



## SUBMITTAL SUMMARY REPORT 32943

**PLAN NAME:** SAMARAH FARMS AGRICULTURAL LOT SPLITS      **LOCATION:** 10645 NW 60TH AVE  
 Ocala,  
**APPLICATION DATE:** 06/04/2025      **PARCEL:** 12690-001-00

**DESCRIPTION:**

CONTACTS	NAME	COMPANY
Applicant	Bruce Varnadoe	Moorhead Engineering Company
Engineer of Record	Bruce Varnadoe	Moorhead Engineering Company

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Alexander Turnipseed	05/06/2026	1) Conditional Approval: A mitigation credit application has not been provided per the conditional approval of WaiverPIR-000466-2026. Please provide this application. 2) INFO: Please be advised that each lot will require a Major Site Plan or waiver when the existing and proposed impervious coverage exceeds 9,000 square feet. Several Ag Lot Splits will address the common elements (the shared driveway) with stormwater controls, and then each lot is responsible for its own stormwater.	No

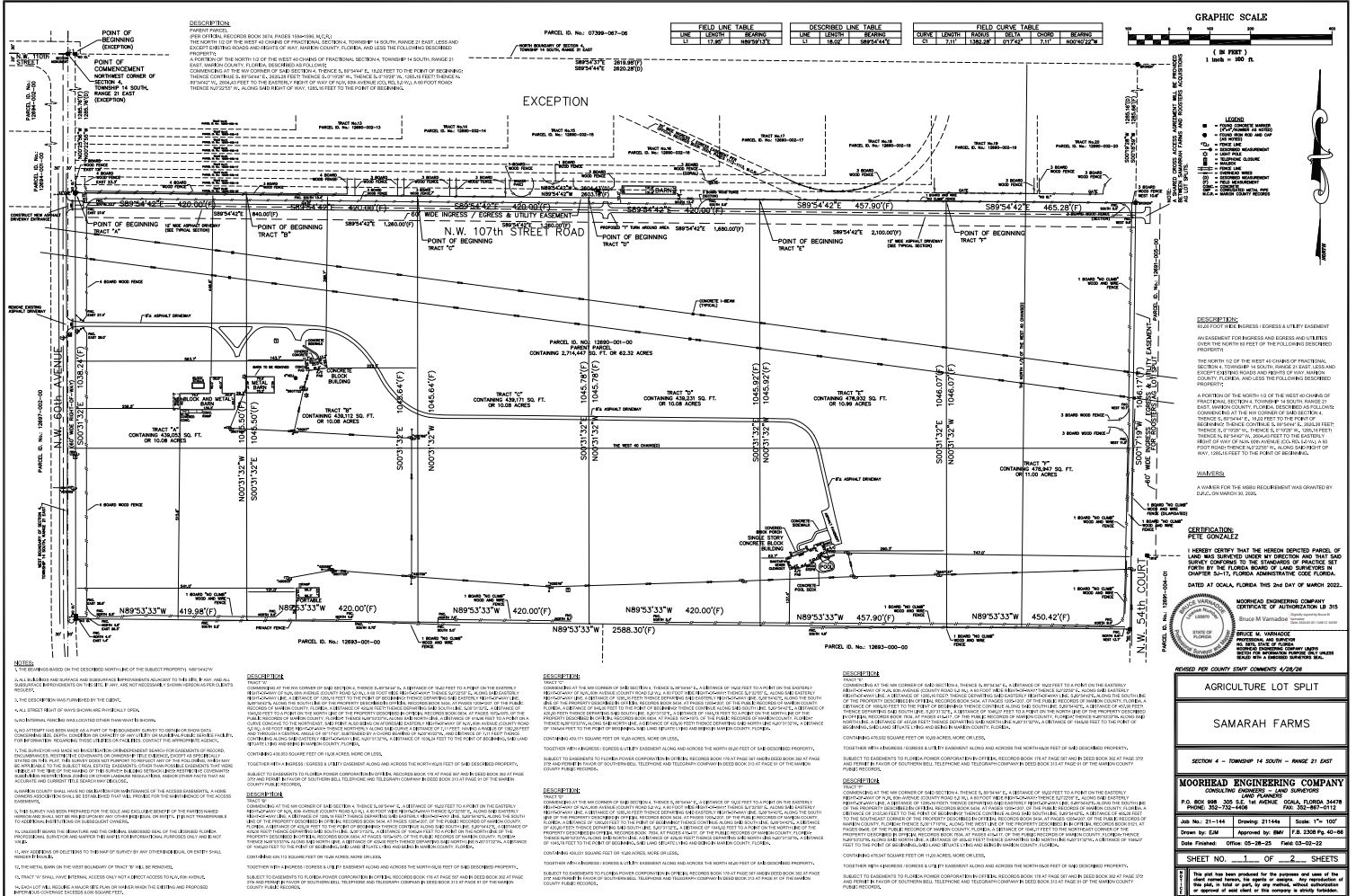
SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	05/05/2026	05/12/2026	05/18/2026	Approved
OCE: Plan Review (DR) v.2	03/18/2026	03/25/2026	03/26/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	06/05/2025	06/19/2025	11/13/2025	Requires Re-submit

### SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/12/2026	05/07/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/12/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/12/2026	05/05/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/12/2026	05/05/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/12/2026	05/08/2026	Approved
Comments	Defer to Growth			

# SUBMITTAL SUMMARY REPORT (32943)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/12/2026	05/12/2026	Informational
<i>Comments</i>	Checked Sunbiz/Map. Unable to locate owner's certification on plans. Sec. 2.16.2. - Submittal Requirements. Ag Lot Split 2.16.1.B(8) - Agricultural lot splits outside of the Urban Growth Boundary: (INFO) 2.16.1.B(8)(f) - If an easement is utilized the following requirements shall apply: (INFO) 2.16.1.B(8)(f)2 - The easement shall be a private, non-exclusive easement for ingress and egress, allowing public use for emergency, utility and drainage purposes (PROVIDED) 2.16.1.B(8)(g) - A County MSBU shall be established for the maintenance of the improvements created by this division prior to final approval and recordation (Not provided at this time--If not provided, required MSBU waiver with maintenance requirements outlined through covenants) 2.16.4.C - Agricultural lot splits. Prior to DRC approval, in addition to other requirements, the following shall be required: C(1) & C(2) (INFO) 2.16.4.C(1) - Legal descriptions, acreage and square footage of the original and proposed lots together with the legal description of any existing or proposed easements shall be shown on a boundary survey prepared by a professional surveyor and mapper registered in the State of Florida. The survey must show all structures, easements, surface water bodies, the one percent (100-year) flood plain with base elevation, wetland and amount of acreage inside and outside of the flood plain and/or wetland. 2.16.4.C(2) - Title opinion of an attorney licensed in Florida or a certificate by a licensed title company dated through the date of final approval, showing all persons or entities with an interest of record in the property, including but not limited to, the record fee owners, easement holders, and mortgage and lien holders. The report shall include the tax identification number(s) for the property and copies of all documents such as vesting deeds, existing mortgages and any other documents evidencing an interest in the property which are referenced in the title opinion.  Title option dated 30 days-commitment Schedule B2 - DR 5/12/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/12/2026	05/06/2026	Informational
<i>Comments</i>	Please see the notes in the conditions tab			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/12/2026	05/06/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/12/2026	05/11/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/12/2026	05/12/2026	Approved
<i>Comments</i>	Previously approved - Parcel is within the Marion County Utilities service area. A 60" Utility easement has been provided and shown on the agriculture lot split, allowing potential utilities access to all tracts shown.			



**GRAPHIC SCALE**  
 1 inch = 100 ft.

FIELD LINE TABLE				DESCRIBED LINE TABLE				FIELD CURVE TABLE			
LINE	LENGTH	BEARING	AREA	LINE	LENGTH	BEARING	AREA	CURVE	LENGTH	BEARING	AREA
1	11.07'	N89°53'33\"		1	11.07'	N89°53'33\"		1	11.07'	N89°53'33\"	
2	11.07'	N89°53'33\"		2	11.07'	N89°53'33\"		2	11.07'	N89°53'33\"	
3	11.07'	N89°53'33\"		3	11.07'	N89°53'33\"		3	11.07'	N89°53'33\"	
4	11.07'	N89°53'33\"		4	11.07'	N89°53'33\"		4	11.07'	N89°53'33\"	
5	11.07'	N89°53'33\"		5	11.07'	N89°53'33\"		5	11.07'	N89°53'33\"	
6	11.07'	N89°53'33\"		6	11.07'	N89°53'33\"		6	11.07'	N89°53'33\"	
7	11.07'	N89°53'33\"		7	11.07'	N89°53'33\"		7	11.07'	N89°53'33\"	
8	11.07'	N89°53'33\"		8	11.07'	N89°53'33\"		8	11.07'	N89°53'33\"	
9	11.07'	N89°53'33\"		9	11.07'	N89°53'33\"		9	11.07'	N89°53'33\"	
10	11.07'	N89°53'33\"		10	11.07'	N89°53'33\"		10	11.07'	N89°53'33\"	

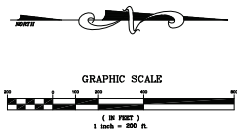
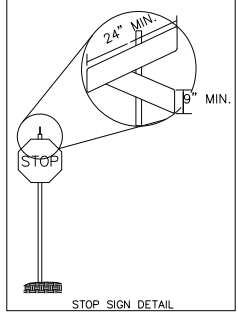
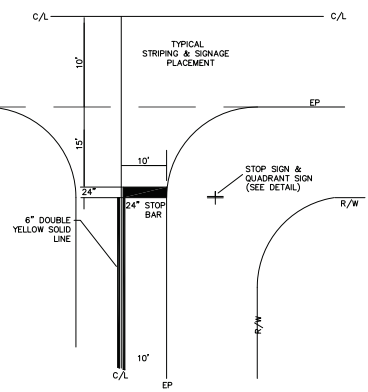
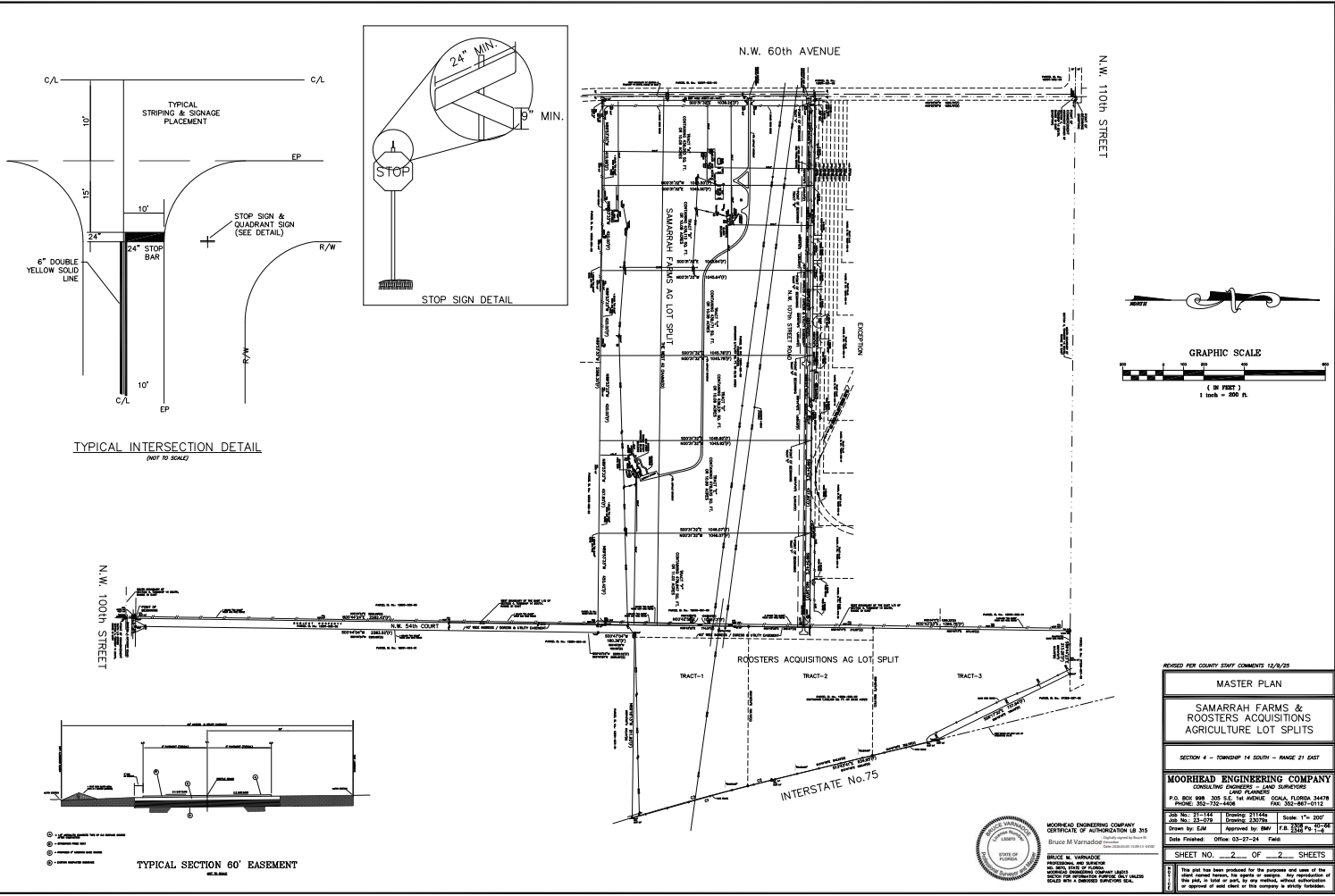
**DESCRIPTION:**  
 TRACT 1000-00-00 (100 ACRES) EGRESS & UTILITY EASEMENT  
 AN EASEMENT FOR EGRESS AND UTILITY OVER THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:  
 SECTION 4 - TOWNSHIP 14 SOUTH - RANGE 21 EAST  
 EAST WARDEN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SW CORNER OF THE SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, COUNTY OF WARDEN COUNTY, FLORIDA, AND LESS THE FOLLOWING DESCRIBED PROPERTIES:  
 A PORTION OF THE NORTH 1/2 OF THE WEST 1/4 CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, WARDEN COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SW CORNER OF THE SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, COUNTY OF WARDEN COUNTY, FLORIDA, AS DESCRIBED HEREIN, AND BEARING S 89°54'42\"

**WARRANTY:**  
 A WARRANT FOR THE NORTH 1/2 OF THE SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, WARDEN COUNTY, FLORIDA, AS DESCRIBED HEREIN, IS HEREBY GIVEN BY THE ENGINEER TO THE LAND SURVEYOR SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS SET FORTH BY CHAPTER 349, FLORIDA STATUTES, AND THE FLORIDA BOARD OF LAND SURVEYORS, AND THE ENGINEER SHALL BE RESPONSIBLE TO THE BOARD OF LAND SURVEYORS FOR ANY ERROR OR OMISSION IN THIS SURVEY.

**CERTIFICATION:**  
 I, HENRY CERRY, THE HONORABLE ENGINEER OF LAND AND SURVEY UNDER THE PROVISIONS OF CHAPTER 349, FLORIDA STATUTES, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, LICENSE NO. 12345, AND THAT I AM THE ENGINEER OF RECORD FOR THIS SURVEY, DATED AT Ocala, Florida on the 2nd day of March 2022.

**MOORHEAD ENGINEERING COMPANY**  
 CONSULTING ENGINEERS AND SURVEYORS  
 P.O. BOX 302 SE 14th AVENUE Ocala, Florida 34478  
 Phone: 352-732-4468 Fax: 352-887-0112  
 Job No.: 21-114 Drawing: 21144-1 Scale: 1" = 100'  
 Drawn by: ESR Checked by: BMR Date: 03-23-22  
 Date Printed: 03-23-22 File: 03-02-22

**AGRICULTURE LOT SPLIT**  
**SAMARAH FARMS**  
 SECTION 4 - TOWNSHIP 14 SOUTH - RANGE 21 EAST  
**MOORHEAD ENGINEERING COMPANY**  
 CONSULTING ENGINEERS AND SURVEYORS  
 P.O. BOX 302 SE 14th AVENUE Ocala, Florida 34478  
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**SHEET NO. 1 OF 2 SHEETS**



TYPICAL INTERSECTION DETAIL  
(NOT TO SCALE)

TYPICAL SECTION 60' EASEMENT

REVISED PER COUNTY STAFF COMMENTS 12/9/25	
MASTER PLAN	
SAMARRAH FARMS & ROOSTERS ACQUISITIONS AGRICULTURE LOT SPLITS	
SECTION 4 - TOWNSHIP 14 SOUTH - RANGE 21 EAST	
MOORHEAD ENGINEERING COMPANY CONSULTING ENGINEERS - LAND SURVEYORS P.O. BOX 906, 302 S. W. AVENUE, GAINESVILLE, FLORIDA 32609 PHONE 352-732-4444 FAX 352-382-0112	
Job No: 21144	Drawing: 21144
Job No: 21079	Drawing: 21079
Drawn by: EM	Approved by: BM
Date Drawn: 08-27-24	Date: 08-27-24
SHEET NO. 2 OF 2 SHEETS	



MOORHEAD ENGINEERING COMPANY  
CONSULTING ENGINEERS - LAND SURVEYORS  
Bruce M. Varnado  
Professional Engineer - License No. 12515  
State of Florida  
12515

This plan has been prepared for the purposes and uses of the land shown on this plan, and no other use, without the written consent of the engineer or surveyor, is intended or authorized.

# PLAN DETAILED REPORT WaiverPIR-000466-2026 FOR MARION COUNTY, FL

<b>Plan Type:</b> Waiver Request (Plan in Review)	<b>Project:</b>	<b>App Date:</b> 03/06/2026
<b>Work Class:</b> Waiver Request (to County MSBU)	<b>District:</b> Marion County	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> Approved - Conditional Approval	<b>Square Feet:</b> 0.00	<b>Completed:</b> 03/30/2026
<b>Valuation:</b> \$0.00	<b>Assigned To:</b>	<b>Approval Expire Date:</b>
<b>Description:</b> #2021090134		

<b>Parcel:</b> 12690-001-00	Main	<b>Address:</b> 10645 Nw 60Th Ave Ocala,	Main	<b>Zone:</b>
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Applicant  
Bruce Varnadoe  
305 SE 1ST AVE  
OCALA, FL 34471  
Business: (352) 732-4406  
Mobile: (352) 427-3048

Activity Type	Activity Number	Name	User	Created On
DRC Agenda	DRC Agenda-000110-2026	DRC 3/23/26	Kelsey Giesing	03/16/2026

Type of Hold	Created By	Date Created	Comments	Active
Information - Parcel	lynda smith	02/29/2024	This parcel can do a lot split with a max of 10 lots and have a 60ft access road/LS1	Yes

**THOMAS M. EGAN**  
**CHARTERED**  
**LAWYER**

2107 S.E. 3rd AVENUE  
OCALA, FLORIDA 34471

TELEPHONE  
(352) 629-7110  
FAX (352) 629-6696

April 28, 2026

Steven Cohoon, County Engineer  
Marion County Engineering Department  
412 SE 25<sup>th</sup> Avenue  
Ocala, Florida 34471

Re: Application for Agricultural Lot Split Filed by Pedro Gonzalez concerning  
Parcel Nos. 12691-005-00 and 12690-001-00.

Dear Steven:

This title opinion and certification is submitted pursuant to the County's *Applicant Check List & Instructions*, concerning real property described in Exhibit A attached to Property Information Report for the Filing of a Subdivision Plat in Marion County, Florida (copy attached).

Based on review of matters set forth in paragraph 3 below it is my opinion, and I hereby certify as follows:

1. **Ownership.** The owner of the property is: Rooster's Acquisitions, LLC, a Florida limited liability company as to Parcel No. 12691-005-00; Samarah Farms, Inc., a Florida corporation as to Parcel No. 12690-001-00. Properties subject to matters shown in the Report as set forth in Paragraph 3(a) below.

2. **Taxes.** All state, county and municipal taxes have been paid.

3. This opinion and certification are based upon the following:

(a) Property Information Report for the Filing of a Subdivision Plat in Marion County, Florida issued by First American Title Insurance Company, Inc. with an Effective Date of October 1, 2025, File No. 110918440 ("Report"), and Search Update No. 1 with an Effective Date of November 7, 2025, and Search Update No. 2 with an effective date of March 31, 2026 (copies attached).

(b) Deeds recorded in O.R. Book 8121, Page 66, and O.R. Book 3674, Page 1594, respectively, Public records of Marion County, Florida, to the owners named above (copies attached).

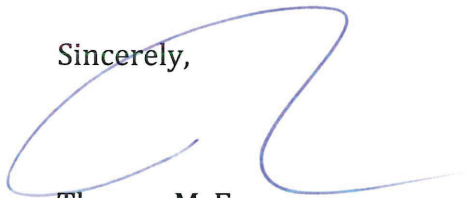
(c) My update search of the official records of Marion County, Florida last performed on April 15, 2026.

(d) Marion County Tax Collector Records showing taxes paid current, with 2025 taxes for PID 12691-005-00 paid; 2025 taxes for 12690-001-00 paid.

In rendering the opinion set forth herein, I have relied, without investigation, on each of the assumptions implicitly included in all opinions of Florida counsel that are set forth in the *“Report on Third-Party Legal Opinion Customary Practice in Florida, dated December 3, 2011,”* in “Common Elements of Opinions – Assumptions.”

Please advise if you require anything further.

Sincerely,



Thomas M. Egan  
TME/mm



First American Title Insurance Company  
PO Box 776123  
Chicago, IL 60677-6123  
Phone: (727)549-3200  
Fax: (866)265-4386

**PROPERTY INFORMATION REPORT FOR THE FILING  
OF A SUBDIVISION PLAT IN  
MARION County, Florida**

FATIC File No.: 110918440

A search of the Public Records of MARION County, Florida, through 10/01/2025 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of TBD (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated 08/08/2023 and recorded 08/11/2023 in Official Records Book 8121, Page 66 and Deed dated 03/26/2004 filed 03/29/2004 in Book 3674, Page 1594, Public Records of MARION County, Florida.

B. The record title holder is Samarah Farms, Inc. Florida corporation and Roosters Acquisitions, LLC a Florida limited liability company .

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of TBD .

D. Unsatisfied mortgages or liens encumbering said property are as follows:

Commercial Real Estate Mortgage in Book 8704, Page 1996  
Collateral Assignment of Leases, Rents and Profits in Book 8705, Page 1

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Easement in Deed Book 271, Page 41
2. Easement in Deed Book 363, Page 539
3. Easement in Book 9, Page 497
4. Easement in Book 150, Page 528
5. Easement in book 178, Page 568
6. Easement in Book 3555, Page 1017
7. Easement in Book 2898, Page 1084
8. Easement in Book 2698, Page 1749
9. Declaration of Covenants, Conditions and Restrictions in Book 2702, Page 1549

F. Other information regarding said property includes:

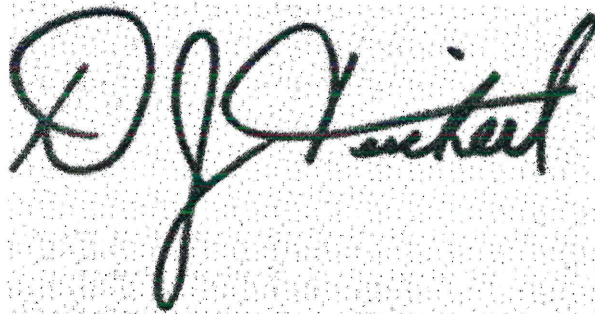
none

G. 2024 Ad valorem taxes on said property are DELINQUENT/PAID for Tax Parcel I. D. Number 12691-005-00 AND 12690-001-00.

**PROPERTY INFORMATION REPORT FOR THE FILING  
OF A SUBDIVISION PLAT IN  
MARION County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in black ink, appearing to read "D.J. Hackett", is written over a rectangular area with a light gray dot grid background.

By: \_\_\_\_\_

Authorized Signatory

## Exhibit "A"

THE NORTH 1/2 OF THE WEST 40 CHAINS OF FRACTIONAL SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LESS AND EXCEPT EXISTING ROADS AND RIGHTS OF WAY, MARION COUNTY, FLORIDA, AND LESS THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE NORTH 1/2 OF THE WEST 40 CHAINS OF FRACTIONAL SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 4, THENCE S.  $89^{\circ}54'44''$  E., 18.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.  $89^{\circ}54'44''$  E., 2620.28 FEET; THENCE S.  $0^{\circ}19'28''$  W., 1285.16 FEET; THENCE N.  $89^{\circ}54'42''$  W., 2604.43 FEET TO THE EASTERLY RIGHT OF WAY OF NW 60TH AVENUE (CO. RD. 5.0 W.), A 60 FOOT ROAD; THENCE N.  $0^{\circ}22'55''$  W., ALONG SAID RIGHT OF WAY, 1285.16 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN MARION COUNTY, FLORIDA.

AND

TRACT 5

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N  $00^{\circ}44'24''$ E. ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 4, A DISTANCE OF 48.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 100TH STREET (MARTIN/ANTHONY ROAD) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY CONTINUE N  $00^{\circ}44'24''$ E. ALONG SAID WEST BOUNDARY 2283.89 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID WEST BOUNDARY N  $00^{\circ}43'25''$ E. 1045.40 FEET TO A FOUND CONCRETE MONUMENT; THENCE N  $00^{\circ}44'17''$ E. ALONG SAID WEST BOUNDARY 1285.33 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY OF SAID SECTION 4; THENCE S  $89^{\circ}41'57''$ E. ALONG SAID NORTH BOUNDARY 213.05 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE JOHN BROWARD GRANT; THENCE S  $26^{\circ}18'45''$ E. 738.02 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE S  $13^{\circ}41'45''$ E. ALONG SAID WESTERLY RIGHT OF WAY LINE 835.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 13755.29 FEET, A CENTRAL ANGLE OF  $02^{\circ}58'03''$  AND A CHORD BEARING AND DISTANCE OF S  $15^{\circ}10'46''$ E. 712.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 712.44 FEET; THENCE N  $89^{\circ}18'03''$ W. 912.01 FEET; THENCE S  $00^{\circ}43'25''$ W. ALONG A LINE LYING 40 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF SECTION 4, A DISTANCE OF 180.58 FEET; THENCE CONTINUE ALONG A LINE 40 FEET EAST OF AND PARALLEL TO SAID WEST BOUNDARY S  $00^{\circ}44'24''$ W. 2283.87 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF N.W. 100TH STREET; THENCE N  $89^{\circ}18'03''$ W. ALONG SAID NORTH RIGHT OF WAY LINE 40.00 FEET TO THE POINT OF BEGINNING.



## *First American Title Insurance Company*

02 58'03" AND A CHORD BEARING AND DISTANCE OF S 15° 10'46"E. 712.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 712.44 FEET; THENCE N 89° 18'03"W. 912.01 FEET; THENCE S 00° 43'25"W. ALONG A LINE OF LYING 40 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF SECTION 4, A DISTANCE OF 180.58 FEET; THENCE CONTINUE ALONG A LINE 40 FEET EAST OF AND PARALLEL TO SAID WEST BOUNDARY S 00° 44'24"W. 2283.87 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF N.W. 100TH STREET; THENCE N 89° 18'03"W. ALONG SAID NORTH RIGHT OF WAY LINE 40.00 FEET TO THE POINT OF BEGINNING.

Please be advised we have updated the above referenced file in the Public Records of **MARION County**, Florida and find the following instrument(s) that affect title to the property as set forth in the above file:

Nothing new found of record.

**Property taxes** as set forth in the above file are unchanged, *or* **X** see revised tax status below:

2025 taxes for 12691-005-00 Paid, 12690-001-00 Payable

**Other:**

Issued upon the terms and conditions of the initial search product referenced herein.



## *First American Title Insurance Company*

02 58'03" AND A CHORD BEARING AND DISTANCE OF S 15° 10'46"E. 712.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 712.44 FEET; THENCE N 89° 18'03"W. 912.01 FEET; THENCE S 00° 43'25"W. ALONG A LINE OF LYING 40 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF SECTION 4, A DISTANCE OF 180.58 FEET; THENCE CONTINUE ALONG A LINE 40 FEET EAST OF AND PARALLEL TO SAID WEST BOUNDARY S 00° 44'24"W. 2283.87 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF N.W. 100TH STREET; THENCE N 89° 18'03"W. ALONG SAID NORTH RIGHT OF WAY LINE 40.00 FEET TO THE POINT OF BEGINNING.

Please be advised we have updated the above referenced file in the Public Records of **MARION County**, Florida and find the following instrument(s) that affect title to the property as set forth in the above file:

Nothing new of record.


**Property taxes** as set forth in the above file are **x** unchanged, **or** see revised tax status below:

**Other:** None

Issued upon the terms and conditions of the initial search product referenced herein.

Rec. 27<sup>00</sup>  
Doc. 3075<sup>00</sup>

This instrument was prepared by,  
record and return to:  
Jon I. McGraw, Esq.  
McGraw Rauba Mutarelli PA  
35 N.E. 1<sup>st</sup> Avenue, Suite 102  
Ocala, FL 34471  
352-789-6520

  
GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 08/11/2023 11:03:33 AM  
FILE #: 2023103230 OR BK 8121 PGS 66-68  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$3675.00 MDS: \$0 INT: \$0

### GENERAL WARRANTY DEED

THIS INDENTURE, made effective the 8<sup>th</sup> day of August, 2023, between ELDER PLANNING INCOME CONCEPTS, LLC, a Florida limited liability company, whose address is 3510 N.E. 14<sup>th</sup> Street, Ocala, Florida 34470, Grantor, and ROOSTER'S ACQUISITIONS, LLC, a Florida limited liability company, whose address is 8371 SW 122<sup>nd</sup> Street, Miami, Florida 33156, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

#### SEE EXHIBIT "A"

Property Appraiser's Parcel I.D. Number: 12691-005-00

#### SUBJECT TO:

1. Ad valorem taxes for 2023 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2022 or subject matters shown in the title commitment.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

ELDER PLANNING INCOME CONCEPTS, LLC, a Florida limited liability company

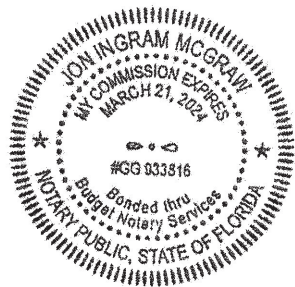
BY [Signature]  
DANIEL ROBERTSON, as Authorized Agent

[Signature] Witness  
(Print Name) Jon E. McGraw  
[Signature] Witness  
(Print Name) Kimberly A. Taber

STATE OF FLORIDA  
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 8<sup>th</sup> day of August, 2023 by Daniel Robertson, as Authorized Agent of Elder Planning Income Concepts, LLC, a Florida limited liability company, who is known to me (YES  NO ) to be the person described in and who executed the foregoing instrument, OR who has produced \_\_\_\_\_ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 8<sup>th</sup> day of August, 2023.



[Signature]  
\_\_\_\_\_  
(Print Name)  
Notary Public, State of Florida  
My Commission Expires:

**EXHIBIT A**

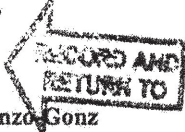
Tract 5:

Commence at the South 1/4 corner of Section 4, Township 14 South, Range 21 East, Marion County, Florida; thence North 00°44'24" East, along the West boundary of the East 1/2 of said Section 4, a distance of 48.31 feet to a point of the North right-of-way line of N.W. 100th Street (Martin/Anthony Road) and the Point of Beginning; thence departing said right-of-way line, continue North 00°44'24" East, along said West boundary, 2283.89 feet to a found concrete monument; thence continue along said West boundary, North 00°43'25" East, 1045.40 feet to a found concrete monument; thence North 00°44'17" East, along said West boundary, 1285.33 feet to a concrete monument on the North boundary of said Section 4; thence South 89°41'57" East, along the North boundary, 213.05 feet to a point on the Westerly boundary of the John Broward Grant; thence South 26°18'45" East, 738.02 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence South 13°41'45" East, along said Westerly right-of-way line, 835.19 feet to the point of curvature of a curve, concave Northeasterly and having a radius of 13755.29 feet, a central angle of 02°58'03" and a chord bearing and distance of South 15°10'46" East, 712.36 feet; thence Southeasterly, along the arc of said, 712.44 feet; thence North 89°18'03" West, 912.01 feet; thence South 00°43'25" West, along a line lying 40 feet East and parallel to the aforesaid West boundary of the East 1/2 of said Section 4, a distance of 180.58 feet; thence continue along a line 40 feet East of and parallel to said West boundary, South 00°44'24" West, 2283.87 feet to a point of the aforesaid North right-of-way line of N.W. 100th Street; thence South 89°18'03" West, along said North right-of-way line, 40.00 feet to the Point of Beginning.

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 03/29/2004 03:27:53 PM  
FILE #: 2004040377 OR BK/PG 03674/1594

Prepared by and return to:  
H. Randolph Klein, Esq.

Klein & Klein, P.A.  
333 NW 3 Avenue  
Ocala, FL 34475  
352-732-7750  
File Number: DeRenzo Gonz  
Will Call No.:



RECORDING FEES 15.00

DEED DOC TAX 4,928.00

Parcel Identification No. 12690-001-00

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 26 day of March, 2004 between Hartley/Derenzo Thoroughbreds, LLC, a Florida limited liability company whose post office address is 6500 NW CR 225A, Ocala, FL 34482 of the County of Marion, State of Florida, grantor\*, and Samarah Farms, Inc., a Florida corporation whose post office address is 1152 N. University Dr., Ste. 202, Pembroke Pines, FL 33024, of the County of Broward, State of Florida, grantee\*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Legal Description on Exhibit "A" attached hereto.

Subject to restrictions, reservations and easements of record.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

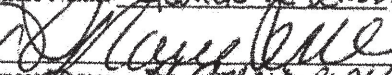
\* "Grantor" and "Grantee" are used for singular or plural, as context requires.


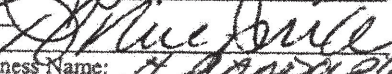
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes


Signed, sealed and delivered in our presence:

  
Witness Name: GEORGE DEBENEDICTIS

  
Witness Name: HOWARD KLEIN

  
Witness Name: GEORGE DEBENEDICTIS  
  
Witness Name: HOWARD KLEIN

Hartley/Derenzo Thoroughbreds, LLC, a Florida limited liability company

By:   
Dean J. Derenzo, Member

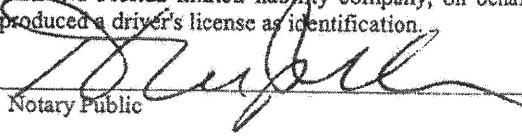
By:   
Randall Hartley, Member

(Corporate Seal)

State of Florida  
County of Marion

The foregoing instrument was acknowledged before me this 26 day of March, 2004 by Dean J. Derenzo, Member and Randall Hartley, Member of Hartley/Derenzo Thoroughbreds, LLC, a Florida limited liability company, on behalf of the corporation. They  are personally known to me or  have produced a driver's license as identification.

[Notary Seal]

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



H. Randolph Klein  
MY COMMISSION # DD013962 EXPIRES  
June 12, 2005  
BONDED THRU TROY FAIR INSURANCE, INC.

**EXHIBIT "A"**  
**Samarah Farms, Inc.**

The North 1/2 of the West 40 chains of Fractional Section 4, Township 14 South, Range 21 East, less and except existing roads and rights of way, Marion County, Florida, and Less the following described property:

A portion of the North 1/2 of the West 40 chains of Fractional Section 4, Township 14 South, Range 21 East, Marion County, Florida, described as follows:

Commencing at the NW corner of said Section 4, thence S. 89°54'44" E., 18.02 feet to the Point of Beginning; thence continue S. 89°54'44" E., 2620.28 feet; thence S. 0°19'28" W., 1285.16 feet; thence N. 89°54'42" W., 2604.43 feet to the Easterly right of way of NW 60<sup>th</sup> Avenue (Co. Rd. 5.0 W.), a 60 foot road; thence N. 0°22'55" W., along said right of way, 1285.16 feet to the Point of Beginning.

Hartley/dcrenzo/samarah legal/

THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:  
Thomas M. Egan, Chartered  
2107 SE 3<sup>rd</sup> Avenue  
Ocala, Florida 34471

## ACCESS EASEMENT

THIS INDENTURE, made this \_\_\_\_ day of \_\_\_\_\_, 2026, by **ROOSTER'S ACQUISITIONS, LLC, a Florida Limited Liability Company ("Rooster's")**, whose address is 8371 SW 122<sup>nd</sup> Street, Miami, Florida 33156, and **SAMARAH FARMS, INC., a Florida corporation ("Samarah")**, whose address is 4330 SW 53<sup>rd</sup> Avenue, Davie, Florida 33314, collectively hereinafter called **"GRANTOR,"** and **GRANTEE ROOSTER'S ACQUISITIONS, LLC, a Florida Limited Liability Company**, whose address is 8371 SW 122<sup>nd</sup> Street, Miami, Florida 33156, and **SAMARAH FARMS, INC., a Florida corporation**, whose address is 4330 SW 53<sup>rd</sup> Avenue, Davie, Florida 33314, collectively, hereinafter called **"GRANTEE."** **GRANTOR and GRANTEE** may be referred to individually in this Agreement as "Party" and collectively as the "Parties."

### RECITALS:

A. GRANTOR Rooster's is the owner of fee simple title to that certain real property located in Marion County, Florida more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference ("Rooster's Property").

B. GRANTOR Samarah is the owner of fee simple title to that certain real property located in Marion County, Florida more particularly described in **Exhibit B** attached hereto and incorporated herein by this reference ("Samarah Property").

C. GRANTORS contemplate dividing the Rooster's Property and the Samarah Property into nine (9) separate parcels or tracts as set forth in the descriptions attached as **Exhibit C**, and sketch attached hereto as **Exhibit D** ("Resulting Parcels"), and to create easements for ingress, egress and utilities to serve each of the Resulting Parcels, as set forth herein.

D. GRANTOR intends to grant and establish in favor of each of the Resulting Parcels Access easements for ingress, egress, utilities, driveway access, and covenants, obligations, restrictions and other provisions as set forth in this Agreement, including without limitation as contemplated by Section 704.09 F.S..

NOW THEREFORE, GRANTOR, Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged by GRANTOR, and the mutual covenants, promises, terms and conditions set forth in this Agreement, the Parties intending to be legally bound, hereby covenant and agrees as follows:

Section 1.     Recitals: The above Recitals are true and correct, form a material part of this Agreement, and are incorporated into this Agreement by reference.

Section 2.     Easements. The easement areas described below are collectively referred to as the “Easement Areas,” and all improvements and facilities constructed on or in connection with such Easement Areas are hereafter collectively referred to as the “Easement Facilities.”

Section 3.     Grant and Reservation of Easement.

Each GRANTOR, hereby grants and establishes in favor of each GRANTEE for the benefit of and appurtenant to each of the Resulting Parcels, and reserves and establishes in favor of Grantors, their successors, assigns, for the benefit of and appurtenant to each of the Resulting Parcels non-exclusive perpetual easements for vehicular and pedestrian access, ingress, and egress, utilities and drainage over and across the Easement Area (“**Easement Area**”) which is specifically described in attached **Exhibit E**, attached hereto and incorporated herein by this reference and which includes both the “Samarah Farms Easement” and the “Rooster’s Acquisitions Easement” as described in said Exhibit E, and each is graphically depicted as the “Easement Area” on the site plan attached hereto as **Exhibit D** (“Site Plan”), and incorporated herein by reference. The easement is granted and reserved for the purpose of providing vehicular and pedestrian access, ingress and egress and utilities over the Easement Area, including both the Samarah Farms Easement and the Rooster’s Acquisitions Easement as easements appurtenant to each of the nine Resulting Parcels, for access to the publicly dedicated rights of way abutting the Rooster’s Property and/or the Samarah Property. The easement shall not be construed to, and will not create any easement on any portion of the Rooster’s Property or the Samarah Property not intended for vehicular or pedestrian ingress and egress.

Section 4:     It is expressly understood and agreed that this easement is granted and accepted as to the Easement Area and existing improvements thereon located on the Rooster’s Property and/or the Samarah Property, subject to the following conditions, limitations and stipulations, to which GRANTOR and GRANTEE, by acceptance of the benefits of the rights granted herein, agree to be bound:

4.1     The easement is given with the express agreement and understanding, and is conditioned upon GRANTOR and GRANTEE, their successors and assigns, guests and invitees, each having the right to use the entire Easement Area in conjunction with the use of any party to whom the easement rights are granted herein; GRANTOR may make any and all use of the Easement Area located on the Rooster’s Property or the Samarah Property, respectively, that is not inconsistent with the easement rights granted to GRANTEE herein. Easement Area is limited to use for a driveway for ingress and egress for general vehicular traffic and utilities and drainage, and shall not be used for parking, and may not be granted to any third party for the benefit of any lands

other than the Resulting Parcels and the Rooster's Property and the Samarah Property, other than guests and invitees, as an appurtenance to the Resulting Parcels and the Rooster's Property and the Samarah Property, respectively, and shall not be used as access to any other parcels of land. The easement shall not be used for commercial or industrial purposes. Notwithstanding the forgoing, Grantor reserves the right to grant others a similar easement over this same Easement description.

#### 4.2 Maintenance.

GRANTEE owners of the Resulting Parcels agree to share all expenses of maintenance, repair, replacement, removal, reconstruction, insurance and general control of the Easement, including entrance gate if any. All maintenance and other expenses associated with the Easement shall be determined by majority vote and shall be borne equally by the owners of each of the Resulting Parcels served by the Easement. Expenses shall be shared in nine (9) equal shares, on a per Lot or Parcel basis. In the event the owner of any of the Resulting Parcels fails to pay its share of Expenses when due, as determined by majority vote, then any other Owner(s) of the Resulting Parcels may enforce this provision by legal action against the Owner who fails to pay, including without limitation obtaining and executing on a judgment. In any action to enforce the terms of this Easement the prevailing party shall be entitled to recover reasonable attorney fees. Action of the owners of the Resulting Parcels shall be by majority vote of the owners with each Lot or Parcel having one (1) vote, for a total of nine (9) votes. Multiple Owners of a single Parcel shall have one (1) vote collectively. Votes are appurtenant to the Resulting Parcels, and in no event are votes separable or partitionable from the ownership of the corresponding Parcels. The Owners of the Resulting Parcels agree that no new permanent improvement or structure shall be erected or installed in the Easement area without approval by a vote of the Owners.

4.3 It is mutually agreed between the parties hereto that GRANTOR, its successors and assigns are in no way bound to construct, maintain, improve or to keep repaired said easement or any part thereof, nor does GRANTOR, its successors and assigns assume any liability or responsibility to the GRANTEE owners of the Resulting Parcels, their successors and assigns or to any other persons using said easement by any expressed or implied invitation or any business reasons being conducted in connection with the owners of the Resulting Parcels, their successors and assigns.

Section 5. Indemnification. In consideration of the grant and acceptance of the easement herein, owners of the Resulting Parcels, each for itself and its successors, and assigns forever agrees to indemnify, defend and hold harmless Grantor, its successors, and assigns forever, from and against any loss, claim or damage arising from or in connection with the use of the Easement granted herein, and/or use by the Grantee's successors, assigns, employees, contractors, agents or invitees.

The Parties hereby expressly covenant and agree (a) that nothing contained in this Agreement or contemplated herein is intended to or shall increase liability for personal injury or death or for any property damage for the Grantor of the Easement granted

herein, (b) that liability arising out of the utilization and occupancy of the Easement Area by the owners of the Resulting Parcels of the easement granted herein, and its officers, directors, shareholders, employees, agents, contractors, invitees or any representative, is hereby assumed by the grantee and shall be at the sole and exclusive risk of the Owners of the Resulting Parcels; (c) that each Party shall protect, defend, hold harmless and indemnify the other Party, its officers, directors, employees, representatives, contractors, attorneys and agents from and against any and all actions, claims, damages and/or loss, including, but not limited to actions or claims from the indemnifying Party grantee's employees, agents, contractors, invitees or any representative, and including, but not limited to, claims for remediation, damages or fines from governmental entities, which may be assessed now or in the future, together with any costs, attorneys' fees, occasioned by or growing out of any actual or claimed usage or condition of the Easement Area arising in any manner whatsoever, directly or indirectly, by reason of this Easement Agreement or indemnifying party's utilization hereof.

Section 6.     No Public Dedication; Emergency Access: Nothing herein contained shall be deemed to be a gift or dedication of any portion of any Property to the general public or for the general public or for any public purpose whatsoever. The Easement Areas may be used for emergency vehicles.

Section 7.     Default.         Default by any party with respect to any of its obligations hereunder shall be deemed to exist only in the event that the non-defaulting Party notifies the defaulting Party in writing specifically describing the nature of the alleged failure by the defaulting Party, and the defaulting Party has not cured such failure within fifteen (15) days of the defaulting Party's receipt of such written notice from the non-defaulting Party (except in the case of obstruction of the Easement Area that materially impairs access, in which case the failure must be cured immediately). In the event of a default, the non-defaulting Party shall be entitled to pursue and enforce all remedies and rights set forth in this Agreement and those that may otherwise be available at law or in equity, including without limitation specific performance, and filing a lien against the property of the defaulting Party. Pursuit of any one remedy shall not constitute an election of remedies precluding pursuit of other remedies. Failure to enforce any of the terms or provisions or remedies of this Agreement or otherwise, however long continued, shall not be deemed a waiver of the right to enforce the same thereafter as to the same default, or any other default or breach occurring prior or subsequent thereto.

Section 8.     Governing Law; Attorney Fees; Time.         This Agreement shall be governed and construed under the laws of the State of Florida. Venue in any proceeding concerning this Agreement shall lie in the court of proper jurisdiction for Marion County, Florida. In the event legal action is required to enforce any provision of this Agreement, the prevailing Party shall be entitled to recover reasonable attorney fees, whether in litigation or pre-suit, and on appeal. Time is of the essence herein. No title examination, inspection or opinion rendered by scrivener. This instrument was prepared based on information provided by Grantor.

*[Signatures appear on following page.]*

IN WITNESS WHEREOF, the Parties have signed and sealed these presents the  
\_\_\_\_ day of \_\_\_\_\_, 2026.

Grantors

Signed, sealed and  
delivered in our presence:

Rooster's Acquisitions, LLC

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
PEDRO GONZALEZ, Manager

\_\_\_\_\_  
Witness #1 Printed Name  
Address:

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name  
Address:

Signed, sealed and  
delivered in our presence:

Samarah Farms, Inc.

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
HERMAN WILENSKY, Director

\_\_\_\_\_  
Witness #1 Printed Name  
Address:

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name  
Address:

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
P. J. GOZALEZ, Director

\_\_\_\_\_  
Witness #1 Printed Name  
Address:

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name  
Address:

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
BANNA FAKHOURY, Director

\_\_\_\_\_  
Witness #1 Printed Name  
Address:

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name  
Address:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Pedro Gonzalez, as Manager, on behalf of Rooster's Acquisitions, LLC, by means of physical presence and not online notarization, who produced \_\_\_\_\_ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Herman Wilensky as Director, on behalf of Samarah Farms, Inc., by means of physical presence and not online notarization, who produced \_\_\_\_\_ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared P. J. Gonzalez as Director, on behalf of Samarah Farms, Inc., by means of physical presence and not online notarization, who produced \_\_\_\_\_ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Banna Fakhoury as Director, on behalf of Samarah Farms, Inc., by means of physical presence and not online notarization, who produced \_\_\_\_\_ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public  
My commission expires:

Grantees

Rooster's Acquisitions, LLC

Signed, sealed and  
delivered in our presence:

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
PEDRO GONZALEZ, Manager

\_\_\_\_\_  
Witness #1 Printed Name  
Address:

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name  
Address:

Signed, sealed and  
delivered in our presence:

Samarah Farms, Inc.

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
HERMAN WILENSKY, Director

\_\_\_\_\_  
Witness #1 Printed Name  
Address:

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name  
Address:

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
P. J. GOZALEZ, Director

\_\_\_\_\_  
Witness #1 Printed Name  
Address:

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name  
Address:

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
BANNA FAKHOURY, Director

\_\_\_\_\_  
Witness #1 Printed Name  
Address:

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name  
Address:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Pedro Gonzalez, as Manager, on behalf of Rooster’s Acquisitions, LLC, by means of physical presence and not online notarization, who produced \_\_\_\_\_ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Herman Wilensky as Director, on behalf of Samarah Farms, Inc., by means of physical presence and not online notarization, who produced \_\_\_\_\_ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared P. J. Gonzalez as Director, on behalf of Samarah Farms, Inc., by means of physical presence and not online notarization, who produced \_\_\_\_\_ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public  
My commission expires:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Banna Fakhoury as Director, on behalf of Samarah Farms, Inc., by means of physical presence and not online notarization, who produced \_\_\_\_\_ for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public  
My commission expires:

Exhibit A  
Rooster's Property

Exhibit B  
Samarah Property

Exhibit C  
Resulting Parcels Description

Exhibit D  
Resulting Parcels Sketch

Exhibit E  
Easement Area Description

## EXHIBIT -A

### **DESCRIPTION: ROOSTER'S ACQUISITIONS PARCEL**

PER OFFICIAL RECORDS BOOK 7796, PAGES 1393-1394, M.C.R.

TRACT 5: COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA: THENCE N. 00 DEGREES 44' 24" E. ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 4, A DISTANCE OF 48.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 100th STREET (MARION/ANTHONY ROAD) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY CONTINUE N. 00 DEGREES 44' 24" E. ALONG SAID WEST BOUNDARY 2283.89 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID WEST BOUNDARY N. 00 DEGREES 43' 25" E. 1045.40 FEET TO A FOUND CONCRETE MONUMENT; THENCE N. 00 DEGREES 44' 17" E. ALONG SAID WEST BOUNDARY 1285.33 FEET TO A CONCRETE MONUMENT ON THE NORTH BOUNDARY OF SAID SECTION 4; THENCE S. 89 DEGREES 41' 57" E. ALONG SAID NORTH BOUNDARY OF SAID SECTION 4; THENCE S. 89 DEGREES 41' 57" E. ALONG SAID NORTH BOUNDARY 213.05 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE JOHN BROWARD GRANT; THENCE S. 26 DEGREES 18' 45" E. 738.02 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No.75; THENCE S. 13 DEGREES 41' 45" E. ALONG SAID WESTERLY RIGHT OF WAY LINE 835.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTLY AND HAVING A RADIUS OF 13755.29 FEET, A CENTRAL ANGLE OF 02 DEGREES 58' 03" AND A CHORD BEARING AND DISTANCE OF S. 15 DEGREES 10' 46" E. 712.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 712.44 FEET; THENCE N. 89 DEGREES 18' 03" W. 912.01 FEET; THENCE S. 00 DEGREES 43' 25" W. ALONG A LINE LYING 40 FEET EAST AND PARALLEL TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF SECTION 4, A DISTANCE OF 180.58 FEET; THENCE CONTINUE ALONG A LINE 40 FEET EAST OF AND PARALLEL TO SAID WEST BOUNDARY S. 00 DEGREES 44' 24" W. 2283.87 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF N.W. 100th STREET; THENCE N. 89 DEGREES 18' 03" W. ALONG SAID NORTH RIGHT OF WAY LINE 40.00 FEET TO THE POINT OF BEGINNING.

## **EXHIBIT -B**

### **DESCRIPTION: SAMARAH FARMS PARCEL**

THE NORTH 1/2 OF THE WEST 40 CHAINS OF FRACTIONAL SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LESS AND EXCEPT EXISTING ROADS AND RIGHTS OF WAY, MARION COUNTY, FLORIDA, AND LESS THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE NORTH 1/2 OF THE WEST 40 CHAINS OF FRACTIONAL SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 4, THENCE S. 89°54'44" E., 18.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°54'44" E., 2620.28 FEET; THENCE S. 0°19'28" W., 1285.16 FEET; THENCE N. 89°54'42" W., 2604.43 FEET TO THE EASTERLY RIGHT OF WAY OF N.W. 60th AVENUE (CO. RD. 5.0 W.), A 60 FOOT ROAD; THENCE N.0°22'55" W., ALONG SAID RIGHT OF WAY, 1285.16 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS TO FLORIDA POWER CORPORATION IN OFFICIAL RECORDS BOOK 178 AT PAGE 567 AND IN DEED BOOK 362 AT PAGE 375; AND PERMIT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 313 AT PAGE 91 OF THE MARION COUNTY PUBLIC RECORDS.

## EXHIBIT-C

### **DESCRIPTION: TRACT "A" SAMARAH FARMS**

COMMENCING AT THE NW CORNER OF SAID SECTION 4, THENCE S. 89°54'44" E., A DISTANCE OF 18.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N.W. 60th AVENUE (COUNTY ROAD 5.0 W.), A 60 FOOT WIDE RIGHT-OF-WAY; THENCE S.0°22'55" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1285.16 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S.89°54'42"E. ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5434, AT PAGES 1205-1207, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 420.00 FEET; THENCE DEPARTING SAID SOUTH LINE, S.00°31'32"E., A DISTANCE OF 1045.50 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6834, AT PAGES 1972-1975, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°53'33"W. ALONG SAID NORTH LINE, A DISTANCE OF 419.98 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, SAID POINT ALSO BEING ON AFORESAID EASTERLY RIGHT-OF-WAY OF N.W. 60th AVENUE (COUNTY ROAD 5.0 W.), A 60 FOOT WIDE RIGHT-OF-WAY; THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 7.11 FEET, HAVING A RADIUS OF 1382.28 FEET AND THROUGH A CENTRAL ANGLE OF 00°17'42", SUBTENDED BY A CHORD BEARING OF N.00°40'22"W., AND DISTANCE OF 7.11 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N.00°31'32"W., A DISTANCE OF 1038.24 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE LYING AND BEING IN MARION COUNTY, FLORIDA.

CONTAINING 439,053 SQUARE FEET OR 10.08 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS TO FLORIDA POWER CORPORATION IN OFFICIAL RECORDS BOOK 178 AT PAGE 567 AND IN DEED BOOK 362 AT PAGE 375; AND PERMIT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 313 AT PAGE 91 OF THE MARION COUNTY PUBLIC RECORDS.

### **DESCRIPTION: TRACT "B" SAMARAH FARMS**

COMMENCING AT THE NW CORNER OF SAID SECTION 4, THENCE S. 89°54'44" E., A DISTANCE OF 18.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N.W. 60th AVENUE (COUNTY ROAD 5.0 W.), A 60 FOOT WIDE RIGHT-OF-WAY; THENCE S.0°22'55" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1285.16 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S.89°54'42"E. ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5434, AT PAGES 1205-1207, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A

DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, S.89°54'42"E., A DISTANCE OF 420.00 FEET; THENCE DEPARTING SAID SOUTH LINE, S.00°31'32"E., A DISTANCE OF 1045.64 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6834, AT PAGES 1972-1975, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°53'33"W. ALONG SAID NORTH LINE, A DISTANCE OF 420.00 FEET; THENCE DEPARTING SAID NORTH LINE N.00°31'32"W., A DISTANCE OF 1045.50 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE LYING AND BEING IN MARION COUNTY, FLORIDA.

CONTAINING 439,112 SQUARE FEET OR 10.08 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS TO FLORIDA POWER CORPORATION IN OFFICIAL RECORDS BOOK 178 AT PAGE 567 AND IN DEED BOOK 362 AT PAGE 375; AND PERMIT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 313 AT PAGE 91 OF THE MARION COUNTY PUBLIC RECORDS.

**DESCRIPTION: TRACT "C" SAMARAH FARMS**

COMMENCING AT THE NW CORNER OF SAID SECTION 4, THENCE S. 89°54'44" E., A DISTANCE OF 18.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N.W. 60th AVENUE (COUNTY ROAD 5.0 W.), A 60 FOOT WIDE RIGHT-OF-WAY; THENCE S.0°22'55" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1285.16 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S.89°54'42"E. ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5434, AT PAGES 1205-1207, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 840.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, S.89°54'42"E., A DISTANCE OF 420.00 FEET; THENCE DEPARTING SAID SOUTH LINE, S.00°31'32"E., A DISTANCE OF 1045.78 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6834, AT PAGES 1972-1975, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°53'33"W. ALONG SAID NORTH LINE, A DISTANCE OF 420.00 FEET; THENCE DEPARTING SAID NORTH LINE N.00°31'32"W., A DISTANCE OF 1045.64 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE LYING AND BEING IN MARION COUNTY, FLORIDA.

CONTAINING 439,171 SQUARE FEET OR 10.08 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS TO FLORIDA POWER CORPORATION IN OFFICIAL RECORDS BOOK 178 AT PAGE 567 AND IN DEED BOOK 362 AT PAGE 375; AND PERMIT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 313 AT PAGE 91 OF THE MARION COUNTY PUBLIC RECORDS.

**DESCRIPTION: TRACT "D" SAMARAH FARMS**

COMMENCING AT THE NW CORNER OF SAID SECTION 4, THENCE S. 89°54'44" E., A DISTANCE OF 18.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N.W. 60th AVENUE (COUNTY ROAD 5.0 W.), A 60 FOOT WIDE RIGHT-OF-WAY; THENCE S.0°22'55" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1285.16 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S.89°54'42"E. ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5434, AT PAGES 1205-1207, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A

DISTANCE OF 1260.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, S.89°54'42"E., A DISTANCE OF 420.00 FEET; THENCE DEPARTING SAID SOUTH LINE, S.00°31'32"E., A DISTANCE OF 1045.92 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7834, AT PAGES 415-417, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°53'33"W. ALONG SAID NORTH LINE, A DISTANCE OF 420.00 FEET; THENCE DEPARTING SAID NORTH LINE N.00°31'32"W., A DISTANCE OF 1045.78 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE LYING AND BEING IN MARION COUNTY, FLORIDA.

CONTAINING 439,231 SQUARE FEET OR 10.08 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS TO FLORIDA POWER CORPORATION IN OFFICIAL RECORDS BOOK 178 AT PAGE 567 AND IN DEED BOOK 362 AT PAGE 375; AND PERMIT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 313 AT PAGE 91 OF THE MARION COUNTY PUBLIC RECORDS.

**DESCRIPTION: TRACT "E" SAMARAH FARMS**

COMMENCING AT THE NW CORNER OF SAID SECTION 4, THENCE S. 89°54'44" E., A DISTANCE OF 18.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N.W. 60th AVENUE (COUNTY ROAD 5.0 W.), A 60 FOOT WIDE RIGHT-OF-WAY; THENCE S.0°22'55" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1285.16 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S.89°54'42"E. ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5434, AT PAGES 1205-1207, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 1680.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, S.89°54'42"E., A DISTANCE OF 457.90 FEET; THENCE DEPARTING SAID SOUTH LINE, S.00°31'32"E., A DISTANCE OF 1046.07 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7834, AT PAGES 415-417, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°53'33"W. ALONG SAID NORTH LINE, A DISTANCE OF 457.90 FEET; THENCE DEPARTING SAID NORTH LINE N.00°31'32"W., A DISTANCE OF 1045.92 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE LYING AND BEING IN MARION COUNTY, FLORIDA.

CONTAINING 478,932 SQUARE FEET OR 10.99 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS TO FLORIDA POWER CORPORATION IN OFFICIAL RECORDS BOOK 178 AT PAGE 567 AND IN DEED BOOK 362 AT PAGE 375; AND PERMIT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 313 AT PAGE 91 OF THE MARION COUNTY PUBLIC RECORDS.

**DESCRIPTION SAMARAH FARMS: TRACT "F"**

COMMENCING AT THE NW CORNER OF SAID SECTION 4, THENCE S. 89°54'44" E., A DISTANCE OF 18.02 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF N.W. 60th AVENUE (COUNTY ROAD 5.0 W.), A 60 FOOT WIDE RIGHT-OF-WAY; THENCE S.0°22'55" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1285.16 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, S.89°54'42"E. ALONG THE SOUTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5434, AT PAGES 1205-1207, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 2137.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, S.89°54'42"E., A DISTANCE OF 465.28 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 5434, AT PAGES 1205-1207, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°17'19"W., ALONG THE WEST LINE OF THE PROPERTY DESCRIBED IN IN OFFICIAL RECORDS BOOK 8121, AT PAGES 66-68, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 1046.17 FEET TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 7834, AT PAGES 415-417, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°53'33"W. ALONG SAID NORTH LINE, A DISTANCE OF 450.42 FEET; THENCE DAPARTING SAID NORTH LINE N.00°31'32"W., A DISTANCE OF 1046.07 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE LYING AND BEING IN MARION COUNTY, FLORIDA.

CONTAINING 478,947 SQUARE FEET OR 11.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS TO FLORIDA POWER CORPORATION IN OFFICIAL RECORDS BOOK 178 AT PAGE 567 AND IN DEED BOOK 362 AT PAGE 375; AND PERMIT IN FAVOR OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY IN DEED BOOK 313 AT PAGE 91 OF THE MARION COUNTY PUBLIC RECORDS.

**DESCRIPTION: TRACT-1 ROOSTERS ACQUISITIONS**

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA: THENCE N. 00° 44' 24" E. ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 4, A DISTANCE OF 48.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 100th STREET (MARION/ANTHONY ROAD) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY CONTINUE N. 00°44' 24" E. ALONG SAID WEST BOUNDARY 2283.89 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID WEST BOUNDARY N. 00°43' 25" E. 774.07 FEET; THENCE S.89°42'04"E. 787.72 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No.75, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTLY AND HAVING A RADIUS OF 13755.29 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 27' 46" AND A CHORD BEARING AND DISTANCE OF S. 15° 23' 46" E. 591.23 FEET; THENCE N. 89°18' 03" W. 912.01 FEET; THENCE S. 00°43' 25" W. ALONG A LINE LYING 40 FEET EAST AND PARALLEL TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF SECTION 4, A DISTANCE OF 180.58 FEET; THENCE CONTINUE ALONG A LINE 40 FEET EAST OF AND PARALLEL TO SAID WEST BOUNDARY S. 00° 44' 24" W. 2283.87 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF N.W. 100th STREET; THENCE N. 89°18' 03" W. ALONG SAID NORTH RIGHT OF WAY LINE 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.52 ACRES

**DESCRIPTION: TRACT-2 ROOSTERS ACQUISITIONS**

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N. 00° 44' 24" E. ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 4, A DISTANCE OF 48.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 100th STREET (MARION/ANTHONY ROAD); THENCE DEPARTING SAID RIGHT OF WAY CONTINUE N. 00° 44' 24" E. ALONG SAID WEST BOUNDARY 2283.89 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID WEST BOUNDARY N. 00°43' 25" E. 774.07 FEET TO THE POINT OF BEGINNING; THENCE N.00°43'25"E. 302.07 FEET; THENCE 00°44'17"E. 312.87 FEET; THENCE S.89°42'04"E. 629.14 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No.75; THENCE S.13°41'45"E. ALONG SAID RIGHT OF WAY, 512.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTLY AND HAVING A RADIUS OF 13755.29 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 30' 25" AND A CHORD BEARING AND DISTANCE OF S. 13° 54' 41" E. 121.70 FEET; THENCE N.89°42'04"W. 787.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.0 ACRES

**DESCRIPTION: TRACT-3 ROOSTERS ACQUISITIONS**

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N. 00° 44' 24" E. ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 4, A DISTANCE OF 48.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 100th STREET (MARION/ANTHONY ROAD); THENCE DEPARTING SAID RIGHT OF WAY CONTINUE N. 00° 44' 24" E. ALONG SAID WEST BOUNDARY 2283.89 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID WEST BOUNDARY N. 00°43' 25" E. 1045.40 FEET; THENCE 00°44'17"E. 312.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°44'17"E. 972.46 FEET ; THENCE S.89°41'57"E. 213.05 FEET; THENCE S.26°18'45"E. 738.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY No.75; THENCE S.13°41'45"E. ALONG SAID RIGHT OF WAY, 322.73 FEET; THENCE N.89°42'04"W. 629.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.0 ACRES

# EXHIBIT "D"

N.W. 60th AVENUE

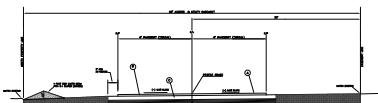
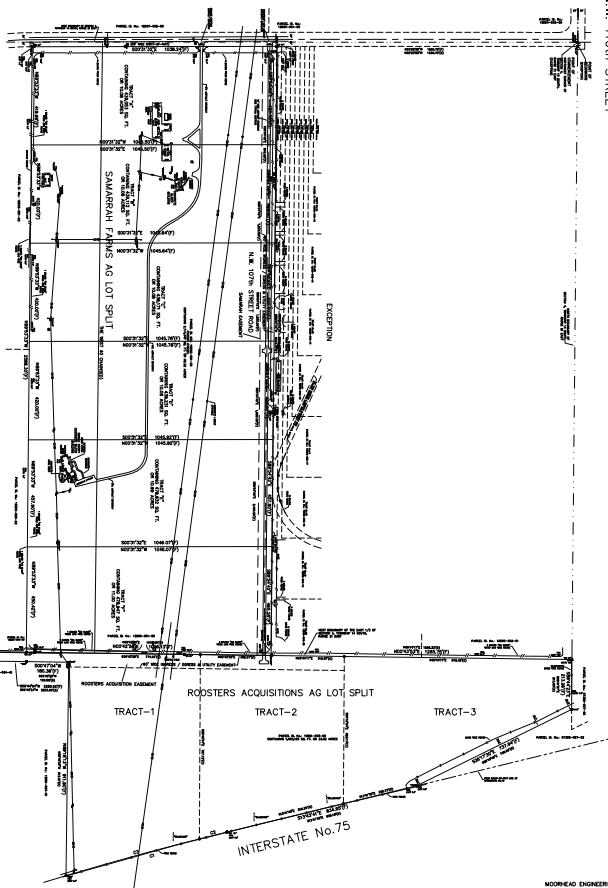
N.W. 110th STREET



GRAPHIC SCALE



N.W. 100th STREET



- ① 6" CONC. CURB
- ② 4" CONC. CURB
- ③ 4" CONC. CURB
- ④ 4" CONC. CURB

TYPICAL SECTION 60' EASEMENT

MASTER PLAN

SAMARRAH FARMS &  
ROOSTERS ACQUISITIONS  
AGRICULTURE LOT SPLITS

SECTION 4 - TOWNSHIP 14 SOUTH - RANGE 21 EAST

MOORHEAD ENGINEERING COMPANY  
CONSULTING ENGINEERS - LAND SURVEYORS

P.O. BOX 898 300 S.E. LAND PLANNING BOULEVARD, FLORISSA, FLORIDA 34436  
PHONE: 352-732-6424 FAX: 352-987-0112

JOB No. 21-114 Drawing 21114 Scale 1" = 200'  
JOB No. 21-078 Drawing 21078 Scale 1" = 200'  
Drawn by EAM Approved by BMW P.E. 3142 Pg. 1 of 4

Date Tracked: Office: 03-27-24 Field:

SHEET NO. 2 OF 2 SHEETS

MOORHEAD ENGINEERING COMPANY  
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE W. WARDAGE  
PROFESSIONAL LAND SURVEYOR  
NO. 10547 - FLORIDA  
RENEWED EXPIRES 03/31/25  
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## EXHIBIT-E

### **SAMARAH FARMS EASEMENT**

#### DESCRIPTION:

A 60.00 FOOT WIDE INGRESS / EGRESS AND UTILITY EASEMENT, BEING THE NORTH 60.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 1/2 OF THE WEST 40 CHAINS OF FRACTIONAL SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LESS AND EXCEPT EXISTING ROADS AND RIGHTS OF WAY, MARION COUNTY, FLORIDA, AND LESS THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE NORTH 1/2 OF THE WEST 40 CHAINS OF FRACTIONAL SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID SECTION 4, THENCE S. 89°54'44" E., 18.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°54'44" E., 2620.28 FEET; THENCE S. 0°19'28" W., THENCE S. 0°19'28" W., 1285.16 FEET; THENCE N. 89°54'42" W., 2604.43 FEET TO THE EASTERLY RIGHT OF WAY OF N.W. 60th AVENUE (CO. RD. 5.0 W.), A 60 FOOT ROAD; THENCE N.0°22'55" W., ALONG SAID RIGHT OF WAY, 1285.16 FEET TO THE POINT OF BEGINNING.

### **ROOSTER'S ACQUISITIONS EASEMENT**

#### DESCRIPTION:

AN EASEMENT FOR INGRESS / EGRESS AND UTILITIES, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA: THENCE N. 00° 44' 24" E. ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 4, A DISTANCE OF 48.31 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 100th STREET (MARION/ANTHONY ROAD) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY CONTINUE N. 00°44' 24" E. ALONG SAID WEST BOUNDARY 2283.89 FEET TO A FOUND CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID WEST BOUNDARY N. 00°43' 25" E. 1045.40 FEET; THENCE N.00°44'17"E. 312.87 FEET; S.89°42'04"E. 60.0 FEET; THENCE S.00°43'25"W. 1177.95 FEET; THENCE N.89°18'03"W. 20.82 FEET; THENCE S. 00°43' 25" W. ALONG A LINE LYING 40 FEET EAST AND PARALLEL TO THE AFORESAID WEST BOUNDARY OF THE EAST 1/2 OF SECTION 4, A DISTANCE OF 180.58 FEET; THENCE CONTINUE ALONG A LINE 40 FEET EAST OF AND PARALLEL TO SAID WEST BOUNDARY S. 00° 44' 24" W. 2283.86 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF N.W. 100th STREET; THENCE N. 89°19'32" W. ALONG SAID NORTH RIGHT OF WAY LINE 39.89 FEET TO THE POINT OF BEGINNING.