

This instrument prepared by:
Office of County Engineer
412 SE 25th Avenue
Ocala, FL. 34471

April 17, 2026

Return to:
Office of County Engineer
412 SE 25th Avenue Bldg 1
Ocala, FL. 34471

Project: SW 80th Avenue Segment 1B

Project Parcel #: 52 (AKA Parcel 6)

Parcel ID#: 21251-001-20

PURCHASE AGREEMENT

THIS **AGREEMENT** is made by and between: **Jorge L. Marrero and Barbara Lostal, a Married Couple**, whose address is 3750 SW 80th Ave. Ocala FL 34481-5405, hereinafter referred to as the **SELLER** and **MARION COUNTY**, a political subdivision of the State of Florida for use and benefit of **MARION COUNTY**, hereinafter referred to as **BUYER**.

WITNESSETH

For and in consideration of the mutual covenants and conditions herein contained, **SELLER** hereby agrees to sell and **BUYER** hereby agrees to buy the following property or interest therein, upon the following terms and conditions:

I. DESCRIPTION

- (a) Real estate or interest therein, identified as Parcel ID #: 21251-001-20 and further shown on Right-of-Way Maps and/or Sketch of Description for the SW 80th Avenue Segment 1B (SW 80th Street to .5 Miles North of SW 38th Street) road project incorporated herein by reference and attached as Exhibit "A".

- (x) Fee Simple
- (x) Temporary Construction Easement
- () Permanent Easement
- () Leasehold Interest

- (b) Personal property, Fixtures and Appliances identified as follows:

- 1) **Personal property:** Unless excluded below or by other terms of this Agreement, the following items which are owned by Seller and existing on the Property as of the date of the initial offer are included in the purchase: range(s)/ovens(s), refrigerator(s), dishwasher, disposal, ceiling fan(s), intercom, light fixture(s), drapery rods and draperies, blinds, window treatments, smoke detector(s), garage door opener(s), security gate and other access devices, and storm shutters/panels ("Personal Property").

Other Personal Property items included in this purchase are:

N/A

The following Personal Property items are excluded from the purchase:

N/A

- 2) **Fixtures and Built-In Appliances:** With the exception of the exclusion items listed below, the **SELLER** and **BUYER** agree that all existing improvements and fixtures located on or in the property, including but not limited to built-in appliances, built-in furnishings and attached wall-to-wall carpeting and flooring, windows, screens, shades, blinds, heating systems, HVAC components, air conditioners, pumps, electrical fixtures, and any other equipment or furniture that is fixed in position, shall be included in the sale of the Property.

The following exclusion items are fixtures and built-in appliances that will not be conveyed to Buyer:

N/A

II. PURCHASE PRICE

(a) Itemized purchase price:

Land and Improvements (.11 Acres)	\$ <u>7,700.00</u>
Temporary Construction Easement (TCE)	\$ <u>1,900.00</u>
TCE Improvements	\$ <u>14,700.00</u>
Damages (Severance/Cost-to-Cure)	\$ <u>39,000.00</u>
Other: <u>Attorney Fees</u>	\$ <u>0.00</u>
Sub-Total	\$ <u>63,300.00</u>

- (b) Amount to be paid by BUYER to SELLER at closing (not including Buyer's closing costs, fees, prepaids and prorations, which will be noted on the Settlement Statement prior to Closing).
\$ 63,300.00.

III. CONDITIONS AND LIMITATIONS

- (a) It is mutually understood that this Agreement is contingent to and not binding upon the SELLER or BUYER until ratified and accepted by the Marion County Board of County Commissioners, signed by its Chairman, or Vice-Chair, and attested by the Clerk of the Court. This agreement shall be deemed rejected by BUYER if not ratified and accepted by the Board of County Commissioners and the SELLER acknowledges and agrees that this provision cannot be waived by BUYER or any Agent of BUYER.
- (b) SELLER is responsible for all taxes due and owing on the property as of the date of closing and agrees that all current taxes for the year in which this agreement is made on the property acquired shall be prorated and SELLER agrees to pay his and/or her share of said prorated taxes as of the date of closing. BUYER agrees to pay closings costs, such as recording fees, doc stamps and title insurance. Additionally, any delinquent taxes shall be collected and delivered to the Marion County Tax Collector.
- (c) SELLER is responsible for delivering unencumbered title to BUYER at closing. Any sums which BUYER must expend to clear encumbrances shall be deducted at closing from the purchase price shown in Section II. SELLER shall be liable for any existing encumbrances or any encumbrances arising after closing as a result of actions of the SELLER. The terms of this sub-section shall survive the closing.
- (d) Any extension of occupancy beyond the date of closing must be authorized by the BUYER in writing. During the period from the date of closing until the SELLER surrenders possession to the BUYER, the SELLER shall exercise diligent care in protecting the property from theft and vandalism. All property, whether real or personal, included in this agreement shall be delivered to BUYER in the same condition existing as the effective date of this agreement, less any reasonable wear and tear.
- (e) Other: _____

IV. CLOSING DATE

- (a) This transaction shall be closed and the instrument of conveyance delivered within 90 days of the date of Board of County Commissioners acceptance. The time to close may be extended by BUYER to give SELLER time to cure title defects to deliver marketable fee simple title to the BUYER.

V. TYPEWRITTEN OR HANDWRITTEN PROVISIONS

- (a) Typewritten or handwritten provisions inserted herein or attached hereto as Addenda, and initialed by all parties, shall control all printed provisions in conflict herewith. All Addenda, whether typewritten or handwritten, attached hereto must be referenced and initialed in this section. In addition, all addenda must be signed by both the SELLER and BUYER.
There () is () is not an addendum to this agreement.

VI. ENTIRE AGREEMENT

- (a) This agreement shall bind and inure to the benefit of the parties and their successors in interest. This agreement and any exhibits attached hereto constitutes the entire agreement between the BUYER and SELLER, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the property other than those set forth herein. No subsequent alteration, amendment, change, deletion, or addition to this agreement shall be binding upon the BUYER or SELLER unless in writing and signed by both parties.

[This portion of page intentionally left blank. Signature pages follow.]

IN WITNESS WHEREOF, THE PARTIES has caused these presents to be executed in their respective name(s).

WITNESSES:

(Signature)

Laura Ricks
(Print or type Name)

(Signature)

Christian Ricks
(Print or type name)

WITNESSES:

(Signature)

Laura Ricks
(Print or type Name)

(Signature)

Christian Ricks
(Print or type name)

ATTEST:

GREGORY C. HARRELL,
CLERK OF THE COURT

FOR USE AND RELIANCE OF
MARION COUNTY ONLY,
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

COUNTY ATTORNEY

SELLER: JORGE L MARRERO

(Signature)

Jorge L MARRERO
(Print or type name)

4/17/2020
(Date)

SELLER: BARBARA LOSTAL

(Signature)

BARBARA LOSTAL
(Print or type name)

4/17/2020
(Date)

BUYER:

MARION COUNTY, A POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA BY ITS BOARD OF
COUNTY COMMISSIONERS

BY: CARL ZALAK III, CHAIRMAN

(Date)

EXHIBIT "A"

RIGHT-OF-WAY TAKING:

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7674, PAGE 1944 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N.89°34'23"W., 29.84 FEET TO THE WESTERLY RIGHT OF WAY OF S.W. 80TH AVENUE (60' RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH BOUNDARY OF THE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7674, PAGE 1944, N.89°34'23"W., 74.07 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 143.00 FEET, A CENTRAL ANGLE OF 38°50'12", AND A CHORD BEARING AND DISTANCE OF N.33°50'44"E., 95.08 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.93 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 52°48'15", AND A CHORD BEARING AND DISTANCE OF N.26°51'42"E., 48.91 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.69 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY OF S.W. 80TH AVENUE AND THE END OF SAID CURVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S.00°27'35"W., 123.16 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.11 ACRES, MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT TAKING:

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7674, PAGE 1944 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**SKETCH OF DESCRIPTION FOR:
MARION COUNTY BOARD OF COUNTY COMMISSIONERS
SECTION 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
" PARCEL 6 "**

DESCRIPTION:

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NOTES:

1. DATE OF SKETCH: OCTOBER 14, 2025.
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 BASED ON 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.
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.

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

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


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.

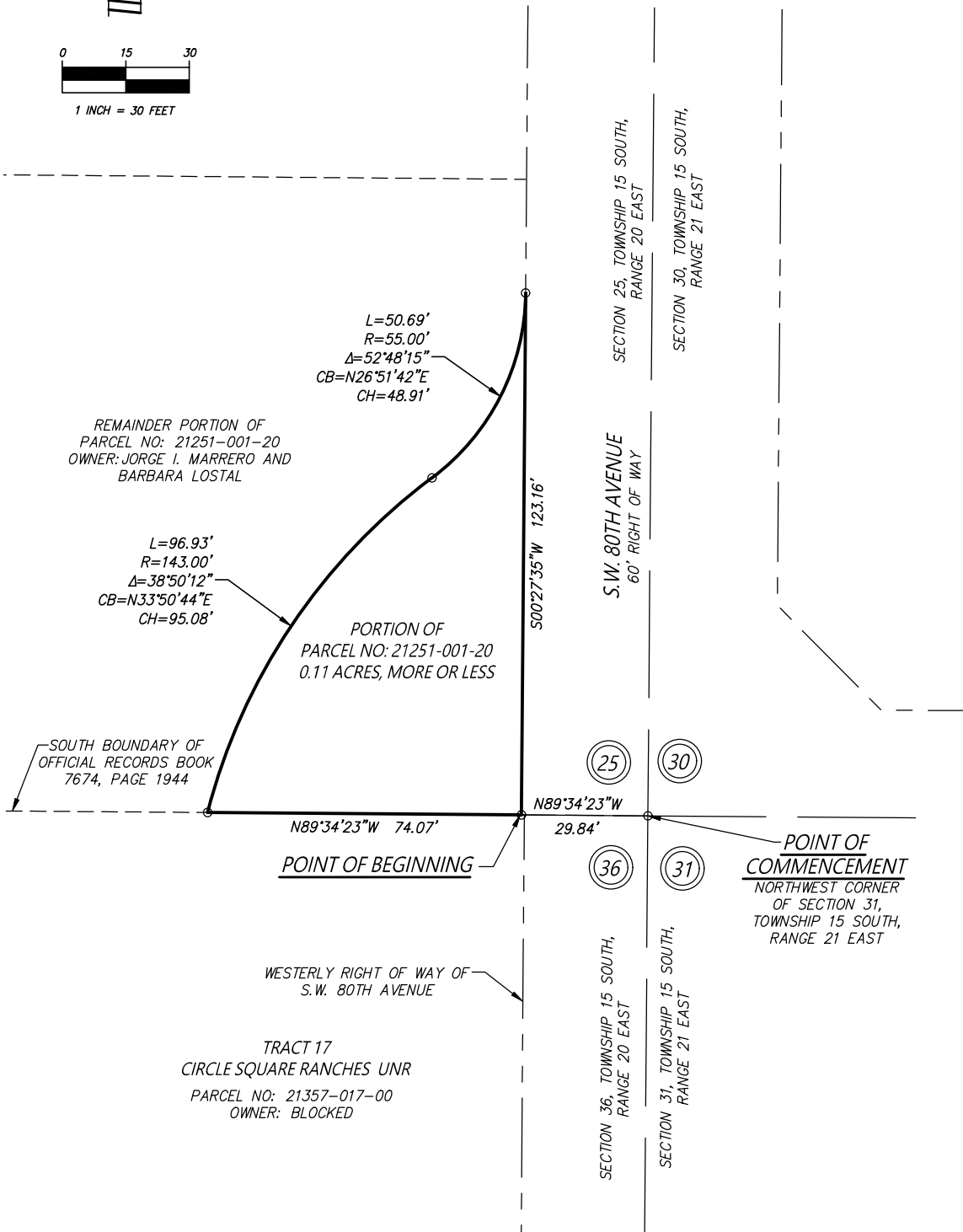
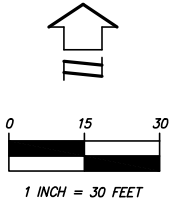
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
OF JCH CONSULTING GROUP, INC.

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

Drawing name: Z:\Projects\231215 SW 80th Avenue (SW 90TH ST to SW 24th ST)\DWG\Sketch\Right of Way Takings\Parcel 6 - Parcel No 21251-001-20\231215 (Parcel 6 - Parcel No 21251-001-20).dwg SHEET 1 Oct 18, 2025 9:12am by: chowson

 <p style="font-size: 2em; font-weight: bold; margin: 0;">JCH</p> <p style="margin: 0;">CONSULTING GROUP, INC.</p> <p style="font-size: 0.8em; margin: 0;">LAND DEVELOPMENT • SURVEYING & MAPPING PLANNING • ENVIRONMENTAL • G.I.S.</p> <p style="font-size: 0.6em; margin: 0;">CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553 426 SW 15TH STREET, OCAJA, FLORIDA 34471 PHONE: (352) 405-1482 www.JCHeg.com</p>	DRAWN:	M.A.	J.O.#231215
	REVISED:		DWG.#231215SK (PARCEL 6)
	CHECKED:	C.J.H.	SHEET 1 OF 2
	APPROVED:	C.J.H.	PARCEL 21251-001-20
	SCALE:	---	COPYRIGHT © OCTOBER, 2025

SKETCH OF DESCRIPTION FOR:
MARION COUNTY BOARD OF COUNTY COMMISSIONERS
SECTION 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
" PARCEL 6 "



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. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
 426 SW 15TH STREET, Ocala, FLORIDA 34471
 PHONE: (352) 405-1482 www.JCHeg.com

DRAWN:	M.A.	J.O.#231215
REVISED:		DWG.#231215SK (PARCEL 6)
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	PARCEL 21251-001-20
SCALE: 1" = 30'		COPYRIGHT © OCTOBER, 2025

**SKETCH OF DESCRIPTION FOR:
MARION COUNTY BOARD OF COUNTY COMMISSIONERS
SECTION 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA**

FID 52

DESCRIPTION:

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- CONC. CONCRETE
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SURVEYOR'S CERTIFICATION:

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

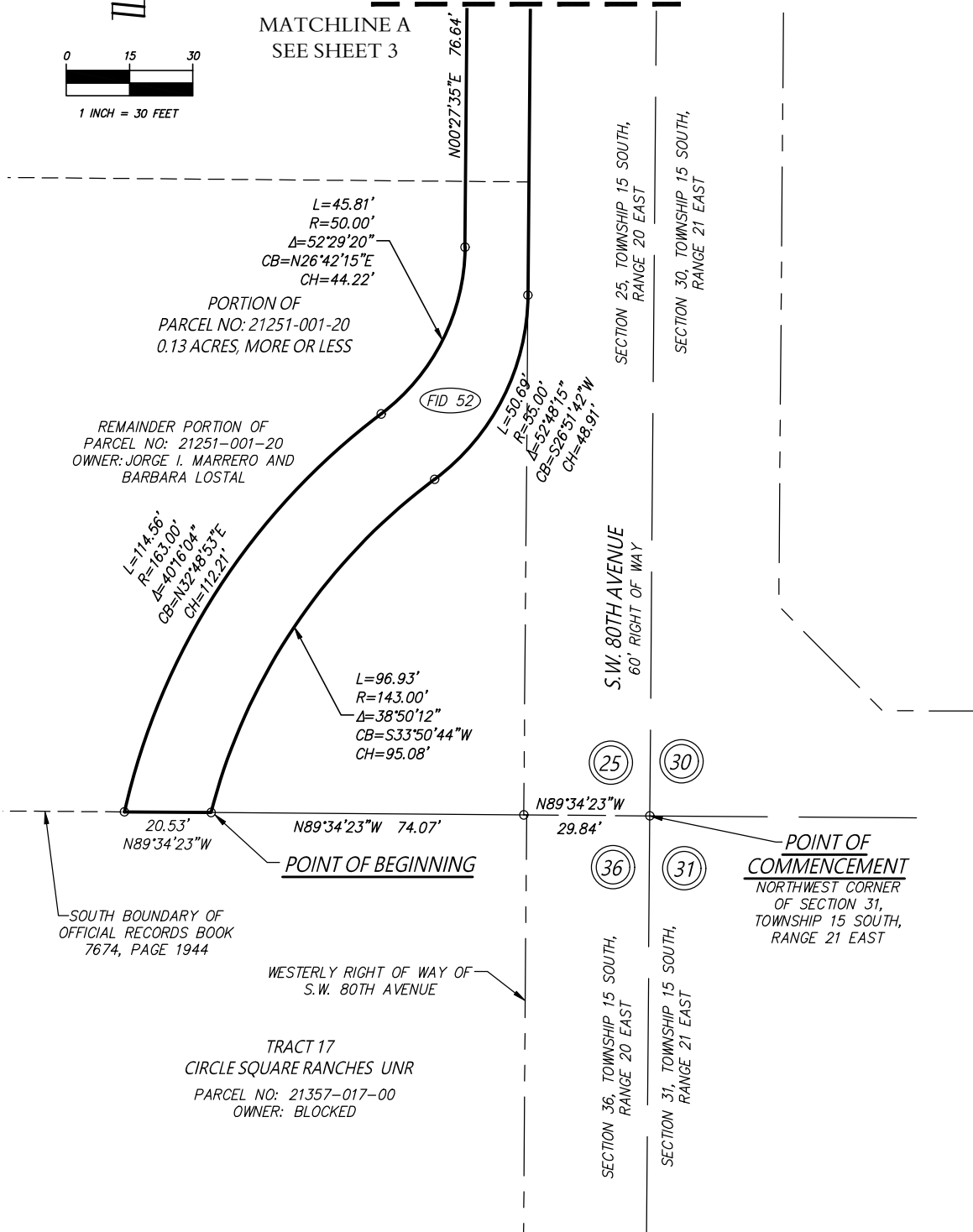
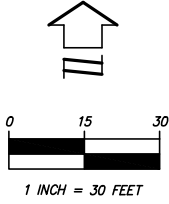
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawing name: Z:\Projects\231215 SW 80th Avenue (SW 90TH ST to SW 24th ST)\DWG\Sketch\Easements\Temporary Construction Easement\TCR\TCE#72\231215SKR (TCE#72 - Parcel No 21251-001-20).dwg SHEET 1 Feb 11, 2026 10:46am by: chowson

 <p style="font-size: 2em; font-weight: bold; margin: 0;">JCH</p> <p style="margin: 0;">CONSULTING GROUP, INC.</p> <p style="font-size: 0.8em; margin: 0;">LAND DEVELOPMENT • SURVEYING & MAPPING PLANNING • ENVIRONMENTAL • G.I.S.</p> <p style="font-size: 0.6em; margin: 0;">CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553 426 SW 15TH STREET, OCAUA, FLORIDA 34471 PHONE: (352) 405-1482 www.jcheg.com</p>	DRAWN: M.A.	J.O.#231215
	REVISED:	DWG.#231215SKR(TCE#72)
	CHECKED: C.J.H.	FID 52
	APPROVED: C.J.H.	PARCEL 21251-001-20
	SCALE: ---	COPYRIGHT © OCTOBER, 2025

SKETCH OF DESCRIPTION FOR:
 MARION COUNTY BOARD OF COUNTY COMMISSIONERS
 SECTION 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST,
 MARION COUNTY, FLORIDA

FID 52



PORTION OF
 PARCEL NO: 21251-001-20
 0.13 ACRES, MORE OR LESS

REMAINDER PORTION OF
 PARCEL NO: 21251-001-20
 OWNER: JORGE I. MARRERO AND
 BARBARA LOSTAL

L=114.56'
 R=163.00'
 Δ=40°16'04"
 CB=N32°48'53"E
 CH=112.21'

L=96.93'
 R=143.00'
 Δ=38°50'12"
 CB=S33°50'44"W
 CH=95.08'

L=50.88'
 R=65.00'
 Δ=52°48'15"
 CB=S26°51'42"W
 CH=48.91'

SOUTH BOUNDARY OF
 OFFICIAL RECORDS BOOK
 7674, PAGE 1944

WESTERLY RIGHT OF WAY OF
 S.W. 80TH AVENUE

TRACT 17
 CIRCLE SQUARE RANCHES UNR
 PARCEL NO: 21357-017-00
 OWNER: BLOCKED

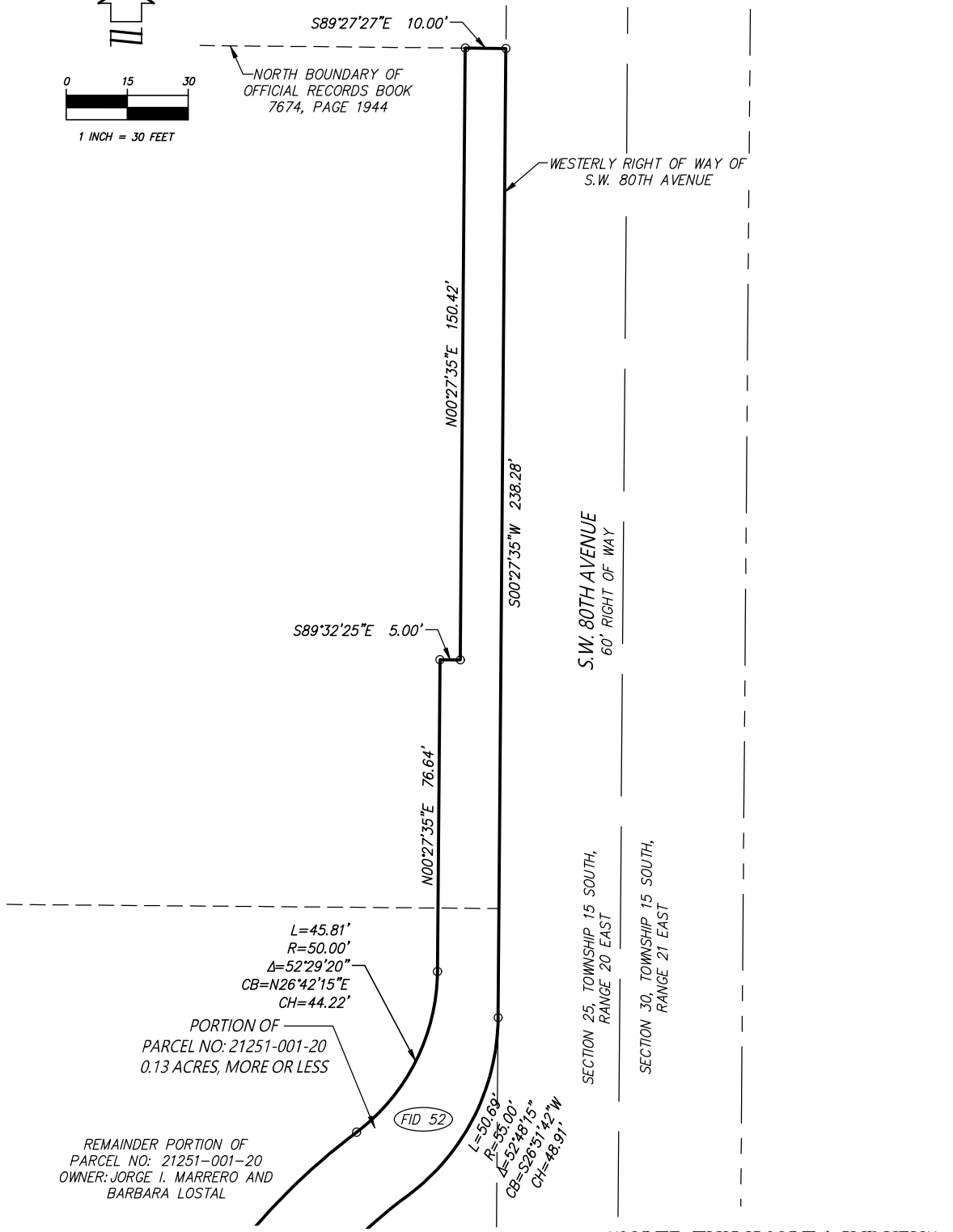
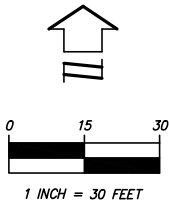
POINT OF
 COMMENCEMENT
 NORTHWEST CORNER
 OF SECTION 31,
 TOWNSHIP 15 SOUTH,
 RANGE 21 EAST

NOTE: THIS IS NOT A SURVEY
 SHEET 2 OF 3
 ONE IS NOT COMPLETE
 WITHOUT THE OTHER

DRAWN:	M.A.	J.O.#231215
REVISED:		DWG.#231215SKR(TCE#72)
CHECKED:	C.J.H.	FID 52
APPROVED:	C.J.H.	PARCEL 21251-001-20
SCALE: 1" = 30'		COPYRIGHT © OCTOBER, 2025

SKETCH OF DESCRIPTION FOR:
 MARION COUNTY BOARD OF COUNTY COMMISSIONERS
 SECTION 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST,
 MARION COUNTY, FLORIDA

FID 52



NOTE: THIS IS NOT A SURVEY
 SHEET 3 OF 3
 ONE IS NOT COMPLETE
 WITHOUT THE OTHER



JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MAPPING
 PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
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DRAWN:	M.A.	J.O.#231215
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