



SUBMITTAL SUMMARY REPORT

AgLotSplit-000255-2026

PLAN NAME:	CASA DEL MAR	LOCATION:	2450 SW 55TH STREET RD OCALA,
APPLICATION DATE:	01/20/2026	PARCEL:	35349-003-06
DESCRIPTION:	LDC 2.16.1.B(8) - Division of Land CODE states Agricultural lot splits outside of the Urban Growth Boundary. APPLICANT requests LDC 2.16.1.B(8) - Division of Land CODE states Agricultural lot splits outside of the Urban Growth Boundary. LDC 2.16.1.B(8) - Division of Land CODE states Agricultural lot splits outside of the Urban Growth Boundary. APPLICANT requests waiver To Allow division of land pursuant to code. We hereby request approval to divide the subject property, totaling 66.88 acres into two (2) separate parcels, in accordance with applicable land use and subdivision codes.		

CONTACTS	NAME	COMPANY
Applicant	Christopher Howson	JCH Consulting Group, Inc.
Applicant	Christopher Howson	JCH Consulting Group, Inc.

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	Land Use and Zoning Comments from 33424	Suzie Archer	01/23/2026	<p>Land Use</p> <p>[10/13/2025] Conditional Approval based on applicant completing the Lot Split Process. Planning has reviewed for eligibility to apply. After DRC approval, the applicant must submit the following: Recorded survey with new legal descriptions, the new recorded warranty deed along with the affidavit signed and notarized (all items returned to the zoning dept for completion).</p> <p>[Original Comments] Recommend denial/resubmit: Proposed division is not shown on the application. land use is Rural.</p> <p>Zoning</p> <p>Zoning Information: (1) A-1 zoning; (2) Current RL FLU designation; (3) Outside UGB; (4) FEMA Flood Zone X; Portion of property within FEMA Flood Zone AE; (5) Primary/Secondary Springs Protection Zone</p> <p>How is the parcel planned to be divided? Staff requires additional information on intent/proposed lots from Ag Lot Split. Staff notes this property is the recipient of Transferable Development Credit (TDC #2009-01B.2). Please contact Marion County Growth Services for more information.</p> <p>10/15 Ag lot split eligibility: Less than ten lots (2 proposed) Each lot a minimum of ten acres. (50.19 and 16.69 proposed) Each proposed lot to have agricultural zoning. Please see comments from engineering regarding access and ROW.</p>	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	01/21/2026	02/04/2026	01/23/2026	Approved

SUBMITTAL DETAILS

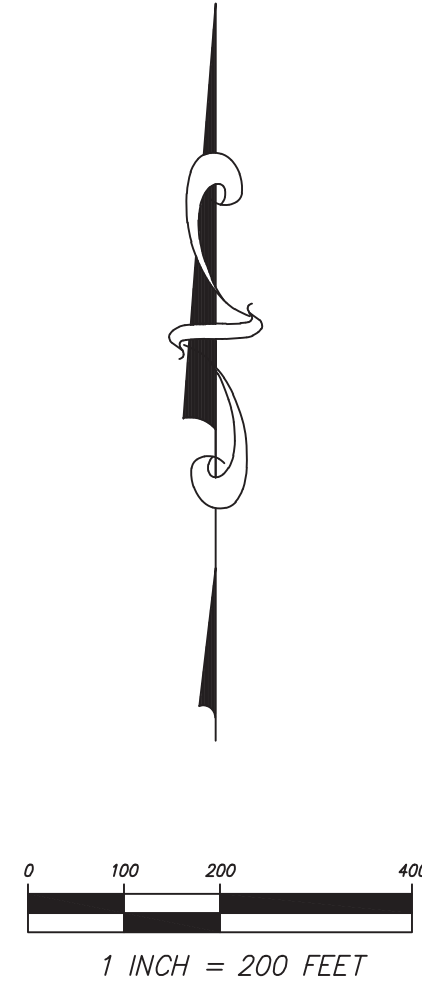
OCE: Plan Review (DR) v.1

SUBMITTAL SUMMARY REPORT (AgLotSplit-000255-2026)

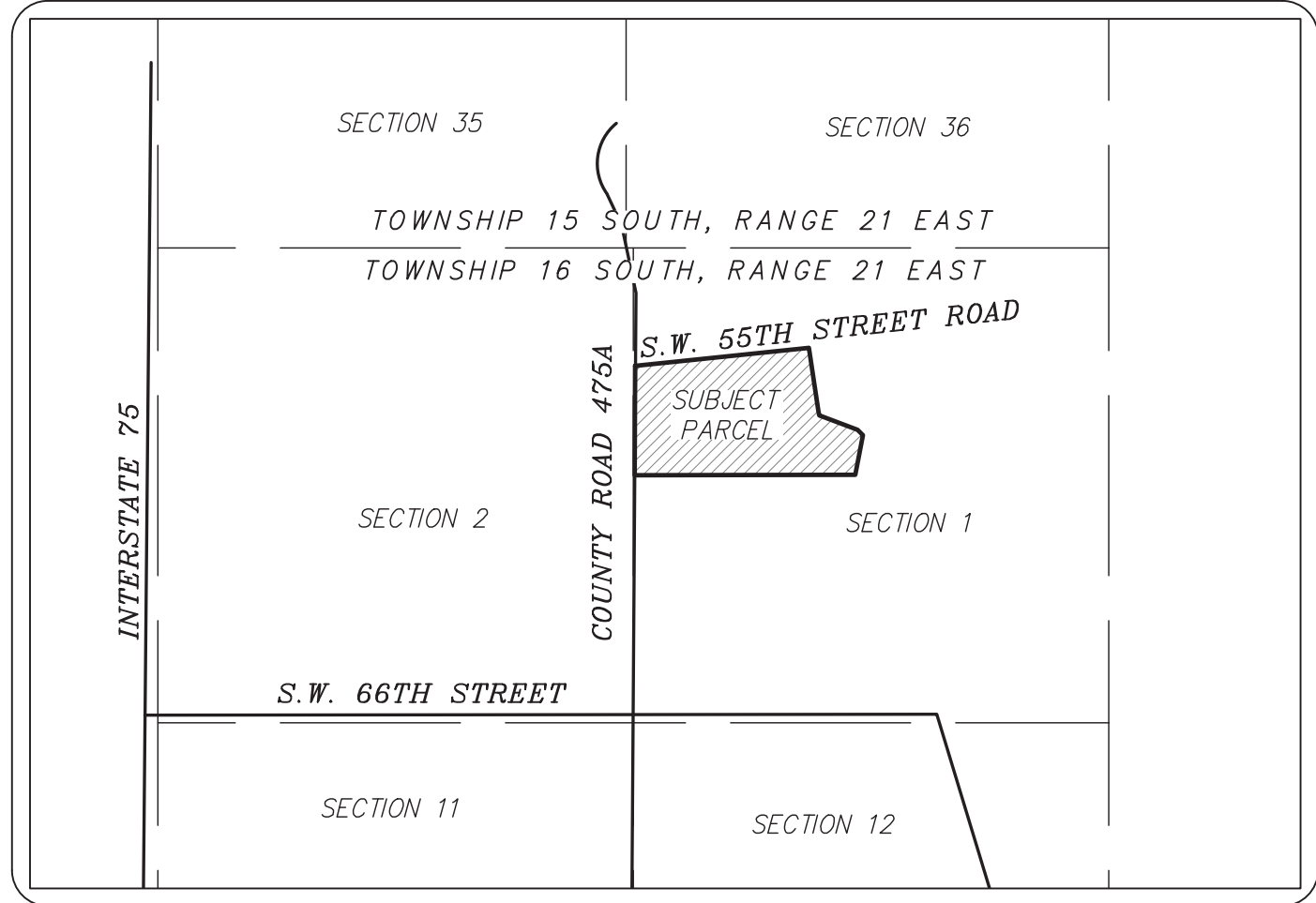
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		02/04/2026	01/21/2026	Approved
<i>Comments</i>	Review previously completed under # 33424			
Environmental Health (Plans) (Environmental Health)		02/04/2026	12/23/2025	Approved
<i>Comments</i>	Review previously completed under # 33424			
Fire Marshal (Plans) (Fire)		02/04/2026	12/02/2025	Approved
<i>Comments</i>	Review previously completed under # 33424.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		02/04/2026	12/09/2025	Approved
<i>Comments</i>	Review previously completed under # 33424.			
Landscape (Plans) (Parks and Recreation)		02/04/2026	12/02/2025	Informational
<i>Comments</i>	Review previously completed under # 33424			
OCE Design (Plans) (Office of the County Engineer)		02/04/2026	12/12/2025	Not Required
<i>Comments</i>	Review previously completed under # 33424			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		02/04/2026	12/02/2025	Approved
<i>Comments</i>	Review previously completed under # 33424. Please be advised that each lot will require a Major Site Plan or waiver when the existing and proposed impervious coverage exceeds 9,000 square feet. Several Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/04/2026	01/21/2026	Approved
<i>Corrections</i>	2.16.4.C.(2) - Title Opinion (Resolved) - 2.16.4.C.(2) Title Opinion: Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required: Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		02/04/2026	12/02/2025	Approved
<i>Comments</i>	Review previously completed under # 33424			
OCE Utilities (Plans) (Utilities)		02/04/2026	12/22/2025	Approved
<i>Comments</i>	Review previously completed under # 33424. Parcel 35349-003-06 is located within the Marion County Utilities (MCU) service area but is currently outside of the standard connection distance. Both proposed parcels will have access to future Marion County water and wastewater utilities from the right-of-way along SW 27th Avenue and the private road of SW 55th Street Road, which includes utility access rights.			

"CASA DEL MAR"

MARION COUNTY AGRICULTURAL LOT SPLIT PLAN
SECTION 1, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



VICINITY MAP:
NOT TO SCALE



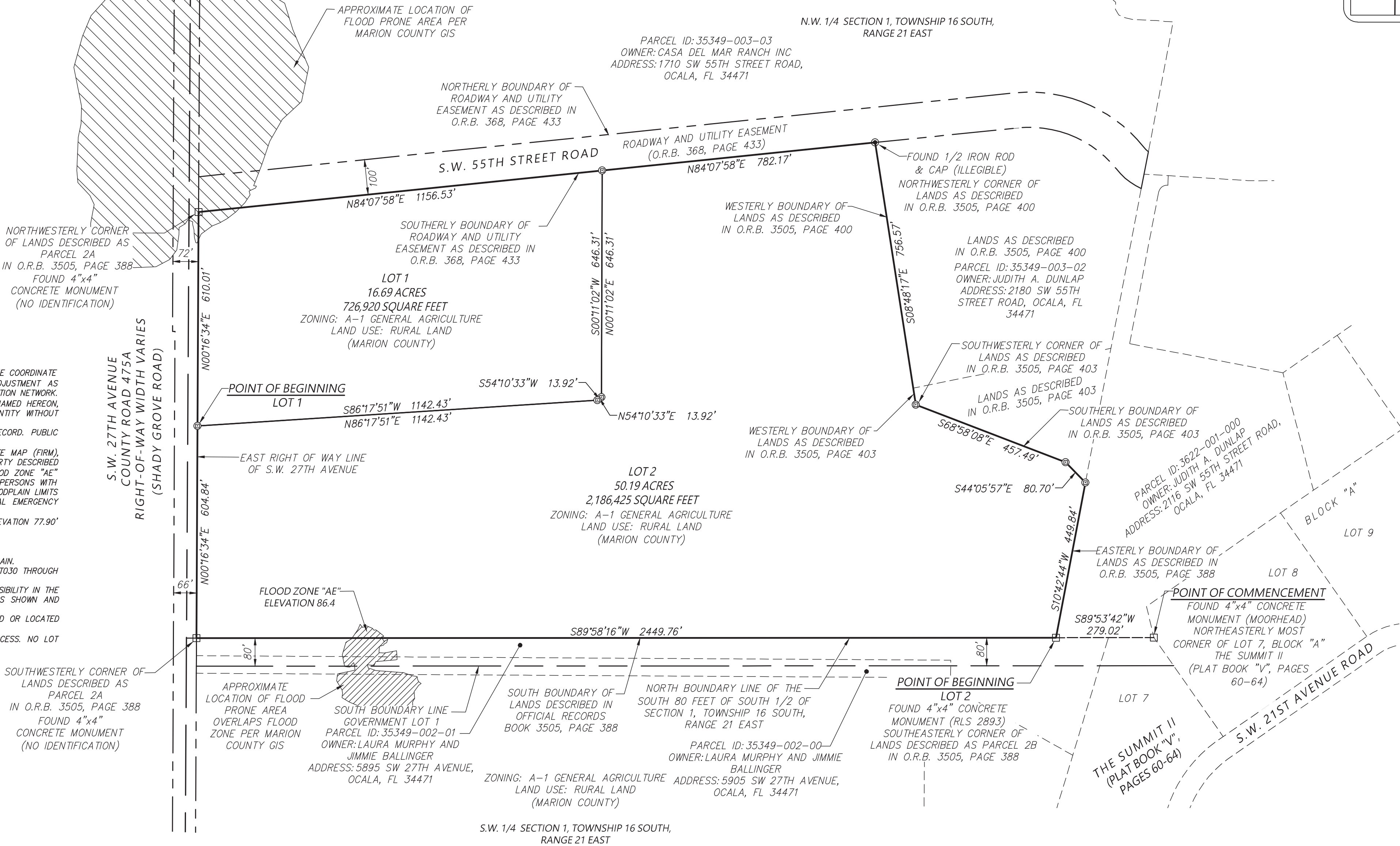
TOTAL ACREAGE	
PARCEL #	AREA
LOT 1	± 16.69 ACRES
LOT 2	± 50.19 ACRES
PARENT PARCEL	± 66.88 ACRES

SURVEY NOTES:

- DATE OF SKETCH: SEPTEMBER 10, 2025.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1208300518E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF REDUCE FLOOD HAZARD AND FLOOD ZONE "AE" BASE FLOOD ELEVATION 86.4 - AN AREA WITHIN THE 100 YEAR FLOOD HAZARD. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT P 593, ELEVATION 77.90' (NAVD 1988).
- THE LEGAL DESCRIPTIONS HEREON WERE WRITTEN BY THIS SURVEYOR.
- THIS AGRICULTURAL LOT SPLIT DOES NOT REPRESENT A PLAT OR BOUNDARY SURVEY.
- WELLS AND SANITARY SEPTIC SYSTEMS ARE PROHIBITED WITHIN THE 100 YEAR FLOOD PLAIN.
- THE STOP SIGN AND STREET SIGN MUST BE INSTALLED IN ACCORDANCE WITH DETAILS T030 THROUGH T032 PER MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY IN THE MAINTENANCE OF THE NON-EXCLUSIVE PRIVATE ROADWAY AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON.
- THE PROPERTY SURVEYED MAY CONTAIN WETLAND AREAS THAT WERE NOT DETERMINED OR LOCATED AS A PART OF THIS SURVEY.
- LOT 1 AND LOT 2 SHALL USE S.W. 55TH STREET ROAD FOR VEHICLE/DRIVEWAY ACCESS. NO LOT SHALL HAVE DIRECT ACCESS TO COUNTY ROAD 475-A (S.W. 27TH AVENUE).

LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
- LB LICENSED BUSINESS
- LS LAND SURVEYOR
- O.R.B. OFFICIAL RECORDS BOOK
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- CH CHORD LENGTH
- C.B. CHORD BEARING
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND IRON ROD & CAP (AS NOTED)
- ⊙ SET 5/8" IRON ROD & CAP (LB 8071)



LEGAL DESCRIPTIONS:

LOT 1

A PORTION OF LAND LYING IN SECTION 1, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEASTERLY MOST CORNER OF LOT 7, BLOCK "A", THE SUMMIT II AS PER PLAT THEREOF RECORDED IN PLAT BOOK "V", PAGES 60 THROUGH 64 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTH 80 FEET OF THE SOUTH 1/2 OF SAID SECTION 1 THE FOLLOWING TWO (2) COURSES: (1) S.89°53'42"W, 279.02 FEET TO THE SOUTHEASTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3505, PAGE 388 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; (2) THENCE S.89°58'16"W, 2,449.76 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 475A (RIGHT-OF-WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING (2) COURSES: (1) THENCE N.00°16'34"E, 604.84 FEET TO THE POINT OF BEGINNING; (2) N.00°16'34"E, 610.01 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG THE SOUTHERLY BOUNDARY OF ROAD AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 368, PAGE 433 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, N.84°07'58"E, 1,156.53 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, S.00°11'02"W, 646.31 FEET; THENCE S.54°10'33"W, 13.92 FEET; THENCE S.86°17'51"W, 1,142.43 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 16.69 ACRES, MORE OR LESS.

LOT 2

A PORTION OF LAND LYING IN SECTION 1, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEASTERLY MOST CORNER OF LOT 7, BLOCK "A", THE SUMMIT II AS PER PLAT THEREOF RECORDED IN PLAT BOOK "V", PAGES 60 THROUGH 64 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF THE SOUTH 80 FEET OF THE SOUTH 1/2 OF SAID SECTION 1 THE FOLLOWING TWO (2) COURSES: (1) S.89°53'42"W, 279.02 FEET TO THE SOUTHEASTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3505, PAGE 388 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE POINT OF BEGINNING; (2) THENCE S.89°58'16"W, 2,449.76 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 475A (RIGHT-OF-WAY WIDTH VARIES); THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG SAID EASTERLY RIGHT OF WAY LINE, N.00°16'34"E, 604.84 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, N.86°17'51"E, 1,142.43 FEET; THENCE N.54°10'33"E, 13.92 FEET; THENCE N.00°11'02"E, 646.31 FEET TO THE SOUTHERLY BOUNDARY OF ROAD AND UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 368, PAGE 433 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, N.84°07'58"E, 782.17 FEET TO THE NORTHWESTERLY CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3505, PAGE 400 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AND THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3505, PAGE 403 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.08°48'17"E, 756.57 FEET TO THE SOUTHERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS, THE FOLLOWING TWO (2) COURSES: (1) THENCE S.68°58'08"E, 457.49 FEET; (2) THENCE S.44°05'57"E, 80.70 FEET TO THE EASTERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3505, PAGE 388 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID EASTERLY BOUNDARY, S.10°42'44"W, 449.84 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 50.19 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

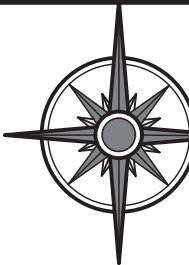
DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

REVISIONS

FB/PG	DATE	DRAWN	REVISION	OKD
	11/18/25	JLT	ADDRESS COUNTY COMMENTS	CJH



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 405-1482 FAX: (888) 272-8335 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 1,
TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

MARION COUNTY AGRICULTURAL LOT SPLIT
FOR:
CASA DEL MAR

FB/PG		FIELD DATE		JOB NO. 240871ALS R1	<div>1 OF 1</div>
N/A		07/10/2024			
DRAWING DATE	BY	APPROVED		SCALE 1" = 200'	
09/10/2025	M.A.	C.J.H.			

1
OF
1

ArcGIS Web Map



11/20/2025, 4:32:02 PM

Marion County

Parcels

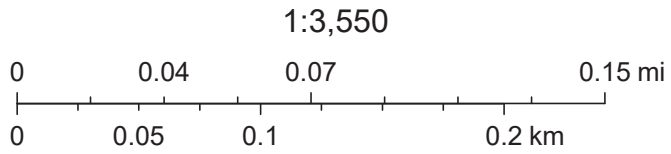
Streets

Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3



Marion County Property Appraiser, Marion County BOCC

800
310
55

Jms

16515

BOOK 368 PAGE 433

KNOW ALL MEN BY THESE PRESENTS: That

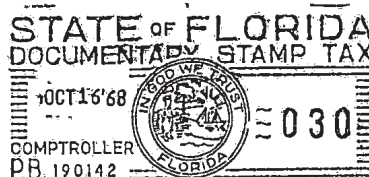
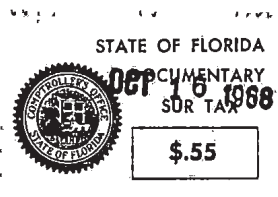
WHEREAS, the undersigned DOROTHY C. GOEBEL, a single woman, and MARVIN E. JONES and his wife, FARIDA R. JONES, have under development a subdivision known as GOLDEN ACRES, and have sold lots in said subdivision and propose to sell additional lots in the future, but a plat of the subdivision has not and will not be recorded; and

WHEREAS, the undersigned desire that a right-of-way and easement be shown of record for the purchasers of all lots in said development for the use of the purchasers, their heirs, assigns, licensees and invitees; therefore

W I T N E S S E T H:

That the undersigned, DOROTHY C. GOEBEL, and MARVIN E. JONES and his wife, FARIDA R. JONES, hereby grant, bargain, sell and convey to the purchasers of lots in Golden Acres and those who may purchase lots in the future the right, privilege and easement to use the roads and streets as more particularly described in the sheets attached hereto, and which by this reference are made a part hereof.

It is understood and agreed that said roads and streets shall be used by all persons, firms and corporations purchasing or owning lots in said subdivision and claiming under, through, or by the undersigned, and also their heirs, successors, and assigns, and all persons who may be expressly or impliedly licensed or invited by said lot owners to come to their particular parcels of property. This easement shall be deemed to be an easement running with the land, and it is declared to be irrevocable, but subject to any conveyance which the undersigned may later make to Marion County, Florida, of said land for road right-of-way purposes, it being understood that said deed shall supersede this easement to any extent deemed necessary.



FILED
OCT 16 1968
MARION COUNTY
FLORIDA

See Amended Easement In O.R. Book 565 page 425

IN WITNESS WHEREOF, DOROTHY C. GOEBEL, MARVIN E. JONES and FARIDA R. JONES, acting by and through their undersigned attorney-in-fact, Dorothy C. Goebel, have hereunto set their hands and seals this 15th day of Oct, 1968.

Signed, sealed and delivered in our presence as witnesses:

James M. Smith Dorothy C. Goebel (SEAL)
Lella D. Tuck Dorothy C. Goebel

MARVIN E. JONES and FARIDA R. JONES
 By Dorothy C. Goebel
 Their Attorney-in-Fact

STATE OF FLORIDA,
 COUNTY OF MARION.

Before me, the undersigned authority, personally came and appeared DOROTHY C. GOEBEL, to me well known, and who acknowledged before me that she executed the foregoing instrument individually and also as attorney-in-fact for Marvin E. Jones and Farida R. Jones in their names and in their place and stead, and said instrument is the act and deed of the said Marvin E. Jones and Farida R. Jones.

WITNESS my hand and official seal this 15th day of Oct, 1968.



James M. Smith
 Notary Public - State of Florida
 My commission expires: Sept 11, 1969

Description for

GOLDEN ACRESCOMPLETE ROADWAY & UTILITY EASEMENT:

Commencing at the SW corner of the NW $\frac{1}{4}$ of Fractional Section 1, Township 16 south, Range 21 east, Marion County, Florida, thence N.89°37'06"E., along the south boundary of said NW $\frac{1}{4}$, 33.00 feet to the east right-of-way line of Shady Road, said point being 33.00 feet from and at right angle to the center-line of said Shady Road, thence N.0°04'00"W., along said east right-of-way line, 1294.57 feet for the POINT OF BEGINNING; thence continue N.0°04'00"W., along said east right-of-way line, 100.58 feet, thence N.83°47'30"E. 2336.33 feet to the point of curvature of a curve, being concave southwesterly and having a radius of 418.35 feet, thence southeasterly, along said curve, a chord bearing and distance of S.67°42'30"E. 399.24 feet to a point of reverse curvature, the forward curve being concave northeasterly and having a radius of 85.98 feet, thence southeasterly, along said curve, a chord bearing and distance of S.45°49'45"E. 19.83 feet, thence S.10°24'50"W. 27.31 feet to a point on a curve, being concave northeasterly and having a radius of 110.98 feet, thence southeasterly, along said curve, a chord bearing and distance of S.72°51'33"E. 53.57 feet to the point of tangency of said curve, thence S.86°49'30"E. 240.00 feet to the point of curvature of a curve, being concave northwesterly and having a radius of 304.94 feet, thence northeasterly, along said curve, a chord bearing and distance of N.86°57'45"E. 66.00 feet, thence continue northeasterly, along said curve, a chord bearing and distance of N.67°26'15"E. 140.43 feet to a point of reverse curvature, the forward curve being concave southeasterly and having a radius of 1233.98 feet, thence northeasterly, along said curve, a chord bearing and distance of N.59°02'30"E. 211.52 feet to the point of tangency of said curve, thence N.63°57'30"E. 113.00 feet to the point of curvature of a curve, being concave northwesterly and having a radius of 28.36 feet, thence northeasterly, along said curve, a chord bearing and distance of N.18°05'23"E. 40.71 feet to a point of reverse curvature, the forward curve being concave southeasterly and having a radius of 137.91 feet, thence

(page 1)

(complete easement continued)

BOOK 368 PAGE 436

northeasterly, along said curve, a chord bearing and distance of N.7°25'50"E. 159.03 feet to the point of tangency of said curve, thence N.42°38'24"E. 207.28 feet to the point of curvature of a curve, being concave northwesterly and having a radius of 25.00 feet, thence northeasterly, along said curve, a chord bearing and distance of N.1°15'54"E. 33.05 feet to the point of tangency of said curve, thence N.40°06'36"W. 108.25 feet to the point of curvature of a curve, being concave southwesterly and having a radius of 280.60 feet, thence northwesterly, along said curve, a chord bearing and distance of N.51°40'06"W. 112.45 feet to the point of tangency of said curve, thence N.63°13'36"W. 143.70 feet to the point of curvature of a curve, being concave easterly and having a radius of 213.27 feet, thence northwesterly, along said curve, a chord bearing and distance of N.40°13'05"W. 166.72 feet, thence continuing, along said curve, northeasterly, a chord bearing and distance of N.7°52'52"E. 180.88 feet, thence continuing, along said curve, a chord bearing and distance of N.58°28'02"E. 183.60 feet to the point of tangency of said curve, to a point hereinafter referred to as POINT "A", said point being S.83°57'46"W. 1125.00 feet and S.6°02'14"E. 325.00 feet from the NE corner of lot 27, of Dunn, Brown and Taylor Subdivision of a portion of the Hijuelos Grant, Township 16 south, Range 21 east, as per plat thereof recorded in plat book "E", page 36, of the public records of Marion County, Florida, from said Point "A", continue N.83°57'46"E. 700.00 feet to the point of curvature of a curve, being concave southwesterly and having a radius of 168.86 feet, thence northeasterly, along said curve, a chord bearing and distance of N.87°25'35"E. 20.40 feet, thence continuing along said curve, southeasterly, a chord bearing and distance of S.51°51'35"E. 204.42 feet to the point of tangency of said curve, thence S.14°36'36"E. 100.00 feet to the point of curvature of a curve, being concave northwesterly and having a radius of 138.17 feet, thence southwesterly, along said curve, a chord bearing and distance of S.11°07'39"W. 120.00 feet, thence continuing along said curve, southwesterly, a chord bearing and distance of S.53°42'39"W. 80.08 feet to the point of tangency of said curve, thence S.70°33'24"W. 186.00 feet to the point of curvature of a curve, being concave southeasterly and having a radius of 658.95 feet, thence southwesterly, along said curve, a chord bearing and distance of S.56°35'54"W. 317.90 feet to the point of tangency of said curve, thence S.42°38'24"W. 392.32 feet to the point of curvature of a curve, being concave southeasterly and having

(page 2)

(complete easement continued)

a radius of 87.91 feet, thence southwesterly, along said curve, a chord bearing and distance of S.7°25'50"W. 101.37 feet to a point of reverse curvature, the forward curve, being concave northwesterly and having a radius of 78.36 feet, thence southwesterly, along said curve, a chord bearing and distance of S.18°05'23"W. 112.49 feet to the point of tangency of said curve, thence S.63°57'30"W. 113.00 feet to a point of curvature of a curve, being concave southeasterly and having a radius of 1183.98 feet, thence southwesterly, along said curve, a chord bearing and distance of S.61°10'58"W. 114.66 feet to a point of compound curvature, the forward curve, being concave northeasterly and having a radius of 50.00 feet, thence southeasterly, along said curve, a chord bearing and distance of S.3°43'10"E. 88.40 feet to a point of reverse curvature, the forward curve, being concave southwesterly and having a radius of 284.06 feet, thence southeasterly, along said curve, a chord bearing and distance of S.51°27'48"E. 141.12 feet to the point of tangency of said curve, thence S.37°04'50"E. 450.29 feet to the point of curvature of a curve, being concave northeasterly and having a radius of 25.00 feet, thence southeasterly, along said curve, a chord bearing and distance of S.81°03'38"E. 34.72 feet to the point of tangency of said curve, thence N.54°57'34"E. 1195.48 feet to a point on a curve, being concave northeasterly, and having a radius of 37.50 feet, thence northeasterly, along said curve, a chord bearing and distance of N.30°51'52"E. 30.62 feet, thence continuing along said curve, southeasterly, a chord bearing and distance of S.59°08'08"E. 68.47 feet to a point on the southerly boundary of the aforementioned lot 27, of Dunn, Brown and Taylor Subdivision, said point being S.54°57'34"W. 135.00 feet from the SE corner of said lot 27, thence S.54°57'34"W., along the southerly boundary of lots 27, 28 and 29, of said Dunn, Brown and Taylor Subdivision, 1323.76 feet, thence N.37°04'50"W. 522.66 feet to the point of curvature of a curve, being concave southwesterly and having a radius of 234.06 feet, thence northwesterly, along said curve, a chord bearing and distance of N.64°04'50"W. 212.52 feet to the point of tangency of said curve, thence S.88°55'10"W. 160.00 feet to the point of curvature of a curve, being concave northwesterly and having a radius of 354.94 feet, thence northwesterly, along said curve, a chord bearing and distance of N.88°57'10"W. 26.36 feet to the point of tangency of said curve, thence N.86°49'30"W. 227.54 feet to the point of curvature of a curve, being concave southeasterly and having a radius of 25.00 feet, thence southwesterly, along said curve, a chord

(page 3)

(complete easement continued)

bearing and distance of S.51°47'40"W. 33.05 feet to the point of tangency of said curve, thence S.10°24'50"W. 441.78 feet, thence N.79°35'10"W. 50.00 feet, thence N.10°24'50"E. 442.91 feet to a point on a curve, being concave northeasterly and having a radius of 185.98 feet, thence northwesterly, along said curve, a chord bearing and distance of N.53°18'39"W. 90.63 feet to a point of reverse curvature, the forward curve being concave southwesterly and having a radius of 318.35 feet, thence northwesterly, along said curve, a chord bearing and distance of N.67°42'30"W. 303.81 feet to the point of tangency of said curve, thence S.83°47'30"W. 2347.09 feet to the Point Of Beginning. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT OF LAND:

Commencing at the NE corner of lot 27, of Dunn, Brown and Taylor Subdivision of a portion of the Hijuelos Grant, Township 16 south, Range 21 east, as per plat thereof, recorded in plat book "E", page 36, of the public records of Marion County, Florida, thence S.83°57'46"W. 1125.00 feet, thence S.6°02'14"E. 325.00 feet to the aforementioned POINT "A", from said Point "A", run thence S.6°02'14"E. 50.00 feet for the POINT OF BEGINNING of this EXCEPTION; from said Point Of Beginning run thence N.83°57'46"E. 700.00 feet to the point of curvature of a curve, being concave southwesterly and having a radius of 118.86 feet, thence southeasterly, along said curve, a chord bearing and distance of S.55°19'25"E. 155.06 feet to the point of tangency of said curve, thence S.14°36'36"E. 100.00 feet to the point of curvature of a curve, being concave northwesterly and having a radius of 88.17 feet, thence southwesterly, along said curve, a chord bearing and distance of S.27°58'24"W. 119.32 feet to the point of tangency of said curve, thence S.70°33'24"W. 186.00 feet to the point of curvature of curve, being concave southeasterly and having a radius of 708.95 feet, thence southwesterly, along said curve, a chord bearing and distance of S.69°39'40"W. 22.16 feet, thence continuing along said curve, southwesterly, a chord bearing and distance of S.55°42'10"W. 320.47 feet to the point of tangency of said curve, thence S.42°38'24"W. 84.24 feet to the point of curvature of a curve, being concave northeasterly and having a radius of 25.00 feet, thence northwesterly, along said curve, a chord bearing and distance of N.88°44'06"W. 37.52 feet to the point of tangency of said curve, thence N.40°06'36"W. 95.53 feet to the point of curvature of a curve, being concave southwesterly and having a radius of 330.60 feet, thence northwesterly, along said curve, a chord bearing and distance of

(page 4)

(complete easement continued) BOOK 368 PAGE 439

N.49°29'37"W. 107.80 feet; thence continuing along said curve, northwesterly, a chord bearing and distance of N.61°03'07"W. 25.09 feet to the point of tangency of said curve, thence N.63°13'36"W. 143.70 feet to the point of curvature of a curve, being concave easterly and having a radius of 163.27 feet, thence northeasterly, along said curve, a chord bearing and distance of N.10°22'05"E. 313.25 feet to the point of tangency of said curve and the Point Of Beginning of this Exception.

STATE OF FLORIDA
COUNTY OF MARION
THIS INSTRUMENT FILED AND RECORDED
OCT 16 1968 IN OFFICIAL RECORDS
BOOK 368 ON PAGE 432 RECORD VERIFIED
JOHN F. NICHOLSON, CLERK, CIRCUIT COURT
BY *Freda N. Mathis* D. C.



PROPERTY INFORMATION REPORT

Order No.: 12134194

Customer Reference Number 53913.0002

Revision No. 1 September 18, 2025

Addressee:

Shutts & Bowen LLP

525 Okeechobee Blvd. Suite 1100

West Palm Beach, FL 33401

561-835-8500

561-650-8530

Fidelity National Title Insurance Company has caused to be made a search of the Public Records of Marion County, Florida, ("Public Records"), from 11/19/1994, **through 09/04/2025** 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

Commencing at a point on the Easterly right of way line of Shady Grove Road, Marion County, Florida, at a point which is 80.00 feet North from the inter-section of the South Boundary of the NW 1/4 of Section 1, Township 16 South, Range 21 East, with the Easterly boundary of Shady Grove Road; thence N. 00°04'00"W, 1214.57 feet; thence N. 83°47'52" E., 758.64 feet; thence S. 06°13'07" E., 363.41 feet to the Point of Beginning; thence N. 90°00'00" E., 208.71 feet; thence S. 00°00'00" E., 208.71 feet; thence N. 90°00'00" W., 208.71 feet; thence N. 00°00'00" E., 208.71 feet to the Point of Beginning.

MORE PARTICULARLY DESCRIBED BY A RECENT DRAFTED SURVEY AS FOLLOWS:
(Proposed Casa Del Mar)

Lot 1:

A portion of land lying in Section 1, Township 16 South, Range 21 East, Marion County, Florida, being more particularly described as follows:

Commence at Northeasterly most corner of Lot 7, Block A, The Summit II as Plat thereof recorded in Plat Book "V", Pages 60 through 64 of the Public Records of Marion County, Florida; Thence along the North boundary line of the South 80 feet of the South 1/2 of said Section 1 the following Two (2) courses: (1) S. 89°53'42" W., 279.02 feet to the Southeasterly corner of lands as described in Official Records Book 3505, Page 388 of the Public Records of Marion County, Florida; (2) Thence S. 89°58'16" W., 2,449.76 feet to the Easterly right of way of County Road 475A; Thence departing said North boundary line, along said Easterly right of way line the following (2) courses: (1) Thence N. 00°16'34" E., 604.84 feet to the Point of Beginning; (2) N. 00°16'34" E., 610.01 feet to the Northwestern corner of said lands; Thence departing said Easterly right of way line, along the Southerly boundary of road and utility easement as described in Official Records Book 368, Page 433, of the Public Records of Marion County, Florida, N. 84°07'58" E., 1,156.53 feet; Thence departing said Southerly boundary, S. 00°11'02" W., 646.31 feet; Thence S. 54°10'33" W., 13.92 feet; Thence S. 86°17'51" W., 1,142.43 feet to the Point of Beginning.

Lot 2

A portion of land lying in Section 1, Township 16 South, Range 21 East, Marion County, Florida, being more particularly described as follows:

Commence at Northeasterly most corner of Lot 7, Block "A", the Summit II as Plat thereof recorded in Plat Book "V", Pages 60 through 64 of the Public Records of Marion County, Florida; Thence along the North boundary line of the South 80 feet of the South 1/2 of said Section 1 the following Two (2) courses: (1) S. 89°53'42" W., 279.02 feet to the Southeasterly corner of lands as described in Official Records Book 3505, Page 388 of the Public Records of Marion County, Florida and the Point of Beginning; (2) Thence S. 89°58'16" W., 2,449.76 feet to the Easterly Right of Way line of County road

475A; Thence departing said North boundary line, along said Easterly right of way line, N. 00°16'34" E., 604.84 feet; Thence Departing said East right of way line, N. 86°17'51" E., 1,142.43 feet; thence N. 54°10'33" E., 13.92 feet; Thence N. 00°11'02" E., 646.31 feet to the Southerly boundary of Road and Utility Easement as described in Official Records Book 368, Page 433 of the Public Records of Marion County, Florida; Thence along said Southerly boundary, N. 84°07'58" E., 782.17 feet to the Northwesterly corner of lands as described in Official Records Book 3505, Page 400 of the Public Records of Marion County, Florida; Thence departing said Southerly boundary, along the Westerly boundary of said lands and the Westerly boundary of lands described in Official Records Book 3505, Page 403 of the Public Records of Marion County, Florida, S. 08°48'17" E. 756.57 feet to the Southwesterly corner of said lands; Thence departing said Westerly boundary, along the Southerly boundary of said lands the following Two (2) courses: (1) Thence S. 68°58'08" E., 457.49 feet; (2) Thence S. 44°05'57" E., 80.70 feet to the Easterly boundary of lands as described in Official Records Book 3505, Page 388 of the Public Records of Marion County, Florida; Thence departing said Southerly boundary, along said Easterly boundary, S. 10°42'44" W., 449.84 feet to the Point of Beginning.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

Judy and AI's Casa Del Mar, Inc., pursuant to that certain Warranty Deed recorded in Official Records Book 5439, Page 1242.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. NONE

THE FOLLOWING ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY:

2. Easement in favor of City of Ocala, Florida recorded in Official Records Book 198, Page 78.
3. Easement by Dorothy C. Lee, formerly Dorothy C. Goebel, and Marvin E. Jones and his wife, Farida R. Jones, recorded in Official Records Book 368, Page 433, modified by Amended Easement recorded in Official Records Book 565, Page 425.
4. Easement in favor of City of Ocala recorded in Official Records Book 1233, Page 1077.
5. Statement of Utilization of Transferable Development Credits by Judy and AL's Del Mar, Inc., a Florida corporation recorded in Official Records Book 5489, Page 690.
6. Assignment of Transferable Development Unit Credits by Plum Creek Land Company, a Delaware corporation and Judy and AI's Del Mar, Inc., a Florida corporation recorded in Official Records Book 5489, Page 694.
7. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used

or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Fidelity National Title Insurance Company

Naomi Trevino
Simmons

Digitally signed by Naomi Trevino
Simmons
DN: cn=Naomi Trevino Simmons,
email=naomi.trevino@fnf.com
Date: 2025.09.18 06:15:25 -04'00'

Naomi Trevino



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

October 20, 2025

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON
426 SW 15TH ST
OCALA, FL 34471

SUBJECT: RESUBMITTAL COMMENTS LETTER
PROJECT NAME: CASA DEL MAR (AG-LOT SPLIT)
PROJECT #2025090061
APPLICATION: DRC WAIVER REQUEST #33424

Dear Chris:

This letter is regarding the recent resubmittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Please use these formatted comments to provide responses with the resubmittal including an explanation of how each comment was addressed and on what page of the plan the corrections were made.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC Section 2.16.1.B(8)-Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: Approved

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC Section 2.16.1.B(8)-Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: [10/13/2025] Conditional Approval based on applicant completing the Lot Split Process. Planning has reviewed for eligibility to apply. After DRC approval, the applicant must submit the following; Recorded survey with new legal descriptions, the new recorded warranty deed along with the affidavit signed and notarized (all items returned to the zoning dept for completion).
[Original Comments] Recommend denial/resubmit: Proposed division is not shown on the application. land use is Rural.

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC Section 2.16.1.B(8)-Agricultural Lot Split
STATUS OF REVIEW: INFO
REMARKS: Zoning Information: (1) A-1 zoning; (2) Current RL FLU designation; (3) Outside UGB; (4) FEMA Flood Zone X; Portion of property within FEMA Flood Zone AE; (5) Primary/Secondary Springs

Protection Zone

How is the parcel planned to be divided? Staff requires additional information on intent/proposed lots from Ag Lot Split. Staff notes this property is the recipient of Transferable Development Credit (TDC #2009-01B.2). Please contact Marion County Growth Services for more information.

10/15 Ag lot split eligibility: Less than ten lots (2 proposed) Each lot a minimum of ten acres. (50.19 and 16.69 proposed) Each proposed lot to have agricultural zoning. Please see comments from engineering regarding access and ROW.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC Section 2.16.1.B(8)-Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: Parcel 35349-003-06 is located within the Marion County Utilities (MCU) service area but is currently outside of the standard connection distance. Both proposed parcels will have access to future Marion County water and wastewater utilities from the right-of-way along SW 27th Avenue and the private road of SW 55th Street Road, which includes utility access rights.

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: LDC Section 2.16.1.B(8)-Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: n/a

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: LDC Section 2.16.1.B(8)-Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: APPROVED

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: LDC Section 2.16.1.B(8)-Agricultural Lot Split

STATUS OF REVIEW: INFO

REMARKS: N/A

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC Section 2.16.1.B(8)-Agricultural Lot Split

STATUS OF REVIEW: NO

REMARKS: 1) NO: A MSBU is required to be established for the subdivision. Alternatively, a waiver to the MSBU would be supported if the applicant provides POA/HOA documents, or an Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls). A Mitigation credit application must be provided if a waiver to the MSBU is pursued.

No MSBU waiver is required, as no new roadways are being created and all access is via existing infrastructure. SW 55th Street Road is an existing private ROW (ORB 368/433) that will provide physical access, and Marion County has no maintenance responsibility for this roadway. No direct access to SW 27th Avenue will be created, as noted in the survey under Survey Notes.

2) NO: Please includes the locations of the county flood prone areas on the property. Response - Updated

3) INFO: Please be advised that each lot will require a Major Site Plan or waiver when the existing and proposed impervious coverage exceeds 9,000 square feet. Several Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: LDC Section 2.16.1.B(8)-Agricultural Lot Split

STATUS OF REVIEW: NO

REMARKS: 10/11/25 -Add a note stating that the lots shall access SW 55th Street Road and that neither lot shall have access to CR 475A (SW 27th Avenue) **Response - Updated. See Note #13**

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

CONTACT INFORMATION FOR PLAN REVIEWERS

<u>Department / Division</u>	<u>Phone Number</u>
911 - 911 Management	(352) 671-8460
DOH - Environmental Health	(352) 622-7744
ENGDRN -Stormwater	(352) 671-8686
ENGIN - Development Review	(352) 671-8686
ENGPJ - Engineering Construction	(352) 671-8686
ENRAA - Right-of-Way Acquisition	(352) 671-8686
ENGSR - Survey	(352) 671-8686
ENGTRF - Traffic	(352) 671-8686
FRMSH - Fire Marshal	(352) 291-8000
LSCAPE - Landscaping (Parks)	(352) 671-8556
LUCURR - Planning	(352) 438-2675
UTIL - Utilities	(352) 307-6168
ZONE - Zoning	(352) 438-2675