

**EXHIBIT "4"**

**[Surplus ROW Deed]**

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

**S. Denay Brown, Esq.**  
**Stearns Weaver Miller Weissler**  
**Alhadeff & Sitterson, P.A.**  
**106 East College Ave., Ste. 700**  
**Tallahassee, FL 32301**

PORTION OF PARCEL ID #: \_\_\_\_\_

**WARRANTY DEED**

**THIS WARRANTY DEED** made this \_\_\_\_ day of \_\_\_\_\_, 2026 by **MARION COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as Grantor, whether one or more, and whose address is 601 SE 25<sup>th</sup> Ave., Ocala, Florida 34471 to **ON TOP OF THE WORLD COMMUNITIES, L.L.C.**, a Florida limited liability company, hereinafter referred to as Grantee, whether one or more, and whose address is 8445 SW 80<sup>th</sup> Street, Ocala, FL 34481.

(Wherever used herein the term "grantor" and "grantee" shall include their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH:**

**THAT** Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of **Marion**, State of Florida to wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**SUBJECT TO** taxes accruing subsequent to December 31, 2025.

**SUBJECT TO** covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

**[SIGNATURE PAGE TO FOLLOW]**

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year first above written.

**ATTEST:**

**BOARD OF COUNTY COMMISSION OF  
MARION COUNTY, FLORIDA**

\_\_\_\_\_  
Gregory C. Harrell, Clerk

By: \_\_\_\_\_  
Carl Zalak, III, Chairman

For Use of Marion County Only,  
Approved as to Form

\_\_\_\_\_  
Matthew G. Minter  
County Attorney

# EXHIBIT A

**SKETCH OF DESCRIPTION FOR:  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.  
SECTIONS 32 TOWNSHIP 15 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
FID 101**

**DESCRIPTION:**

**PARCEL 2B**


A PORTION OF PARCEL 2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8511, PAGE 194 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. LYING IN SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERN MOST CORNER OF TRACT B OF PARLIAMENT PARK AT CALESA, AS RECORDED IN PLAT BOOK 14, PAGES 163 THROUGH 168 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.10°51'09"W., 2,117.30 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE AFORESAID PARCEL 2 AS DESCRIBED IN OFFICIAL RECORDS BOOK 8511, PAGE 194 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE POINT OF BEGINNING. THENCE ALONG SAID SOUTH BOUNDARY, N.89°29'52"W., 126.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 548.00 FEET, A CENTRAL ANGLE OF 04°53'54", AND A CHORD BEARING AND DISTANCE OF N.88°03'09"E., 46.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.85 FEET TO A POINT OF TANGENCY; THENCE N.85°36'11"E., 49.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 32°53'01", AND A CHORD BEARING AND DISTANCE OF S.77°57'18"E., 31.13 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.57 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.01 ACRES, MORE OR LESS.

**NOTES:**

1. DATE OF SKETCH: JANUARY 12, 2026.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED ON PARLIAMENT PARK AT CALESA, AS RECORDED IN PLAT BOOK 14, PAGES 163-168, MARION COUNTY, FLORIDA.
6. 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.
7. 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 JCH CONSULTING GROUP, INC.

**LEGEND:**

-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- CL CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- CHANGE IN DIRECTION

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 1 OF 2  
ONE IS NOT COMPLETE  
WITHOUT THE OTHER


**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.

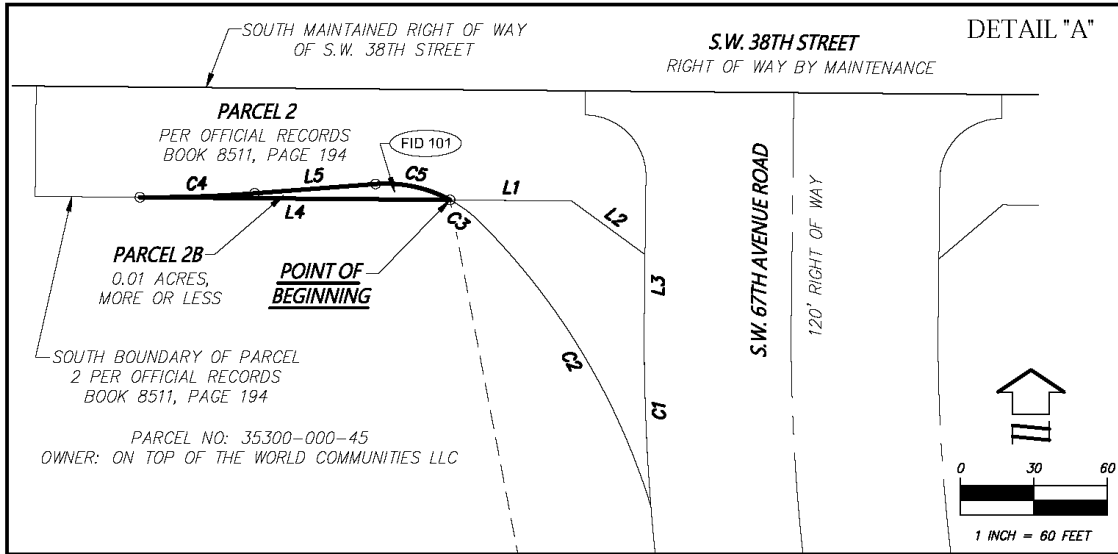
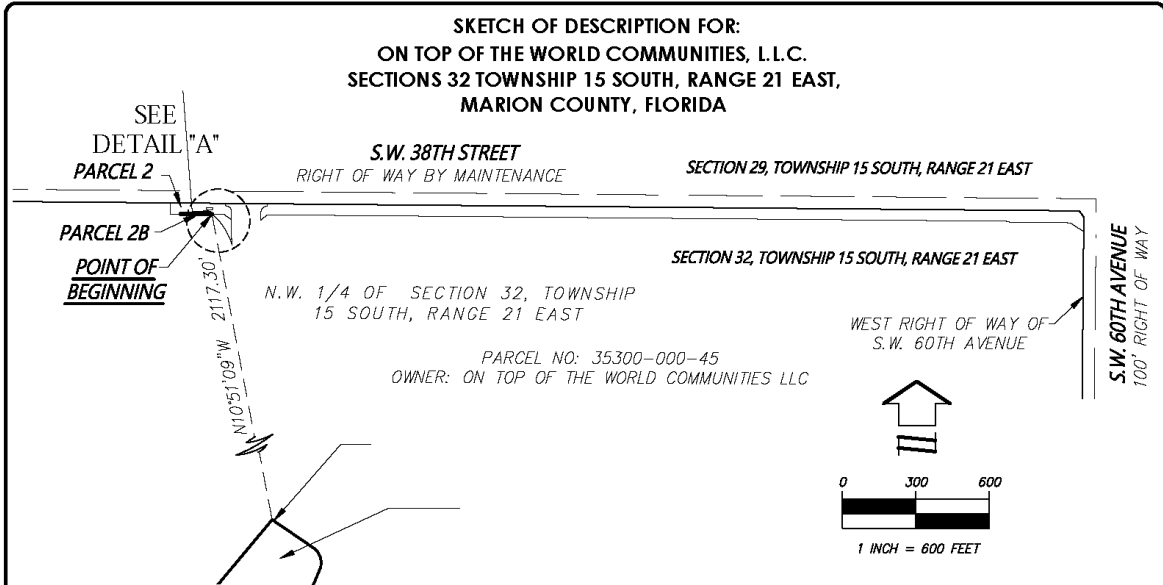
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
OF JCH CONSULTING GROUP, INC.

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

Drawing name: Z:\Projects\16451 OTOW Oaleso East; Spline Rd; Roan Hills; Sorrel Glen; WTP 4; Perfino Grove, Chestnut Grove\DWG\Sketch's\SW 38TH Street\16451SK (PARCEL 2B).dwg SHEET 1 Jan 20, 2026 12:14pm by Administrator

|   |               |        |                           |
|---|---------------|--------|---------------------------|
|  <p style="font-size: 2em; font-weight: bold; margin: 0;">JCH</p> <p style="margin: 0;"><b>CONSULTING GROUP, INC.</b></p> <p style="margin: 0; font-size: 0.8em;">LAND DEVELOPMENT, SURVEYING &amp; MAPPING</p> <p style="margin: 0; font-size: 0.8em;">PLANNING + ENVIRONMENTAL + G.I.S.</p> <p style="margin: 0; font-size: 0.7em;">CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553<br/>406 S.W. 15TH STREET, OCALA, FLORIDA 34471<br/>PHONE: 352-465-1482 FAX: 352-272-8835 www.JChGrp.com</p> | DRAWN:        | C.J.H. | J.O.#16451                |
|   | REVISED:      |        | DWG.#16451SKR(SW 38 ST)   |
|   | CHECKED:      | C.J.H. | FID 101                   |
|   | APPROVED:     | C.J.H. | RIGHT OF WAY              |
|   | SCALE: VARIES |        | COPYRIGHT © JANUARY, 2026 |

# EXHIBIT A



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L4         | N89°29'52"W | 126.62 |
| L5         | N85°36'11"E | 49.51  |

| CURVE TABLE |        |        |            |       |             |
|-------------|--------|--------|------------|-------|-------------|
| CURVE       | LENGTH | RADIUS | DELTA      | CHORD | BEARING     |
| C4          | 46.85  | 548.00 | 004°53'54" | 46.84 | N88°03'09"E |
| C5          | 31.57  | 55.00  | 032°53'01" | 31.13 | S77°57'18"E |

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 2 OF 2  
ONE IS NOT COMPLETE  
WITHOUT THE OTHER

## JCH

**CONSULTING GROUP, INC.**  
LAND DEVELOPMENT + SURVEYING & MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.

CERTIFICATE OF AUTHORIZATION NO. 121871 CHRISTOPHER J. HANBSON, P.S.M., C.P.M. - 15 6503  
426 S.W. 15TH STREET, OCALA, FLORIDA 34071  
PHONE: (352) 465-1482 FAX: (888) 272-8335 www.JCHg.com

|               |        |                           |
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