

This Instrument Prepared by and Record and Return to:  
W. James Gooding III  
Gooding & Batsel, PLLC  
1531 SE 36th Avenue  
Ocala, FL 34471

**A RESOLUTION OF MARION COUNTY, FLORIDA, AUTHORIZING  
EXCHANGE OF PROPERTIES**

WHEREAS:

- A. Marion County, a political subdivision of the State of Florida ("County") owns the real property (the "County Parcel") described in the attached Exhibit A.
- B. Sandy Clay, LLC, a Florida limited liability company ("Sandy Clay") owns real property contiguous to the County Parcel as described in the attached Exhibit B (the "Sandy Clay Parcel").
- C. County has constructed a stormwater management system (the "County Stormwater Management System") on the County Parcel.
- D. Sandy Clay has proposed, pursuant to an *Agreement Concerning Exchange of Parcels*, that Sandy Clay would, in exchange for County conveying the County Parcel to Sandy Clay:
  - 1). Construct another stormwater management system (the "Sandy Clay Stormwater Management System") on the County Parcel and the Sandy Clay Parcel.
  - 2). Grant to County drainage easements (the "Drainage Easements") to permit County to convey into the Sandy Clay Stormwater Management System 120% of the volume of stormwater currently permitted to be conveyed into the County Stormwater Management System,
  - 3). Thereafter maintain the Sandy Clay Stormwater Management System.
- E. On \_\_\_\_\_, a notice was published in the Ocala Star Banner pursuant to Section 125.37, Florida Statutes, providing notice that the County would consider the proposed Agreement Concerning Exchange of Parcels on the date set forth below.

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

1. The County finds that, as of receipt of conveyance from Sandy Clay of the Drainage Easements and Sandy Clay's Maintenance Obligation set forth in paragraph 11 of the Agreement Concerning Exchange of Parcels between Sandy Clay and County, the County Parcel is not needed for County purposes, and that it is in the best interest of the County to exchange the County Parcel for the Drainage Easements, in that pursuant to the exchange:
  - 1.1. County will have more stormwater treatment and retention capacity in the Sandy Clay Stormwater Management System than it does in the Existing County Stormwater Management System; and

- 1.2. County will be relieved from any obligation to maintain the County Stormwater Management System, and will have no obligation to maintain the Sandy Clay Stormwater Management System.
2. Therefore, County authorizes the County Commission Chair to execute the Agreement Concerning Exchange of Parcels on behalf of County.

THIS RESOLUTION is dated the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**COUNTY**

MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

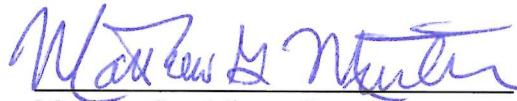
By: \_\_\_\_\_  
Michelle Stone as Chair

ATTEST:

---

Gregory C. Harrell, Clerk of Court and  
Comptroller

For use and reliance of Marion County only,  
approved as to form and legal sufficiency:



Matthew Guy Minter, County Attorney

**EXHIBIT A**  
**COUNTY PARCEL**

That portion of the real property described in the deed recorded in OR Book 5706, Page 541 that is consistent with the boundaries of the real property with Marion County Tax Parcel ID No. 37896+000-01.

The legal description of the County Parcel shall be determined by the survey to be obtained by Sandy Clay pursuant to the Agreement Concerning Exchange of Parcels.

**EXHIBIT B**  
**SANDY CLAY PARCEL**

BEGIN AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N.89°57'59"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 88.40 FEET TO THE POINT OF BEGINNING. THENCE N.89°57'59"E., ALONG SAID NORTH BOUNDARY, 2587.12 FEET TO THE N.E. CORNER OF SAID S.W. 1/4, SAID POINT ALSO BEING THE WEST BOUNDARY OF "SILVER SPRINGS SHORES UNIT 12", AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGES 103 THROUGH 115 INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°06'26"W. ALONG THE EAST BOUNDARY OF SAID S.W. 1/4 AND SAID WEST BOUNDARY, 1585.15 FEET; TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.E. 110TH STREET ROAD (WIDTH VARIES); THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: S.73°02'14"W. A DISTANCE OF 1089.81 FEET;

THENCE N.16°53'51"W., A DISTANCE OF 30.00 FEET; THENCE S.73°06'09"W., A DISTANCE OF 365.03 FEET; THENCE N.16°53'51"W., A DISTANCE OF 35.00 FEET; THENCE S.73°06'09"W., A DISTANCE OF 414.49 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.68°23'04"W. 31.13 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF S.E. 92ND LOOP, AS RECORDED IN OFFICIAL RECORDS BOOK 5706, PAGE 541, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 77°01'35", A DISTANCE OF 33.61 FEET TO THE POINT OF COMPOUND CURVATURE WITH A 3905.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.33°57'05"W. 555.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'36", A DISTANCE OF 556.15 FEET; THENCE N.33°12'06"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3915.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.41°46'52"W. 307.39 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°29'59", A DISTANCE OF 307.47 FEET; THENCE N.50°21'38"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3905.00 FOOT RADIUS CURVE CONCAVED SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.46°06'38"W. 79.04 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°09'35", A DISTANCE OF 79.04 FEET; THENCE N.46°41'26"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 19.11 FEET; THENCE N.32°51'30"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 62.74 FEET; THENCE N.00°28'15"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1091.25 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA