



COORDINATE TABLE

STATION	NORTHING	EASTING	NAVD88 ELEVATION	DESCRIPTION
87	1771964.562'	633954.904'	-	SET 5/8" IRON ROD WITH CAP MARKED "C MELVIN PSM6329"
88	1771829.962'	634127.169'	-	SET 5/8" IRON ROD WITH CAP MARKED "C MELVIN PSM6329"
103	1771800.177'	633729.126'	58.01'	TOP OF FOUND 4"x4" CONCRETE MONUMENT WITH NAIL (NO IDENTIFICATION)
115	1771200.818'	633729.385'	66.48'	TOP OF FOUND 4"x4" CONCRETE MONUMENT WITH DISK "MOORHEAD ENG. OCALA FLA"
123	1771202.791'	634169.120'	63.64'	TOP OF FOUND 4"x4" CONCRETE MONUMENT WITH DISK "MOORHEAD ENG. OCALA FLA"
132	1771501.434'	634167.783'	-	FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
134	1771688.292'	634027.957'	67.31'	TOP OF SET MAG NAIL AND WASHER (NO IDENTIFICATION) IN PAVEMENT
137	1771703.489'	634021.074'	-	FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
138	1771779.901'	634126.267'	-	FOUND 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)
TBM3	1772024.487'	634023.591'	54.67'	TOP OF SET 1/2" IRON ROD AT ANGLE POINT OF BACK OF SIDEWALK

MANHOLE TABLE

MANHOLE	NAVD88 ELEVATIONS	MANHOLE	NAVD88 ELEVATIONS	MANHOLE	NAVD88 ELEVATIONS
MHS #560	RM = 57.7' NE INV. (8" PVC) = 54.4' S INV. (8" PVC) = 54.4'	MHS #502	RM = 56.6' SW INV. (8" PVC) = 48.5' SE INV. (8" PVC) = 40.7'	MHS #909	RM = 56.6' SW INV. (8" VCP) = 49.8' SE INV. (8" VCP) = 50.7'
MHD #595	RM = 57.4' SW INV. (36" RCP) = 51.4' NW INV. (18" RCP) = 52.5' NE INV. (36" RCP) = 51.0'	MHD #820	RM = 55.0' NE INV. (15" RCP) = 50.8'	MHS #994	RM = 58.0' NW INV. (8" VCP) = 40.1' E INV. (8" VCP) = 40.4'
MHS #659	RM = 57.8' SW INV. (8" PVC) = 52.2' NE INV. (8" PVC) = 52.1'	MHD #823	RM = 54.8' SW INV. (15" RCP) = 50.8' SW INV. (36" RCP) = 49.0' NE INV. (36" RCP) = 48.8'	MHS #1061	RM = 64.5' SW INV. (8" VCP) = 53.1' NW INV. (36" RCP) = 52.9' E INV. (8" VCP) = 53.1' SE INV. (8" VCP) = 52.9'
MHD #664	RM = 55.5' SW INV. (36" RCP) = 49.2' NW INV. (18" RCP) = 50.8' NE INV. (36" RCP) = 49.2' SE INV. (15" RCP) = 50.8'	MHS #846	RM = 55.6' SW INV. (8" PVC) = 40.2' NW INV. (8" PVC) = 40.2' NE INV. (8" PVC) = 40.2' SE INV. (8" PVC) = 40.2'	MHS #1223	RM = 59.0' SW INV. (8" VCP) = 52.8' NE INV. (8" VCP) = 52.8' E INV. (12" VCP) = 52.9'
MHD #665	RM = 55.2' SW INV. (15" RCP) = 51.4'	MHS #906	RM = 56.1' SW INV. (8" VCP) = 40.8' NW INV. (8" VCP) = 40.0' NE INV. (12" VCP) = 39.6' SE INV. (8" VCP) = 40.1'	MHS #1224	RM = 58.8' NOTE: MANHOLE LID WAS LOCKED AND INVERTS INACCESSIBLE.

DESCRIPTION (SEE NOTE 4):
 A PARCEL OF LAND LYING WITHIN SECTION 12, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA AND LYING WITHIN THE BOUNDARIES OF GLENNWOOD UNIT 1, AS RECORDED IN PLAT BOOK G, PAGE 91 AND GLENNWOOD UNIT 4, AS RECORDED IN PLAT BOOK H, PAGE 6, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE PERMANENT REFERENCE MONUMENT LOCATED AT THE NORTHWEST CORNER OF SAID GLENNWOOD UNIT 4; THENCE S00°16'20"W, ALONG THE WESTERLY BOUNDARY OF SAID GLENNWOOD UNIT 4, 600.00 FEET, TO THE NORTHWEST CORNER OF LOT 11, BLOCK I OF SAID GLENNWOOD UNIT 4; THENCE EAST, ALONG THE NORTH LINES OF LOTS 11 AND 10, BLOCK I AND LOTS 6 AND 5, BLOCK F OF SAID GLENNWOOD UNIT 4, 439.82 FEET, TO THE NORTHEAST CORNER OF SAID LOT 5, BLOCK F AND THE EASTERLY BOUNDARY OF SAID GLENNWOOD UNIT 4; THENCE NORTH, ALONG SAID EASTERLY BOUNDARY OF GLENNWOOD UNIT 4, 298.76 FEET, TO A PERMANENT REFERENCE MONUMENT; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, N35°44'10"W, 249.73 FEET, TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NE 47TH COURT (50' WIDE); THENCE N54°15'50"E, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF NE 47TH COURT, 129.85 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 31.36 FEET; THENCE NORTHERLY, ALONG SAID CURVE, 57.99 FEET, THROUGH A CENTRAL ANGLE OF 105°56'45" AND A CHORD BEARING AND DISTANCE OF N01°17'28"E, 50.07 FEET, TO A NON-TANGENT INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NE 49TH AVENUE (WIDTH VARIES), BEING ON A CIRCULAR CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 393.20 FEET; THENCE NORTHWESTERLY, ALONG SAID CURVE, 221.31 FEET, THROUGH A CENTRAL ANGLE OF 32°14'55" AND A CHORD BEARING AND DISTANCE OF N51°40'55"W, 218.40 FEET, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EAST SILVER SPRINGS BOULEVARD (ALSO KNOWN AS FLORIDA STATE ROAD NO. 40) (200 FEET WIDE); THENCE S54°15'50"W, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 278.76 FEET, TO THE POINT OF BEGINNING, CONTAINING 6.27 ACRES, MORE OR LESS.

- NOTES:**
- THE BEARINGS SHOWN HEREON ARE BASED ON PLAT OF GLENNWOOD UNIT 4, WITH THE WEST LINE OF SAID PLAT, BEARING S00°16'20"W.
 - COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE (0902), NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, BASED ON GPS TIES TO CONTINUALLY OPERATING REFERENCE STATIONS (CORS) PUBLISHED BY THE NATIONAL GEODETIC SURVEY AS PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE, RAPID STATIC (OPUS-RS).
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DETERMINED BY LEVELING TIES TO BENCHMARKS "W 423" (ELEVATION 65.69 FEET) AND "X 423" (ELEVATION 53.65 FEET), AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
 - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD. THE DESCRIPTION SHOWN HEREON WAS PREPARED AT THE REQUEST OF THE CLIENT, WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT (A COPY OF THE CURRENT VESTING DEED WAS ALSO NOT AVAILABLE). SAID DESCRIPTION WAS CREATED BASED SOLELY ON TAX PARCEL INFORMATION OBTAINED FROM THE MARION COUNTY PROPERTY APPRAISER'S WEBSITE. THIS DESCRIPTION SHOULD NOT BE USED FOR PROPERTY TRANSFER UNTIL A CURRENT TITLE REPORT OR ABSTRACT IS REVIEWED FOR CORRECTNESS.
 - THIS SURVEY IS OF VISIBLE PERMANENT IMPROVEMENT FEATURES ONLY. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED WITH THE EXCEPTION OF UTILITIES MARKED BY OTHERS UNDER SUNSHINE STATE ONE CALL LOCATE TICKETS 321403719 AND 321403773. IT SHOULD BE NOTED, THAT SOME UTILITY LOCATOR'S DECLINED TO LOCATE AND THAT THE TICKET RESPONSES SHOULD BE REVIEWED FOR THE COMPLETENESS OF THE UTILITY MARKINGS.
 - THE INTENDED MAP COVERAGE OF THIS TOPOGRAPHIC SURVEY COVERS THE ENTIRE SUBJECT PROPERTY ALONG WITH THE ROADWAYS IMMEDIATELY ADJACENT TO SAID SUBJECT PROPERTY. ELEVATION CONTOUR COVERAGE EXTENDS APPROXIMATELY 100 FEET OUTSIDE OF THE SUBJECT PROPERTY.
 - THIS SURVEY SHOWS ALL TREES ON THE SUBJECT PROPERTY THAT ARE 24 INCHES OR GREATER MEASURED AT BREAST HEIGHT.
 - THE HOLES/DEPRESSIONS SHOWN HEREON WERE FOUND DURING THE COURSE OF THE SURVEY. AS A RESULT OF GROUND COVER, THERE MAY BE OTHERS PRESENT THAT WERE NOT VISIBLE AND THEREFOR NOT LOCATED BY THIS SURVEY.
 - COPIES OF THIS SURVEY ARE NOT VALID WITHOUT EITHER THE ORIGINAL SIGNATURE AND RAISED SEAL OR THE ORIGINAL DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0529D, DATED 08-28-2008, THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THE DIGITAL FILES ASSOCIATED WITH THIS DRAWING ARE AS FOLLOWS:
 AVATAR.DWG (SHA1: 5a892e42443c63a09ba239bc6218dc01091d369)
 AVATAR.XML (SHA1: 8fc18eac17e4964aa057bd0b85f53bd6badf760)

LEGEND:

■ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)	⊕ = MAIL BOX	A/C = AIR CONDITIONER ON SLAB	— = BOUNDARY LINE
⊕ = FOUND IRON PIPE (SIZE AND MARKINGS AS NOTED)	⊕ = ELECTRIC METER	A.K.A. = ALSO KNOWN AS	- - - = SECTION LINE
○ = SET 5/8" IRON ROD WITH CAP MARKED "C MELVIN PSM 6329"	⊕ = SANITARY MANHOLE	C = CURVE NUMBER (SEE TABLE)	- - - - - = RIGHT-OF-WAY LINE
○ = CENTERLINE	⊕ = OAK TREE	CLF = CHAIN LINK FENCE	- - - - - = CENTERLINE
⊕ = BURIED CABLE MARKER	⊕ = POWER POLE	CONC. = CORRUGATED METAL PIPE	- - - - - = LOT LINE
⊕ = BACK FLOW PREVENTER	⊕ = SIGN	(D) = DESCRIPTION DIMENSION	- - - - - = EASEMENT LINE
⊕ = BURIED GAS LINE MARKER	⊕ = STORM MANHOLE	DWG. = DRAWING	- - - - - = FENCE LINE
⊕ = CABLE TV SERVICE BOX	⊕ = STORM MANHOLE	F.B. = FIELD BOOK	- - - - - = WOODS LINE
⊕ = ELECTRICAL JUNCTION BOX	⊕ = STREET SIGN	F.F. = FINISHED FLOOR ELEVATION	- - - - - = UNDERGROUND CABLE TV LINE
⊕ = FIRE HYDRANT	⊕ = TEMPORARY BENCHMARK	INV. = INVERT	- - - - - = FIBER OPTIC LINE
⊕ = GUY ANCHOR	⊕ = TELEPHONE JUNCTION BOX	MHD = STORM MANHOLE (SEE TABLE)	- - - - - = GAS LINE
⊕ = FLOOD LIGHT	⊕ = WATER METER	MHS = SANITARY MANHOLE (SEE TABLE)	- - - - - = OVERHEAD ELECTRIC LINE
⊕ = GAS VALVE	⊕ = WATER VALVE	N.A. = NORTH AMERICAN VERTICAL DATUM OF 1988	- - - - - = SANITARY SEWER LINE
⊕ = IRRIGATION CONTROL VALVE	⊕ = STATION IDENTIFICATION (SEE TABLE)	O.E. = OVERHEAD ELECTRIC LINE	- - - - - = UNDERGROUND ELECTRIC LINE
		O.R.B. = OFFICIAL RECORDS BOOK	- - - - - = UNDERGROUND TELEPHONE LINE
		P. = PLAT DIMENSION	- - - - - = WATER LINE
		PC = POINT OF CURVATURE	
		PG. = PAGE	
		P.O.B. = POINT OF BEGINNING	
		P.R.M. = PERMANENT REFERENCE MONUMENT	
		PVC = POLYVINYL CHLORIDE	
		R. = RANGE	
		RCP = REINFORCED CONCRETE PIPE	
		R/W = RIGHT-OF-WAY	
		SEC. = SECTION	
		T. = TOWNSHIP	
		V. = VITRIFIED CLAY PIPE	
		W.B.F. = WOOD BOARD FENCE	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	31.36'	57.99'	50.07'	N01°19'47"E	105°56'45"
C1(D&P)	31.36'	57.99'	50.07'	N01°17'28"E	105°56'45"
C2	393.20'	221.55'	218.63'	N51°42'02"W	32°16'59"
C2(D&P)	393.20'	221.31'	218.40'	N51°40'55"W	32°14'55"

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BOUNDARY AND TOPOGRAPHIC SURVEY FOR: AVATAR PROPERTIES, INC.

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 PAGE 1 OF 1