

RESOLUTION NO. 25-R-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PURSUANT TO ARTICLE X, SECTION 6, FLORIDA CONSTITUTION, AND CHAPTERS 73, 74, 127, and 337 FLORIDA STATUTES (2025), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS FOR THE NW 49TH STREET PHASE 3A ROAD IMPROVEMENT PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

SEE the attached “SCHEDULE A” for descriptions of Project Parcels subject to this Resolution

WHEREAS, Art. X, Sec. 6, Florida Constitution, provides general restrictions on the government’s exercise of its power of eminent domain, including, but not limited to, the provision that no private property shall be taken except for a public purpose and with full compensation therefore paid to each owner or secured by deposit in the registry of the court and available to the owner; and

WHEREAS, Section 127.01, Fla. Stat. (2025), subsection (1)(a) provides that each county of the state is delegated authority to exercise the right and power of eminent domain; that is, the right to appropriate property, except state or federal, for any county purpose; and

WHEREAS, Section 127.02, Fla. Stat. (2025) provides that the board of county commissioners may not exercise its power of eminent domain unless the board adopts a resolution authorizing the acquisition of a property, real or personal, by eminent domain for any county use or purpose designated in such resolution, subject to the limitations set forth in Sections 73.013 and 73.014, Fla. Stat. (2025); and

WHEREAS, Section 127.01, Fla. Stat. (2025), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by Section 337.27(1), Fla. Stat. (2025), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2025) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2025); and

WHEREAS, Section 337.27, Fla. Stat. (2025), subsection (1) grants the Department of Transportation the power of eminent domain to condemn all necessary lands and property, including rights of access, air, view, and light, whether public or private, for the purpose of securing and utilizing transportation rights-of-way, including, but not limited to, any lands reasonably necessary for securing applicable permits, areas necessary for management of access, borrow pits, drainage ditches, water retention areas, rest areas, replacement access for landowners whose access is impaired due to the construction of a facility, and replacement rights-of-way for relocated rail and utility facilities; for existing, proposed, or anticipated transportation facilities on the State Highway System or State Park Road System; or in a transportation corridor designated by the department; or for the purpose of screening, relocation, removal, or disposal of junkyards and scrap metal processing facilities. The department shall also have the power to condemn any material and property for such purposes; and

WHEREAS, Section 337.273, Fla. Stat. (2025) provides in part at subsection (1)(c) that the designation and management of transportation corridors and the planning and development of transportation facilities within transportation corridors will substantially assist in allowing government to alleviate traffic congestion and transportation facility overcrowding, aid in the development of an effective transportation system that is coordinated with land use planning, assist in planning for future growth, enable compliance with concurrency requirements, and alleviate the heretofore described health, safety, and welfare liabilities to the public; and

WHEREAS, the Board of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the NW 49TH STREET PHASE 3A ROAD IMPROVEMENT PROJECT in Marion County, Florida (hereafter, "**Project**"); and

WHEREAS, the **Project** is described in the Preliminary Engineering Report ("PER") originally prepared by Guerra Development Corporation and approved by the Marion County Board of County Commissioners on June 1, 2010, with a revision being approved on June 20, 2023, and has been listed on the approved Transportation Improvement Program adopted by Marion County; and

WHEREAS, the **Project** may include the undertaking or making some or all of the following improvements, construction or related activities: construction of new roads for vehicular traffic, reconfiguring intersections, bike lanes, sidewalks, drainage swales, embankments, driveways and culverts, drainage retention areas and other stormwater drainage or retention facilities, intersection improvements; landscaping; relocating or reconstruction of power and traffic signal poles and traffic signal equipment; and improved utilities,

WHEREAS, the Board has determined that it is in the best interests of the citizens of Marion County and for the safe and efficient movement of vehicular and pedestrian

traffic, to construct the **Project** in Marion County, Florida, without limitation, by performing, undertaking or making, some or all of the following improvements, construction of new roads for vehicular traffic, reconfiguring intersections, bike lanes, sidewalks, drainage swales, embankments, driveways and culverts, drainage retention areas and other stormwater drainage or retention facilities, intersection improvements; landscaping; relocating or reconstruction of power and traffic signal poles and traffic signal equipment; and improved utilities, and

WHEREAS, the Project will construct a new four-lane roadway segment with a 5-foot sidewalk and 12-foot multi-use path, beginning at the intersection of NW HWY 225A and NW 44th Lane and continuing east for approximately 11,075 feet to the intersection of NW 49th Avenue and NW 49th Street. From that intersection, the roadway will continue east for an additional 2,524 feet, widening the existing two-lane roadway to a four-lane roadway and installing a 5-foot sidewalk and 12-foot multi-use path. This portion of the project will end 144 feet west of the intersection of NW 49th Street and NW 44th Avenue, which is currently being redesigned by the Florida Department of Transportation.

WHEREAS, the Project will also widen NW HWY 225A from a two-lane roadway to a four-lane roadway and install a 5-foot sidewalk and 12-foot multi-use path beginning 1,100 feet south of the intersection of NW HWY 225A and NW 44th Lane, and continuing 871 feet north of this intersection. North of this point, the roadway will transition back to a two-lane roadway and continue for an additional 552 feet along NW HWY 225A.

WHEREAS, the County Engineer has caused to be designed the **Project**, compiled construction plans for the **Project**, and has surveyed and located its line of construction for the Project and determined the area and location of the **Project Parcels** necessary for final construction of the **Project** and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future, and intends in good faith to construct the Project on or over those **Parcels**. The County has determined the necessity to acquire the property interests of Fee Simple Partial Right of Way, Temporary Construction Easements, and Permanent Drainage Easements (hereinafter, "the property interests") from **The Project Parcels** described in **SCHEDULE A, Exhibit "A," and Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the **Project** as designed; and

WHEREAS, the Board of County Commissioners, as part of its approval of the foregoing Preliminary Engineering Report, considered alternative designs and routes, cost, safety, environmental factors, and long-term area planning in concluding that the acquisition of the specific property interests identified herein is necessary and in the best interests of the public; and

WHEREAS, Section 337.274, Fla. Stat. (2025), provides that the Department of Transportation and its authorized agents and employees are authorized to enter upon any lands, waters, and premises, upon giving reasonable notice to the landowner, for the

purpose of making surveys, soundings, drillings, appraisals, environmental assessments, archeological assessments, and examinations necessary to perform its duties and functions; and any such entry shall not be deemed a trespass or an entry that would constitute a taking in an eminent domain proceeding. The department shall make reimbursement for any actual damages to such lands, water, and premises as a result of such activities; and

WHEREAS, Ch. 73, Fla. Stat. (2025) provides general substantive and procedural requirements and limitations on a county's exercise of the power of eminent domain; and

WHEREAS, Section 73.015, Fla. Stat. (2025), subsection (1), provides requirements for pre-suit negotiation with the fee owner of the property to be acquired by eminent domain; and

WHEREAS, Section 73.015, Fla. Stat. (2025), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, the County has thus far been unable to acquire the **Project Parcels** described herein by gift or purchase;

WHEREAS, construction of the **Project** will be impeded unless the **Project Parcels** are acquired by the County, and any delay in acquiring the Parcels and the resulting delay in the construction of the Project is not in the best interests of the County or its citizens; and

WHEREAS, Chapter 74, Fla. Stat. (2025) provides authority and procedures for counties to take possession and title of parcels or property interests acquired by eminent domain in advance of entry of final judgment; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **SCHEDULE A, Exhibit "A,"** and **Composite Exhibit "B"** have been met by Marion County. Specifically, before approving the acquisition of the property interests described herein, the Board has considered and weighed, where applicable, factors of safety, benefits to the public, costs, availability of alternatives, long-range area planning and environmental factors, as well as any other relevant factors. The Board further finds that the required notifications to appropriate state and local agencies have been made. The Board further finds that all necessary governmental permits have been obtained or there is a reasonable probability that such permits will be obtained.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, as follows:

Section 1. **Adoption.** The Board hereby adopts the facts contained in the foregoing WHEREAS Clauses and the same are made a part of this Resolution.

Section 2. **Construction Plans.** The County has surveyed and located its line or area of construction, and developed construction plans reflecting the property interests to be acquired from the **Project Parcels** described in **SCHEDULE A, and Exhibit "A"** hereof required for the **Project**, which plans and maps have been reviewed by the Board and are approved for use (as they now exist or as hereafter updated, revised or corrected as set forth below), and such plans and maps may be filed with the Clerk of the Circuit Court in and for Marion County, Florida, together with a certified copy of this Resolution. For those **Project Parcels** designated as easements in **SCHEDULE A and Exhibit "A,"** it is necessary to acquire the corresponding type of easement rights under the terms and conditions set forth in **Composite Exhibit "B."** (The information, if any, in the attached **SCHEDULE A, and Exhibit "A"** as to the name of the property owners, the properties' tax identification numbers, and the legal descriptions of the property interests to be acquired from **the Project Parcels** is for information purposes only. Such information may be corrected or updated by the County Attorney or County Engineer, or his or her designee.

Section 3. **Public Purpose and Necessity.** The Board hereby finds and determines that the road improvement **Project** described herein is for a public purpose and the condemnation of the property interests to be acquired from **the Project Parcels** is necessary for the construction of such Project.

Section 4. **Description of Property.** The Board further authorizes the County Surveyor or Project surveyor and County Attorney to correct minor errors or scrivener's errors to the description of the property interests to be acquired from **the Project Parcels** if any, with regard to the condemnation proceeding authorized herein without further action of this Board.

Section 5. **Purchase of Property.** The Office of the County Engineer is authorized to acquire the property interests described in the **Project Parcels** by gift, purchase, or condemnation. In furtherance thereof, the Office of the County Engineer is authorized to make binding offers to the property owners or their respective representatives to acquire such property interests in an amount not to exceed 140% of the current full compensation appraised value of such interests including any severance damages as determined by the county's engaged real estate appraiser in an up-to date appraisal, and business damages, if any, without further authorization from the Board. Should the County purchase the property interest to be acquired from **the Project Parcels**, prior to the commencement of condemnation proceedings, or prior to acquiring title to said **Parcel** in the condemnation proceedings, the County Attorney is authorized to omit or dismiss said **Parcel** so acquired from the condemnation proceedings.

Section 6. The County, its officers, employees, and attorneys, are hereby authorized and directed, if necessary, to institute and prosecute such actions as may be proper for the acquisition of the property interests in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 74, Florida Statutes.

Section 7. **Authority of County Engineer Regarding Construction Plans.** The County Engineer or her designee is authorized to have the construction plans updated, revised or corrected, and to utilize such plans in the condemnation action, including binding the Board to said plans, updates, revisions or corrections, without further action of the Board.

Section 8. **Interest to Be Acquired.** Pursuant to Section 127.01, Fla. Stat. (2025), subsection (1)(a), the fee simple absolute title to all property so taken and acquired shall vest in the county unless the County seeks to condemn a lesser particular right or estate in such property. For this Resolution, the Board hereby determines that the property interests to be acquired from **the Project Parcels** are Fee Simple Partial Right of Way, Temporary Construction Easements, and Permanent Drainage Easements, and the Board authorizes the acquisition of such interests by the acquisition of said **Parcels**.

Section 9. **Acquisition in Advance of Final Judgment.** The Board hereby authorizes the County Attorney to take possession and title of the takings from **the Project Parcels** in advance of the entry of final judgment, including by filing a declaration of taking pursuant to Section 74.031, Florida Statutes. The County Attorney is further authorized to execute any motions for entry of stipulated orders of taking related to the **Project Parcels** with the concurrence of the County Engineer. The County Attorney is further authorized to enter into any settlement agreement, execute any motion for entry of stipulated final judgment and other necessary paperwork associated with a case settlement, provided that the total settlement amount, inclusive of any associated legal fees and costs and expert fees and costs, is within the confines of the approved **Project** budget and has approval of the County Engineer.

Section 10. **Directions to Clerk of Circuit Court.** The Clerk of the Circuit Court of Marion County, Florida, is directed to accept for deposit any and all funds delivered by the County with respect to the acquisition of the property interest from **the Project Parcels** and costs and expenses related thereto in the Registry of the Circuit Court for the Fifth Judicial Circuit in and for Marion County, Florida, as required by law in condemnation proceedings.

Section 11. **Severability.** If any one or more of the provisions of this Resolution should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution, which remaining provisions shall continue in full force and

effect, provided that the remaining provisions can be given legal effect absent the invalid provisions.

Section 12. **Effective Date.** This Resolution shall take effect immediately upon adoption.

DULY RESOLVED this _____ day of _____, 2025.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

CARL ZALAK, III, CHAIRMAN

ATTEST:

GREGORY C. HARRELL, CLERK

SCHEDULE A

PROJECT PARCELS

Project Parcel #	Parcel ID	Owner(s)	Interest(s) to be acquired
3	1369-0634002	Forestar USA Real Estate Group, Inc.	Fee Simple (Full Take)
53	13672-000-02	McMurtrie and Joseph, LLC	Fee Simple Partial Right-of-Way Drainage Easement Temporary Construction Easement
54	13672-000-00	Tami Bobo, Trustee of the Tami Bobo Revocable Living Trust Dated 9/9/2015, as Amended and Restated	Fee Simple Partial Right-of-Way Drainage Easement Temporary Construction Easement
65	13561-005-01	Emerson Rye Jude, LLC	Temporary Construction Easement
67	13561-005-00	Ann Marie Hagen	Temporary Construction Easement
69	13561-001-02	Osiris Sport Horses, LLC	Temporary Construction Easement
70	13561-001-01	Sharon L. Enteen and Douglas M. Prusso	Temporary Construction Easement

EXHIBIT “A”

Legal Descriptions and Sketches
of Project Parcels

PROJECT PARCEL 3 – FULL TAKE

PARCEL ID – 1369-0634002

LEGAL DESCRIPTION:

TRACT B OF OCALA PRESERVE PHASE 13, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 14, PAGE 142, OF THE PUBLIC RECORDS OF
MARION COUNTY, FLORIDA.

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY**

"THIS IS NOT A SURVEY"

DESCRIPTION:

(DE 1) – DRAINAGE EASEMENT 1

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°36'33"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 1323.26 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°32'32"E., ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32, 325.56 FEET TO A POINT; THENCE CONTINUE N.00°32'32"E., 554.91 FEET TO A POINT ON A 2274.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.87°46'53"E. 165.20 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°09'48", A DISTANCE OF 165.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°37'18", A DISTANCE OF 540.63 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.78°53'20"E. 539.35 FEET; THENCE S.00°30'23"W., 21.07 FEET TO A POINT ON A 2294.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.75°32'38"W. 264.07 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°35'57", A DISTANCE OF 264.22 FEET; THENCE S.11°09'23"E., 10.00 FEET TO A POINT ON A 2304.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.82°18'12"W. 278.07 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°55'09", A DISTANCE OF 278.24 FEET; THENCE N.00°32'32"E., 30.11 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 13,582.59 SQUARE FEET / 0.312 ACRES, MORE OR LESS)

(R/W) – RIGHT OF WAY TAKING

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°36'33"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 1323.26 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°32'32"E., ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32, 860.47 FEET TO A POINT; THENCE CONTINUE N.00°32'32"E., ALONG SAID WEST BOUNDARY, 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°32'32"E., ALONG SAID WEST BOUNDARY, 129.82 FEET TO A POINT ON A 2143.47 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.81°06'29"E. 702.67 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°52'04", A DISTANCE OF 705.85 FEET; THENCE S.00°30'23"W., 128.09 FEET TO A POINT ON A 2274.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.80°58'14"W. 703.03 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°47'06", A DISTANCE OF 705.86 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 88,625.88 SQUARE FEET / 2.035 ACRES, MORE OR LESS)

(DE 2 – – DRAINAGE EASEMENT 2

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°36'33"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 1323.26 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°32'32"E., ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32, 860.47 FEET TO A POINT; THENCE CONTINUE N.00°32'32"E., ALONG SAID WEST BOUNDARY, 20.00 FEET TO A POINT; THENCE CONTINUE N.00°32'32"E., ALONG SAID WEST BOUNDARY, 129.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°32'32"E., ALONG SAID WEST BOUNDARY, 15.19 FEET TO A POINT ON A 2129.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.87°26'16"E. 176.73 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°45'27", A DISTANCE OF 176.78 FEET; THENCE S.04°43'26"E., 17.43 FEET TO A POINT ON A 2143.47 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.88°09'33"W. 178.22 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°45'55", A DISTANCE OF 178.27 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 2,895.27 SQUARE FEET / 0.066 ACRES, MORE OR LESS)

(TCE) – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°36'33"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 1323.26 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°32'32"E., ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32, 860.47 FEET TO A POINT; THENCE CONTINUE N.00°32'32"E., ALONG SAID WEST BOUNDARY, 20.00 FEET TO A POINT; THENCE CONTINUE N.00°32'32"E., ALONG SAID WEST BOUNDARY, 129.82 FEET TO A POINT; THENCE CONTINUE N.00°32'32"E., ALONG SAID WEST BOUNDARY, 15.19 FEET TO A POINT ON A 2129.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.87°26'16"E. 176.73 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°45'27", A DISTANCE OF 176.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°17'11", A DISTANCE OF 530.86 FEET, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF N.77°54'57"E. 529.48 FEET; THENCE S.00°30'23"W., 25.33 FEET TO A POINT ON A 2143.47 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.78°43'31"W. 526.25 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°06'09", A DISTANCE OF 527.58 FEET; THENCE N.04°43'26"W., 17.43 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 10,952.81 SQUARE FEET / 0.251 ACRES, MORE OR LESS)

(DROW) – DRAINAGE RIGHT OF WAY

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°36'33"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 1323.26 FEET TO THE S.W. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°32'32"E., ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32, 325.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°32'32"E., ALONG SAID WEST BOUNDARY, 554.91 FEET TO A POINT ON A 2274.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.87°46'53"E. 165.20 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°09'48", A DISTANCE OF 165.24 FEET; THENCE S.00°32'32"W., 253.82 FEET; THENCE S.30°18'45"E., 93.59 FEET; THENCE S.00°32'35"W., 123.89 FEET; THENCE S.47°53'08"W., 154.67 FEET; THENCE N.89°27'25"W., 99.25 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 98,998.75 SQUARE FEET / 2.273 ACRES, MORE OR LESS)

SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE _____

GLEN H. PREECE, JR., P.S.M. – LS 5427



STATE CERTIFIED SDVBE



LAND SURVEYING, Inc.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: MARCH 14, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.	ADD DROW & REVISE DE1	GHP	5/20/25
F.B./PG.	N/A			
FILE INFO:				
N.W. 49TH STREET				
SCALE: 1" = 150'	COPYRIGHT © 2025		JOB ORDER# 21-098 (13672-000-02) P53(R)	

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY**

**PROJECT PARCEL NO. 53
(PARCEL NO. 13672-000-02)**

PROJECT PARCEL NO. 55
PARCEL NO. 13564-004-00
(ORB 4028, PAGE 1744)

"THIS IS NOT A SURVEY"

PROJECT PARCEL NO. 51
PARCEL NO. 13672-005-00
(ORB 7111, PAGE 316)

PROPOSED N.W. 49TH STREET

POB R/W TAKING

PROJECT PARCEL NO. 52
PARCEL NO. 13672-001-06
(ORB 8266, PAGE 712)

PARCEL NO. 13672-001-05

THE WEST BOUNDARY OF THE S.E. 1/4
OF THE N.W. 1/4 OF SECTION 32,
TOWNSHIP 14 SOUTH, RANGE 21 EAST

POB DROW

THE S.W. CORNER OF THE S.E. 1/4 OF
THE N.W. 1/4 OF SECTION 32,
TOWNSHIP 14 SOUTH, RANGE 21 EAST

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CURVE 1	17°47'06"	2274.00'	705.86'	703.03'	N.80°58'14"E./S.80°58'14"W.
CURVE 2	06°35'57"	2294.00'	264.22'	264.07'	S.75°32'38"W.
CURVE 3	18°52'04"	2143.47'	705.85'	702.67'	N.81°06'29"E.
CURVE 4	04°45'27"	2129.00'	176.78'	176.73'	N.87°26'16"E.
CURVE 5	14°17'11"	2129.00'	530.86'	529.48'	N.77°54'57"E.
CURVE 6	14°06'09"	2143.47'	527.58'	526.25'	S.78°43'31"W.
CURVE 7	04°45'55"	2143.47'	178.27'	178.22'	S.88°09'33"W.
CURVE 8	06°55'09"	2304.00'	278.24'	278.07'	S.82°18'12"W.
CURVE 9	04°09'48"	2274.00'	165.24'	165.20'	N.87°46'53"E.
CURVE 10	13°37'18"	2274.00'	540.63'	539.35'	N.78°53'20"E.

PROJECT PARCEL NO. 53
PARCEL NO. 13672-000-02
TRACT 2
(ORB 7513, PAGE 1493)

PROJECT PARCEL NO. 54
PARCEL NO. 13672-000-00
TRACT 1
(ORB 6673, PAGE 1721)

LEGEND
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
DROW = DRAINAGE RIGHT OF WAY
TCE = TEMPORARY CONSTRUCTION EASEMENT
DRA = DRAINAGE RETENTION AREA
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
Δ = DESCRIPTIVE POINT
(P) = PLAT DIMENSION
(D) = DEED DIMENSION
(F) = FIELD MEASURED
SF = SQUARE FEET
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
/ = BROKEN LINE; NOT TO SCALE

N.W. HIGHWAY
225A

POC

THE N.W. CORNER OF THE S.W. 1/4 OF
SECTION 32, TOWNSHIP 14 SOUTH,
RANGE 21 EAST

S.89°36'33"E. 1323.26'

THE NORTH BOUNDARY OF THE S.W. 1/4
OF SECTION 32, TOWNSHIP 14 SOUTH,
RANGE 21 EAST



STATE CERTIFIED SDVBE



LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: MARCH 14, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.	ADD DROW & REVISE DE1	GHP	5/20/25
F.B./PG.	N/A			
FILE INFO:				
N.W. 49TH STREET				
SCALE: 1" = 150'		COPYRIGHT © 2025	JOB ORDER#	21-098 (13672-000-02) P53(R)

DESCRIPTION:**(TCE 1) – TEMPORARY CONSTRUCTION EASEMENT 1**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°36'33"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 2017.13 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°30'23"E., 946.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°30'23"E., 28.41 FEET TO A POINT ON A 2294.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.70°24'02"E., 147.62 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°34'11"6", A DISTANCE OF 147.65 FEET TO THE POINT OF REVERSE CURVATURE WITH A 2115.94 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.75°26'50"E., 507.74 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°34'46"55", A DISTANCE OF 508.97 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 32; THENCE S.00°30'27"W., ALONG SAID EAST BOUNDARY, 27.28 FEET TO A POINT ON A 2088.94 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.75°23'39"W., 497.41 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°34'03'27", A DISTANCE OF 498.59 FEET TO THE POINT OF REVERSE CURVATURE WITH A 2321.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.70°30'37"W., 158.26 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°35'42'27", A DISTANCE OF 158.29 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 17,732.30 SQUARE FEET / 0.407 ACRES, MORE OR LESS)

(DE) – DRAINAGE EASEMENT

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°36'33"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 2017.13 FEET; THENCE CONTINUE N.00°30'23"E., 946.05 FEET; THENCE CONTINUE N.00°30'23"E., 28.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°30'23"E., 21.07 FEET TO A POINT ON A 2274.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.70°19'02"E., 139.74 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°33'11"7", A DISTANCE OF 139.76 FEET TO THE POINT OF REVERSE CURVATURE WITH A 2135.94 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.75°29'09"E., 515.39 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°35'1'32", A DISTANCE OF 516.65 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 32; THENCE S.00°30'27"W., ALONG SAID EAST BOUNDARY, 20.20 FEET TO A POINT ON A 2115.94 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.75°26'50"W., 507.74 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°34'46"55", A DISTANCE OF 508.97 FEET TO THE POINT OF REVERSE CURVATURE WITH A 2294.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.70°24'02"W., 147.62 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°34'11"6", A DISTANCE OF 147.65 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 13,130.24 SQUARE FEET / 0.301 ACRES, MORE OR LESS)

(R/W) – RIGHT OF WAY TAKING

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°36'33"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 2017.13 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°30'23"E., 946.05 FEET; THENCE CONTINUE N.00°30'23"E., 28.41 FEET TO A POINT; THENCE CONTINUE N.00°30'23"E., 21.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°30'23"E., 128.09 FEET TO A POINT ON A 2143.47 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.70°17'35"E., 103.33 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°24'54"4", A DISTANCE OF 103.34 FEET TO A POINT ON A 2256.02 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.75°50'54"E., 549.87 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°39'59"9", A DISTANCE OF 551.24 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 32; THENCE S.00°30'27"W., ALONG SAID EAST BOUNDARY, 121.14 FEET TO A POINT ON A 2135.94 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.75°29'09"W., 515.39 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°35'1'32", A DISTANCE OF 516.65 FEET TO THE POINT OF REVERSE CURVATURE WITH A 2274.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.70°19'02"W., 139.74 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°33'11"7", A DISTANCE OF 139.76 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 78,743.21 SQUARE FEET / 1.808 ACRES, MORE OR LESS)

(TCE 2) – TEMPORARY CONSTRUCTION EASEMENT 2

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°36'33"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 2017.13 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, N.00°30'23"E., 946.05 FEET; THENCE CONTINUE N.00°30'23"E., 28.41 FEET TO A POINT; THENCE CONTINUE N.00°30'23"E., 21.07 FEET TO A POINT; THENCE CONTINUE N.00°30'23"E., 128.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°30'23"W., 14.70 FEET TO A POINT ON A 2139.00 FOOT NON-TANGENT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.69°42'46"E., 86.31 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°21'18"44", A DISTANCE OF 86.32 FEET TO A POINT ON A 2270.94 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.71°14'40"E., 213.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°52'24"34", A DISTANCE OF 213.08 FEET; THENCE N.69°05'55"E., 178.66 FEET TO A POINT ON A 1602.61 FOOT NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.76°05'33"E., 54.32 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°15'56"31", A DISTANCE OF 54.32 FEET TO A POINT ON THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32; THENCE S.89°23'43"E., ALONG SAID NORTH BOUNDARY, 128.22 FEET TO THE N.E. CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32; THENCE S.00°30'27"W., ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 32, 19.28 FEET TO A POINT ON A 2256.02 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.75°26'50"W., 549.87 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°39'59"9", A DISTANCE OF 551.24 FEET TO A POINT ON A 2143.47 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.70°17'35"W., 103.33 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°24'54"4", A DISTANCE OF 103.34 FEET TO THE POINT OF BEGINNING.

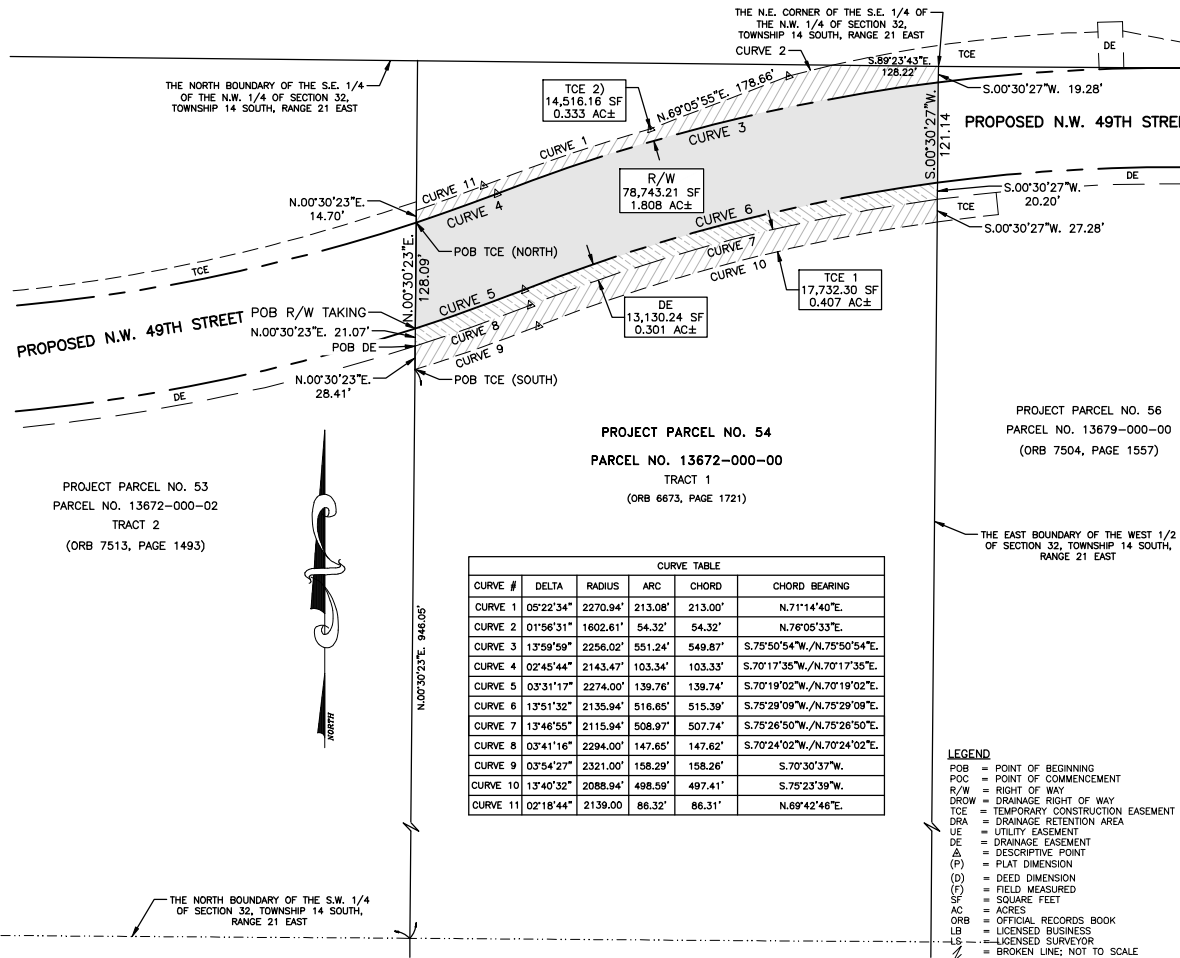
(SAID LANDS CONTAINING 14,516.16 SQUARE FEET / 0.333 ACRES, MORE OR LESS)

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY**

**PROJECT PARCEL NO. 54
(PARCEL NO. 13672-000-00)**

PROJECT PARCEL NO. 55
PARCEL NO. 13561-004-00
(ORB 4028, PAGE 1744)

"THIS IS NOT A SURVEY"

**SURVEYOR'S CERTIFICATION:**

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE

GLEN H. PREECE, JR., P.S.M. – LS 5427



STATE CERTIFIED SDVBE



BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: MARCH 17, 2025

DRAWN:	G.H.P.	REVISIONS		BY	DATE
CHECKED:	G.H.P.				
F.B./PG.	N/A				
FILE INFO:					
N.W. 49TH STREET					
SCALE: 1" = 150'		COPYRIGHT © 2025		JOB ORDER#	21-098 (13672-000-00) P54

SKETCH OF DESCRIPTION
FOR:
MARION COUNTY

PROJECT PARCEL NO. 65
(PARCEL NO. 13561-005-01)

"THIS IS NOT A SURVEY"

SHEET 2 OF 2

DESCRIPTION:

(TCE 1) - TEMPORARY CONSTRUCTION EASEMENT 1

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°10'45"E., ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 32, 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A (WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY, S.00°33'45"W., ALONG SAID EAST RIGHT OF WAY LINE, 892.53 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.89°27'53"E., 20.35 FEET; THENCE S.54°04'11"W., 25.32 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A; THENCE N.00°33'45"E., ALONG SAID EAST RIGHT OF WAY LINE, 15.05 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 153.12 SQUARE FEET / 0.004 ACRES, MORE OR LESS)

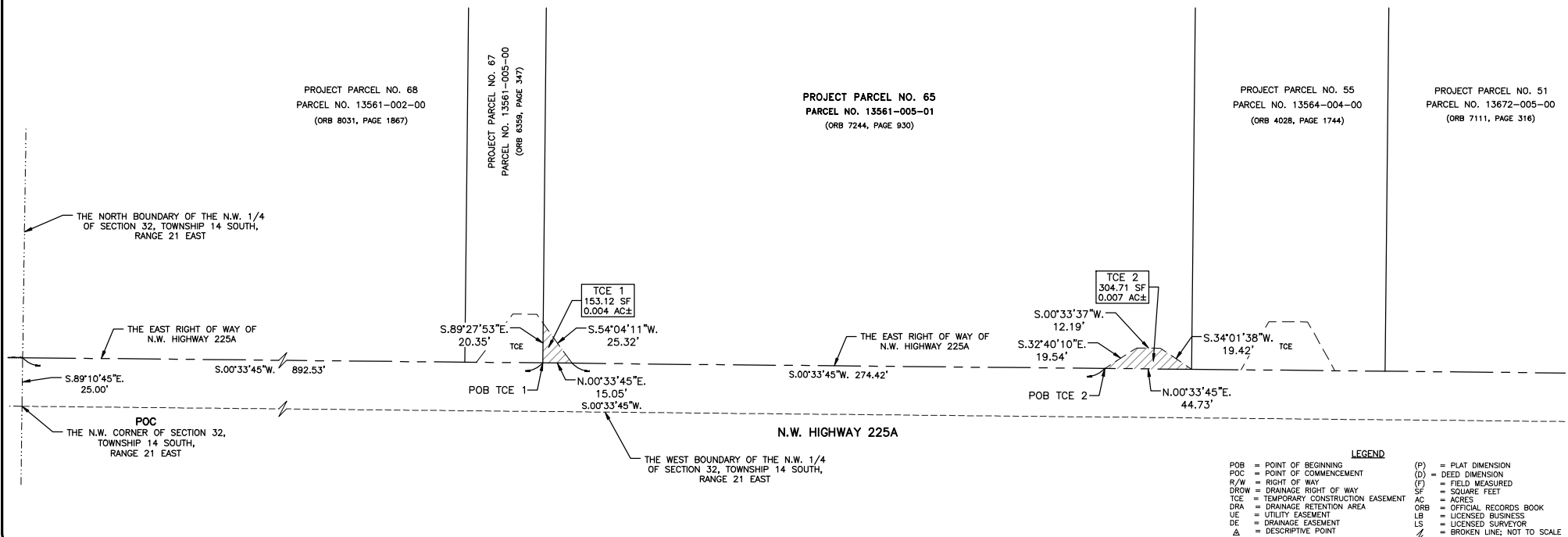
DESCRIPTION:

(TCE 2) - TEMPORARY CONSTRUCTION EASEMENT 2

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°10'45"E., ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 32, 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A (WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY, S.00°33'45"W., ALONG SAID EAST RIGHT OF WAY LINE, 892.53 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, S.00°33'45"W., 15.05 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, S.00°33'45"W., 274.42 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.32°40'10"E., 19.54 FEET; THENCE S.00°33'37"W., 12.19 FEET; THENCE S.34°01'38"W., 19.42 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A; THENCE N.00°33'45"E., 44.73 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 304.71 SQUARE FEET / 0.007 ACRES, MORE OR LESS)



SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE

GLEN H. PREECE, JR., P.S.M. - LS 5427



STATE CERTIFIED SDVB



PREECE
LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: MARCH 20, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:				
N.W. 49TH STREET				
SCALE: 1" = 50'	COPYRIGHT © 2025	JOB ORDER# 21-098 (13561-005-01) P65		

SKETCH OF DESCRIPTION
FOR:
MARION COUNTY

PROJECT PARCEL NO. 67
(PARCEL NO. 13561-005-00)

"THIS IS NOT A SURVEY"

SHEET 2 OF 2

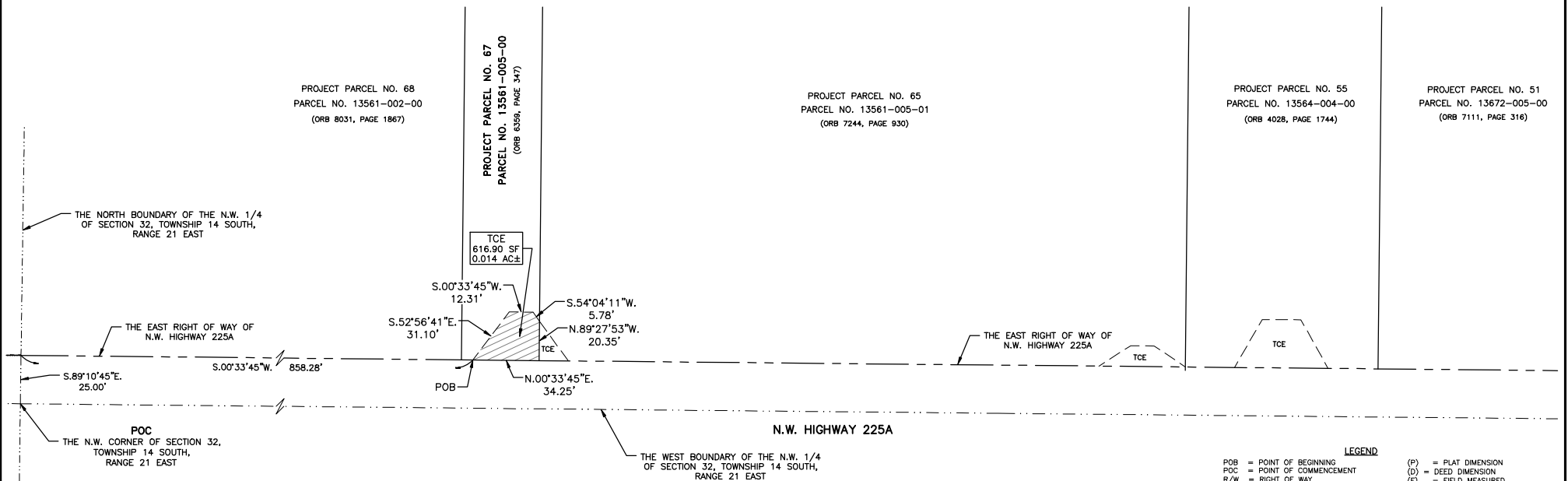
DESCRIPTION:

(TCE) — TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°10'45"E., ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 32, 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A (WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY, S.00°33'45"W., ALONG SAID EAST RIGHT OF WAY LINE, 858.28 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.52°56'41"E., 31.10 FEET; THENCE S.00°33'45"W., 12.31 FEET; THENCE S.54°04'11"W., 5.78 FEET; THENCE N.89°27'53"W., 20.35 FEET; THENCE N.00°33'45"E., 34.25 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 616.90 SQUARE FEET / 0.014 ACRES, MORE OR LESS)



LEGEND

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
DROW = DRAINAGE RIGHT OF WAY
TCE = TEMPORARY CONSTRUCTION EASEMENT
DBA = DRAINAGE RETENTION AREA
UE = UTILITY EASEMENT
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(D) = DEED DIMENSION
(F) = FIELD MEASURED
SF = SQUARE FEET
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
= BROKEN LINE, NOT TO SCALE

SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE

GLEN H. PREECE, JR., P.S.M. — LS 5427



STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
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PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: MARCH 20, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:				
N.W. 49TH STREET				
SCALE: 1" = 50'	COPYRIGHT © 2025	JOB ORDER#	21-098	(13561-005-00) P67

SKETCH OF DESCRIPTION
FOR:
MARION COUNTY

PROJECT PARCEL NO. 69
(PARCEL NO. 13561-001-02)

"THIS IS NOT A SURVEY"

SHEET 2 OF 2

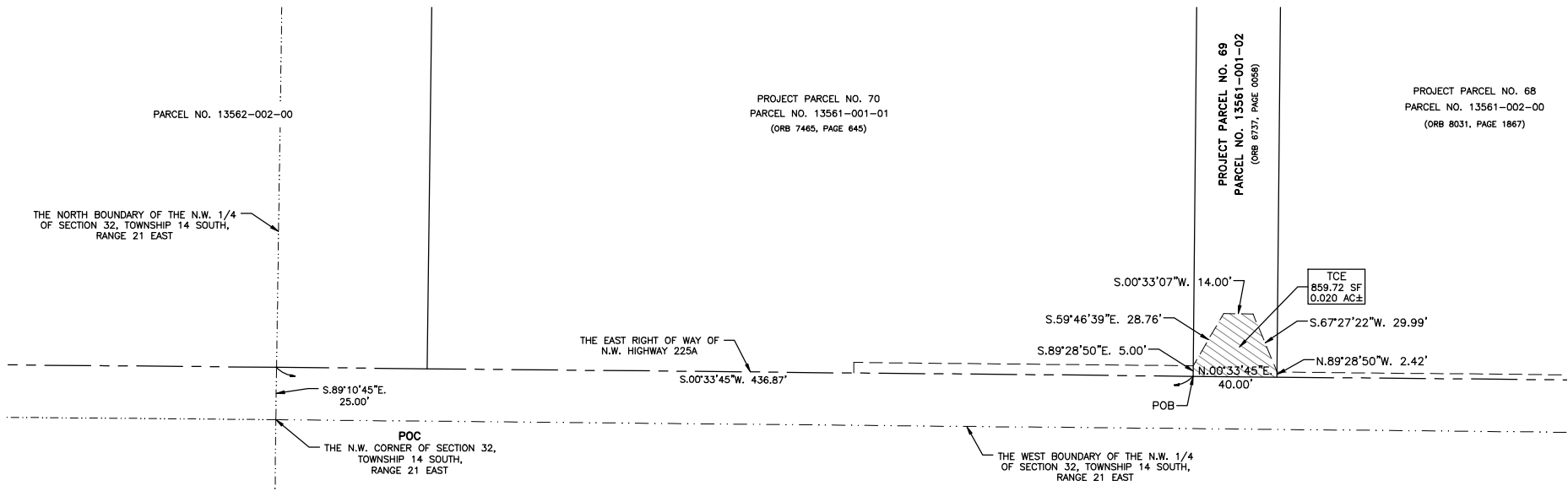
DESCRIPTION:

(TCE) — TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°10'45"E., ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 32, 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A (WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY, S.00°33'45"W., ALONG SAID EAST RIGHT OF WAY LINE, 436.87 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.89°28'50"E., 5.00 FEET; THENCE S.59°46'39"E., 28.76 FEET; THENCE S.00°33'07"W., 14.00 FEET; THENCE S.67°27'22"W., 29.99 FEET; THENCE N.89°28'50"W., 2.42 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A; THENCE N.00°33'45"E., ALONG SAID EAST RIGHT OF WAY LINE, 40.00 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 859.72 SQUARE FEET / 0.020 ACRES, MORE OR LESS)



LEGEND

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
DROW = DRAINAGE RIGHT OF WAY
TCE = TEMPORARY CONSTRUCTION EASEMENT
DRA = DRAINAGE RETENTION AREA
UE = UTILITY EASEMENT
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(F) = FIELD MEASURED
SF = SQUARE FEET
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
/ = BROKEN LINE; NOT TO SCALE

SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE

GLEN H. PREECE, JR., P.S.M. — LS 5427



STATE CERTIFIED SDVBE



BELLWETHER PROFESSIONAL PARK
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FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: MARCH 20, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:				
N.W. 49TH STREET				
SCALE: 1" = 50'		COPYRIGHT © 2025		JOB ORDER# 21-098 (13561-001-02) P69

SKETCH OF DESCRIPTION
FOR:
MARION COUNTY

PROJECT PARCEL NO. 70
(PARCEL NO. 13561-001-01)

"THIS IS NOT A SURVEY"

SHEET 2 OF 2

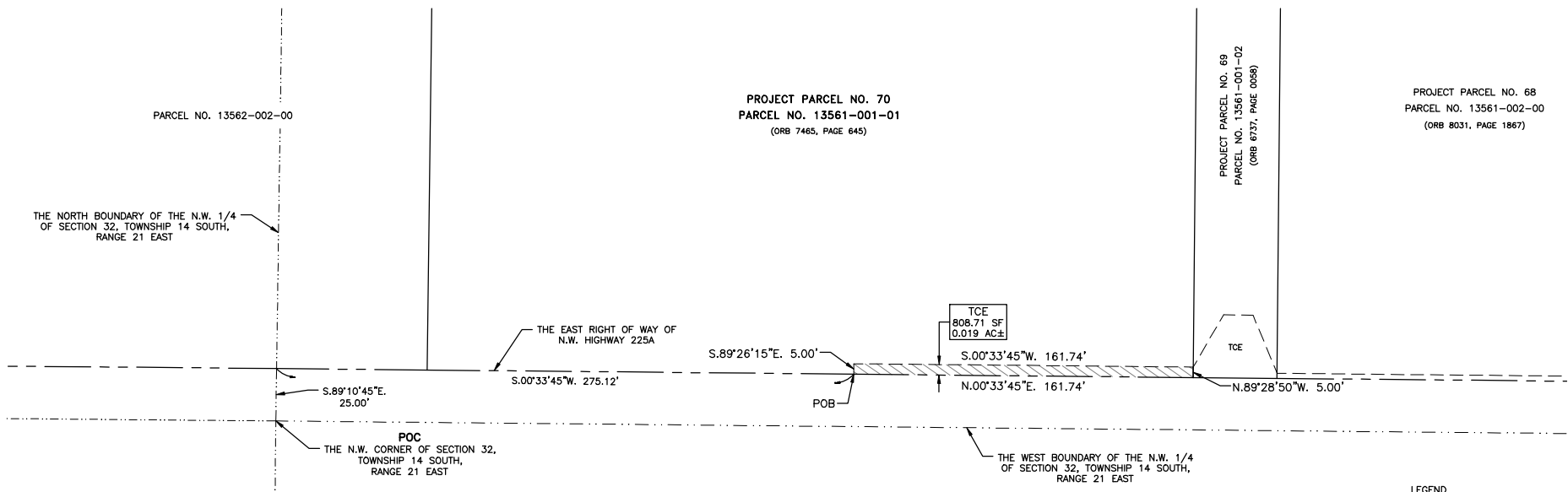
DESCRIPTION:

(TCE) — TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST; THENCE S.89°10'45"E., ALONG THE NORTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 32, 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A (WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY, S.00°33'45"W., ALONG SAID EAST RIGHT OF WAY LINE, 275.12 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.89°26'15"E., 5.00 FEET; THENCE S.00°33'45"W., 161.74 FEET; THENCE N.89°28'50"W., 5.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF N.W. HIGHWAY 225A; THENCE N.00°33'45"E., ALONG SAID EAST RIGHT OF WAY LINE, 161.74 FEET TO THE POINT OF BEGINNING.

(SAID LANDS CONTAINING 808.71 SQUARE FEET / 0.019 ACRES, MORE OR LESS)



LEGEND

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
DROW = DRAINAGE RIGHT OF WAY
TCE = TEMPORARY CONSTRUCTION EASEMENT
DRA = DRAINAGE RETENTION AREA
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
Δ = DESCRIPTIVE POINT
(P) = PLAT DIMENSION
(D) = DEED DIMENSION
(F) = FIELD MEASURED
SF = SQUARE FEET
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
= BROKEN LINE, NOT TO SCALE

SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE

GLEN H. PREECE, JR., P.S.M. — LS 5427



STATE CERTIFIED SDVBE



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(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: MARCH 20, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:				
N.W. 49TH STREET				
SCALE: 1" = 50'		COPYRIGHT © 2025		JOB ORDER# 21-098 (13561-001-01) P70

COMPOSITE EXHIBIT “B”

NW 49th STREET PHASE 3 ROAD IMPROVEMENT PROJECT

EASEMENT RIGHTS TO BE CONDEMNED IN ACCORDANCE WITH EXHIBIT A

Permanent Drainage Easement

Marion County ("the County") shall acquire the following permanent drainage easement rights for the project labeled "NW 49th STREET PHASE 3 ROAD IMPROVEMENT PROJECT" (the "Project"), subject to the listed limitations:

1. An exclusive, permanent drainage easement over, above, across, through and under the designated parcels listed and described in Exhibit A as a Drainage Easement, located in Marion County, Florida (hereinafter the "Easement Area").
2. The right, privilege, and authority within the Easement Area to perform such work as may be necessary to substantially conform the Easement Area to the design specifications set forth in the Project construction plans. Such work may include, but not be limited to, the addition, removal, relocation, re-contour, and/or grading of soils as well as the demolition removal, and reconstruction of certain improvements (including but not limited to any structures, driveways, site debris, billboard signs, and mobile homes).
3. The perpetual right, privilege and easement for and to construct, install, operate, maintain, replace, inspect, patrol, test, repair, remove and upgrade storm water drainage and storm water retention facilities, including the installation of yard drains below ground, and ancillary equipment for the purpose of facilitating the movement and retention of storm water, over, above, across, through and under the Easement Area.
4. The right of ingress to and egress from the Easement Area by means of adjacent public or private roadways, easements or rights-of-way owned or held or lawfully available to the County and its agents, including any other property over which the County has access rights.
5. The right to excavate and refill ditches and trenches for the location of the storm water retention and drainage facilities and further, the right to remove fences, bushes, trees, undergrowth, structures and any other obstructions interfering with the location, construction, operation, maintenance, repair, upgrade and replacement of the foregoing storm water facilities as more particularly described in the Project construction plans.
6. The County shall be entitled to assign this easement.
7. The right, but not the obligation, from time to time, to re-clear the Easement Area by cutting and removing therefrom, trees, brush and other obstructions that may, in the reasonable judgment of the County or its agents, injure, endanger or interfere with the use of the Easement Area. Periodic maintenance of any infrastructure improvements will be on an as-needed basis.
8. The County shall not unreasonably restrict ingress and egress to the owners' property abutting the Easement Area and shall provide reasonable ingress and egress across the Easement Area for the use of the owner. Notwithstanding the foregoing, the County, its agents and assigns shall be permitted to restrict ingress or egress to the property abutting the Easement Area for safety purposes in the reasonable discretion of the County's agents or assigns during construction activities.

9. The fee owner retains the right and may continue to use the Easement Area for any lawful purposes that does not directly interfere with the permanent drainage easement rights of the County. Determination as to whether a use directly interferes with the permanent drainage easement is in the sole discretion of the County.

Temporary Construction Easement

Marion County ("the County") shall acquire the following temporary construction easement rights for the project labeled "NW 49th STREET PHASE 3 ROAD IMPROVEMENT PROJECT" (the "Project"), subject to the listed limitations:

1. A non-exclusive, temporary construction easement, over, under, and across the properties listed and described in Exhibit A as Temporary Construction Easements located in Marion County, Florida (hereinafter the "Easement Area").
2. The right, privilege, and authority within the Easement Area to perform such work as may be necessary upon the Easement Area in order to substantially conform the Easement Area to the design specifications set forth in the roadway construction plans labeled "NW 49th STREET PHASE 3 ROAD IMPROVEMENT PROJECT" (i.e., the Project). Such work may include, but not be limited to, the addition, removal, relocation, re-contour, and/or grading of soils as well as the demolition removal, and reconstruction of certain improvements (including, but not limited to any structures, driveways, site debris, billboard signs, and mobile homes).
3. During the term of the easement, neither Marion County nor its agents shall store equipment in the Easement Area, and all pre-existing access over and across the Easement Area shall be maintained.
4. Upon completion of construction, Marion County shall stabilize the Easement Area with seed, sod, or other ground cover so as to prevent erosion (where appropriate), and will restore any paved surface to a state that is as good or better than its pre-construction condition.
5. The temporary construction easement shall terminate twenty-four (24) months after the date the easement is acquired or upon completion of the Project's construction, whichever occurs first.
6. Marion County shall be entitled to assign the easement.
7. During the term of the easement there will be no hazardous materials, wastes, or substances, toxic wastes or substances, or pollutants or contaminants deposited, located, placed, or released on the Easement Area by either Marion County, or its agents/assigns.
8. Marion County shall have the right of ingress and egress from the Easement Area by means of any adjacent public or private roadways, easements, or rights-of-way owned or held or lawfully available to Marion County and its agents, including any other property over which Marion County has access rights.
9. The property owner may utilize the Easement Area for all lawful purposes provided it does not interfere with or unreasonably burden Marion County's easement rights during the term of the easement.