

ALTA/NSPS LAND TITLE SURVEY

FOR

McGINLEY FAMILY LIMITED PARTNERSHIP

LEGAL DESCRIPTION

ALL OF SECTION 16, TOWNSHIP 17 SOUTH, RANGE 21 EAST, CONTAINING 640 ACRES, MORE OR LESS; AND

ALL OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, EXCEPT THE SOUTH 50 FEET OF THE NORTH ONE-HALF AND EXCEPT THE NORTH 50 FEET OF THE SOUTH ONE-HALF FOR ROAD, CONTAINING 630 ACRES, MORE OR LESS;

LESS AND EXCEPT;

ALL OF THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED FROM THE GRANTORS TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED MAY 4, 1973, IN O.R. BOOK 564, PAGE 203, PUBLIC RECORDS OF MARION COUNTY; AND

ALL OF THE PROPERTY DESCRIBED IN THAT CERTAIN WARRANTY DEED FROM THE GRANTORS TO FLORIDA TELEPHONE CORPORATION, RECORDED AUGUST 12, 1977, IN O.R. BOOK 826, PAGE 175, PUBLIC RECORDS OF MARION COUNTY;

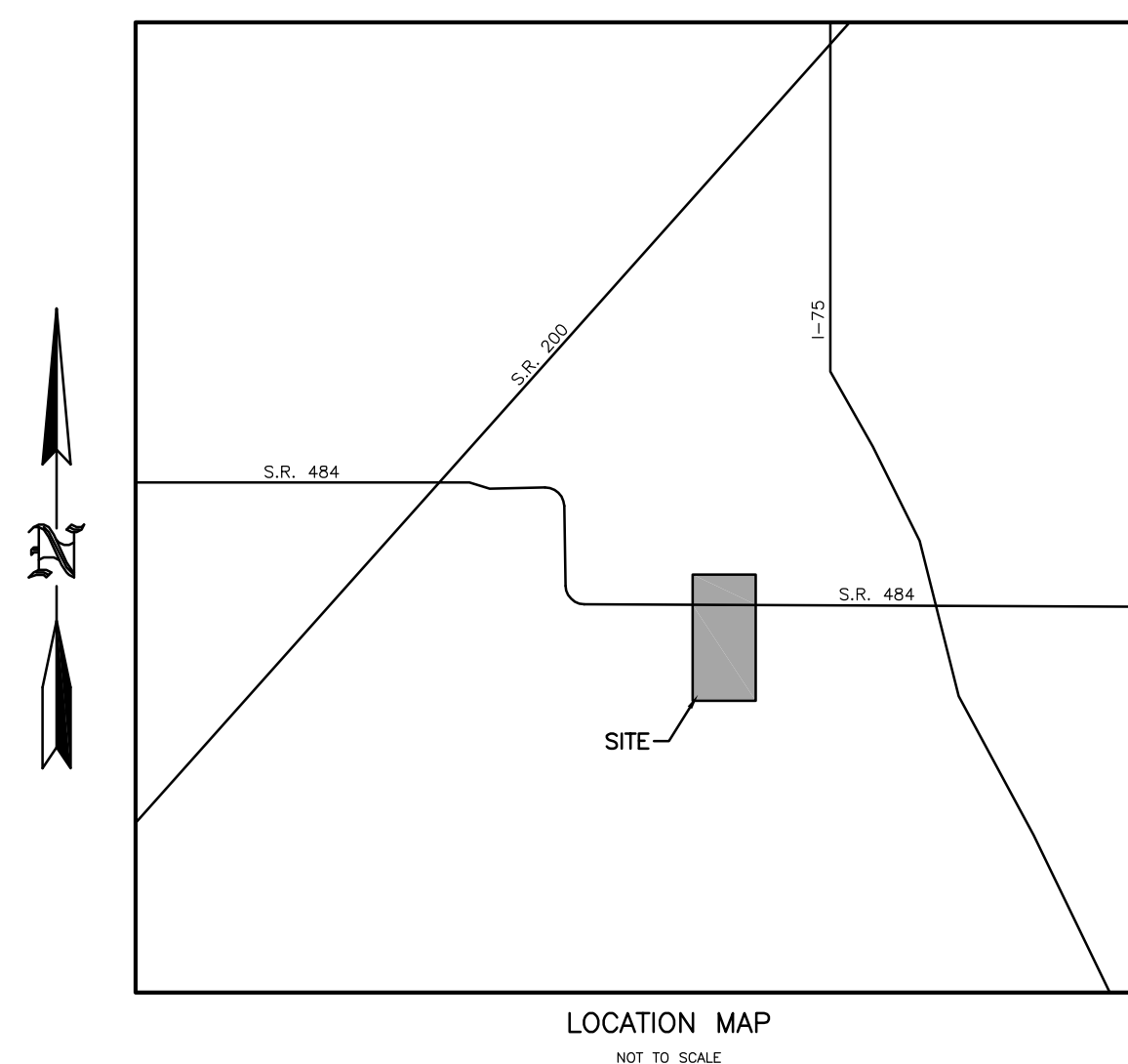
AND SUBJECT TO:

EASEMENT CONTAINED IN INSTRUMENT RECORDED APRIL 9, 1964, RECORDED IN O.R. BOOK 183, PAGE 445, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND

EASEMENT CONTAINED IN INSTRUMENT RECORDED OCTOBER 2, 1970, RECORDED IN O.R. BOOK 439, PAGE 48, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND

EASEMENT CONTAINED IN INSTRUMENT RECORDED MARCH 2, 1973, RECORDED IN O.R. BOOK 552, PAGE 554, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND

EASEMENT CONTAINED IN INSTRUMENT RECORDED JUNE 22, 1981, RECORDED IN O.R. BOOK 1070, PAGE 1950, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



NOTES CONCERNING EASEMENTS OF RECORD:

1. THE EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, RECORDED IN O.R. BOOK 183, PAGE 445 IS A BLANKET TYPE EASEMENT OVER THE NORTH HALF OF SECTION 9. EVIDENCE OF USE OF THIS EASEMENT IS SHOWN ON SHEETS 3 AND 4.
2. THE EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, RECORDED IN O.R. BOOK 439, PAGE 48 IS A BLANKET TYPE EASEMENT OVER THE SOUTH HALF OF SECTION 9. EVIDENCE OF USE OF THIS EASEMENT IS SHOWN ON SHEETS 3 AND 4.
3. THE EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, RECORDED IN O.R. BOOK 552, PAGE 554 DOES NOT SPECIFY AN EASEMENT WIDTH, BUT DOES STATE THE LOCATION BEING ALONG THE WEST BOUNDARY OF THE SOUTH HALF OF SECTION 9 AND THE ENTIRE WEST BOUNDARY OF SECTION 16. EVIDENCE OF USE OF THIS EASEMENT IS SHOWN ON SHEETS 3 AND 4.
4. THE EASEMENT GRANTED TO SEMINOLE ELECTRIC COOPERATIVE, RECORDED IN O.R. BOOK 1070, PAGE 1930 IS PLOTTED ON THE SURVEY MAP AND EVIDENCE OF USE OF THIS EASEMENT IS SHOWN ON SHEETS 3 AND 4.

SURVEY REPORT:

1. BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATES, WEST MERCATOR.
2. FIELD SURVEY DATE : 3-23-2017.
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE TAKEN FROM AFFILIATED TITLE OF MARION COUNTY, LTD. FILE No. 17-785, DATED 5-15-2017.
4. THAT PORTION OF THE EXCEPTION PARCEL, RECORDED IN O.R. BOOK 826, PAGE 175, THAT IS OUTSIDE OF THE FENCED CENTURY LINK SUBSTATION IS BEING USED BY THE OCCUPANTS OF THE SUBJECT PROPERTY FOR FARMING OPERATIONS.
5. THE LANDS CONTAINED IN THE EXCEPTION RECORDED IN O.R. BOOK 564, PAGE 203, HAVE NO IMPROVEMENTS AND ARE BEING USED BY THE OCCUPANTS OF THE SUBJECT PROPERTY FOR FARMING OPERATIONS.
6. THE WESTERLY PORTION OF THE SOUTH HALF OF SECTION 9, IS BEING USED AS AN ACTIVE SAND MINE.
7. NO BUILDING STRUCTURES WERE TIED TO THE BOUNDARY AT THE CLIENT'S REQUEST.
8. UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.
9. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
10. THERE WAS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
11. THE SUBJECT PROPERTY CONTAINS NO WETLANDS.
12. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0712 SUFFIX E EFFECTIVE DATE APRIL 19, 2017, AND FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0715 SUFFIX D EFFECTIVE DATE AUGUST 28, 2008.
13. 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 SUBURBAN LAND USE.
14. UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATE:

TO McGINLEY FAMILY LIMITED PARTNERSHIP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS* JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 7(g), 8, 11 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3-23-2017.

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

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

ALTA/NSPS LAND TITLE SURVEY
FOR
McGINLEY FAMILY LIMITED PARTNERSHIP

JOB No. 17_41205-000-01
DATE 3-23-2017
SCALE
SHEET 1 OF 4

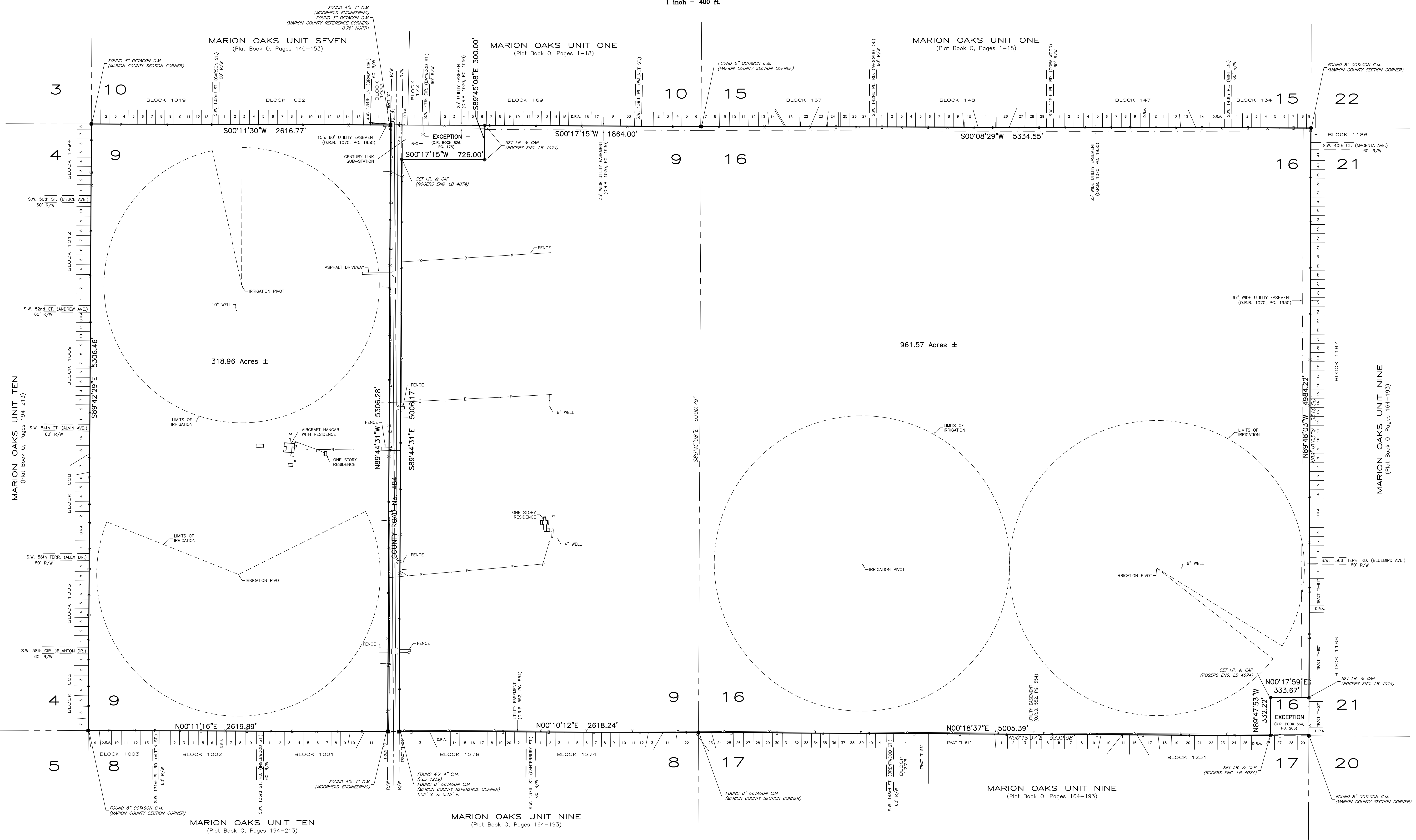
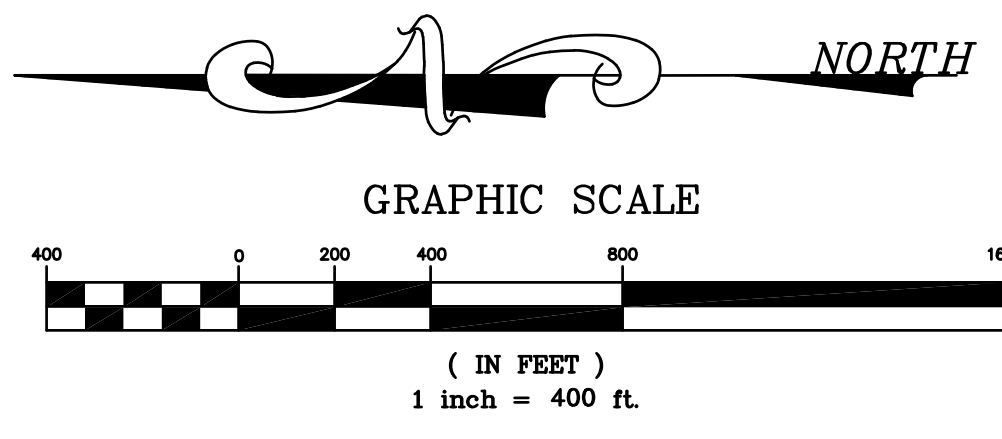
	REVISION
	DATE

Robert L. Rogers, PE
Fl. Reg. No. 10027
rlrogers@rogerseng.com

Rodney K. Rogers, PSM
Fl. Reg. No. 5274
rkrogers@rogerseng.com

LEGEND

- | | |
|--------|-----------------------------|
| C.M. | CONCRETE MONUMENT |
| I.R. | IRON ROD |
| R/W | RIGHT OF WAY |
| E/P | EDGE OF PAVEMENT |
| C/L | CENTERLINE |
| D or Δ | CENTRAL ANGLE |
| R | RADIUS |
| L | ARC LENGTH |
| LC | LENGTH OF CHORD |
| CB | CHORD BEARING |
| (r) | RADIAL |
| SEC. | SECTION |
| TWP. | TOWNSHIP |
| RGE. | RANGE |
| (P) | PLAT MEASUREMENT |
| (F) | FIELD MEASUREMENT |
| ⊕ | UTILITY POLE AND GUY ANCHOR |
| —e— | OVERHEAD ELECTRIC LINES |
| —x— | FENCE |
| CONC. | CONCRETE |
| O.R.B. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |



NO.	DATE	REVISION

Robert L. Rogers, PE
 Fl. Reg. No. 10027
 rrogers@rogerseng.com
 Rodney K. Rogers, PSM
 Fl. Reg. No. 6274
 rkrogers@rogerseng.com

ROGERS ENGINEERING, LLC
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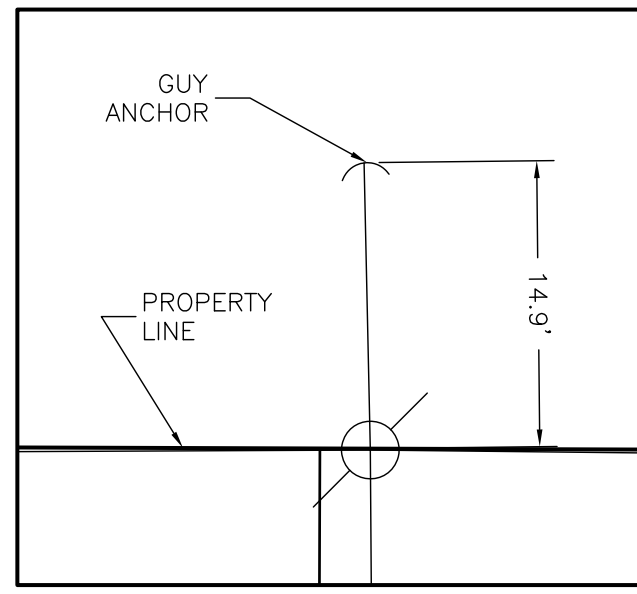
ALTA/NSPS LAND TITLE SURVEY
 FOR
 MCGINLEY FAMILY LIMITED PARTNERSHIP
 BOUNDARY MAP

JOB No.
17_41205-000-01

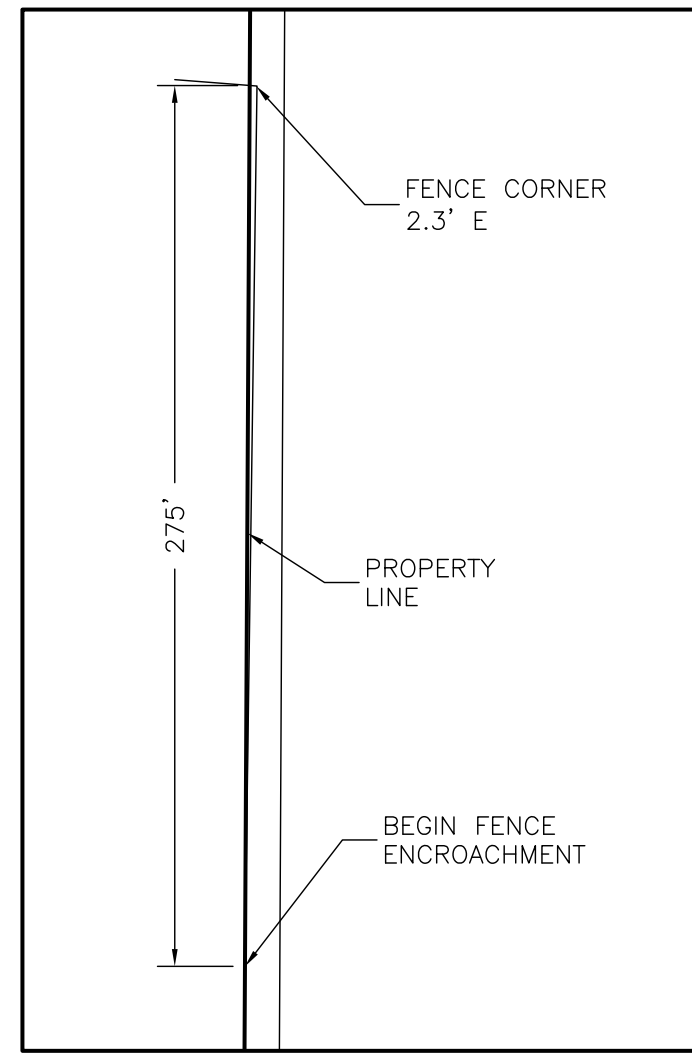
DATE
6-02-2017

SCALE
1" = 400'

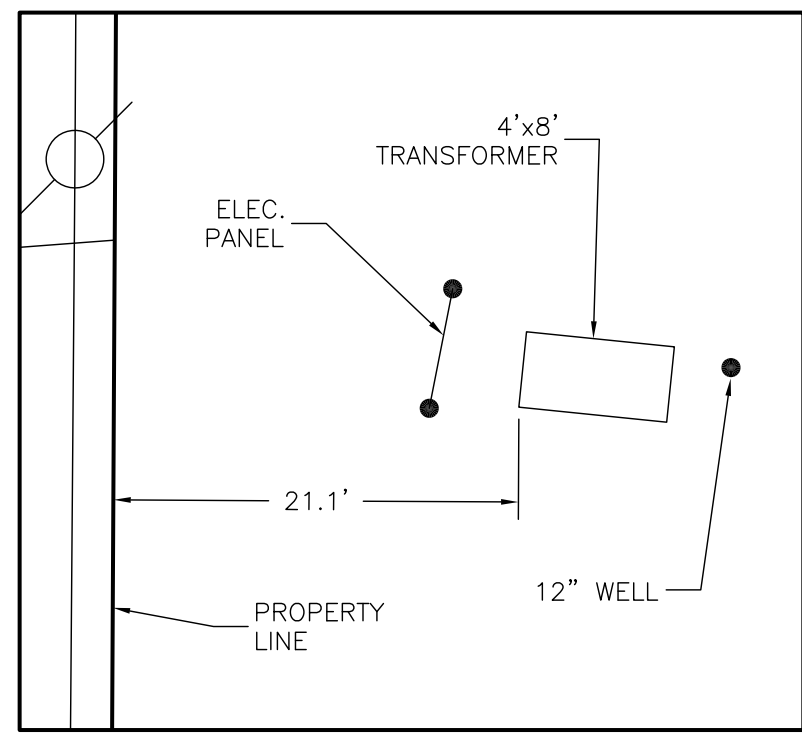
SHEET
2 OF 4



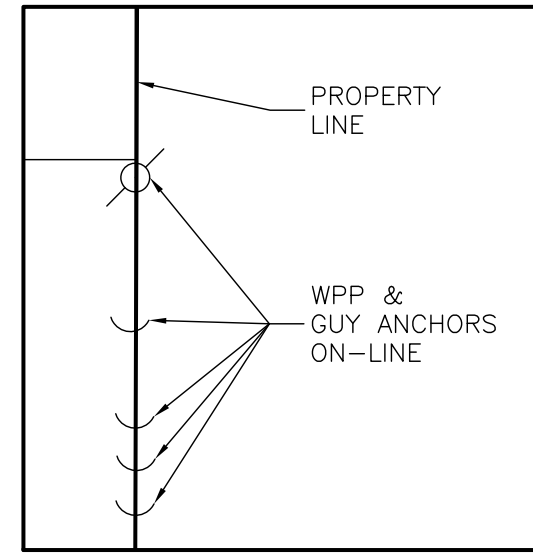
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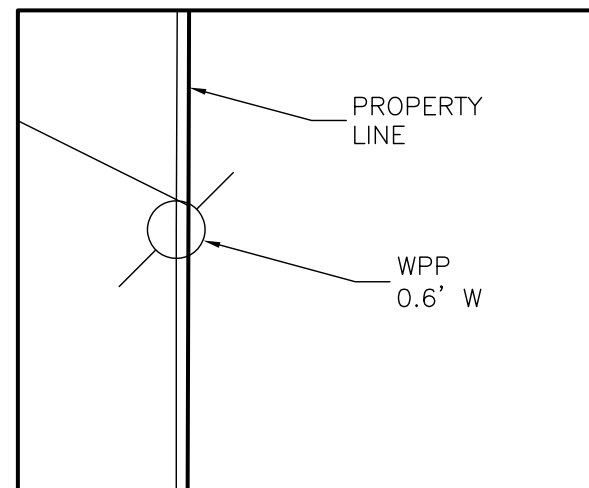
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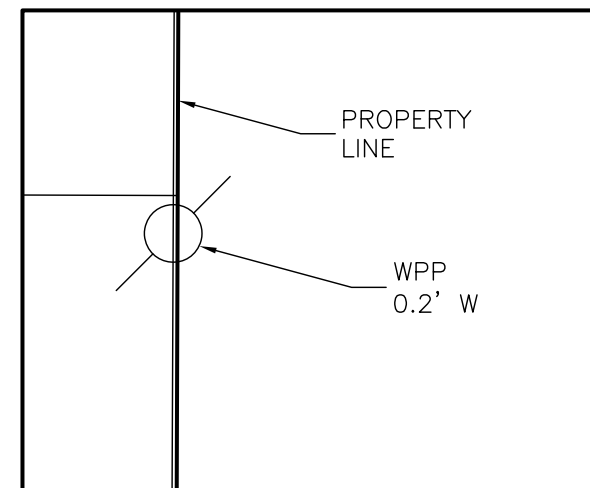
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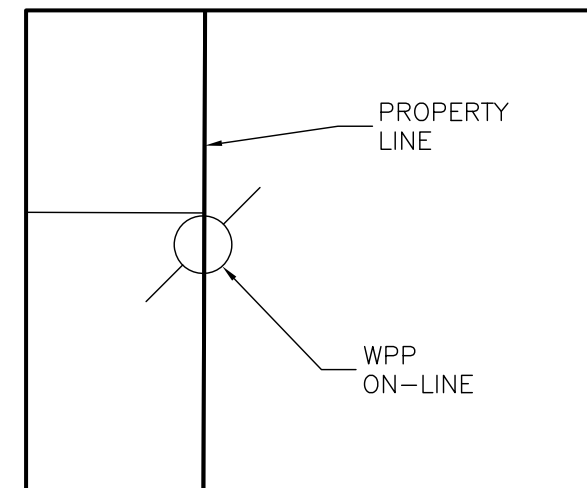
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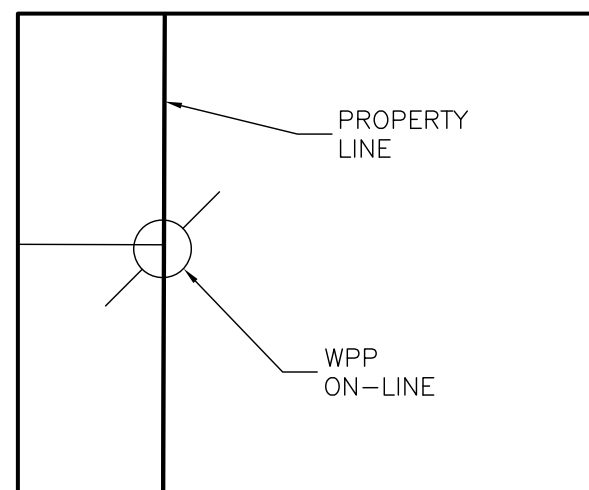
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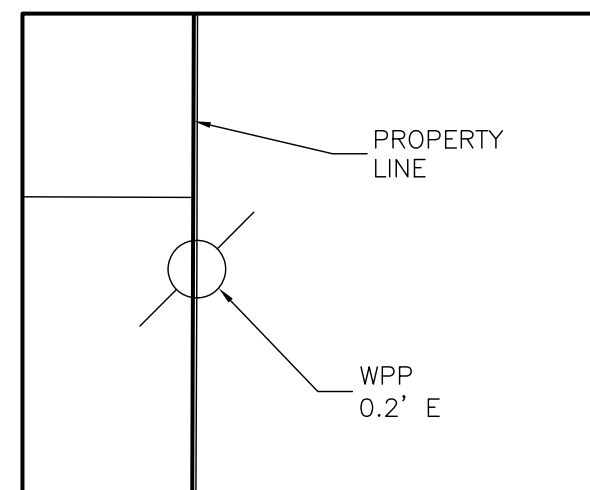
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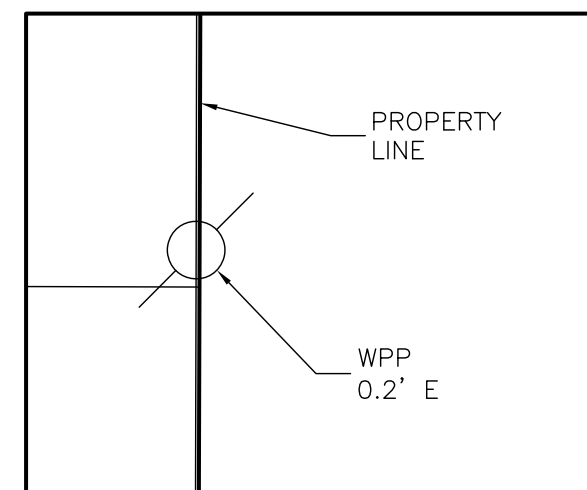
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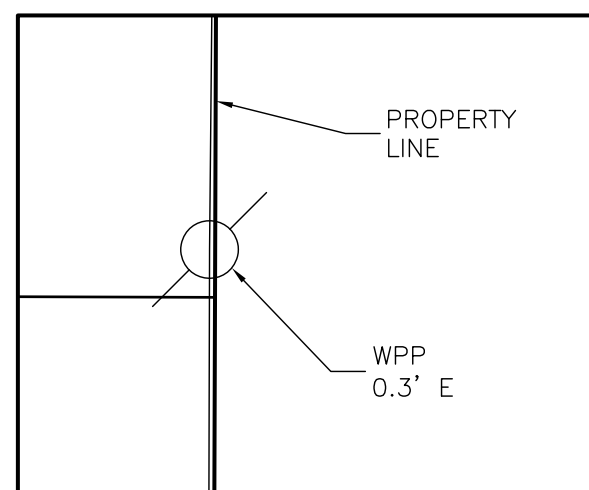
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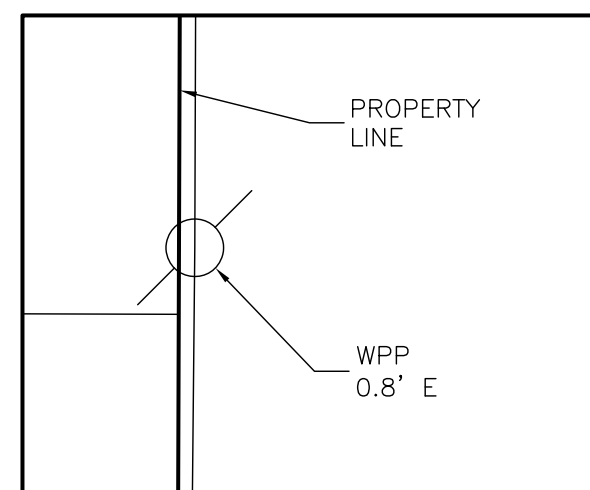
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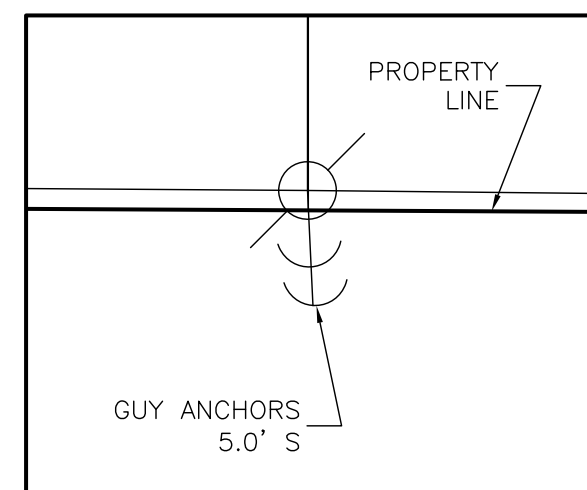
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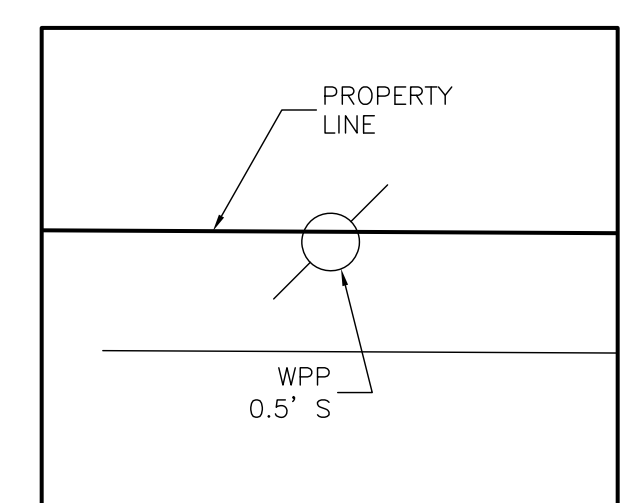
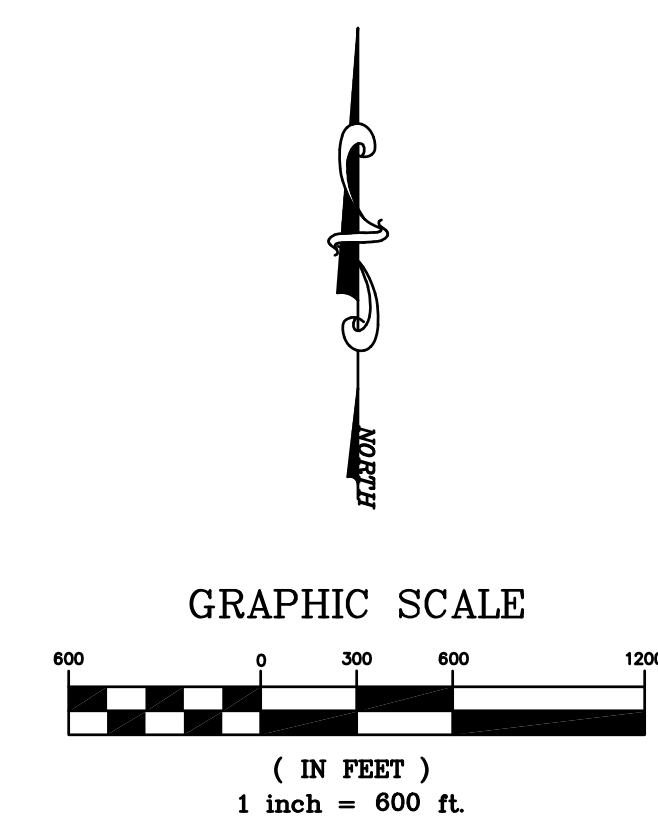
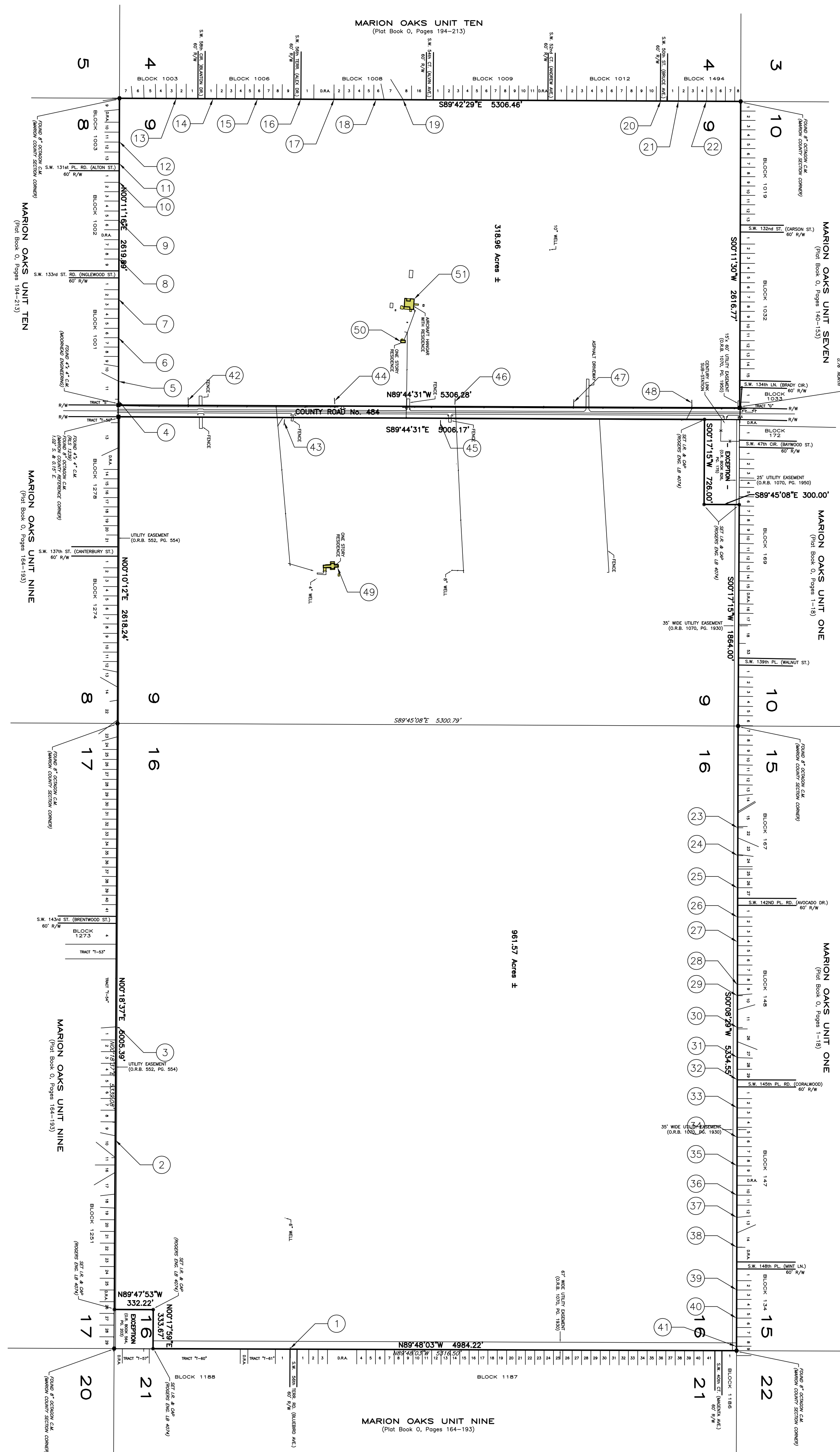
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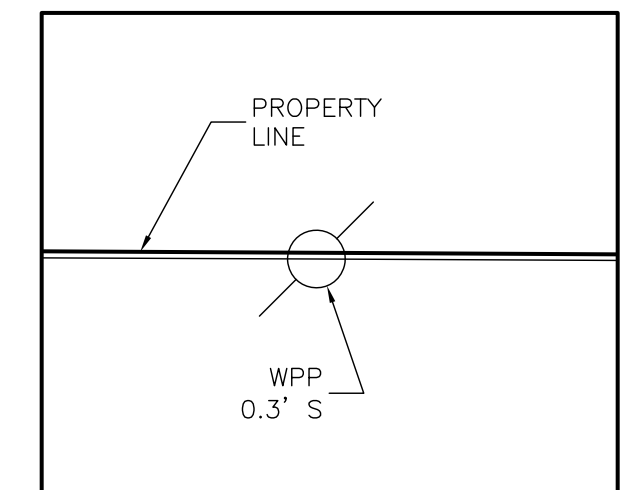
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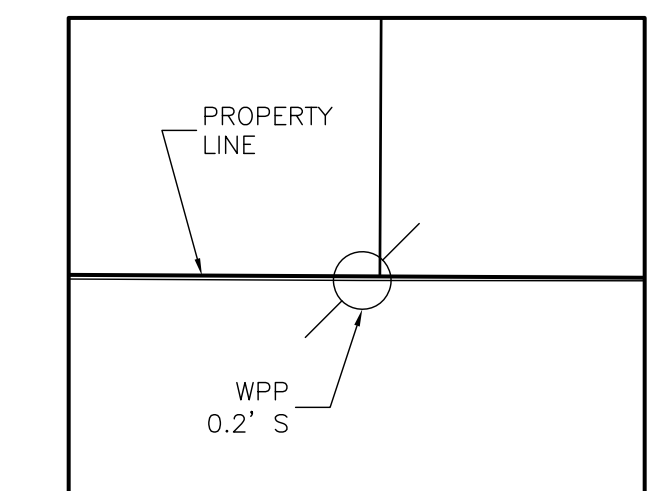
DETAIL 13
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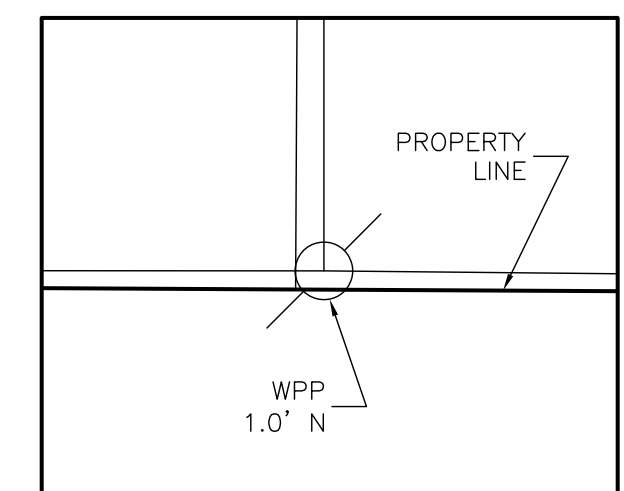
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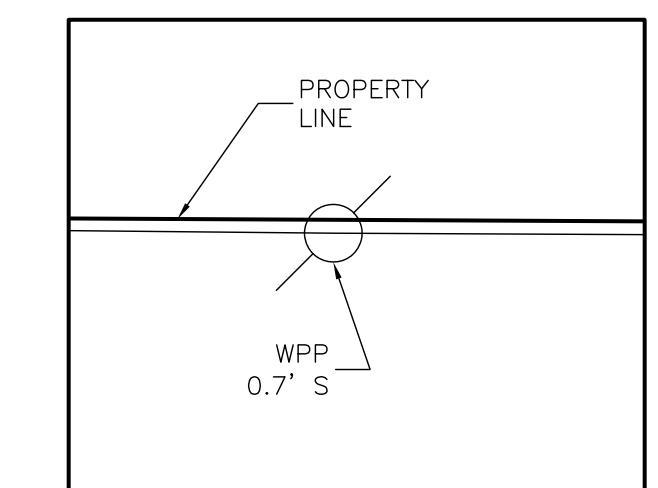
DETAIL 15
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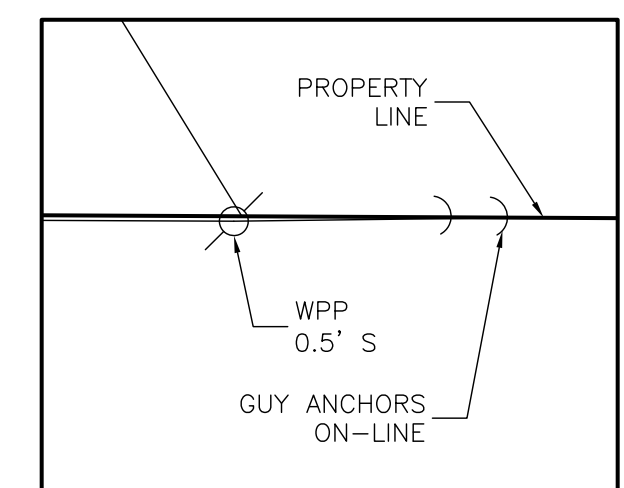
DETAIL 16
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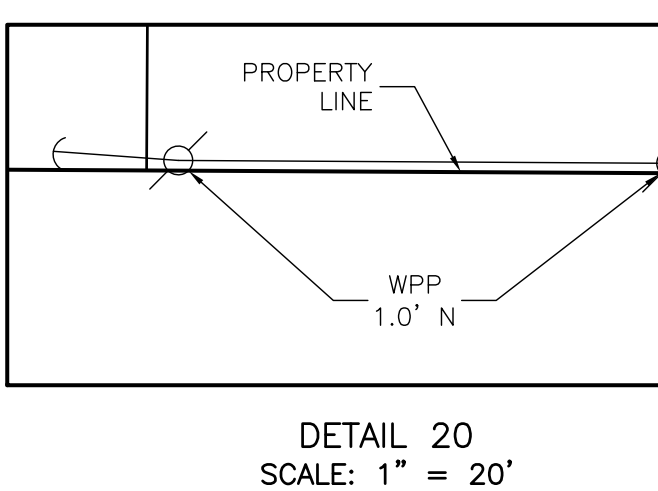
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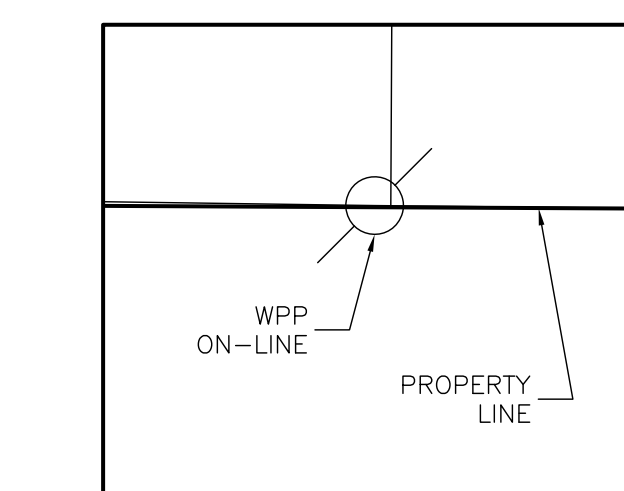
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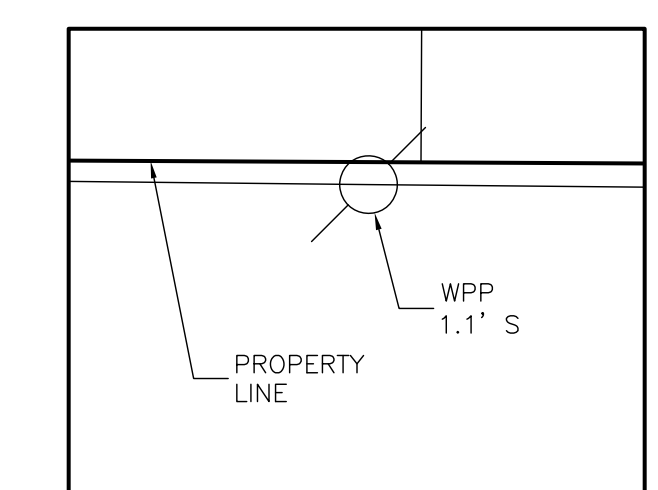
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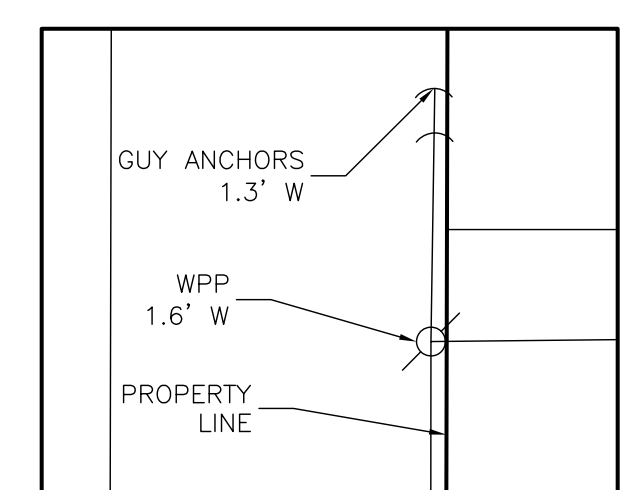
DETAIL 20
SCALE: 1" = 20'



DETAIL 21
SCALE: 1" = 10'



DETAIL 22
SCALE: 1" = 10'



DETAIL 23
SCALE: 1" = 20'

REVISION
DATE

Robert L. Rogers, PE
Fl. Reg. No. 10027
rrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 9274
rkrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

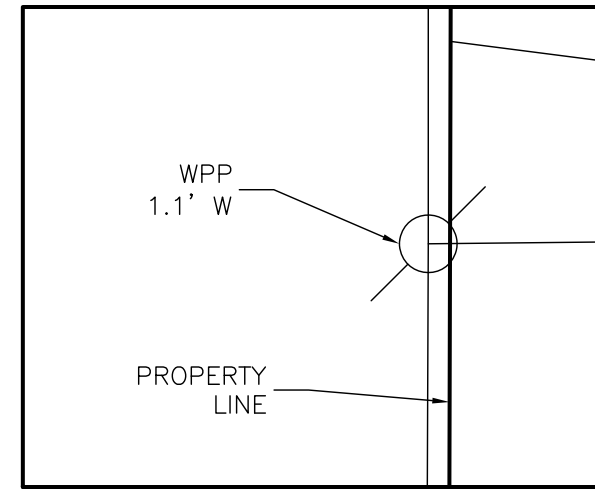
ALTA/NSPS LAND TITLE SURVEY
FOR
MCCINLEY FAMILY LIMITED PARTNERSHIP
IMPROVEMENT LOCATIONS

JOB No.
17_41205-000-01

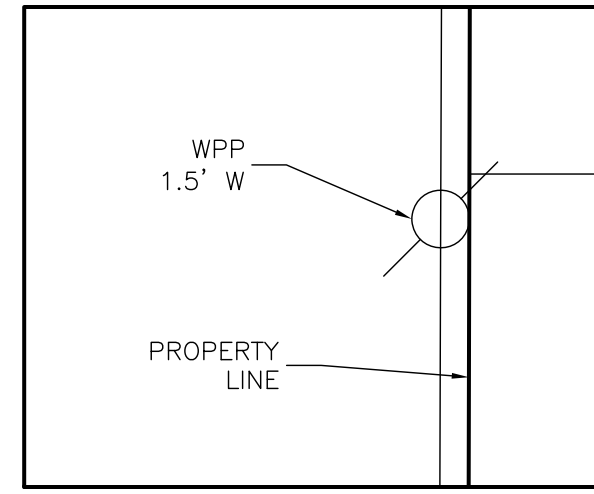
DATE
6-02-2017

SCALE
(VARIES)

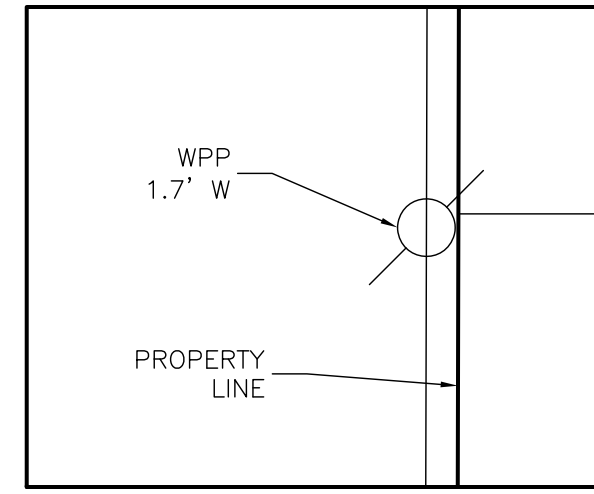
SHEET
3 OF 4



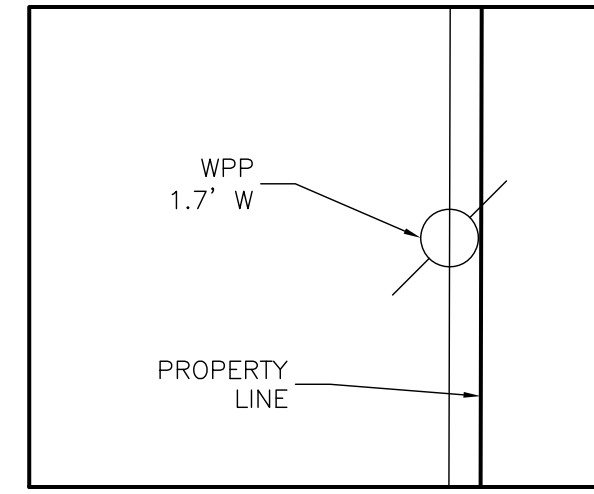
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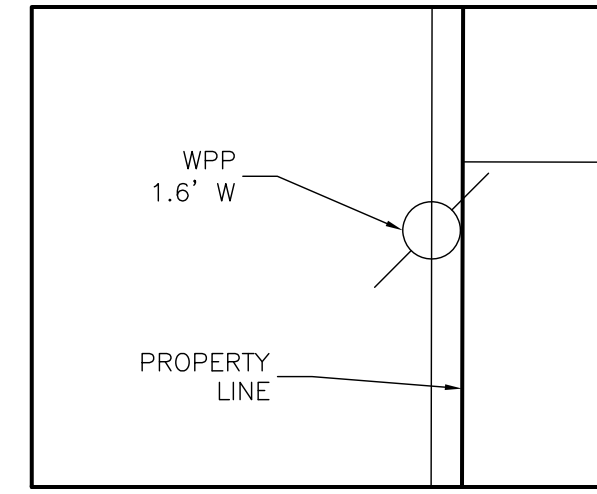
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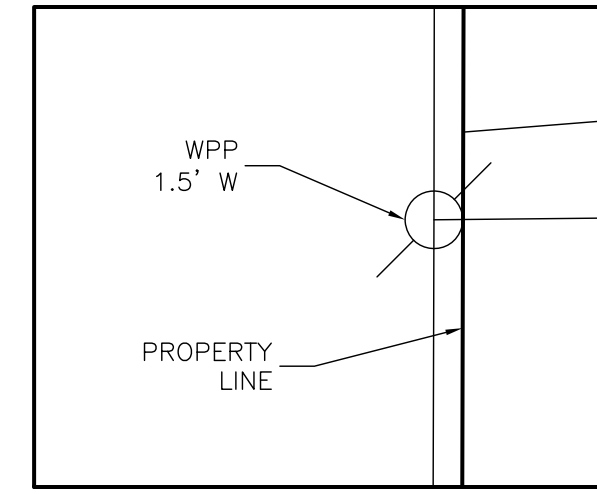
DETAIL 26
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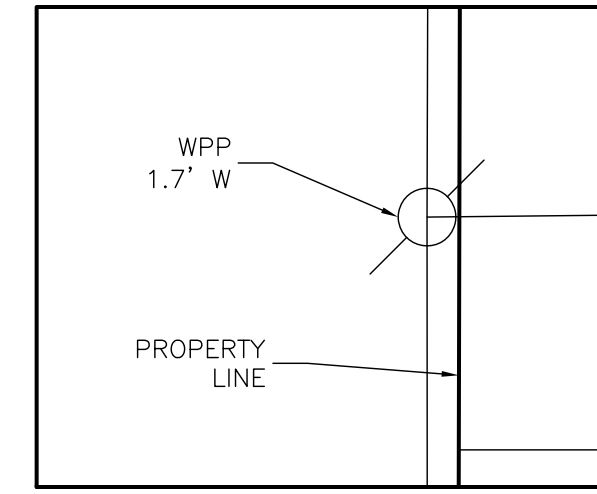
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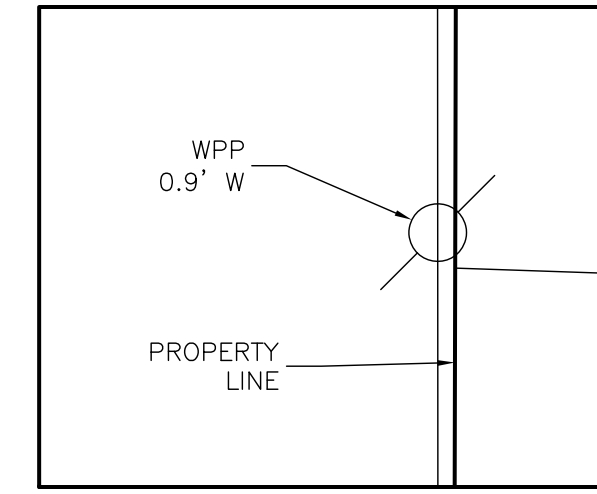
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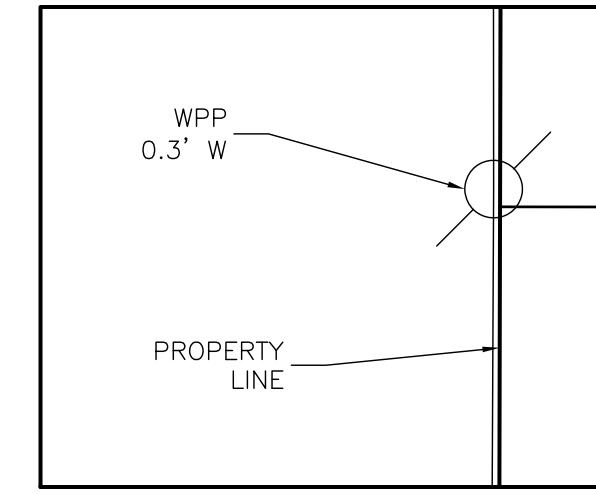
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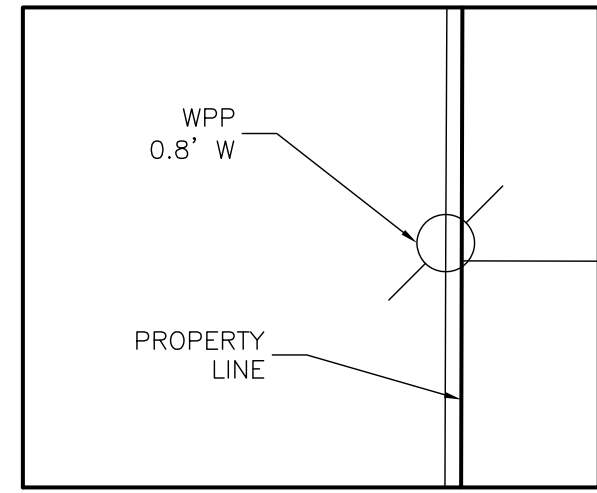
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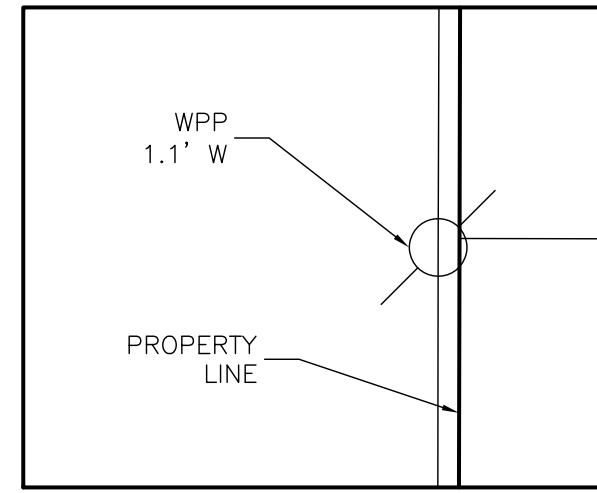
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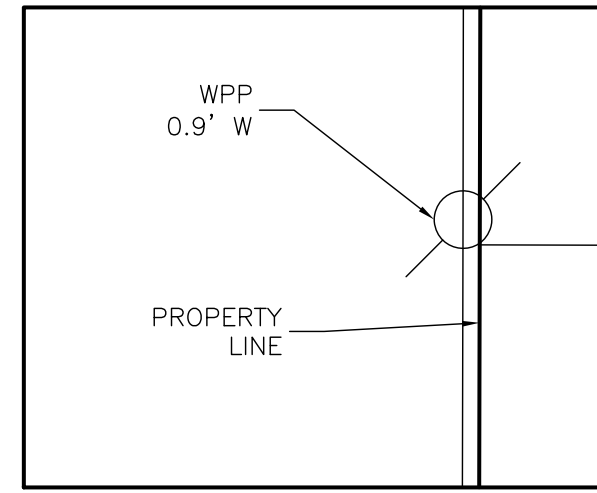
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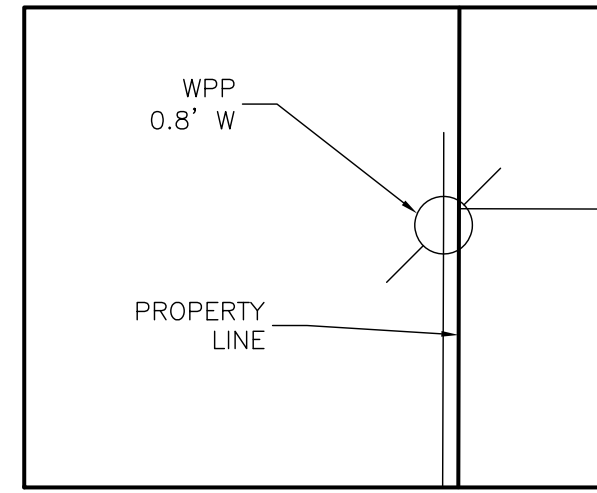
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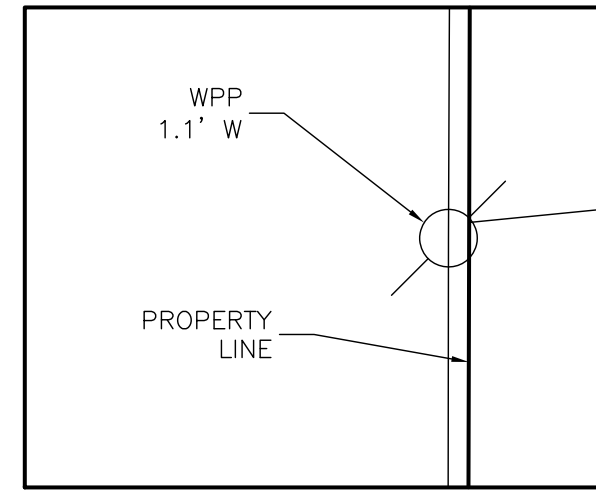
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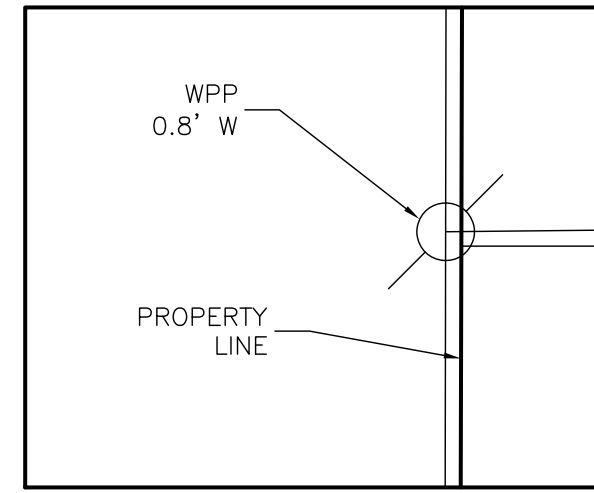
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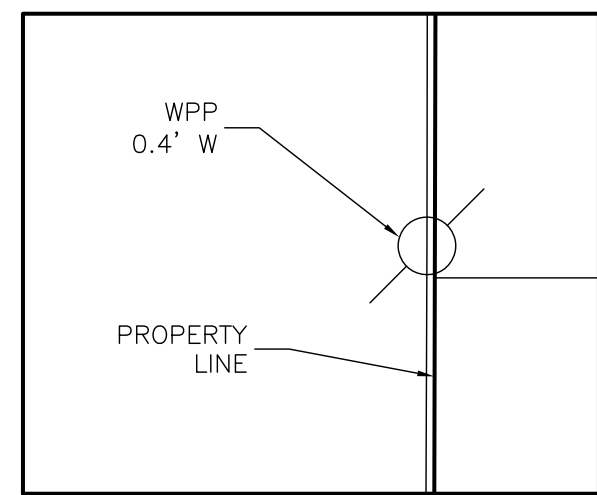
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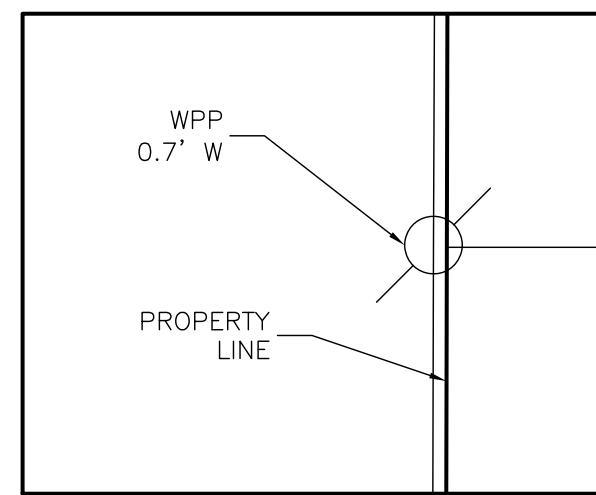
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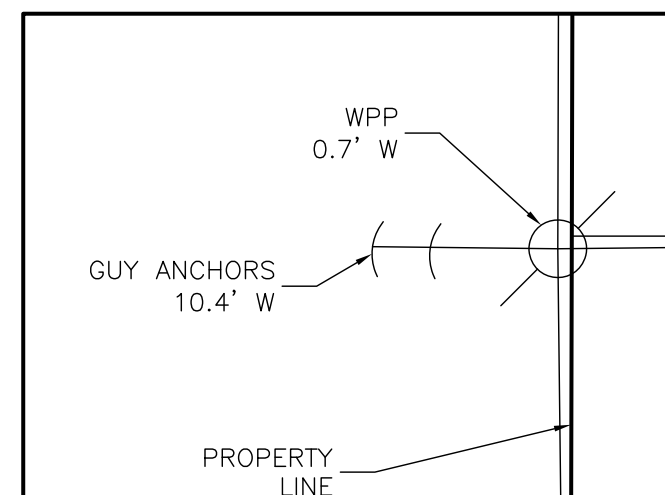
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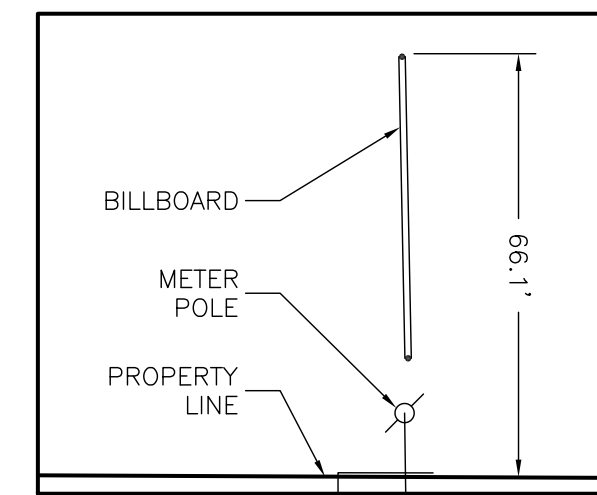
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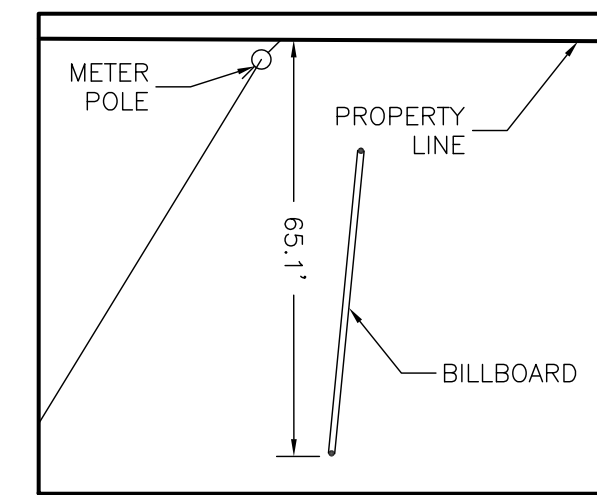
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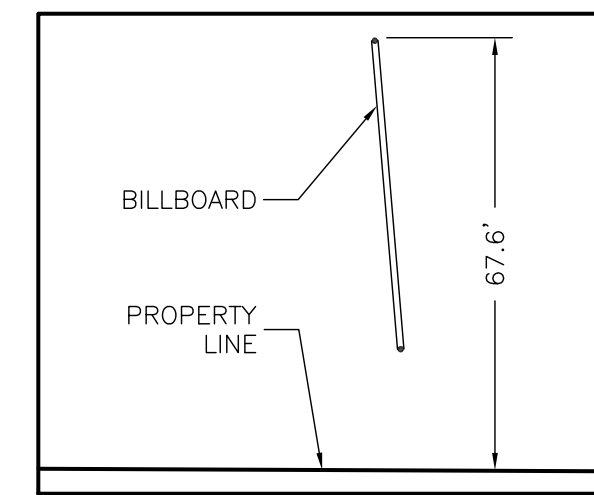
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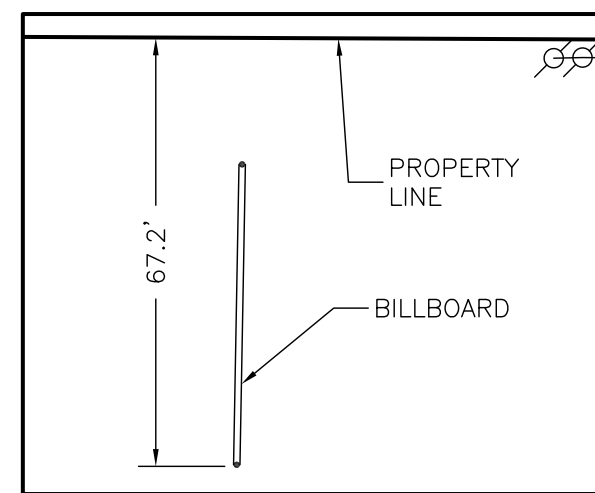
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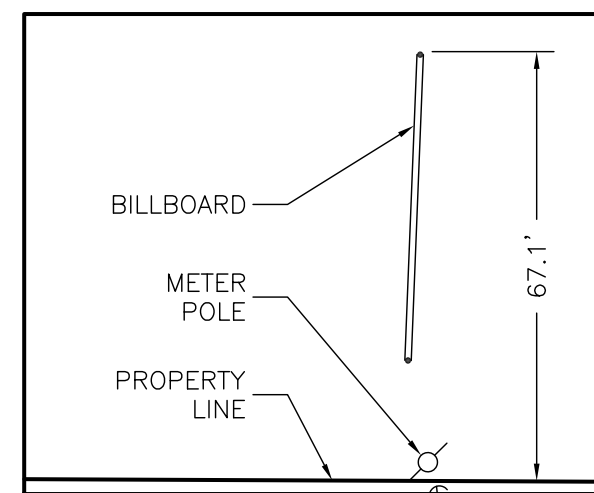
DETAIL 43
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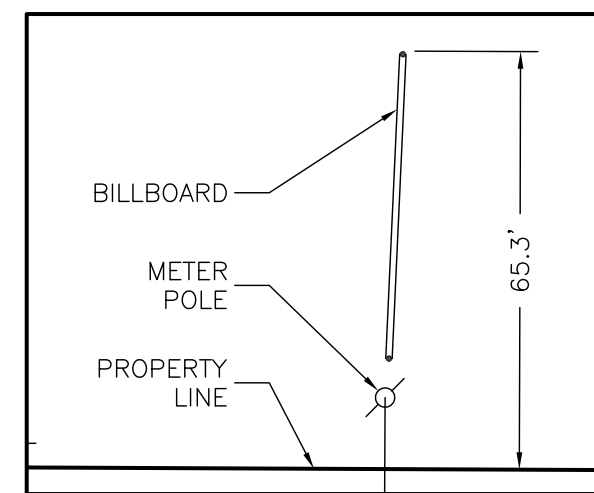
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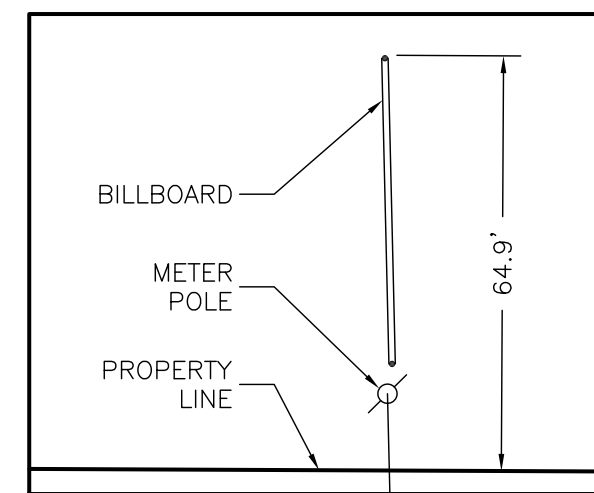
DETAIL 45
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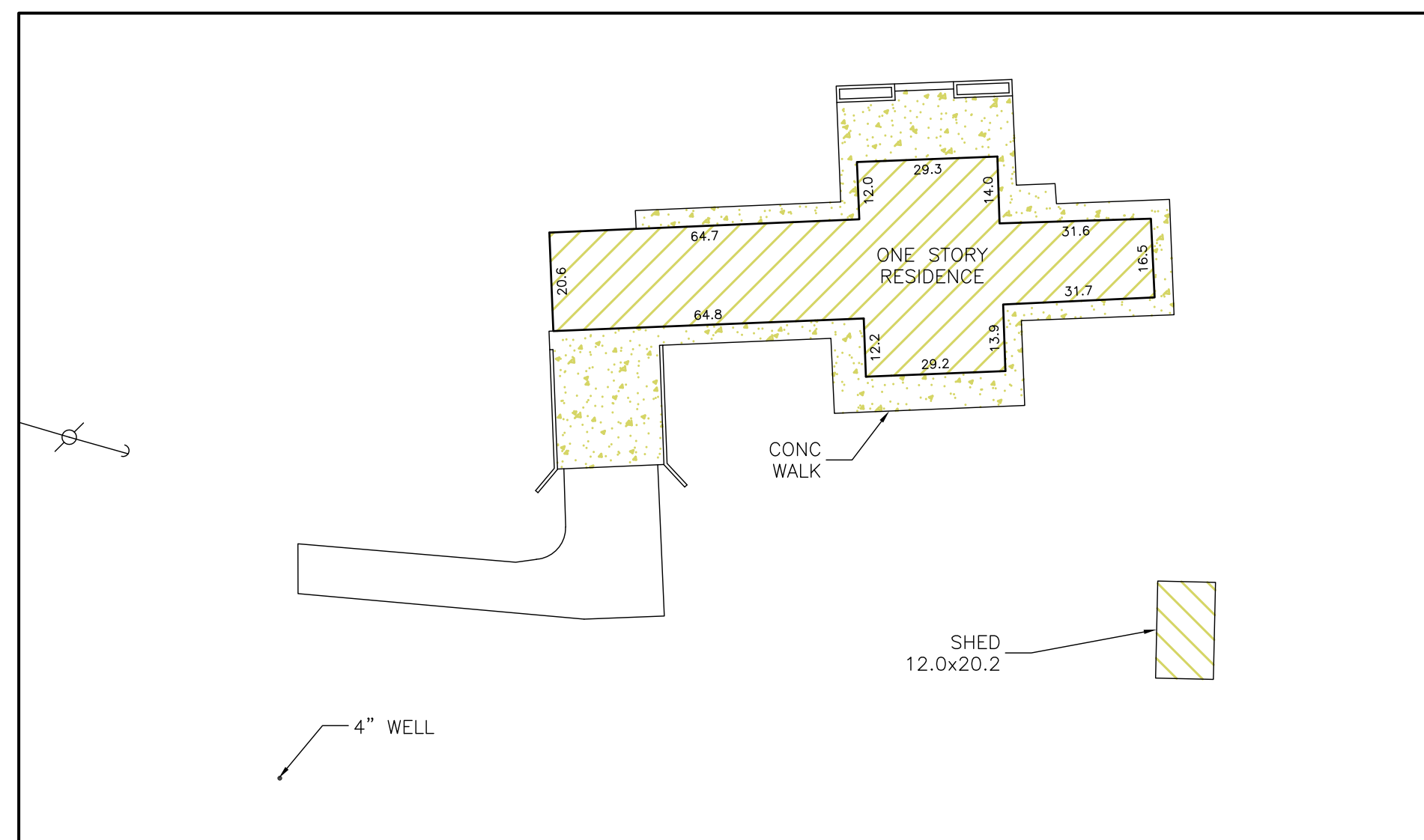
DETAIL 46
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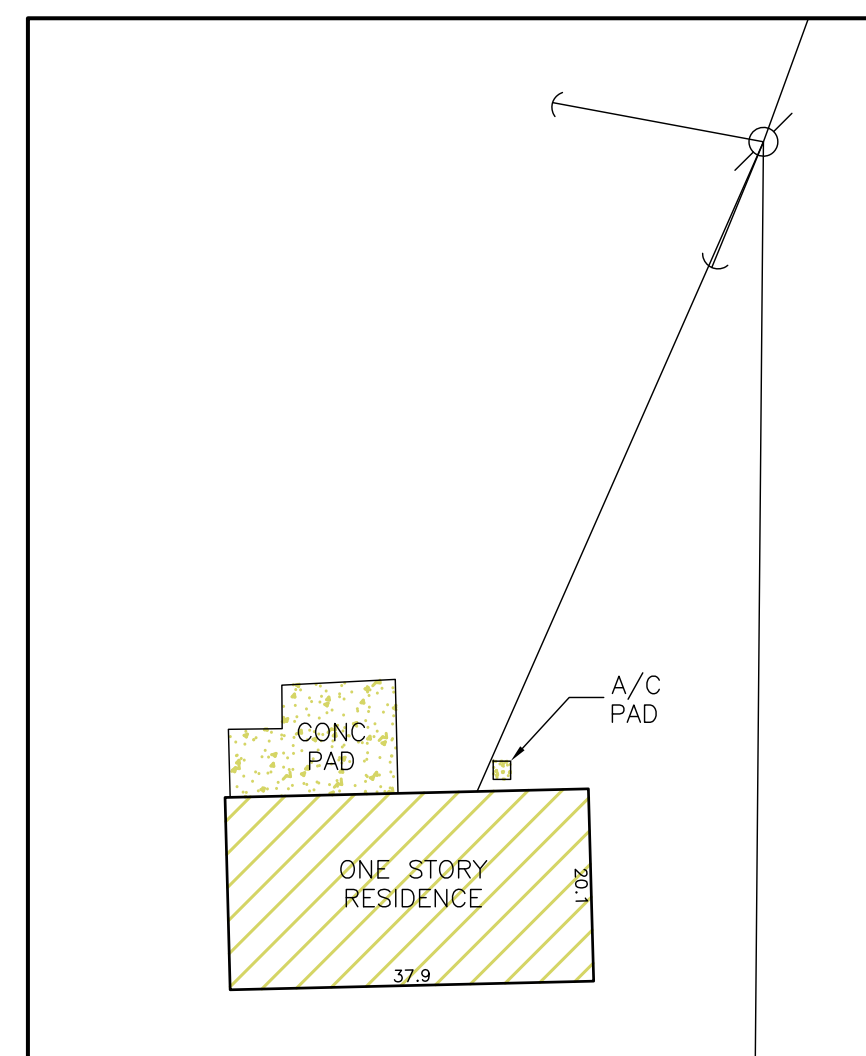
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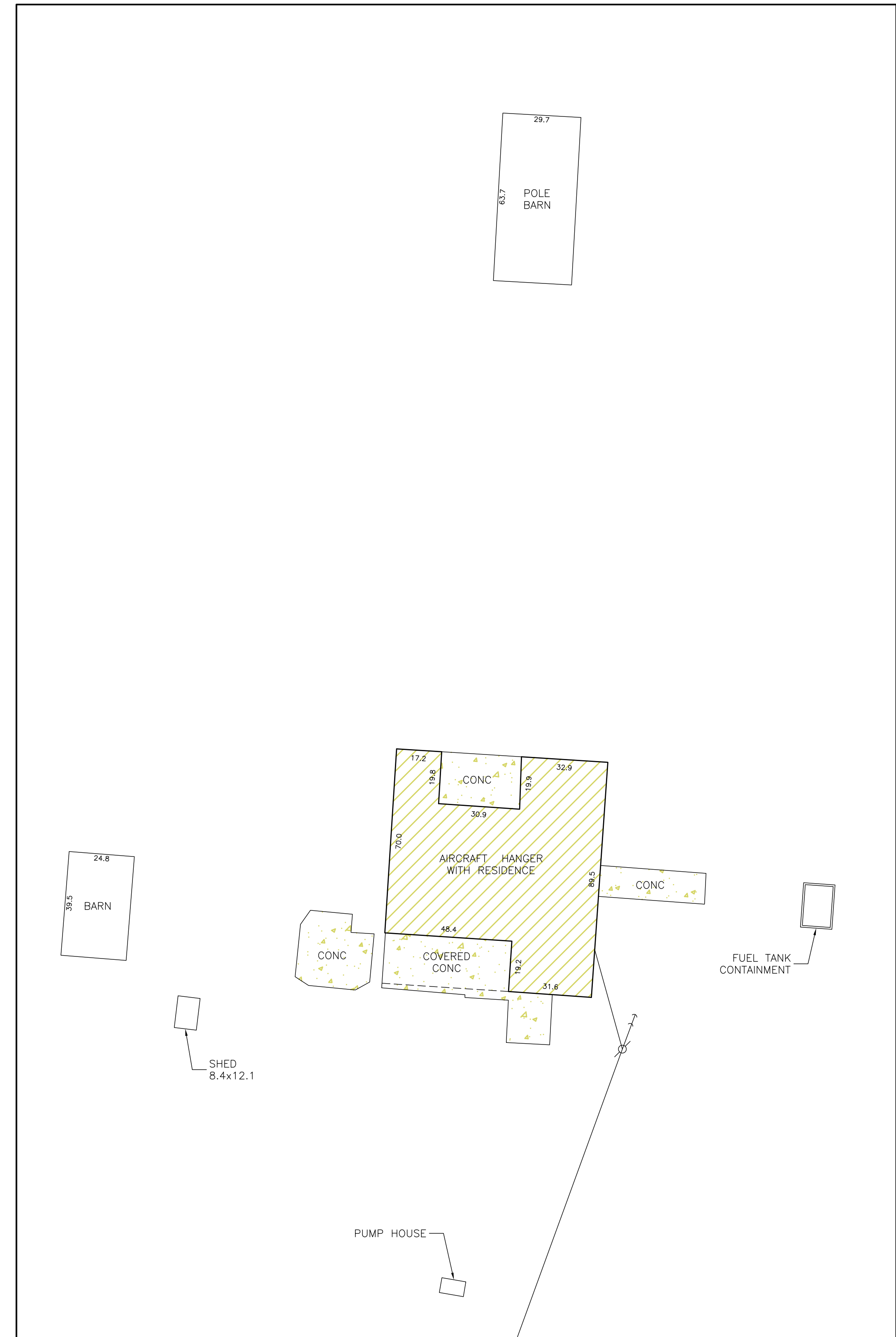
DETAIL 48
SCALE: 1" = 30'



DETAIL 49
SCALE: 1" = 30'



DETAIL 50
SCALE: 1" = 20'



DETAIL 51
SCALE: 1" = 30'

REVISION	DATE

Robert L. Rogers, PE
Fl. Reg. No. 10027
rrogers@rogerseng.com
Rodney K. Rogers, PSM
Fl. Reg. No. 6274
rkrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

ALTA/NSPS LAND TITLE SURVEY
FOR
MCGINLEY FAMILY LIMITED PARTNERSHIP
IMPROVEMENT LOCATIONS

JOB No.
17_41205-000-01

DATE
6-02-2017

SCALE
(VARIES)

SHEET
4 OF 4