CERTIFY" or "CERTIFICATION" within this survey only constitutes an expression of professional opinion regarding these facts & findings shown hereon and does not constitute a warranty or guarantee, either implied or express.
- This survey does not determine ownership of property.

NOTE:
WETLAND BOUNDARY'S AND OTHER
SURFACE WATER BOUNDARY'S WERE
TAKEN FROM PREVIOUS DELTA
SURVEY JOB # 06-298-24 AND WAS
NOT FLAGGED OR VERIFIED FOR THIS
SURVEY.



GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



DELTA LAND SURVEYORS, LLC

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB#8482

crowdel@delta5@gmail.com megandel@delta5@gmail.com

MONTICELLO: (850)997-0301 275 NORTH MULBERRY STREET

PERRY: (850)584-2849 MONTICELLO, FLORIDA 32544

PROUDLY SERVING ALL OF FLORIDA SINCE 1983

DRAWN BY: PAP

CHECKED BY: CR/GS

SCALE: 1"=200'

CREW: MM-SB-MB

FIELD BOOK: 23-105

PAGE: 23-33 & 40

01/04/2024

DATE

23-303-24

JOB NO.

FD FOUND

FIR FOUND IRON ROD

FIP FOUND IRON PIPE

SIRC SET 5/8" IRON ROD LB#8482

FCM FOUND CONCRETE MONUMENT

RLS REGISTERED LAND SURVEYOR

PLS PROFESSIONAL LAND SURVEYOR

LS LICENSED SURVEYOR

LB LICENSED BUSINESS

LEGEND & ABBREVIATIONS

ORB OFFICIAL RECORDS BOOK

DC DEED CALL

DB DEED BOOK

PC PLAT CALL

CH CHORD BEARING & DISTANCE

D CENTRAL ANGLE

R RADIUS LENGTH

ARC LENGTH

BROKEN LINE (NOT TO SCALE)

CENTERLINE

R/W RIGHT-OF-WAY

EOR EDGE OF ROAD

EOP EDGE OF PAVEMENT

W/F WOOD FRAME

CONC. CONCRETE

A/C AIR CONDITIONER

POW POWER POLE

OVERHEAD ELECTRIC

FENCE LINE

WDL- WOODS OR TREE LINE

DATE

REVISIONS