



LEGAL DESCRIPTION:
 A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 (BEING A 100 FEET RIGHT-OF-WAY); THENCE S.62°11'19"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 516.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S.62°11'19"E, A DISTANCE OF 229.08 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE S.00°19'08"W, ALONG SAID EAST BOUNDARY, A DISTANCE OF 674.61 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N.8°35'10"W, ALONG THE SOUTH BOUNDARY OF SAID SOUTHEAST 1/4, A DISTANCE OF 330.78 FEET; THENCE N.01°33'57"E, A DISTANCE OF 558.19 FEET; THENCE N.27°49'08"E, A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PART LYING WITHIN ANY ROAD RIGHT-OF-WAY.

AND EXCEPT
 BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N89°35'10"W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NW 1/4, A DISTANCE OF 30.00 FEET TO A POINT THAT IS 30 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF THE AFORESAID SE 1/4 OF THE NW 1/4; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°19'08"E PARALLEL WITH SAID EAST LINE, A DISTANCE OF 675.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 62°30'27" AND A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 21.27 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27 (BEING A 100 FOOT RIGHT OF WAY); THENCE S62°11'19"E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 22.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 63°15'11" AND A RADIUS OF 2814.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE A DISTANCE OF 26.08 FEET (CHORD BEARING AND DISTANCE OF S81°55'24"E, 26.08 FEET); THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S02°19'08"W ALONG THE AFORESAID EAST LINE OF THE SE 1/4 OF THE NW 1/4, A DISTANCE OF 674.47 FEET TO THE POINT OF BEGINNING.

- SURVEY REPORT:**
1. FIELD MEASURED BEARINGS SHOWN HEREDON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
 2. VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT 74277, PUBLISHED ELEVATION = 63.32, NAVD-83.
 3. FIELD SURVEY DATE: 1-20-2022, TOPOGRAPHIC SURVEY DATE: 2-22-2022.
 4. TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD, WAS FURNISHED BY CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ORDER NUMBER 9926642, DATED: 1-06-2022.
 5. THE LEGAL DESCRIPTION SHOWN HEREDON WAS FURNISHED BY THE TITLE COMMITMENT REFERENCED IN NOTE 4 ABOVE, TOGETHER WITH THE METES & BOUNDS LEGAL DESCRIPTION OF THE EXCEPTION PARCEL WRITTEN BY THE SURVEYOR BASED ON THE LANDS SURVEYED AND INSTRUCTIONS FROM THE CLIENT.
 6. THE UTILITY POLE, OVERHEAD WIRES AND GUY ANCHOR LOCATED ON THE PROPERTY MAY BE CONSIDERED AS EVIDENCE OF EASEMENT RIGHTS OR AN ENCROACHMENT. THERE WAS NO EASEMENT OF RECORD FOR THESE UTILITIES REFERENCED IN THE TITLE COMMITMENT.
 7. THE ASPHALT PAVEMENT THAT IS SHARED BY THE ADJOINING PARCEL TO THE WEST MAY BE CONSIDERED AS AN ENCROACHMENT. THERE WAS NO EASEMENT OF RECORD FOR THE SHARED USE OF THIS PAVEMENT REFERENCED IN THE TITLE COMMITMENT.
 8. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120330, PANEL 0508, SUFFIX E, WITH AN EFFECTIVE DATE OF APRIL 19, 2017.
 9. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 54-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE, AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
 10. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFIED TO:
 SOFFRON HOLDINGS, LLC, a Massachusetts limited liability company
 CHICAGO TITLE INSURANCE COMPANY
 DUANE C. ROMANELLO P.A.

RODNEY K. ROGERS DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

REVISION
DATE
Robert L. Rogers, PE Registration No. 5274 Rodney K. Rogers, PSM Registration No. 5274
ROGERS ENGINEERING, LLC Civil Engineering & Land Surveying 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 632-9214 • Lic. #4074
A BOUNDARY & TOPOGRAPHIC SURVEY FOR SOFFRON HOLDINGS, LLC
JOB No. 22-1103-000-00
DATE 6-15-2022
SCALE 1" = 50'
SHEET 1 OF 1