



SUBMITTAL SUMMARY REPORT

WaiverPIR-001040-2026

PLAN NAME:	Newton Recycling Center Expansion	LOCATION:	0 NW 100TH ST OCALA,
APPLICATION DATE:	07/07/2026	PARCEL:	12844-000-01
DESCRIPTION:	Request to split existing parcel 12844-000-01 into a +/- 12.06-acre and +/- 17.53-acre lot. This ag-lot split serves to aid in adjacent property negotiations and seeks to be the first step in acquiring monitoring wells next to the existing Newton Recycling Center.		

CONTACTS	NAME	COMPANY
Applicant	Andres Alvarado	Marion County Solid Waste
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Waiver Request Review v.1	07/07/2026	07/16/2026	07/16/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Waiver Request Review v.1					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/16/2026	07/15/2026	Approved	
Comments	Protect all existing wells.				
Fire Marshal (Plans) (Fire)	Amanda Ramage	07/16/2026	07/07/2026	Approved	
Comments	Resubmittal for other departments				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/16/2026	07/07/2026	Approved	
Comments	Defer to MSBU				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/16/2026	07/07/2026	Informational	
Comments	no comment				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/16/2026	07/08/2026	Approved	
OCE Property Management (Plans) (Office of the County Engineer)		07/16/2026	07/09/2026	Not Required	
Comments	ROW is not a reviewer for this type of plan. - DR 7/9/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/16/2026	07/07/2026	Requires Re-submit	
Corrections	2.16.1.(8)(a) thru (g) - Agricultural Lot Split (Not Resolved) - No. An Easement Agreement that include provisions for the construction and maintenance of the common area improvements (i.e. the roads and stormwater controls) instead of the MSBU has not been provided and a mitigation credit application has not been provided.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/16/2026	07/16/2026	Not Required	
OCE Traffic (Permits & Plans) (Office of the County Engineer)		07/16/2026	07/07/2026	Not Required	
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/16/2026	07/07/2026	Approved	



SUBMITTAL SUMMARY REPORT

AgLotSplit-001039-2026

PLAN NAME:	Newton Recycling Center Expansion	LOCATION:	0 NW 100TH ST OCALA,
APPLICATION DATE:	07/07/2026	PARCEL:	12844-000-01
DESCRIPTION:	Request to split existing parcel 12844-000-01 into a +/- 12.06-acre and +/- 17.53-acre lot. This ag-lot split serves to aid in adjacent property negotiations and seeks to be the first step in acquiring monitoring wells next to the existing Newton Recycling Center.		

CONTACTS	NAME	COMPANY
Applicant	Andres Alvarado	Marion County Solid Waste
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Kathleen Brugnoli	07/07/2026	Conditional approval - Subject to approval of MSBU waiver and OCE Traffic approving proposed access easement. -KB (352) 438-2686	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	07/07/2026	07/21/2026		In Review

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	07/21/2026	07/09/2026	Approved
Environmental Health (Plans) (Environmental Health)		07/21/2026		Pending Assignment
Fire Marshal (Plans) (Fire)	Amanda Ramage	07/21/2026	07/07/2026	Approved
Comments	Approved for Ag Lot split			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	07/21/2026	07/07/2026	Approved
Corrections	2.16.1.B(8)(f)7 - Easements, flag lots (Resolved) - Corrective Action: 7/7/26 - Site is A-1 zoned RL and eligible for ag lot split. Waiver has been submitted for MSBU. Defer to OCE. - 7/7/26 - Site is A-1 zoned RL and eligible for ag lot split. Waiver has been submitted for MSBU. Defer to OCE.			
Comments	Conditional Approval			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/21/2026	07/07/2026	Informational
Comments	no Comment			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/21/2026	07/08/2026	Approved

SUBMITTAL SUMMARY REPORT (AgLotSplit-001039-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	07/21/2026	07/15/2026	Informational
Comments	Title Opinion Acceptable. -EMW 07.15.26			
	2.16.1.B(8) - Agricultural lot splits outside of the Urban Growth Boundary: (INFO) 2.16.1.B(8)(f) - If an easement is utilized the following requirements shall apply: (INFO) 2.16.1.B(8)(f)2 - The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes (PROVIDED) 2.16.1.B(8)(g) - A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation (Not provided at this time--If not provided, required MSBU waiver with maintenance requirements outlined through covenants) 2.16.4.C - Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required: C(1) & C(2) (INFO) 2.16.4.C(1) - Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland. 2.16.4.C(2) - 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 Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/21/2026	07/07/2026	Requires Re-submit
Corrections	2.16.1.(8)(a) thru (g) - Agricultural Lot Split (Not Resolved) - 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. 2) NO: Identify the boundaries of the Flood Prone Areas on parcel 12844-000-01 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			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/21/2026	07/07/2026	Informational
Comments	Sec. 2.16.1. (8) Agricultural lot splits outside of the Urban Growth Boundary (f) If an easement is utilized the following requirements shall apply: 4. Have a minimum width of 60 feet. Sec. 2.16.4. - Completion and closeout C. Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required: (1) Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland. (2) 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)	Chris Zeigler	07/21/2026	07/14/2026	Approved
Utilities (OCE Plans) (Utilities)		07/21/2026	07/07/2026	Informational
Comments	The project parcels are located within the Marion County Utilities service area. With the proposed agricultural lot split, each parcel can be served by Marion County Utilities water and sewer from the adjacent public right-of-way, if utility service is required in the future.			



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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 7/7/2026 Parcel Number(s): 12844-000-01 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Newton Recycling Center Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Peggy Follin
Signature: _____
Mailing Address: 3798 NW 100th St. City: Ocala
State: FL Zip Code: 34475 Phone #: _____
Email address: _____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Marion County Contact Name: Andres Alvarado
Mailing Address: 5601 SE 66th Street City: Ocala
State: FL Zip Code: 34480 Phone #: 352-671-8498
Email address: andres.alvarado@marionfl.org

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section 2.16.1.B(8)(g)
Reason/Justification for Request (be specific): Waiver to the County MSBU requirement. The proposed shared driveway easement is 60'x40' in size and will require minimal intervention by landowners to maintain.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes ☐ No ☐
Date Reviewed: _____ Verified by (print & initial): _____

**SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN**

DESCRIPTION:

60' X 40' DRIVEWAY EASEMENT:

BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12, S.00°20'09"W., A DISTANCE OF 25.87 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 100TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTH RIGHT OF WAY LINE, N.89°47'32"W., A DISTANCE OF 558.37 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.00°12'28"W., A DISTANCE OF 40.00 FEET; THENCE N.89°47'32"W., A DISTANCE OF 60.00 FEET; THENCE N.00°12'28"E., A DISTANCE OF 40.00 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF N.W. 100TH STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°47'32"E., A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

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

SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION**

NOTES:

1. DATE OF SKETCH: APRIL 28, 2026.
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 DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000, BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
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.

LEGEND UNLESS OTHERWISE NOTED

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

4/29/2026

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

Travis P. Barrineau

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

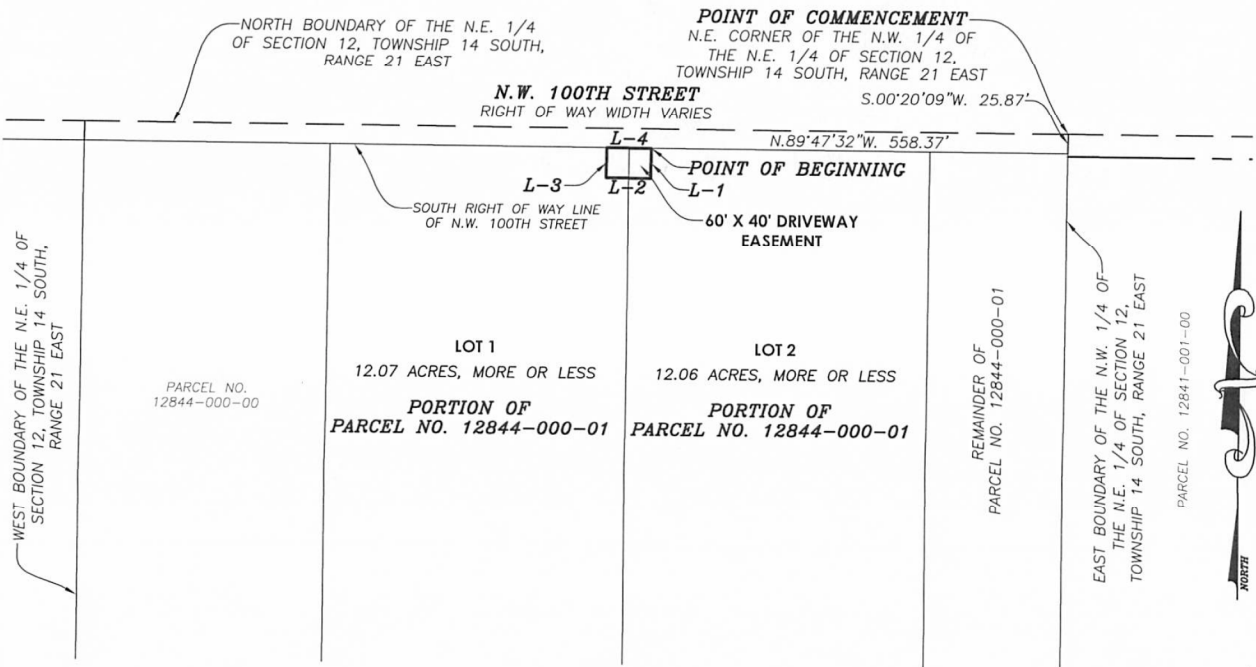
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**R.M. BARRINEAU
AND ASSOCIATES**
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	S.W.M.	J.O.# 02222
REVISED:		DWG.# 02222ADD ESMT SK
CHECKED:	T.P.B.	SHEET 1 OF 2
APPROVED:	T.P.B.	
SCALE: 1" = 200'	COPYRIGHT © APRIL, 2026	

**SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN**



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

LINE TABLE	
LINE	BEARING & DISTANCE
L-1	S.00°12'28"W. 40.00'
L-2	N.89°47'32"W. 60.00'
L-3	N.00°12'28"E. 40.00'
L-4	S.89°47'32"E. 60.00'

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

SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST

J.O.# 02222ADD	
DWG.# 02222ADD ESMT SK	
SHEET 2 OF 2	
COPYRIGHT © APRIL, 2026	
DRAWN: S.W.M	SCALE: 1" = 200'
REVISED:	
CHECKED: T.P.B.	
APPROVED: T.P.B.	

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1989
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 F. BARRINEAU P.S.M. - LS 6687

**SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN**

DESCRIPTION:

ADDITIONAL RIGHT OF WAY:

BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12, S.00°20'09"W., A DISTANCE OF 25.87 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°47'32"W., A DISTANCE OF 1319.49 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG SAID WEST BOUNDARY, N.00°24'38"E., A DISTANCE OF 25.72 FEET TO THE N.W. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12, S.89°47'57"E., A DISTANCE OF 1319.46 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.78 ACRES, MORE OR LESS.

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

**SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION**

NOTES:

1. DATE OF SKETCH: MARCH 24, 2026.
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 DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
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.

3/27/2026

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

LEGEND UNLESS OTHERWISE NOTED

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



**R.M. BARRINEAU
AND ASSOCIATES**

PROFESSIONAL SURVEYORS & MAPPERS

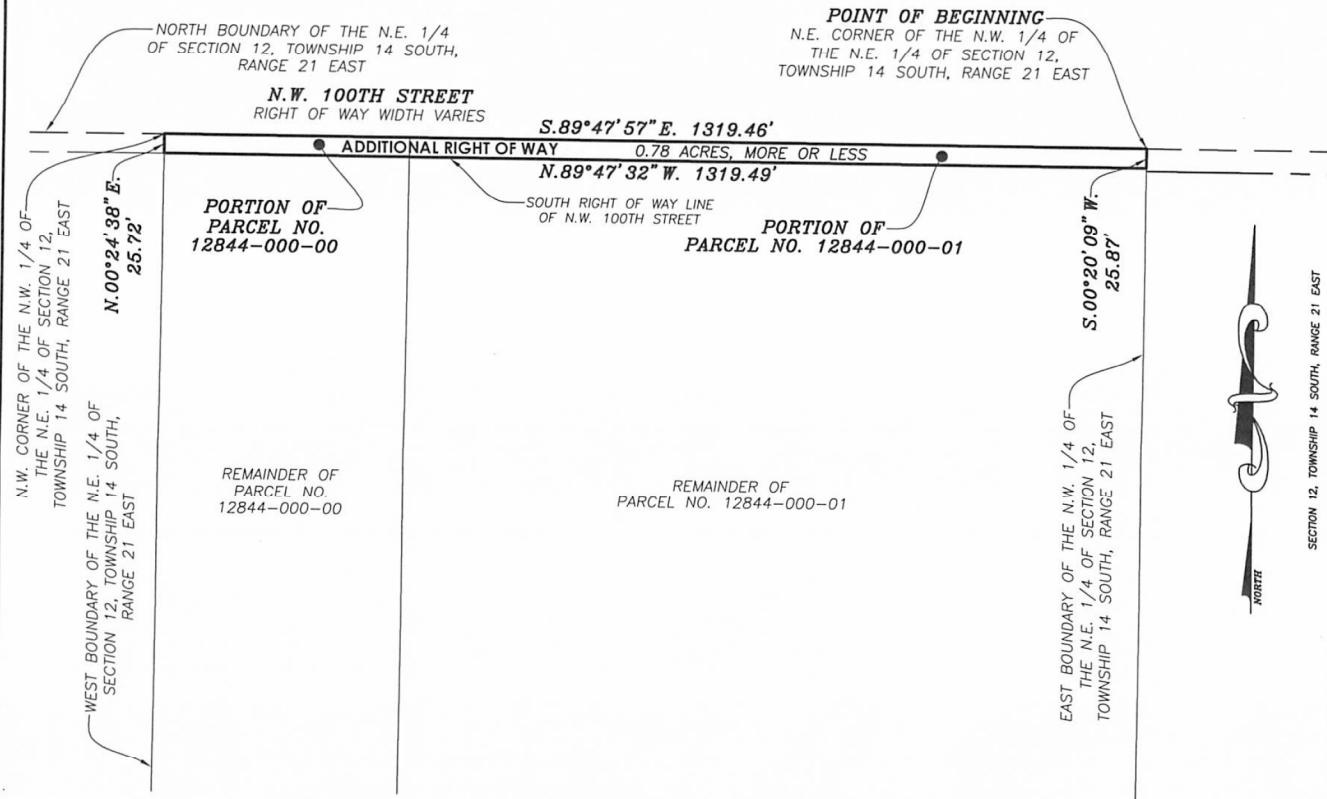
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REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897



DRAWN:	S.W.M.	J.O.# 02222
REVISED:		DWG.# 02222ADD RW SK
CHECKED:	T.P.B.	SHEET 1 OF 2
APPROVED:	T.P.B.	
SCALE: 1" = 200'		COPYRIGHT © MARCH, 2026

SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN



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

NOTE ~ THIS IS NOT A SURVEY!

J.O.# 02222ADD	
DWG.# 02222ADD RW SK	
SHEET 2 OF 2	
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DRAWN:	S.W.M
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE: 1" = 200'	

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AND ASSOCIATES
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PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M., FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5061
TRAVIS P. BARRINEAU, P.S.M., LS 6897



ALTA COMMITMENT FOR TITLE INSURANCE
issued by
ESSENT TITLE INSURANCE, INC.

NOTICE

IMPORTANT – READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I – Requirements; Schedule B, Part II – Exceptions; and the Commitment Conditions, Essent Title Insurance, Inc., a Pennsylvania corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I – Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

ESSENT TITLE INSURANCE, INC.
Two Radnor Corporate Center 100 Matsonford Road,
Radnor, PA 19087



By: 
William P. Higgins

By: 
Mary Gibbons

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Essent Title Insurance, Inc.. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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COMMITMENT CONDITIONS**1. DEFINITIONS**

- a. “Discriminatory Covenant”: Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. “Knowledge” or “Known”: Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. “Land”: The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term “Land” does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. “Mortgage”: A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. “Policy”: Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. “Proposed Amount of Insurance”: Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. “Proposed Insured”: Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. “Public Records”: The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term “Public Records” does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. “State”: The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term “State” also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. “Title”: The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I – Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company’s liability and obligation end.

3. The Company’s liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I – Requirements;
- f. Schedule B, Part II – Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY’S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

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5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I – Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II – Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

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10. ARBITRATION

The Policy contains an arbitration clause as follows:

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association (“ALTA Rules”). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association (“AAA Rules”). The AAA Rules are available online at www.adr.org.
- b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*
- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: True Title of Central Florida, LLC

Issuing Office: 2010 Northeast 14th Street, Building 500
Ocala, FL 34470

Issuing Office's ALTA® Registry ID:

Loan ID Number:

Commitment Number: Pre-26-9013

Issuing Office File Number: Pre-26-9013

Property Address: TBD Northwest 100th Street, Ocala, FL 34475

Revision Number:

SCHEDULE A

1. Commitment Date: July 6, 2026 at 8:00AM
2. Policy to be issued:
 - (a) 2021 ALTA Homeowner's Policy with Florida Modifications
Proposed Insured: **Unknown Unknown**
Proposed Amount of Insurance: **\$5.00**
The estate or interest to be insured: **Fee Simple**
3. The estate or interest in the Land at the Commitment Date is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Peggy J. Follin
5. The Land is described as follows:
Property description set forth in Exhibit A attached hereto and made a part hereof.

TRUE TITLE OF CENTRAL FLORIDA, LLC

2010 Northeast 14th Street, Building 500, Ocala, FL 34470

Telephone: (352) 388-2062

Countersigned by:

Helen Bronson, License #W556018

True Title of Central Florida, LLC, License #W737604

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SCHEDULE B, PART I – Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - Warranty Deed from Peggy J. Follin to TBD conveying the property as described in Schedule A of this Commitment.
NOTE: If the property is homestead property, the spouse of said party must join in the execution of the deed. If the individual(s) in title are unmarried, then indicate this on the deed. If the property is not homestead, then a statement to that effect must be reflected on the deed.
5. NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.
6. Unimproved land and other property with an absentee owner poses an elevated risk of fraud. The title agent must use due diligence to verify the identity of the seller(s) by following the guidelines set forth in the Florida Underwriting Bulletin - Fraudulent Land Sale Schemes / Transaction Confirmation Letters. A copy is available upon request.
7. Payment of all taxes levied and assessed against subject premises, which are currently due and payable. Note: The following is for informational purposes only and is given without assurance or guarantee: 2025 taxes show PAID in the amount \$97.10; Gross amount \$101.15; Tax Identification No. 12844-000-01. Note: Includes additional lands
8. Payment of all water, sewer, gas, and waste removal charges due and payable to the county or municipality.
9. Affidavit(s) properly executed by the seller(s) and/or mortgagor(s) evidencing no other parties in possession, no claims or rights to a lien for services, labor or materials in connection with any repairs, alterations or improvements on the subject property, any adverse claims, no pending claims or court cases, or other matters. As to matters which may be disclosed by said Affidavit(s), the Company reserves the right to make such further requirements and/or exceptions as it may deem necessary.

NOTE: The following conveyances have been recorded within the last 24 months:
No deeds recorded in 24 month chain

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SCHEDULE B, PART II – Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I— Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Any encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land) that would be disclosed by an accurate and complete land survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Any lien provided by Chapter 159, F.S. in favor of any city, town, village or port authority, for unpaid service charges for service by any water systems, sewer systems, or gas systems serving the land; and any lien for waste fees in favor of any county or municipality.
7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such land.
8. Taxes or special assessments which are not shown as existing liens by the Public Records.
9. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
10. All taxes for the year 2026 and subsequent years, not yet due and payable.
11. Title to any portion of said lands lying within the road right of way of NW 100 Street is not insured.
12. Rights of the lessees under unrecorded leases.

Note: All of the recording information contained herein refers to the Public Records of Marion County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

INFORMATIONAL NOTE :

Effective March 1, 2026, the U.S. Department of Treasury's Financial Crimes Enforcement Network ("FinCEN") requires that a Real Estate Report ("FinCEN Report") be filed with FinCEN for certain residential real estate transfers, including purchases with all cash or without institutional lender financing, where at least one buyer or transferee is a legal entity, limited liability

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company, corporation, partnership, trust, trustee or other non-natural person. If the proposed transaction involves a reportable transfer, the buyer(s) and seller(s) must, prior to closing, provide all information and documentation necessary to complete and file the FinCEN Report. The collection of this information and documentation is required to comply with the rule's federal reporting requirements. Should these requirements not be fully and timely complied with, the title agent reserves the right to withdraw from further participation in the proposed transaction.

This notice is provided for informational purposes only and does not constitute legal advice. You are encouraged to consult with your own independent legal counsel if you have questions about how the FinCEN Anti-Money Laundering Rule affects your transaction and whether your transaction is reportable.

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EXHIBIT "A"

The Land referred to herein below is situated in the County of Marion, State of Florida and is described as follows:

The Northwest 1/4 of the Northeast 1/4 of Section 12, Township 14 South, Range 21 East, Marion County, Florida.

LESS and EXCEPT PID 12844-000-00 being described as follows: Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 12 thence N 00°29'44" E 1329 feet; thence S 89°43'33" E 329.97 feet; thence S 00°29'14" W 1328.38 feet thence N 89°49'59" W 330.17 feet to the point of beginning.

Also

LESS and EXCEPT that portion conveyed to Marion County by Deed recorded 6/26/2026 in Book 8946, Page 1042, Public Records of Marion County, Florida.

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**SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN**

DESCRIPTION:

ADDITIONAL RIGHT OF WAY:

BEING A PORTION OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.E. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12, S.00°20'09"W., A DISTANCE OF 25.87 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°47'32"W., A DISTANCE OF 1319.49 FEET TO A POINT ON THE WEST BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12; THENCE ALONG SAID WEST BOUNDARY, N.00°24'38"E., A DISTANCE OF 25.72 FEET TO THE N.W. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF SAID SECTION 12, S.89°47'57"E., A DISTANCE OF 1319.46 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.78 ACRES, MORE OR LESS.

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

**SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION**

NOTES:

1. DATE OF SKETCH: MARCH 24, 2026.
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 DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
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.

3/27/2026

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

LEGEND UNLESS OTHERWISE NOTED

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



**R.M. BARRINEAU
AND ASSOCIATES**

PROFESSIONAL SURVEYORS & MAPPERS

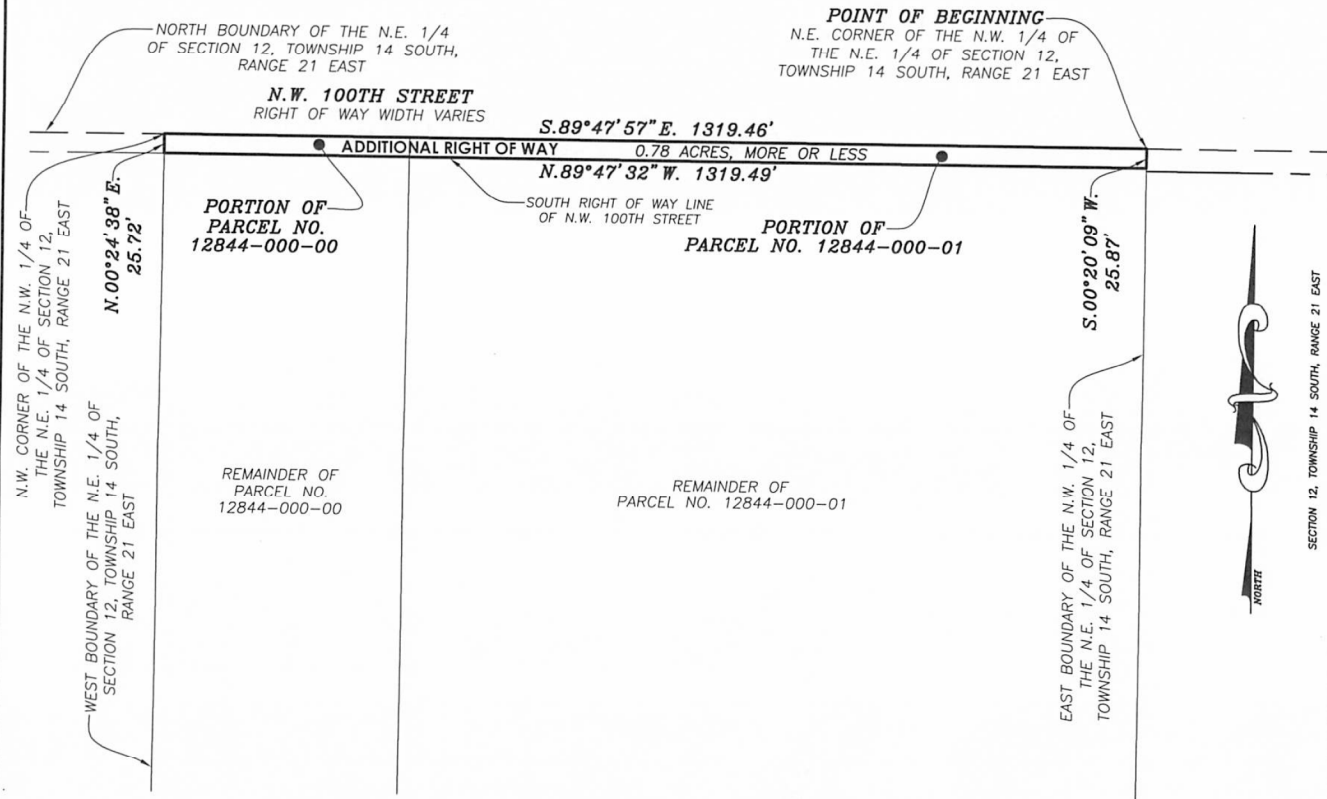
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

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



DRAWN:	S.W.M.	J.O.# 02222
REVISED:		DWG.# 02222ADD RW SK
CHECKED:	T.P.B.	SHEET 1 OF 2
APPROVED:	T.P.B.	
SCALE: 1" = 200'		COPYRIGHT © MARCH, 2026

SKETCH OF DESCRIPTION FOR:
PEGGY J. FOLLIN



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

NOTE ~ THIS IS NOT A SURVEY!

J.O.# 02222ADD	
DWG.# 02222ADD RW SK	
SHEET 2 OF 2	
COPYRIGHT © MARCH, 2026	

DRAWN:	S.W.M
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE: 1" = 200'	

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34477
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M., FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5061
TRAVIS P. BARRINEAU, P.S.M., LS 6897