

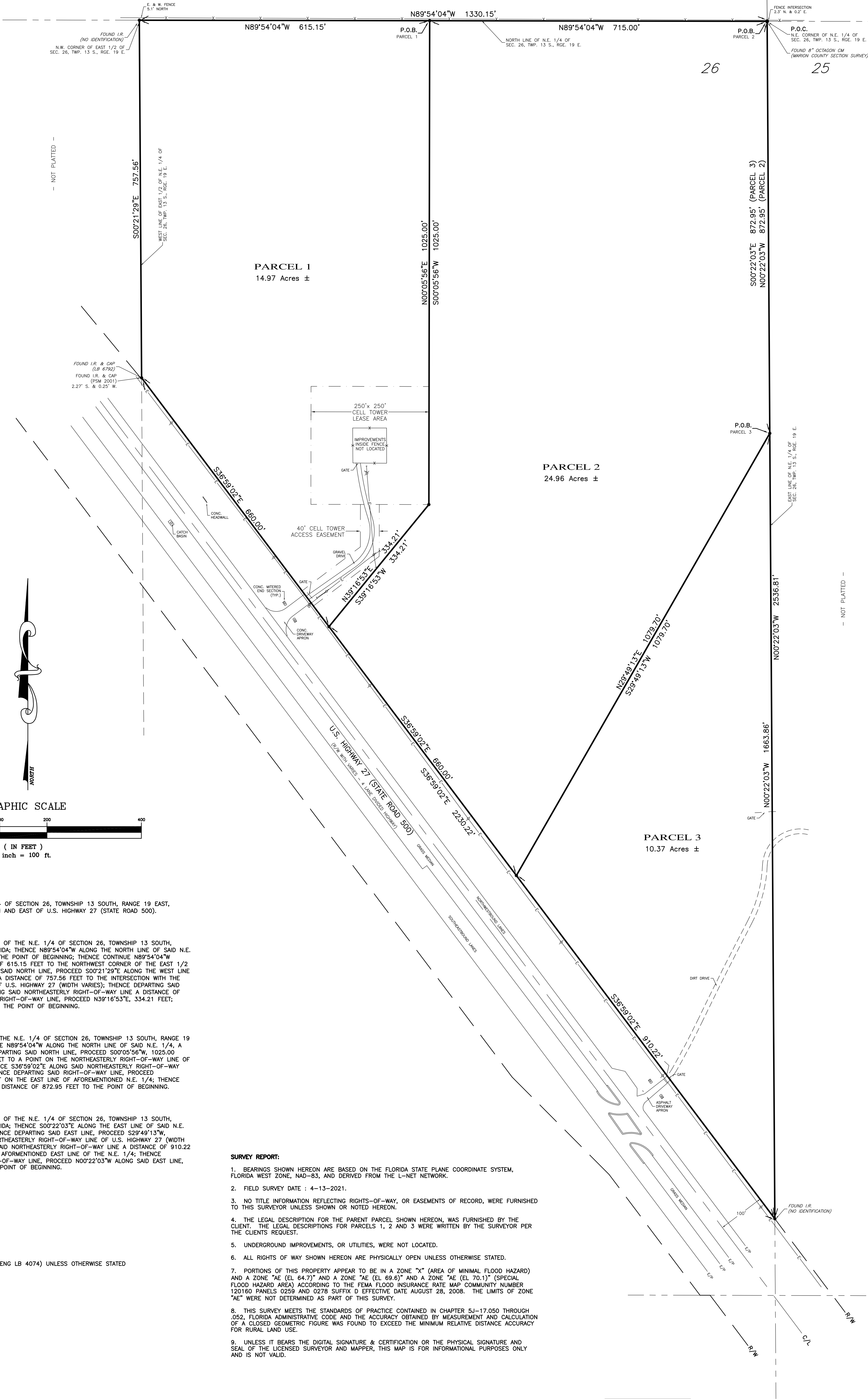
- NOT PLATTED -

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LEGAL DESCRIPTION
PARENT PARCEL

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA, LYING NORTH AND EAST OF U.S. HIGHWAY 27 (STATE ROAD 500).

LEGAL DESCRIPTION
PARCEL 1

COMMENCE AT THE NORTHEAST CORNER OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE N89°54'04"W ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 715.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°54'04"W ALONG SAID NORTH LINE A DISTANCE OF 615.15 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID N.E. 1/4; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°21'29"E ALONG THE WEST LINE OF THE EAST 1/2 OF SAID N.E. 1/4, A DISTANCE OF 757.56 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (WIDTH VARIES); THENCE DEPARTING SAID WEST LINE, PROCEED S36°59'02"E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N39°16'53"E, 334.21 FEET; THENCE N00°05'56"E, 1025.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PARCEL 2

BEGIN AT THE NORTHEAST CORNER OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE N89°54'04"W ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 715.00 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°05'56"W, 1025.00 FEET; THENCE S39°16'53"W, 334.21 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (WIDTH VARIES); THENCE S36°59'02"E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 660.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N29°49'13"E, 1079.70 FEET TO A POINT ON THE EAST LINE OF AFOREMENTIONED N.E. 1/4; THENCE N00°22'03"W ALONG SAID EAST LINE, A DISTANCE OF 872.95 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PARCEL 3

COMMENCE AT THE NORTHEAST CORNER OF THE N.E. 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MARION COUNTY, FLORIDA; THENCE S00°22'03"E ALONG THE EAST LINE OF SAID N.E. 1/4, A DISTANCE OF 872.95 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S29°49'13"W, 1079.70 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (WIDTH VARIES); THENCE S36°59'02"E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 910.22 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED EAST LINE OF THE N.E. 1/4; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, PROCEED N00°22'03"W ALONG SAID EAST LINE, A DISTANCE OF 1663.86 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. FIELD SURVEY DATE : 4-13-2021.
3. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED TO THIS SURVEYOR UNLESS SHOWN OR NOTED HEREON.
4. THE LEGAL DESCRIPTION FOR THE PARENT PARCEL SHOWN HEREON, WAS FURNISHED BY THE CLIENT; THE LEGAL DESCRIPTIONS FOR PARCELS 1, 2 AND 3 WERE WRITTEN BY THE SURVEYOR PER THE CLIENT'S REQUEST.
5. UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
6. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
7. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AND A ZONE "AE" (EL 64.7') AND A ZONE "AE" (EL 69.6') AND A ZONE "AE" (EL 70.1') (SPECIAL FLOOD HAZARD AREA) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANELS 0259 AND 0278 SUFFIX D EFFECTIVE DATE AUGUST 28, 2008. THE LIMITS OF ZONE "AE" WERE NOT DETERMINED AS PART OF THIS SURVEY.
8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-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 RURAL LAND USE.
9. UNLESS IT BEARS THE DIGITAL SIGNATURE & CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND

C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
R/W	SET IRON ROD & CAP (ROGERS ENG LB 4074) UNLESS OTHERWISE STATED
E/P	RIGHT OF WAY
C/L	EDGE OF PAVEMENT
D or Δ	CENTERLINE
R	CENTRAL ANGLE
L	RADIUS
LC	ARC LENGTH
CB	LENGTH OF CHORD
(°)	CHORD BEARING
SEC.	RADIAL
TWP.	SECTION
RGE.	TOWNSHIP
O.R.B.	RANGE
P.G.	OFFICIAL RECORDS BOOK
P.O.C.	PAGE
P.O.B.	POINT OF COMMENCEMENT
(P)	POINT OF BEGINNING
(D)	PLAT MEASUREMENT
(C)	DESCRIPTION CALL
(F)	FIELD MEASUREMENT
(U)	UTILITY POLE AND GUY ANCHOR
(O)	OVERHEAD WIRES
(F)	FENCE
CONC.	CONCRETE

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

A BOUNDARY SURVEY

FOR

GUN CHEK REAL ESTATE LLC

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

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DATE

REVISION