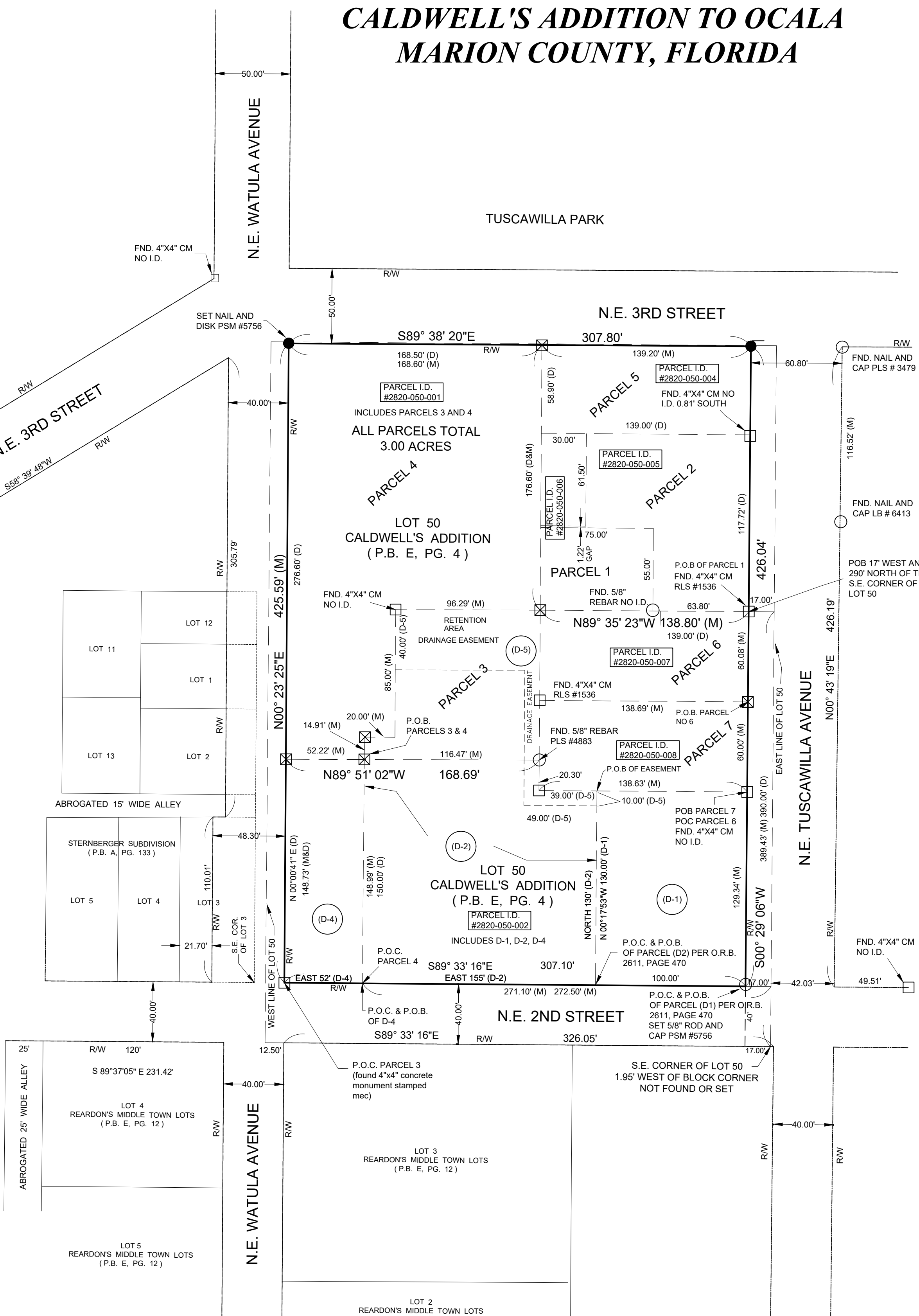


**BOUNDARY SURVEY
OF
BLOCK 50
CALDWELL'S ADDITION TO OCALA
MARION COUNTY, FLORIDA**

SCALE 1" = 50'



LEGAL DESCRIPTION
PARCEL NO. 1 - P.I.D. 2820-050-006
(O.R.B. 1033, PAGE 195)

THE WEST 75.00 FEET OF THE SOUTH 55.00 FEET, AND THE WEST 30.00 FEET OF THE NORTH 61.50 FEET OF THE FOLLOWING DESCRIBED PROPERTY;
BEGINNING 17.00 FEET WEST AND 290.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 50, OF CALDWELL'S ADDITION TO OCALA AS PER PLAT THEREOF, RECORDED IN DEED BOOK "K", PAGE 741, AND PLAT BOOK "E", PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA;
1. THENCE WEST 139.00 FEET;
2. THENCE NORTH 117.72 FEET;
3. THENCE EAST 139.00 FEET;
4. THENCE SOUTH 117.72 FEET TO THE POINT OF BEGINNING

LEGAL DESCRIPTION
PARCEL NO. 2 - P.I.D. 2820-050-005
(O.R.B. 1130, PAGE 1113)

THE SOUTH 117.72 FEET OF THE WEST 139.00 FEET OF THE NORTH 176.62 FEET OF THE EAST 156.00 FEET OF LOT 50, OF CALDWELL'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN DEED BOOK "K", PAGE 741, AND PLAT BOOK "E", PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; EXCEPT THE WEST 75.00 FEET OF THE SOUTH 55.00 FEET AND THE WEST 30.00 FEET OF THE NORTH 61.50 FEET.

RESERVING AND RETAINING A LIFE ESTATE IN THE ABOVE DESCRIBED LANDS AND IMPROVEMENTS IN THE GRANTORS, WITH THE RIGHT TO HAVE, HOLD, POSSES AND ENJOY TO THEM, AND TO THEM ALL RENTS ISSUES, AND PROFITS ACCRUING OUT OF THE PREMISES HEREIN ABOVE CONVEYED.

LEGAL DESCRIPTION
PARCEL NO. 3 - P.I.D. 2820-050-001
(O.R.B. 2513, PAGES 619-620)

COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF N.E. 2ND STREET (40.00 FEET WIDE) AND THE EAST RIGHT-OF-WAY LINE OF N.E. WATULA AVENUE (40.00 FEET WIDE) SAID POINT BEING 324.6 FEET, MORE OR LESS, WEST OF AND 40.0 FEET, MORE OR LESS, NORTH OF, THE SOUTHEAST CORNER OF LOT 50 OF CALDWELL'S ADDITION TO OCALA, AS RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN N 00°00'41" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF N.E. WATULA AVENUE, FOR A DISTANCE OF 148.73 FEET; THENCE RUN N 89°43'10" E FOR A DISTANCE OF 52.16 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00°13'16" W, FOR A DISTANCE OF 14.90 FEET; THENCE RUN N 89°36'44" E, FOR A DISTANCE OF 20.04 FEET; THENCE RUN N 00°05'14" E, FOR A DISTANCE OF 84.86 FEET; THENCE RUN N 89°41'10" E, FOR A DISTANCE OF 96.32 FEET; THENCE RUN S 00°00'33" W, FOR A DISTANCE OF 99.78 FEET; THENCE RUN S 89°41'10" W, FOR A DISTANCE OF 116.42 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PARCEL NO. 4 - P.I.D. 2820-050-001
(DEED BOOK 330, PAGE 105)

COMMENCING 40.00 FEET NORTH AND 272.50 FEET WEST OF THE SOUTHEAST CORNER OF LOT 50, OF CALDWELL'S ADDITION TO OCALA, THENCE NORTH 150.00 FEET TO THE POINT OF BEGINNING; THENCE WEST 52.00 FEET; THENCE NORTH 276.60 FEET; THENCE EAST 188.50 FEET; THENCE SOUTH 176.60 FEET; THENCE WEST 96.50 FEET; THENCE SOUTH 85.00 FEET; THENCE WEST 20.00 FEET; THENCE SOUTH TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PARCEL NO. 5 - P.I.D. 2820-050-004
(TAX RECORDS)

THE NORTH 58.90 FEET OF THE WEST 139.00 FEET OF THE EAST 156.00 FEET OF LOT 50.

LEGAL DESCRIPTION
PARCEL NO. 6 - P.I.D. 2820-050-007
(O.R.B. 3601, PAGE 1853)

(NOTE: THIS DOCUMENT CALLS FOR PLAT BOOK E, BUT EXCLUDES THE PAGE NUMBER, PAGE 4 IS ADDED TO THE DESCRIPTION BELOW FOR CONVENIENCE.)

LEGAL DESCRIPTION
PARCEL NO. 7 - P.I.D. 2820-050-008
(O.R.B. 5366, PAGE 1300)

COMMENCING 17.00 FEET WEST AND 170.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 50, CALDWELL'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN DEED BOOK K, PAGE 741 AND ALSO RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, RUN THENCE NORTH 60.00 FEET FOR THE POINT OF BEGINNING OF THE TRACT HEREBY CONVEYED; FROM SAID POINT OF BEGINNING RUN WEST 139.00 FEET, NORTH 60.00 FEET, EAST 139.00 FEET, SOUTH 60.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PARCEL NO. 8 - P.I.D. 2820-050-002
(O.R.B. 3601, PAGE 1853)

COMMENCING 17.00 FEET WEST AND 170.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 50, CALDWELL'S ADDITION TO OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, RUN THENCE NORTH 60.00 FEET; WEST 139.00 FEET, SOUTH 60.00 FEET, EAST 139.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
OVERALL
(PREPARED BY THIS SURVEYOR)

THAT PORTION OF BLOCK 50, CALDWELL'S ADDITION TO OCALA ACCORDING TO THE PLAT THEREOF, RECORDED IN DEED BOOK "K", PAGE 741, AND PLAT BOOK "E", PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF ABOVE SAID LOT 50; THENCE RUN N 89°33'16" W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.E. 2ND STREET A DISTANCE OF 17.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY RUN N 00°29'06" E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;
THENCE RUN N 89°33'16" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF N.E. 2ND STREET, A DISTANCE OF 307.10 TO THE EAST RIGHT-OF-WAY LINE OF N.E. WATULA AVENUE (RIGHT-OF-WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY RUN N 00°23'25" E, ALONG THE EAST RIGHT-OF-WAY LINE, A DISTANCE OF 425.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF N.E. 3RD STREET (50' WIDE); THENCE DEPARTING SAID EAST LINE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF N.E. 3RD STREET RUN S 89°38'20" E, A DISTANCE OF 307.80 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.E. TUSAWILLA AVENUE, RIGHT-OF-WAY WIDTH VARIES; THENCE ALONG SAID WEST LINE RUN S 00°29'06" W, A DISTANCE OF 426.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.00 ACRES.

(D-1) LEGAL DESCRIPTION
PARCEL NO. 9 - P.I.D. PARCEL NO. 2820-050-002
(OFFICIAL RECORDS BOOK 2611, PAGE 470)

COMMENCE 17.00 FEET WEST AND 40.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 50 OF CALDWELL'S ADDITION TO OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S 89°51'50" W, ALONG THE NORTH RIGHT OF WAY LINE OF N.E. 2ND STREET (40 FEET WIDE), A DISTANCE OF 100.00 FEET; THENCE N 00°17'53" W, A DISTANCE OF 130.00 FEET; THENCE N 89°51'50" E, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF TUSAWILLA AVENUE (57 FEET WIDE); THENCE S 00°17'53" E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

(PARCEL NO. 10) ALSO,

(D-2) COMMENCE 40 FEET NORTH AND 117 FEET WEST OF THE SOUTHEAST CORNER OF LOT 50, CALDWELL'S ADDITION TO OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 4, THENCE NORTH 130 FEET; THENCE WEST 39 FEET; THENCE NORTH 120 FEET; THENCE WEST 96.5 FEET; THENCE SOUTH 85 FEET; THENCE WEST 20 FEET; THENCE SOUTH 165 FEET; THENCE EAST 155 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
COMMENCE AT THE POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF N.E. 2ND STREET (40 FEET WIDE) AND THE EAST RIGHT OF WAY LINE OF N.E. WATULA AVENUE (40 FEET WIDE) SAID POINT BEING 324.6 FEET, MORE OR LESS, WEST OF AND 40 FEET, MORE OR LESS, NORTH OF, THE SOUTHEAST CORNER OF LOT 50 OF CALDWELL'S ADDITION TO OCALA, AS RECORDED IN PLAT BOOK E, PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN N 00°00'41" E, ALONG SAID EASTERLY RIGHT OF WAY OF N.E. WATULA AVENUE, FOR A DISTANCE OF 148.73 FEET; THENCE RUN N 89°43'10" E, FOR A DISTANCE OF 52.16 FEET TO THE POINT OF BEGINNING;

THENCE RUN N 00°13'16" W, FOR A DISTANCE OF 14.90 FEET;
THENCE RUN N 89°36'44" E, FOR A DISTANCE OF 20.04 FEET;
THENCE RUN N 00°05'14" E, FOR A DISTANCE OF 84.86 FEET;
THENCE RUN N 89°41'10" E, FOR A DISTANCE OF 96.32 FEET;
THENCE RUN S 00°00'33" W, FOR A DISTANCE OF 99.78 FEET;
THENCE RUN S 89°41'10" W, FOR A DISTANCE OF 116.42 FEET TO THE POINT OF BEGINNING.

(PARCEL NO. 11) TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2255, PAGE 1161 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA:

COMMENCING 40 FEET NORTH AND 272.6 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 50, CALDWELL'S ADDITION TO OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE NORTH 150 FEET, THENCE WEST 52 FEET, THENCE SOUTH 150 FEET, THENCE EAST 52 FEET TO THE POINT OF BEGINNING.

EASEMENT

SUBJECT TO THE FOLLOWING DESCRIBED NON-EXCLUSIVE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES TO DAYBREAK COMMUNITIES, INC., ITS SUCCESSORS OR ASSIGNS, AS RECORDED IN OFFICIAL RECORDS BOOK 1065, PAGES 1038 AND 1039, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA:

COMMENCE 17.00 FEET WEST AND 40.00 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 50, CALDWELL'S ADDITION TO OCALA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "E", AT PAGE 4, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S 89°51'50" W, ALONG THE NORTH RIGHT OF WAY LINE OF NORTHEAST 2ND STREET (40 FEET WIDE), FOR 100.00 FEET; THENCE N 00°17'53" W, FOR 130.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT HERINAFTER DESCRIBED;

THENCE S. 89°51'51" W. FOR 39.00 FEET;
THENCE N. 00°17'53" W. FOR 120.00 FEET;
THENCE S. 89°51'50" W. FOR 96.50 FEET;
THENCE S. 00°17'53" E. FOR 40.00 FEET;
THENCE N. 89°51'50" E. FOR 86.50 FEET;
THENCE S. 00°17'53" E. FOR 90.00 FEET;
THENCE N. 89°51'50" E. FOR 49.00 FEET;
THENCE N. 00°17'53" W. FOR 10.00 FEET TO THE POINT OF BEGINNING.

- LEGEND:**
- = SET 5/8" ROD AND CAP PSM #5756
 - ⊠ = FOUND 4"x4" CONCRETE MONUMENT "MEA"
 - ⊡ = FOUND CONCRETE MONUMENT AS NOTED
 - = FOUND ROD AND CAP AS NOTED
 - CL = CENTERLINE
 - RW = RIGHT-OF-WAY
 - ⊕ = EXISTING FIRE HYDRANT
 - ⊗ = UTILITY POLE
 - ⊖ = OVERHEAD WIRE
 - O.R.B. = OFFICIAL RECORDS BOOK
 - U.E. = UTILITY EASEMENT
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - ← = GUY ANCHOR
 - I.D. = IDENTIFICATION
 - FND. = FOUND
 - RB = REBAR
 - ⊙ = LIGHT POLE
 - LB = LICENSED BUSINESS
 - PSM = PROFESSIONAL SURVEYOR AND MAPPER
 - RLS = REGISTERED LAND SURVEYOR
 - (D) = DESCRIPTION
 - (M) = MEASURED
 - (P.O.C.) = POINT OF COMMENCEMENT
 - (P.O.B.) = POINT OF BEGINNING
 - P.L. = PROPERTY LINE
 - CO = SANITARY SEWER CLEAN OUT
 - MH = MAN HOLE
 - PID = TAX PARCEL IDENTIFICATION

- NOTES:**
1. BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE FLORIDA STATE PLANE COORDINATES, WEST ZONE, AND ARE REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF NE WATULA AVE. AS BEING N 00°23'25" E.
 2. THE LEGAL DESCRIPTION OF PARCEL NO. 1 (A TWO PART DESCRIPTION) CREATES A 1.22' GAP BETWEEN THE PARTS. HOWEVER, THE STRIP OF LAND CREATED BY THE GAP, IS INCLUDED WITHIN THE LEGAL DESCRIPTION OF PARCEL 2.
 3. THIS SURVEY IS A COMPOSITE OF ALL PROPERTIES OWNED BY THE CITY OF OCALA IN BLOCK 50.
 4. SEE TOPOGRAPHIC SURVEY (SHEET 2) FOR INTERIOR IMPROVEMENTS.
 5. ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OCALA CONTROL POINT NETWORK AND ARE REFERENCED TO BM #34 (NOW RESET) - ELEVATION = 81.26' NORTH AMERICAN VERTICAL DATUM OF 1988.
 6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT.

REVISIONS	DRAWN	JWS	CHECKED	WRB
5/11/12 CREATED PRELIMINARY COMPOSITE	FIELD DATE	5/3/18		
3/28/17 UPDATED AND FINALIZED SKETCH				

DRAWING: DRAWINGS/SUBDIVISIONS/CALDWELL'S ADDITION TO OCALA/FIRE STATION 3RD ST.JOB#11503/2018
UPDATED#18-006725 UPDATE BT FIRE STA AT NE3RDST.DWG

**CITY OF OCALA
CITY ENGINEER'S OFFICE
SURVEY DIVISION**

1805 N.E. 30TH AVE.
BLDG. 700
OCALA, FLORIDA 34470
(352) 351-6696 FAX (352) 629-8242

**BOUNDARY SURVEY
BLOCK 50
CALDWELL'S ADDITION TO OCALA
MARION COUNTY, FLORIDA**

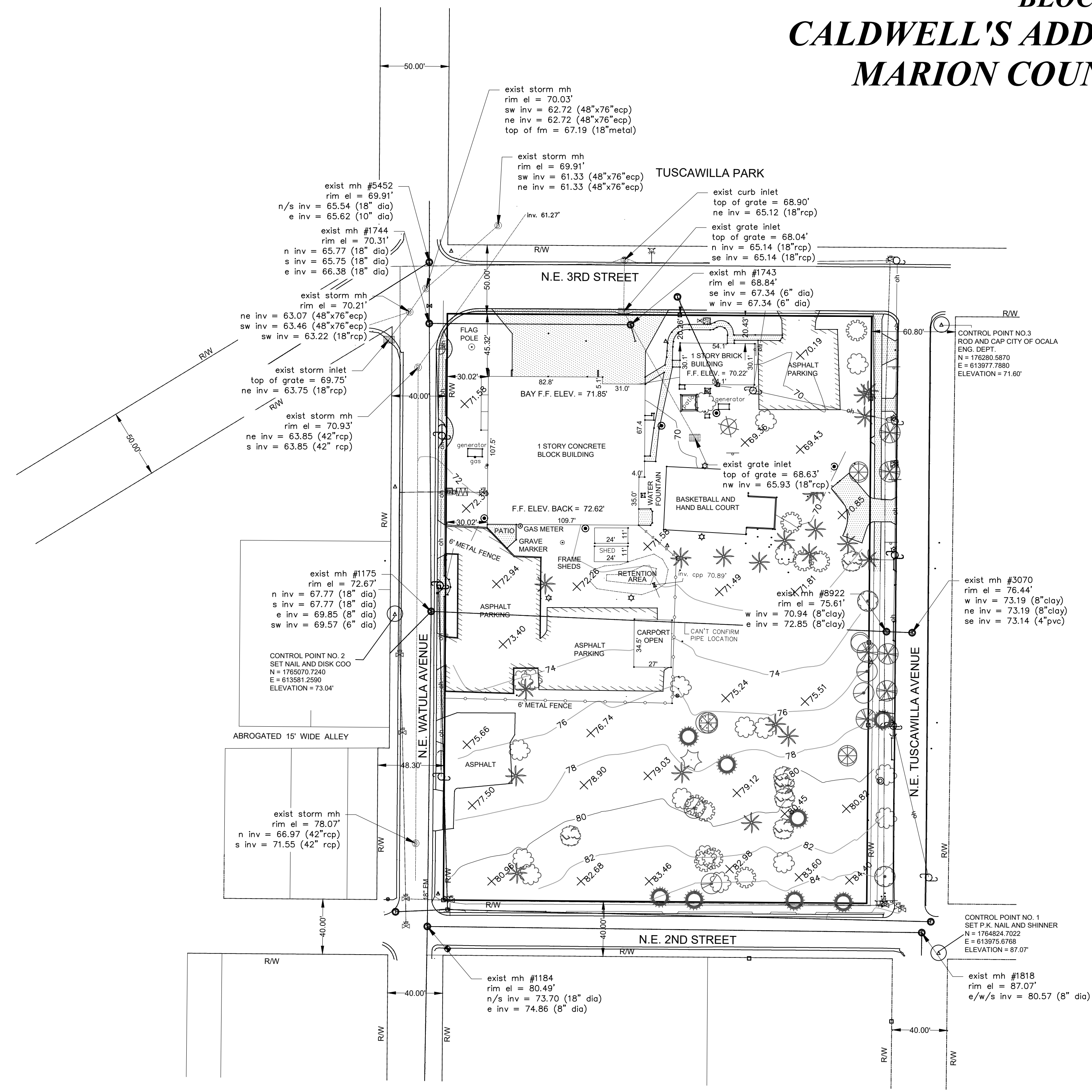
WILLARD R. BOWSKY, JR.
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER NO. 5756 STATE OF FLORIDA

DATE _____
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TOPOGRAPHIC SURVEY IN BLOCK 50 CALDWELL'S ADDITION TO OCALA MARION COUNTY, FLORIDA



SCALE 1" = 50'



NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON THE CITY OF OCALA CONTROL POINT NETWORK AND ARE REFERENCED TO BM #34 (NOW RESET) - ELEVATION = 81.26' NORTH AMERICAN VERTICAL DATUM OF 1988.
- SEE SHEET 1 FOR BOUNDARY SURVEY.

TREE LEGEND

BAY	MIMOSA
CAMPHOR	MULBERRY
CEDAR	OAK
CHERRY	PALM
CHINABERRY	PECAN
SUGARBERRY	PINE
CREPE MYRTLE	RED BUD
CYPRESS	RIVERBIRCH
DOGWOOD	SWEETGUM
ELM	SYCAMORE
FIG	UNIDENTIFIED
HICKORY	WAX MYRTLE
HOLLY	WHITE ASH
JAPANESE PLUM	WILLOW
MAGNOLIA	DECIDUOUS SHRUB
MAPLE	CONIFER SHRUB

LEGEND:

- = SET 5/8" ROD AND CAP PSM #5756
- ⊠ = FOUND 4"x4" CONCRETE MONUMENT "MEA"
- = FOUND CONCRETE MONUMENT AS NOTED
- = FOUND ROD AND CAP AS NOTED
- SF = SQUARE FEET
- COV. CONC. = COVERED CONCRETE
- CL = CENTERLINE
- R/W = RIGHT-OF-WAY
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- = GUY ANCHOR
- FND. = FOUND
- RB = REBAR
- ⊕ = LIGHT POLE
- LB = LICENSED BUSINESS
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- (M) = MEASURED
- (P.O.C.) = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.L. = PROPERTY LINE
- CO = SANITARY SEWER CLEAN OUT
- MH = MAN HOLE
- INV. = INVERT
- MH = MANHOLE
- EL = ELEVATION
- ⊕ = WATER VALVE
- ⊕ = WATER METER
- ⊕ = SPOT ELEVATION
- ⊕ = TELEPHONE BOX
- RCP = REINFORCED CONCRETE PIPE
- ⊕ = UTILITY POLE
- CPP = CORRUGATED PLASTIC PIPE
- ⊕ = SEWER CLEAN OUT
- ECP = ELLIPTICAL CONCRETE PIPE

SHEET 2 OF 2

REVISIONS	DRAWN JV,JWS	CHECKED WRB
	FIELD DATE 5/3/18	
DRAWING	18-006725 UPDATE BT FIRE STA	

**CITY OF OCALA
ENGINEERING DEPARTMENT
SURVEY DIVISION
201 S.E. 3rd STREET
2ND FLOOR
OCALA, FLORIDA 34471
(352) 629-8307 FAX (352) 629-8242**

**TOPOGRAPHIC SURVEY
IN
BLOCK 50
CALDWELL'S ADDITION TO OCALA
MARION COUNTY, FLORIDA**