ALL DREAMS OCALA PLAT BOOK ____ PAGE . SHEET 2 OF 2 A PRIVATE COMMERCIAL SUBDIVISION AND DEVELOPMENT + SURVEYING & MAPPING A PORTION OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 22 EAST PLANNING + ENVIRONMENTAL + G.I.S. 426 SW 15TH STREET, OCALA, FLORIDA 34471 PHONE (352) 405-1482 www.JCHcg.com CITY OF OCALA, MARION COUNTY, FLORIDA CERTIFICATE OF AUTHORIZATION - L.B. 8071 POINT OF BEGINNING POINT OF COMMENCEMENT N.E. 14TH STREET EASTERLY MOST CORNER OF PARCEL #140 (VARIES PUBLIC RIGHT OF WAY PER CITY OF NORTHWEST CORNER OF THE DESCRIBED IN OFFICIAL RECORDS OCALA ENGINEERING DEPARTMENT RIGHT OF WAY NORTHWEST 1/4 OF THE SOUTHWEST BOOK 1350, PAGE 1328 MAPS N.E. 14TH STREET PROJECT PREPARED BY 1/4 OF SECTION 11, TOWNSHIP 15 FOUND 1/2" IRON ROD R.M. BARRINEAU AND ASSOCIATES, INC.) SOUTH, RANGE 22 EAST NORTHWESTERLY CORNER OF LANDS -S89°37'01"E 30.46' & CAP (LS 3492) DECRIBED IN OFFICIAL RECORDS BOOK 6600, PAGE 1615 -NORTHERLY BOUNDARY OF S00°00'31"E 33.00'— FOUND 4"x4" CONCRETE -SOUTH RIGHT OF WAY LINE FOUND 1/2" IRON ROD— LANDS DECRIBED IN OFFICIAL S89°46'30"E OF N.E. 14TH STREET & CAP (LS 3492) MONUMENT (LS 3492) RECORDS BOOK 6600, PAGE 1615 S89°55'08"E 538.10' LEGEND UNLESS OTHERWISE NOTED -PARCEL #140 `—FOUND 1/2" IRON ROD R = RADIUS& CAP (LB 5091) -NORTHERLY BOUNDARY OF L = ARC LENGTHLANDS DECRIBED IN OFFICIAL -N45°37'31"E 42.11' CITY OF OCALA RECORDS BOOK 6160, PAGE 1723 Δ = DELTA (CENTRAL ANGLE) ZONING: COMMUNITY BUSINESS (B-2)CH = CHORD DISTANCEFOUND 1/2" IRON ROD-LAND USE:LOW INTENSITY CB = CHORD BEARING& CAP (LS 3492) PARCEL NO: 27297-003-00 NORTHING (STATE PLANE COORDINATES) SOUTHERLY CORNER OF PARCEL #140 OWNER: FLORIDA PEST CONTROL & CHEMICAL CO = EASTING DESCRIBED IN OFFICIAL RECORDS OFFICIAL RECORDS BOOK 1056, PAGE 1037 BOOK 1350, PAGE 1328 φ = CENTERLINE OF RIGHT OF WAY FOUND 1/2" IRON ROD FOUND 1/2" IRON ROD O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY WEST LINE OF SECTION 11, & CAP (LB 5091) & CAP (LB 5091) COED = CITY OF OCALA ENGINEERING DEPARTMENT TOWNSHIP 15 SOUTH, S89°53'41"E 196.11' RANGE 22 EAST LB = LICENSED BUSINESS LS = LAND SURVEYOR(NR) = NON-RADIAL BEARINGPSM = PROFESSIONAL SURVEYOR & MAPPER FASTERLY BOUNDARY OF LANDS D.E. = DRAINAGE EASEMENTDECRIBED IN OFFICIAL RECORDS BOOK 6600, PAGE 1615 D.R.A. = DRAINAGE RETENTION AREAGRANT FOR ELECTRIC = PERMANENT REFERENCE MONUMENT (P.R.M.) -UTILITY EASEMENT EAST RIGHT OF WAY LINE O.R.B. 8130, PAGE 1595 FOUND 1/2" IRON ROD & CAP (AS NOTED) OF N.E. 36TH AVENUE *⊏S76°21'14"E 25.25'* FOUND NAIL & DISK (AS NOTED) S89°44'40"E \Box = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED) 38.07' C = PERMANENT REFERENCE MONUMENT (P.R.M.)N76°21'14"W N89°44'49"W | *√*S00°09'52"E 15.90 SET 5/8" IRON ROD & CAP (L.B. 8071) 26.42' N00°09'52"W 15.89'─ LOT 1 -S89°52'24"W 10.00' 8.45 AC. _N89°52'29"W 30.67' LOT 3 FOUND NAIL & 2.30 AC. DISK (LS 3492) DESCRIPTION: A PORTION OF LAND LYING IN SECTION 11, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 11; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 11, S.00°00'31"E., 33.00 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°46'30"E., 70.11 FEET TO THE EASTERLY MOST CORNER OF PARCEL TOWNSHIP TOWNSHIP 140 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1350, PAGE 1328 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6160, PAGE 1723 OF THE PUBLIC RECORDS N89°59'20"W 153.45' OF MARION COUNTY, FLORIDA THE FOLLOWING TWO (2) COURSES: SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5,696.58 FEET, A CENTRAL ANGLE OF 00°11'24", AND A CHORD BEARING AND DISTANCE OF N.89°37'27"E., 18.90 FEET; (1) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.90 FEET TO THE END OF SAID CURVE; (2) THENCE S.89°55'08"E., 538.10 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6600, PAGE 1615 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID LANDS THE FOLLOWING FOUR (4) COURSES: (1) S.89°37'01"E., 30.46 FEET; (2) THENCE S.00°07'40"W., 120.00 FEET; (3) THENCE **≥** ∪ S.89°53'41"E., 196.11 FEET; (4) THENCE S.00°05'34"E., 386.73 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD NO. 40 (200 FEET RIGHT OF WAY); THENCE DEPARTING SAID NORTHERLY AND EASTERLY BOUNDARY, ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) S.54°00'51"W., 244.66 FEET; (2) THENCE S.53°50'32"W., 241.26 FEET TO THE EASTERLY MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6681, PAGE 1607; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY, ALONG THE EASTERLY AND NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING THREE (3) COURSES: (1) N.36°06'47"W., 52.12 FEET; (2) THENCE N.00°00'31"W., 86.61 FEET; (3) THENCE N.89°59'22"W., 1.06 AC. 390.44 FEET TO THE EAST RIGHT OF WAY OF N.E. 36TH AVENUE (VARIES RIGHT OF WAY); THENCE DEPARTING SAID EASTERLY AND NORTHERLY BOUNDARY, ALONG SAID EAST RIGHT OF WAY, N.00°00'31"W., 635.80 FEET TO THE SOUTHERLY CORNER OF THE AFORESAID PARCEL #140; THENCE DEPARTING SAID EAST RIGHT OF WAY, ALONG THE SOUTHEASTERLY BOUNDARY OF SAID PARCEL #140, N.45°37'31"E., 42.11 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 11.81 ACRES, MORE OR LESS. N89°59'22"W 390.44' FOUND NAIL &-NORTHERLY BOUNDARY OF LANDS--FOUND NAIL & DISK (LB 7652) DECRIBED IN OFFICIAL RECORDS DISK (LB 7652) CURVE TABLE BOOK 6681, PAGE 1607 N00°00'31"W 86.61'— CURVE | LENGTH | RADIUS | DELTA | CHORD | BEARING EASTERLY BOUNDARY OF LANDS — LINE TABLE DECRIBED IN OFFICIAL RECORDS 18.90 | 5696.58 | 000°11'24" | 18.90 | N89°37'27"E BOOK 6681, PAGE 1607 PARCEL NO: 27297-001-00 LINE | BEARING | LENGTH 22.33 | 17.00 | 075°15'51" | 20.76 | S38°43'51"E OWNER: GH&G/ALL DREAMS SILVER SPRINGS, LLC. FOUND NAIL & ---L1 | S27°59'23"E | 12.04 ADDRESS: 3601 E SILVER SPRINGS BLVD DISK (LB 7652) 39.09 | 25.00 | 089°35'40" | 35.23 | S44°57'21"E OCALA, FL L2 | N27°59'23"W | 12.17 O.R.B. 6681, PAGE 1607 23.46 | 15.00 | 089°36'19" | 21.14 | N44°57'21"W N36°06'47"W 52.12'-CITY OF OCALA ZONING: SHOPPING CENTER (SC) C5 | 35.47 | 27.00 | 075°15'34" | 32.97 | N38°43'51"W FOUND NAIL & DISK (LB 7389) LAND USE: LOW INTENSITY EASTERLY MOST CORNER OF LANDS DECRIBED IN OFFICIAL RECORDS BOOK 6681, PAGE 1607 GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 151H STREET, OCALA, FL 344

THIS PLAT IS 2 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER. FOR SURVEYOR'S NOTES, DEDICATIONS

AND ACKNOWLEDGMENTS SEE SHEET 1, FOR LEGAL DESCRIPTION,

BOUNDARY DETAIL AND LOT DIMENSION SEE SHEET 2.