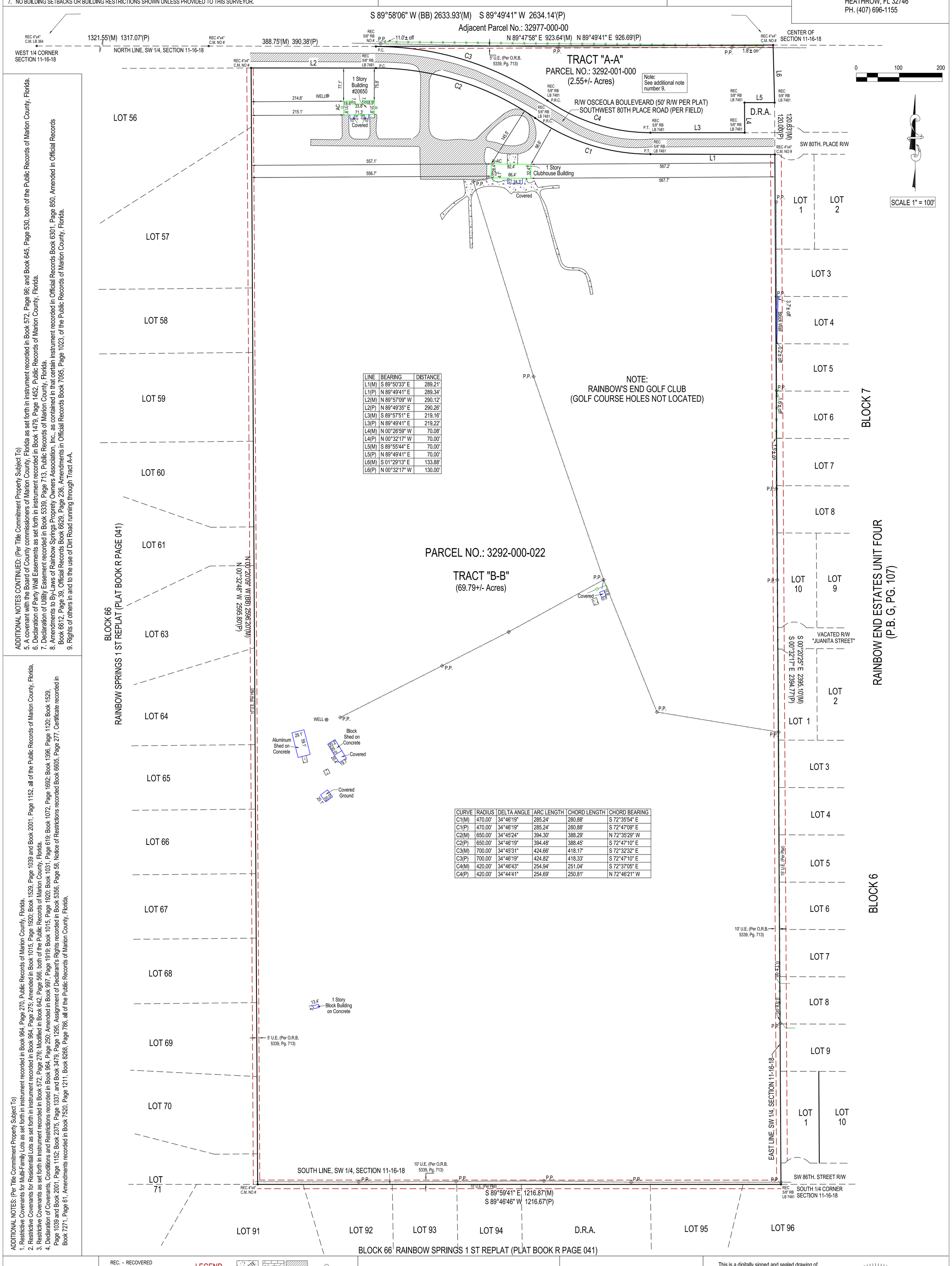
NOTES:
1. THIS MAP OF SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT INFORMATION UNLESS NOTED. PROPERTY SUBJECT TO EXCEPTIONS LISTED IN ALLIANT NATIONAL TITLE COMMITMENT NO. 20135424, DATED 06/09/2024.
2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY SHOWN AS ESTABLISHED AND OR AS MEASURED FROM RECOVERED SURVEY MONUMENTATION.
5. BEARINGS ARE BASED ON MEASURED STATE PLANE COORDINATE DATUM VERSUS RECORDED PLAT AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.
7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

PARCEL 1:
TRACT A-A, RAINBOW SPRINGS FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE(S) 41 THROUGH 45, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 2:
TRACT B-B, RAINBOW SPRINGS FIRST REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK R, PAGE(S) 41 THROUGH 45, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PROPERTY ADDRESS:
20650 SOUTHWEST 80TH PLACE ROAD

Boundary And Mapping Associates, Inc.
160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL 32746
PH. (407) 696-1155



LINE	BEARING	DISTANCE
L1(M)	S 89°50'33" E	289.21'
L1(P)	N 89°49'41" E	289.34'
L2(M)	N 89°57'09" W	290.12'
L2(P)	N 89°49'35" E	290.26'
L3(M)	S 89°57'51" E	219.16'
L3(P)	N 89°49'41" E	219.22'
L4(M)	N 00°26'59" W	70.08'
L4(P)	N 00°32'17" W	70.00'
L5(M)	S 89°55'44" E	70.00'
L5(P)	N 89°49'41" E	70.00'
L6(M)	S 01°29'13" E	133.88'
L6(P)	N 00°32'17" W	130.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1(M)	470.00'	34°46'19"	285.24'	280.88'	S 72°35'54" E
C1(P)	470.00'	34°46'19"	285.24'	280.88'	S 72°47'09" E
C2(M)	650.00'	34°45'24"	394.30'	388.29'	N 72°35'29" W
C2(P)	650.00'	34°46'19"	394.48'	388.45'	S 72°47'10" E
C3(M)	700.00'	34°45'31"	424.66'	418.17'	S 72°32'32" E
C3(P)	700.00'	34°46'19"	424.82'	418.33'	S 72°47'10" E
C4(M)	420.00'	34°46'43"	254.94'	251.04'	S 72°37'05" E
C4(P)	420.00'	34°44'41"	254.69'	250.81'	N 72°46'21" W

ADDITIONAL NOTES CONTINUED: (Per Title Commitment Property Subject To)
5. A covenant with the Board of County commissioners of Marion County, Florida as set forth in instrument recorded in Book 572, Page 96; and Book 645, Page 530, both of the Public Records of Marion County, Florida.
6. Declaration of Party Wall Easements as set forth in instrument recorded in Book 1479, Page 1452, Public Records of Marion County, Florida.
7. Declaration of Utility Easement recorded in Book 5339, Page 713, Public Records of Marion County, Florida.
8. Amendments to By-Laws of Rainbow Springs Proprety Owners Association, Inc., as contained in that certain instrument recorded in Official Records Book 6301, Page 850, Amended in Official Records Book 6612, Page 39, Official Records Book 6629, Page 236, Amendments in Official Records Book 7095, Page 1023, of the Public Records of Marion County, Florida.
9. Rights of others in and to the use of Dirt Road running through Tract A-A.

ADDITIONAL NOTES: (Per Title Commitment Property Subject To)
1. Restrictive Covenants for Multi-Family Lots as set forth in instrument recorded in Book 964, Page 270, Public Records of Marion County, Florida.
2. Restrictive Covenants for Residential Lots as set forth in instrument recorded in Book 964, Page 275; Amended in Book 1015, Page 1920; Book 1529, Page 1039 and Book 2001, Page 1152, all of the Public Records of Marion County, Florida.
3. Restrictive Covenants as set forth in instrument recorded in Book 572, Page 276; Modified in Book 642, Page 566, both of the Public Records of Marion County, Florida.
4. Declaration of Covenants, Conditions and Restrictions recorded in Book 964, Page 250; Amended in Book 997, Page 1919; Book 1015, Page 1920; Book 1031, Page 619; Book 1072, Page 1692; Book 1396, Page 1120; Book 1529, Page 1039 and Book 2001, Page 1152; Book 2375, Page 1337, and Book 3479, Page 1295, Assignment of Declarant's Rights recorded in Book 5356, Page 58, Notice of Restrictions recorded Book 6605, Page 277, Certificate recorded in Book 7271, Page 61, Amendments recorded in Book 7520, Page 1211, Book 8268, Page 786, all of the Public Records of Marion County, Florida,

JOB NO.: 24-1277
DATE:
FIELD: 07-29-24
SIGNED: 07-31-24
DRAWN BY: JDB
P.C.: CT
CHECKED BY: RWJ

REC. - RECOVERED
I.P. - IRON PIPE
I.C. - ILLEGIBLE CAP #
C.M. - CONCRETE MONUMENT
RB - REBAR
RAD. - RADIAL
N.R. - NOT RADIAL
N&D - NAIL & DISC
(P) - PER PLAT
(M) - AS MEASURED
(D) - PER DESCRIPTION
O.L. - ON LINE
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK PG. - PAGE
O.R.B. - OFFICIAL RECORDS BOOK
M.B. - MAP BOOK
D.R.A. - DRAINAGE RETENTION AREA

LEGEND
CONCRETE | PAVERS / BRICK | ASPHALT
PRC- POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E.- UTILITY EASEMENT
D.E.- DRAINAGE EASEMENT
L.E.- LANDSCAPE EASEMENT
P.E.- POOL EQUIPMENT
P.P.- POWER POLE
- CHAIN LINK / WIRE FENCE LINE +/-
WOODEN FENCE LINE +/-
- VINYL FENCE LINE +/-
- ALUMINUM FENCE LINE +/-
OHL OVERHEAD LINE +/-
- WIRE FENCE LINE +/-
Point Not Found or Set
P.O.L. - DENOTES REFERENCE POINT ON LINE
R/W Denotes RIGHT-OF-WAY

CERTIFIED TO:
GOLFCENTRAL REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY
CAMPUS USA CREDIT UNION, ISAOA/ATIMA
FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC
ALLIANT NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12083C 0655 D DATED 8-28-08.

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

RODNEY W. JACKSON, PSM 6281

RODNEY W. JACKSON CERTIFICATE No. 6281 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

Note:
With the Exception of an Electronic Signature, Seal and Printed to Scale.
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.