

RESOLUTION NO. 25-R-_____

A 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 80th 70th AVENUE ROAD IMPROVEMENT PROJECT IN 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 80th 70th 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 80th/70th Avenue for a 10.5 mile segment beginning at SW 90th Street, and continuing north following SW 80th Avenue across Hwy 40, continuing north following NW 80th Avenue to NW 70th 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.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

KATHY BRYANT, CHAIRMAN

ATTEST:

GREGORY C. HARRELL, CLERK

DRAFT

SCHEDULE A

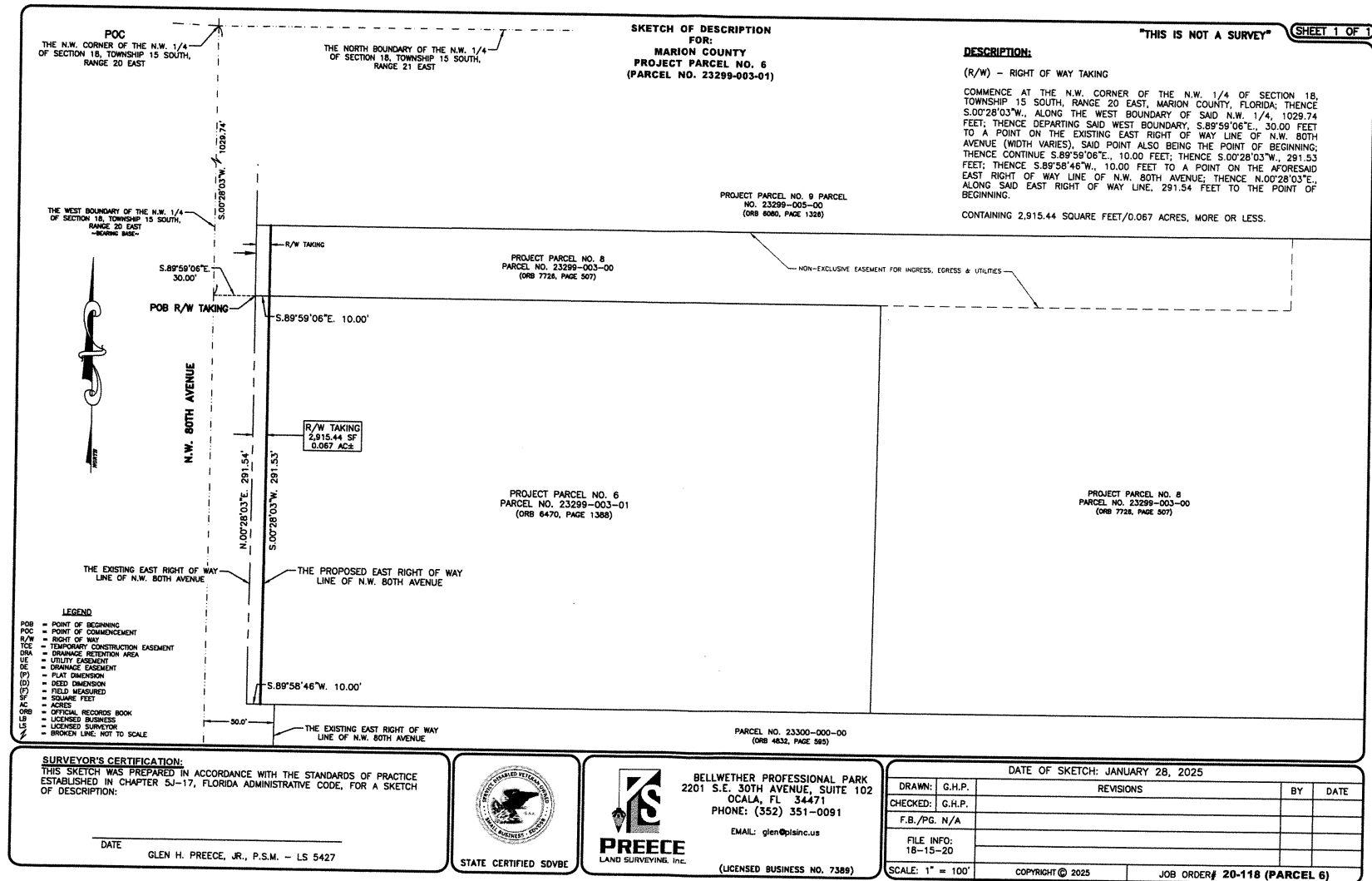
PROJECT PARCELS

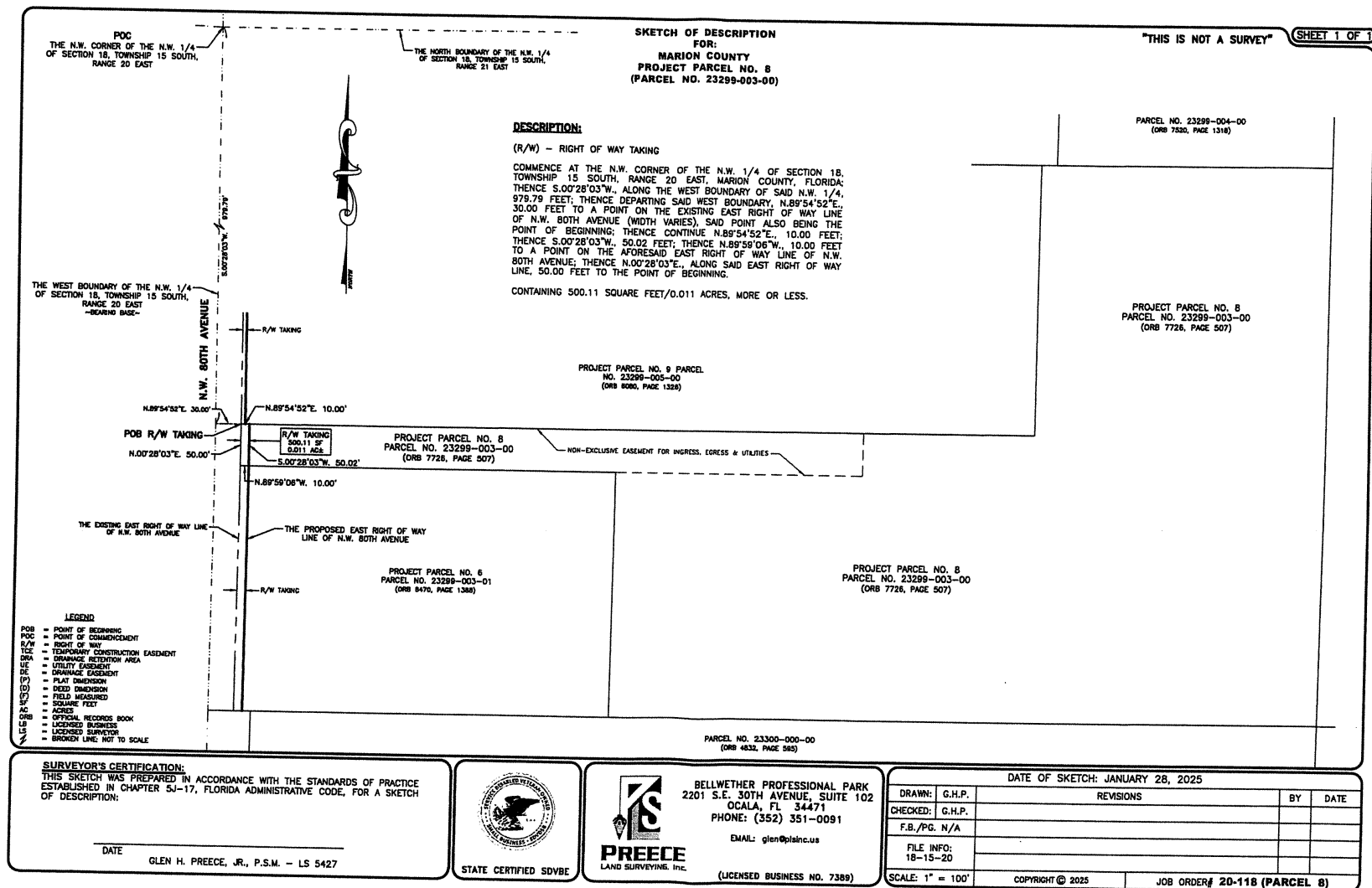
Project Parcel #	Parcel ID	Owner(s)	Interest(s) to be acquired
6	23299-003-01	Robert and Barbara Duncan 355 NW 80 th Avenue Ocala, FL 34482	Fee Simple Right-of-Way
8	23299-003-00	LLG Equestrian, LLC f/k/a LLG Eventing, LLC 491 NW 80 th Avenue Ocala, FL 34482	Fee Simple Right-of-Way
9	23299-005-00	CML Horses, LLC 1735 Highland Drive Freeport, IL 61032	Fee Simple Right-of-Way
12	2109-005-000	Beverly Covington 550 NW 80 th Avenue Ocala, FL 34482	Fee Simple Right-of-Way, Temporary Construction Easement
13	23299-002-00	Rodney Chin 551 NW 80 th 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

		7950 NW 10 th Street Ocala, FL 34482	Right-of-Way
35	21625-005-01	David H. and Christine M. Hollnagel 1652 NW 76 th Terrace Ocala, FL 34482	Permanent Drainage Easement
39	21625-005-02	Patricia Hall, Trustee of the Hall Family Trust 1750 NW 76 th Terrace Ocala, FL 34482	Permanent Drainage Easement
50	21620-001-00	NSD Land, LLC 7650 NW 26 th 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 th Avenue Road Ocala, FL 34482	Fee Simple Right-of-Way, Temporary Construction Easement

EXHIBIT “A”

Legal Descriptions and Sketches
of Project Parcels





SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 9
(PARCEL NO. 23299-005-00)

"THIS IS NOT A SURVEY"

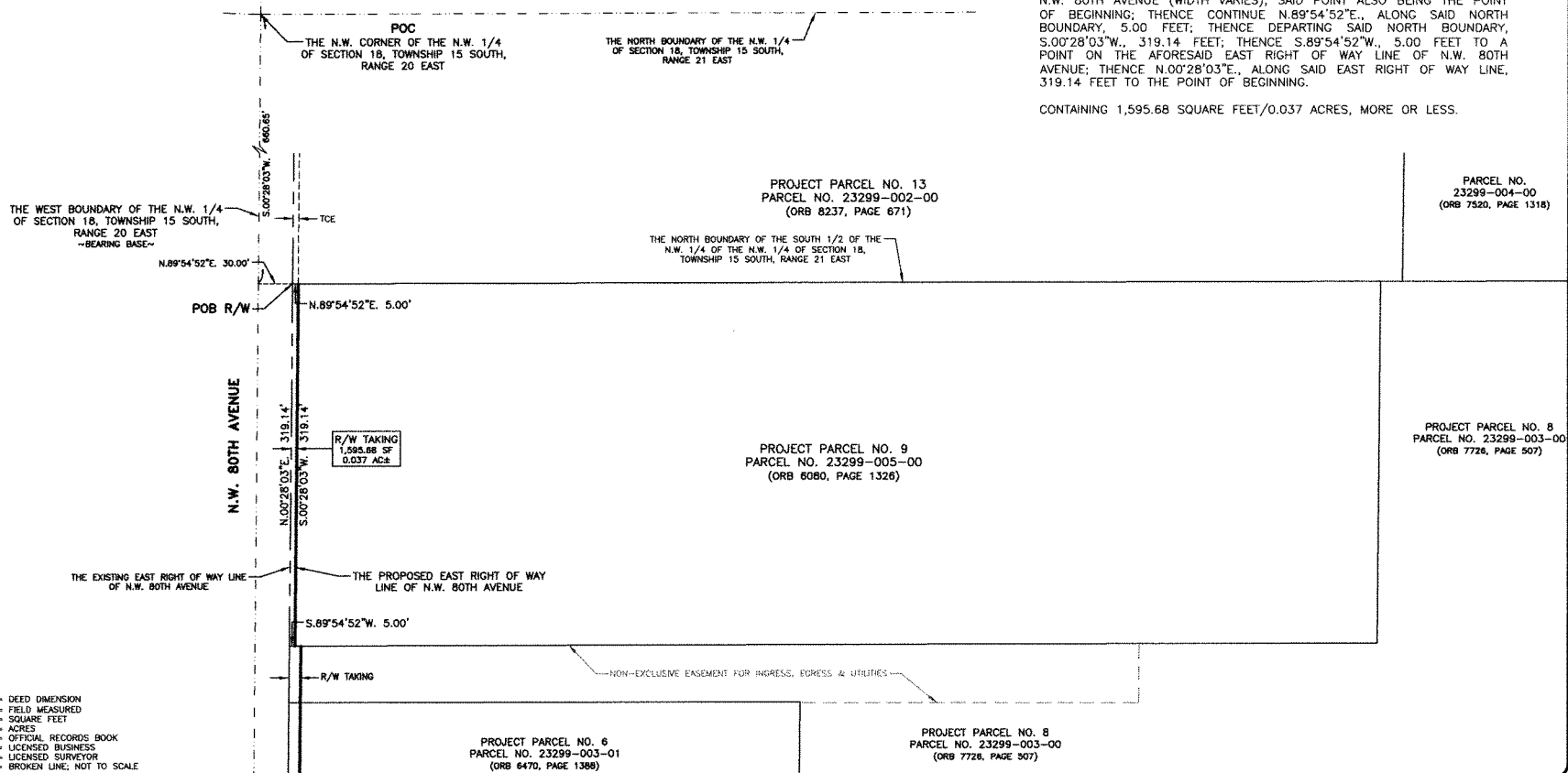
SHEET 1 OF 1

DESCRIPTION:

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE N.W. CORNER OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'03"W., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, 660.65 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID WEST BOUNDARY, N.89°54'52"E., ALONG SAID NORTH BOUNDARY, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.89°54'52"E., ALONG SAID NORTH BOUNDARY, 5.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°28'03"W., 319.14 FEET; THENCE S.89°54'52"W., 5.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE; THENCE N.00°28'03"E., ALONG SAID EAST RIGHT OF WAY LINE, 319.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,595.68 SQUARE FEET/0.037 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



STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091

EMAIL: glen@plisinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 28, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:				
18-15-20				
SCALE: 1" = 100'		COPYRIGHT © 2025		JOB ORDER# 20-118 (PARCEL 9)

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 2283, PAGE 1661)

LOT 5, OF SHERMAN OAKS, 2ND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN OFFICIAL RECORDS BOOK "T", PAGES 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE N.E. CORNER OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'03"W., ALONG THE EAST BOUNDARY OF SAID N.E. 1/4, A DISTANCE OF 489.54 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.88°34'18"W., 39.79 FEET TO THE N.E. CORNER OF LOT 5 OF SHERMAN OAKS 2ND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK T, PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S.00°28'44"W., ALONG THE EXISTING WEST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), 143.37 FEET TO THE S.E. CORNER OF SAID LOT 5; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, N.88°34'18"W., ALONG THE SOUTH BOUNDARY OF SAID LOT 5, 55.28 FEET; THENCE N.00°28'03"E., 143.37 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 5; THENCE S.88°34'18"E., ALONG SAID NORTH BOUNDARY, 55.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,920.32 SQUARE FEET/0.182 ACRES, MORE OR LESS.

(TCE) - TEMPORARY CONSTRUCTION EASEMENT

COMMENCE AT THE N.E. CORNER OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'03"W., ALONG THE EAST BOUNDARY OF SAID N.E. 1/4, A DISTANCE OF 489.54 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.88°34'18"W., 39.79 FEET TO THE N.E. CORNER OF LOT 5 OF SHERMAN OAKS 2ND ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK T, PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.88°34'18"W., ALONG THE NORTH BOUNDARY OF SAID LOT 5, 55.23 FEET TO THE POINT OF BEGINNING; THENCE S.00°28'03"E., 29.34 FEET; THENCE N.89°31'57"W., 15.00 FEET; THENCE N.00°28'03"E., 29.34 FEET TO A POINT ON THE AFORESAID NORTH BOUNDARY OF SAID LOT 5; THENCE S.88°34'18"E., ALONG SAID NORTH BOUNDARY, 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 438.12 SQUARE FEET/0.010 ACRES, MORE OR LESS.

LEGEND

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
TCE = TEMPORARY CONSTRUCTION EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
(P) = PLAT DIVISION
(D) = DEED DIMENSION
(F) = FIELD MEASURED
SF = SQUARE FEET
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
= BROKEN LINE, NOT TO SCALE

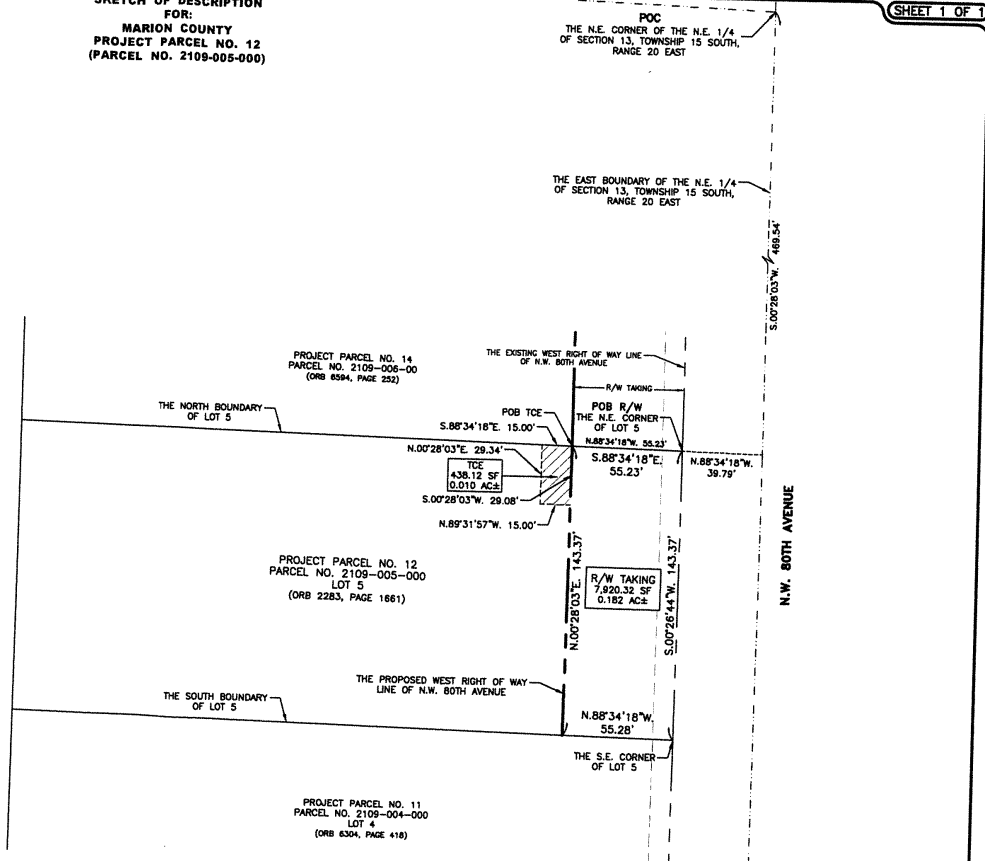
**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 12
(PARCEL NO. 2109-005-000)**

"THE HAMLET AT SHERMAN OAKS"
PLAT BOOK 5, PAGE 189

PROJECT PARCEL NO. 16
PARCEL NO. 21070-018-00
LOT 18
(ORB 7285, PAGE 285)

PROJECT PARCEL NO. 12
PARCEL NO. 2109-005-000
LOT 5
(ORB 2283, PAGE 1661)

PROJECT PARCEL NO. 11
PARCEL NO. 2109-004-000
LOT 4
(ORB 6304, PAGE 418)



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



STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, INC.

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

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 28, 2025

DRAWN: G.H.P.	REVISIONS	BY	DATE
CHECKED: G.H.P.	CORRECT TYPO	GHP	2/14/25
F.B./PG. N/A			
FILE INFO:			
SHERMAN OAKS 2ND ADDITION			
SCALE: 1" = 50'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 12R)	

SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 13
(PARCEL NO. 23299-002-00)

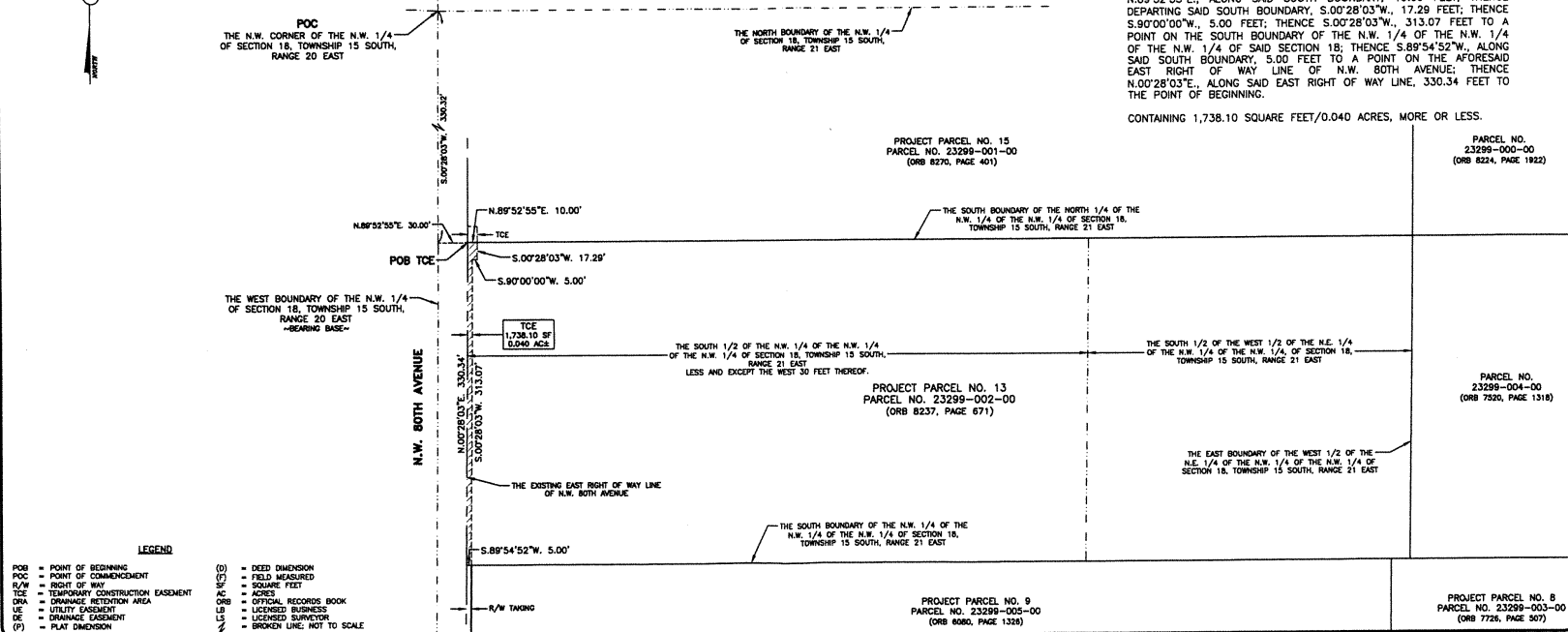
"THIS IS NOT A SURVEY" SHEET 1 OF 1

DESCRIPTION:

(TCE) - TEMPORARY CONSTRUCTION EASEMENT

COMMENCE AT THE N.W. CORNER OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'03"W., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, 330.32 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID WEST BOUNDARY, N.89°52'55"E., ALONG SAID SOUTH BOUNDARY, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.89°52'55"E., ALONG SAID SOUTH BOUNDARY, 10.00 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.00°28'03"W., 17.29 FEET; THENCE S.90°00'00"W., 5.00 FEET; THENCE S.00°28'03"W., 313.07 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18; THENCE S.89°54'52"W., ALONG SAID SOUTH BOUNDARY, 5.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE; THENCE N.00°28'03"E., ALONG SAID EAST RIGHT OF WAY LINE, 330.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,738.10 SQUARE FEET/0.040 ACRES, MORE OR LESS.



- LEGEND
- POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R/W = RIGHT OF WAY
 - TCE = TEMPORARY CONSTRUCTION EASEMENT
 - ORA = ORANGE RETENTION AREA
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - (P) = PLAT DIMENSION
 - (D) = DEED DIMENSION
 - (F) = FIELD MEASURED
 - SF = SQUARE FEET
 - AC = ACRES
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 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - = BROKEN LINE, NOT TO SCALE

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



STATE CERTIFIED SDVBE



BELLWETHER PROFESSIONAL PARK
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PREECE
LAND SURVEYING, INC.
(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 28, 2025

DRAWN: G.H.P.	REVISIONS	BY	DATE
CHECKED: G.H.P.			
F.B./PG. N/A			
FILE INFO: 18-15-20			
SCALE: 1" = 100'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 13)	

"THIS IS NOT A SURVEY"

SHEET 1 OF 1

DESCRIPTION:

(TCE 1) - TEMPORARY CONSTRUCTION EASEMENT 1

COMMENCE AT THE N.W. CORNER OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE N.89°50'58"E., ALONG THE NORTH BOUNDARY OF SAID N.W. 1/4, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, CONTINUE N.89°50'58"E., ALONG SAID NORTH BOUNDARY, 5.41 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°32'28"W., 124.16 FEET; THENCE N.89°27'32"W., 5.25 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE; THENCE N.00°28'03"E., ALONG SAID EAST RIGHT OF WAY LINE, 124.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 661.53 SQUARE FEET/0.015 ACRES, MORE OR LESS.

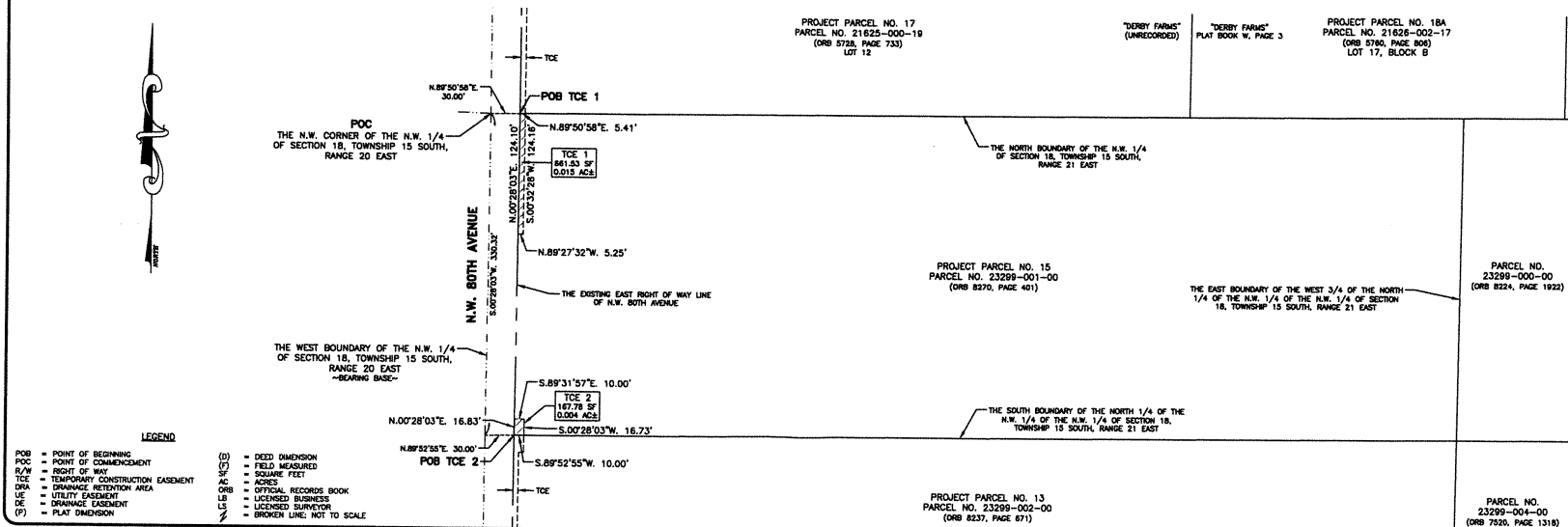
**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 15
(PARCEL NO. 23299-001-00)**

DESCRIPTION:

(TCE 2) - TEMPORARY CONSTRUCTION EASEMENT 2

COMMENCE AT THE N.W. CORNER OF THE N.W. 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'03"W., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, 330.32 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID WEST BOUNDARY, N.89°52'55"E., ALONG SAID SOUTH BOUNDARY, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES); SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°28'03"E., ALONG SAID EAST RIGHT OF WAY LINE, 16.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.89°31'57"E., 10.00 FEET; THENCE S.00°28'03"W., 16.73 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF THE NORTH 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 18; THENCE S.89°52'55"W., ALONG SAID SOUTH BOUNDARY, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 167.78 SQUARE FEET/0.004 ACRES, MORE OR LESS.



LEGEND

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
TCE = TEMPORARY CONSTRUCTION EASEMENT
DRA = DRAINAGE RETENTION AREA
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
(P) = PLAT DIMENSION

(D) = DEED DIMENSION
(F) = FIELD MEASURED
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = 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



STATE CERTIFIED SDVBE



BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091

EMAIL: glen@plslnc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 28, 2025

DRAWN: G.H.P.	REVISIONS	BY	DATE
CHECKED: G.H.P.	CORRECT TYPO	GHP	2/14/25
F.B./PG. N/A			
FILE INFO: 18-15-20			
SCALE: 1" = 100'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 15R)	

DESCRIPTION:

(ORB 5728, PAGE 733)

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, EXCEPT THE NORTH 2462.25 FEET THEREOF.

ALL BEING IN MARION COUNTY, FLORIDA.

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 17
(PARCEL NO. 21625-000-19)**

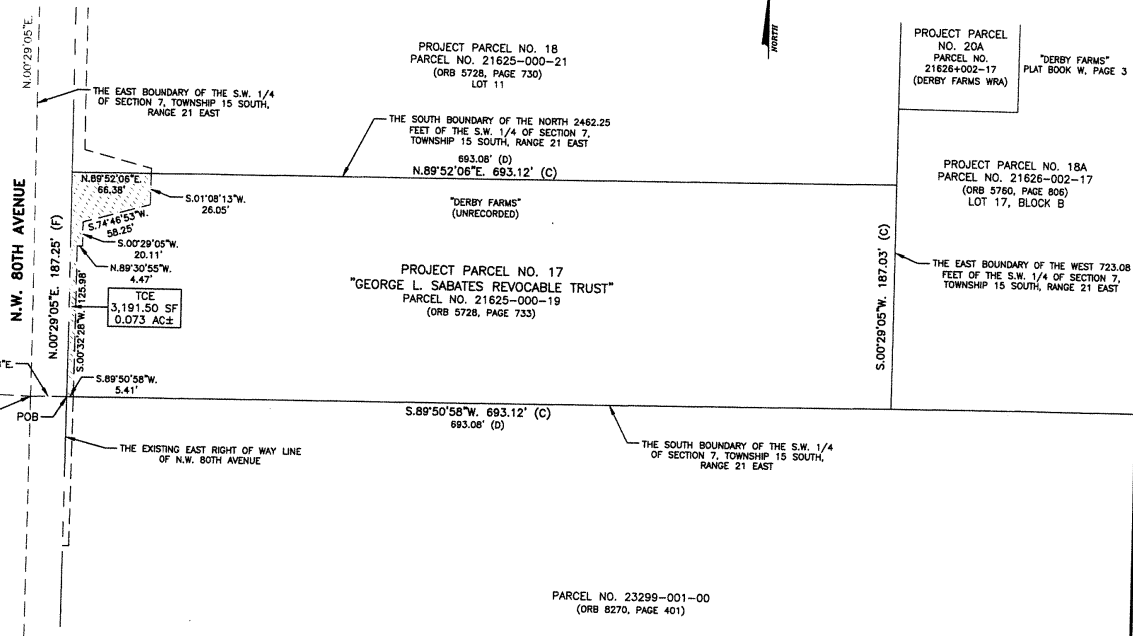
"THIS IS NOT A SURVEY"

SHEET 1 OF 1

(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. 80TH AVENUE (WIDTH VARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING; 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 THE NORTH 2462.25 FEET OF SAID S.W. 1/4; THENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, N.89°52'06"E., ALONG SAID SOUTH BOUNDARY, 66.38 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, S.01°08'13"W., 26.05 FEET; THENCE S.74°46'53"W., 58.25 FEET; THENCE S.00°29'05"W., 20.11 FEET; THENCE N.89°30'55"W., 4.47 FEET; THENCE S.00°32'28"W., 125.98 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 7; THENCE S.89°50'58"W., ALONG SAID SOUTH BOUNDARY, 5.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,191.50 SQUARE FEET/0.073 ACRES, MORE OR LESS.

**LEGEND**

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
DRA = DRAINAGE RETENTION AREA
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
(P) = PLAT DIMENSION
(D) = DEED DIMENSION
(P) = FIELD MEASURED
(C) = CALCULATED DIMENSION
SF = SQUARE FEET
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = 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



STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, INC.

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

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: SEPTEMBER 30, 2024

DRAWN:	G.H.P.	REVISIONS	BY	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 17)		

DESCRIPTION:

(ORB 5728, PAGE 730)

LOT 11, DERBY FARMS, AN UNRECORDED SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

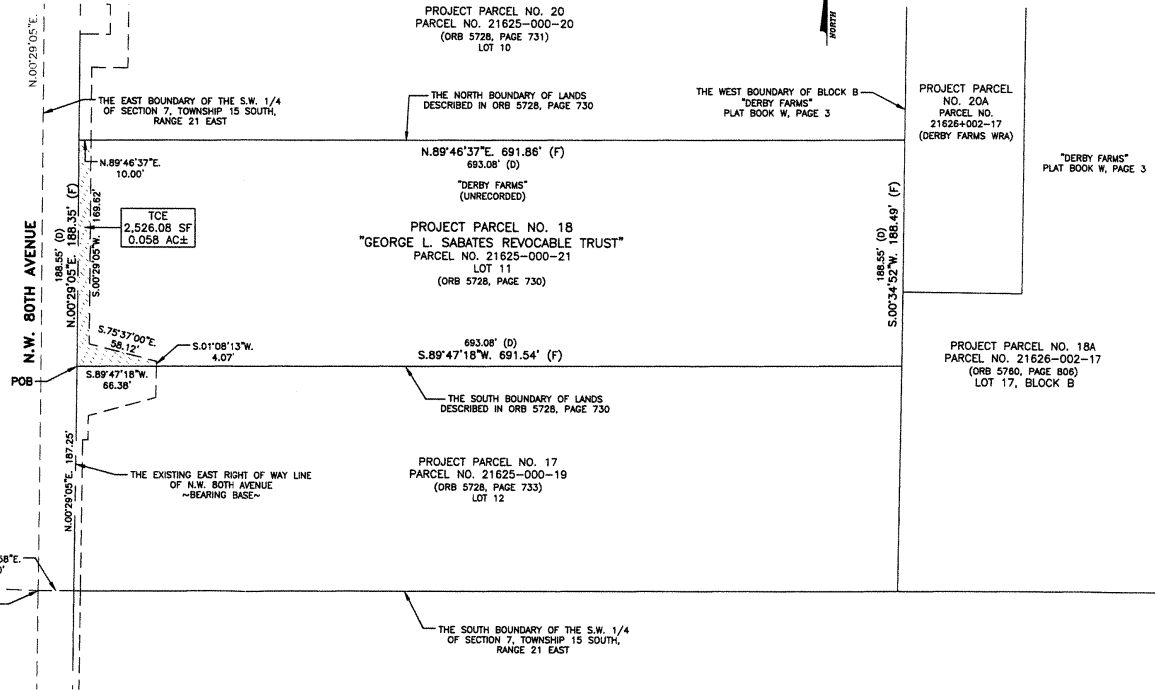
THE SOUTH 188.55 FEET OF THE NORTH 2462.25 FEET OF THE EAST 693.08 FEET OF THE WEST 723.08 FEET OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 18
(PARCEL NO. 21625-000-21)****"THIS IS NOT A SURVEY"****SHEET 1 OF 1**

(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. 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 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, 188.35 FEET TO THE NORTH BOUNDARY OF SAID LANDS; THENCE N.89°46'37"E., ALONG SAID NORTH BOUNDARY, 10.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°29'05"W., 169.62 FEET; THENCE S.75°37'00"E., 58.12 FEET; THENCE S.01°08'13"W., 4.07 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF SAID LANDS; THENCE S.89°47'18"W., ALONG SAID SOUTH BOUNDARY, 66.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,526.08 SQUARE FEET/0.058 ACRES, MORE OR LESS.

**LEGEND**

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
DBA = DRAINAGE RETENTION AREA
UE = UTILITY EASEMENT
(D) = PLAT DIMENSION
(D) = DEED DIMENSION
(P) = FIELD MEASURED
(C) = CALCULATED DIMENSION
SF = SQUARE FEET
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = 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



STATE CERTIFIED SDVBE

**PREECE**
LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
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FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: SEPTEMBER 30, 2024

DRAWN:	G.H.P.	REVISIONS	BY	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 18)

(ORB 5728, PAGE 731)

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

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, MARION COUNTY, FLORIDA.

(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 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 MARION COUNTY 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 ON THE SOUTH BOUNDARY OF MARION COUNTY DESCRIBED IN OFFICIAL RECORDS BOOK 5728, PAGE 731, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; 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 ON THE SOUTH BOUNDARY OF SAID LANDS 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 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 THE RIGHT OF WAY LINE, THENCE N.00°29'05"E., 375.60 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5726, PAGE 5726, 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., 30.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE LANDS NORTH BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5726, PAGE 5726, MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EXISTING EAST RIGHT OF WAY LINE, N.89°48'26", PARALLEL WITH AND 30.00 FEET SOUTH OF SAID NORTH BOUNDARY, 40.00 FEET; THENCE S.00°29'05"W., 98.53 FEET; 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 5726, PAGE 5726, MARION COUNTY, FLORIDA; THENCE S.89°46'37"W., ALONG SAID SOUTH BOUNDARY, 10.00 FEET TO THE POINT OF BEGINNING.

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. 3008 AVENUE (WIDTH VARIES); THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°29'05"E, ALONG THE EXISTING EAST RIGHT OF WAY LINE, 25.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD #200 5722, PUBLIC LANDS, MARION COUNTY OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.00°29'05"E, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 67.94 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 S.00°29'05"E, 25.00 FEET TO A POINT ON THE AFORESAID EXISTING EAST RIGHT OF WAY LINE; THENCE S.00°29'05"E, ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 25.00 FEET TO THE POINT OF BEGINNING.

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



STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, Inc.

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

(LICENSED BUSINESS NO. 7389)

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 20
(PARCEL NO. 21625-000-20)**

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'

PROJECT PARCEL NO. 21
PARCEL NO. 21625-000-22
(ORB 5816, PAGE 1802)

"THIS IS NOT A SURVEY"

SHEET 1 OF 1

POB FOR DRA

POB FOR DE

POB FOR TCE

N.W. 80TH AVENUE

POC
THE S.W. CORNER OF THE
S.W. 1/4 OF SECTION 7,
TOWNSHIP 15 SOUTH,
RANGE 21 EAST

PARCEL NO. 23299-001-00
(ORB 8270, PAGE 401)

DATE OF SKETCH: OCTOBER 1, 2024

DRAWN: G.H.P.	REVISIONS		BY	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)		

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.

AND

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, MARION COUNTY, FLORIDA.

(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 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, 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, N.89°46'26"E., ALONG SAID SOUTH BOUNDARY, 391.79 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., 300.10 FEET TO A POINT 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°29'05"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 S.89°46'26"W., ALONG SAID SOUTH BOUNDARY, 300.39 FEET TO THE POINT OF BEGINNING.

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. 80TH AVENUE (WIDTH VARIES); THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°29'05"E., 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, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N.00°29'05"E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 376.69 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5816, 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

- POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 TCE = TEMPORARY CONSTRUCTION EASEMENT
 DRA = DRAINAGE RETENTION AREA
 UE = UTILITY EASEMENT
 DE = DRAINAGE EASEMENT
 (P) = PLAT DIMENSION
 (D) = DEED DIMENSION
 (P) = FIELD MEASURED
 (C) = CALCULATED DIMENSION
 SF = SQUARE FEET
 AC = ACRES
 ORB = OFFICIAL RECORDS BOOK
 LB = LICENSED BUSINESS
 LS = 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. PRECEE, JR., P.S.M. - LS 5427



STATE CERTIFIED SDVBE



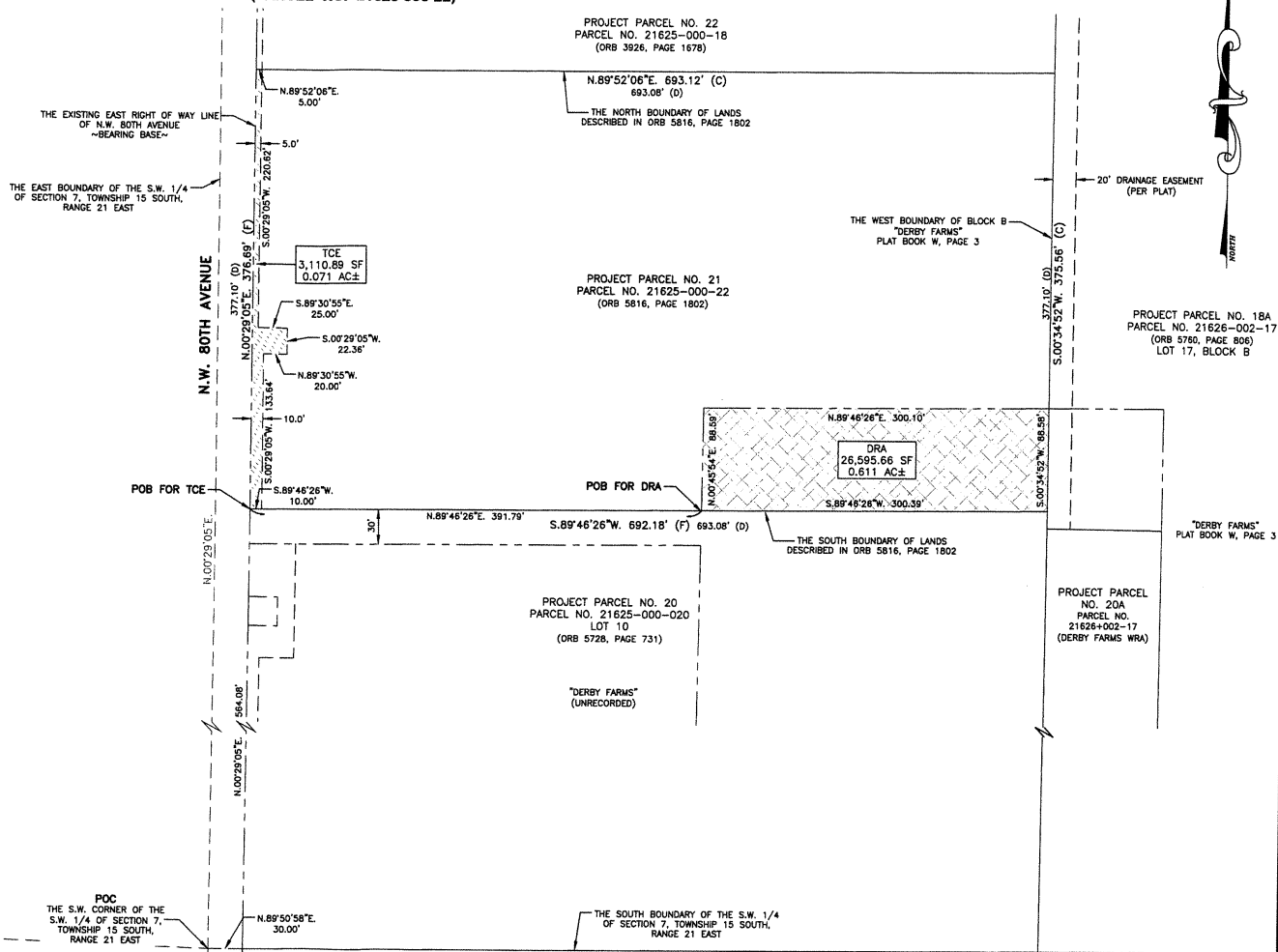
BELLWETHER PROFESSIONAL PARK
 2201 S.E. 30TH AVENUE, SUITE 102
 OCALA, FL 34471
 PHONE: (352) 351-0091
 FAX: (352) 351-0093 FAX
 EMAIL: glen@plsinc.us

(LICENSED BUSINESS NO. 7389)

**SKETCH OF DESCRIPTION
 FOR:
 MARION COUNTY
 PROJECT PARCEL NO. 21
 (PARCEL NO. 21625-000-22)**

"THIS IS NOT A SURVEY"

SHEET 1 OF 1



DESCRIPTION:

(ORB 3926, PAGE 1678)

THE SOUTH 188.55 FEET OF THE NORTH 1708.05 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.

(R/W) - RIGHT OF WAY TAKING

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, 940.78 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3926, PAGE 1628, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE N.00°29'05"E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 163.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°29'05"E., ALONG SAID EAST RIGHT OF WAY LINE, 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 10TH STREET (60 FEET WIDE); THENCE N.89°52'06"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 25.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.45°10'46"W., 35.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 312.51 SQUARE FEET/0.007 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. 80TH AVENUE (WIDTH VARIES); THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°29'05"E., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, 940.78 FEET TO A POINT ON THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3926, PAGE 1628, 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, 163.83 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, N.45°10'48"E., 7.11 FEET; THENCE S.00°29'05"W., 168.83 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY; THENCE S.89°52'06"W., ALONG SAID SOUTH BOUNDARY, 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 831.67 SQUARE FEET/0.019 ACRES, MORE OR LESS.

LEGEND

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
DRA = DRAINAGE RETENTION AREA
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
(P) = PLAT DIMENSION
(D) = DEED DIMENSION
(F) = FIELD MEASURED
(C) = CALCULATED DIMENSION
SF = SQUARE FEET
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
= BROKEN LINE, NOT TO SCALE

SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

DATE

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



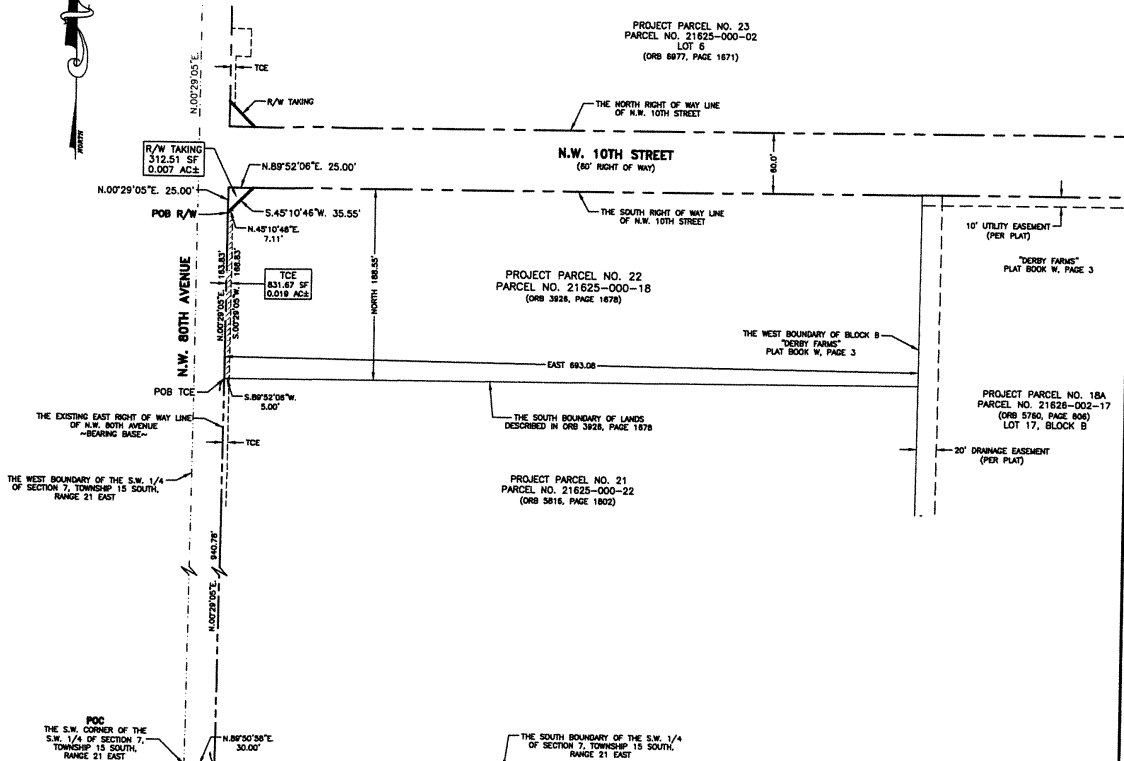
STATE CERTIFIED SDVBE

PREECE
LAND SURVEYING, INC.

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

(LICENSED BUSINESS NO. 7389)

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 22
(PARCEL NO. 21625-000-18)**

"THIS IS NOT A SURVEY"**SHEET 1 OF 1**

DATE OF SKETCH: JANUARY 29, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:				
7-15-21				
SCALE: 1" = 100'		COPYRIGHT © 2025		JOB ORDER# 20-118 (PARCEL 22)

(ORB 6396, PAGE 52)

LOT 1, BLOCK A, WINNERS CIRCLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 59, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

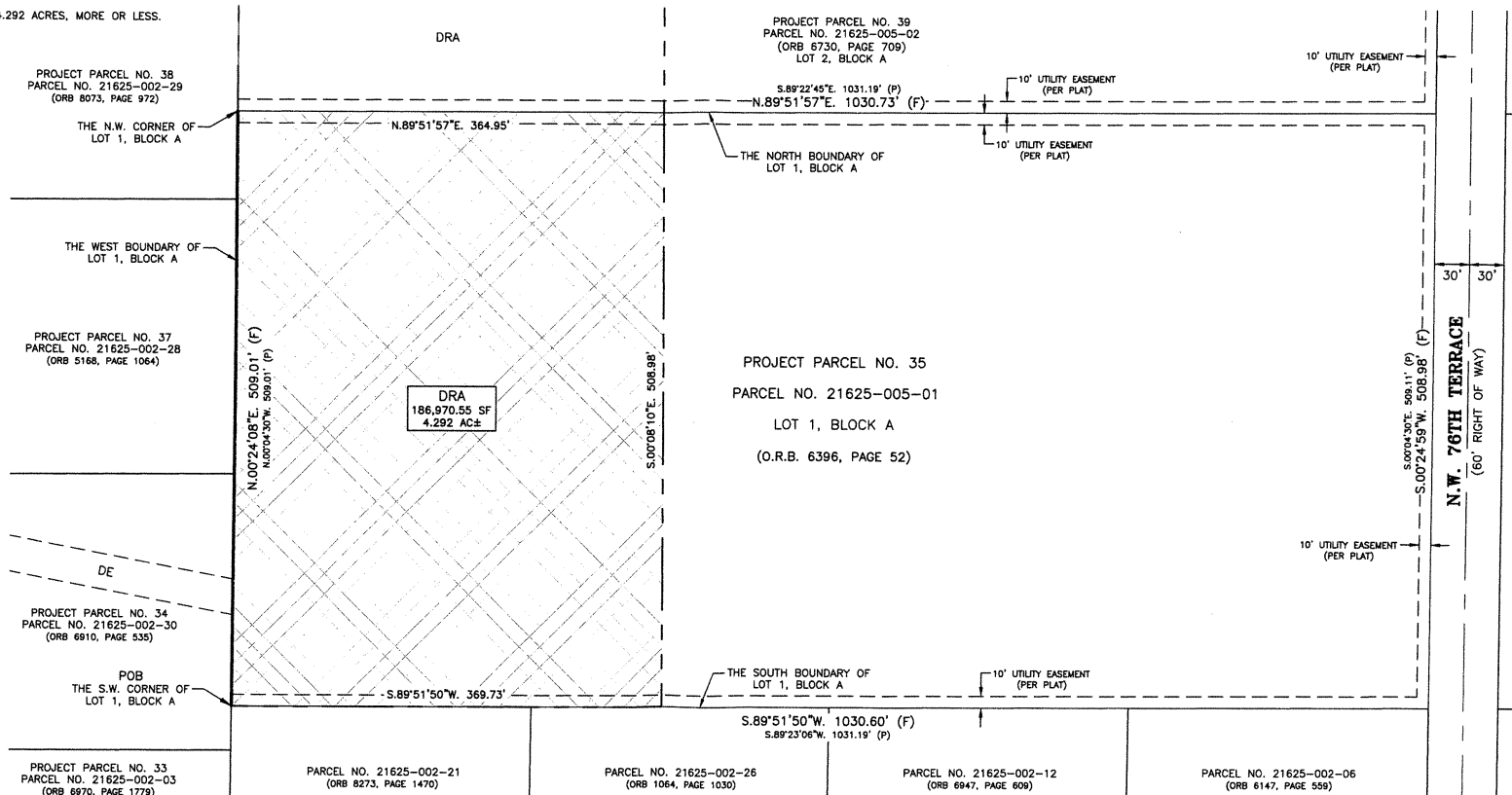
**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 35
(PARCEL NO. 21625-005-01)**

"THIS IS NOT A SURVEY"

(DRA) - DRAINAGE RETENTION AREA

BEGIN AT THE S.W. CORNER OF LOT 1, BLOCK A, THE WINNERS CIRCLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 59, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°24'08"E., ALONG THE WEST BOUNDARY OF SAID LOT 1, A DISTANCE OF 509.01 FEET TO THE N.W. CORNER OF SAID LOT 1; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'57"E., ALONG THE NORTH BOUNDARY OF SAID LOT 1, A DISTANCE OF 364.95 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°08'10"E., A DISTANCE OF 508.98 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 1; THENCE S.89°51'50"W., ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 369.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 186,970.55 SQUARE FEET/4.292 ACRES, MORE OR LESS.



LEGEND

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
DRA = DRAINAGE RETENTION AREA
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
(P) = PLAT DIMENSION
(D) = DEED DIMENSION
(P) = FIELD MEASURED
(C) = CALCULATED DIMENSION
SF = SQUARE FEET
AC = ACRES
ORB = OFFICIAL RECORDS BOOK
LB = LICENSED BUSINESS
LS = 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

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: NOVEMBER 5, 2024

DRAWN: G.H.P.	REVISIONS		BY	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 35)		

DESCRIPTION:

(ORB 6730, PAGE 709)

LOT 2, BLOCK A, THE WINNERS CIRCLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 59, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

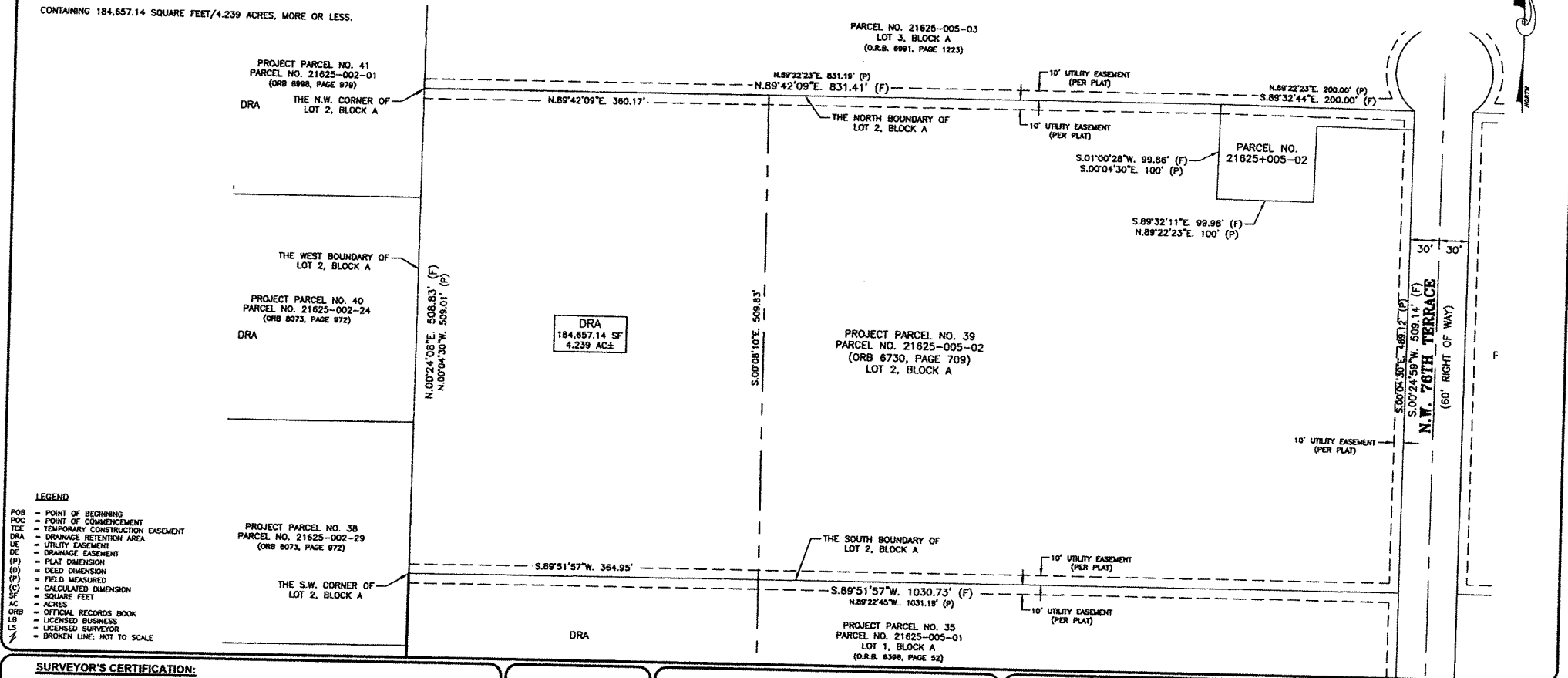
(DRA) - DRAINAGE RETENTION AREA

BEGIN AT THE S.W. CORNER OF LOT 2, BLOCK A, THE WINNERS CIRCLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 59, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°24'08"E., ALONG THE WEST BOUNDARY OF SAID LOT 2, A DISTANCE OF 508.83 FEET TO THE N.W. CORNER OF SAID LOT 2; THENCE DEPARTING SAID WEST BOUNDARY, N.89°42'09"E., ALONG THE NORTH BOUNDARY OF SAID LOT 2, A DISTANCE OF 360.17 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°08'10"E., A DISTANCE OF 509.83 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 2; THENCE S.89°51'57"W., ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 364.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 184,657.14 SQUARE FEET/4.239 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION FOR:

MARION COUNTY
PROJECT PARCEL NO. 39
(PARCEL NO. 21625-005-02)

"THIS IS NOT A SURVEY"**SHEET 1 OF 1****LEGEND**

- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- TCE - TEMPORARY CONSTRUCTION EASEMENT
- DRA - DRAINAGE RETENTION AREA
- UE - UTILITY EASEMENT
- DE - DRAINAGE EASEMENT
- (P) - PLAT DIMENSION
- (D) - DEED DIMENSION
- (F) - FIELD MEASURED
- (C) - CALCULATED DIMENSION
- SF - SQUARE FEET
- AC - ACRES
- ORB - OFFICIAL RECORDS BOOK
- LB - LICENSED BUSINESS
- LS - 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



STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, INC.

(LICENSED BUSINESS NO. 7389)

BELLWETHER PROFESSIONAL PARK
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OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plains.us

DATE OF SKETCH: NOVEMBER 5, 2024

DRAWN:	G.H.P.	REVISIONS	BY	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 39)				

DESCRIPTION:

(PARENT TRACT)

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:

A PORTION OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE 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.89°45'08"W., A DISTANCE OF 1338.78 FEET TO THE N.E. CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 6, THENCE DEPARTING THE NORTH BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 6, ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF SAID SECTION 6, N.02°32'32"E., A DISTANCE OF 233.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 70TH AVENUE ROAD (COUNTY ROAD 225-A) (RIGHT OF WAY WITH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.59°01'34"E., A DISTANCE OF 283.31 FEET TO A CHORD BEARING AND DISTANCE OF 5.48°02'52"W., 1079.29 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1089.24 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.89°01'34"E., A 3/4 OF SAID SECTION, THENCE ALONG SAID SOUTH BOUNDARY, S.89°49'26"W., A DISTANCE OF 1471.70 FEET TO THE S.W. CORNER OF THE NORTH 3/4 OF THE WEST 3/4 OF SAID SECTION, SAID CORNER BEING A POINT ON A CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 70TH AVENUE ROAD, OF N.18°32'03"E., 1287.10 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1304.15 FEET TO THE POINT OF BEGINNING.

(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 MARION COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.W. CORNER OF SAID TRACT 1; THENCE S.69°01'34"E., ALONG THE NORTH BOUNDARY OF SAID TRACT 1, 89.23 FEET TO A POINT ON A 2445.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF 5.17°30'50"W., 1260.14 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, PROCEED SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°52'01", A DISTANCE OF 1274.52 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 1; THENCE S.89°49'26"W., ALONG SAID SOUTH BOUNDARY, 70.36 FEET TO A POINT ON THE CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.18°32'03"E., 1287.10 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, PROCEED SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EXISTING SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 32°09'27", A DISTANCE OF 1304.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 108,178.29 SQUARE FEET/2.483 ACRES, MORE OR LESS.

(DRA) - DRAINAGE RETENTION AREA

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:

COMMENCE AT THE N.W. CORNER OF SAID TRACT 1; THENCE S.69°01'34"E., ALONG THE NORTH BOUNDARY OF SAID TRACT 1, 89.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.69°01'34"E., ALONG SAID NORTH BOUNDARY, 846.33 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.20°58'28"W., 239.00 FEET; THENCE N.89°01'34"W., PARALLEL WITH SAID NORTH BOUNDARY, 862.64 FEET TO A POINT ON A 2445.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.29°34'46"E., 241.74 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°40'02", A DISTANCE OF 241.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 207,094.34 SQUARE FEET/4.754 ACRES, MORE OR LESS.

(TCE 1) - TEMPORARY CONSTRUCTION EASEMENT 1

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:

COMMENCE AT THE N.W. CORNER OF SAID TRACT 1; THENCE S.69°01'34"E., ALONG THE NORTH BOUNDARY OF SAID TRACT 1, 89.23 FEET TO A POINT; THENCE CONTINUE S.69°01'34"E., ALONG SAID NORTH BOUNDARY, 846.33 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.20°58'28"W., 239.00 FEET; THENCE N.89°01'34"W., PARALLEL WITH SAID NORTH BOUNDARY, 862.64 FEET TO A POINT ON A 2445.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF 5.23°11'10"W., 292.02 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°31'41", A DISTANCE OF 292.20 FEET; THENCE N.70°04'10"W., 5.00 FEET TO A POINT ON A 2445.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.23°21'19"E., 292.11 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°30'50", A DISTANCE OF 292.29 FEET; THENCE S.69°01'34"E., 5.03 FEET TO THE POINT OF BEGINNING.

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:

COMMENCE AT THE S.W. CORNER OF SAID TRACT 1; THENCE N.89°49'26"E., ALONG THE SOUTH BOUNDARY OF SAID TRACT 1, 70.36 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A 2445.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.04°57'10"E., 5.82°40'29"E., 10.00 FEET TO A POINT ON A 2435.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF 5.04°37'31"W., 201.12 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°44'02", A DISTANCE OF 201.18 FEET TO A POINT ON THE AFORESAID SOUTH BOUNDARY OF TRACT 1; THENCE S.89°49'26"W., ALONG SAID SOUTH BOUNDARY, 10.01 FEET TO THE POINT OF BEGINNING.

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 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



STATE CERTIFIED SDVBE



BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
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PHONE: (352) 351-0091
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EMAIL: glen@plinc.us
(LICENSED BUSINESS NO. 7389)

SKETCH OF DESCRIPTION FOR: MARION COUNTY PROJECT PARCEL NO. 50 (PARCEL NO. 21620-001-00)



N.W. 70TH AVENUE ROAD
(COUNTY ROAD 225-A)
CURVE 1 (DRA)
CURVE 2 (DRA)
CURVE 3 (DRA)
CURVE 4 (TCE 1)
CURVE 5 (TCE 1)
CURVE 6 (TCE 2)
CURVE 7 (TCE 2)

POC DRA & TCE 1
POB R/W
THE N.W. CORNER OF TRACT 1
S.69°01'34"E.
89.23'
S.69°01'34"E.
5.03'
CURVE 5 (TCE 1)
1,461.22 SF
0.034 ACRES
CURVE 4 (TCE 1)
N.70°04'10"W. 5.00'
N.70°04'10"W. 5.00'
20' RIGHT OF WAY EASEMENT
(PER BCC EASEMENTS BOOK 1, PAGES 6 & 7)
THE PROPOSED SOUTHEASTERLY
RIGHT OF WAY LINE OF N.W.
70TH AVENUE ROAD
RIGHT OF WAY TAKING
108,178.29 SF
2.483 ACRES
20' BROAD PATH EASEMENT
(PER BCC EASEMENTS BOOK 1, PAGES 6 & 7)
S.82°40'29"E. 10.00'
TCE 2
2,018.34 SF
0.046 ACRES
CURVE 7 (TCE 2)
S.89°49'26"W.
10.01'
POB TCE 2
S.89°49'26"W.
10.01'
N.89°49'26"E.

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CURVE 1	32°09'27"	2323.63'	1304.15'	1287.10'	N.18°32'03"E.
CURVE 2	29°52'01"	2445.00'	1274.52'	1260.14'	S.17°30'50"W.
CURVE 3	05°40'02"	2445.00'	241.84'	241.74'	N.29°34'46"E.
CURVE 4	06°30'50"	2445.00'	292.20'	292.11'	N.23°21'19"E.
CURVE 5	06°31'41"	2440.00'	292.20'	292.02'	S.23°21'40"W.
CURVE 6	04°44'02"	2435.00'	201.18'	201.12'	S.04°37'31"W.
CURVE 7	04°44'42"	2445.00'	202.49'	202.43'	N.04°37'10"E.

PROJECT PARCEL NO. 53
TRACT 2
PARCEL NO. 21620-002-00
(ORB 7490, PAGE 1540)

PROJECT PARCEL NO. 50
TRACT 1
PARCEL NO. 21620-001-00
(ORB 8888, PAGE 1600)

PROJECT PARCEL NO. 47
PARCEL NO. 21623-000-00
(ORB 7297, PAGE 826)

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)	

"THIS IS NOT A SURVEY"

SHEET 1 OF 1

LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- DRA = DRAINAGE RETENTION AREA
- UE = UTILITY EASEMENT
- SE = SEWER EASEMENT
- PL = PLAT DIMENSION
- (D) = DEED DIMENSION
- (P) = FIELD MEASURED
- SF = SQUARE FEET
- ORB = OFFICIAL RECORDS BOOK
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- = BROKEN LINE, NOT TO SCALE

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:

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.89 DEGREES 45'08"W., A DISTANCE OF 1336.78 FEET TO THE N.E. CORNER OF THE N.W. 1/4 OF SAID SECTION 6; THENCE DEPARTING THE NORTH BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 6, ALONG THE EAST BOUNDARY OF THE WEST 3/4 OF SAID SECTION 6, N.00 DEGREES 32'32"E., A DISTANCE OF 2347.63 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF N.W. 70TH AVENUE ROAD (COUNTY ROAD 225-A) (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S.59 DEGREES 26'28"W., A DISTANCE OF 2905.16 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.25 DEGREES 14'39"E., A DISTANCE OF 1125.52 FEET; THENCE S.42 DEGREES 47'16"W., A DISTANCE OF 585.83 FEET; THENCE N.69 DEGREES 02'01"W., A DISTANCE OF 1330.15 FEET TO A POINT ON A CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID N.W. 70TH AVENUE ROAD, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2323.63 FEET, A CENTRAL ANGLE OF 28 DEGREES 51'30" AND A CHORD BEARING AND DISTANCE OF N.48 DEGREES 02'32"E., 1079.29 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1089.24 FEET TO THE END OF SAID CURVE; THENCE N.59 DEGREES 26'28"E., A DISTANCE OF 452.86 FEET TO THE POINT OF BEGINNING.

(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:

BEGIN AT THE MOST NORTHERLY CORNER OF SAID TRACT 2; THENCE S.25'15'13"E., ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT 2, 53.90 FEET; THENCE S.59'27'23"W., 331.51 FEET TO THE POINT OF CURVATURE OF A 2440.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.45'57'07"W., 1141.93 FEET; THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, PROCEED SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27'00'34", A DISTANCE OF 1152.58 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID TRACT 2; THENCE N.69'01'34"W., ALONG SAID SOUTHWESTERLY BOUNDARY, 89.23 FEET TO A POINT ON A NON-TANGENT 2323.63 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.48'02'12"E., 1078.97 FEET; THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, PROCEED NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID EXISTING SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28'51'30", A DISTANCE OF 1088.90 FEET; THENCE DEPARTING SAID CURVE, N.59'26'45"E., 452.86 FEET TO THE POINT OF BEGINNING.

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:

COMMENCE AT THE MOST NORTHERLY CORNER OF SAID TRACT 2; THENCE S.25'15'13"E., ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT 2, 53.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.25'15'13"E., ALONG SAID NORTHEASTERLY BOUNDARY, 185.98 FEET; THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, S.67'46'48"W., 47.11 FEET; THENCE N.22'19'28"W., 119.27 FEET; THENCE N.60'33'25"W., 63.89 FEET; THENCE S.59'27'23"W., 252.85 FEET TO THE POINT OF CURVATURE OF A 2440.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.58'52'56"W., 219.18 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08'05'55", A DISTANCE OF 219.25 FEET; THENCE S.35'41'31"E., 5.00 FEET TO A POINT ON A 2435.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.50'17'50"W., 340.82 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08'01'17", A DISTANCE OF 340.80 FEET; THENCE N.43'42'46"W., 5.00 FEET TO A POINT ON A 2440.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF S.39'22'44"W., 586.82 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13'48'56", A DISTANCE OF 586.35 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID TRACT 2; THENCE N.69'01'34"W., 5.10 FEET TO A POINT ON A 2445.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.45'57'07"E., 1141.93 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27'00'34", A DISTANCE OF 1152.58 FEET TO THE POINT OF TANGENCY; THENCE N.59'27'23"E., 331.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,794.46 SQUARE FEET/0.409 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 SDVBE

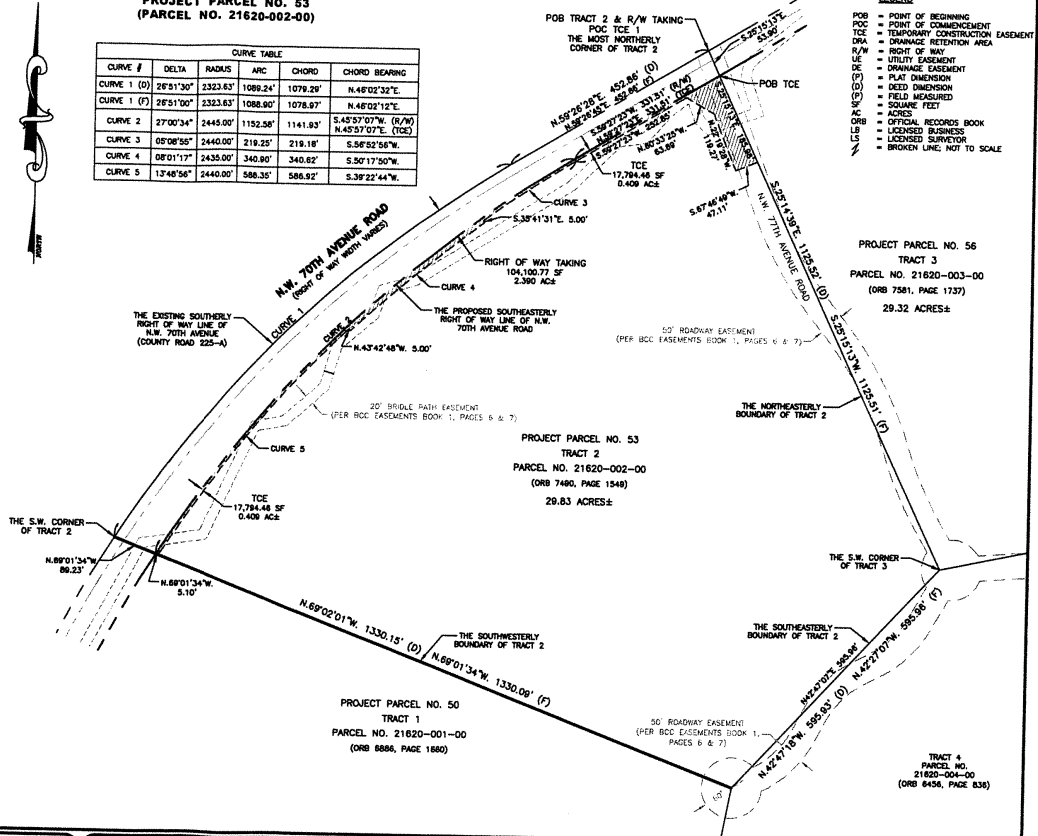


BELLWETHER PROFESSIONAL PARK
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(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: NOVEMBER 14, 2024		REVISIONS		BY	DATE
DRAWN:	G.H.P.				
CHECKED:	G.H.P.				
F.B./P.G.	N/A				
FILE INFO:					
HAMPTON LANE					
SCALE: 1" = 200'		COPYRIGHT © 2024		JOB ORDER# 20-118 (PARCEL 53)	

SKETCH OF DESCRIPTION FOR: MARION COUNTY PROJECT PARCEL NO. 53 (PARCEL NO. 21620-002-00)

CURVE #	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
CURVE 1 (O)	28°51'30"	2323.63'	1089.24'	1079.29'	N.48°02'32"E.
CURVE 1 (F)	28°51'00"	2323.63'	1088.90'	1078.97'	N.48°02'12"E.
CURVE 2	27°00'34"	2445.00'	1152.58'	1141.93'	S.45°57'07"W. (R/W) N.45°57'07"E. (TCE)
CURVE 3	08°08'58"	2440.00'	219.25'	219.18'	S.58°52'56"W.
CURVE 4	08°01'17"	2435.00'	340.80'	340.82'	S.50°17'50"W.
CURVE 5	13°46'56"	2440.00'	586.35'	586.82'	S.39°22'44"W.



"THIS IS NOT A SURVEY"

SHEET 1 OF 1

- LEGEND**
- POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - TCE = TEMPORARY CONSTRUCTION EASEMENT
 - DRA = DRAINAGE RETENTION AREA
 - R/W = RIGHT OF WAY
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - FD = FIELD DIMENSION
 - FM = FIELD MEASURED
 - SF = SQUARE FEET
 - AC = ACRES
 - ORB = OFFICIAL RECORDS BOOK
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - BL = BROKEN LINE, NOT TO SCALE

PROJECT PARCEL NO. 56
TRACT 3
PARCEL NO. 21620-003-00
(ORB 7581, PAGE 1737)
29.32 ACRES±

PROJECT PARCEL NO. 53
TRACT 2
PARCEL NO. 21620-002-00
(ORB 7480, PAGE 1548)
29.83 ACRES±

TRACT 4
PARCEL NO.
21620-004-00
(ORB 6436, PAGE 836)

COMPOSITE EXHIBIT “B”

SW NW 80th 70th 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 80th 70th 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 80th 70th 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 80th 70th 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.