

RECORD AND RETURN TO:
Development Review Division
Marion County Engineering Dept.
412 SE 25th Avenue
Ocala, FL 34471

THIS INSTRUMENT PREPARED BY:

Lisa Lazaro for On Top of the World Communities, LLC
8445 SW 80th St.
Ocala, FL 34481

Parcel ID No: 35300-000-16

Name of Project: On Top of the World – S.W. 80th Avenue South Multi-Modal Path

Project Number: 2019060027

PUBLIC PEDESTRIAN EASEMENT

THIS EASEMENT, Made this 30th day of July, 2019, by On Top of the World Communities, LLC, a Florida Limited Liability Company, whose mailing address is 8445 SW 80th St., Ocala, FL 34481, grantor(s), to MARION COUNTY, a political subdivision of the State of Florida, whose mailing address is 601 SE 25th Avenue, Ocala, Florida 34471-2626, its successors and assigns, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations).

WITNESSETH: That the grantor for and in consideration of the sum of Ten dollars (\$10.00) and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual public easement for pedestrian, and other similar non-automotive access, upon, over, and across the following described land in Marion County, Florida, to wit:

See Exhibit "A" Attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever, and the grantor will defend the title to said lands against all persons claiming by, through or under said grantor.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

On Top of the World Communities, LLC

a Florida Limited Liability Company

Attest: [Signature]
Its Assistant Secretary

By: [Signature]
Its President
Address of Grantor:
8445 SW 80th St.
Ocala, FL 34481

Signed, sealed and delivered in the presence of:
(Two witnesses or Seal required
by Florida Law)

[Signature]
(Witness No. 1 - Signature),
Sandra Malave
(Witness No. 1 - Printed)

(Seal)



[Signature]
(Witness No. 2 - Signature)
W. J. MAYHALL
(Witness No. 2 - Printed)

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 31st day of Aug, 2019, by Kenneth D. Colen, of On Top of the World Communities, LLC, a Florida Limited Liability Company, on behalf of the Company, who is personally known to me or who has produced _____ as identification; and who acknowledged that he/she executed this easement freely and voluntarily for the purposes therein expressed.



[Signature]
Print Type Name: _____
Notary Public in and for the County and State last aforesaid.
My Commission Expires _____
Serial No., if any: _____

Revised 04/14/06

EXHIBIT "A"

SKETCH OF DESCRIPTION FOR:
ON TOP OF THE WORLD COMMUNITIES, LLC
SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST,
MARION COUNTY, FLORIDA
"MODAL PATH EASEMENT"

DESCRIPTION:

A PORTION OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, ALSO A PORTION OF CIRCLE SQUARE WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 'P', PAGES 30 THROUGH 103, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 24, S.00°27'35"W, 388.13 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, N.82°34'28"W, 99.52 TO THE POINT OF BEGINNING, SAID POINT ALSO BEGINNING A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2562.00 FEET, A CENTRAL ANGLE OF 00°23'35", AND A CHORD BEARING AND DISTANCE OF S.11°02'24" W, 17.58 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.58 FEET TO THE END OF SAID; THENCE S.11°14'12"W, 1316.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1050.50 FEET, A CENTRAL ANGLE OF 18°44'02", AND A CHORD BEARING AND DISTANCE OF S.01°52'11"W, 341.95 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 343.48 FEET TO THE END OF SAID CURVE; THENCE S.53°30'58"E., 40.60 FEET; THENCE N.80°31'44"E., 95.90 FEET; THENCE S.47°57'37"E., 45.79 FEET; THENCE S.42°00'12"W., 14.00 FEET; THENCE N.47°57'37"W., 25.29 FEET; THENCE N.73°42'56"W., 24.77 FEET; THENCE S.80°31'44"W., 93.40 FEET; THENCE N.53°30'58"W., 19.17 FEET TO THE EASTERLY RIGHT OF WAY OF S.W. 80TH AVENUE (A 120' RIGHT OF WAY) AS RECORDED IN OFFICIAL RECORDS BOOK 5042, PAGE 1393 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1053.00 FEET, A CENTRAL ANGLE OF 20°20'20", AND A CHORD BEARING AND DISTANCE OF N.01°04'02" E., 371.84 FEET; THENCE ALONG THE EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 373.80 FEET TO THE END OF SAID; (2) THENCE N.11°14'12"E., 1316.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2560.00 FEET, A CENTRAL ANGLE OF 00°23'23", AND A CHORD BEARING AND DISTANCE OF N.11°02'30" E., 17.41 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.41 FEET TO A POINT OF TANGENCY; THENCE S.82°34'28" E., 2.50 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 0.16 ACRES, MORE OR LESS.

NOTES:

- 1. DATE OF SKETCH: AUGUST 9, 2019.
- 2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- 3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- 4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- 5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.00°27'35"W., ALONG THE EAST BOUNDARY OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.
- 6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

NOTE: THIS IS NOT A SURVEY

SHEET 1 OF 3
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

LEGEND:

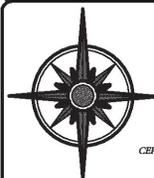
-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- CL CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- o CHANGE IN DIRECTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
OF JCH CONSULTING GROUP, INC.

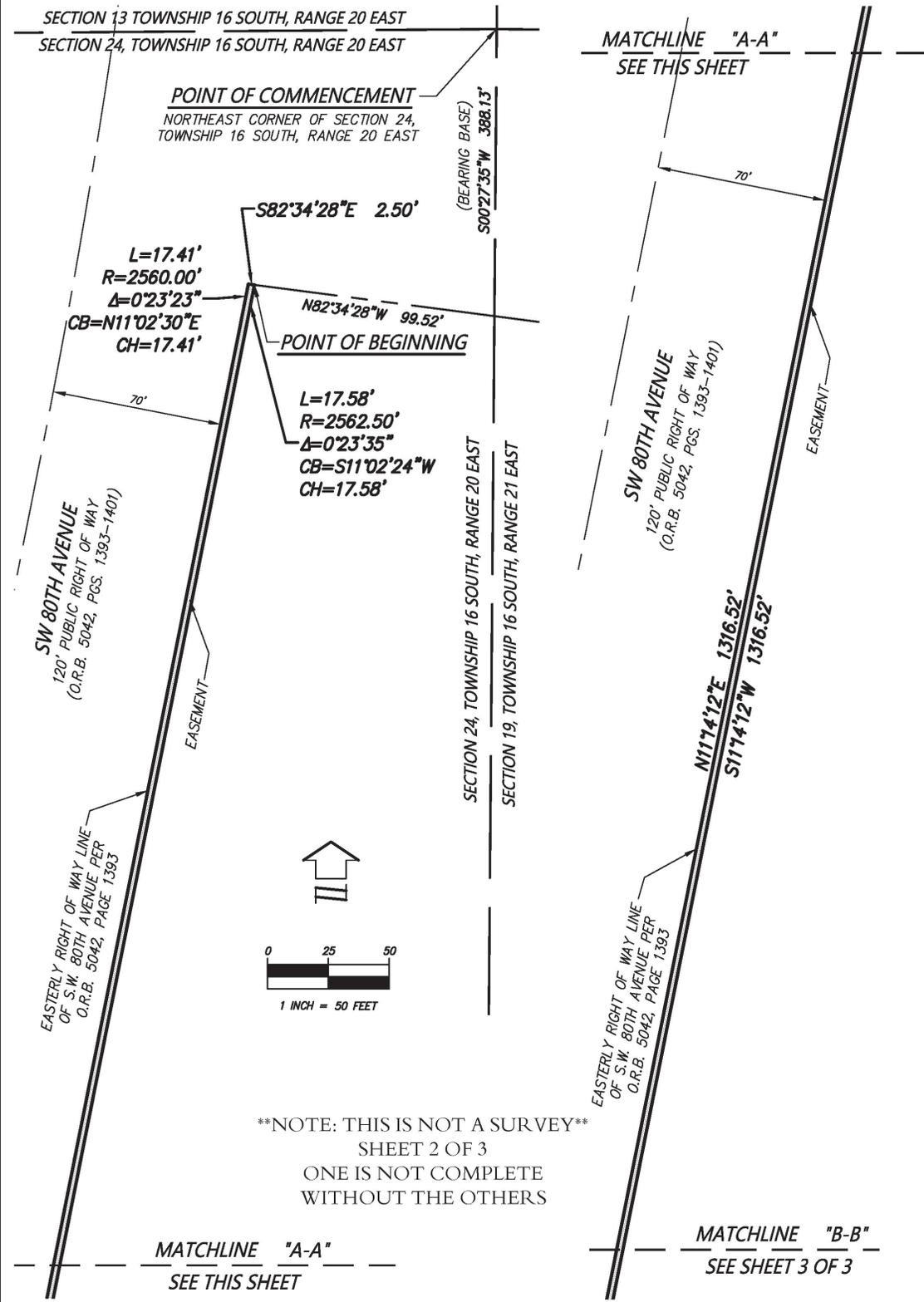
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
3128 NW BLITCHTON ROAD, OCALA, FLORIDA 34475
PHONE: (352) 405-1462 FAX: (888) 272-8235 www.JCHg.com

DRAWN:	A.L.B.	J.O.# 15072
REVISED:		DWG.# 150722SK MODAL
CHECKED:	C.J.H.	SHEET 1 OF 3
APPROVED:	C.J.H.	
SCALE:	---	COPYRIGHT © AUGUST, 2019

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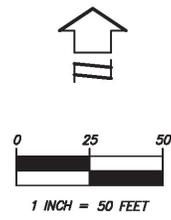
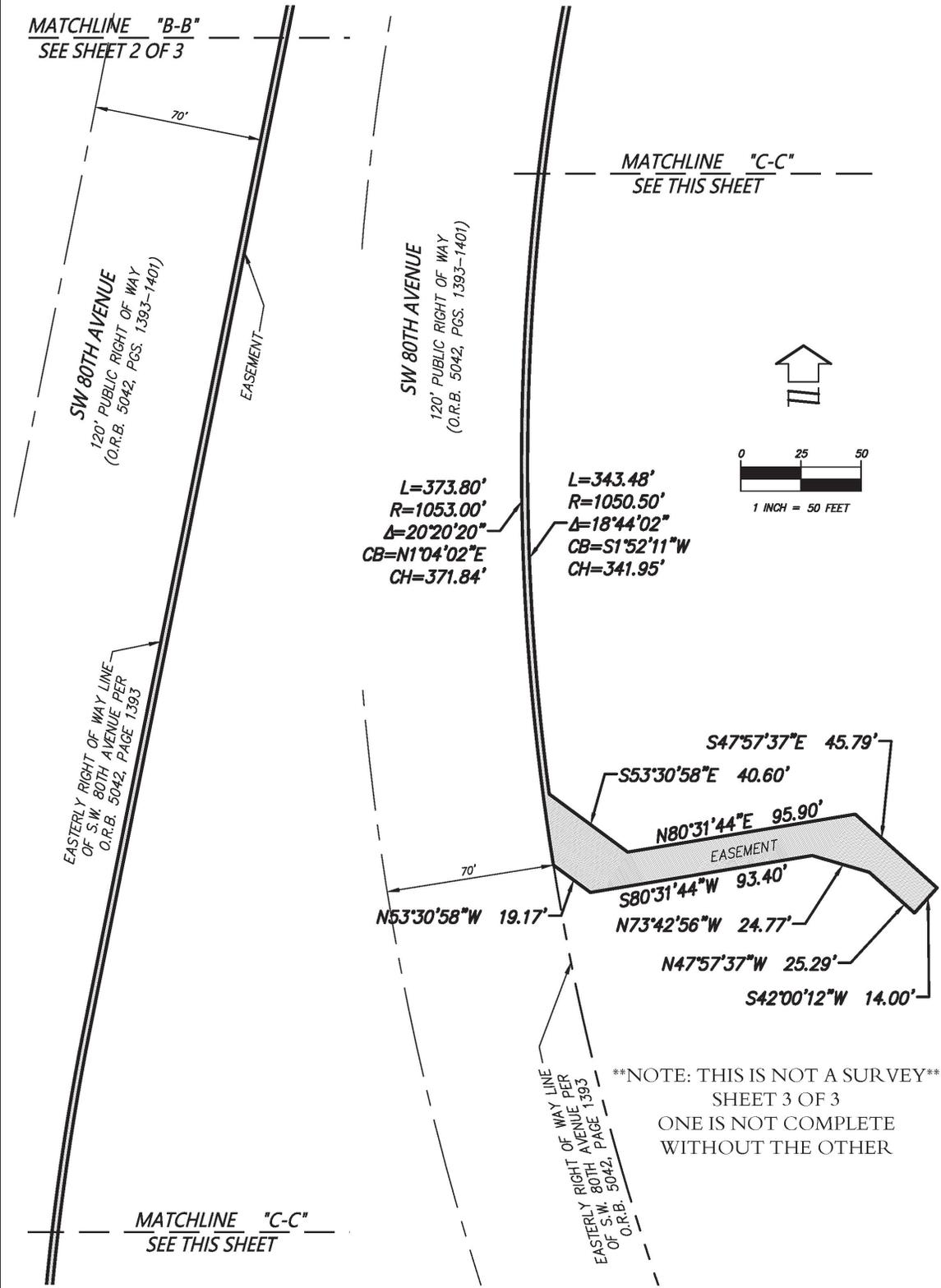


****NOTE: THIS IS NOT A SURVEY****
 SHEET 2 OF 3
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS

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DRAWN:	A.L.B.	J.O.# 15072
REVISED:		DWG.# 15072SK MODAL
CHECKED:	C.J.H.	SHEET 2 OF 3
APPROVED:	C.J.H.	
SCALE:	1" = 50'	COPYRIGHT © AUGUST, 2019

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 SHEET 3 OF 3
 ONE IS NOT COMPLETE
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