

*This instrument prepared by,
and when recorded return to:*

Reggie L. Bouthillier, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
106 E. College Avenue, Suite 700
Tallahassee, Florida 32301

-----[SPACE ABOVE THIS LINE FOR RECORDING INFORMATION]-----

**FIRST AMENDMENT TO RIGHT-OF-WAY AND SIGNALIZED INTERSECTION
IMPROVEMENTS AGREEMENT**
[SW 38th Street]

THIS FIRST AMENDMENT TO RIGHT-OF-WAY AND SIGNALIZED INTERSECTION IMPROVEMENTS AGREEMENT (“**Amendment**”) is made as of this 19 day of November, 2024, by and among MARION COUNTY, a political subdivision of the State of Florida (“**County**”), COLEN BUILT DEVELOPMENT, LLC, a Florida limited liability company (“**CBD**”), and ON TOP OF THE WORLD COMMUNITIES, L.L.C., a Florida limited liability company, whose post office address is 8445 SW 80th Street Road, Ocala, Florida 34481 (“**OTOW**”). The County, CBD and OTOW shall each be referred to herein as a “**Party**” and shall be collectively referred to herein as the “**Parties**.”

RECITALS:

WHEREAS, the Parties entered into that certain Right-of-Way and Signalized Intersection Improvements Agreement dated February 7, 2023, and recorded July 12, 2023 in Official Records Book 8096, Page 323, in the Public Records of Marion County, Florida (the “**Agreement**”); and

WHEREAS, pursuant to paragraph 4 of the Agreement, the parties desire to enter into this Amendment to address the dedication of the SW 38th St. ROW (as defined in the Agreement);

NOW THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **Recitals.** The foregoing Recitals are true and correct and incorporated herein by reference.

2. **Phasing of SW 38th St. ROW.** The Parties agree that the dedication of the SW 38th St. ROW will occur in two phases. The first phase of the dedication of SW 38th St. ROW (“**First Phase**”), which covers the areas from the intersection of SW 60th and SW 38th to approximately 200 feet west of the intersection of SW 67th and SW 38th, is addressed in this Amendment. The Parties agree to further amend the Agreement in the future, pursuant to paragraph 4 of the Agreement, to address the identification, dedication, and conveyance of additional SW 38th St.

EXHIBIT "A"

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

DESCRIPTION:

PARCEL 1

A PORTION OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK "P", PAGES 30-130 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. LYING IN SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERN MOST CORNER OF TRACT B OF PARLIAMENT PARK AT CALESA, AS RECORDED IN PLAT BOOK 14, PAGES 163 THROUGH 168 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.05°31'51"W, 2,064.98 FEET TO THE POINT OF BEGINNING. THENCE N.00°38'23"E, 32.51 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°51'41", AND A CHORD BEARING AND DISTANCE OF N.45°34'13"E, 35.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.21 FEET; THENCE N.00°30'06"E, 9.87 FEET TO THE SOUTH MAINTAINED RIGHT OF WAY OF S.W. 38TH STREET; THENCE ALONG SAID SOUTH MAINTAINED RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) S.89°29'54"E, 3,316.74 FEET; (2) THENCE S.35°09'43"E, 31.78 FEET TO THE WEST RIGHT OF WAY OF S.W. 60TH AVENUE (HAVING A 100' RIGHT OF WAY); THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT OF WAY, ALONG SAID WEST RIGHT OF WAY, S.00°31'37"W, 58.86 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY, N.56°29'15"W, 65.64 FEET; THENCE N.89°30'02"W, 245.62 FEET; THENCE N.74°55'34"W, 15.90 FEET; THENCE N.89°30'02"W, 2,273.21 FEET; THENCE N.89°29'52"W, 745.19 FEET; THENCE S.49°42'37"W, 34.16 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.51 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF CIRCLE SQUARE WOODS, AS RECORDED IN PLAT BOOK "P", PAGES 30-130 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. LYING IN SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST IN MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


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NOTES:

1. DATE OF SKETCH: MAY 30, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED ON PARLIAMENT PARK AT CALESA, AS RECORDED IN PLAT BOOK 14, PAGES 163-168, MARION COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

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

LEGEND:

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



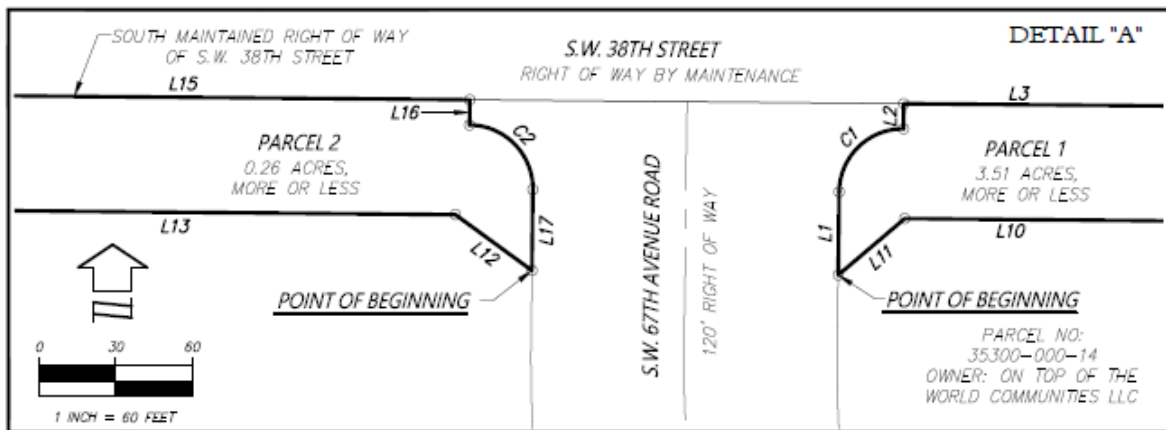
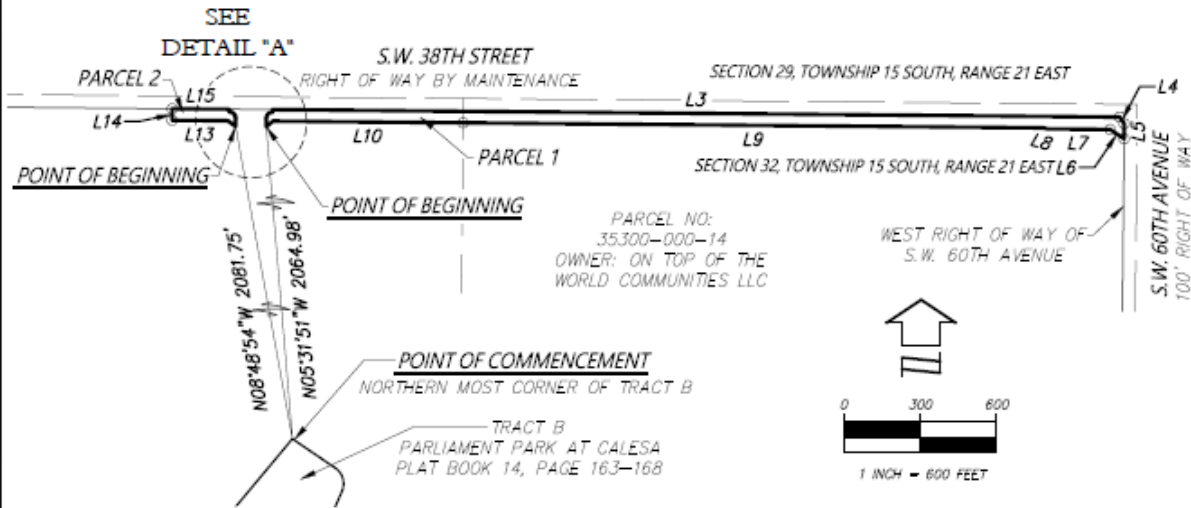
JCH

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

CERTIFICATE OF AUTHORIZATION NO. LR 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M.—LS 6553
281 S.W. 151TH STREET, OCALA, FLORIDA 34761
PHONE: 352-485-1482 FAX: 352-272-8335 www.jchgroup.com

DRAWN:	C.J.H.	J.O.#16451
REVISED:		DWG.#16451SK (SW 38 ST)
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	RIGHT OF WAY
SCALE: VARIES		COPYRIGHT © MAY, 2024

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



LINE	BEARING	LENGTH
L1	N0°38'23"E	32.51
L2	N0°30'06"E	9.87
L3	S89°29'54"E	3316.74
L4	S35°09'43"E	31.78
L5	S0°31'57"W	58.86
L6	N56°29'15"W	65.64
L7	N89°30'02"W	245.62
L8	N74°55'34"W	15.90
L9	N89°30'02"W	2273.21

LINE	BEARING	LENGTH
L10	N89°29'52"W	745.19
L11	S49°42'37"W	34.16
L12	N53°54'11"W	37.06
L13	N89°29'52"W	219.06
L14	N0°30'08"E	45.00
L15	S89°29'54"E	224.28
L16	S0°30'06"W	9.87
L17	S0°38'23"W	31.64

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.21	25.00	089°51'41"	35.31	N45°34'13"E
C2	39.33	25.00	080°08'19"	35.40	S44°25'47"E

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



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. 18 807 CHRISTOPHER L. HOBSON, P.E.M., C.F.M. - 18 883
405 S.W. 15TH STREET, OCALA, FLORIDA 34471
PHONE: 352.491-1402 FAX: 352.272-8335 www.jchgrp.com

DRAWN:	C.J.H.	J.O.#16451
REVISED:		DWG.#16451SK (SW 38 ST)
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	RIGHT OF WAY
SCALE: VARIES		COPYRIGHT © MAY, 2024

ROW from the westerly end of the First Phase to the intersection of SW 38th and SW 80th (“**Second Phase**”) and to provide for the receipt of impact fee credits to OTOW for such Second Phase.

3. **Dedication of SW 38th St. Right-of-Way.** The Parties agree that the First Phase of the SW 38th St. ROW (“**First Phase SW 38th St. ROW**”) shall be the area set forth on **Exhibit “A”** attached hereto and made a part hereof. Within thirty (30) days of the date this Amendment is recorded, OTOW shall dedicate the First Phase SW 38th St. ROW to the County by warranty deed in the form attached hereto as **Exhibit “B”**. OTOW shall receive impact fee credits for the First Phase SW 38th St. ROW as provided in Section 4(b) below.

4. **Impact Fee Credits.**

(a) **Written Impact Fee Credit Agreement.** This Agreement constitutes a “written impact fee credit agreement” pursuant to Section 10-323 of the County Impact Fee Ordinance.

(b) **SW 38th St. ROW Credits.** The County agrees and shall provide OTOW with 100% credit on a dollar-for-dollar basis for the appraised fair market value of the land comprising the First Phase SW 38th St. ROW as of the date of the contribution, which is Seven Hundred Sixty Six Thousand and No/100 Dollars (\$766,000.00) (“**First Phase SW 38th St. ROW Credits**”). A copy of the aforementioned written appraisal has been provided to the County, pursuant to Section 10-323(d)(1), Marion County Code of Ordinances. The First Phase SW 38th St. ROW Credits shall be granted to OTOW upon recording of the warranty deed conveying the First Phase SW 38th St. ROW to the County.

6. **Billboard.** The parties understand and agree that there was a billboard located within the First Phase SW 38th ROW (“**Existing Billboard**”) at the location described and depicted on **Exhibit “C”** attached hereto and made a part hereof. Due to the dedication of the First Phase SW 38th St. ROW, OTOW has removed the Existing Billboard and, pursuant to County Building Permit # 2024071657, has constructed a new billboard (“**New Billboard**”) outside of the First Phase SW 38th ROW at the location depicted on **Exhibit “C”** (“**New Billboard Location**”). The County shall reimburse OTOW for the costs associated with relocating the Existing Billboard in the amount of One Hundred Sixty Nine Thousand Two Hundred and No/100 Dollars (\$169,200.00) (the “**Existing Billboard Costs**”). The specifications for the New Billboard are set forth on **Exhibit “D”** attached hereto and made a part hereof (“**New Billboard Specifications**”). The County hereby approves the New Billboard Specifications and New Billboard Location. The County will reimburse OTOW for the Existing Billboard Costs within forty-five (45) days of the date of this Amendment.

7. **Utilities.** The parties understand and agree that there were utilities located within the First Phase SW 38th ROW (“**Existing Utilities**”) at the location described and depicted on **Exhibit “C”** attached hereto and made a part hereof. Due to the dedication of the First Phase SW 38th St. ROW, OTOW has removed the Existing Utilities and installed new utilities (“**New Utilities**”) outside of the First Phase SW 38th ROW at the location depicted on **Exhibit “C”** (“**New Utilities Location**”). The County shall reimburse OTOW for the costs associated with relocating the Existing Utilities in the amount of Eight Thousand Three Hundred Eighty and No/100 Dollars

(\$8,380.00) (the “Existing Utilities Costs”). The County hereby approves the New Utilities Location. The County will reimburse OTOW for the Existing Utilities Costs within forty-five (45) days of the date of this Amendment.

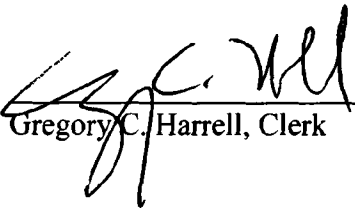
8. **Ratification.** In all other respects, the Parties hereby reaffirm all of the covenants, agreements, terms, conditions, and other provisions of the Agreement except as modified hereby.

9. **Counterpart Execution.** This Amendment may be executed in any number of counterparts and it shall be sufficient that the signature of each party appear on one or more such counterparts, and all counterparts shall collectively constitute a single agreement.


IN WITNESS WHEREOF, the Parties hereto have caused this Amendment to be duly executed and delivered by their duly authorized representatives on the day and year first above written.

ATTEST:

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

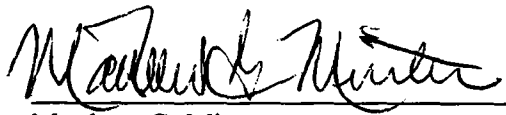


Gregory C. Harrell, Clerk

By: 

Kathy Bryant, Chairman

For Use of Marion County Only,
Approved as to Form



Matthew G. Minter
County Attorney

WITNESSES:

COLEN BUILT DEVELOPMENT, LLC,
a Florida limited liability company

Patricia Soriano
Print Name: Patricia A. Soriano

Address of Witness 1:
8445 SW 80th St
Ocala, FL 34481

By: [Signature]
Name: LINDA AIOSA
Title: C.O.O.

Date: 10/31/24

Sandra Malave-Turpin
Print Name: Sandra Malave-Turpin

Address of Witness 2:
8445 SW 80th St.
Ocala, FL 34481

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of October, 2024 by Linda Aiosa of COLEN BUILT DEVELOPMENT, LLC, a Florida limited liability company, who is personally known to me or who has produced as identification.

[Notary Seal]

Patricia Soriano
Notary Public
Patricia A. Soriano
Name printed

My Commission Expires: 10/11/27



WITNESSES:

Patricia A. Soriano
Print Name: Patricia A. Soriano

Address of Witness 1:
8445 SW 80th St
Ocala, FL 34431

Sandra Malavé-Turpin
Print Name: Sandra Malavé-Turpin

Address of Witness 2:
8445 SW 80th St.
Ocala FL 34481

STATE OF FLORIDA
COUNTY OF MARION

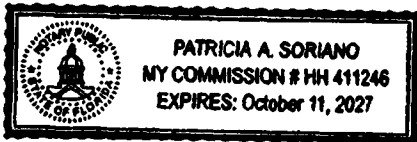
ON TOP OF THE WORLD
COMMUNITIES, LLC, a Florida limited
liability company

By: [Signature]
Name: C. Guy Wealbright
Title: V.P.

Date: 10.31.24

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 31st day of October, 2024 by
C. Guy Wealbright of ON TOP OF THE WORLD COMMUNITIES, LLC, a
Florida limited liability company, who is personally known to me or who has produced
as identification.

[Notary Seal]



Patricia A. Soriano
Notary Public
Patricia A. Soriano
Name printed

My Commission Expires: 10/11/27

EXHIBIT "B"

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Reggie L. Bouthillier
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
106 East College Ave., Ste. 700
Tallahassee, FL 32301

PORTION OF PARCEL ID #: 35300-000-14

WARRANTY DEED

THIS WARRANTY DEED made this ____ day of _____, 2024 by **ON TOP OF THE WORLD COMMUNITIES, L.L.C.**, a Florida limited liability company, hereinafter referred to as Grantor, whether one or more, and whose address is 8445 SW 80th Street, Ocala, FL 34481 to **MARION COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as Grantee, whether one or more, and whose address is 601 SE 25th Ave., Ocala, Florida 34471.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO taxes accruing subsequent to December 31, 2024.

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

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

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

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

Print Name: _____

ON TOP OF THE WORLD COMMUNITIES, L.L.C., a Florida limited liability company

Address of Witness 1:

By: _____
Title: _____

Print Name: _____

Address of Witness 2:

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2024, by _____ as _____ of ON TOP OF THE WORLD COMMUNITIES, L.L.C., a Florida limited liability company, on behalf of the company, who is () to me personally known, or () who has produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA
Print Name: _____
My Commission Expires: _____
Commission No.: _____

AFFIX NOTARY STAMP

**EXHIBIT A
(to Exhibit "B")**

**SKETCH OF DESCRIPTION FOR:
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
SECTIONS 32 TOWNSHIP 15 SOUTH, RANGE 21 EAST,
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
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SHEET 1 OF 2
**ONE IS NOT COMPLETE
WITHOUT THE OTHER**

LEGEND:

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

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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 8553
OF JCH CONSULTING GROUP, INC.

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



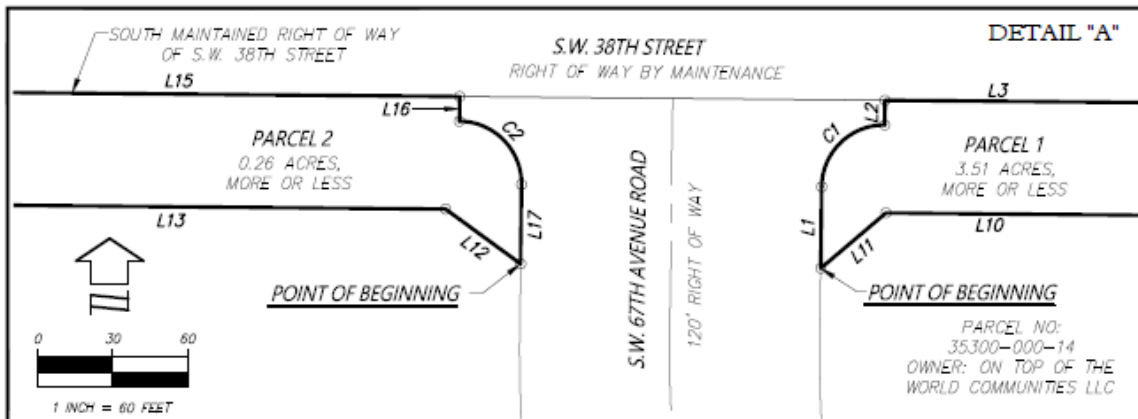
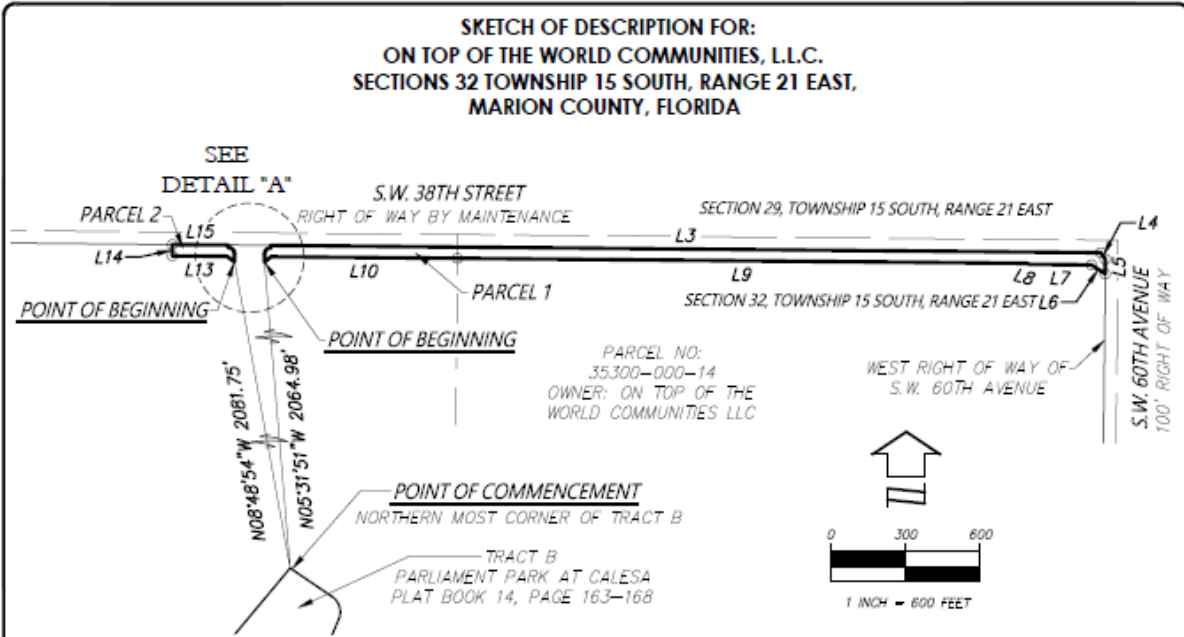
JCH

CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. 18-807 CHRISTOPHER J. HOWSON, P.S.M., C.F.M.— LS 8553
426 S.W. 107th Street, Ocala, Florida 34477
PHONE: 352-495-1482 FAX: 352-495-2035 www.JCHg.com

DRAWN:	C.J.H.	J.O.#16451
REVISED:		DWG.#16451SK (SW 38 ST)
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	RIGHT OF WAY
SCALE: VARIES		COPYRIGHT © MAY, 2024

**EXHIBIT A
(to Exhibit "B")**

**SKETCH OF DESCRIPTION FOR:
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
SECTIONS 29, 32 TOWNSHIP 15 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA**



LINE	BEARING	LENGTH
L1	N0°38'23"E	32.51
L2	N0°30'06"E	9.87
L3	S89°29'54"E	3316.74
L4	S35°09'43"E	31.78
L5	S0°31'37"W	58.86
L6	N56°29'15"W	65.64
L7	N89°30'02"W	245.62
L8	N74°55'34"W	15.90
L9	N89°30'02"W	2273.21

LINE	BEARING	LENGTH
L10	N89°29'52"W	745.19
L11	S49°42'37"W	34.16
L12	N53°54'11"W	37.06
L13	N89°29'52"W	219.06
L14	N0°30'08"E	45.00
L15	S89°29'54"E	224.28
L16	S0°30'06"W	9.87
L17	S0°38'23"W	31.64

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.21	25.00	089°51'41"	35.31	N45°34'13"E
C2	39.33	25.00	090°08'19"	35.40	S44°25'47"E

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



JCH
CONSULTING GROUP, INC.

LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LP 8071 CHRISTOPHER J. BOWSON, P.S.M., C.F.M. - 18 683
401 S.W. 15TH STREET, OCEOLA, FLORIDA 32067
PHONE: (352) 455-1482 FAX: (352) 272-4335 www.JCHgroup.com

DRAWN:	C.J.H.	J.O.#16451
REVISED:		DWG.#16451SK (SW 38 ST)
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	RIGHT OF WAY
SCALE: VARIES		COPYRIGHT © MAY, 2024

EXHIBIT "C"

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

DESCRIPTION:

A PORTION OF SECTION 32, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHEAST CORNER OF PARLIAMENT PARK AT CALESA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 163 THROUGH 168 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.57°27'39"E., 2,893.39 FEET TO THE POINT OF BEGINNING. THENCE N.00°34'03"E., 46.21 FEET; THENCE S.89°25'57"E., 83.28 FEET TO THE WEST RIGHT OF WAY OF S.W. 60TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY, S.00°31'37"W., 6.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 90°00'14", AND A CHORD BEARING AND DISTANCE OF S.45°31'44"W., 56.57 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.83 FEET TO A POINT OF TANGENCY; THENCE N.89°28'09"W., 43.31 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.08 ACRES, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JULY 31, 2024.
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 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.
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
- Q 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

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

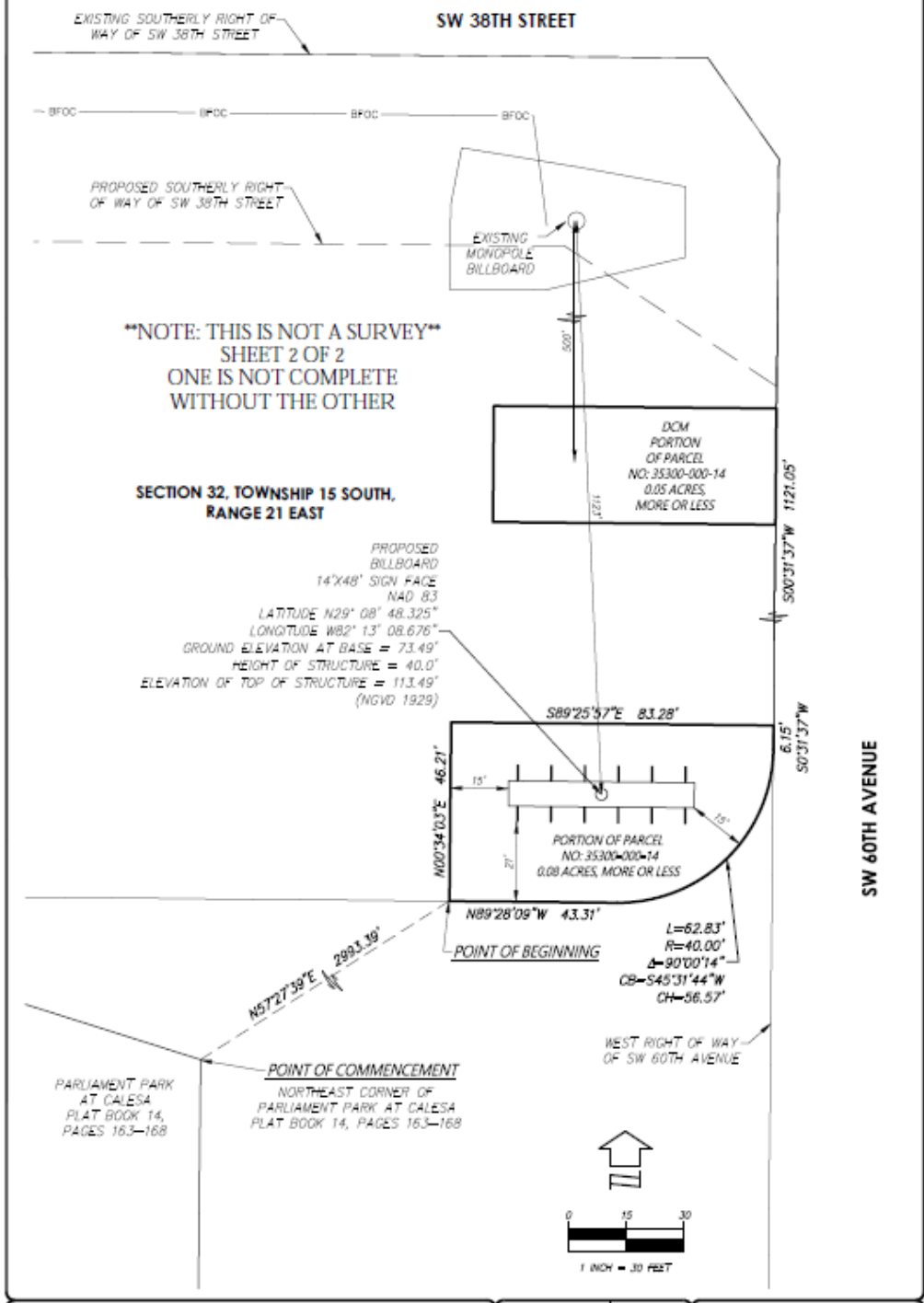


JCH

CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFIED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, P.S.M., C.F.M., C.P.M., C.P.M.
405 E. 15TH STREET, OCALA, FLORIDA 34471
PHONE: 352-465-1982 FAX: 352-224-0332 www.jchgroup.com

DRAWN:	C.J.H.	J.O.# 16451
REVISED:		DWG.#16451SKR4
CHECKED:	C.J.H.	SHEET 1 OF 2
APPROVED:	C.J.H.	BILLBOARD
SCALE: ---		COPYRIGHT © JULY, 2024

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



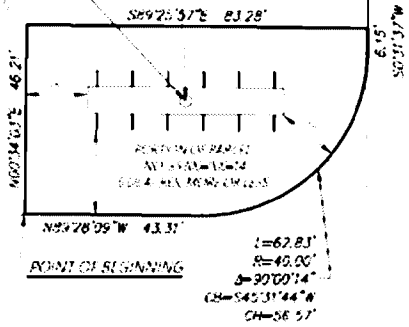
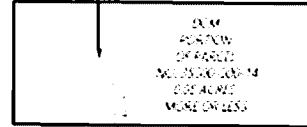
<p>JCH CONSULTING GROUP, INC. LAND DEVELOPMENT - SURVEYING & MAPPING PLANNING - ENVIRONMENTAL - GIS CORPORATE OFFICE: 4000 W. UNIVERSITY BLVD., SUITE 200, Ocala, FL 34761 TEL: 352.237.4333 FAX: 352.237.4334 WWW.JCH.COM</p>	DRAWN: C.J.H.	J.O.# 16451
	REVISED:	DWG.#16451SKR3
	CHECKED: C.J.H.	SHEET 2 OF 2
	APPROVED: C.J.H.	BILLBOARD
	SCALE: 1" = 30'	COPYRIGHT © JULY, 2024

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

SW 38TH STREET

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

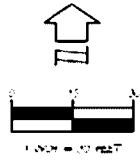
SECTION 32, TOWNSHIP 15 SOUTH,
 RANGE 21 EAST



N57°27'39"E 2981.19'

POINT OF COMMENCEMENT

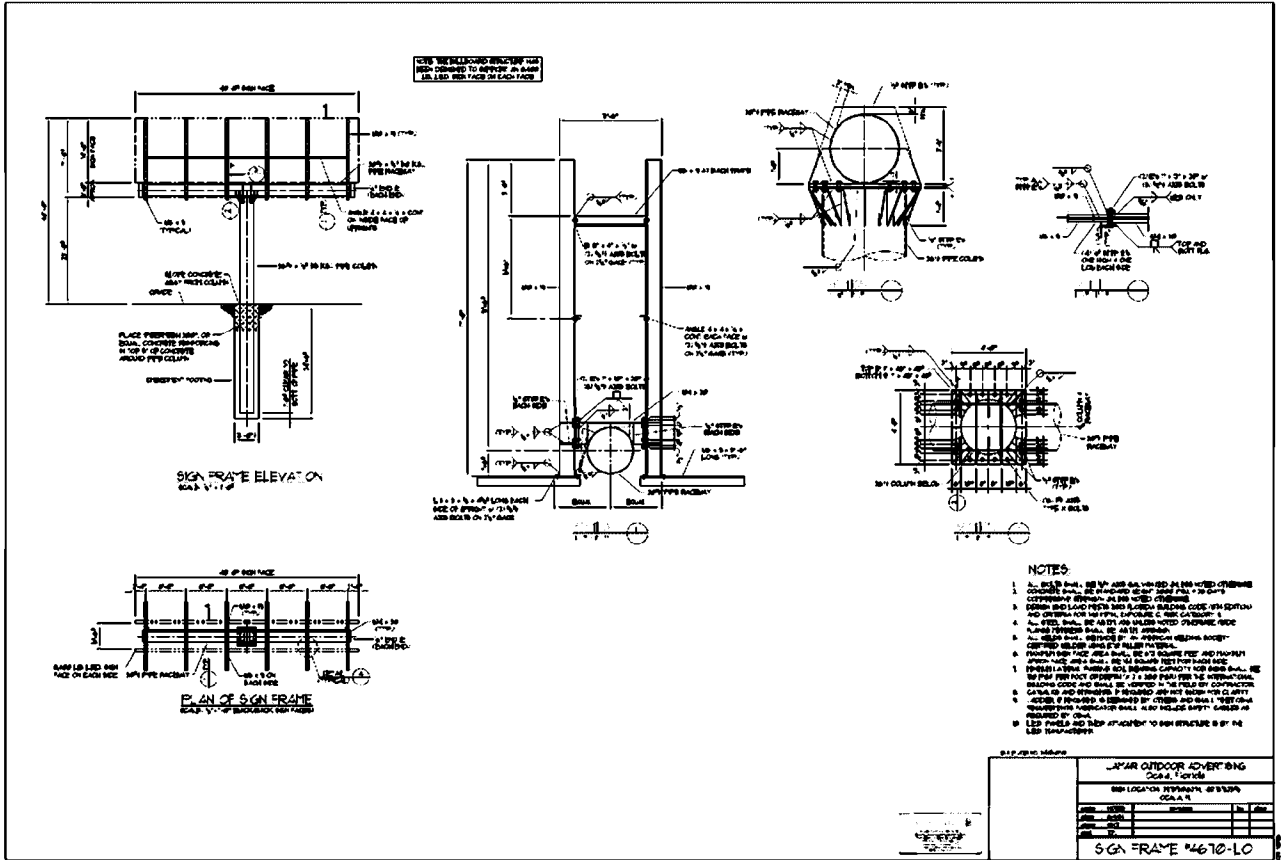
SW 60TH AVENUE



JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MAPPING
 PLANNING, ENVIRONMENTAL, ETC.
 1000 W. UNIVERSITY BLVD., SUITE 1000
 GAINESVILLE, FLORIDA 32609
 TEL: 352-333-1111 FAX: 352-333-1112
 WWW.JCHCONSULTING.COM

DRAWN	C.J.H.	10 # 16481
REVISED		ONE #1645152R.3
CHECKED	C.J.H.	SHEET 2 OF 2
APPROVED	C.J.H.	BILLBOARD
SCALE:	1" = 10'	DATE: 10/11/2024

EXHIBIT "D"



#12839084 v5