

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 (2023), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR EMINENT DOMAIN FOR RIGHT OF WAY FOR THE SW 40th & SW 49th AVENUE ROAD CONSTRUCTION PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

**OWNERS:**

**SBA Properties, LLC  
c/o Tax Dept. Site ID FL 00032  
8051 Congress Avenue  
Boca Raton, FL 33487**

**TAX IDENTIFICATION NUMBER:**

**2390-012-000**

**PROJECT PARCEL NUMBERS:**

**1, 2, 3, 4**

- Fee Simple Whole Take
- Fee Simple Partial Right of Way
- Drainage Easement
- Temporary Construction Easement

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. (2023), 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. (2023) 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. (2023); and

WHEREAS, Section 127.01, Fla. Stat. (2023), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by s. 337.27(1), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2023) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2023); and

WHEREAS, Section 337.27, Fla. Stat. (2023), 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. (2023) 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 Project that is the subject of this Resolution is the SW 40th & SW 49th AVENUE ROAD CONSTRUCTION PROJECT described in the Preliminary Engineering Report originally prepared by Cardno TBE and approved by the Marion County Board of County Commissioners on April 27, 2010 and has been listed on the approved Transportation Improvement Program adopted by Marion County; 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 that all conditions precedent to the acquisition of such property

interests have been, or will be met, prior to commencement of the filing of an action in eminent domain with respect to such property interests; and

WHEREAS, Section 337.274, Fla. Stat. (2023), 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. (2023) 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. (2023), 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. (2023), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, Chapter 74, Fla. Stat. (2023) 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 of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW 40th & SW 49th AVENUE ROAD CONSTRUCTION PROJECT in Marion County, Florida (hereafter, "**Project**"); 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 is and has been listed on the approved Transportation Improvement Program adopted by the Board of County Commissioners; and

WHEREAS, the Project will develop the SW 40th & SW 49th Avenue Road Construction Project and will alleviate traffic congestion on other facilities, and connect to other major collector and arterial roads.

WHEREAS, the County Engineer has caused to be designed the Project, compiled construction plans for the Project, and has determined the area and location of properties necessary for final construction of the Project and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future. The County has determined the necessity to acquire the property interest of Fee Simple Partial Right of Way, Drainage Easement, and Temporary Construction Easement (hereinafter, "the property interest") from **The Project Parcels** described in **Exhibit "A," and Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the Project as designed; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **Exhibit "A," and 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 interest to be acquired from the **Project Parcels** described in **Exhibit "A" and Exhibit "B"** 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. (The

information, if any, in the attached **Exhibit “A” and Exhibit “B”** as to the name of the property owner, the property’s tax identification number, and the legal description of the property interest 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 interest 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 interest 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 a binding offer to the property owner or his or her representative to acquire such property interests in an amount not to exceed 120% 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, 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 fee simple title in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 76, 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. (2023), 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. In this case, the Board hereby determines that the property interest to be acquired from **the Project Parcels** is Fee Simple Right of Way and the Board authorizes the acquisition of such interest by the acquisition of said Parcel.

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.

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

**DULY RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BOARD OF COUNTY COMMISSIONERS  
MARION COUNTY, FLORIDA

\_\_\_\_\_  
KATHY BRYANT, CHAIRMAN

ATTEST:

\_\_\_\_\_  
GREGORY C. HARRELL, CLERK

**P.I.D.# 2390-012-000**

A portion of Lot 12, Executive Park as per Plat thereof recorded in Plat Book T, Page 11 through 13 inclusive, of the Public Records of Marion County, Florida. Being more particularly described as follows:

Commencing at the SE corner of Section 34, Township 15 South, Range 21 East, said point also being the SE corner of said Lot 12 of Executive Park (identified on said plat as P.R.M. No 5), thence proceed S.89°14'48"W., along the South boundary line of said Lot 12, also being the south boundary line of said section 34, a distance of 340.00 feet to the SW corner of Tract "G" said point also being the point of beginning of the following .described parcel: Thence continue S.89°14'48"W., along said South boundary line a distance of 291.42 feet to a point on the East right-of-way line of SW 39th Avenue (being 80.00 feet wide), thence N.01°08'17"W., along said East right of way line a distance of 8.62 feet to a point on a curve concave Westerly having a radius of 100.00 feet and a central angle of 114°37'39", thence Northerly along the arc of said curve and arc distance of 200.06 feet, through a chord bearing and distance of N.07°58'09"E., 168.33 feet; thence departing said curve, N.89°14'48"E., parallel to the aforesaid South boundary line of Lot 12, a distance of 264.93 feet to a point on the West boundary line of said tract "G"; thence S 01°05'11" E along said West boundary line of Tract "G", a distance of 175.00 feet to the point of beginning.

**EXHIBIT "A"**

# EXHIBIT "B"



**SKETCH OF DESCRIPTION FOR:  
SBA PROPERTIES LLC**

# 2390-012-000  
# 01  
# 02

**DESCRIPTION: (RIGHT OF WAY TAKING PARCEL 1) #1**

A PORTION OF LOT 12 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 12; THENCE ALONG THE EAST RIGHT OF WAY LINE OF S.W. 40TH AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES, N.01°17'34"W., A DISTANCE OF 8.43 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 39°34'12" AND A CHORD BEARING AND DISTANCE OF N.46°32'08"E., 67.70 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 69.06 FEET TO THE INTERSECTION OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2063.24 FEET, A CENTRAL ANGLE OF 01°34'47" AND A CHORD BEARING AND DISTANCE OF S.12°41'00"E., 56.89 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.89 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE AFOREMENTIONED LOT 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 12, N.89°31'52"W., A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.04 ACRES MORE OR LESS.

**DESCRIPTION: (RIGHT OF WAY TAKING PARCEL 2) #2**

A PORTION OF LOT 12 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID LOT 12; THENCE ALONG THE EAST RIGHT OF WAY LINE OF S.W. 40TH AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES, N.01°17'34"W., A DISTANCE OF 8.43 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 113°31'03" AND A CHORD BEARING AND DISTANCE OF N.09°33'43"E., 167.27 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 198.13 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE SAME CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 00°58'44" AND A CHORD BEARING AND DISTANCE OF N.47°41'11"W., 1.71 FEET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 1.71 FEET TO A POINT ON THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381, PAGE 766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°30'26"E., A DISTANCE OF 1.09 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2063.24 FEET, A CENTRAL ANGLE OF 00°01'55" AND A CHORD BEARING AND DISTANCE OF S.08°32'12"E., 1.15 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.15 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1 SQUARE FOOT MORE OR LESS.

**SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND**

**SHEET 1 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER**

**NOTES:**

1. DATE OF SKETCH: NOVEMBER 21, 2023
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

**\*NOTE\* ~ THIS IS NOT A SURVEY!**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

11/22/2023

SIGNATURE DATE



TRAVIS P. BARRINEAU, P.S.M. - LS 6897  
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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



**R.M. BARRINEAU**  
**AND ASSOCIATES**  
PROFESSIONAL SURVEYORS & MAPPERS  
EST. 1988

Oakhurst Professional Park • 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471  
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091  
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	R-O-W LOT 12
APPROVED:	T.P.B.	SHEET 1 OF 2
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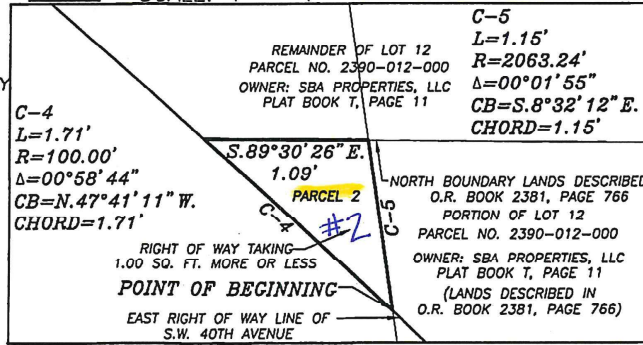
SKETCH OF DESCRIPTION FOR:  
SBA PROPERTIES LLC

DETAIL: SCALE: 1" = 1'

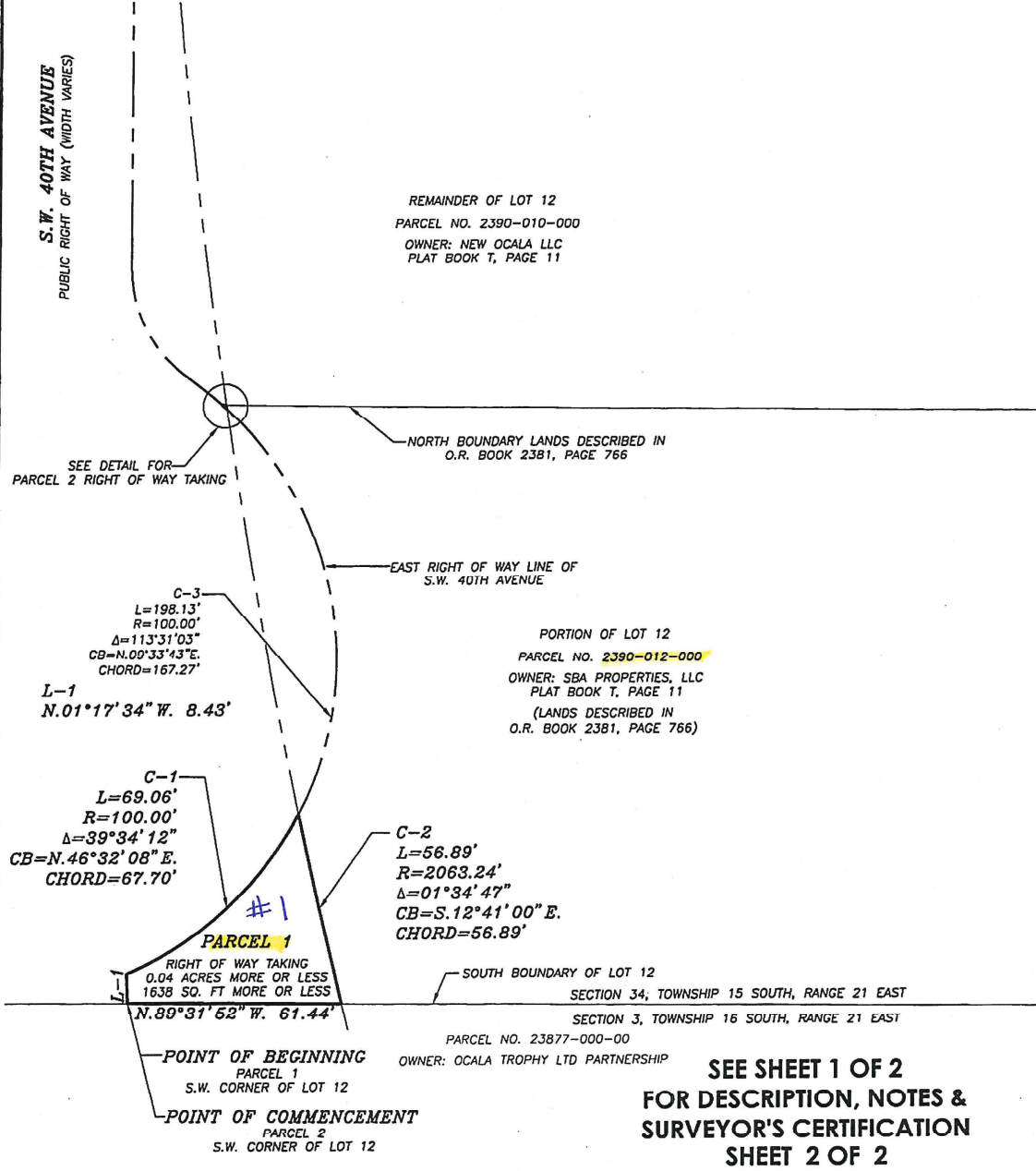
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LEGEND

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE



SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST  
NORTH



SEE SHEET 1 OF 2  
FOR DESCRIPTION, NOTES &  
SURVEYOR'S CERTIFICATION  
SHEET 2 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER

**R.M. BARRINEAU**  
AND ASSOCIATES  
PROFESSIONAL SURVEYORS & MAPPERS  
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471  
PHONE (352) 822-3133 + FAX (352) 369-3771 + www.rmBarrineau.com  
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091  
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	R-0-W LOT 12
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 40'		COPYRIGHT © NOVEMBER, 2023



**SKETCH OF DESCRIPTION FOR:  
SBA PROPERTIES LLC**

**DESCRIPTION:** (DRAINAGE EASEMENT) #3

A PORTION OF LOT 12 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID LOT 12; THENCE ALONG THE EAST RIGHT OF WAY LINE OF S.W. 40TH AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES, N.01°17'34"W., A DISTANCE OF 8.43 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 107°06'52" AND A CHORD BEARING AND DISTANCE OF N.12°45'48"E., 160.89 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 186.95 FEET TO THE POINT ON BEGINNING. STAYING ON THE SAME CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 06°24'11" AND A CHORD BEARING AND DISTANCE OF N.43°59'43"W., 11.17 FEET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 11.18 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS 2063.24 FEET, A CENTRAL ANGLE OF 02°01'55" AND A CHORD BEARING AND DISTANCE OF N.08°32'12"W., 1.15 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.15 FEET TO A POINT ON THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381, PAGE 766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°30'26"E., A DISTANCE OF 6.45 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, S.09°12'17"E., A DISTANCE OF 9.24 FEET FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 32 SQUARE FEET MORE OR LESS.

**SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND**

**SHEET 1 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER**

**NOTES:**

1. DATE OF SKETCH: FEBRUARY 12, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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**\*NOTE\* ~ THIS IS NOT A SURVEY!**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

2/12/2024  
SIGNATURE DATE

  
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

TRAVIS@RMBARRINEAU.COM

OF R.M. BARRINEAU & ASSOCIATES, INC.

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



**R.M. BARRINEAU**  
**AND ASSOCIATES**  
PROFESSIONAL SURVEYORS & MAPPERS  
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471  
PHONE (352) 622-3133 • FAX (352) 369-3771 • [www.rmbarrineau.com](http://www.rmbarrineau.com)  
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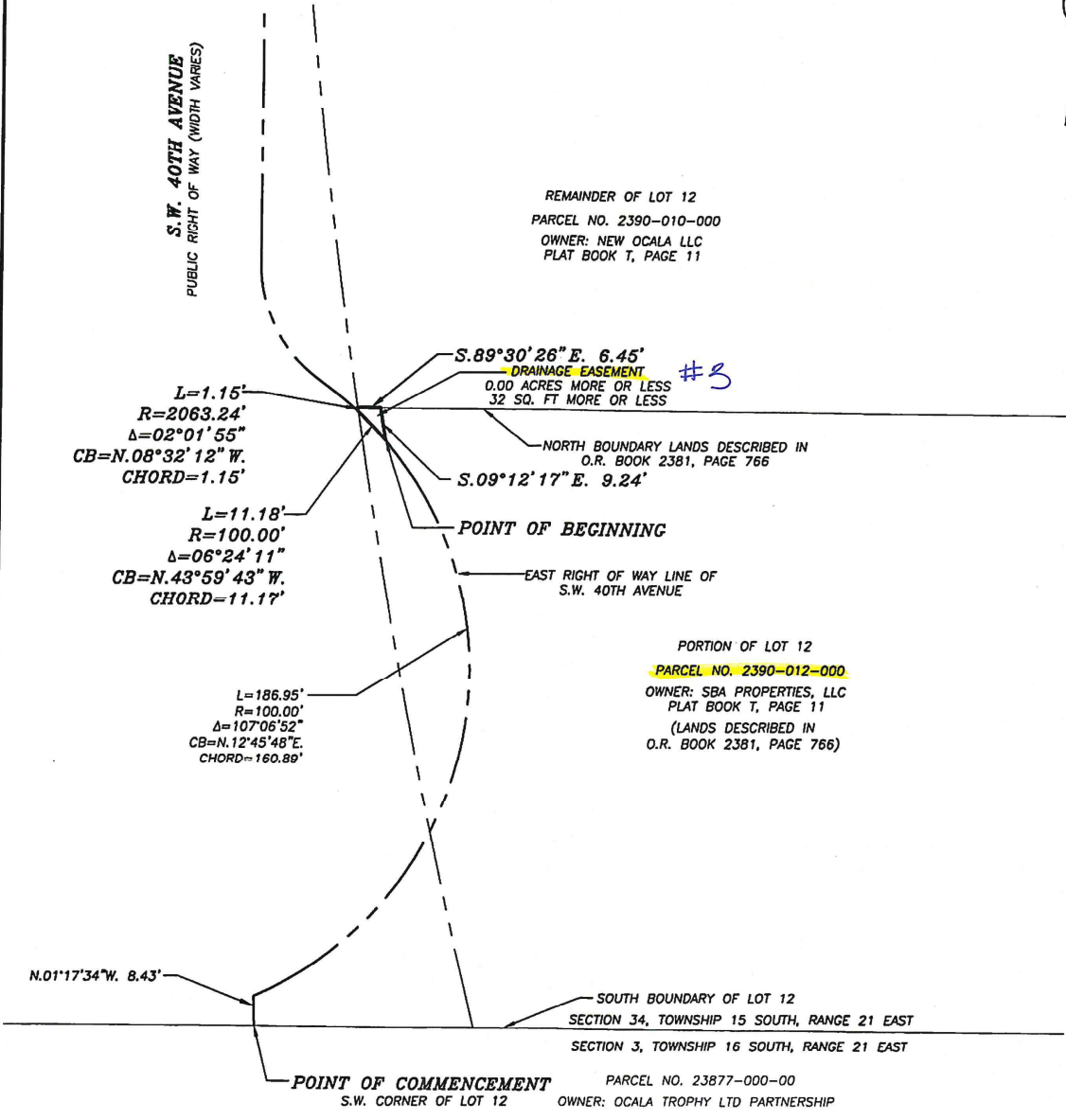
DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	D-E LOT 12 R2
APPROVED:	T.P.B.	SHEET 1 OF 2
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**SKETCH OF DESCRIPTION FOR:  
SBA PROPERTIES LLC**

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**LEGEND**

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**SEE SHEET 1 OF 2  
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SHEET 2 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER**

**R.M. BARRINEAU**  
**AND ASSOCIATES**  
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APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 40'		COPYRIGHT © NOVEMBER, 2023

**SKETCH OF DESCRIPTION FOR:  
SBA PROPERTIES LLC**

**DESCRIPTION:** (TEMPORARY CONSTRUCTION EASEMENT) #4

A PORTION OF LOT 12 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID LOT 12; THENCE ALONG THE SOUTH BOUNDARY SAID LOT 12, S.89°31'52"E., A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2063.24 FEET, A CENTRAL ANGLE OF 01°34'47" AND A CHORD BEARING AND DISTANCE OF N.12°41'00"W., 56.89 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.89 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 40TH AVENUE, RIGHT OF WAY WIDTH VARIES, SAID POINT ALSO BEING AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 73°56'51" AND A CHORD BEARING AND DISTANCE OF N.10°13'23"W., 120.29 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 129.06 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 2063.24 FEET, A CENTRAL ANGLE 02°01'55" AND A CHORD BEARING AND DISTANCE OF N.08°32'12"W., 1.15 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.15 FEET TO A POINT ON THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381, PAGE 766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°30'26"E., A DISTANCE OF 30.39 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2033.24 FEET, A CENTRAL ANGLE 05°01'43" AND A CHORD BEARING AND DISTANCE OF S.11°10'09"E., 178.39 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.45 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE AFOREMENTIONED LOT 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 12, N.89°31'52"W., A DISTANCE OF 30.92 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.08 ACRES MORE OR LESS.

**SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND**

**SHEET 1 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER**

**NOTES:**

1. DATE OF SKETCH: FEBRUARY 7, 2024
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

**\*NOTE\* ~ THIS IS NOT A SURVEY!**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

2/8/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM



TRAVIS P. BARRINEAU, P.S.M. - LS 6897  
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



**R.M. BARRINEAU  
AND ASSOCIATES**

PROFESSIONAL SURVEYORS & MAPPERS  
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471  
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5019  
TRAVIS P. BARRINEAU, P.S.M. - LS 6897



DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWC.# 15056 SK TAKING
CHECKED:	T.P.B.	T-C-E LOT 12 R
APPROVED:	T.P.B.	SHEET 1 OF 2
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**SKETCH OF DESCRIPTION FOR:  
SBA PROPERTIES LLC**

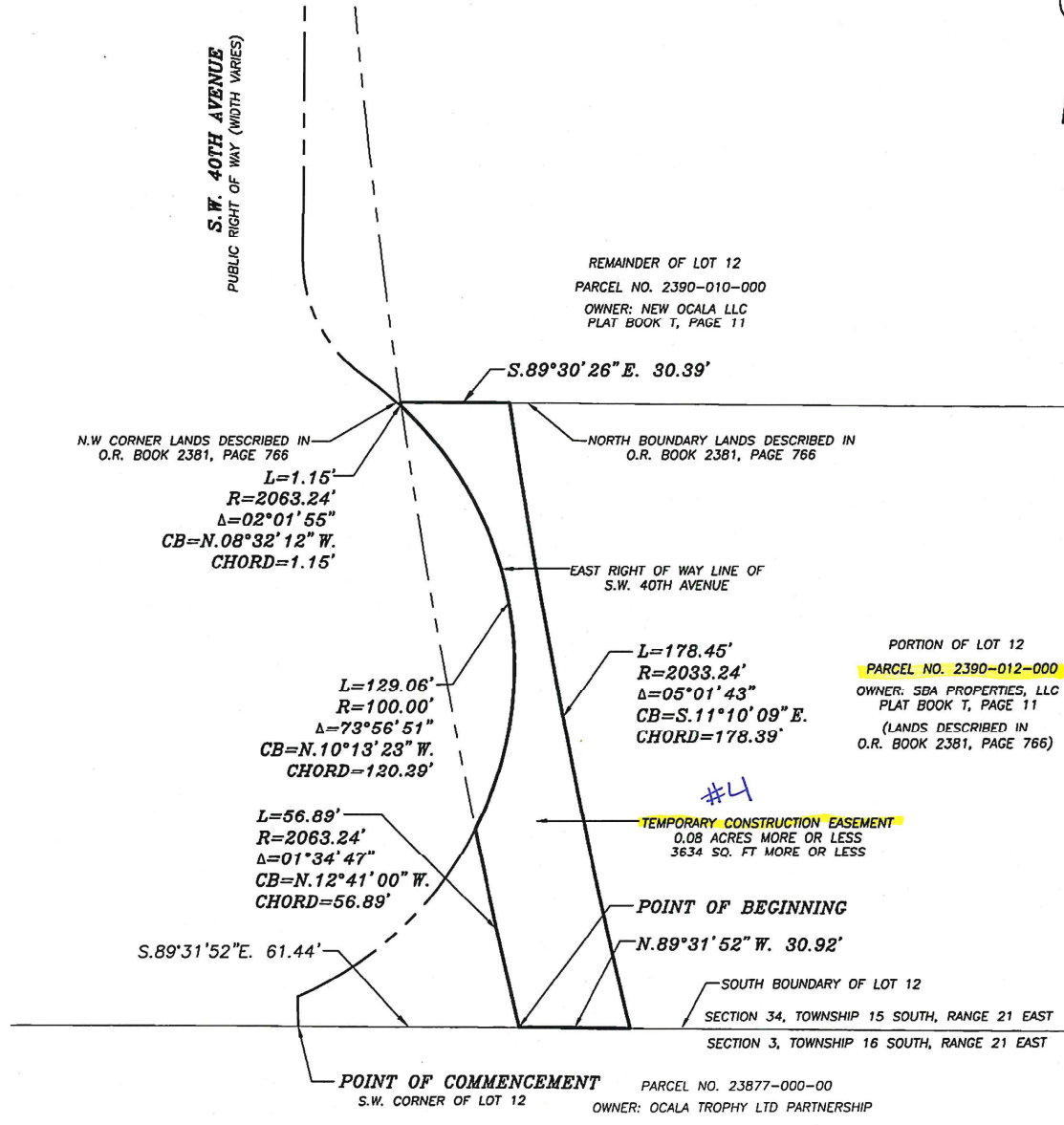
**\*NOTE\* ~ THIS IS NOT A SURVEY!**

**LEGEND**

- ☉ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE



SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST



**SEE SHEET 1 OF 2  
FOR DESCRIPTION, NOTES &  
SURVEYOR'S CERTIFICATION  
SHEET 2 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER**

**R.M. BARRINEAU  
AND ASSOCIATES**  
EST. 1988

PROFESSIONAL SURVEYORS & MAPPERS  
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REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091  
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

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REVISED:		DWG.# 15056 SK TAKING
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