## RESOLUTION NO. 25-R-

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PURSUANT TO ARTICLE X, SECTION 6, FLORIDA CONSTITUTION, AND CHAPTERS 73, 74, 127, and 337 **FLORIDA** STATUTES (2025),**AUTHORIZING** APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS FOR THE SW NW 80<sup>th</sup> 70<sup>th</sup> AVENUE ROAD IMPROVEMENT PROJECT MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

# SEE the attached "SCHEDULE A" for descriptions of Project Parcels subject to this Resolution

WHEREAS, Art. X, Sec. 6, Florida Constitution, provides general restrictions on the government's exercise of its power of eminent domain, including, but not limited to, the provision that no private property shall be taken except for a public purpose and with full compensation therefore paid to each owner or secured by deposit in the registry of the court and available to the owner; and

WHEREAS, Section 127.01, Fla. Stat. (2025), subsection (1)(a) provides that each county of the state is delegated authority to exercise the right and power of eminent domain; that is, the right to appropriate property, except state or federal, for any county purpose; and

WHEREAS, Section 127.02, Fla. Stat. (2025) provides that the board of county commissioners may not exercise its power of eminent domain unless the board adopts a resolution authorizing the acquisition of a property, real or personal, by eminent domain for any county use or purpose designated in such resolution, subject to the limitations set forth in Sections 73.013 and 73.014, Fla. Stat. (2025); and

WHEREAS, Section 127.01, Fla. Stat. (2025), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by Section 337.27(1), Fla. Stat. (2025), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2025) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2025); and

WHEREAS, Section 337.27, Fla. Stat. (2025), subsection (1) grants the Department of Transportation the power of eminent domain to condemn all necessary lands and property, including rights of access, air, view, and light, whether public or private, for the purpose of securing and utilizing transportation rights-of-way, including, but not limited to, any lands reasonably necessary for securing applicable permits, areas necessary for management of access, borrow pits, drainage ditches, water retention areas, rest areas, replacement access for landowners whose access is impaired due to the construction of a facility, and replacement rights-of-way for relocated rail and utility facilities; for existing, proposed, or anticipated transportation facilities on the State Highway System or State Park Road System; or in a transportation corridor designated by the department; or for the purpose of screening, relocation, removal, or disposal of junkyards and scrap metal processing facilities. The department shall also have the power to condemn any material and property for such purposes; and

WHEREAS, Section 337.273, Fla. Stat. (2025) provides in part at subsection (1)(c) that the designation and management of transportation corridors and the planning and development of transportation facilities within transportation corridors will substantially assist in allowing government to alleviate traffic congestion and transportation facility overcrowding, aid in the development of an effective transportation system that is coordinated with land use planning, assist in planning for future growth, enable compliance with concurrency requirements, and alleviate the heretofore described health, safety, and welfare liabilities to the public; and

WHEREAS, the Board of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW NW 80<sup>th</sup> 70<sup>th</sup> AVENUE ROAD IMPROVEMENT PROJECT in Marion County, Florida (hereafter, "**Project**"); and

WHEREAS, the **Project** is described in the Preliminary Engineering Report ("PER") originally prepared by Guerra Development Corporation and approved by the Marion County Board of County Commissioners on December 7, 2021, with an update on July 16, 2024 and has been listed on the approved Transportation Improvement Program adopted by Marion County; and

WHEREAS, the **Project** may include the undertaking or making some or all of the following improvements, construction or related activities: construction of new roads for vehicular traffic, reconfiguring intersections, bike lanes, sidewalks, drainage swales, embankments, driveways and culverts, drainage retention areas and other stormwater drainage or retention facilities, intersection improvements; landscaping; relocating or reconstruction of power and traffic signal poles and traffic signal equipment; and improved utilities,

WHEREAS, the Board has determined that it is in the best interests of the citizens of Marion County and for the safe and efficient movement of vehicular and pedestrian

traffic, to construct the **Project** in Marion County, Florida, without limitation, by performing, undertaking or making, some or all of the following improvements, construction of new roads for vehicular traffic, reconfiguring intersections, bike lanes, sidewalks, drainage swales, embankments, driveways and culverts, drainage retention areas and other stormwater drainage or retention facilities, intersection improvements; landscaping; relocating or reconstruction of power and traffic signal poles and traffic signal equipment; and improved utilities, and

WHEREAS, the **Project** will widen the westerly north-south corridor of 80<sup>th</sup>/70<sup>th</sup> Avenue for a 10.5 mile segment beginning at SW 90<sup>th</sup> Street, and continuing north following SW 80<sup>th</sup> Avenue across Hwy 40, continuing north following NW 80<sup>th</sup> Avenue to NW 70<sup>th</sup> Avenue Road and ending approximately 0.5 miles north of US Hwy 27 in Marion County, Florida and will alleviate traffic congestion on other facilities, and connect to other major collector and arterial roads.

WHEREAS, the County Engineer has caused to be designed the **Project**, compiled construction plans for the **Project**, and has surveyed and located its line of construction for the Project and determined the area and location of the **Project Parcels** necessary for final construction of the **Project** and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future, and intends in good faith to construct the Project on or over those **Parcels**. The County has determined the necessity to acquire the property interests of Fee Simple Partial Right of Way, Temporary Construction Easements, Permanent Drainage Easements, and Drainage Retention Areas (hereinafter, "the property interests") from **The Project Parcels** described in **SCHEDULE A, Exhibit "A," and Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the **Project** as designed; and

WHEREAS, the Board of County Commissioners, as part of its approval of the foregoing Preliminary Engineering Report, considered alternative designs and routes, cost, safety, environmental factors, and long term area planning in concluding that the acquisition of the specific property interests identified herein is necessary and in the best interests of the public; and

WHEREAS, Section 337.274, Fla. Stat. (2025), provides that the Department of Transportation and its authorized agents and employees are authorized to enter upon any lands, waters, and premises, upon giving reasonable notice to the landowner, for the purpose of making surveys, soundings, drillings, appraisals, environmental assessments, archeological assessments, and examinations necessary to perform its duties and functions; and any such entry shall not be deemed a trespass or an entry that would constitute a taking in an eminent domain proceeding. The department shall make reimbursement for any actual damages to such lands, water, and premises as a result of such activities; and

WHEREAS, Ch. 73, Fla. Stat. (2025) provides general substantive and procedural requirements and limitations on a county's exercise of the power of eminent domain; and

WHEREAS, Section 73.015, Fla. Stat. (2025), subsection (1), provides requirements for pre-suit negotiation with the fee owner of the property to be acquired by eminent domain; and

WHEREAS, Section 73.015, Fla. Stat. (2025), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, the County has thus far been unable to acquire the **Project Parcels** described herein by gift or purchase;

WHEREAS, construction of the **Project** will be impeded unless the **Project Parcels** are acquired by the County, and any delay in acquiring the Parcels and the resulting delay in the construction of the Project is not in the best interests of the County or its citizens; and

WHEREAS, Chapter 74, Fla. Stat. (2025) provides authority and procedures for counties to take possession and title of parcels or property interests acquired by eminent domain in advance of entry of final judgment; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in SCHEDULE A, Exhibit "A," and Composite Exhibit "B" have been met by Marion County. Specifically, before approving the acquisition of the property interests described herein, the Board has considered and weighed, where applicable, factors of safety, benefits to the public, costs, availability of alternatives, long-range area planning and environmental factors, as well as any other relevant factors. The Board further finds that the required notifications to appropriate state and local agencies have been made. The Board further finds that all necessary governmental permits have been obtained or there is a reasonable probability that such permits will be obtained.

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

Section 1. **Adoption**. The Board hereby adopts the facts contained in the foregoing WHEREAS Clauses and the same are made a part of this Resolution.

Section 2. **Construction Plans**. The County has surveyed and located its line or area of construction, and developed construction plans reflecting the property interests to be acquired from the **Project Parcels** described in **SCHEDULE A, and Exhibit "A"** hereof required for the **Project**, which plans and maps have been reviewed by the Board and are approved for use (as they now exist or as hereafter updated, revised or corrected

as set forth below), and such plans and maps may be filed with the Clerk of the Circuit Court in and for Marion County, Florida, together with a certified copy of this Resolution. For those **Project Parcels** designated as easements in **SCHEDULE A** and **Exhibit "A**," it is necessary to acquire the corresponding type of easement rights under the terms and conditions set forth in **Composite Exhibit "B."** (The information, if any, in the attached **SCHEDULE A, and Exhibit "A"** as to the name of the property owners, the properties' tax identification numbers, and the legal descriptions of the property interests to be acquired from **the Project Parcels** is for information purposes only. Such information may be corrected or updated by the County Attorney or County Engineer or his or her designee.

Section 3. **Public Purpose and Necessity**. The Board hereby finds and determines that the road improvement **Project** described herein is for a public purpose and the condemnation of the property interests to be acquired from **the Project Parcels** is necessary for the construction of such Project.

Section 4. **Description of Property.** The Board further authorizes the County Surveyor or Project surveyor and County Attorney to correct minor errors or scrivener's errors to the description of the property interests to be acquired from **the Project Parcels** if any, with regard to the condemnation proceeding authorized herein without further action of this Board.

Section 5. **Purchase of Property.** The Office of the County Engineer is authorized to acquire the property interests described in the **Project Parcels** by gift, purchase, or condemnation. In furtherance thereof, the Office of the County Engineer is authorized to make binding offers to the property owners or their respective representatives to acquire such property interests in an amount not to exceed 140% of the current full compensation appraised value of such interests including any severance damages as determined by the county's engaged real estate appraiser in an up-to date appraisal, and business damages, if any, without further authorization from the Board. Should the County purchase the property interest to be acquired from **the Project Parcels**, prior to the commencement of condemnation proceedings, or prior to acquiring title to said **Parcel** in the condemnation proceedings, the County Attorney is authorized to omit or dismiss said **Parcel** so acquired from the condemnation proceedings.

Section 6. The County, its officers, employees and attorneys, are hereby authorized and directed, if necessary, to institute and prosecute such actions as may be proper for the acquisition of the property interests in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 74, Florida Statutes.

Section 7. Authority of County Engineer Regarding Construction Plans. The County Engineer or her designee is authorized to have the construction plans updated, revised or corrected, and to utilize such plans in the condemnation action,

including binding the Board to said plans, updates, revisions or corrections, without further action of the Board.

Section 8. **Interest to Be Acquired.** Pursuant to Section 127.01, Fla. Stat. (2025), subsection (1)(a), the fee simple absolute title to all property so taken and acquired shall vest in the county unless the County seeks to condemn a lesser particular right or estate in such property. For this Resolution, the Board hereby determines that the property interests to be acquired from **the Project Parcels** are Fee Simple Partial Right of Way, Temporary Construction Easements, Permanent Drainage Easements, and Drainage Retention Areas and the Board authorizes the acquisition of such interests by the acquisition of said **Parcels**.

Section 9. Acquisition in Advance of Final Judgment. The Board hereby authorizes the County Attorney to take possession and title of the takings from the Project Parcels in advance of the entry of final judgment, including by filing a declaration of taking pursuant to Section 74.031, Florida Statutes. The County Attorney is further authorized to execute any motions for entry of stipulated orders of taking related to the Project Parcels with the concurrence of the County Engineer. The County Attorney is further authorized to enter into any settlement agreement, execute any motion for entry of stipulated final judgment and other necessary paperwork associated with a case settlement, provided that the total settlement amount, inclusive of any associated legal fees and costs and expert fees and costs, is within the confines of the approved Project budget and has approval of the County Engineer.

Section 10. **Directions to Clerk of Circuit Court.** The Clerk of the Circuit Court of Marion County, Florida, is directed to accept for deposit any and all funds delivered by the County with respect to the acquisition of the property interest from **the Project Parcels** and costs and expenses related thereto in the Registry of the Circuit Court for the Fifth Judicial Circuit in and for Marion County, Florida, as required by law in condemnation proceedings.

Section 11. **Severability.** If any one or more of the provisions of this Resolution should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution, which remaining provisions shall continue in full force and effect, provided that the remaining provisions can be given legal effect absent the invalid provisions.

Section 12. **Effective Date**. This Resolution shall take effect immediately upon adoption.

DULY RESOLVED this	day of	, 2025.
		OF COUNTY COMMISSIONERS COUNTY, FLORIDA
	KATHY BI	RYANT, CHAIRMAN
ATTEST:		
GREGORY C HARRELL	CI FRK	

# **SCHEDULE A**

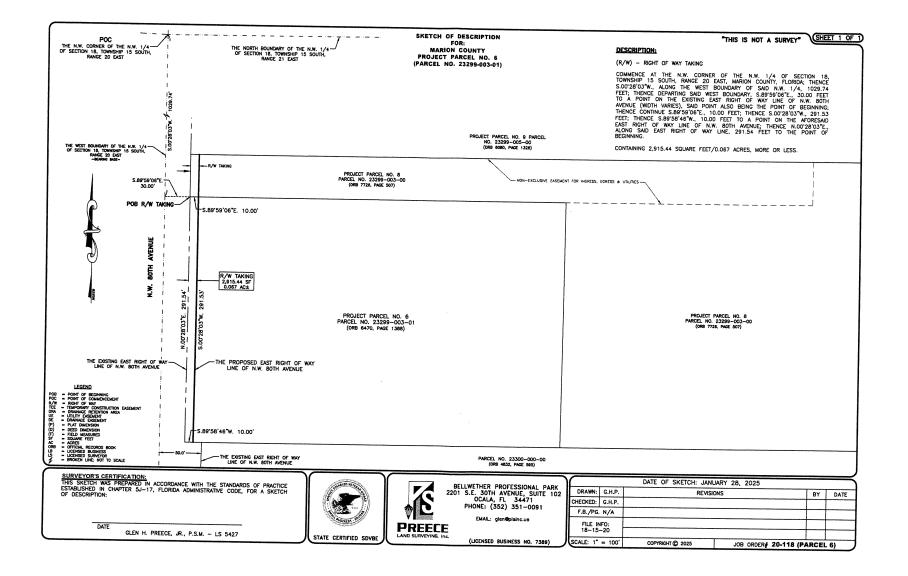
## **PROJECT PARCELS**

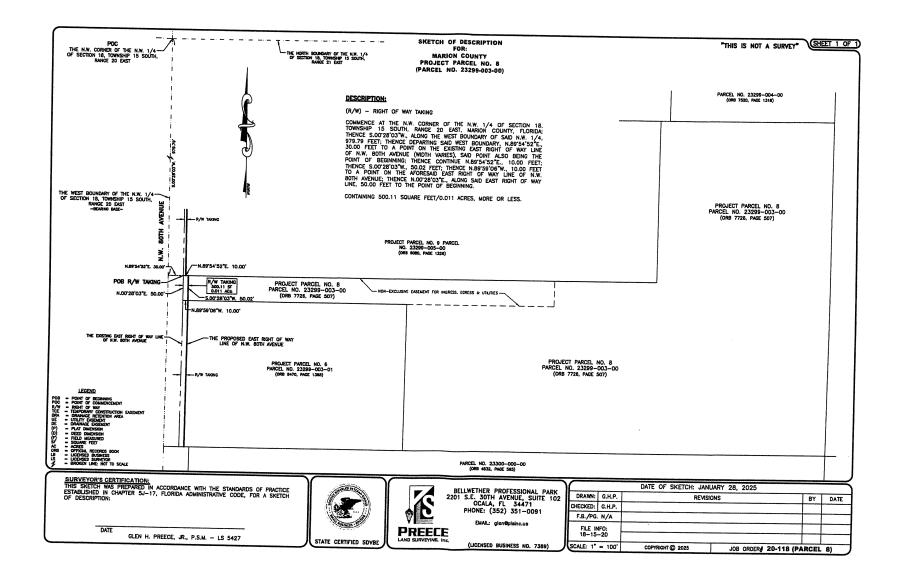
Project Parcel #	Parcel ID	Owner(s)	Interest(s) to be acquired
6	23299-003-01	Robert and Barbara Duncan 355 NW 80 <sup>th</sup> Avenue Ocala, FL 34482	Fee Simple Right-of-Way
8	23299-003-00	LLG Equestrian, LLC f/k/a LLG Eventing, LLC 491 NW 80 <sup>th</sup> Avenue Ocala, FL 34482	Fee Simple Right-of-Way
9	23299-005-00	CML Horses, LLC 1735 Highland Drive Freeport, IL 61032	Fee Simple Right-of-Way
12	2109-005-000	Beverly Covington 550 NW 80 <sup>th</sup> Avenue Ocala, FL 34482	Fee Simple Right-of-Way, Temporary Construction Easement
13	23299-002-00	Rodney Chin 551 NW 80 <sup>th</sup> Avenue Ocala, FL 34482	Temporary Construction Easement
15	23299-001-00	Stephanie Tropia 41315 Woodway Street Magnolia, TX 77354	Temporary Construction Easement
17	21625-000-19	George L. Sabates, M.D., Trustee of the George L. Sabates Revocable Trust UTD 8/1/2002, as Amended on 8/24/2012 6600 W. Atlantic Avenue, Suite A Delray Beach, FL 33446	Temporary Construction Easement
18	21625-000-21	George L. Sabates, M.D., Trustee of the George L. Sabates Revocable Trust UTD 8/1/2002, as Amended on 8/24/2012 6600 W. Atlantic Avenue, Suite A Delray Beach, FL 33446	Temporary Construction Easement
20	21625-000-20	George L. Sabates, M.D., Trustee of the George L. Sabates Revocable Trust UTD 8/1/2002, as Amended on 8/24/2012 6600 W. Atlantic Avenue, Suite A Delray Beach, FL 33446	Drainage Retention Area, Temporary Construction Easement, Permanent Drainage Easement
21	21625-000-22	George L. Sabates 6600 W. Atlantic Avenue, Suite A Delray Beach, FL 33446	Temporary Construction Easement, Permanent Drainage Easement
22	21625-000-18	Ivan Portal and Annia Gutierrez	Fee Simple

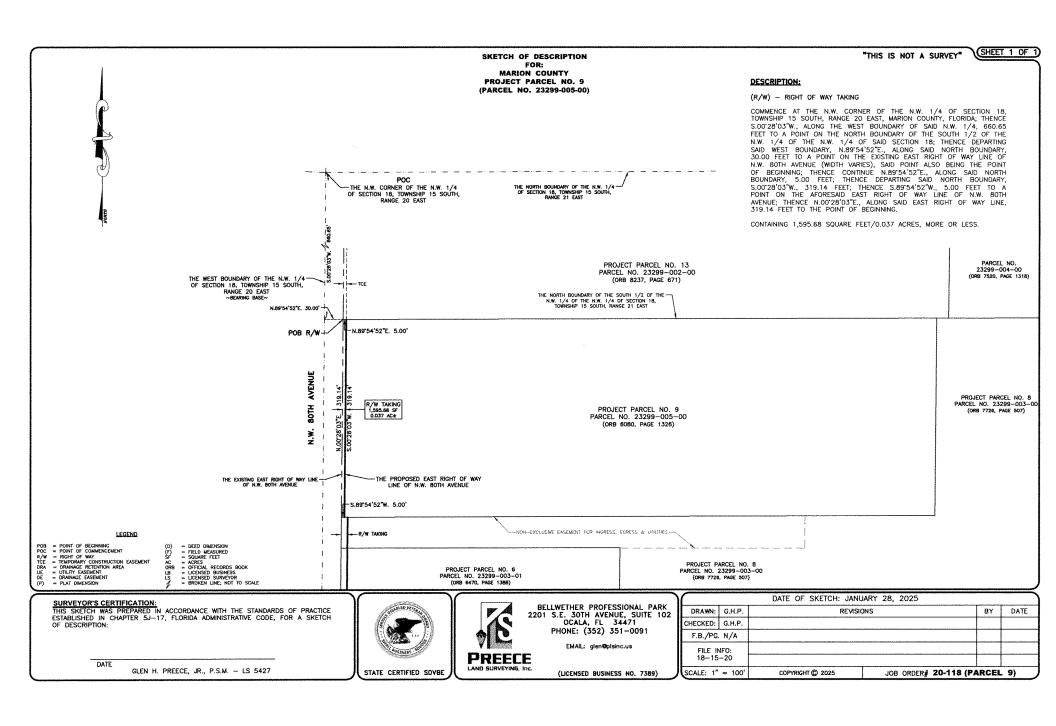
		7050 NNA/ 40th Others	District AM
		7950 NW 10 <sup>th</sup> Street	Right-of-Way
		Ocala, FL 34482	
35	21625-005-01	David H. and Christine M. Hollnagel 1652 NW 76 <sup>th</sup> Terrace Ocala, FL 34482	Permanent Drainage Easement
39	21625-005-02	Patricia Hall, Trustee of the Hall Family Trust 1750 NW 76 <sup>th</sup> Terrace Ocala, FL 34482	Permanent Drainage Easement
50	21620-001-00	NSD Land, LLC 7650 NW 26 <sup>th</sup> Street Road Ocala, FL 34482	Fee Simple Right-of-Way, Temporary Construction Easement, Permanent Drainage Easement
53	21620-002-00	Beth A. Hartman, as Trustee of the Beth A. Hartman Living Trust UTD 10/26/2000 2780 NW 77 <sup>th</sup> Avenue Road Ocala, FL 34482	Fee Simple Right-of-Way, Temporary Construction Easement

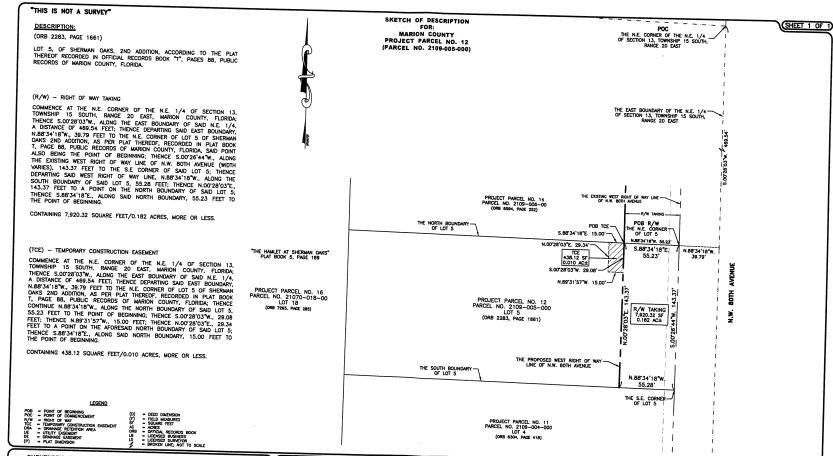
# EXHIBIT "A"

Legal Descriptions and Sketches of Project Parcels









SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE
ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH
OF DESCRIPTION:

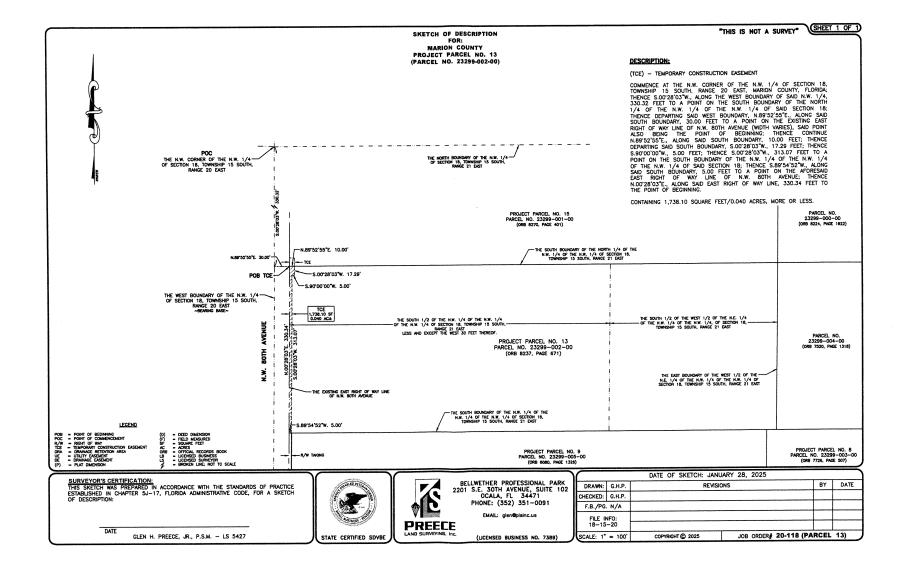
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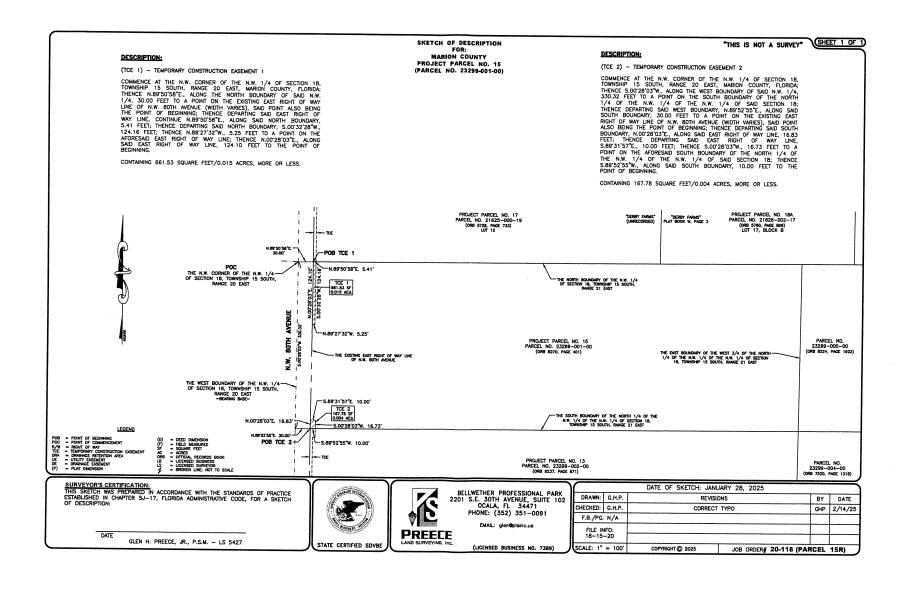
GLEN H. PREECE, JR., P.S.M. - LS 5427

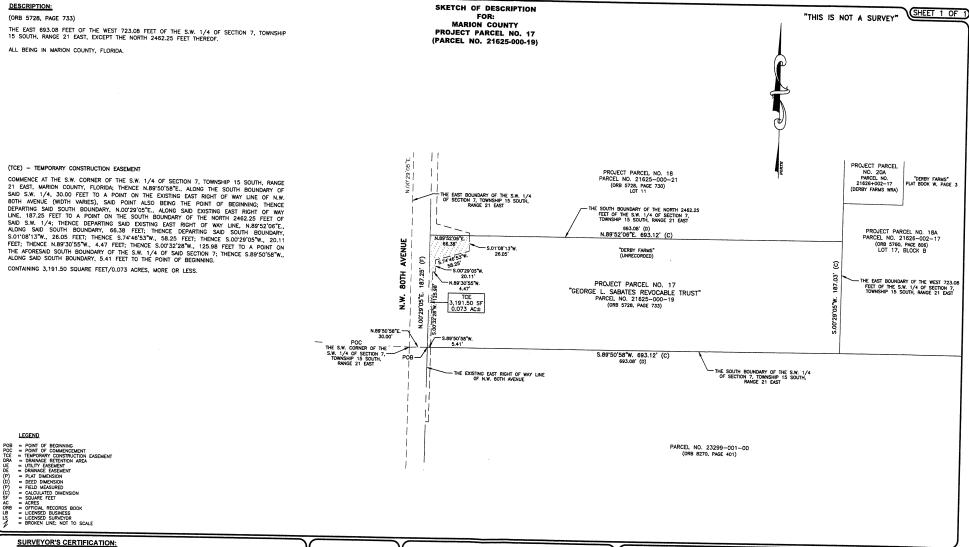


BELLWETHER PROFESSIONAL PARK 2201 S.E. 30TH AVENUE, SUITE 102 OCALA, FL 34471 PHONE: (352) 351-0091 FAX: (352) 351-0093 FAX EMAIL: glen@pisinc.us **PREECE** 

<u> </u>		DATE OF SKETCH: JAN	UARY 28, 2025		
DRAWN: G.H	I.P.	REMS	IONS	BY	DATE
CHECKED: G.H	.P.	CORRECT	TYPO	GHP	
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THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF A SCORE OF A SKETCH OF A SKET

GLEN H. PREECE, JR., P.S.M. - LS 5427



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BELLWETHER PROFESSIONAL PARK 2201 S.E. 30TH AVENUE, SUITE 102 OCALA, FL 34471 PHONE: (352) 351-0091 FAX: (352) 351-0093 FAX EMAIL: glen@plsinc.us **PREECE** 

		DATE OF SKETCH: SEP	EMBER 30, 2024		7
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#### SKETCH OF DESCRIPTION SHEET 1 OF 1 "THIS IS NOT A SURVEY" DESCRIPTION: FOR: (ORB 5728, PAGE 730) MARION COUNTY PROJECT PARCEL NO. 18 LOT 11, DERBY FARMS, AN UNRECORDED SUBDIMISION, BEING MORE PARTICULALRY DESCRIBED (PARCEL NO. 21625-000-21) AS FOLLOWS: THE SOUTH 188.55 FEET OF THE NORTH 2462.25 FEET OF THE EAST 693.08 FEET OF THE WEST 723.08 FEET OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. PROJECT PARCEL NO. 20 PARCEL NO. 21625-000-20 (ORB 5728, PAGE 731) LOT 10 (TCE) - TEMPORARY CONSTRUCTION EASEMENT COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.89'50'58"E., ALONG THE SOUTH BOUNDARY OF PROJECT PARCEL THE WEST BOUNDARY OF BLOCK B-"DERBY FARMS" PLAT BOOK W. PAGE 3 SAID S.W. 1/4, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES); THENCE DEPARTING SAID SOUTH BOUNDARY, N.00'29'05'E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 187.25 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5728, PAGE 730, PUBLIC RECORDS --- THE NORTH BOUNDARY OF LANDS DESCRIBED IN ORB 5728, PAGE 730 THE EAST BOUNDARY OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST NO. 20A PARCEL NO. 21626+002-17 OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEEN THE POINT OF BEGINNING, THENCE NOTHING ENDER THE POINT OF WAY LINE, 188.35 FEET TO THE NORTH BOUNDARY OF SAID LANDS: THENCE N.8946'57"E., ALONG SAID NORTH BOUNDARY, 10.00 NATH. N.89'46'37"E. 691.86' (F) 693.08' (D) "DERBY FARMS" PLAT BOOK W, PAGE 3 N.89'46'37"E. "DERBY FARMS" (UNRECORDED) E FEET; THENCE DEPARTING SAID NORTH BOUNDARY, 5.0028/05%, 169.82, FEET; THENCE S.753.700%, 58.12 FEET; THENCE S.0108/13%, 4.07 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF SAID LANDS; THENCE S.8947/18%, ALONE SAID SOUTH BOUNDARY, 65.38 PROJECT PARCEL NO. 18 "GEORGE L. SABATES REVOCABLE TRUST" 2,526.08 SF 0.058 AC± ⊕**8** €**8** FEET TO THE POINT OF BEGINNING. PARCEL NO. 21625-000-21 LOT 11 CONTAINING 2,526.08 SQUARE FEET/0.058 ACRES, MORE OR LESS. (ORR 5728 PAGE 730) 80TH S.75'37'00'E. 58.12' ×.× 693.08' (D) S.89'47'18"W. 691.54' (F) PROJECT PARCEL NO. 18A PARCEL NO. 21626-002-17 (ORB 5780, PAGE 806) LOT 17, BLOCK B - S.01'08'13"W. S.89'47'18"W 66.38' PROJECT PARCEL NO. 17 PARCEL NO. 21625-000-19 (ORB 5728, PAGE 733) LOT 12 N 89'50'58"F 30.00 LEGEND LESTRIA 3 = POINT OF BEGINNING C = POINT OF COMMENCEMENT C = TEMPORARY CONSTRUCTION EASEMENT DEALING RETENTION AREA UTILITY EASEMENT DEALING EASEMENT DEALING EASEMENT DEALING EASEMENT DEED DIMENSION FIELD MEASURED FIELD MEASURE THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST = FIELD MEASURED = CALCULATED DIMENSION = SQUARE FEET = ACRES - OFFICIAL RECORDS BOOK = LICENSED BUSINESS - LICENSED SURVEYOR = BROKEN LINE; NOT TO SCALE

#### SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE

GLEN H. PREECE, JR., P.S.M. - LS 5427



BELLWETHER PROFESSIONAL PARK 2201 S.E. 30TH AVENUE, SUITE 102 OCALA, FL 34471 PHONE: (352) 351-0091 FAX: (352) 351-0093 FAX EMAIL: glen©plsinc.us

(		DATE OF SKETCH: SEPT	EMBER 30, 2024		)
DRAWN:	G.H.P.	REVISIO	NS	BY	DATE
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SCALE: 1"	= 100'	COPYRIGHT © 2024	JOB ORDER# 20-1	18 (PARCEL	18)

#### DESCRIPTION:

(ORB 5728, PAGE 731)

LOT 10, DERBY FARMS, AN UNRECORDED SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED

THE SOUTH 188.55 FEET OF THE NORTH 2273.70 FEET OF THE EAST 693.08 FEET OF THE WEST 723.08 FEET OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST,

#### (DRA) - DRAINAGE RETENTION AREA

COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA: THENCE N.89'50'88'E., ALONG THE SOUTH BOUNDARY OF SAID S.W. 1/4, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. BOTH AVENUE (WIDTH VARIES); THENCE DEPARTING SAID SOUTH BOUNDARY, N.00'29'05"E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 375.60 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5728, PAGE 731, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.00'29'05"E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 188.48 FEET TO A POINT OF THE NORTH BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5728, PAGE 731, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, N.89'46'26"E. 692.18 FEET TO A POINT ON THE WEST BOUNDARY OF BLOCK B OF "DERBY FARMS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W, PAGE 3, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00'34'52"W., ALONG SAID WEST BOUNDARY, 188.52 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY S.89'46'37"W., 300.99 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00'45'54"E., 158.51 FEET TO A POINT 30.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5728, PAGE 731: THENCE S.89'46'26"W., 391.65 FEET TO A POINT ON THE AFORESAID EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE; THENCE N.00"29"05"E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,430.83 SQUARE FEET/1.571 ACRES, MORE OR LESS.

#### (TCE) - TEMPORARY CONSTRUCTION FASEMENT

COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.89'50'58"E., ALONG THE SOUTH BOUNDARY OF SAID S.W. 1/4, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. SAID S.W. 1/4, 30.00 FEET IN A PUINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES): THENCE DEPARTING SAID SOUTH BOUNDARY, NO.0729/05-E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 375.80 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5728, PAGE 731, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE N.00'29'05"E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 87.94 FEET; THENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, S.89'30'55"E., 25.00 FEET; THENCE N.00'29'05"E., 25.00 FEET; THENCE N.89'30'55"W., 25.00 FEET TO A POINT ON SAID EXISTING EAST RIGHT OF WAY LINE: THENCE N.00'29'05'E. ALONG SAID EXISTING EAST RIGHT OF WAY LINE: THENCE N.00'29'05'E. ALONG SAID EXISTING EAST RIGHT OF WAY LINE; 45.35 FEET TO A POINT 30.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5728, PAGE 731. THENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, N.89'46'26"E., PARALLEL WITH AND 30.00 FEET SOUTH OF SAID NORTH BOUNDARY, 40.00 FEET: THENCE S.00'29'05"W., 98.53 FFFT: THENCE N.89'30'55'W., 30.00 FEET; THENCE S.00'29'05'W., 60.32 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5728, PAGE 731; THENCE S.89'46'37"W., ALONG SAID SOUTH BOUNDARY, 10.00 FEET TO THE POINT OF

CONTAINING 3.910.14 SQUARE FEET/0,090 ACRES, MORE OR LESS

### (DE) - DRAINAGE EASEMENT

COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA THENCE N.89'50'58"E, ALONG THE SOUTH BOUNDARY OF SAID S.W. 1/4, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES); THENCE DEPARTING SAID SOUTH BOUNDARY, N.00'29'05"E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 375.60 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5728, PAGE 731, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.00'29'05"E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 87.94 FEET TO THE POINT OF BEGINNING: THENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, S.89'30'55"E., 25.00 FEET; THENCE N.00'29'05"E., 25.00 FEET; THENCE N.89'30'55"W., 25.00 FEET TO A POINT ON THE AFORESAID EXISTING EAST RIGHT WAY LINE; THENCE S.00'29'05"W., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 25.00 FFFT TO THE POINT OF REGINNING

CONTAINING 625.00 SQUARE FEET/0.014 ACRES, MORE OR LESS.

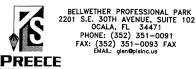
### SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION

DATE

GLEN H. PREECE, JR., P.S.M. - LS 5427





(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: OCTOBER 1, 2024 DRAWN: G.H.P. REVISIONS RY DATE CHECKED: G.H.P. F.B./PG. N/A FILE INFO: 7-15-21 SCALE: 1" = 100' COPYRIGHT © 2024 JOB ORDER# 20-118 (PARCEL 20)

SKETCH OF DESCRIPTION SHEET 1 OF 1) "THIS IS NOT A SURVEY" FOR: MARION COUNTY PROJECT PARCEL NO. 20 (PARCEL NO. 21625-000-20) PROJECT PARCEL NO. 21 Line Table PARCEL NO. 21625-000-22 (ORB 5816, PAGE 1802) Line # Direction Length L1 S.89°30'55"E. 25.00" L2 N.00'29'05"E. 25.00" L3 N.89'30'55"W. 25.00' L4 S.00'29'05"W. 25.00' THE NORTH BOUNDARY OF LANDS
DESCRIBED IN ORB 5728, PAGE 731 POR FOR DRA N.89'46'26"E. 692.18' (F N.00'29'05"E. 693.08' (D) 30.00 S.89'46'26"W. 391.65" 1.89'46'26"E. 40.00 S.00'29'05'W, 98.53' PROJECT PARCEL NO. 20 -68 € € 8 DRA 68,430.83 SF "GEORGE L. SABATES REVOCABLE TRUST" DE PARCEL NO. 21625-000-020 LOT 10 1.571 AC± 0.014 AC± 3.910.14 SF 0.090 AC± PROJECT PARCEL PROJECT PARCEL NO. 18A NO. 20A PARCEL NO. 21626+002-17 N.89'30'55"W. 30.00 PARCEL NO. 21626-002-17 (ORB 5760, PAGE 806) LOT 17, BLOCK B 3.89 46 37 W. 300.99 S.89'46'37"W. 691.86' (F) POB FOR TCE + S.89'46'37'W 693.08' (D) - THE SOUTH BOUNDARY OF LANDS DESCRIBED IN ORB 5728, PAGE 731 THE WEST BOUNDARY OF BLOCK B-"DERBY FARMS" PLAT BOOK W, PAGE 3 PROJECT PARCEL NO. 18 PARCEL NO. 21625-000-21 LOT 11 EAST BOUNDARY OF THE S.W. 1/4
SECTION 7, TOWNSHIP 15 SOUTH,
RANGE 21 EAST "DERBY FARMS" E (UNRECORDED) 375 THE SOUTH BOUNDARY OF LANDS ESCRIBED IN ORB 5728, PAGE 730 PROJECT PARCEL NO. 17 PARCEL NO. 21625-000-19 (ORB 5728, PAGE 733) LOT 12 LEGEND De POINT OF BEGINNING
POINT OF COMMENCUENT
POINT OF 30.00 POC THE S.W. CORNER OF THE THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST PARCEL NO. 23299-001-00

(ORB 8270, PAGE 401)



#### DESCRIPTION:

(ORB 5816, PAGE 1802)

THE SOUTH 188.55 FEET OF THE NORTH 1896.60 FEET OF THE EAST 693.08 FEET OF THE WEST 723.08 FEET OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

THE SOUTH 188.55 FEET OF THE NORTH 2085.15 FEET OF THE EAST 693.08 FEET OF THE WEST 723.08 FEET OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST,

#### (DRA) - DRAINAGE RETENTION AREA

COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.89'50'58'E., ALONG THE SOUTH BOUNDAY OF SAID S.W. 1/4, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LIFE OF N.W. SMID 4. MENUE (WIDTH VARIES); THENCE DEPARTING SAID SOUTH BOUNDARY, NO.02360-SE, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 564.08 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5816, PAGE 1802, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, OF MARION CUONITY, FLORIDA; HENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, N.89-46'26'E., ALONG SAID SOUTH BOUNDARY, 93-179 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00'45'54'E., 88.59 FEET; THENCE N.89'46'26'E., 30.0.10 FEET TO A POINT THE WEST BOUNDARY OF BLOCK B OF "DERRY FARMS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W, PAGE 3, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00'34'52'W. ALONG SAID WEST BOUNDARY, 88.58 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 5816, PAGE 1802. THENCE SOUTH SOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 5816, PAGE 1802. THENCE SOUTH SOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 5816, PAGE 1802. THENCE SOUTH SOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 5816, PAGE 1802. THENCE SOUTH SOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 5816, PAGE 1802. THENCE SOUTH SOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 5816, PAGE 1802. THENCE SOUTH SOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 5816, PAGE 1802. THENCE SOUTH SOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 5816, PAGE 1802. THENCE SOUTH SOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 5816. 1802; THENCE S.89'46'26"W., ALONG SAID SOUTH BOUNDARY, 300.39 FEET TO THE POINT OF

CONTAINING 26,595.66 SQUARE FEET/0.611 ACRES, MORE OR LESS.

#### (TCE) - TEMPORARY CONSTRUCTION EASEMENT

COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.89'50'58"E., ALONG THE SOUTH BOUNDARY OF SAID S.W. 1/4, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. SAID S.W. 1/4, 30.00 FLEI 10 A POINI ON INE EXISTING LASI RIGHT UP WAT LINE OF N.W. 80TH AVENUE (WIDTH VARRES): THENCE DEPARTING SAID SOUTH BOUNDARY, N.O.022 FOSTE, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 554.08 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5816, PAGE 1802, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.O.0229 TO SE. ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 376.96 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5816, PAGE 1802, "LIFLENCE FEDERING SAID EXISTING LAST RIGHT OF WAY LINE, 376.970.FT E.O.O. PAGE 1802; THENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, N.89'52'06'E., 5.00
FEET; THENCE S.00'29'05"W., 220.62 FEET; THENCE S.89'30'55"E., 25.00 FEET; THENCE S.00'29'05'W., 22.36 FEET, THENCE N.89'30'55'W., 20.00 FEET; THENCE S.00'29'05'W., 133.64
FEET TO A - POINT ON THE AFORESAID SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5816, PAGE 1802; THENCE S.89\*46'26"W., ALONG SAID SOUTH BOUNDARY, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,110.89 SQUARE FEET/0.071 ACRES, MORE OR LESS.

#### LEGEND

- LEGEND

  POB = POINT OF BEGINNING
  POC = POINT OF BEGINNING
  POC = POINT OF COMMENCEMENT
  TC = TEMPORARY CONSTRUCTION EASEMENT
  DRA = DRAINAGE RETERMION AREA
  UP = UP = UP SEGMENT

  (P) = PLAT DIMENSION
  (P) = PLAT DIMENSION
  (P) = FEEL DIMENSION
  SF = SOURRE FEET

  SOURRE FEET

  AREA

  BEROMEN LINE SOURCE

  BROKEN LINE: NOT TO SCALE

#### SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

GLEN H. PREECE, JR., P.S.M. - LS 5427

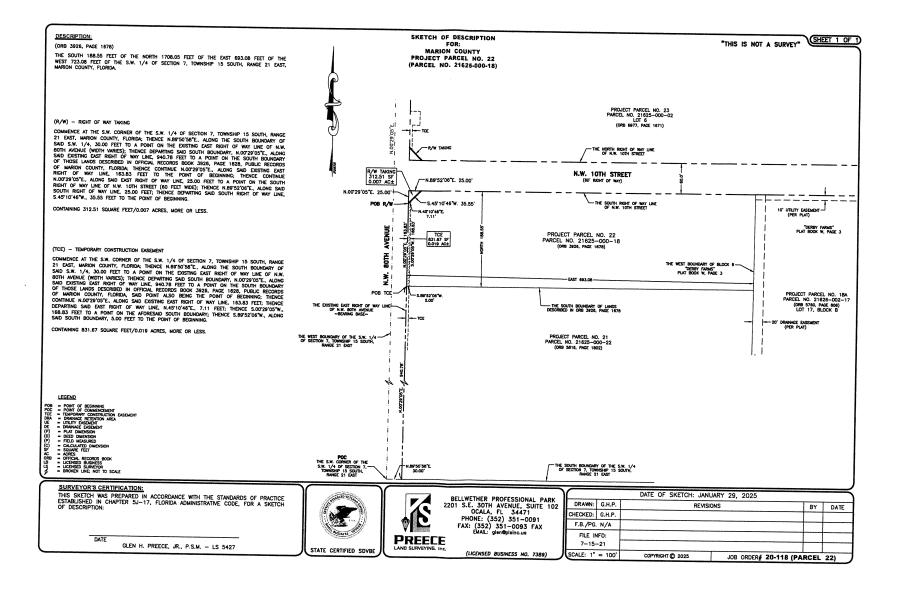


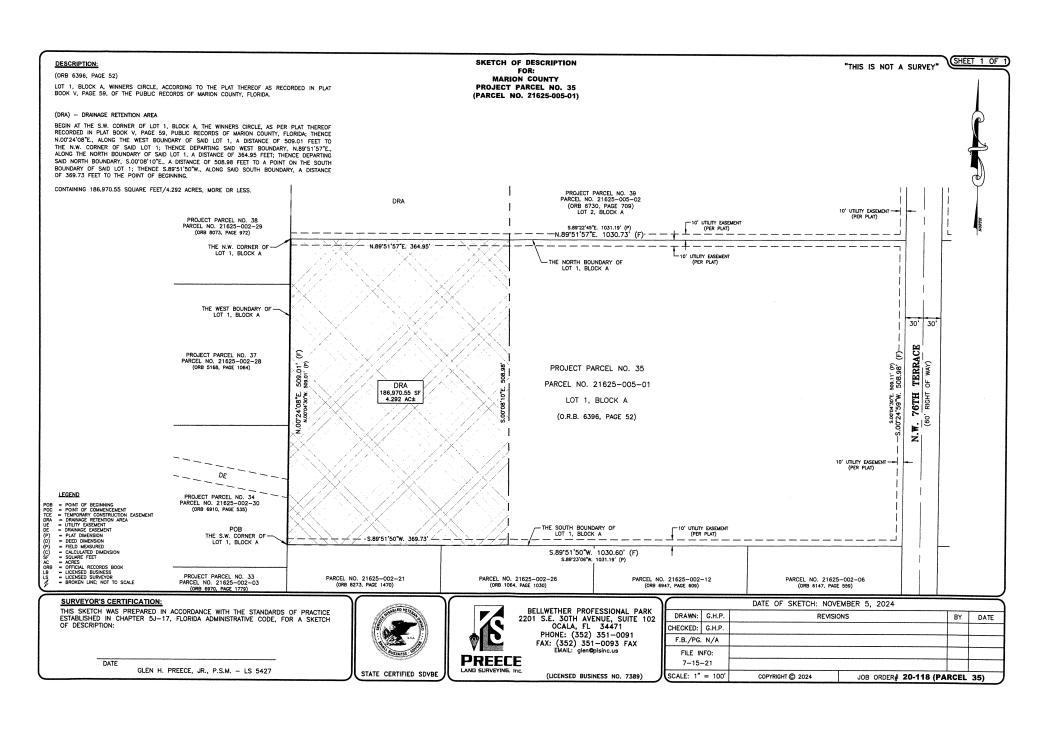
PREECE

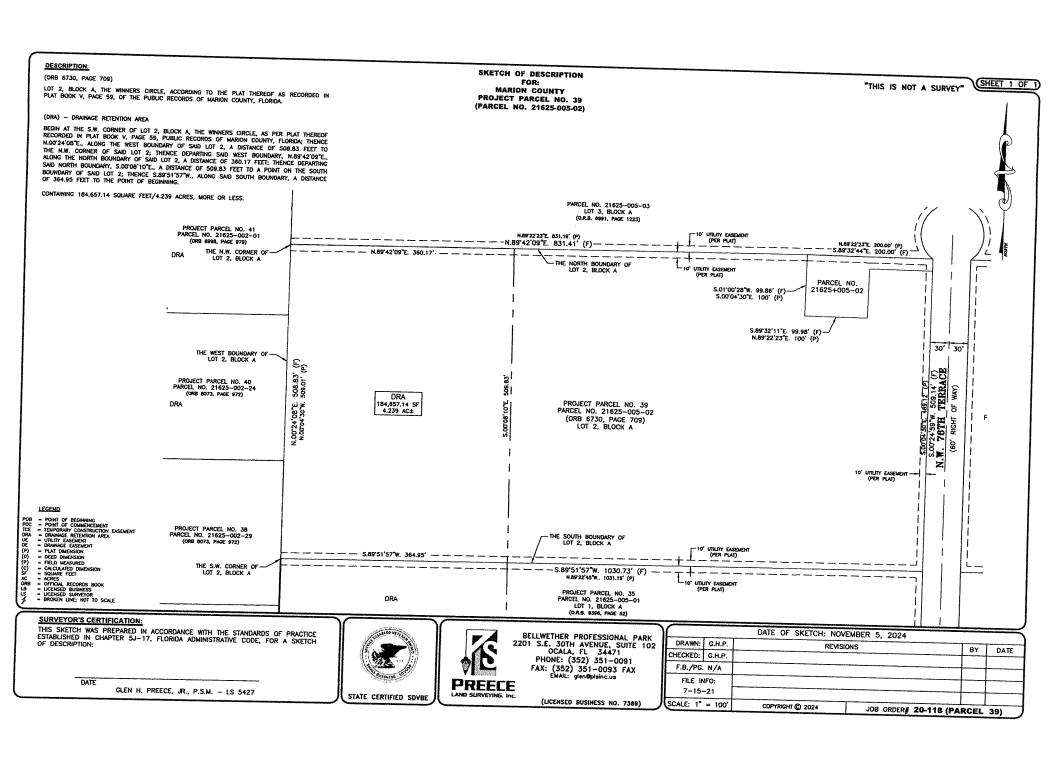
BELLWETHER PROFESSIONAL PARK 2201 S.E. 30TH AVENUE, SUITE 102 OCALA, FL 34471 PHONE: (352) 351-0091 FAX: (352) 351-0093 FAX EMAIL: glen@plsinc.us

		DATE OF SKETCH: OCT	OBER 1, 2024		
DRAWN:	G.H.P.	REVIS	ONS	BY	DATE
CHECKED:	G.H.P.				
F.B./PG.	N/A				
FILE IN	FO:				
7-15-	-21				
SCALE: 1"	= 100'	COPYRIGHT © 2024	JOB ORDER# 20-118 (P.	ARCEL	21)

***************************************			Style of the				
	PR	SKETCH OF DESCRIPTION FOR:  MARION COUNTY PROJECT PARCEL NO. 2 PARCEL NO. 21625-000-2	21		"THIS IS N	NOT A SURVEY"	SHEET 1 OF 1
,		i 1	PROJECT PARCEL NO	T PARCEL NO. 22 NO. 21625-000-18 3926, PAGE 1678)			
i	1	N.89'52'06"E.	N.89'52'	2'06"E. 693.12' (C) 693.08' (D)		-	
THE EXISTING EAST RIGHT OF WAY LINE OF N.W. BOTH AVENUE ~BEARING BASE~		5.00'		DRTH BOUNDARY OF LANDS D IN ORB 5816, PAGE 1802			T
	20.62	02			-	20' DRAINAGE	E EASEMENT
THE EAST BOUNDARY OF THE S.W. 1/4 — OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST	(F) .00729'05'W. 2	0.29 to			THE WEST BOUNDARY OF BLOCK B  "DERBY FARMS" PLAT BOOK W, PAGE 3	(PER PL	(AT)
AVENUE	0 0	TCE 3,110.89 SF 0.071 AC±	PROJEC	CT PARCEL NO. 21	PLAT BOOK W, PAGE 3		NORT
TH AVE	377.10 55 E.	S.89'30'55"E. 25.00'	PARCEL N	NO. 21625-000-22 5816, PAGE 1802)	Ş	PARCEI	JECT PARCEL NO. 18A EL NO. 21626-002-17
N.W. 80TH	1 [3]	S.00'29'05'W. 22.36' N.89'30'55'W.				S.00.S.	(ORB 5750, PAGE 806) LOT 17, BLOCK B
z	W. 133.64	20.00°			N.89' 46'26"E. 300.10"	<u> </u>	٦
	.00.29'05'W	20		2.54-12			
POB FOR TCE	T.	S.89'46'26"W.	POB FOF	<u> </u>	26,595.66 SF 0.611 AC±	4	Samuel Campbe
N.00′29'05'E	1 1		3.03 10 20 11. 1	692.18' (F) 693.08' (D) THE DESCRI	E SOUTH BOUNDARY OF LANDS RIBED IN ORB 5816, PAGE 1802		"DERBY FARMS" PLAT BOOK W, PAGE 3
<del>z</del> '	<u> </u>	- 1	PROJECT PARCEL PARCEL NO. 21625	25-000-020	. !	PROJECT PARCEL NO. 20A PARCEL NO.	
j	-		LOT 10 (ORB 5728, PAG	0	ļ	21626+002-17 (DERBY FARMS WRA)	
1	564.08		"DERBY FARMS (UNRECORDED	4S" ED)			
7	N.00'29'05'E.			l	1	<u> </u>	
	N.00'2					Í	
						i	
POC	1		THE OV			ı	
POC THE S.W. CORNER OF THE S.W. 1/A OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST	N.BF	N.89'50'58"E. 30.00'	OF SE	OUTH BOUNDARY OF THE S.W. 1/4 SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST			







# DESCRIPTION: TRACT 1, "HAMPTON LANE AGRICULTURAL LOT SPLIT", AS RECORDED IN B.C.C. EASEMENTS BOOK 1, PAGES 6 AND 7, PUBLIC RECORDS OF MARION COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF SECTION 6, TOMESEP 13 SOUTH, NAMES 21 LAST, MARCH COUNTY, RORGER SOME MORE PARTICULARLY DISCREED AS FOLLOWS: COMBERICA THE LAST GUARTER CONSERT OF AND SECTION 6, TREET, CANCER TO RORGER DOWNLOWN OF THE KLE, 1/4 OF THE SEL 1/4 OF SAM SECTION 6, SERVICION, A DESTAUCE OF 1338-78 FEET TO THE KLE COUNTRY OF THE MARCH MOUNT OF THE KLE 1/4 OF THE SEL 1/4 OF SAM SECTION 6, THE PROPERTY OF THE OWNER OF THE SEL 1/4 OF THE SEL 1/4 OF SAM SECTION 6, THE OWNER OF SAME SECTION 6, THE OWNER O (RIGHT OF WAY TAKING) A PORTION TRACT 1, "HAMPTON LANE AGRICULTURAL LOT SPLIT", AS RECORDED IN B.C.C. EASEMENTS BOOK 1, PAGES 6 AND 7, PUBLIC RECORDS OF

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEOM AT THE MAY CORRELO'S AND TRACT 1: THENCE SEPTIONE. ALONG THE NORTH BOUNDARY OF SAID TRACT 1, 89.23 FEET TO A POINT ON A ROAD AND CORRECT CONCINCE SOURCESTRENT, MANNE A CHORD BEARING AND DESTINACE OF S.173000% 1280.14 FEET TO REPORT AND FORTH AND CORRESPONDED, ALONG THE ACTOR FAREOUND FORTH, MADE OF SEPTION A POINT OF THE SAID MEMORISTRENT, MADE OF ACCOUNTY FROM THE MOST DESTINATION OF THE SAID MEMORISTRENT, MADE OF THE MOST DESTINATION OF THE SAID MEMORISTRENT, MADE OF THE MADE OF THE MADE OF THE MOST DESTINATION OF THE MOS

CONTAINING 108,178.28 SQUARE FEET/2.483 ACRES, MORE OR LESS.

(DRA) - DRAINAGE RETENTION AREA

A PORTION TRACT 1, "MAINTON LANE AGRICULTURAL LOT SPLIT", AS RECORDED IN B.C.C. EASEMENTS BOOK 1, PAGES 6 AND 7, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. COMMEN OF SHO TRUCT 1: THEREE SAFOT'24"E. ALONG THE MORTH BOUNDARY OF SHO TRUCT 1. BR.23 FEET TO THE POINT OF THE THERE OF THE SAFOT SAFET SA

CONTAINING 207,094.34 SQUARE FEET/4.754 ACRES, MORE OR LESS. (TCE 1) - TEMPORARY CONSTRUCTION EASEMENT 1

A PORTION TRACT 1, "MAIPTON LANE AGRICULTURAL LOT SPLIT", AS RECORDED IN B.C.C. EASEMBITS BOOK 1, PAGES 6 AND 7, PUBLIC RECORDS OF MARKON COUNTY, FLORIDA.

### BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 1,461.22 SQUARE FEET/0.034 ACRES, MORE OR LESS.

### (TCE 2) - TEMPORARY CONSTRUCTION EASEMENT 2

A PORTION TRACT 1, "HAMPTON LANE AGRICULTURAL LOT SPLIT", AS RECORDED IN B.C.C. EASEMENTS BOOK 1, PAGES 6 AND 7, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

#### BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OMBINE ANTI-DUNCT DESCRIBED A FOLUME:

OMBINE AT THE SEX CORRECT OF SEX ORDINE OF THE FORM THE FOUND BOUNDARY OF SEX TRUCT 1, 70.56 FEET TO THE FORM OF BECOMING, SUP FORM THE SEX ORDINE OF THE SEX ORDINE OF THE SEX ORDINE OF THE SEX ORDINES OF THE SEX ORDINES

CONTAINING 2,018.34 SQUARE FEET/0.046 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE
ESTABLISHED IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH
OF DESCRIPTION:

DATE

GLEN H. PREECE, JR., P.S.M. - LS 5427



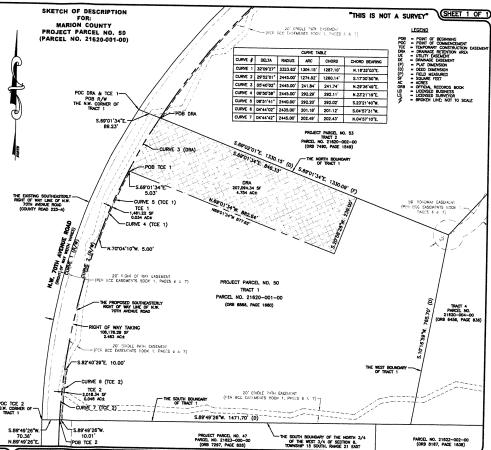
STATE CERTIFIED SOVBE

\*E

BELLWETHER PROFESSIONAL PARK 2201 S.E. 30TH AVENUE, SUITE 102 OCALA, FL 34471 PHONE: (352) 351-0091 FAX: (352) 351-0091 FAX: (352) 351-0093 FAX EMAIL: glen@plsinc.us PREECE

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: NOVEMBER 7, 2024 DRAWN: G.H.P. REVISIONS BY DATE CHECKED: G.H.P. F.B./PG. N/A FILE INFO: HAMPTON LANE SCALE: 1" = 200' COPYRIGHT @ 2024 JOB ORDER# 20-118 (PARCEL 50)



#### DESCRIPTION:

(PARENT TRACT)

TRACT 2, "HAMPTON LANE AGRICULTURAL LOT SPLIT", AS RECORDED IN B.C.C. EASEMENTS BOOK 1, PAGES 6 AND 7, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 6; THENCE ALONG THE NORTH BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 6, S.BS DEGREES 45°GSW., A DISTANCE OF 1336.76 FEET TO THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 6. THENCE DEPARTING THE NORTH BOUNDARY OF THE WEST 1/4 OF SAID SECTION 6. ALONG THE EAST BOUNDARY OF THE WEST 1/4 OF SAID SECTION 6. ALONG THE EAST BOUNDARY OF THE WEST 1/4 OF SAID SECTION 6. ALONG THE SAID SECTION 6. THE SOUTHERY RIGHT OF WAY DISTANCE OF 237.83 FEET TO A POINT ON THE SOUTHERY RIGHT OF WAY DISTANCE OF 2390.15 FEET TO THE POINT OF BEDINNARY ROAD 252-3/1 (RIGHT OF WAY DISTANCE OF 2390.15 FEET TO THE POINT OF BEDINNARY RIGHT OF WAY LINE, S.SS DEGREES 26'28'W., A DISTANCE OF 2590.15 FEET TO THE POINT OF BEDINNARY RIGHT OF WAY LINE, S.SS DEGREES 26'28'W., A DISTANCE OF 555.39 FEET; THENCE SAIZ DEGREES 37'16'W., A DISTANCE OF 555.39 FEET; THENCE SAIZ DEGREES 37'16'W., A DISTANCE OF 555.39 FEET; THENCE N.69 DEGREES 26'21'W., A DISTANCE OF THE SOUTHERY RIGHT OF WAY LINE, S.SS DEGREES 14'30"E, A DISTANCE OF 1125.52 FEST. THENCE S.42 DEGREES 47'8"W, A DISTANCE OF 585.93 FEST; THENCE A.69 DEGREES 26'31"W, A DISTANCE OF 1330.15 FEST TO A POINT OF WAY LINE OF 540 N.W. 70TH AVENUE ROAD, SAID CLIPKE BEING COMMON SOUTHERSTRICH, HAWING A ROADUS OF 23.23.65 FEST, A CHITRAL MAGE OF 26 DEGREES 13'30" AND A CHIPKE DEGREE OR'32"E., 1079.29 FEST: THENCE ALONG THE ARC OF SAID CLIPKE ALONG AND DISTANCE OF MAGE OF 1500 CLIPKE AND CLIPKE ALONG AND SOUTHERST OF 1500 CLIPKE AND CLIPKE ALONG AND SOUTHERST OF 1500 CLIPKE AND CLIPKE AND SOUTHERST OF 1500 CLIPKE AND SOUTHERST OF 15

#### (RIGHT OF WAY TAKING)

a portion tract 2, "hampton lane agricultural lot split", as recorded in B.C.C. Easements book 1, pages 6 and 7, public records of marion county, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST MORTHERY CORNES OF SAD TRACT 2; THENCE S.25715\*13\*E, ALDING THE MORTHRASTERLY
BOUNDARY OF SAID TRACT 2, 53.00 FEM INDEXE S.592723\*W., 331.51 FEET TO THE POINT OF CURNATURE OF
A 2445.00 FOOT RADIUS CURNEY
BOUNDARY, BOYOUT READ BOYOUT CONTROL OF SATESTORY FOR THE PROPERTY FOR THE PR

CONTAINING 104,100.77 SQUARE FEET/2.390 ACRES, MORE OR LESS.

### (TCE) - TEMPORARY CONSTRUCTION EASEMENT

A PORTION TRACT 1, "HAMPTON LANE AGRICULTURAL LOT SPLIT", AS RECORDED IN B.C.C. EASEMENTS BOOK 1, PAGES 6 AND 7, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST INOTITIEST. CODIEGO OF SAID TRACT 2: THENCE S25'15'13"E. ALONG THE

NORTHEASTERLY BOUNDARY OF SAID TRACT 2. 53:30. FEET TO THE FORM OF BEGINNING. THENCE CONTINUE

S257'15'13"E. ALONG SAID NORTHEASTERLY BOUNDARY, 155:35 FEET. POINT OF BEGINNING. THENCE CONTINUE

S257'15'13"E. ALONG SAID NORTHEASTERLY BOUNDARY, 155:37 FEET; THE POINT OF SAID TRACT SAID NORTHEASTERLY

BOUNDARY, S67'46'49". 47:11 FEET; THENCE N.22'19'28". 116:27 FEET; THE POINT OF SAID TRACT OF SAID TRACT SAID TRACT SAID DISTANCE OF S.55'25'58". 219:18 FEET; THENCE

SOUTHEASTERLY, ALONG THE ARC OF SAID CUMP. THROUGH A CENTRAL MOLE OF SOS'55'S, TO SISTANCE OF

SOUTHEASTERLY, ALONG THE ARC OF SAID CUMP. THROUGH A CENTRAL MOLE OF G05'S'S, TO SISTANCE OF

SOUTHEASTERLY, ALONG THE ARC OF SAID CUMP. THROUGH A CENTRAL MOLE OF G05'S'S, TO SISTANCE OF

SOUTHEASTERLY, ALONG THE ARC OF SAID CUMP. THROUGH A CENTRAL MOLE OF G05'S'S, TO SISTANCE OF

340.90 FEET; THENCE N.3742'49". 5.00 FEET TO THE POINT OF SAID TRACT OF RANGE CUMP. CONCAVE

SOUTHEASTERLY, ALONG THE ARC OF SAID CUMP. THROUGH A CENTRAL MOLE OF G05'S'S, TO SISTANCE OF

SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF S.50'TO'T ROUSE CUMP. CONCAVE

SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT OF ROUSE CUMP. CONCAVE

SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT SITE THE CONCAVE SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT SITE THE CONCAVE SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT SITE THE CONCAVE SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT SITE THE CONCAVE SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT SITE THE CONCAVE SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT SITE THE CONCAVE SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT SITE THE CONCAVE SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT SITE THE CONCAVE SOUTHEASTERLY, HANGE A CHORD BEARM AND DISTANCE OF SAID TRACT SITE THE CONCAVE

CONTAINING 17,794.46 SQUARE FEET/0.409 ACRES, MORE OR LESS.



SKETCH OF DESCRIPTION

MARION COUNTY PROJECT PARCEL NO. 53

(PARCEL NO. 21620-002-00)

CURVE TABLE CURVE # DELTA RADIUS ARC CHORD CHORD BEARING CURVE 1 (0) 26'51'30" 2323.63' 1089.24' 1079.29' N.46'02'32"E. CURVE 1 (F) 26"51"00" 2323.63" 1088.90" 1078.97"

CURVE 2 2700'34" 2445.00' 1152.58" 1141.93' S.45'57'07"W. (R/M) N.45'57'07"E. (TCE) CURVE 3 05'08'55" 2440.00' 219.25' 219.18' \$.56'52'56"W.

CURVE 4 08'01'17" 2435.00' 340.90' 340.62' 5.50'17'50'W. CURVE 5 13'48'56" 2440.00' 588.35' 586.92' \$.39'22'44'W.

N.46'02'12"E.

. NATA2'AR'W A M

PROJECT PARCEL NO. 50

PARCEL NO. 21620-001-00

(ORB 6886, PAGE 1580)

20' BRIDLE PATH EASEMENT PER BCC EASEMENTS BOOK 1, PAGES 6 & 7)

F.B./PG. N/A FILE INFO: HAMPTON LANE (LICENSED BUSINESS NO. 7389) SCALE: 1" = 200' COPYRIGHT (C) 2024 JOB ORDER# 20-118 (PARCEL 53)

DRAWN: G.H.P.

CHECKED: G.H.P.

SHEET 1 OF 1)

"THIS IS NOT A SURVEY"

POB TRACT 2 & R/W TAKING POC TCE 1

PROJECT PARCEL NO. 53 TRACT 2 PARCEL NO. 21620-002-00

(ORB 7490, PAGE 1549)

50' ROADWAY EASEMENT (PER BCC EASEMENTS BOOK 1, PAGES 6 A

50' ROADWAY EASEMENT (PER BCC EXSEMENTS BOOK

PAGES 6 & 7)

DATE OF SKETCH: NOVEMBER 14, 2024

THE NORTHEASTERLY -

LEGEND

POINT OF BEGINNING
POINT OF COMMENCE
TEMPORARY CONSTRU
DRAINAGE RETENTION
RIGHT OF WAY
UTILITY EASEMENT
RUNNAGE EASEMENT

PROJECT PARCEL NO. 56

TRACT 3

PARCEL NO. 21620-003-00 (ORB 7581, PAGE 1737)

29.32 ACRES±

BY DATE

THE S.W. CORNER

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE
ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH
OF DESCRIPTION:

GLEN H. PREECE, JR., P.S.M. - LS 5427



PREECE STATE CERTIFIED SOVBE

.69°01'34 69.23'

# **COMPOSITE EXHIBIT "B"**

SW NW 80<sup>th</sup> 70<sup>th</sup> AVENUE ROAD IMPROVEMENT PROJECT

EASEMENT RIGHTS TO BE CONDEMNED IN ACCORDANCE WITH EXHIBIT A

## **Permanent Drainage Easement**

Marion County ("the County") shall acquire the following permanent drainage easement rights for the project labeled "SW NW 80<sup>th</sup> 70<sup>th</sup> AVENUE ROAD IMPROVEMENT PROJECT" (the "Project"), subject to the listed limitations:

- 1. An exclusive, permanent drainage easement over, above, across, through and under the designated parcels listed and described in Exhibit A as a Drainage Easement, located in Marion County, Florida (hereinafter the "Easement Area").
- 2. The right, privilege, and authority within the Easement Area to perform such work as may be necessary to substantially conform the Easement Area to the design specifications set forth in the Project construction plans. Such work may include, but not be limited to, the addition, removal, relocation, re-contour, and/or grading of soils as well as the demolition removal, and reconstruction of certain improvements (including but not limited to any structures, driveways, site debris, billboard signs, and mobile homes).
- 3. The perpetual right, privilege and easement for and to construct, install, operate, maintain, replace, inspect, patrol, test, repair, remove and upgrade storm water drainage and storm water retention facilities, including the installation of yard drains below ground, and ancillary equipment for the purpose of facilitating the movement and retention of storm water, over, above, across, through and under the Easement Area.
- 4. The right of ingress to and egress from the Easement Area by means of adjacent public or private roadways, easements or rights-of-way owned or held or lawfully available to the County and its agents, including any other property over which the County has access rights.
- 5. The right to excavate and refill ditches and trenches for the location of the storm water retention and drainage facilities and further, the right to remove fences, bushes, trees, undergrowth, structures and any other obstructions interfering with the location, construction, operation, maintenance, repair, upgrade and replacement of the foregoing storm water facilities as more particularly described in the Project construction plans.
- 6. The County shall be entitled to assign this easement.
- 7. The right, but not the obligation, from time to time, to re-clear the Easement Area by cutting and removing therefrom, trees, brush and other obstructions that may, in the reasonable judgment of the County or its agents, injure, endanger or interfere with the use of the Easement Area. Periodic maintenance of any infrastructure improvements will be on an as-needed basis.
- 8. The County shall not unreasonably restrict ingress and egress to the owners' property abutting the Easement Area and shall provide reasonable ingress and egress across the Easement Area for the use of the owner. Notwithstanding the foregoing, the County, its agents and assigns shall be permitted to restrict ingress or egress to the property abutting the Easement Area for safety purposes in the reasonable discretion of the County's agents or assigns during construction activities.

9. The fee owner retains the right and may continue to use the Easement Area for any lawful purposes that does not directly interfere with the permanent drainage easement rights of the County. Determination as to whether a use directly interferes with the permanent drainage easement is in the sole discretion of the County.

## **Temporary Construction Easement**

Marion County ("the County") shall acquire the following temporary construction easement rights for the project labeled "SW NW 80<sup>th</sup> 70<sup>th</sup> AVENUE ROAD IMPROVEMENT PROJECT" (the "Project"), subject to the listed limitations:

- 1. A non-exclusive, temporary construction easement, over, under, and across the properties listed and described in Exhibit A as Temporary Construction Easements located in Marion County, Florida (hereinafter the "Easement Area").
- 2. The right, privilege, and authority within the Easement Area to perform such work as may be necessary upon the Easement Area in order to substantially conform the Easement Area to the design specifications set forth in the roadway construction plans labeled "SW NW 80<sup>th</sup> 70<sup>th</sup> AVENUE ROAD IMPROVEMENT PROJECT" (i.e., the Project). Such work may include, but not be limited to, the addition, removal, relocation, re-contour, and/or grading of soils as well as the demolition removal, and reconstruction of certain improvements (including, but not limited to any structures, driveways, site debris, billboard signs, and mobile homes).
- 3. During the term of the easement, neither Marion County nor its agents shall store equipment in the Easement Area, and all pre-existing access over and across the Easement Area shall be maintained.
- 4. Upon completion of construction, Marion County shall stabilize the Easement Area with seed, sod, or other ground cover so as to prevent erosion (where appropriate), and will restore any paved surface to a state that is as good or better than its pre-construction condition.
- 5. The temporary construction easement shall terminate twenty-four (24) months after the date the easement is acquired or upon completion of the Project's construction, whichever occurs first.
- 6. Marion County shall be entitled to assign the easement.
- 7. During the term of the easement there will be no hazardous materials, wastes, or substances, toxic wastes or substances, or pollutants or contaminants deposited, located, placed, or released on the Easement Area by either Marion County, or its agents/assigns.
- 8. Marion County shall have the right of ingress and egress from the Easement Area by means of any adjacent public or private roadways, easements, or rights-of-way owned or held or lawfully available to Marion County and its agents, including any other property over which Marion County has access rights.
- 9. The property owner may utilize the Easement Area for all lawful purposes provided it does not interfere with or unreasonably burden Marion County's easement rights during the term of the easement.