

REVISION

County Attorney

Item 8.1. SUBJECT: Request Approval of Resolutions Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the SW 40th Ave / SW 49th Ave Improvement Phase 1 Project in Marion County, Florida

An update was necessary to the project name for accuracy purposes as well as the value amount. The Resolutions have been revised with the following changes: 1) updated all references to the project name; 2) Project Parcel Identification Section was updated to reflect which type of take each project parcel is; 3) updated all references to Project Parcel Identification to match Page 1; and 4) removed redundant language “and business damages” from Section 5.



Marion County

Board of County Commissioners

Agenda Item

File No.: 2025-17868

Agenda Date: 1/21/2025

Agenda No.: 8.1.

SUBJECT:

Request Approval of Resolutions Authorizing Acquisition of Real Property Interests by Gift, Purchase, or Eminent Domain for the ~~SW 40th/SW 49th Avenue Phase 1 Road Improvement Project~~ SW 40th Ave / SW 49th Ave Improvement Phase 1 Project in Marion County, Florida

INITIATOR:

Matthew G. Minter, County Attorney

DEPARTMENT:

County Attorney

DESCRIPTION/BACKGROUND:

Seven resolutions are presented for Board approval for the acquisition of interests in real property as to which we have not yet been able to acquire by negotiations. The resolutions provide for acquisitions either by negotiation, based on binding offers from the County for up to 120% of the full compensation values determined by our appraiser, or eminent domain. If negotiations are unsuccessful, then the Resolutions authorize proceeding with acquisition by eminent domain. Florida Statutes require the adoption of a resolution authorizing acquisition of property by eminent domain, and these resolutions will satisfy that requirement.

BUDGET/IMPACT:

Budget impact is currently indeterminate, but is initially based on the County's appraisals. The combined amount for all acquisition parcels included in these resolutions is ~~\$1,208,148.00~~ \$1,209,346.00. If litigation is required, the final value determinations will be made by a jury trial, and the County will be responsible for statutory attorney fees and expert costs as well.

RECOMMENDED ACTION:

Motion to approve the attached Resolutions and authorize the Chairman and the Clerk of Court to execute same.

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 (2023), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR EMINENT DOMAIN FOR RIGHT OF WAY FOR THE SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

OWNERS: **42nd Street Flyover, LLC**
2200 E. 4th Avenue
Hialeah, FL 33013

TAX IDENTIFICATION NUMBER: **23875-000-01**

PROJECT PARCEL NUMBERS: **57, 58, 59, 60, 61, 62, 63, 64, 65,**
66, 67, 68, 69, 70, 72A

- Fee Simple Whole Take
- Fee Simple Partial Right of Way (Parcel 61)
- Drainage Easement (Parcels 60, 62, 63, 64, 65, 66, 67, 68, 69)
- Temporary Construction Easement (Parcels 58, 59, 72A)
- Fee Simple Drainage Retention Area (Parcels 57 and 70)

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. (2023), 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. (2023) 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. (2023); and

WHEREAS, Section 127.01, Fla. Stat. (2023), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by s. 337.27(1), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2023) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2023); and

WHEREAS, Section 337.27, Fla. Stat. (2023), 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. (2023) 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 Project that is the subject of this Resolution is the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT described in the Preliminary Engineering Report originally prepared by Cardno TBE and approved by the Marion County Board of County Commissioners on April 27, 2010 and has been listed on the approved Transportation Improvement Program adopted by Marion County; 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 that all conditions precedent to the acquisition of such property interests have been, or will be met, prior to commencement of the filing of an action in eminent domain with respect to such property interests; and

WHEREAS, Section 337.274, Fla. Stat. (2023), 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. (2023) 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. (2023), 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. (2023), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, Chapter 74, Fla. Stat. (2023) 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 of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT in Marion County, Florida (hereafter, "**Project**"); 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 is and has been listed on the approved Transportation Improvement Program adopted by the Board of County Commissioners; and

WHEREAS, the Project will develop the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT 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 determined the area and location of properties necessary for final construction of the Project and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future. The County has determined the necessity to acquire the property interest of Fee Simple Partial Right of Way, Drainage Easement, Temporary Construction Easement, and Fee Simple Drainage Retention Area (hereinafter, "the property interest") from **The Project Parcels** described in **Exhibit "A," and Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the Project as designed; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **Exhibit "A,"** and **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 interest to

be acquired from the **Project Parcels** described in **Exhibit “A” and Exhibit “B”** 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. (The information, if any, in the attached **Exhibit “A” and Exhibit “B”** as to the name of the property owner, the property’s tax identification number, and the legal description of the property interest 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 interest 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 interest 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 a binding offer to the property owner or his or her representative to acquire such property interests in an amount not to exceed 120% 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 fee simple title in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 76, 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. (2023), 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. In this case, the Board hereby determines that the property interest to be acquired from **the Project Parcels** is Fee Simple Partial Right of Way, or Drainage Easement, or Temporary Construction Easement, or Fee Simple Drainage Retention Area, as depicted on Page 1 of this Resolution. and the Board authorizes the acquisition of such interest by the acquisition of said Parcel.

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.

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. **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

P.I.D.# 23875-000-01

MARION COUNTY, FLORIDA
SEC 03 TWP 16 RGE 21

COM AT NE COR OF SEC 3 TH S 00-20-17 W 1426.43 FT TO POB TH N 89-39-43 W 589.45 FT TO POT ON A CURVE CONCAVE TO NW HAVING A RADIUS OF 535 FT CHORD BEARINGS 55-25-45 W 212.13 FT TH SWLY ALG CURVE 213.54 FT TO POT TH S 66-51-49 W 446.54 FT TO PT OF CURVE CONCAVE SELY HAVING A RADIUS OF 340 FT CHORD BEARINGS 44-47-09 W 255.59 FT TH SWLY ALG CURVE 262.03 FT TO PT ON CURVE CONCAVE SWLY HAVING A RADIUS OF 425.04 FT CHORD BEARING N 68-15-51 W 429.33 FT TH NWLY ALG CURVE 450.07 FT TO POT TH S 81-24-04 W 375.88 FT TO PT OF CURVE CONCAVE N HAVING A RADIUS OF 960 FT CHORD BEARING N 86-02-54 W 417.22 FT TH WLY ALG CURVE 420.57 FT TO POT OF COMPOUND CURVE CONCAVE NE HAVING A RADIUS OF 1305 FT CHORD BEARING N 65-20-13 W 370.50 FT TH NELY ALG CURVE 371.76 FT TH S 70-14-00 W 1042.03 FT TO PT OF CURVE CONCAVE N HAVING A RADIUS OF 770 FT CHORD BEARINGS 75- 47-56 W 149.35 FT TH WLY ALG CURVE 149.59 FT TO PT OF REVERSE CURVE HAVING A RADIUS OF 150 FT CHORD BEARING S 65-23-04 W 142.57 FT TH WLY ALG CURVE 148.57 FT TO PT OF REVERSE CURVE HAVING A RADIUS OF 185 FT CHORD BEARINGS 59-06-41 W 209.55 FT TH WLY ALG CURVE 222.76 FT POT TH N 86-23-35 W 258.77 FT TO PT OF CURVE CONCAVE W HAVING A RADIUS OF 1568.55 FT CHORD BEARING S 08-05-38 W 238.71 FT TH SLY ALG CURVE 238.94 FT TO POT TH S 11-56-34 W 222.56 FT TO PT OF CURVE CONCAVE NW HAVING A RADIUS OF 1115.53 FT CHORD BEARINGS 22-16-06 W 399.92 FT TH SWLY ALG CURVE 402.10 FT TH S 57-24-28 E 60 FT TO PT OF CURVE CONCAVE SE HAVING A RADIUS OF 25 FT CHORD BEARINGS 10-41-15 E 34.28 FT TH SLY ALG CURVE 37.77 FT TO POT TH S 53-58-02 E 762.75 FT TO PT OF CURVE CONCAVE SW HAVING A RADIUS OF 600 FT CHORD BEARINGS 30-40-42 E 474.44 FT TH SELY ALG CURVE 487.76 FT TO PT OF REVERSE CURVE HAVING A RADIUS OF 660 FT CHORD BEARING S 19-35-09 E 278.87 FT TH SLY ALG CURVE 280.99 FT TH N 55-41-44 E 771.57 FT TO PT OF CURVE CONCAVE SE HAVING A RADIUS OF 785 FT CHORD BEARING N 61-03-28 E 146.72 FT TH NELY ALG CURVE 146.93 FT TO POT TH N 66-25-12 E 418.27 FT TO PT OF CURVE CONCAVE SW HAVING A RADIUS OF 235 FT CHORD BEARING S 59-13-16 E 381.96 FT TH SELY ALG CURVE 445.91 TO POT TH S 04-51-44 E 220.32 FT TH S 65-01-06 E 119.48 FT TO POT ON CURVE CONCAVE TO SHAVING A RADIUS OF 179.40 FT CHORD BEARING N 82-44-46 E 173.43 FT TH ELY ALG CURVE 181.01 FT TO PT OF REVERSE CURVE HAVING A RADIUS OF 183.93 FT CHORD BEARINGS 80-04-18 E 74.74 FT TH ELY ALG CURVE 75.27 FT TO PT OF COMPOUND CURVE HAVING A RADIUS OF 8149.78 FT CHORD BEARING N 86-34-36 E 463.16 FT TH ELY ALG CURVE 463.22 FT TO POT TH N 84-56-54 E 80.46 FT TH N 01-19-17 E 100.95 FT TO PT OF CURVE CONCAVE E HAVING A RADIUS OF 626.42 FT CHORD BEARING N 10-13-41 E 193.97 FT TH NLY ALG CURVE 194.76 FT TO POT TH N 19-08-07 E 303.05 FT TH S 89-39-20 E 1270.55 FT TH N 00-21-42 E 758.84 FT TH N 89-27-28 W 38.27 FT TOE 1/4 COR OF THE SEC TH N 00-20-17 E 1178.62 FT TO POB

EXC ANY PT LYING WITHIN THE FOLLOWING DESC:

COM AT THE SW COR OF SEC 35 TWP 15 RGE 21 TH S 89-20-41 E 15.47 FT TH CONT S 89-20-41 E 100 FT TH S 00-20-17 W 1426.43 FT TO THE POB TH CONT S 00-20-17 W 1178.27 FT TH S 89-27-28 E 38.27 FT TH S 00-21-42 W 1323.10 FT TH S 89-34-20 W 38.02 FT TH S 00-21-02 W 1238.73 FT TH N 88-59-56 W 100 FT TH N 00-21-02 E 2561.64 FT TH N 00-20-17 E 1178.27 FT TH S 89-39-43 E 100 FT TO THE POB

EXC ANY PT LYING WITHIN OR BK 6907 PG 679

EXHIBIT "A"

EXHIBIT "B"

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: DRAINAGE RETENTION AREA 3 # 57

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE N.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1426.51 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, ALONG THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE EASTERLY PROJECTION THEREOF, N.89°40'14"W., A DISTANCE OF 331.01 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING THE SAID NORTH BOUNDARY, S.00°30'07"W., A DISTANCE OF 222.71 FEET; THENCE N.89°39'14"W., A DISTANCE OF 410.71 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 04°23'31" AND A CHORD BEARING AND DISTANCE OF N.22°58'25"E., 157.87 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.90 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 12°51'19" AND A CHORD BEARING AND DISTANCE OF N.50°23'48"E., 119.78 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND NORTH BOUNDARY, A DISTANCE OF 120.04 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, S.89°40'14"E., A DISTANCE OF 258.76 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.80 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: NOVEMBER 18, 2020.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ☐ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- √- = BROKEN LINE; NOT DRAWN TO SCALE

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.

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1988

Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DRA 3
APPROVED:	T.P.B.	SHEET 1 OF 2
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**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 2 PARCEL 2) (58) #58

A PORTION OF PARCEL NO. 23875--000--01, BEING A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 10°00'57" AND A CHORD BEARING AND DISTANCE OF S.61°49'55"W., 93.40 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AND ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 93.52 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, S.66°51'54"W., A DISTANCE OF 95.04 FEET TO THE POINT BEGINNING, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 04°04'01" AND A CHORD BEARING AND DISTANCE OF S.26°51'06"W., 137.32 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.35 FEET TO THE POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE 878.03 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 27°46'38" AND A CHORD BEARING AND DISTANCE OF S.14°59'48"W., 991.35 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1001.12 FEET TO THE POINT OF TANGENCY; THENCE S.01°06'29"W., A DISTANCE OF 211.28 FEET; THENCE N.88°53'31"W., A DISTANCE OF 30.00 FEET; THENCE N.01°06'29"E., A DISTANCE OF 211.28 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2095.00 FEET, A CENTRAL ANGLE OF 13°11'09" AND A CHORD BEARING AND DISTANCE OF N.07°42'03"E., 481.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 482.13 FEET TO THE POINT OF TANGENCY; THENCE N.10°16'39"E., A DISTANCE OF 105.32 FEET TO A POINT OF CURVATURE OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2105.00 FEET, A CENTRAL ANGLE OF 08°35'40" AND A CHORD BEARING AND DISTANCE OF N.21°27'06"E., 315.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 315.75 FEET TO THE POINT OF TANGENCY; THENCE N.29°54'14"E., A DISTANCE OF 105.23 FEET; THENCE N.31°43'14"E., A DISTANCE OF 100.60 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1905.00 FEET, A CENTRAL ANGLE OF 03°03'23" AND A CHORD BEARING AND DISTANCE OF N.27°21'25"E., 101.61 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.62 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578; THENCE ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, N.66°51'54"E., A DISTANCE OF 45.24 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.63 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: MARCH 25, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ☐ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- √- = BROKEN LINE; NOT DRAWN TO SCALE

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.

4/17/2024
SIGNATURE DATE

Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Ocala Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD H. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE 2, PARCEL 2 (58)
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © MARCH, 2024		

SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

LEGEND UNLESS OTHERWISE NOTED

- ☐ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- - - = BROKEN LINE; NOT DRAWN TO SCALE

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



CURVE-1:
DELTA = 10°00'57"
RADIUS = 535.00'
ARC = 93.52'
CHORD = 93.40'
C.B. = S.61°49'55"W.

NORTH BOUNDARY OF
PARCEL 1 OF LANDS
DESCRIBED IN O.R. BOOK
6076, PAGE 578

REMAINDER OF
PARCEL NO. 23875-000-01
O.R. BOOK 6076, PAGE 578

N.28°53'09"E. 787.50'
S.28°53'09"W. 878.03'
S.W. 49TH AVENUE
123' RIGHT OF WAY

REMAINDER
PARCEL NO. 23875-000-01
O.R. BOOK 6076, PAGE 578

N.E. 1/4 OF SECTION 3
S.E. 1/4 OF SECTION 3

REMAINDER OF
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED
IN O.R. BOOK 6076, PAGE 578

REMAINDER
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

TEMPORARY CONSTRUCTION EASEMENT NO. 58
PORTION OF PARCEL NO. 23875-000-01
1.63 ACRES MORE OR LESS

#58

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

CURVE-2
DELTA = 04°04'01"
RADIUS = 1935.00'
ARC = 137.35'
CHORD = 137.32'
C.B. = S.26°51'06"W.

CURVE-3
DELTA = 27°46'38"
RADIUS = 2065.00'
ARC = 1001.12'
CHORD = 991.35'
C.B. = S.14°59'48"W.

CURVE-4
DELTA = 13°11'09"
RADIUS = 2095.00'
ARC = 482.13'
CHORD = 481.07'
C.B. = N.07°42'03"E.

CURVE-5
DELTA = 08°35'40"
RADIUS = 2105.00'
ARC = 315.75'
CHORD = 315.45'
C.B. = N.21°27'06"E.

CURVE-6
DELTA = 03°03'23"
RADIUS = 1905.00'
ARC = 101.62'
CHORD = 101.61'
C.B. = N.27°21'25"E.

- L-1: S.01°06'29" W. 211.28'
- L-2: N.88°53'31" W. 30.00'
- L-3: N.01°06'29" E. 211.28'
- L-4: N.10°16'39" E. 105.32'
- L-5: N.29°54'14" E. 105.23'
- L-6: N.31°43'14" E. 100.60'
- L-7: N.66°51'54" E. 45.24'

***NOTE* ~ THIS IS NOT A SURVEY!**

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION
SHEET 2 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
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PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LD 5991
TRAVIS P. BARRINEAU, P.S.M. - L.S. 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE 2, PARCEL 2 (58)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 250'		COPYRIGHT © MARCH, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 3 PARCEL 2) (59) #59

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 649.61 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,090.00 FEET, A CENTRAL ANGLE OF 08°24'49" AND A CHORD BEARING AND DISTANCE OF S.24°40'42"W., 306.63 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 306.91 FEET TO THE END OF SAID CURVE; THENCE S.28°53'06"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,910.00 FEET, A CENTRAL ANGLE OF 27°46'38" AND A CHORD BEARING AND DISTANCE OF S.14°59'47"W., 916.93 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 925.97 FEET TO THE POINT OF TANGENCY; THENCE S.01°06'29"W., A DISTANCE OF 508.30 FEET TO A POINT ON THE SOUTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.84°56'37"W., A DISTANCE OF 11.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 8,149.78 FEET, A CENTRAL ANGLE OF 00°08'03" AND A CHORD BEARING AND DISTANCE OF S.85°00'39"W., 19.08 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH BOUNDARY AND THE ARC OF SAID CURVE, A DISTANCE OF 19.08 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH BOUNDARY, N.01°06'29"E., A DISTANCE OF 511.52 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 27°46'38" AND A CHORD BEARING AND DISTANCE OF N.14°59'47"E., 931.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 940.52 FEET TO THE POINT OF TANGENCY; THENCE N.28°53'06"E., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 08°06'27" AND A CHORD BEARING AND DISTANCE OF N.24°49'53"E., 291.25 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 291.50 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFOREMENTIONED PARCEL 1 OF THE LANDS DESCRIBED IN OFFICIALS RECORDS BOOK 6076, PAGE 578; THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 1, S.89°39'14"E., A DISTANCE OF 31.98 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.80 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: MARCH 29, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- |- = BROKEN LINE; NOT DRAWN TO SCALE

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.

4/17/2024
SIGNATURE DATE

Travis P. Barrineau

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M., LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1988
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE 3, PARCEL 2 (59)
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © MARCH, 2024		

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

LEGEND UNLESS OTHERWISE NOTED

- ☒ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- - - = BROKEN LINE; NOT DRAWN TO SCALE

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

PARCEL NO.
23875-000-00
PROPOSED D.R.A.

S.00°20'46"W.
1503.60'

NORTH BOUNDARY OF
PARCEL 1 OF LANDS
DESCRIBED IN O.R. BOOK
6076, PAGE 578

L-2
N.89°39'14"W. 649.61'

POINT OF BEGINNING

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

CURVE-1
DELTA = 08°24'49"
RADIUS = 2090.00'
ARC = 306.91'
CHORD = 306.63'
C.B. = S.24°40'42" W.

CURVE-2
DELTA = 27°46'38"
RADIUS = 1910.00'
ARC = 925.97'
CHORD = 916.93'
C.B. = S.14°59'47" W.

CURVE-3:
DELTA = 00°08'03"
RADIUS = 8149.78'
ARC = 19.08'
CHORD = 19.08'
C.B. = S.85°00'39" W.

CURVE-4:
DELTA = 27°46'38"
RADIUS = 1940.00'
ARC = 940.52'
CHORD = 931.33'
C.B. = N.14°59'47" E.

CURVE-5:
DELTA = 08°06'27"
RADIUS = 2060.00'
ARC = 291.50'
CHORD = 291.25'
C.B. = N.24°49'53" E.

L-1:
S.84°56'37" W. 11.10'

L-2:
S.89°39'14" E. 31.98'

REMAINDER OF
PARCEL NO. 23875-000-01
O.R. BOOK 6076, PAGE 578

REMAINDER
PARCEL NO. 23875-000-01
O.R. BOOK 6076, PAGE 578

REMAINDER OF
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED
IN O.R. BOOK 6076, PAGE 578

REMAINDER
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

N.E. 1/4 OF SECTION 3
S.E. 1/4 OF SECTION 3

TEMPORARY CONSTRUCTION EASEMENT NO. 59
PORTION OF PARCEL NO. 23875-000-01
1.80 ACRES MORE OR LESS

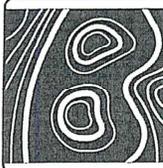
#59

PROPOSED
D.R.A.

SOUTH BOUNDARY OF
PARCEL 1 OF LANDS
DESCRIBED IN O.R. BOOK
6076, PAGE 578

***NOTE* ~ THIS IS NOT A SURVEY!**

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION
SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST 1988

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PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 9897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE 3, PARCEL 2 (59)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE:	1" = 250'	COPYRIGHT © MARCH, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 9 PARCEL 2) (60) #60

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE N.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 10°00'57" AND A CHORD BEARING AND DISTANCE OF S.61°49'55"W., 93.40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 93.52 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, S.66°51'54"W., A DISTANCE OF 95.04 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 04°04'01" AND A CHORD BEARING AND DISTANCE OF S.26°51'06"W., 137.32 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.35 FEET TO THE POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 177.50 FEET TO THE POINT OF BEGINNING. THENCE S.28°53'06"W., A DISTANCE OF 20.00 FEET; THENCE N.61°06'54"W., A DISTANCE OF 30.00 FEET; THENCE N.28°53'06"E., A DISTANCE OF 20.00 FEET; THENCE S.61°06'54"E., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 600 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: APRIL 22, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ☐ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- /- = BROKEN LINE; NOT DRAWN TO SCALE

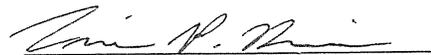
SURVEYOR'S CERTIFICATION:

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.

4/22/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES

PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

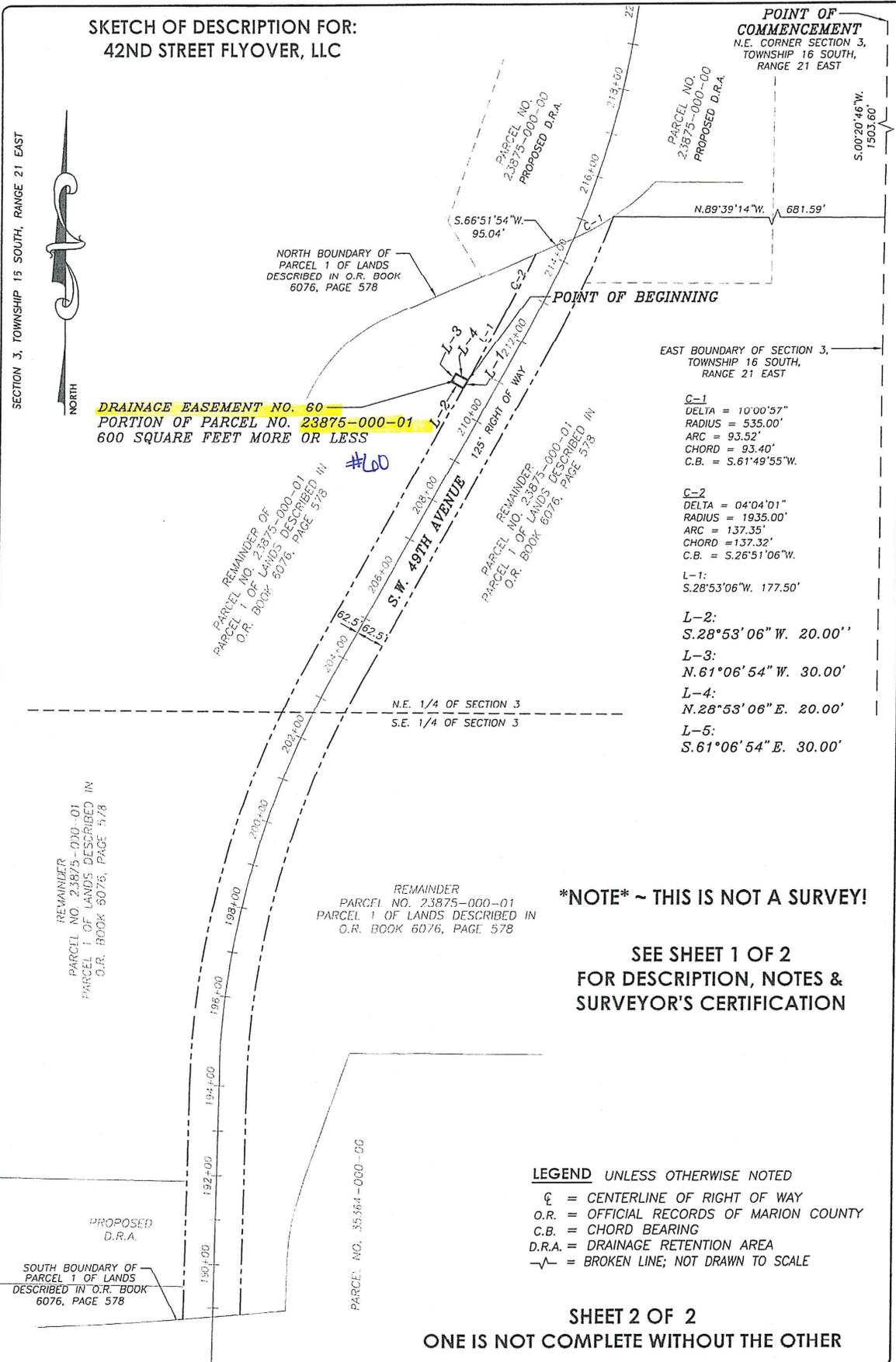
DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 9, PARCEL 2 (60)
APPROVED:	T.P.B.	SHEET 1 OF 2
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SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST



POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 15 SOUTH,
RANGE 21 EAST



DRAINAGE EASEMENT NO. 60
PORTION OF PARCEL NO. 23875-000-01
600 SQUARE FEET MORE OR LESS

#60

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

C-1
DELTA = 10°00'57"
RADIUS = 535.00'
ARC = 93.52'
CHORD = 93.40'
C.B. = S.61°49'55"W.

C-2
DELTA = 04°04'01"
RADIUS = 1935.00'
ARC = 137.35'
CHORD = 137.32'
C.B. = S.26°51'06"W.

L-1:
S.28°53'06"W. 177.50'

L-2:
S.28°53'06" W. 20.00''

L-3:
N.61°06'54" W. 30.00'

L-4:
N.28°53'06" E. 20.00'

L-5:
S.61°06'54" E. 30.00'

N.E. 1/4 OF SECTION 3
S.E. 1/4 OF SECTION 3

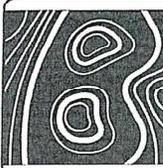
REMAINDER
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

***NOTE* ~ THIS IS NOT A SURVEY!**

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION

- LEGEND** UNLESS OTHERWISE NOTED
- ⊕ = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - C.B. = CHORD BEARING
 - D.R.A. = DRAINAGE RETENTION AREA
 - - - = BROKEN LINE; NOT DRAWN TO SCALE

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5051
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN: T.P.B.
REVISED:
CHECKED: T.P.B.
APPROVED: T.P.B.
SCALE: 1" = 250'

J.O.# 15056
DWG.# 15056 SK TAKING
DE 9, PARCEL 2 (60)
SHEET 2 OF 2
COPYRIGHT © APRIL, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

61

DESCRIPTION: RIGHT OF WAY TAKING PARCEL 2

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING AND BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 08°06'27" AND A CHORD BEARING AND DISTANCE OF S.24°49'53"W., 291.25 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 291.50 FEET TO A POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 27°46'38" AND A CHORD BEARING AND DISTANCE OF S.14°59'47"W., 931.33 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 940.52 FEET TO A POINT OF TANGENCY; THENCE S.01°06'29"W., A DISTANCE OF 511.52 FEET TO A POINT ON THE SOUTH BOUNDARY OF AFOREMENTIONED PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS 8149.78 FEET, A CENTRAL ANGLE OF 00°52'59" AND A CHORD BEARING AND DISTANCE OF S.85°31'09"W., 125.61 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 125.61 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.01°06'29"E., A DISTANCE OF 523.64 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 27°46'38" AND A CHORD BEARING AND DISTANCE OF N.14°59'48"E., 991.35 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1001.12 FEET TO A POINT OF TANGENCY; THENCE N.28°53'06"E., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 04°04'01" AND A CHORD BEARING AND DISTANCE OF N.26°51'06"E., 137.32 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.35 FEET TO A POINT ON AFOREMENTIONED NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578; THENCE ALONG SAID NORTH BOUNDARY N.66°51'54"E., A DISTANCE OF 95.04 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 10°00'57" AND A CHORD BEARING AND DISTANCE OF N.61°49'55"E., 93.40 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND NORTH BOUNDARY, A DISTANCE OF 93.52 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 7.40 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: NOVEMBER 18, 2020.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ☐ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- √- = BROKEN LINE; NOT DRAWN TO SCALE

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.

SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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



R.M. BARRINEAU
AND ASSOCIATES



PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	PARCEL 2
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © NOVEMBER, 2020		

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

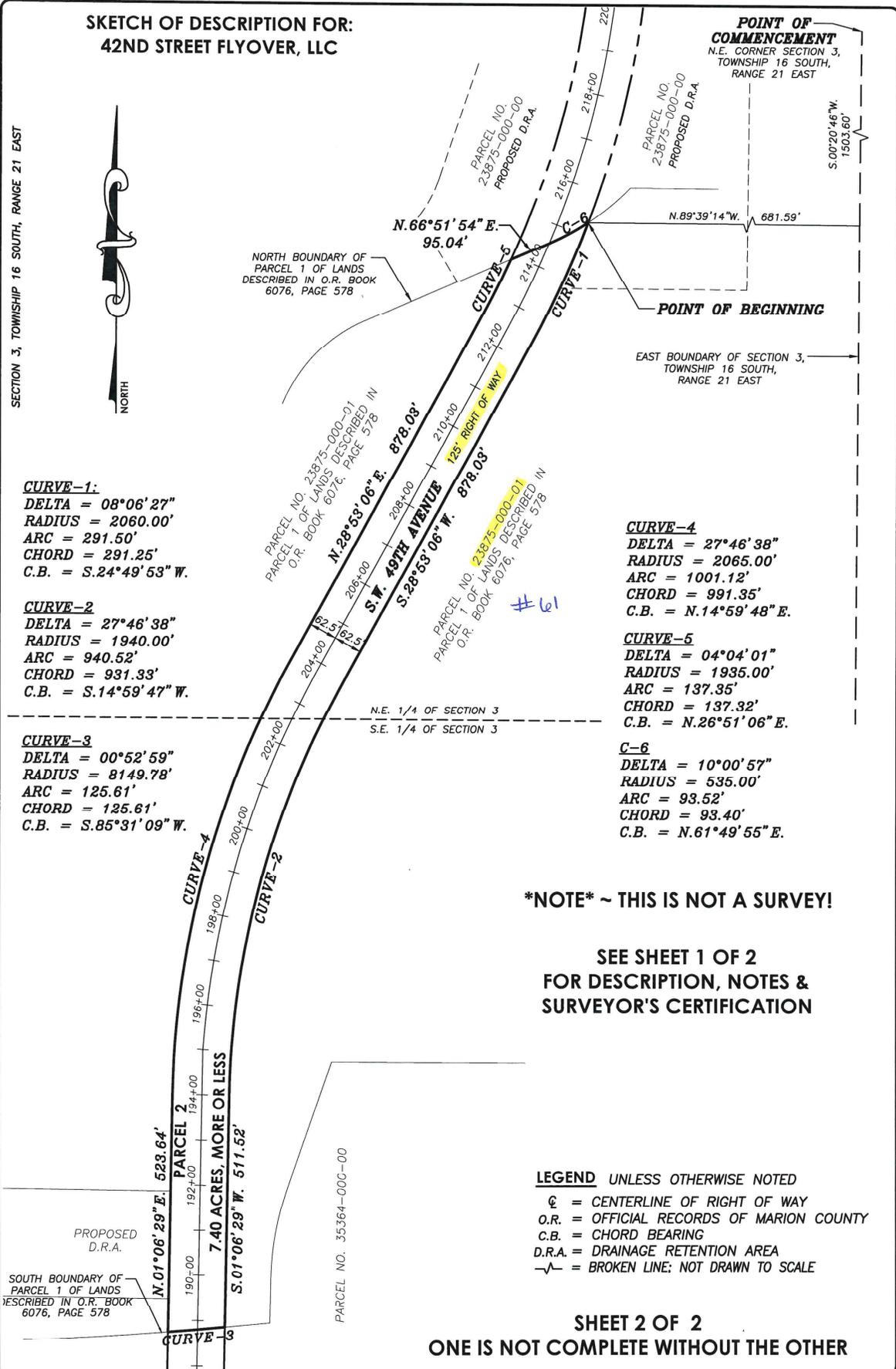
SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

- CURVE-1:**
DELTA = 08°06'27"
RADIUS = 2060.00'
ARC = 291.50'
CHORD = 291.25'
C.B. = S.24°49'53" W.
- CURVE-2**
DELTA = 27°46'38"
RADIUS = 1940.00'
ARC = 940.52'
CHORD = 931.33'
C.B. = S.14°59'47" W.
- CURVE-3**
DELTA = 00°52'59"
RADIUS = 8149.78'
ARC = 125.61'
CHORD = 125.61'
C.B. = S.85°31'09" W.

- CURVE-4**
DELTA = 27°46'38"
RADIUS = 2065.00'
ARC = 1001.12'
CHORD = 991.35'
C.B. = N.14°59'48" E.
- CURVE-5**
DELTA = 04°04'01"
RADIUS = 1935.00'
ARC = 137.35'
CHORD = 137.32'
C.B. = N.26°51'06" E.
- C-6**
DELTA = 10°00'57"
RADIUS = 535.00'
ARC = 93.52'
CHORD = 93.40'
C.B. = N.61°49'55" E.



***NOTE* ~ THIS IS NOT A SURVEY!**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**

- LEGEND** UNLESS OTHERWISE NOTED
- ⊕ = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - C.B. = CHORD BEARING
 - D.R.A. = DRAINAGE RETENTION AREA
 - - - = BROKEN LINE: NOT DRAWN TO SCALE

**SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

R.M. BARRINEAU
AND ASSOCIATES
EST. 1988
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6887

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	PARCEL 2
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 250'		COPYRIGHT © NOVEMBER, 2020

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 8 PARCEL 2) (62) #62

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE N.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 10°00'57" AND A CHORD BEARING AND DISTANCE OF S.61°49'55"W., 93.40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 93.52 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, S.66°51'54"W., A DISTANCE OF 95.04 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 04°04'01" AND A CHORD BEARING AND DISTANCE OF S.26°51'06"W., 137.32 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.35 FEET TO THE POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 427.50 FEET TO THE POINT OF BEGINNING. THENCE S.28°53'06"W., A DISTANCE OF 270.00 FEET; THENCE N.61°06'54"W., A DISTANCE OF 30.00 FEET; THENCE N.28°53'06"E., A DISTANCE OF 270.00 FEET; THENCE S.61°06'54"E., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.18 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: APRIL 22, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- /- = BROKEN LINE; NOT DRAWN TO SCALE

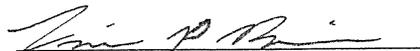
SURVEYOR'S CERTIFICATION:

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.

4/22/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1988
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD H. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 8, PARCEL 2 (62)
APPROVED:	T.P.B.	SHEET 1 OF 2
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SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

DRAINAGE EASEMENT NO. 62
PORTION OF PARCEL NO. 23875-000-01
8,100 SQUARE FEET MORE OR LESS
0.18 ACRES MORE OR LESS

#62

NORTH BOUNDARY OF
PARCEL 1 OF LANDS
DESCRIBED IN O.R. BOOK
6076, PAGE 578

S.66°51'54"W.
95.04'

PARCEL NO.
23875-000-00
PROPOSED D.R.A.

S.00°20'46"W.
1503.60'

N.89°39'14"W. 681.59'

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

C-1
DELTA = 10°00'57"
RADIUS = 535.00'
ARC = 93.52'
CHORD = 93.40'
C.B. = S.61°49'55"W.

C-2
DELTA = 04°04'01"
RADIUS = 1935.00'
ARC = 137.35'
CHORD = 137.32'
C.B. = S.26°51'06"W.

L-1:
S.28°53'06" W. 270.00'
L-2:
N.61°06'54" W. 30.00'
L-3:
N.28°53'06" E. 270.00'
L-4:
S.61°06'54" E. 30.00'

N.E. 1/4 OF SECTION 3
S.E. 1/4 OF SECTION 3

REMAINDER
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

REMAINDER
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

***NOTE* ~ THIS IS NOT A SURVEY!**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**

PROPOSED
D.R.A.
SOUTH BOUNDARY OF
PARCEL 1 OF LANDS
DESCRIBED IN O.R. BOOK
6076, PAGE 578

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- - - = BROKEN LINE; NOT DRAWN TO SCALE

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS

Oakhurst Professional Park • 1309 S.E. 26th Loop • Suite 103 • Ocala, Florida 34477
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LD 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 8, PARCFI 2 (62)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 250'		COPYRIGHT © APRIL, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 7 PARCEL 2) (63) #103

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE N.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 08°06'27" AND A CHORD BEARING AND DISTANCE OF S.24°49'53"W., 291.25 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 291.50 FEET TO A POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 427.51 FEET TO THE POINT OF BEGINNING. THENCE S.61°06'54"E., A DISTANCE OF 74.17 FEET; THENCE S.28°53'06"W., A DISTANCE OF 20.00 FEET; THENCE N.61°06'54"W., A DISTANCE OF 74.17 FEET; THENCE N.28°53'06"E., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1,483 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: APRIL 30, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

NOTE ~ THIS IS NOT A SURVEY!

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- /- = BROKEN LINE; NOT DRAWN TO SCALE

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.

9/30/2024
SIGNATURE DATE

Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1989
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD H. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 7, PARCEL 2 (63)
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © APRIL, 2024		

SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

S.00°20'46"W.
1503.60'

PARCEL NO.
23875-000-00
PROPOSED D.R.A.

PARCEL NO.
23875-000-00
PROPOSED D.R.A.

NORTH BOUNDARY OF
PARCEL 1 OF LANDS
DESCRIBED IN O.R. BOOK
6076, PAGE 578

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

C-1
DELTA = 08°06'27"
RADIUS = 2060.00'
ARC = 291.50'
CHORD = 291.25'
C.B. = S.24°49'53"W.

REMAINDER OF
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

POINT OF BEGINNING

DRAINAGE EASEMENT NO. 63
PORTION OF PARCEL NO. 23875-000-01
1483 SQUARE FEET MORE OR LESS

#63

REMAINDER
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

N.E. 1/4 OF SECTION 3
S.E. 1/4 OF SECTION 3

REMAINDER
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

REMAINDER
PARCEL NO. 23875-000-01
PARCEL 1 OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

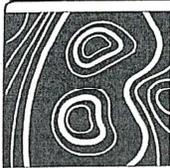
- L-1:
S.61°06'54"E. 74.17'
- L-2:
S.28°53'06"W. 20.00'
- L-3:
N.61°06'54"W. 74.17'
- L-4:
N.28°53'06"E. 20.00'

***NOTE* ~ THIS IS NOT A SURVEY!**

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION

LEGEND UNLESS OTHERWISE NOTED
 ☉ = CENTERLINE OF RIGHT OF WAY
 O.R. = OFFICIAL RECORDS OF MARION COUNTY
 C.B. = CHORD BEARING
 D.R.A. = DRAINAGE RETENTION AREA
 - - - = BROKEN LINE; NOT DRAWN TO SCALE

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER



R.M. BARRINEAU
AND ASSOCIATES
 PROFESSIONAL SURVEYORS & MAPPERS
 Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
 PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
 REGINALD M. BARRINEAU, P.S.M. - FOUNDER - CERTIFICATE OF AUTHORIZATION NO. LB 6591
 TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 7, PARCEL 2 (63)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE:	1" = 250'	COPYRIGHT © APRIL, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 2 PARCEL 2) (64) #04

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 10°00'57" AND A CHORD BEARING AND DISTANCE OF S.61°49'55"W., 93.40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 93.52 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, S.66°51'54"W., A DISTANCE OF 95.04 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 04°04'01" AND A CHORD BEARING AND DISTANCE OF S.26°51'06"W., 137.32 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.35 FEET TO THE POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 17°10'58" AND A CHORD BEARING AND DISTANCE OF S.20°17'38"W., 616.97 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 619.28 FEET TO THE POINT OF BEGINNING. STAYING ON THE SAME CURVE, HAVING A RADIUS 2,065.00 FEET, A CENTRAL ANGLE OF 00°33'18" AND A CHORD BEARING AND DISTANCE OF S.11°25'30"W., 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.00 FEET TO THE END OF SAID CURVE; THENCE N.78°34'30"W., A DISTANCE OF 30.00 FEET; THENCE N.11°25'30"E., A DISTANCE OF 20.00 FEET; THENCE S.78°34'30"E., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 600 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

- DATE OF SKETCH: APRIL 19, 2024.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
- BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
- 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.
- 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

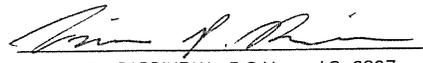
LEGEND UNLESS OTHERWISE NOTED

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- D.R.A. = DRAINAGE RETENTION AREA
- /- = BROKEN LINE; NOT DRAWN TO SCALE

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.

4/22/2024
SIGNATURE DATE



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1980
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

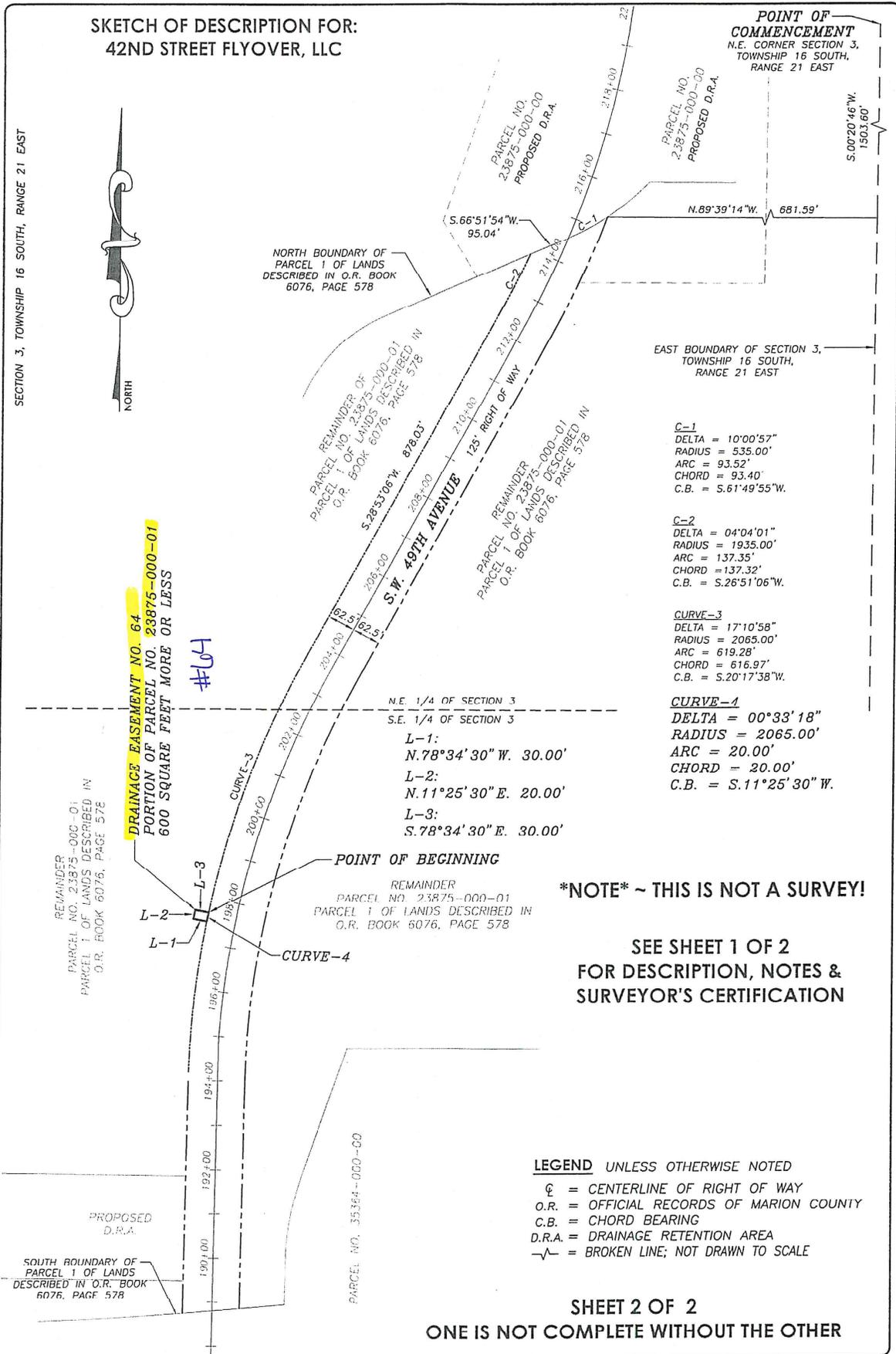
DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 2, PARCEL 2 (64)
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © APRIL, 2024		

SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST



C-1
DELTA = 10°00'57"
RADIUS = 535.00'
ARC = 93.52'
CHORD = 93.40'
C.B. = S.61°49'55"W.

C-2
DELTA = 04°04'01"
RADIUS = 1935.00'
ARC = 137.35'
CHORD = 137.32'
C.B. = S.26°51'06"W.

CURVE-3
DELTA = 17°10'58"
RADIUS = 2065.00'
ARC = 619.28'
CHORD = 616.97'
C.B. = S.20°17'38"W.

CURVE-4
DELTA = 00°33'18"
RADIUS = 2065.00'
ARC = 20.00'
CHORD = 20.00'
C.B. = S.11°25'30" W.

N.E. 1/4 OF SECTION 3
S.E. 1/4 OF SECTION 3
L-1:
N.78°34'30" W. 30.00'
L-2:
N.11°25'30" E. 20.00'
L-3:
S.78°34'30" E. 30.00'

***NOTE* ~ THIS IS NOT A SURVEY!**

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION

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SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER



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REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 2, PARCEL 2 (64)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 250'		COPYRIGHT © APRIL, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 6 PARCEL 2) (65) #15

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 08°06'27" AND A CHORD BEARING AND DISTANCE OF S.24°49'53"W., 291.25 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 291.50 FEET TO A POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 17°09'53" AND A CHORD BEARING AND DISTANCE OF S.20°18'10"W., 579.02 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 581.19 FEET TO THE POINT OF BEGINNING. THENCE S.78°34'30"E., A DISTANCE OF 30.00 FEET; THENCE S.11°25'30"W., A DISTANCE OF 20.00 FEET; THENCE N.78°34'30"W., A DISTANCE OF 30.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,940.00, A CENTRAL ANGLE OF 00°35'26" AND A CHORD BEARING AND DISTANCE OF N.11°25'30"E., 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 600 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: APRIL 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
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SURVEYOR'S CERTIFICATION:

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4/22/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

Travis P. Barrineau

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
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PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LD 5691
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 6, PARCEL 2 (65)
APPROVED:	T.P.B.	SHEET 1 OF 2
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**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 3 PARCEL 2) (66) #66

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 10°00'57" AND A CHORD BEARING AND DISTANCE OF S.61°49'55"W., 93.40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 93.52 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, S.66°51'54"W., A DISTANCE OF 95.04 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,935.00 FEET, A CENTRAL ANGLE OF 04°04'01" AND A CHORD BEARING AND DISTANCE OF S.26°51'06"W., 137.32 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.35 FEET TO THE POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 22°54'44" AND A CHORD BEARING AND DISTANCE OF S.17°25'45"W., 820.29 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 820.29 FEET TO THE POINT OF BEGINNING. STAYING ON THE SAME CURVE, HAVING A RADIUS 2,065.00 FEET, A CENTRAL ANGLE OF 00°33'18" AND A CHORD BEARING AND DISTANCE OF S.05°41'43"W., 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.00 FEET TO THE END OF SAID CURVE; THENCE N.84°18'17"W., A DISTANCE OF 30.00 FEET; THENCE N.05°41'43"E., A DISTANCE OF 20.00 FEET; THENCE S.84°18'17"E., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 600 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: APRIL 19, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
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4/22/2024

SIGNATURE DATE

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Travis P. Barrineau

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



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TRAVIS P. BARRINEAU, P.S.M. - LS 6897

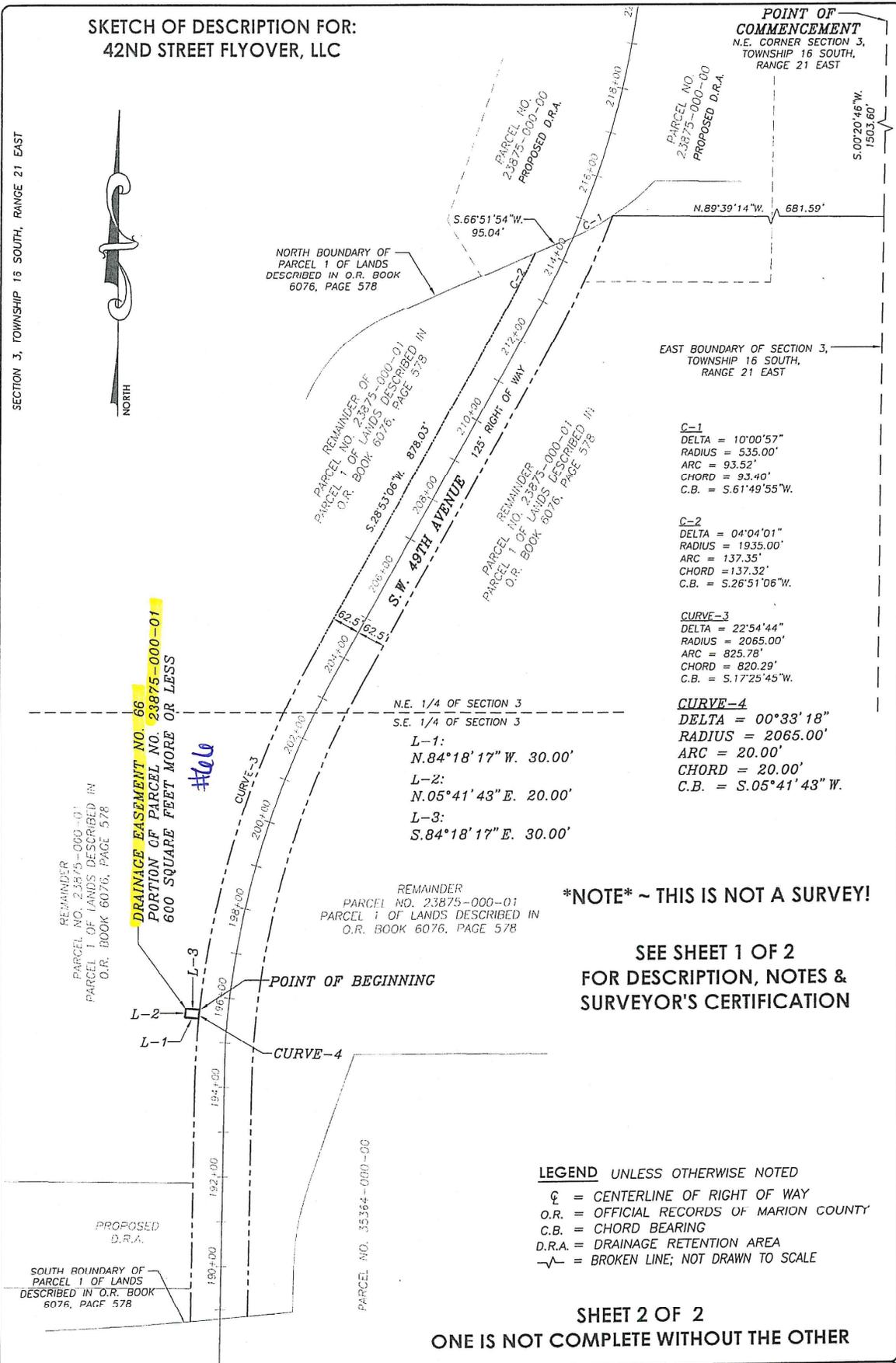
DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 3, PARCEL 2 (66)
APPROVED:	T.P.B.	SHEET 1 OF 2
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SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST



POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST



C-1
DELTA = 10°00'57"
RADIUS = 535.00'
ARC = 93.52'
CHORD = 93.40'
C.B. = S.61°49'55\"W.

C-2
DELTA = 04°04'01"
RADIUS = 1935.00'
ARC = 137.35'
CHORD = 137.32'
C.B. = S.26°51'06\"W.

CURVE-3
DELTA = 22°54'44"
RADIUS = 2065.00'
ARC = 825.78'
CHORD = 820.29'
C.B. = S.17°25'45\"W.

CURVE-4
DELTA = 00°33'18"
RADIUS = 2065.00'
ARC = 20.00'
CHORD = 20.00'
C.B. = S.05°41'43\"W.

N.E. 1/4 OF SECTION 3
S.E. 1/4 OF SECTION 3
L-1:
N.84°18'17\" W. 30.00'
L-2:
N.05°41'43\" E. 20.00'
L-3:
S.84°18'17\" E. 30.00'

***NOTE* ~ THIS IS NOT A SURVEY!**

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION

LEGEND UNLESS OTHERWISE NOTED
 ⊕ = CENTERLINE OF RIGHT OF WAY
 O.R. = OFFICIAL RECORDS OF MARION COUNTY
 C.B. = CHORD BEARING
 D.R.A. = DRAINAGE RETENTION AREA
 - - - = BROKEN LINE; NOT DRAWN TO SCALE

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKFD:	T.P.B.	DE 3, PARCEL 2 (66)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 250'		COPYRIGHT © APRIL, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 5 PARCEL 2) (67) #107

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 08°06'27" AND A CHORD BEARING AND DISTANCE OF S.24°49'53"W., 291.25 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 291.50 FEET TO A POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 22°53'40" AND A CHORD BEARING AND DISTANCE OF S.17°26'16"W., 770.04 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 775.19 FEET TO THE POINT OF BEGINNING. THENCE S.84°18'17"E., A DISTANCE OF 29.97 FEET; THENCE S.05°41'43"W., A DISTANCE OF 20.00 FEET; THENCE S.26°34'37"W., A DISTANCE OF 79.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 02°46'25" AND A CHORD BEARING AND DISTANCE OF N.04°36'14"E., 93.90 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.91 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1,724 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: APRIL 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ☐ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- /- = BROKEN LINE; NOT DRAWN TO SCALE

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.

4/22/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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

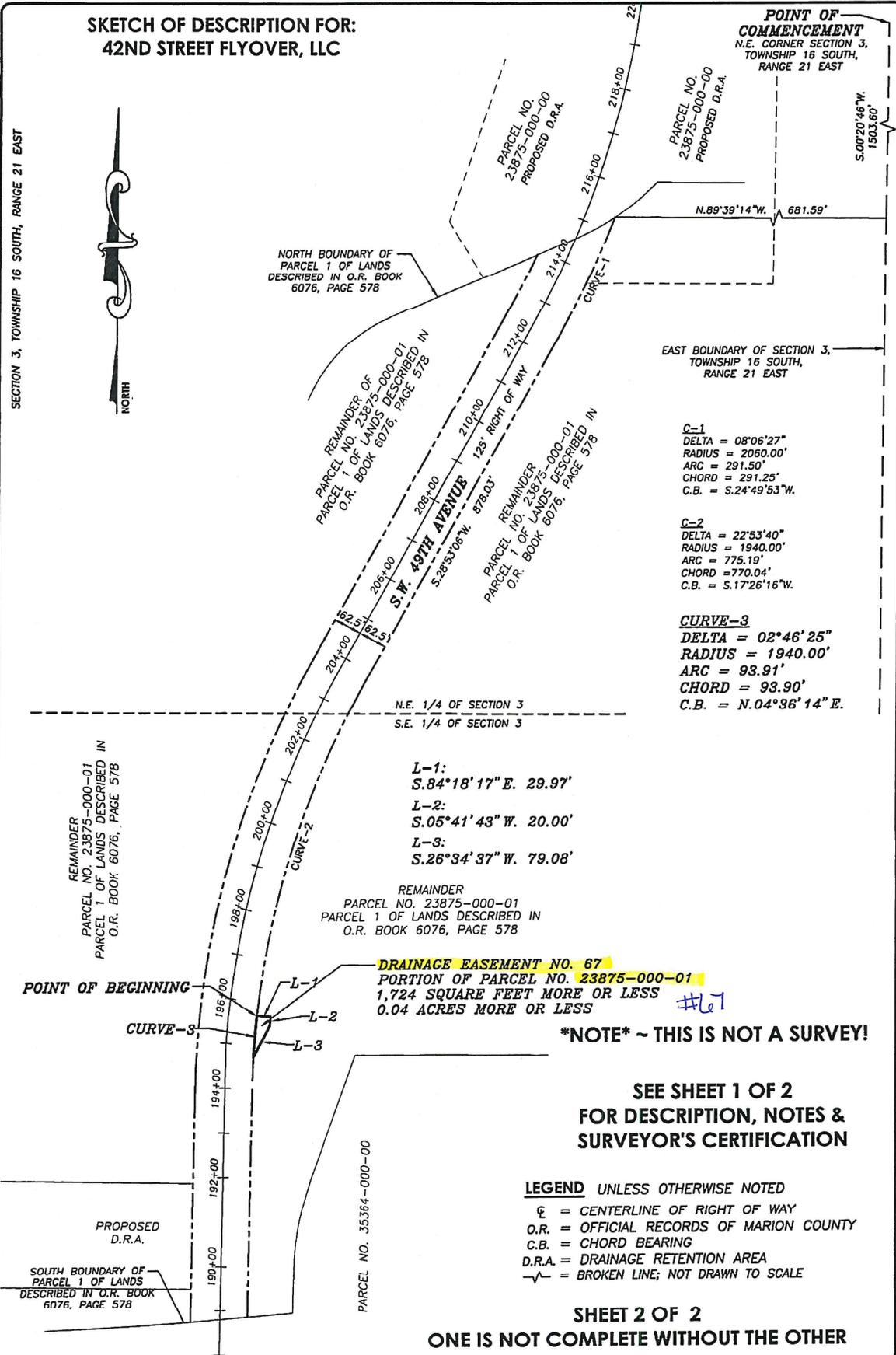


R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1989
Oakhurst Professional Park • 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 5, PARCEL 2 (67)
APPROVED:	T.P.B.	SHEET 1 OF 2
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**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



C-1
DELTA = 08°06'27"
RADIUS = 2060.00'
ARC = 291.50'
CHORD = 291.25'
C.B. = S.24°49'53"W.

C-2
DELTA = 22°53'40"
RADIUS = 1940.00'
ARC = 775.19'
CHORD = 770.04'
C.B. = S.17°26'16"W.

CURVE-3
DELTA = 02°46'25"
RADIUS = 1940.00'
ARC = 93.91'
CHORD = 93.90'
C.B. = N.04°36'14" E.

L-1:
S.84°18'17" E. 29.97'
L-2:
S.05°41'43" W. 20.00'
L-3:
S.26°34'37" W. 79.08'

DRAINAGE EASEMENT NO. 67
PORTION OF PARCEL NO. 23875-000-01
1,724 SQUARE FEET MORE OR LESS #67
0.04 ACRES MORE OR LESS

***NOTE* ~ THIS IS NOT A SURVEY!**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**

LEGEND UNLESS OTHERWISE NOTED
E = CENTERLINE OF RIGHT OF WAY
O.R. = OFFICIAL RECORDS OF MARION COUNTY
C.B. = CHORD BEARING
D.R.A. = DRAINAGE RETENTION AREA
- - - = BROKEN LINE; NOT DRAWN TO SCALE

**SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop + Suite 103 + Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LB 6887

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 5, PARCEL 2 (67)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 250'		COPYRIGHT © APRIL, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 4 PARCEL 2) (68) #108

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,060.00 FEET, A CENTRAL ANGLE OF 08°06'27" AND A CHORD BEARING AND DISTANCE OF S.24°49'53"W., 291.25 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 291.50 FEET TO A POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,940.00 FEET, A CENTRAL ANGLE OF 27°11'11" AND A CHORD BEARING AND DISTANCE OF S.15°17'31"W., 911.91 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 920.52 FEET TO THE POINT OF BEGINNING. THENCE S.88°36'06"E., A DISTANCE OF 30.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,910.00 FEET, A CENTRAL ANGLE OF 00°36'00" AND A CHORD BEARING AND DISTANCE OF S.01°24'12"W., 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.00 FEET TO THE END OF SAID CURVE; THENCE N.88°36'06"W., A DISTANCE OF 30.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 00°35'26" AND A CHORD BEARING AND DISTANCE OF N.01°24'12"E., 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 600 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: APRIL 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- √- = BROKEN LINE; NOT DRAWN TO SCALE

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.

4/22/2024
SIGNATURE DATE

Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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



R.M. BARRINEAU
AND ASSOCIATES
EST. 1989
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5991
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

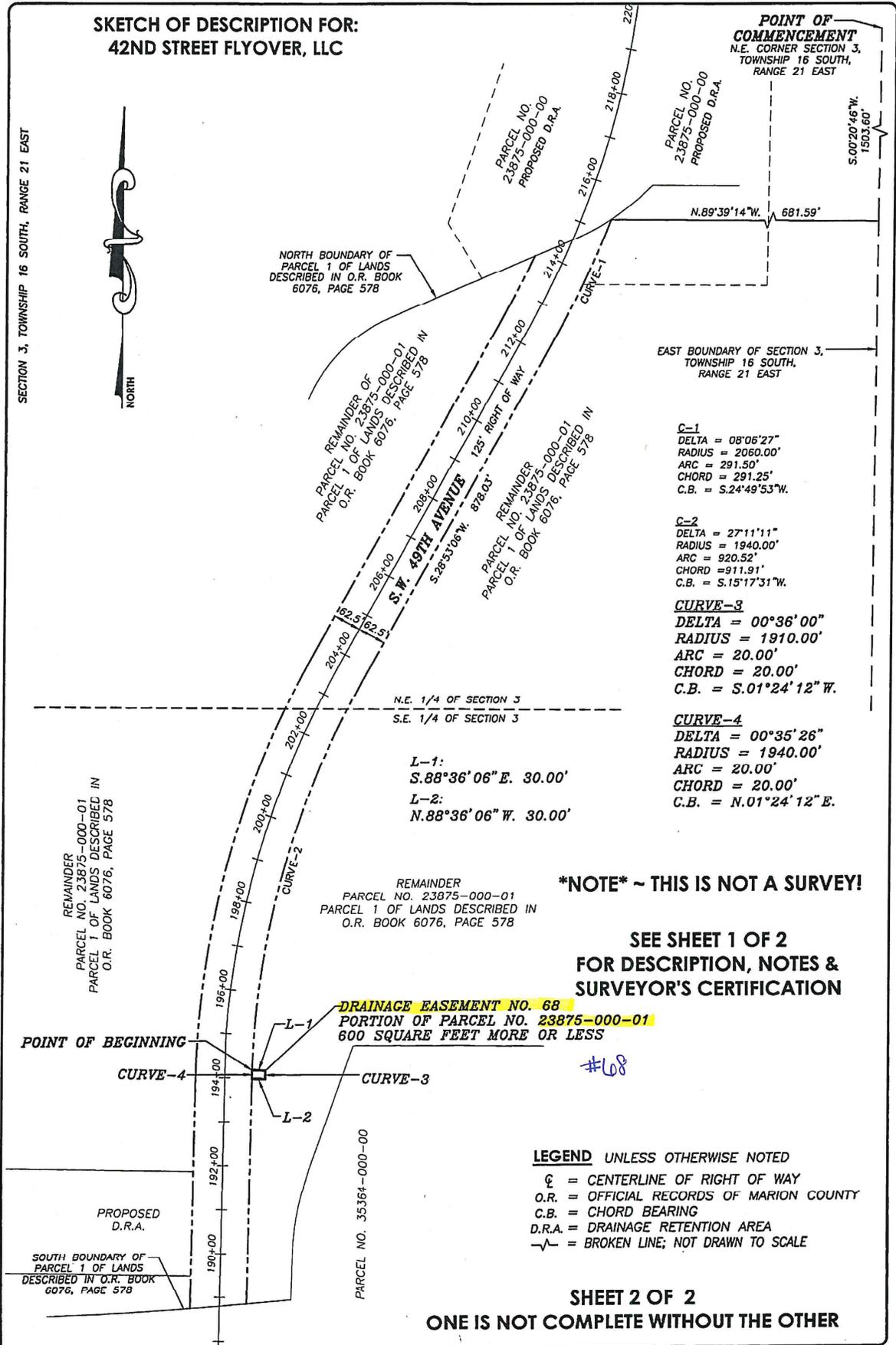
DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 4, PARCEL 2 (68)
APPROVED:	T.P.B.	SHEET 1 OF 2
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**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST



- C-1**
DELTA = 08°06'27"
RADIUS = 2060.00'
ARC = 291.50'
CHORD = 291.25'
C.B. = S.24°49'53"W.
- C-2**
DELTA = 27°11'11"
RADIUS = 1940.00'
ARC = 920.52'
CHORD = 911.91'
C.B. = S.15°17'31"W.
- CURVE-3**
DELTA = 00°36'00"
RADIUS = 1910.00'
ARC = 20.00'
CHORD = 20.00'
C.B. = S.01°24'12"W.
- CURVE-4**
DELTA = 00°35'26"
RADIUS = 1940.00'
ARC = 20.00'
CHORD = 20.00'
C.B. = N.01°24'12"E.

- L-1:**
S.88°36'06" E. 30.00'
- L-2:**
N.88°36'06" W. 30.00'

***NOTE* ~ THIS IS NOT A SURVEY!**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**

**DRAINAGE EASEMENT NO. 68
PORTION OF PARCEL NO. 23875-000-01
600 SQUARE FEET MORE OR LESS**

#68

- LEGEND UNLESS OTHERWISE NOTED**
- ⊕ = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - C.B. = CHORD BEARING
 - D.R.A. = DRAINAGE RETENTION AREA
 - - - = BROKEN LINE; NOT DRAWN TO SCALE

**SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
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REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LS 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 4, PARCEL 2 (68)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 250'		COPYRIGHT © APRIL, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 1 PARCEL 2) (69) #19

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 10°00'57" AND A CHORD BEARING AND DISTANCE OF S.61°49'55"W., 93.40 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 93.52 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, S.66°51'54"W., A DISTANCE OF 95.04 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 04°04'01" AND A CHORD BEARING AND DISTANCE OF S.26°51'06"W., 137.32 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 137.35 FEET TO THE POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,065.00 FEET, A CENTRAL ANGLE OF 27°12'34" AND A CHORD BEARING AND DISTANCE OF S.15°16'50"W., 971.47 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 980.66 FEET TO THE POINT OF BEGINNING. STAYING ON THE SAME CURVE, HAVING A RADIUS 2,065.00 FEET, A CENTRAL ANGLE OF 00°33'18" AND A CHORD BEARING AND DISTANCE OF S.01°23'54"W., 20.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.00 FEET TO THE END OF SAID CURVE; THENCE N.88°36'06"W., A DISTANCE OF 30.02 FEET; THENCE N.01°28'00"E., A DISTANCE OF 20.00 FEET; THENCE S.88°36'06"E., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 600 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: MARCH 25, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ☐ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- |- = BROKEN LINE; NOT DRAWN TO SCALE

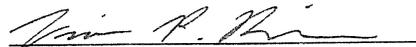
SURVEYOR'S CERTIFICATION:

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.

4/22/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1989

Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
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REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

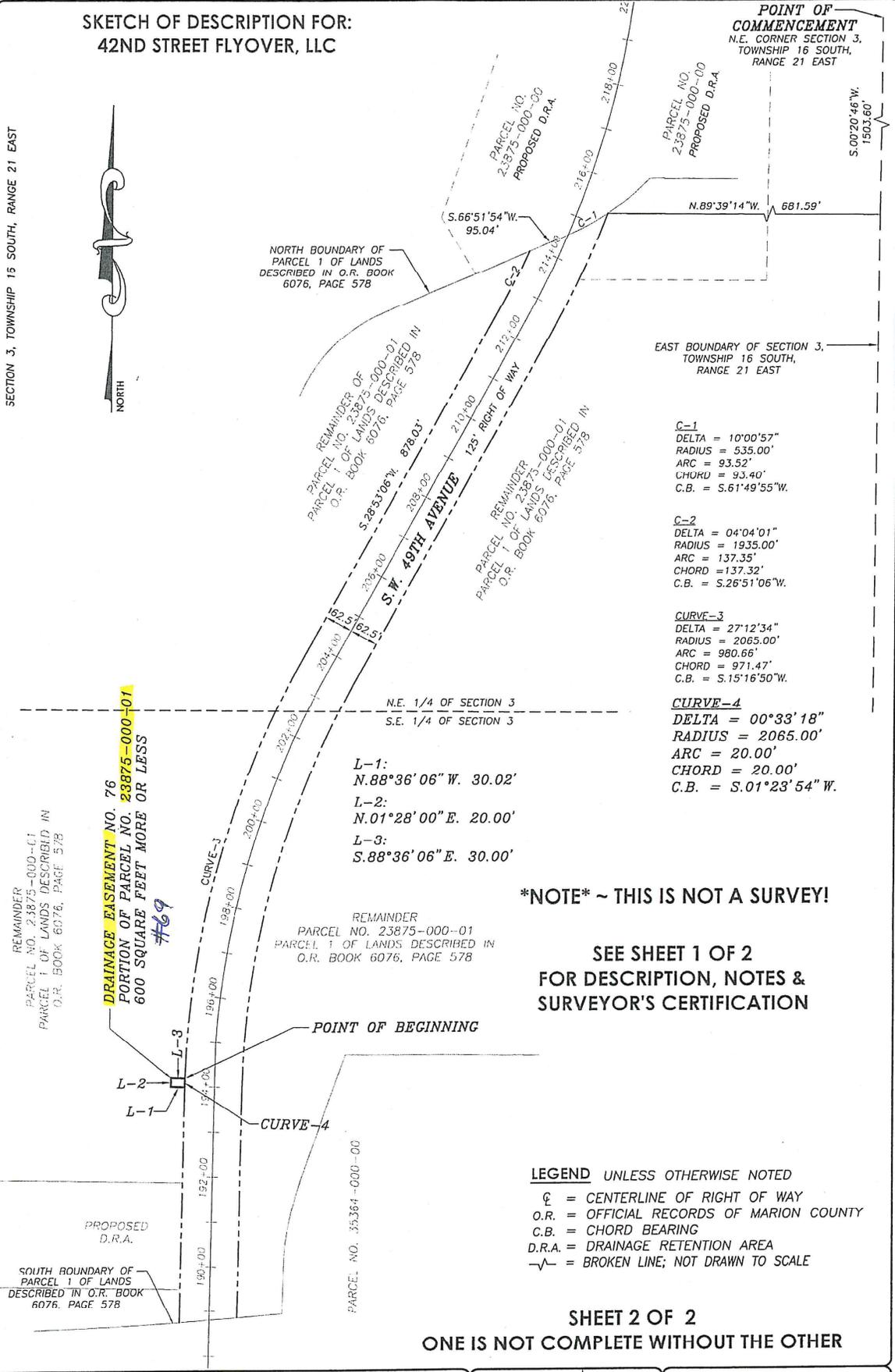
DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 1, PARCEL 2 (69)
APPROVED:	T.P.B.	SHEET 1 OF 2
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SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

SECTION 3, TOWNSHIP 15 SOUTH, RANGE 21 EAST



POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST



- C-1**
DELTA = 10°00'57"
RADIUS = 535.00'
ARC = 93.52'
CHORD = 93.40'
C.B. = S.61°49'55"W.
- C-2**
DELTA = 04°04'01"
RADIUS = 1935.00'
ARC = 137.35'
CHORD = 137.32'
C.B. = S.26°51'06"W.
- CURVE-3**
DELTA = 27°12'34"
RADIUS = 2065.00'
ARC = 980.66'
CHORD = 971.47'
C.B. = S.15°16'50"W.
- CURVE-4**
DELTA = 00°33'18"
RADIUS = 2065.00'
ARC = 20.00'
CHORD = 20.00'
C.B. = S.01°23'54" W.

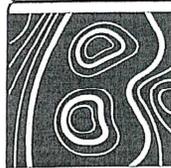
- N.E. 1/4 OF SECTION 3
S.E. 1/4 OF SECTION 3
- L-1:**
N.88°36'06" W. 30.02'
- L-2:**
N.01°28'00" E. 20.00'
- L-3:**
S.88°36'06" E. 30.00'

***NOTE* ~ THIS IS NOT A SURVEY!**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**

- LEGEND UNLESS OTHERWISE NOTED**
- ⊕ = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - C.B. = CHORD BEARING
 - D.R.A. = DRAINAGE RETENTION AREA
 - / — = BROKEN LINE; NOT DRAWN TO SCALE

**SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**



**R.M. BARRINEAU
AND ASSOCIATES**
EST. 1989

PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 1, PARCEL 2 (69)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 250'		COPYRIGHT © APRIL, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: DRAINAGE RETENTION AREA 1 #10

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 2605.17 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE CONTINUE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'54"W., A DISTANCE OF 1045.58 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'06"W., A DISTANCE OF 1585.10 FEET TO THE POINT OF BEGINNING. THENCE S.01°06'29"W., A DISTANCE OF 238.77 FEET; THENCE N.88°53'31"W., A DISTANCE OF 425.00 FEET; THENCE N.01°06'29"E., A DISTANCE OF 238.77 FEET; THENCE S.88°53'31"E., A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2.33 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: NOVEMBER 18, 2020.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

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- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- |- = BROKEN LINE; NOT DRAWN TO SCALE

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.

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897



DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DRA 1
APPROVED:	T.P.B.	SHEET 1 OF 2
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SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

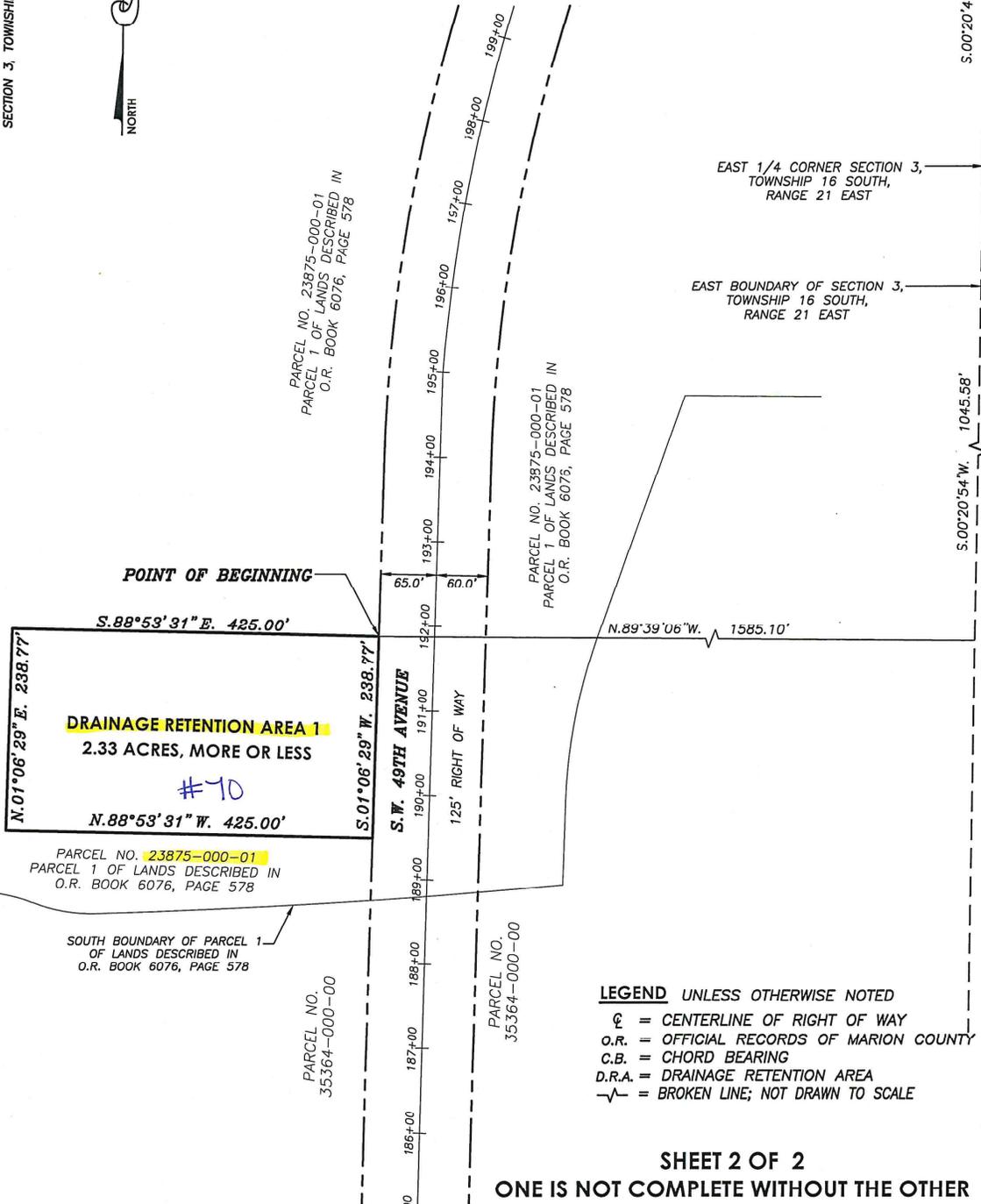
POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



***NOTE* ~ THIS IS NOT A SURVEY!**

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION



LEGEND UNLESS OTHERWISE NOTED
 ☉ = CENTERLINE OF RIGHT OF WAY
 O.R. = OFFICIAL RECORDS OF MARION COUNTY
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 - - - = BROKEN LINE; NOT DRAWN TO SCALE

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

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AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
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PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M., FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 9091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DRA 1
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 150'		COPYRIGHT © NOVEMBER, 2020

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 1 PARCEL 2) (72) #12A

A PORTION OF PARCEL NO. 23875-000-01, BEING A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 1503.60 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, N.89°39'14"W., A DISTANCE OF 681.59 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2060.00 FEET, A CENTRAL ANGLE OF 08°06'27" AND A CHORD BEARING AND DISTANCE OF S.24°49'53"W., 291.25 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, DEPARTING THE NORTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 291.50 FEET TO A POINT OF TANGENCY; THENCE S.28°53'06"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 27°46'38" AND A CHORD BEARING AND DISTANCE OF S.14°59'47"W., 931.33 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 940.52 FEET TO A POINT OF TANGENCY; THENCE S.01°06'29"W., A DISTANCE OF 511.52 FEET TO A POINT ON THE SOUTH BOUNDARY OF AFOREMENTIONED PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS 8149.78 FEET, A CENTRAL ANGLE OF 00°52'59" AND A CHORD BEARING AND DISTANCE OF S.85°31'09"W., 125.61 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 125.61 FEET TO THE POINT OF BEGINNING. THENCE STAYING ON THE SAME CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 8149.78 FEET, A CENTRAL ANGLE OF 00°12'42" AND A CHORD BEARING AND DISTANCE OF S.86°04'00"W., 30.12 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE AND THE SOUTH BOUNDARY OF PARCEL 1 OF SAID LANDS, A DISTANCE OF 30.12 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.01°06'29"E., A DISTANCE OF 76.34 FEET; THENCE S.88°53'31"E., A DISTANCE OF 30.00 FEET; THENCE S.01°06'29"W., A DISTANCE OF 73.30 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.05 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: MARCH 25, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ☐ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- D.R.A. = DRAINAGE RETENTION AREA
- √- = BROKEN LINE; NOT DRAWN TO SCALE

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.

4/17/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



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TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE 1, PARCEL 2 (72)
APPROVED:	T.P.B.	SHEET 1 OF 2
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**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



CURVE-1:
DELTA = 08°06'27"
RADIUS = 2060.00'
ARC = 291.50'
CHORD = 291.25'
C.B. = S.24°49'53"W.

CURVE-2:
DELTA = 27°46'38"
RADIUS = 1940.00'
ARC = 940.52'
CHORD = 931.33'
C.B. = S.14°59'47"W.

CURVE-3:
DELTA = 00°52'59"
RADIUS = 8149.78'
ARC = 125.61'
CHORD = 125.61'
C.B. = S.85°31'09"W.

POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

NORTH BOUNDARY OF
PARCEL 1 OF LANDS
DESCRIBED IN O.R. BOOK
6076, PAGE 578

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

REMAINDER OF
PARCEL NO. 23875-000-01
O.R. BOOK 6076, PAGE 578

REMAINDER
PARCEL NO. 23875-000-01
O.R. BOOK 6076, PAGE 578

N.E. 1/4 OF SECTION 3
S.E. 1/4 OF SECTION 3

CURVE-4
DELTA = 00°12'42"
RADIUS = 8149.78'
ARC = 30.12'
CHORD = 30.12'
C.B. = S.86°04'00"W.
L-1:
N.01°06'29" E. 76.34'
L-2:
S.88°53'31" E. 30.00'
L-3:
S.01°06'29" W. 73.30'

PARCEL INFORMATION:
TEMPORARY CONSTRUCTION EASEMENT NO. 72
PORTION OF PARCEL NO. 23875-000-01
0.05 ACRES MORE OR LESS

#-12A

***NOTE* ~ THIS IS NOT A SURVEY!**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**

LEGEND UNLESS OTHERWISE NOTED

- CL - CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
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- D.R.A. = DRAINAGE RETENTION AREA
- = BROKEN LINE; NOT DRAWN TO SCALE

**SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

**R.M. BARRINEAU
AND ASSOCIATES**
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REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE 1, PARCEL 2 (72)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 250'		COPYRIGHT © MARCH, 2024

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 (2023), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR EMINENT DOMAIN FOR RIGHT OF WAY FOR THE SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

OWNERS: East Pasco 52 Holdings, LLC
P.O. Box 7078
Wesley Chapel, FL 33545

TAX IDENTIFICATION NUMBER: 2390-019-001

PROJECT PARCEL NUMBERS: 19, 21

- Fee Simple Whole Take
- Fee Simple Partial Right of Way
- Drainage Easement (Parcel 19)
- Temporary Construction Easement (Parcel 21)

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. (2023), 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. (2023) 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. (2023); and

WHEREAS, Section 127.01, Fla. Stat. (2023), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by s. 337.27(1), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2023) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2023); and

WHEREAS, Section 337.27, Fla. Stat. (2023), 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. (2023) 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 Project that is the subject of this Resolution is the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT described in the Preliminary Engineering Report originally prepared by Cardno TBE and approved by the Marion County Board of County Commissioners on April 27, 2010 and has been listed on the approved Transportation Improvement Program adopted by Marion County; 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 that all conditions precedent to the acquisition of such property

interests have been, or will be met, prior to commencement of the filing of an action in eminent domain with respect to such property interests; and

WHEREAS, Section 337.274, Fla. Stat. (2023), 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. (2023) 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. (2023), 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. (2023), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, Chapter 74, Fla. Stat. (2023) 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 of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT in Marion County, Florida (hereafter, "**Project**"); 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 is and has been listed on the approved Transportation Improvement Program adopted by the Board of County Commissioners; and

WHEREAS, the Project will develop the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT 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 determined the area and location of properties necessary for final construction of the Project and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future. The County has determined the necessity to acquire the property interest of Fee Simple Partial Right of Way, Drainage Easement, and Temporary Construction Easement (hereinafter, "the property interest") from **The Project Parcels** described in **Exhibit "A," and Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the Project as designed; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **Exhibit "A," and 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 interest to be acquired from the **Project Parcels** described in **Exhibit "A" and Exhibit "B"** 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. (The

information, if any, in the attached **Exhibit “A” and Exhibit “B”** as to the name of the property owner, the property’s tax identification number, and the legal description of the property interest 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 interest 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 interest 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 a binding offer to the property owner or his or her representative to acquire such property interests in an amount not to exceed 120% 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 fee simple title in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 76, 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. (2023), 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. In this case, the Board hereby determines that the property interest to be acquired from **the Project Parcels** is Drainage Easement or Temporary Construction Easement, as depicted on Page 1 of this Resolution, and the Board authorizes the acquisition of such interest by the acquisition of said Parcel.

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.

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. **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

P.I.D.# 2390-019-001

Being a portion of Lot 19, of Executive Park Subdivision, as recorded in Plat Book T, Pages 11-13 of the public records of Marion County, Florida, being more particularly described as follows: Commencing at the NW corner of the NE 1/4 of the SE 1/4 of Section 34, Township 15 South, Range 21 East also being P.R.M. No. 8 as indicated thereon said Plat of Executive Park Subdivision; thence S.00°55'03"E., along the West boundary of said subdivision, 374.10 feet, to the intersection with the South boundary of Lot 19; thence N.89°17'02"E., along the South boundary of said Lot 19, 220.00 feet to the point of beginning; thence N.00°55'03"W. 269.00 feet; thence N.89°10'24"E. 88.00 feet; thence N.40°38'01"E. 275.56 feet to the intersection with the West right of way line of S.W. 39th Avenue (80.00 feet in width); thence S.49°21'59"E. along said West right of way line 81.73 feet to the point of curvature of a right of way curve concave Southwesterly having a radius of 179.02 feet and a central angle of 48°41'49"; thence Southeasterly along said right of way curve an arc distance of 152.16 feet to the point of tangency of said right of way curve; thence continuing along said West right of way line S.00°40'10"E. 287.50 feet to the point of intersection with the South boundary of Lot 19; thence S.89°17'02"W. Along said South boundary 145.00 feet to a point on a curve concave Southerly having a radius of 105.00 feet, a central angle of 180°00'00" and a chord bearing and distance of S.89°17'02"W, 210.00 feet; thence continuing along said South boundary Northerly, Westerly and Southerly along said curve an arc distance of 329.87 feet; thence S.89°17'02"W. Along said South boundary 35.97 feet to the point of beginning.

Except the following two properties being described in O.R. Book 5428, Page 981 and O.R. Book 6139, Page 717, public records of Marion County, Florida, as follows: A portion of Lot 19, of Executive Park, as recorded in Plat Book T, Pages 11-13 of the public records of Marion County, Florida, being more particularly described as follows: Beginning at the Easternmost corner of Lot 1, of Executive Park Entrance, as recorded in Plat Book 7, Pages 49-50 of the public records of Marion County, Florida; thence S49°21'59"E, along the Northeasterly boundary of said Lot 19, 81.86 feet, to the point of curvature of a circular curve, concave Southwesterly and having a radius of 179.02 feet; thence Southeasterly, along said curve and Northeasterly boundary, 27.10 feet, through a central angle of 8°40'20" and a chord bearing and distance of S45°01'49"E, 27.07 feet, to a non-tangent intersection with a circular curve, concave Northeasterly and having a radius of 725.00 feet; thence Northwesterly, along said curve, 107.49 feet, through a central angle of 8°29'40" and a chord bearing and distance of N53°36'49"W, 107.39 feet, to the point of tangency thereof; thence N49°21'59"W, 1.76 feet, to the Southeasterly boundary of aforementioned Lot 1, of Executive Park Entrance; thence N40°38'01"E, along said boundary, 10.00 feet, to the point of beginning. And, a portion of Lot 19, of Executive Park, as recorded in Plat Book T, Pages 11-13 of the public records of Marion County, Florida, being more particularly described as follows: Commencing at the NW corner of the NE 1/4 of the SE 1/4 of Section 34, Township 15 South, Range 21 East also being P.R.M. No. 8 as shown on said Plat of Executive Park; thence S00°55'03"E, along the West boundary of said Lot 19, 374.10 feet, to the SW corner of said Lot 19; thence N89°17'02"E. along the Southerly boundary of said Lot 19, 255.97 feet, to a non-tangent intersection with a circular curve, concave Southerly and having a radius of 105.00 feet; thence Easterly, along said curve and said Southerly boundary, 329.87 feet, through a central angle of 180°00'00" and a chord bearing and distance of N89°17'02"E, 210.00 feet; thence N89°17'02"E, along said Southerly boundary, 145.00 feet, to the SE corner of said Lot 19; thence N00°40'10"W, along the Easterly boundary of said Lot 19, 45.89 feet, to

the point of beginning; thence S89°19'50"W, 20.00 feet; thence N00°40'10"W, 111.00 feet, to the point of curvature of a circular curve, concave Easterly and having a radius of 560.00 feet; thence Northerly, along said curve, 147.62 feet, through a central angle of 15°06'13" and a chord bearing and distance of N06°52'56"E, 147.19 feet, to a non-tangent intersection with a circular curve, concave Westerly and having a radius of 179.02 feet and the aforementioned Easterly boundary of Lot 19; thence Southerly, along said curve and Easterly boundary, 15.33 feet, through a central angle of 4°54'17" and a chord bearing and distance of S03°07'19"E, 15.32 feet, to the point of tangency thereof; thence S00°40'10"E, along said Easterly boundary, 241.61 feet, to the point of beginning.

And except property described in O.R. Book 6150, Page 1826, public records of Marion County, Florida, as follows: Tract A and any ORA Tracts of Executive Park, as recorded in Plat Book T, Pages 11-13 of the public records of Marion County, Florida.

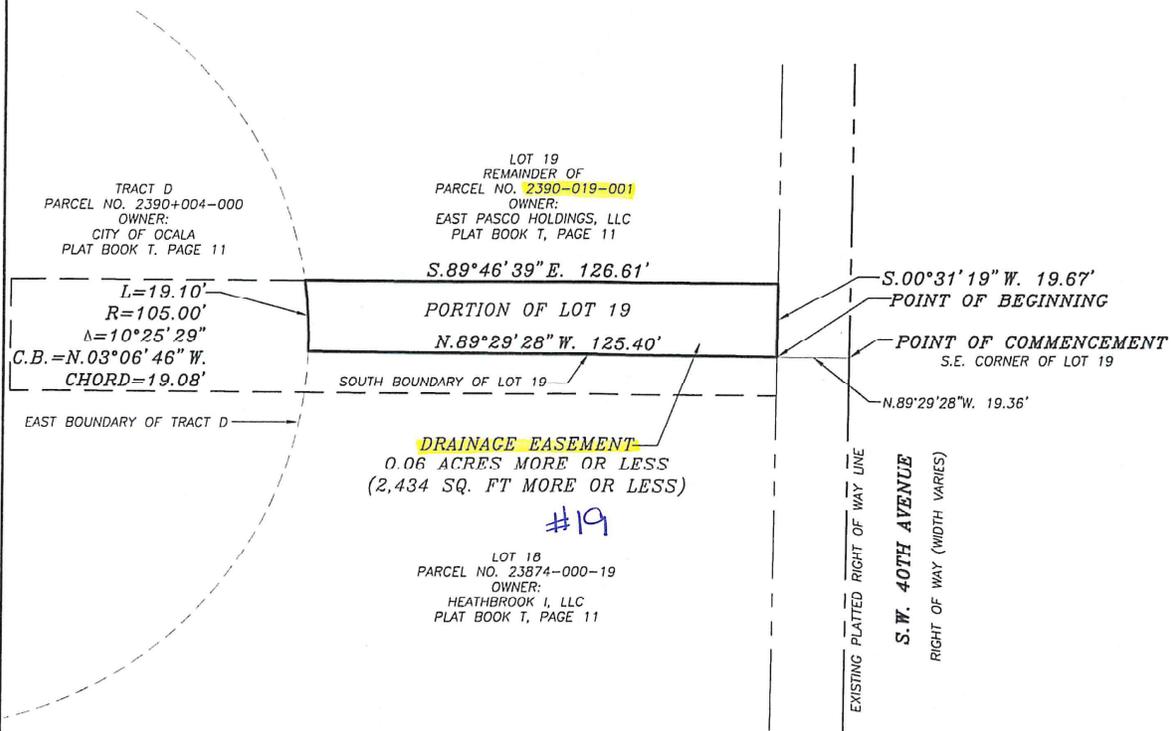
And except property described in Special Warranty Deed recorded in O.R. Book 6186, Page 1709, public records of Marion County, Florida, as follows: A portion of Lot 19, of Executive Park, as recorded in Plat Book T, Pages 11-13 of the public records of Marion County, Florida, being more particularly described as follows: Commencing at the NW corner of the NE 1/4 of the SE 1/4 of Section 34, Township 15 South, Range 21 East also being P.R.M. No. 8 as shown on said Plat of Executive Park; thence S00°55'03"E, along the West boundary of said Lot 19, 374.10 feet, to the SW corner of said Lot 19; thence N89°17'02"E, along the Southerly boundary of said Lot 19, 255.97 feet, to a non-tangent intersection with a circular curve, concave Southerly and having a radius of 105.00 feet; thence Easterly, along said curve and said Southerly boundary, 329.87 feet, through a central angle of 180°00'00" and a chord bearing and distance of N89°17'02"E, 210.00 feet; thence N89°17'02"E, along said Southerly boundary, 125.00 feet to the point of beginning; thence continue N89°17'02"E, along said Southerly boundary, 20.00, to the Southeast corner of said Lot 19; thence N00°40'10"W, along the Easterly boundary of said Lot 19, 45.89 feet; thence S89°19'50"W, 20.00 feet; thence S00°40'10"E, 45.91 feet to the point of beginning.

Less and except OR Book 7456, Page 1470.

EXHIBIT "A"

EXHIBIT "B"

**SKETCH OF DESCRIPTION FOR:
EAST PASCO 52 HOLDINGS, LLC**



DESCRIPTION: (DRAINAGE EASEMENT) #19

A PORTION OF LOT 19 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID LOT 19; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 19, N.89°29'28"W., A DISTANCE OF 19.36 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.89°29'28"W., A DISTANCE OF 125.40 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT D OF THE AFOREMENTIONED PLAT OF EXECUTIVE PARK, SAID POINT ALSO BEING ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 10°25'29" AND A CHORD BEARING AND DISTANCE OF N.03°06'46"W., 19.08 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTHWESTERLY ALONG THE EAST BOUNDARY OF SAID TRACT D AND THE ARC OF SAID CURVE, A DISTANCE OF 19.10 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST BOUNDARY, S.89°46'39"E., A DISTANCE OF 126.61 FEET; THENCE S.00°31'19"W., A DISTANCE OF 19.67 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.06 ACRES MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JANUARY 24, 2024
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

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.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND

- ☉ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE

1/24/2024
SIGNATURE DATE
TRAVIS@RMBARRINEAU.COM

Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	D.E. LOT 19
APPROVED:	T.P.B.	SHEET 1 OF 1
SCALE: 1" = 40'		COPYRIGHT © JANUARY, 2023

**SKETCH OF DESCRIPTION FOR:
EAST PASCO 52 HOLDINGS, LLC**

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT) # 21

A PORTION OF LOT 19 OF EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID LOT 19; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 19, N.89°29'28"W., A DISTANCE OF 19.36 FEET TO A POINT ON THE WEST BOUNDARY OF THE RIGHT OF WAY TAKING DESCRIBED IN OFFICIAL RECORDS BOOK 6139, PAGE 717 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID TAKING, N.00°31'19"E., A DISTANCE OF 19.67 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING THE WEST BOUNDARY OF SAID TAKING, N.89°46'39"W., A DISTANCE OF 30.00 FEET; THENCE N.00°31'19"E., A DISTANCE OF 137.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 18°16'32" AND A CHORD BEARING AND DISTANCE OF N.09°39'20"E., 187.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 188.19 FEET TO THE INTERSECTION WITH SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7456, PAGE 1470 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 08°46'58" AND A CHORD BEARING AND DISTANCE OF N.57°02'33"E., 11.49 FEET; THENCE NORTHEASTERLY ALONG THE SOUTH BOUNDARY OF SAID LANDS AND THE ARC OF SAID CURVE, A DISTANCE OF 11.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W 43RD STREET ROAD, BEING A 100 FOOT RIGHT OF WAY, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 179.02 FEET, A CENTRAL ANGLE OF 14°59'13" AND CHORD BEARING AND DISTANCE OF S.11°47'31"E., 46.69 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 46.83 FEET TO THE INTERSECTION OF THE WEST BOUNDARY OF THE RIGHT OF WAY TAKING IN THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6139, PAGE 717, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 15°05'02" AND A CHORD BEARING AND DISTANCE OF S.08°03'35"W., 147.00 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTHWESTERLY ALONG THE WEST BOUNDARY OF SAID TAKING AND THE ARC OF SAID CURVE, A DISTANCE OF 147.43 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG THE WEST BOUNDARY OF SAID TAKING, S.00°31'19"W., A DISTANCE OF 137.40 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.22 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: JANUARY 24, 2024
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

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.

1/29/2024
SIGNATURE DATE
TRAVIS@RMBARRINEAU.COM


TRAVIS P. BARRINEAU, P.S.M. -- LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS

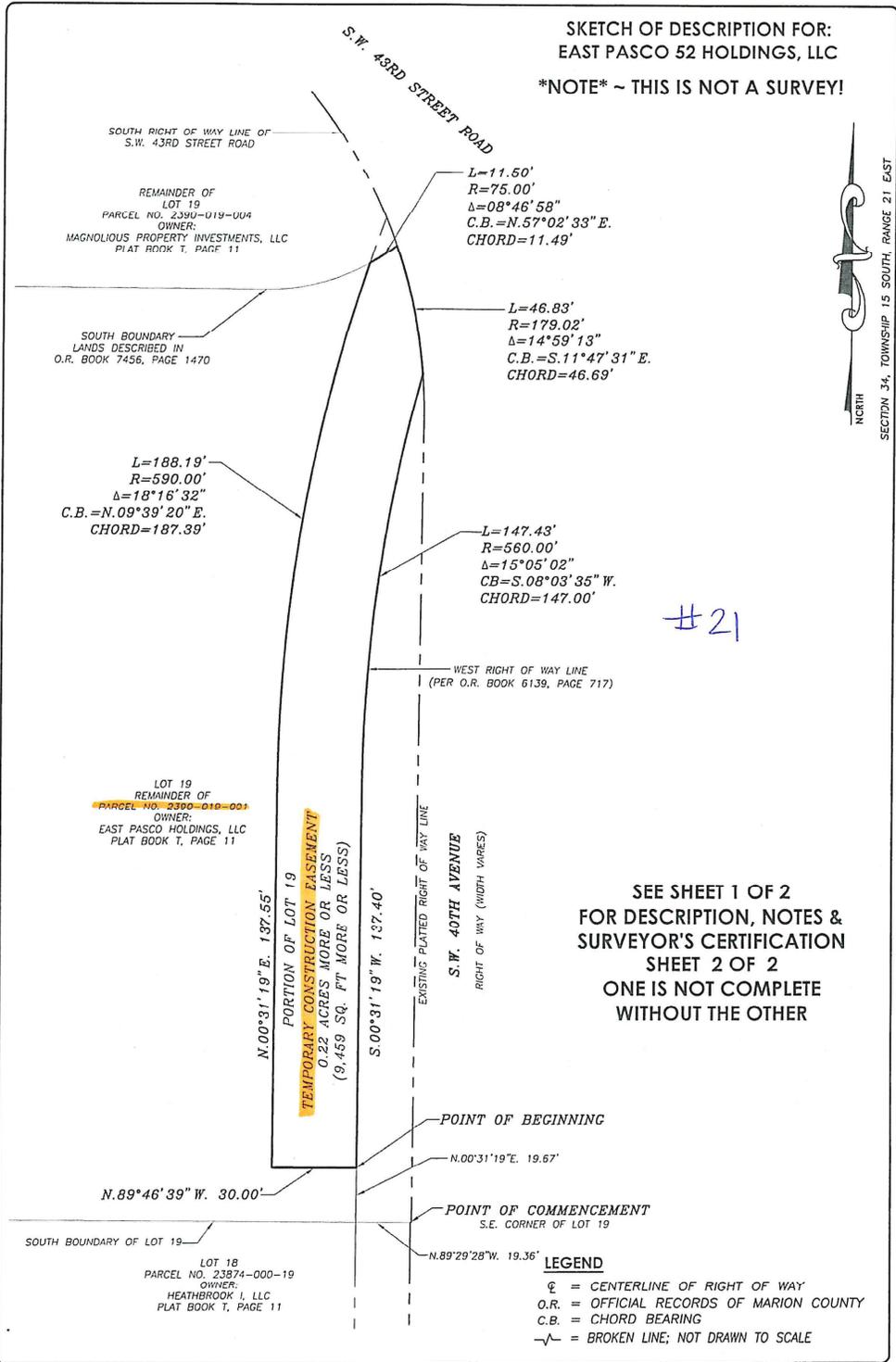
Oakhurst Professional Park • 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34477
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	T-C-E LOT 19A
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © JANUARY, 2023		

SKETCH OF DESCRIPTION FOR:
EAST PASCO 52 HOLDINGS, LLC

NOTE ~ THIS IS NOT A SURVEY!



SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION
SHEET 2 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER

LOT 18
PARCEL NO. 23874-000-19
OWNER:
HEATHBROOK I, LLC
PLAT BOOK T, PAGE 11

LOT 19
REMAINDER OF
PARCEL NO. 2390-010-003
OWNER:
EAST PASCO HOLDINGS, LLC
PLAT BOOK T, PAGE 11

REMAINDER OF
LOT 19
PARCEL NO. 2390-019-004
OWNER:
MAGNOLIOUS PROPERTY INVESTMENTS, LLC
PLAT BOOK T, PAGE 11

LEGEND

- ☉ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE

R.M. BARRINEAU
AND ASSOCIATES
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PHONE (352) 622-3133 • FAX (352) 309-3771 • www.rmbarribeau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6197

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	T-C-E LOT 19 A
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 40'		COPYRIGHT © JANUARY, 2024

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 (2023), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR EMINENT DOMAIN FOR RIGHT OF WAY FOR THE SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

OWNERS: **Bal Bay Realty, LTD**
1655 US Hwy 9
Old Bridge, NJ 08857
2200 E. 4th Avenue
Hialeah, FL 33013
TAX IDENTIFICATION NUMBER: **35514-002-00 and 35514-003-00**
PROJECT PARCEL NUMBERS: **85, 86, 87, 88, 89**

- Fee Simple Whole Take
- Fee Simple Partial Right of Way (Parcels 86 and 89)
- Drainage Easement (Parcel 85)
- Temporary Construction Easement (Parcels 87 and 88)

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. (2023), 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. (2023) 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. (2023); and

WHEREAS, Section 127.01, Fla. Stat. (2023), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by s. 337.27(1), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2023) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2023); and

WHEREAS, Section 337.27, Fla. Stat. (2023), 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. (2023) 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 Project that is the subject of this Resolution is the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT described in the Preliminary Engineering Report originally prepared by Cardno TBE and approved by the Marion County Board of County Commissioners on April 27, 2010 and has been listed on the approved Transportation Improvement Program adopted by Marion County; 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 that all conditions precedent to the acquisition of such property interests have been, or will be met, prior to commencement of the filing of an action in eminent domain with respect to such property interests; and

WHEREAS, Section 337.274, Fla. Stat. (2023), 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. (2023) 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. (2023), 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. (2023), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, Chapter 74, Fla. Stat. (2023) 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 of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT in Marion County, Florida (hereafter, "**Project**"); 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 is and has been listed on the approved Transportation Improvement Program adopted by the Board of County Commissioners; and

WHEREAS, the Project will develop the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT 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 determined the area and location of properties necessary for final construction of the Project and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future. The County has determined the necessity to acquire the property interest of Fee Simple Partial Right of Way, Drainage Easement, and Temporary Construction Easement (hereinafter, "the property interest") from **The Project Parcels** described in **Exhibit "A," and Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the Project as designed; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **Exhibit "A," and 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 interest to be acquired from the **Project Parcels** described in **Exhibit "A" and Exhibit "B"** 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. (The information, if any, in the attached **Exhibit “A” and Exhibit “B”** as to the name of the property owner, the property’s tax identification number, and the legal description of the property interest 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 interest 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 interest 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 a binding offer to the property owner or his or her representative to acquire such property interests in an amount not to exceed 120% 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 fee simple title in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 76, 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. (2023), 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. In this case, the Board hereby determines that the property interest to be acquired from **the Project Parcels** is Fee Simple Partial Right of Way, or Drainage Easement, or Temporary Construction Easement, as depicted on Page 1 of this Resolution, and the Board authorizes the acquisition of such interest by the acquisition of said Parcel.

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.

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. **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

P.I.D.# 35514-002-00

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF NE 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, RUN THENCE EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 60 FEET, THENCE SOUTH 0 DEGREES 00'22" EAST 38.32 FEET TO A CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF A PAVED ROAD FOR THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 34'19" EAST 210 FEET, THENCE SOUTH 0 DEGREES 00'22" EAST 420 FEET, THENCE SOUTH 89 DEGREES 34'19" WEST 210 FEET TO A POINT 60 FEET EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 10, THENCE NORTH 0 DEGREES 00'22" WEST 420 FEET TO THE POINT OF BEGINNING.

P.I.D.# 35514-003-00

THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE RIGHT OF WAY FOR INTERSTATE HIGHWAY NO. 75; AND EXCEPT THE WEST 60 FEET THEREOF; AND EXCEPT THE EAST 25 FEET FOR GRADED ROAD RIGHT OF WAY; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, RUN THENCE EAST ALONG THE NORTH SECTION LINE 60 FEET, THENCE SOUTH 38.32 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTH 89 DEGREES 34'19" EAST ALONG THE SOUTH BOUNDARY OF A PAVED ROAD 326.29 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 1 DEGREE 40'54" WEST 97 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 89 DEGREES 22'16" EAST 890.85 FEET TO A CONCRETE MONUMENT ON THE WEST RIGHT OF WAY LINE OF A GRADED ROAD, THENCE SOUTH 0 DEGREES 11 '09" EAST 1184.35 FEET TO A CONCRETE MONUMENT, THENCE NORTH 89 DEGREES 39'54" WEST 1216.78 TO A CONCRETE MONUMENT ON THE EAST LINE OF A 60 FOOT ROAD RIGHT OF WAY, THENCE NORTH 0 DEGREES 00'22" WEST 1288.06 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT 2 ACRES, MORE OR LESS, IN THE NORTHWEST CORNER THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

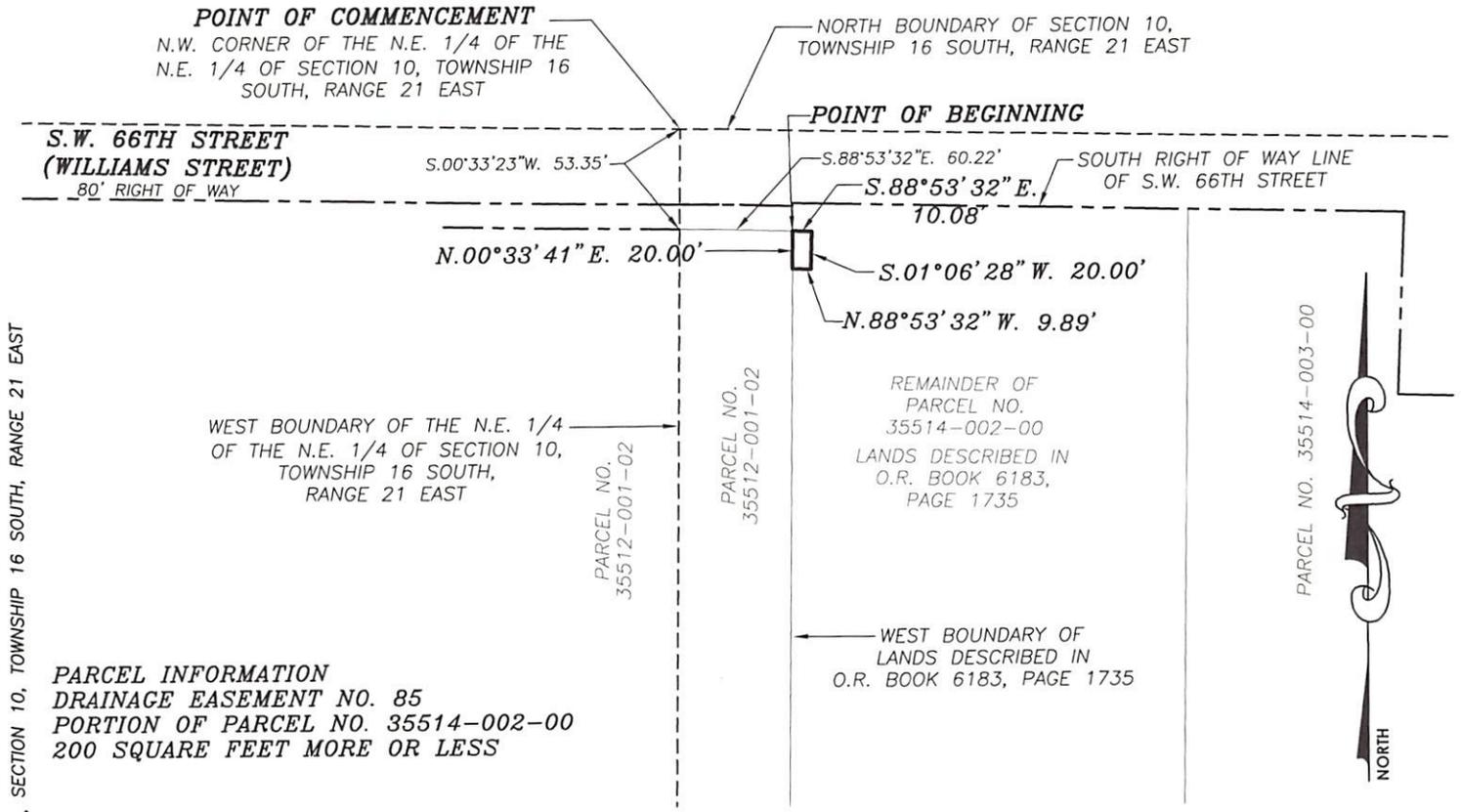
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF NE 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, RUN THENCE EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 60 FEET, THENCE SOUTH 0 DEGREES 00'22" EAST 38.32 FEET TO A CONCRETE MONUMENT ON THE SOUTH BOUNDARY OF A PAVED ROAD FOR THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 34'19" EAST 210 FEET, THENCE SOUTH 0 DEGREES 00'22" EAST 420 FEET, THENCE SOUTH 89 DEGREES 34'19" WEST 210 FEET TO A POINT 60 FEET

EAST OF THE WEST LINE OF THE NORTHEAST 1/4 OF NORTHEAST 1 /4 OF SAID SECTION 10, THENCE NORTH 0 DEGREES 00'22" WEST 420 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A"

EXHIBIT "B"

**SKETCH OF DESCRIPTION FOR:
CRADLE HOLDINGS, INC.**



***NOTE* ~ THIS IS NOT A SURVEY!**

DESCRIPTION: DRAINAGE EASEMENT 85

A PORTION OF PARCEL NO. 35514-002-00, BEING A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; S.00°33'23\"W., A DISTANCE OF 53.35 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.88°53'32\"E., A DISTANCE OF 60.22 FEET TO A POINT ON THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, S.88°53'32\"E., A DISTANCE OF 10.08 FEET; THENCE S.01°06'28\"W., A DISTANCE OF 20.00 FEET; THENCE N.88°53'32\"W., A DISTANCE OF 9.89 FEET TO A POINT ON THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735; THENCE ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°33'41\"E., A DISTANCE OF 20.00 TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 200 SQUARE FEET, MORE OR LESS.

NOTES:

- DATE OF SKETCH: AUGUST 1, 2024.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
- BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47\"W.
- 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.
- 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 R.M. BARRINEAU & ASSOCIATES, INC.

LEGEND

O.R. = OFFICIAL RECORDS OF MARION COUNTY

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.

8/1/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

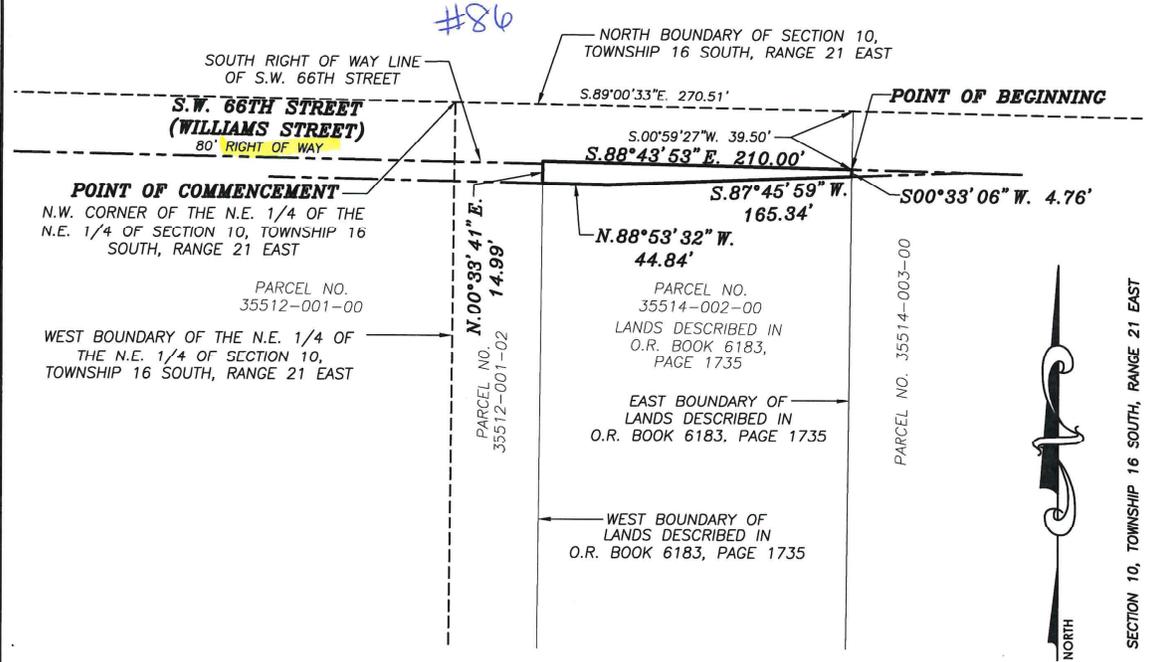
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	X-REF: 15004
APPROVED:	T.P.B.	DE 85
SCALE: 1" = 100'		SHEET 1 OF 1

**SKETCH OF DESCRIPTION FOR:
BAL BAY REALTY, LTD**



***NOTE* ~ THIS IS NOT A SURVEY!**

DESCRIPTION: RIGHT OF WAY TAKING PARCEL 4

A PORTION OF PARCEL NO. 35514-002-00, BEING A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 10, S.89°00'33"E., A DISTANCE OF 270.51 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°59'27"W., A DISTANCE OF 39.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY). SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°33'06"W., A DISTANCE OF 4.76 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, S.87°45'59"W., A DISTANCE OF 165.34 FEET; THENCE N.88°53'32"W., A DISTANCE OF 44.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735; THENCE ALONG SAID WEST BOUNDARY N.00°33'41"E., A DISTANCE OF 14.99 FEET TO A POINT ON AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET); THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, ALONG SAID SOUTH RIGHT OF WAY LINE, S.88°43'53"E., A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 2,289 SQUARE FEET, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JANUARY 18, 2021.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

LEGEND

O.R. = OFFICIAL RECORDS OF MARION COUNTY

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.

SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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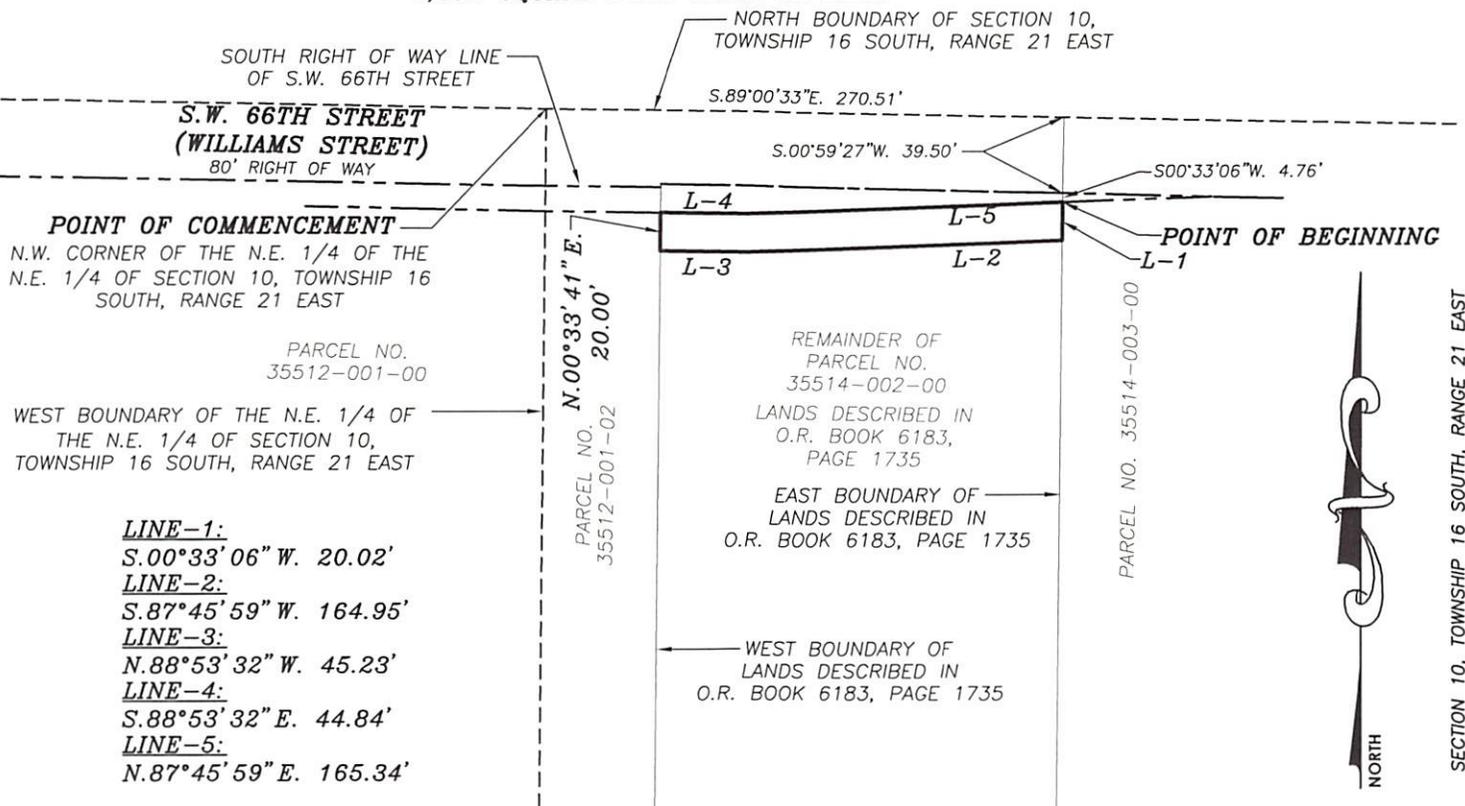
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

R.M. BARRINEAU
AND ASSOCIATES
EST. 1988
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	X-REF: 15004
APPROVED:	T.P.B.	PARCEL 4
SCALE: 1" = 100'	SHEET 1 OF 1	

**SKETCH OF DESCRIPTION FOR:
BAL BAY REALTY, LTD**

**PARCEL INFORMATION
TEMPORARY CONSTRUCTION EASEMENT NO. 87
PORTION OF PARCEL NO. 35514-002-00
4,204 SQUARE FEET MORE OR LESS**



- LINE-1:**
S.00°33'06" W. 20.02'
- LINE-2:**
S.87°45'59" W. 164.95'
- LINE-3:**
N.88°53'32" W. 45.23'
- LINE-4:**
S.88°53'32" E. 44.84'
- LINE-5:**
N.87°45'59" E. 165.34'

DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 87

A PORTION OF PARCEL NO. 35514-002-00, BEING A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 10, S.89°00'33"E., A DISTANCE OF 270.51 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°59'27"W., A DISTANCE OF 39.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY); THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE ALONG THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°33'06"W., A DISTANCE OF 4.76 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°33'06"W., A DISTANCE OF 20.02 FEET; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, S.87°45'59"W., A DISTANCE OF 164.95 FEET; THENCE N.88°53'32"W., A DISTANCE OF 45.23 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735; THENCE ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°33'41"E., A DISTANCE OF 20.00 FEET; THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, S.88°53'32"E., A DISTANCE OF 44.84 FEET; THENCE N.87°45'59"E., A DISTANCE OF 165.34 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 4,204 SQUARE FEET, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JULY 26, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND

O.R. = OFFICIAL RECORDS OF MARION COUNTY

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.

7/26/2024
SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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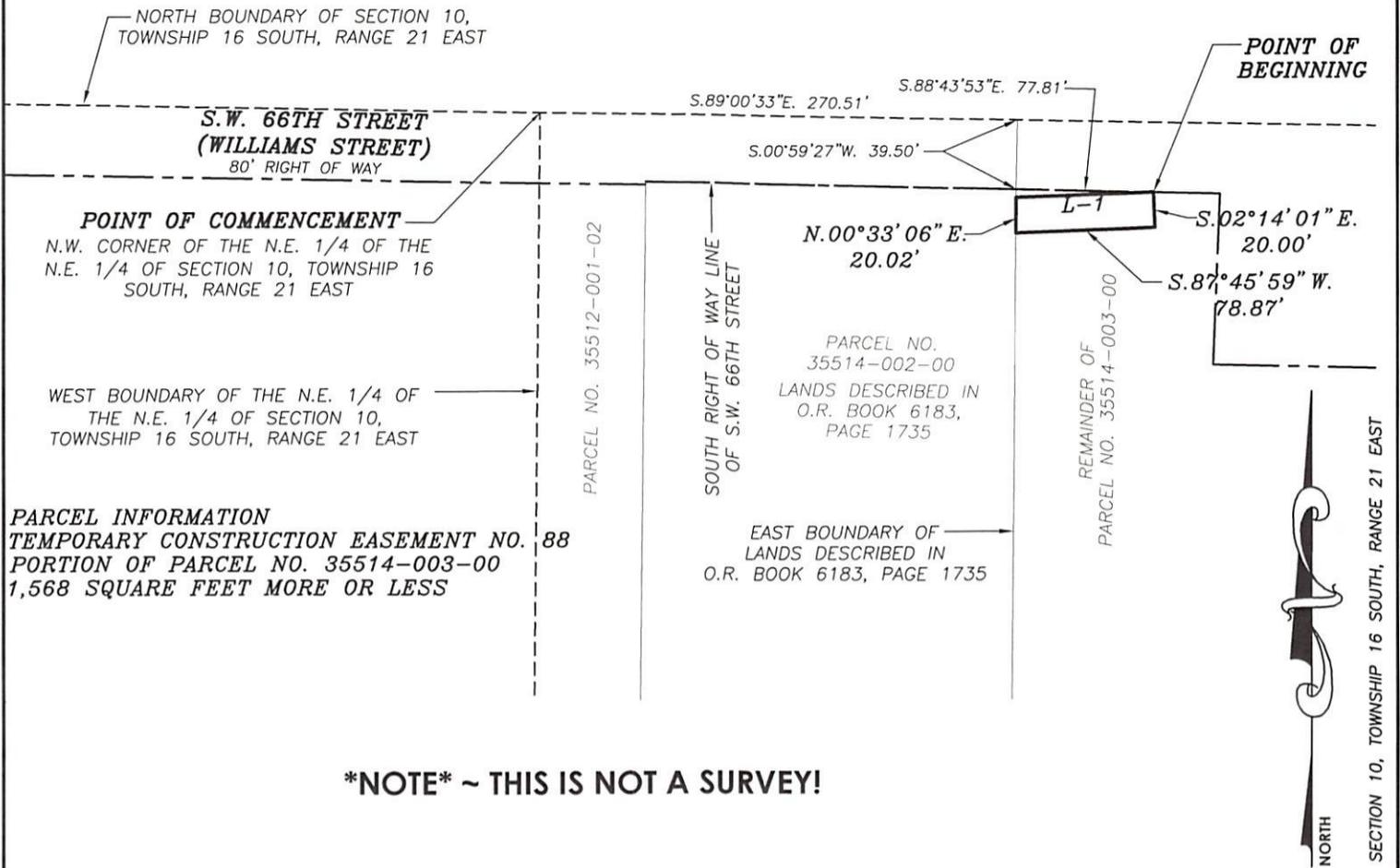
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	X-REF: 15004
APPROVED:	T.P.B.	TCE-87
SCALE: 1" = 100'		SHEET 1 OF 1

**SKETCH OF DESCRIPTION FOR:
BAL BAY REALTY, LTD.**

LINE-1:
N.87°45'59"E. 77.90'



***NOTE* ~ THIS IS NOT A SURVEY!**

DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 88

A PORTION OF PARCEL NO. 35514-003-00, BEING A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 10, S.89°00'33"E., A DISTANCE OF 270.51 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°59'27"W., A DISTANCE OF 39.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY); THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S.88°43'53"E., A DISTANCE OF 77.81 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.02°14'01"E., A DISTANCE OF 20.00 FEET; THENCE S.87°45'59"W., A DISTANCE OF 78.87 FEET TO A POINT ON THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°33'06"E., A DISTANCE OF 20.02 FEET; THENCE DEPARTING SAID EAST BOUNDARY N.87°45'59"E., A DISTANCE OF 77.90 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1,568 SQUARE FEET, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JULY 26, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

LEGEND

O.R. = OFFICIAL RECORDS OF MARION COUNTY

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.

7/26/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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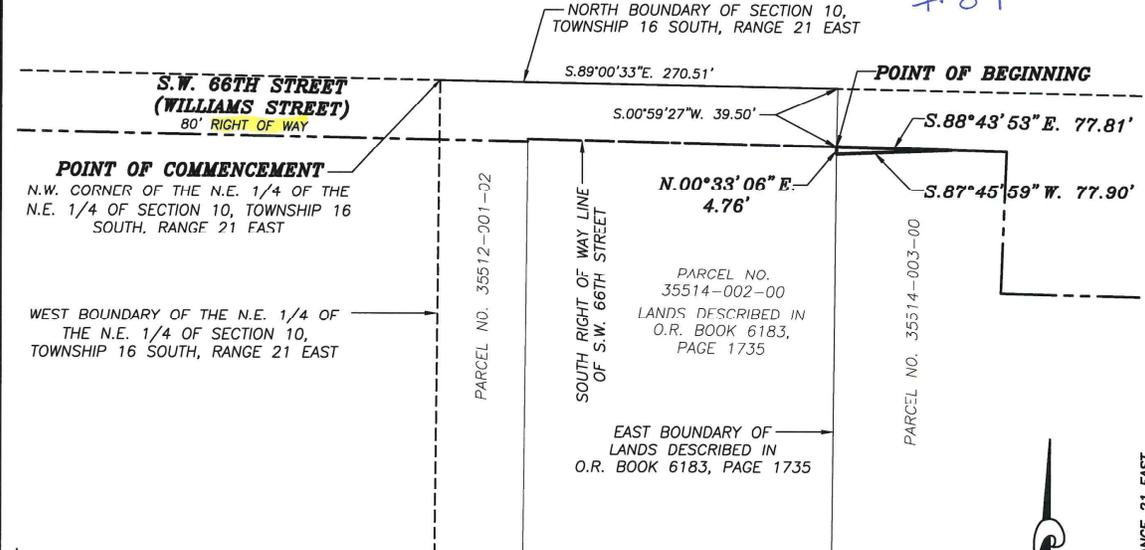
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	X-REF: 15004
APPROVED:	T.P.B.	TCE-88
SCALE: 1" = 100'		SHEET 1 OF 1

**SKETCH OF DESCRIPTION FOR:
BAL BAY REALTY, LTD.**

#89



***NOTE* ~ THIS IS NOT A SURVEY!**

DESCRIPTION: RIGHT OF WAY TAKING PARCEL 3

A PORTION OF PARCEL NO. 35514-003-00, BEING A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 10, $S.89^{\circ}00'33''E.$, A DISTANCE OF 270.51 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, $S.00^{\circ}59'27''W.$, A DISTANCE OF 39.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING. THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, $S.88^{\circ}43'53''E.$, A DISTANCE OF 77.81 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, $S.87^{\circ}45'59''W.$, A DISTANCE OF 77.90 FEET TO A POINT ON THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID LANDS, $N.00^{\circ}33'06''E.$, A DISTANCE OF 4.76 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 185 SQUARE FEET, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JANUARY 18, 2021.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING $S.77^{\circ}45'47''W.$
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

LEGEND

O.R. = OFFICIAL RECORDS OF MARION COUNTY

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.

SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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

R.M. BARRINEAU AND ASSOCIATES
 PROFESSIONAL SURVEYORS & MAPPERS
 Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
 PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
 REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
 TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	X-REF: 15004
APPROVED:	T.P.B.	PARCEL 3
SCALE: 1" = 100'	SHEET 1 OF 1	

SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST



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 (2023), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR EMINENT DOMAIN FOR RIGHT OF WAY FOR THE SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

OWNERS: **Maria Accetturo**
P.O. Box 1840
Banner Elk, NC 28604

TAX IDENTIFICATION NUMBER: **2390-014-000**

PROJECT PARCEL NUMBERS: **36, 37, 38**

- Fee Simple Whole Take
- Fee Simple Partial Right of Way (Parcel 36)
- Drainage Easement (Parcel 37)
- Temporary Construction Easement (Parcel 38)

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. (2023), 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. (2023) 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. (2023); and

WHEREAS, Section 127.01, Fla. Stat. (2023), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by s. 337.27(1), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2023) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2023); and

WHEREAS, Section 337.27, Fla. Stat. (2023), 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. (2023) 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 Project that is the subject of this Resolution is the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT described in the Preliminary Engineering Report originally prepared by Cardno TBE and approved by the Marion County Board of County Commissioners on April 27, 2010 and has been listed on the approved Transportation Improvement Program adopted by Marion County; 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 that all conditions precedent to the acquisition of such property

interests have been, or will be met, prior to commencement of the filing of an action in eminent domain with respect to such property interests; and

WHEREAS, Section 337.274, Fla. Stat. (2023), 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. (2023) 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. (2023), 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. (2023), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, Chapter 74, Fla. Stat. (2023) 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 of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT in Marion County, Florida (hereafter, "**Project**"); 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 is and has been listed on the approved Transportation Improvement Program adopted by the Board of County Commissioners; and

WHEREAS, the Project will develop the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT 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 determined the area and location of properties necessary for final construction of the Project and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future. The County has determined the necessity to acquire the property interest of Fee Simple Partial Right of Way, Drainage Easement, and Temporary Construction Easement (hereinafter, "the property interest") from **The Project Parcels** described in **Exhibit "A," and Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the Project as designed; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **Exhibit "A," and 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 interest to be acquired from the **Project Parcels** described in **Exhibit "A" and Exhibit "B"** 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. (The

information, if any, in the attached **Exhibit “A” and Exhibit “B”** as to the name of the property owner, the property’s tax identification number, and the legal description of the property interest 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 interest 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 interest 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 a binding offer to the property owner or his or her representative to acquire such property interests in an amount not to exceed 120% 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 fee simple title in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 76, 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. (2023), 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. In this case, the Board hereby determines that the property interest to be acquired from **the Project Parcels** is Fee Simple Partial Right of Way, or Drainage Easement, or Temporary Construction Easement, as depicted on Page 1 of this Resolution, and the Board authorizes the acquisition of such interest by the acquisition of said Parcel.

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.

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. **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

P.I.D.# 2390-014-000

LOT 14, OF EXECUTIVE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "T", PAGES 11, 12 AND 13, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN THE ORDER OF TAKING RECORDED IN OR BOOK 5428, PAGE 981 AND OR BOOK 5438, PAGE 1.

EXHIBIT "A"

EXHIBIT "B"

**SKETCH OF DESCRIPTION FOR:
MARIA ACCETTURO**

DESCRIPTION: (RIGHT OF WAY TAKING) #36

A PORTION OF LOT 14 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID LOT 14; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 14, N.89°34'24"W., A DISTANCE OF 29.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2183.24 FEET, A CENTRAL ANGLE OF 02°58'16" AND A CHORD BEARING AND DISTANCE OF N.00°18'22"W., 113.20 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 14, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.21 FEET TO THE END OF SAID CURVE; THENCE N.00°02'35"E., A DISTANCE OF 246.53 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 14; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 14, S.89°34'59"E., A DISTANCE OF 29.91 FEET TO THE N.E. CORNER OF SAID LOT 14, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF S.W. 40TH AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST RIGHT OF WAY LINE, S.00°00'28"W., A DISTANCE OF 359.73 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.25 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: DECEMBER 7, 2023
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

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.

11/18/2024

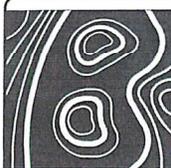
SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM



TRAVIS P. BARRINEAU, P.S.M., LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWC.# 15056 SK TAKING
CHECKED:	T.P.B.	R-O-W LOT 14
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © DECEMBER, 2023		

SKETCH OF DESCRIPTION FOR:
MARIA ACCETTURO

***NOTE* ~ THIS IS NOT A SURVEY!**

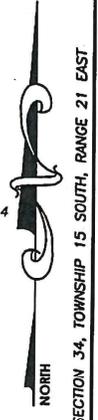
LEGEND

- ☉ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE

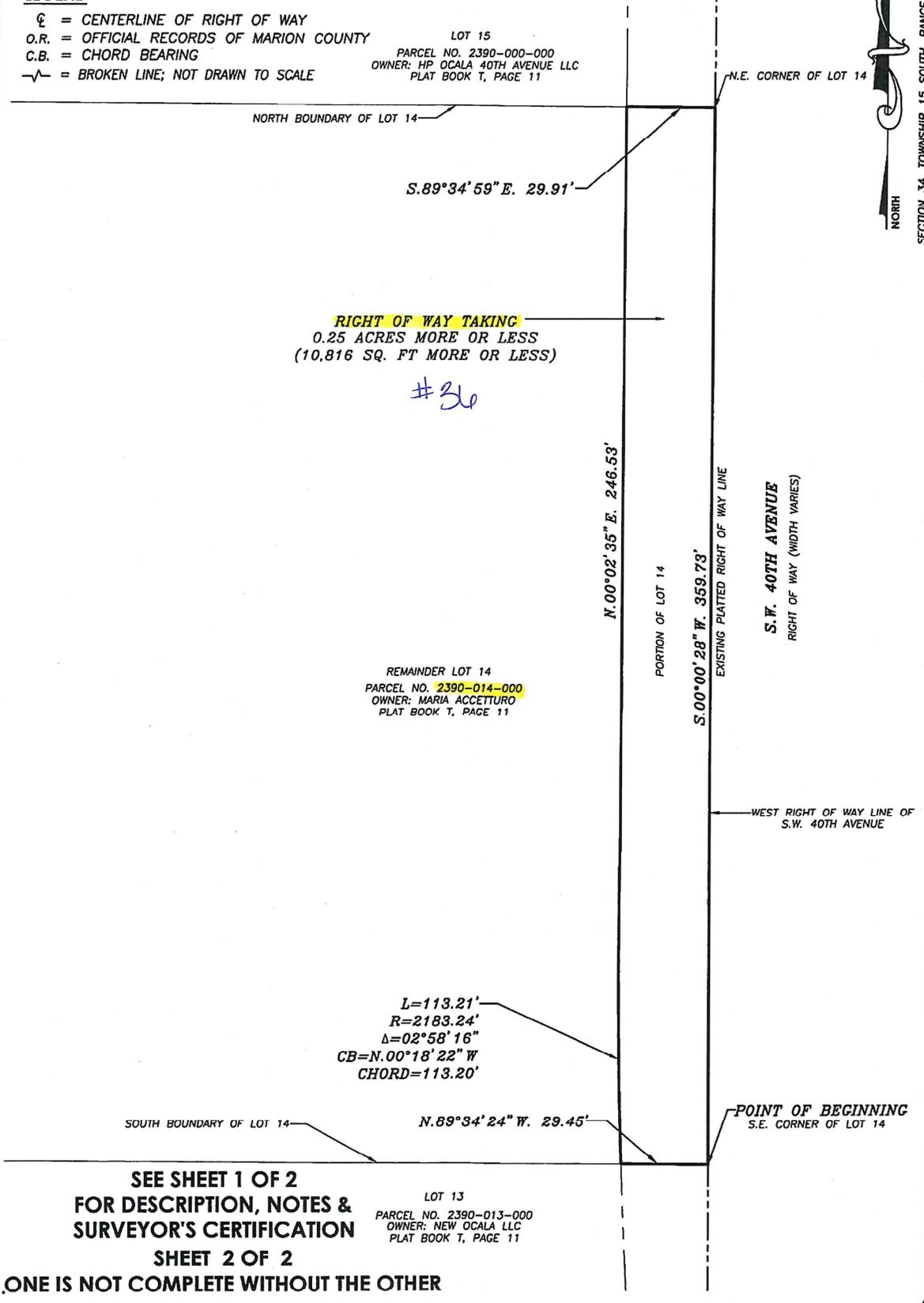
LOT 15
PARCEL NO. 2390-000-000
OWNER: HP OCALA 40TH AVENUE LLC
PLAT BOOK T, PAGE 11

REMAINDER LOT 14
PARCEL NO. 2390-014-000
OWNER: MARIA ACCETTURO
PLAT BOOK T, PAGE 11

LOT 13
PARCEL NO. 2390-013-000
OWNER: NEW OCALA LLC
PLAT BOOK T, PAGE 11



SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST



SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION

SHEET 2 OF 2

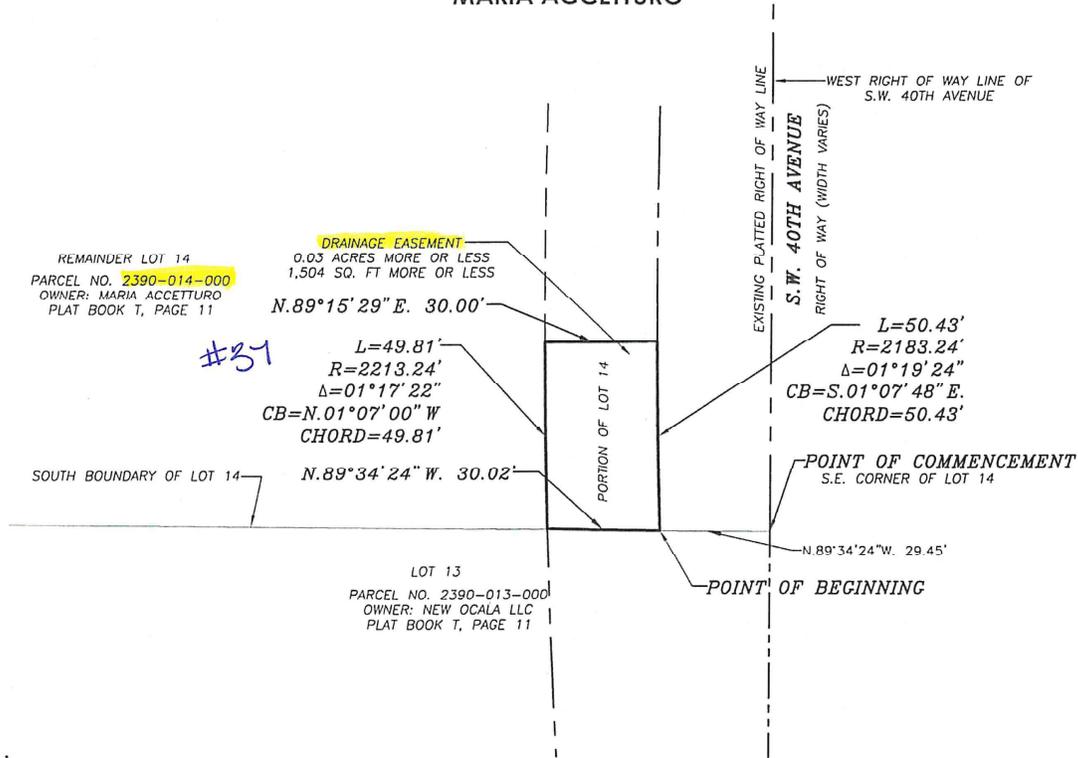
ONE IS NOT COMPLETE WITHOUT THE OTHER



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
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REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 9061
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	R-O-W LOT 14
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 40'		COPYRIGHT © DECEMBER, 2023

**SKETCH OF DESCRIPTION FOR:
MARIA ACCETTURO**



DESCRIPTION: (DRAINAGE EASEMENT) #31

A PORTION OF LOT 14 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF SAID LOT 14; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 14, N.89°34'24"W., A DISTANCE OF 29.45 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.89°34'24"W., A DISTANCE OF 30.02 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2213.24 FEET, A CENTRAL ANGLE OF 01°17'22" AND A CHORD BEARING AND DISTANCE OF N.01°07'00"W., 49.81 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 49.81 FEET TO THE END OF SAID CURVE; THENCE N.89°15'29"E., A DISTANCE OF 30.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2183.24 FEET, A CENTRAL ANGLE 01°19'24" AND A CHORD BEARING AND DISTANCE OF S.01°07'48"E., 50.43 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.43 TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.03 ACRES MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JANUARY 15, 2024
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

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 172.027, FLORIDA STATUTES.

LEGEND

- ☉ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE

1/18/2024
SIGNATURE DATE
TRAVIS@RMBARRINEAU.COM

Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWC.# 15056 SK TAKING
CHECKED:	T.P.B.	D.E. LOT 14
APPROVED:	T.P.B.	SHEET 1 OF 1
SCALE: 1" = 40'		COPYRIGHT © JANUARY, 2023

**SKETCH OF DESCRIPTION FOR:
MARIA ACCETTURO**

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT) #38

A PORTION OF LOT 14 EXECUTIVE PARK AS RECORDED IN PLAT BOOK I, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF SAID LOT 14; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 14, N.89°34'24"W., A DISTANCE OF 29.45 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2183.24 FEET, A CENTRAL ANGLE OF 01°19'24" AND A CHORD BEARING AND DISTANCE OF N.01°07'48"W., 50.43 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 14, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.43 FEET TO THE POINT OF BEGINNING, THENCE S.89°15'29"W., A DISTANCE OF 30.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 2213.24 FEET, A CENTRAL ANGLE 01°38'37" AND A CHORD BEARING AND DISTANCE OF N.00°20'59"E., 63.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 63.49 FEET TO THE END OF SAID CURVE; THENCE N.00°02'35"E., A DISTANCE OF 246.43 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID LOT 14; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 14, S.89°34'59"E., A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, S.00°02'35"W., A DISTANCE OF 246.53 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2183.24 FEET, A CENTRAL ANGLE OF 01°38'52" AND A CHORD BEARING AND DISTANCE OF S.00°21'20"W., 62.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.79 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.21 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

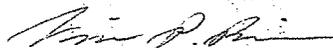
1. DATE OF SKETCH: JANUARY 15, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

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.

1/18/2024
SIGNATURE DATE



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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



**R.M. BARRINEAU
AND ASSOCIATES**
PROFESSIONAL SURVEYORS & MAPPERS
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PHONE (352) 622-3133 • FAX (352) 399-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	T-C-E LOT 14
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © JANUARY, 2024		

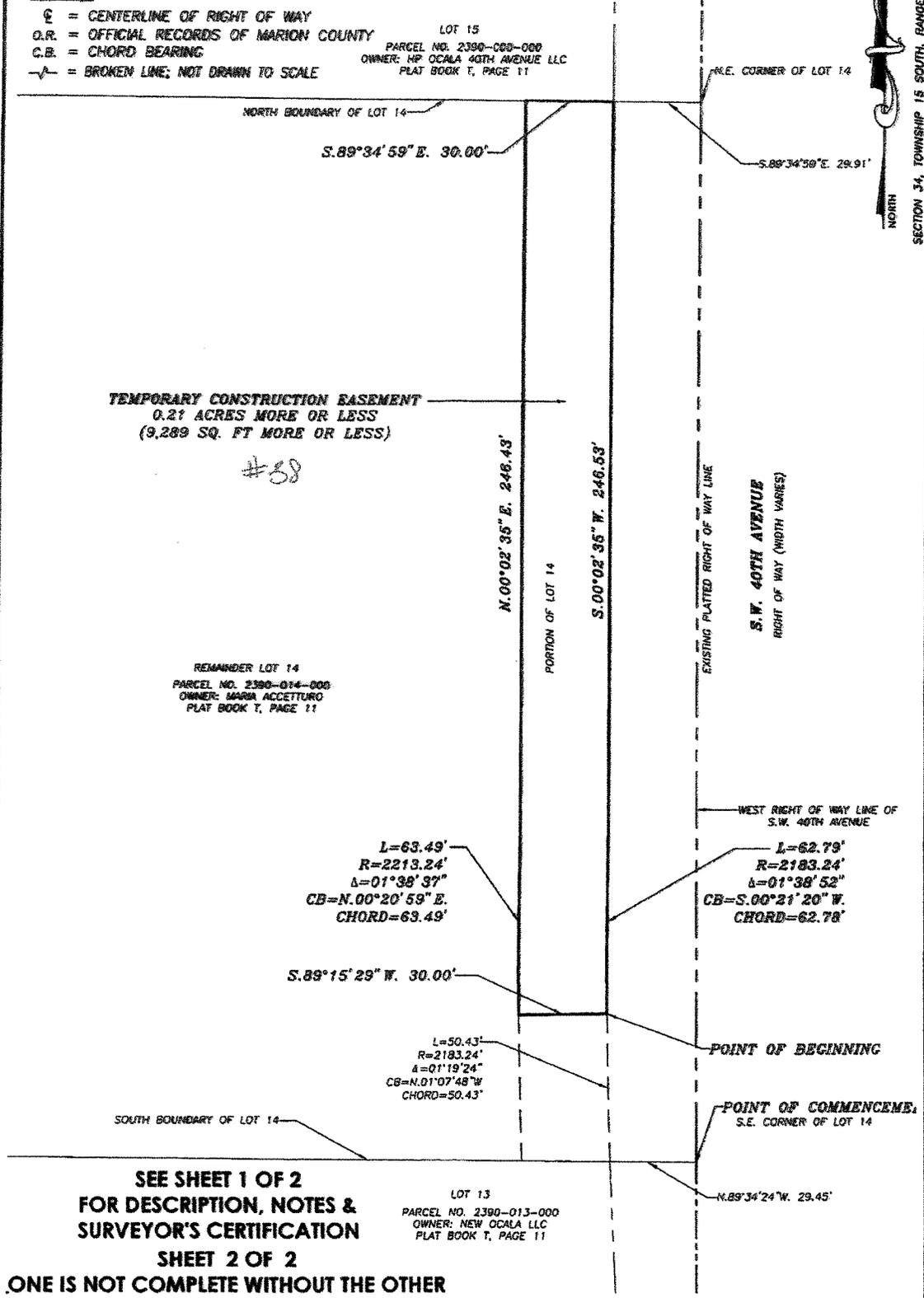
**SKETCH OF DESCRIPTION FOR:
MARIA ACCETTURO**

***NOTE* - THIS IS NOT A SURVEY!**

LEGEND

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE

LOT 15
PARCEL NO. 2390-000-000
OWNER: HP Ocala 40TH AVENUE LLC
PLAT BOOK T, PAGE 11



**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**

SHEET 2 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Goldturn Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, Florida 34471
PHONE (352) 622-3133 • FAX (352) 389-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. 19 5981
TRAVIS P. BARRINEAU, P.S.M. - LS 0287

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	T-C-E LOT 14
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 40'		COPYRIGHT © JANUARY, 2023

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 (2023), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR EMINENT DOMAIN FOR RIGHT OF WAY FOR THE SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

OWNERS: **Cradle Holdings, Inc.**
c/o Tim Haines, Esq.
211 NW Third Street
Ocala, FL 34475

TAX IDENTIFICATION NUMBER: **35512-001-02**

PROJECT PARCEL NUMBERS: **81, 82, 83, 84**

- Fee Simple Whole Take
- Fee Simple Partial Right of Way (Parcel 81)
- Drainage Easement (Parcels 82 and 83)
- Temporary Construction Easement (Parcel 84)

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. (2023), 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. (2023) 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. (2023); and

WHEREAS, Section 127.01, Fla. Stat. (2023), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by s. 337.27(1), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2023) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2023); and

WHEREAS, Section 337.27, Fla. Stat. (2023), 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. (2023) 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 Project that is the subject of this Resolution is the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT described in the Preliminary Engineering Report originally prepared by Cardno TBE and approved by the Marion County Board of County Commissioners on April 27, 2010 and has been listed on the approved Transportation Improvement Program adopted by Marion County; 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 that all conditions precedent to the acquisition of such property interests have been, or will be met, prior to commencement of the filing of an action in eminent domain with respect to such property interests; and

WHEREAS, Section 337.274, Fla. Stat. (2023), 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. (2023) 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. (2023), 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. (2023), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, Chapter 74, Fla. Stat. (2023) 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 of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT in Marion County, Florida (hereafter, "**Project**"); 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 is and has been listed on the approved Transportation Improvement Program adopted by the Board of County Commissioners; and

WHEREAS, the Project will develop the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT 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 determined the area and location of properties necessary for final construction of the Project and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future. The County has determined the necessity to acquire the property interest of Fee Simple Partial Right of Way, Drainage Easement, and Temporary Construction Easement (hereinafter, "the property interest") from **The Project Parcels** described in **Exhibit "A," and Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the Project as designed; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **Exhibit "A," and 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 interest to be acquired from the **Project Parcels** described in **Exhibit "A" and Exhibit "B"** 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. (The information, if any, in the attached **Exhibit “A” and Exhibit “B”** as to the name of the property owner, the property’s tax identification number, and the legal description of the property interest 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 interest 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 interest 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 a binding offer to the property owner or his or her representative to acquire such property interests in an amount not to exceed 120% 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 fee simple title in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 76, 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. (2023), 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. In this case, the Board hereby determines that the property interest to be acquired from **the Project Parcels** is Fee Simple Partial Right of Way, or Drainage Easement, or Temporary Construction Easement, as depicted on Page 1 of this Resolution, and the Board authorizes the acquisition of such interest by the acquisition of said Parcel.

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.

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. **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

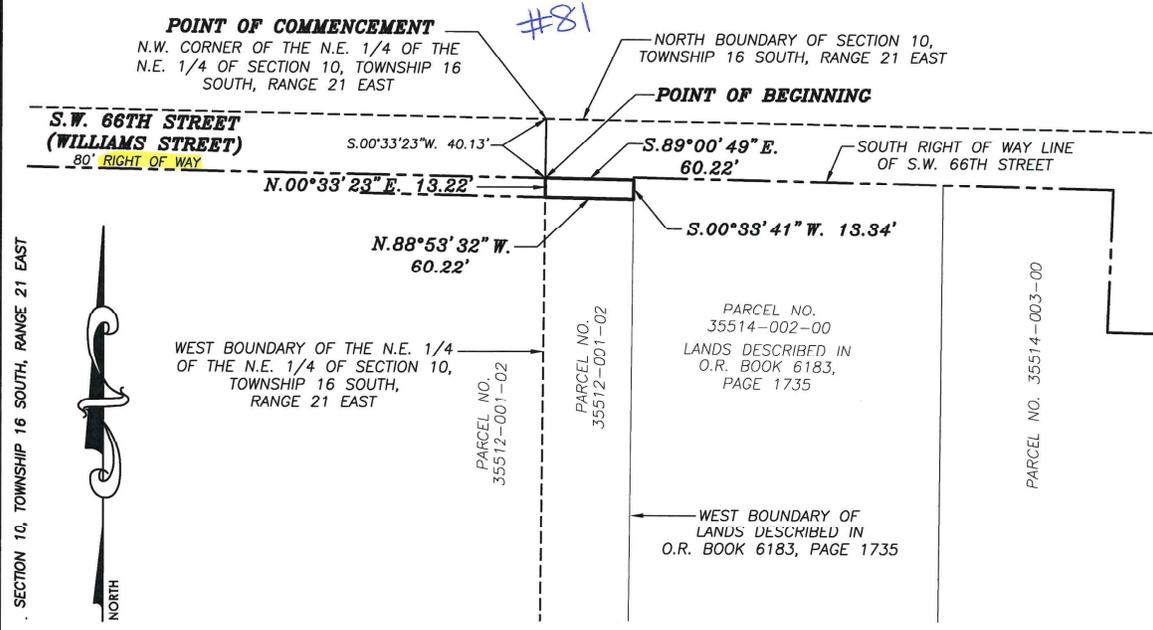
P.I.D.# 35512-001-02

THE WEST 60 FEET OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 10, TOWNSHIP
16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

EXHIBIT "A"

EXHIBIT "B"

**SKETCH OF DESCRIPTION FOR:
CRADLE HOLDINGS, INC.**



***NOTE* ~ THIS IS NOT A SURVEY!**

DESCRIPTION: RIGHT OF WAY TAKING PARCEL 5

A PORTION OF PARCEL NO. 35512-001-02, BEING A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; S.00°33'23"W., A DISTANCE OF 40.13 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING. THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°00'49"E., A DISTANCE OF 60.22 FEET TO A POINT ON THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°33'41"W., A DISTANCE OF 13.34 FEET; THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, N.88°53'32"W., A DISTANCE OF 60.22 FEET TO A POINT ON AFOREMENTIONED WEST BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID WEST BOUNDARY, N.00°33'23"E., A DISTANCE OF 13.22 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 800 SQUARE FEET, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JANUARY 18, 2021.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
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6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

LEGEND

O.R. = OFFICIAL RECORDS OF
MARION COUNTY

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.

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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R.M. BARRINEAU
AND ASSOCIATES
EST. 1988

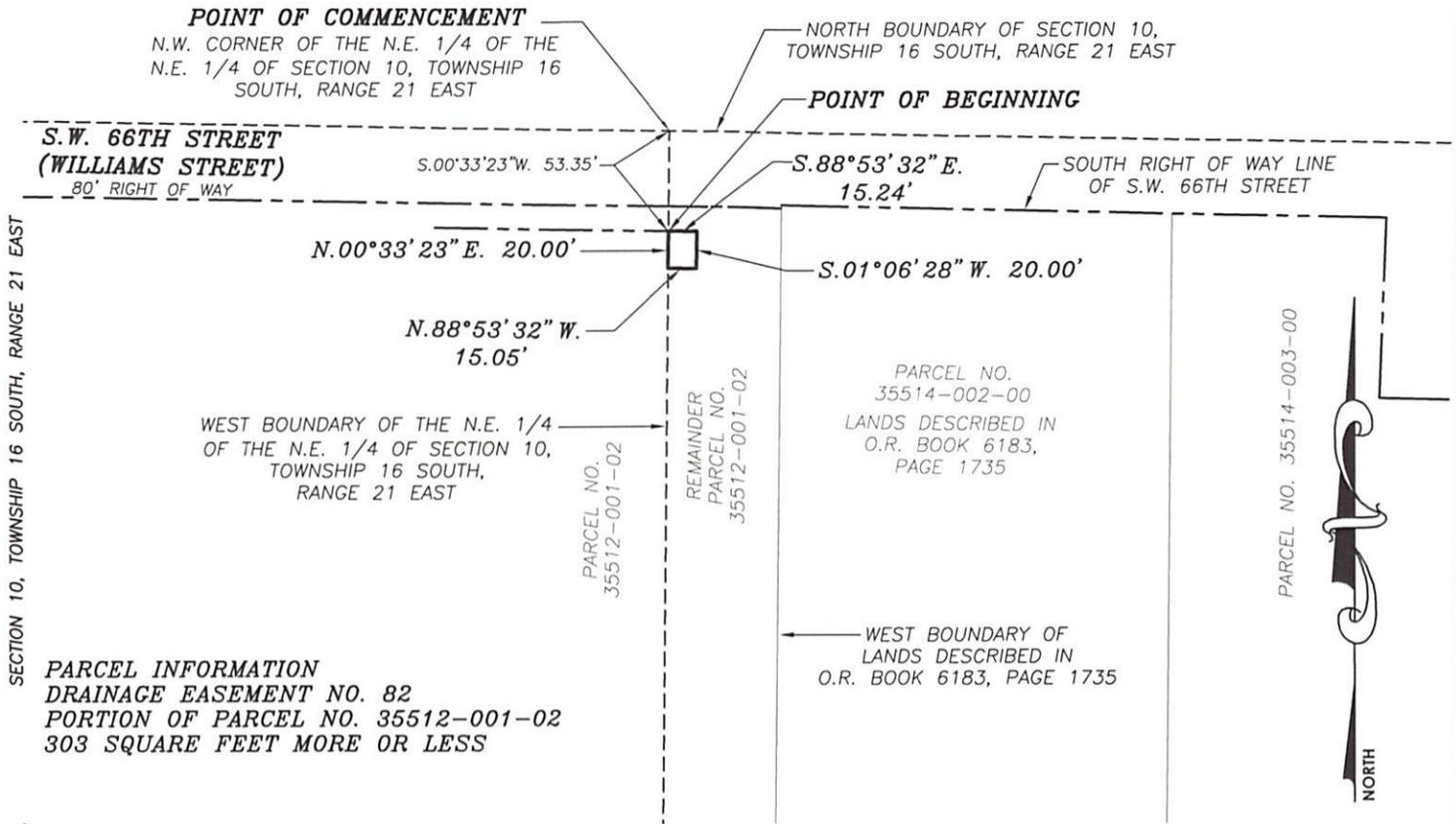
PROFESSIONAL SURVEYORS & MAPPERS

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REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	X-REF: 15004
APPROVED:	T.P.B.	PARCEL 5
SCALE: 1" = 100'		SHEET 1 OF 1

**SKETCH OF DESCRIPTION FOR:
CRADLE HOLDINGS, INC.**



PARCEL INFORMATION
DRAINAGE EASEMENT NO. 82
PORTION OF PARCEL NO. 35512-001-02
303 SQUARE FEET MORE OR LESS

DESCRIPTION: DRAINAGE EASEMENT 82
A PORTION OF PARCEL NO. 35512-001-02, BEING A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; S.00°33'23"W., A DISTANCE OF 53.35 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST BOUNDARY, S.88°53'32"E., A DISTANCE OF 15.24 FEET; THENCE S.01°06'28"W., A DISTANCE OF 20.00 FEET; THENCE N.88°53'32"W., A DISTANCE OF 15.05 FEET TO A POINT ON THE AFOREMENTIONED WEST BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID WEST BOUNDARY, N.00°33'23"E., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 303 SQUARE FEET, MORE OR LESS.

***NOTE* ~ THIS IS NOT A SURVEY!**

- NOTES:**
- DATE OF SKETCH: JULY 25, 2024.
 - SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
 - PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
 - BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
 - 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.
 - 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 R.M. BARRINEAU & ASSOCIATES, INC.

LEGEND

O.R. = OFFICIAL RECORDS OF MARION COUNTY

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.

7/26/2024
SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

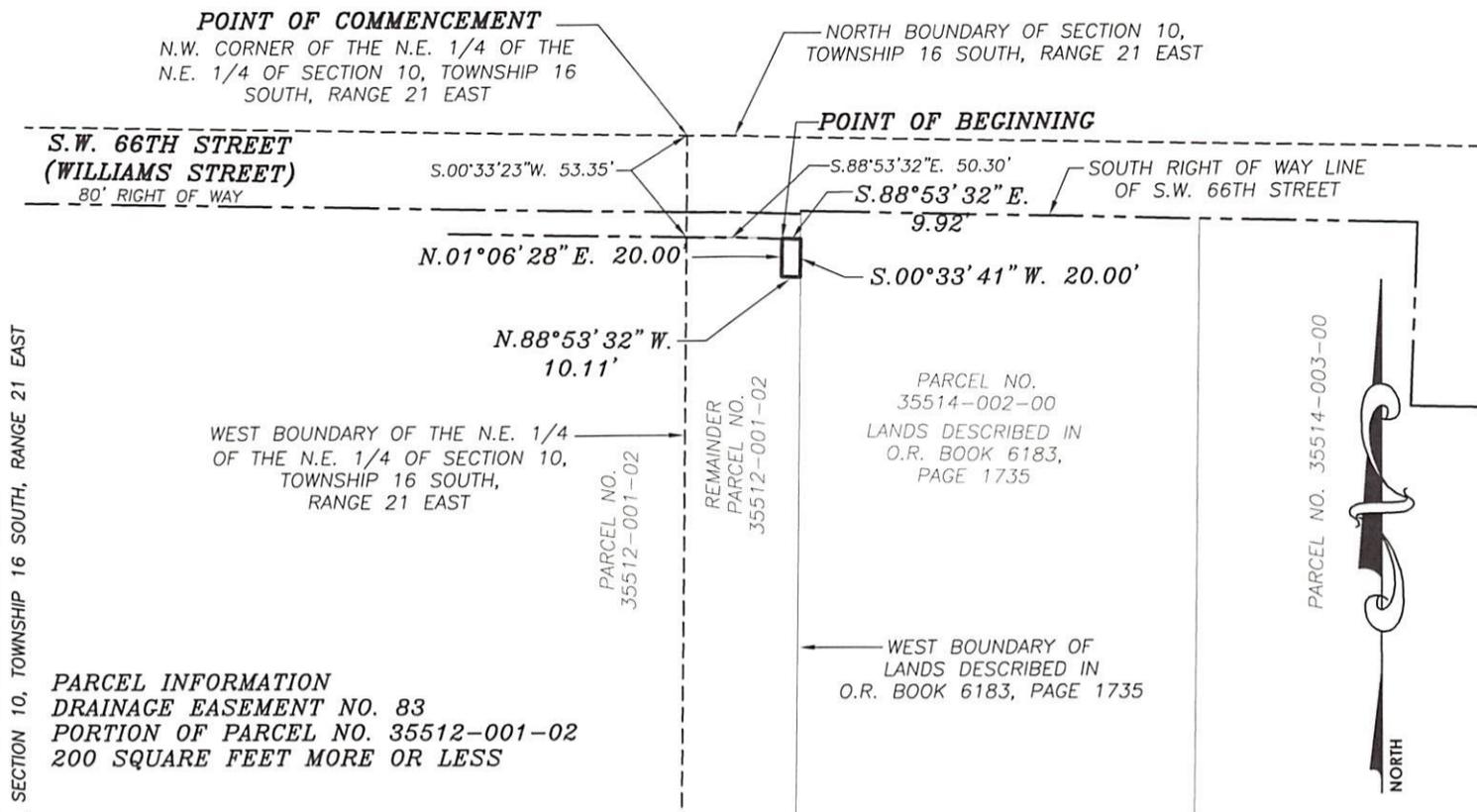
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	X-REF: 15004
APPROVED:	T.P.B.	DE 82
SCALE: 1" = 100'		SHEET 1 OF 1

**SKETCH OF DESCRIPTION FOR:
CRADLE HOLDINGS, INC.**



***NOTE* ~ THIS IS NOT A SURVEY!**

DESCRIPTION: DRAINAGE EASEMENT 83

A PORTION OF PARCEL NO. 35512-001-02, BEING A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; S.00°33'23"W., A DISTANCE OF 53.35 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.88°53'32"E., A DISTANCE OF 50.30 FEET TO THE POINT OF BEGINNING. THENCE S.88°53'32"E., A DISTANCE OF 9.92 FEET TO A POINT ON THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°33'41"W., A DISTANCE OF 20.00 FEET; THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, N.88°53'32"W., A DISTANCE OF 10.11 FEET; THENCE N.01°06'28"E., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 200 SQUARE FEET, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: AUGUST 1, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

LEGEND

O.R. = OFFICIAL RECORDS OF MARION COUNTY

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.

8/1/2024
SIGNATURE DATE

Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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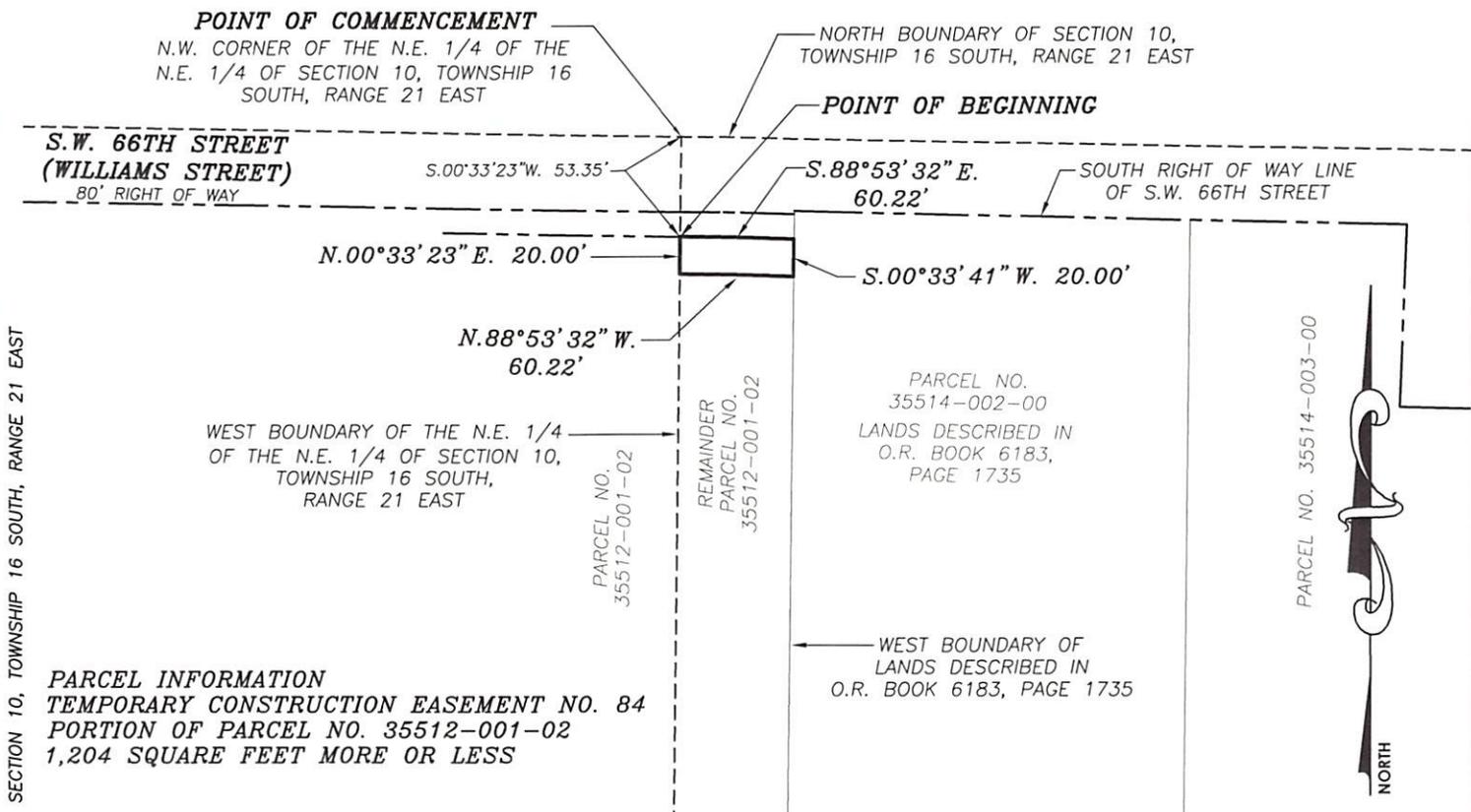
R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1988

Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	X-REF: 15004
APPROVED:	T.P.B.	DE 83
SCALE: 1" = 100'		SHEET 1 OF 1

**SKETCH OF DESCRIPTION FOR:
CRADLE HOLDINGS, INC.**



***NOTE* ~ THIS IS NOT A SURVEY!**

DESCRIPTION: TEMPORARY CONSTRUCTION EASEMENT 84

A PORTION OF PARCEL NO. 35512-001-02, BEING A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE WEST BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; S.00°33'23"W., A DISTANCE OF 53.35 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST BOUNDARY, S.88°53'32"E., A DISTANCE OF 60.22 FEET TO A POINT ON THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6183, PAGE 1735 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°33'41"W., A DISTANCE OF 20.00 FEET; THENCE DEPARTING THE WEST BOUNDARY OF SAID LANDS, N.88°53'32"W., A DISTANCE OF 60.22 FEET TO A POINT ON THE AFOREMENTIONED WEST BOUNDARY OF THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 10; THENCE ALONG SAID WEST BOUNDARY, N.00°33'23"E., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1,204 SQUARE FEET, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: JULY 25, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

LEGEND

O.R. = OFFICIAL RECORDS OF
MARION COUNTY

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.

7/25/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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R.M. BARRINEAU
AND ASSOCIATES
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DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	X-REF: 15004
APPROVED:	T.P.B.	TCE 84
SCALE:	1" = 100'	SHEET 1 OF 1

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 (2023), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR EMINENT DOMAIN FOR RIGHT OF WAY FOR THE SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

OWNERS: **SBA Properties, LLC**
c/o Tax Dept. Site ID FL 00032
8051 Congress Avenue
Boca Raton, FL 33487

TAX IDENTIFICATION NUMBER: **2390-012-000**

PROJECT PARCEL NUMBERS: **1, 2, 3, 4**

- Fee Simple Whole Take
- Fee Simple Partial Right of Way (Parcels 1 and 2)
- Drainage Easement (Parcel 3)
- Temporary Construction Easement (Parcel 4)

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. (2023), 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. (2023) 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. (2023); and

WHEREAS, Section 127.01, Fla. Stat. (2023), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by s. 337.27(1), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2023) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2023); and

WHEREAS, Section 337.27, Fla. Stat. (2023), 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. (2023) 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 Project that is the subject of this Resolution is the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT described in the Preliminary Engineering Report originally prepared by Cardno TBE and approved by the Marion County Board of County Commissioners on April 27, 2010 and has been listed on the approved Transportation Improvement Program adopted by Marion County; 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 that all conditions precedent to the acquisition of such property interests have been, or will be met, prior to commencement of the filing of an action in eminent domain with respect to such property interests; and

WHEREAS, Section 337.274, Fla. Stat. (2023), 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. (2023) 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. (2023), 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. (2023), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, Chapter 74, Fla. Stat. (2023) 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 of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT in Marion County, Florida (hereafter, "**Project**"); 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 is and has been listed on the approved Transportation Improvement Program adopted by the Board of County Commissioners; and

WHEREAS, the Project will develop the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT 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 determined the area and location of properties necessary for final construction of the Project and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future. The County has determined the necessity to acquire the property interest of Fee Simple Partial Right of Way, Drainage Easement, and Temporary Construction Easement (hereinafter, "the property interest") from **The Project Parcels** described in **Exhibit "A,"** and **Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the Project as designed; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **Exhibit "A,"** and **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 interest to be acquired from the **Project Parcels** described in **Exhibit "A" and Exhibit "B"** 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. (The information, if any, in the attached **Exhibit “A” and Exhibit “B”** as to the name of the property owner, the property’s tax identification number, and the legal description of the property interest 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 interest 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 interest 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 a binding offer to the property owner or his or her representative to acquire such property interests in an amount not to exceed 120% 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 fee simple title in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 76, 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. (2023), 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. In this case, the Board hereby determines that the property interest to be acquired from **the Project Parcels** is Fee Simple Partial Right of Way, or Drainage Easement, or Temporary Construction Easement, as depicted on Page 1 of this Resolution, and the Board authorizes the acquisition of such interest by the acquisition of said Parcel.

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.

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. **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

P.I.D.# 2390-012-000

A portion of Lot 12, Executive Park as per Plat thereof recorded in Plat Book T, Page 11 through 13 inclusive, of the Public Records of Marion County, Florida. Being more particularly described as follows:

Commencing at the SE corner of Section 34, Township 15 South, Range 21 East, said point also being the SE corner of said Lot 12 of Executive Park (identified on said plat as P.R.M. No 5), thence proceed S.89°14'48"W., along the South boundary line of said Lot 12, also being the south boundary line of said section 34, a distance of 340.00 feet to the SW corner of Tract "G" said point also being the point of beginning of the following .described parcel: Thence continue S.89°14'48"W., along said South boundary line a distance of 291.42 feet to a point on the East right-of-way line of SW 39th Avenue (being 80.00 feet wide), thence N.01°08'17"W., along said East right of way line a distance of 8.62 feet to a point on a curve concave Westerly having a radius of 100.00 feet and a central angle of 114°37'39", thence Northerly along the arc of said curve and arc distance of 200.06 feet, through a chord bearing and distance of N.07°58'09"E., 168.33 feet; thence departing said curve, N.89°14'48"E., parallel to the aforesaid South boundary line of Lot 12, a distance of 264.93 feet to a point on the West boundary line of said tract "G"; thence S 01°05'11" E along said West boundary line of Tract "G", a distance of 175.00 feet to the point of beginning.

EXHIBIT "A"

EXHIBIT "B"

**SKETCH OF DESCRIPTION FOR:
SBA PROPERTIES LLC**

2390-012-000
01
02

DESCRIPTION: (RIGHT OF WAY TAKING PARCEL 1) #1

A PORTION OF LOT 12 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 12; THENCE ALONG THE EAST RIGHT OF WAY LINE OF S.W. 40TH AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES, N.01°17'34"W., A DISTANCE OF 8.43 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 39°34'12" AND A CHORD BEARING AND DISTANCE OF N.46°32'08"E., 67.70 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 69.06 FEET TO THE INTERSECTION OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2063.24 FEET, A CENTRAL ANGLE OF 01°34'47" AND A CHORD BEARING AND DISTANCE OF S.12°41'00"E., 56.89 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.89 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE AFOREMENTIONED LOT 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 12, N.89°31'52"W., A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.04 ACRES MORE OR LESS.

DESCRIPTION: (RIGHT OF WAY TAKING PARCEL 2) #2

A PORTION OF LOT 12 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID LOT 12; THENCE ALONG THE EAST RIGHT OF WAY LINE OF S.W. 40TH AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES, N.01°17'34"W., A DISTANCE OF 8.43 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 113°31'03" AND A CHORD BEARING AND DISTANCE OF N.09°33'43"E., 167.27 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 198.13 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE SAME CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 00°58'44" AND A CHORD BEARING AND DISTANCE OF N.47°41'11"W., 1.71 FEET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 1.71 FEET TO A POINT ON THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381, PAGE 766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°30'26"E., A DISTANCE OF 1.09 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2063.24 FEET, A CENTRAL ANGLE OF 00°01'55" AND A CHORD BEARING AND DISTANCE OF S.08°32'12"E., 1.15 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.15 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1 SQUARE FOOT MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: NOVEMBER 21, 2023
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

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.

11/22/2023

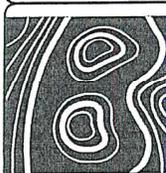
SIGNATURE DATE



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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



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PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	R-O-W LOT 12
APPROVED:	T.P.B.	SHEET 1 OF 2
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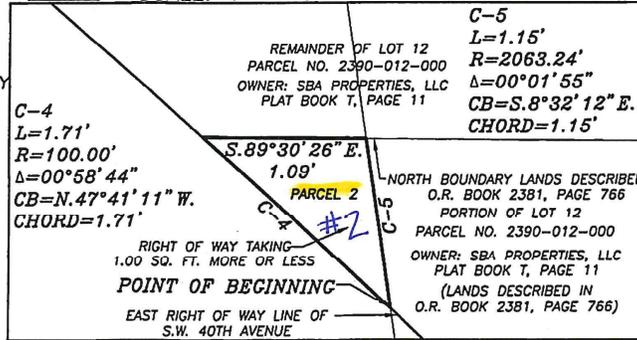
SKETCH OF DESCRIPTION FOR:
SBA PROPERTIES LLC

DETAIL: SCALE: 1" = 1'

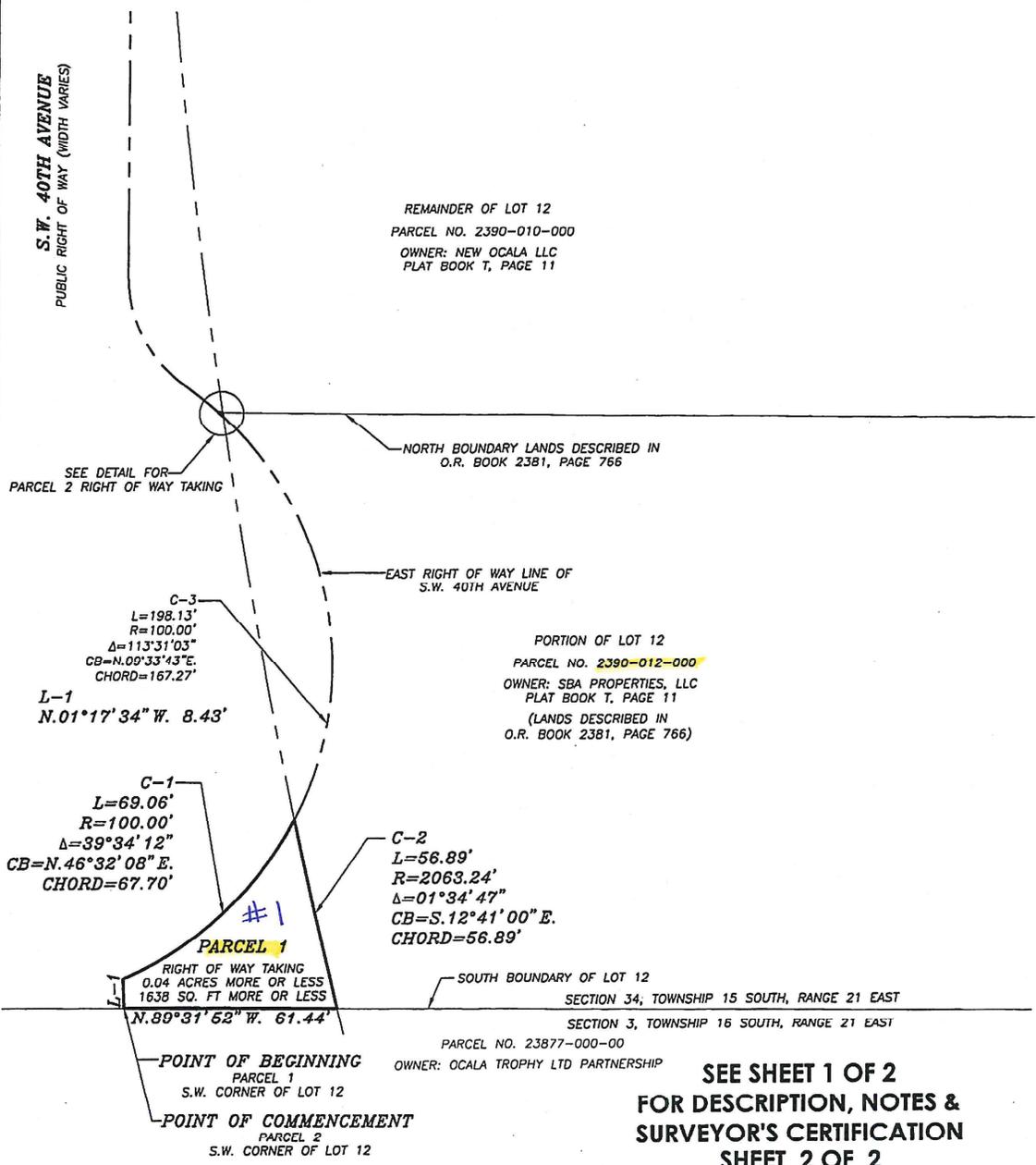
NOTE ~ THIS IS NOT A SURVEY!

LEGEND

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE



SECTION 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST
NORTH



SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION
SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

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AND ASSOCIATES
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TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	R-0-W LOT 12
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 40'		COPYRIGHT © NOVEMBER, 2023

**SKETCH OF DESCRIPTION FOR:
SBA PROPERTIES LLC**

DESCRIPTION: (DRAINAGE EASEMENT) #3

A PORTION OF LOT 12 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID LOT 12; THENCE ALONG THE EAST RIGHT OF WAY LINE OF S.W. 40TH AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES, N.01°17'34"W., A DISTANCE OF 8.43 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 107°06'52" AND A CHORD BEARING AND DISTANCE OF N.12°45'48"E., 160.89 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 186.95 FEET TO THE POINT ON BEGINNING. STAYING ON THE SAME CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 06°24'11" AND A CHORD BEARING AND DISTANCE OF N.43°59'43"W., 11.17 FEET; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 11.18 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS 2063.24 FEET, A CENTRAL ANGLE OF 02°01'55" AND A CHORD BEARING AND DISTANCE OF N.08°32'12"W., 1.15 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.15 FEET TO A POINT ON THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381, PAGE 766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°30'26"E., A DISTANCE OF 6.45 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, S.09°12'17"E., A DISTANCE OF 9.24 FEET FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 32 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: FEBRUARY 12, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

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.

2/12/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



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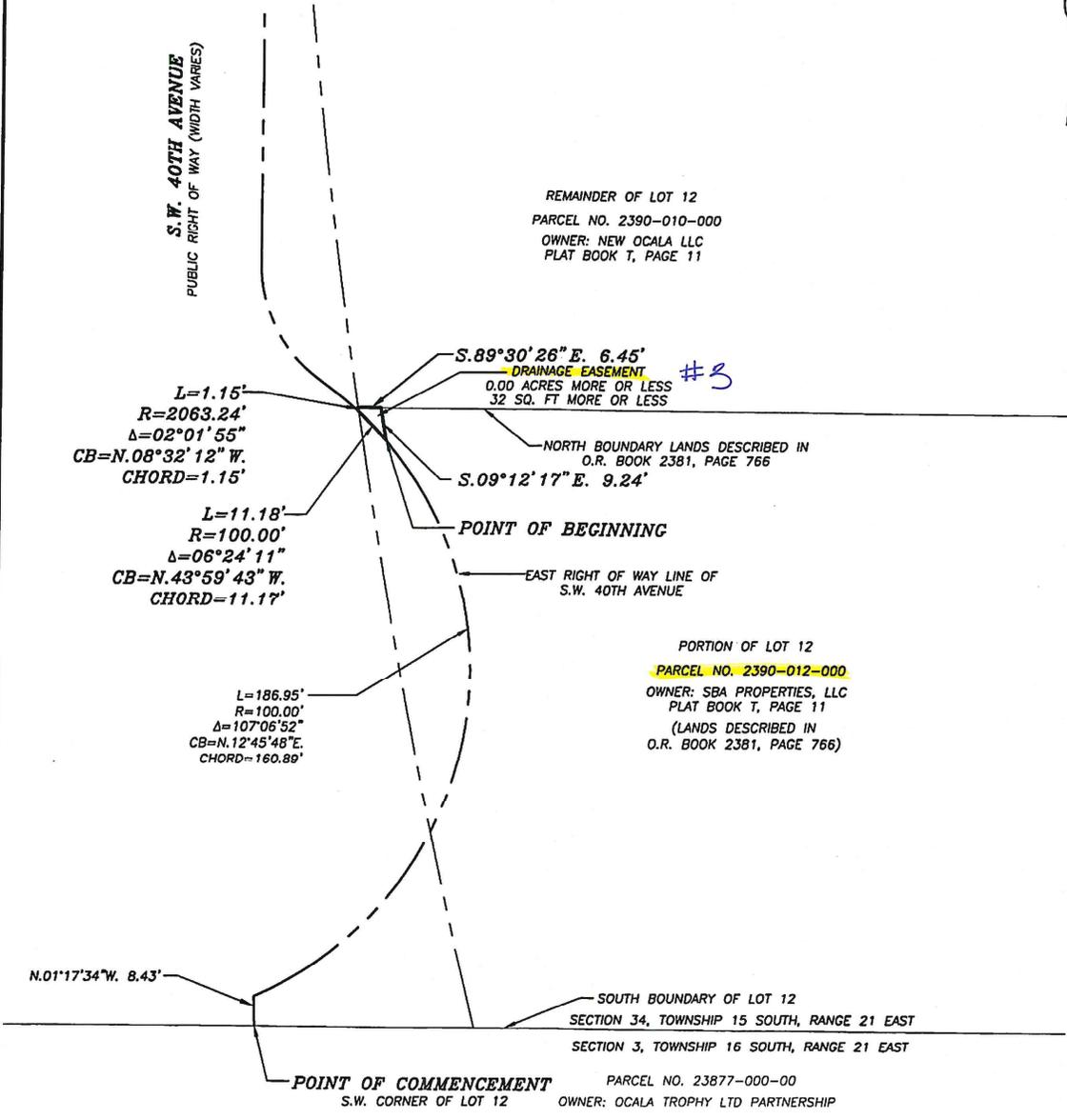
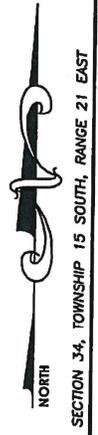
DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	D-E LOT 12 R2
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © FEBRUARY, 2024		

**SKETCH OF DESCRIPTION FOR:
SBA PROPERTIES LLC**

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE



**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION
SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

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DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	D-E LOT 12 R2
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 40'		COPYRIGHT © NOVEMBER, 2023

**SKETCH OF DESCRIPTION FOR:
SBA PROPERTIES LLC**

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT) #4

A PORTION OF LOT 12 EXECUTIVE PARK AS RECORDED IN PLAT BOOK T, PAGE 11 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID LOT 12; THENCE ALONG THE SOUTH BOUNDARY SAID LOT 12, S.89°31'52"E., A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING. SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2063.24 FEET, A CENTRAL ANGLE OF 01°34'47" AND A CHORD BEARING AND DISTANCE OF N.12°41'00"W., 56.89 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.89 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 40TH AVENUE, RIGHT OF WAY WIDTH VARIES, SAID POINT ALSO BEING AN INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 73°56'51" AND A CHORD BEARING AND DISTANCE OF N.10°13'23"W., 120.29 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 129.06 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 2063.24 FEET, A CENTRAL ANGLE 02°01'55" AND A CHORD BEARING AND DISTANCE OF N.08°32'12"W., 1.15 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.15 FEET TO A POINT ON THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2381, PAGE 766 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°30'26"E., A DISTANCE OF 30.39 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2033.24 FEET, A CENTRAL ANGLE 05°01'43" AND A CHORD BEARING AND DISTANCE OF S.11°10'09"E., 178.39 FEET; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 178.45 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE AFOREMENTIONED LOT 12; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 12, N.89°31'52"W., A DISTANCE OF 30.92 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.08 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: FEBRUARY 7, 2024
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

SURVEYOR'S CERTIFICATION:

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2/8/2024

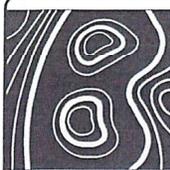
SIGNATURE DATE

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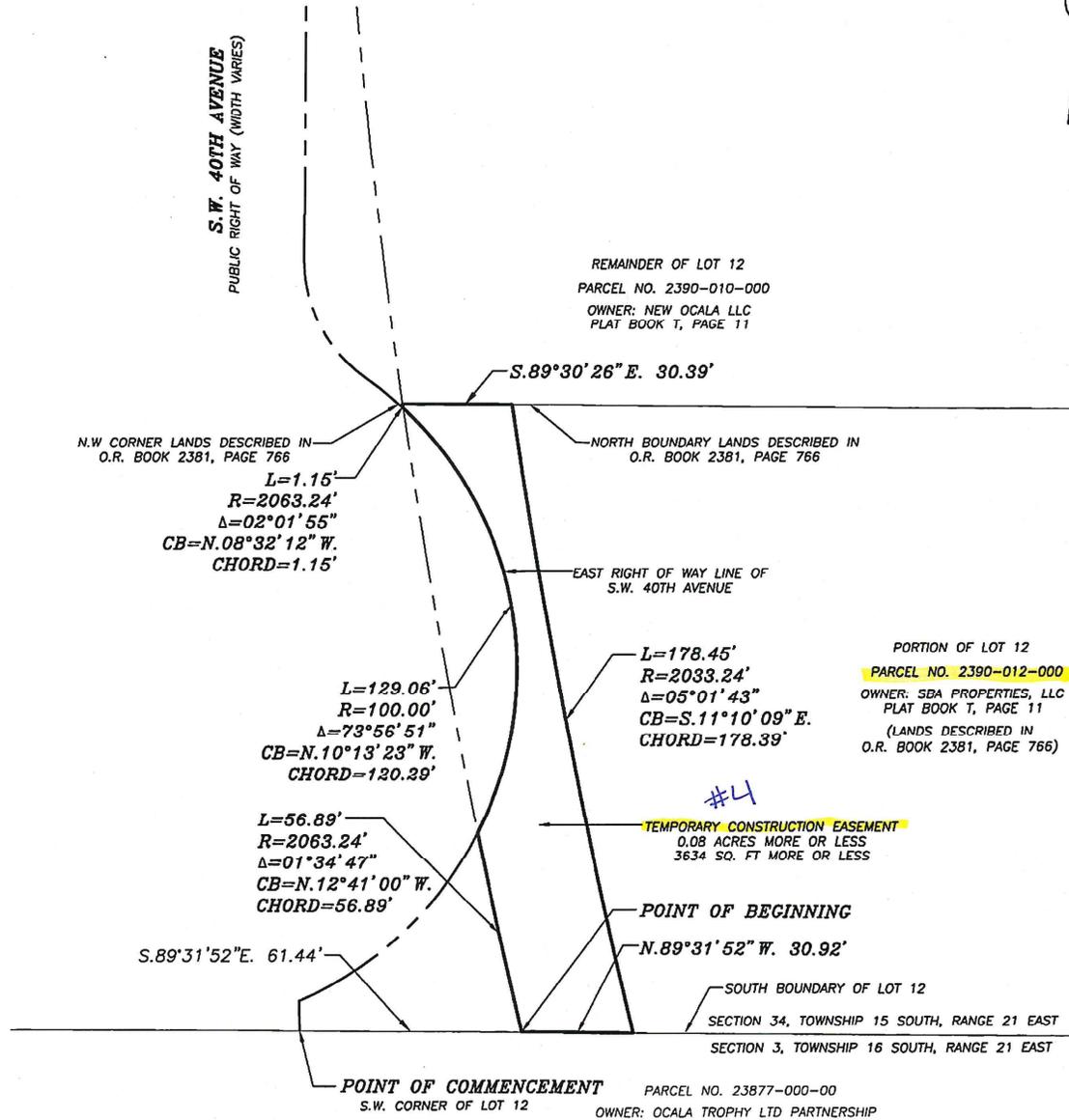
DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWC.# 15056 SK TAKING
CHECKED:	T.P.B.	T-C-E LOT 12 R
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © NOVEMBER, 2023		

SKETCH OF DESCRIPTION FOR:
SBA PROPERTIES LLC

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND

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- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE



SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION
SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

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DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	T-C-E LOT 12 R
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 40'		COPYRIGHT © NOVEMBER, 2023

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 (2023), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR EMINENT DOMAIN FOR RIGHT OF WAY FOR THE SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

OWNERS: 42nd Street Flyover, LLC
2200 E. 4th Avenue
Hialeah, FL 33013

TAX IDENTIFICATION NUMBER: 35364-000-00

PROJECT PARCEL NUMBERS: 71, 72, 73, 74, 75, 76

- Fee Simple Whole Take
- Fee Simple Partial Right of Way (Parcel 71)
- Drainage Easement (74, 75, and 76)
- Temporary Construction Easement (Parcels 72 and 73)

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. (2023), 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. (2023) 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. (2023); and

WHEREAS, Section 127.01, Fla. Stat. (2023), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by s. 337.27(1), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2023) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2023); and

WHEREAS, Section 337.27, Fla. Stat. (2023), 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. (2023) 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 Project that is the subject of this Resolution is the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT described in the Preliminary Engineering Report originally prepared by Cardno TBE and approved by the Marion County Board of County Commissioners on April 27, 2010 and has been listed on the approved Transportation Improvement Program adopted by Marion County; 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 that all conditions precedent to the acquisition of such property

interests have been, or will be met, prior to commencement of the filing of an action in eminent domain with respect to such property interests; and

WHEREAS, Section 337.274, Fla. Stat. (2023), 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. (2023) 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. (2023), 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. (2023), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, Chapter 74, Fla. Stat. (2023) 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 of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT in Marion County, Florida (hereafter, "**Project**"); 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 is and has been listed on the approved Transportation Improvement Program adopted by the Board of County Commissioners; and

WHEREAS, the Project will develop the SW 40th AVE / SW 49th AVE IMPROVEMENT PHASE 1 PROJECT 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 determined the area and location of properties necessary for final construction of the Project and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future. The County has determined the necessity to acquire the property interest of Fee Simple Partial Right of Way, Drainage Easement, and Temporary Construction Easement (hereinafter, "the property interest") from **The Project Parcels** described in **Exhibit "A," and Exhibit "B,"** attached hereto and incorporated herein by reference, in order to construct the Project as designed; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **Exhibit "A," and 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 interest to be acquired from the **Project Parcels** described in **Exhibit "A" and Exhibit "B"** 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. (The

information, if any, in the attached **Exhibit “A” and Exhibit “B”** as to the name of the property owner, the property’s tax identification number, and the legal description of the property interest 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 interest 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 interest 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 a binding offer to the property owner or his or her representative to acquire such property interests in an amount not to exceed 120% 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 fee simple title in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 76, 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. (2023), 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. In this case, the Board hereby determines that the property interest to be acquired from **the Project Parcels** is Fee Simple Partial Right of Way, or Drainage Easement, or Temporary Construction Easement, as depicted on Page 1 of this Resolution, and the Board authorizes the acquisition of such interest by the acquisition of said Parcel.

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.

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. **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

P.I.D.# 35364-000-00

MARION COUNTY, FLORIDA
SEC 03 TWP 16 RGE 21

COM AT THE SE COR OF HEATH BROOK HILLS (7-120) TH N 11-38-41 E 1255.07 FT TO A CURVE CONCAVE ELY HAVING A RADIUS OF 185 FT A CENTRAL ANGLE OF 146-25-45 A CHORD BEARING & DISTANCE OF N 32-17-23 W 354.24 FT TH NLY ALONG CURVE 472.80 FT TH N 05-29-21 W 149.37 FT TO A PT BEING ON A CURVE CONCAVE NLY HAVING A RADIUS OF 940 FT A CENTRAL ANGLE OF 46-45-44 A CHORD BEARING & DISTANCE OF N 61-07-47 E 746.07 FT TH ELY ALONG CURVE 767.18 FT TO A PT OF COMPOUND CURVE CONCAVE NWLY HAVING A RADIUS OF 1115.53 FT A CENTRAL ANGLE OF 05-09-14A CHORD BEARING & DISTANCE OF N 35-10-18 E 100.31 FT TH NELY ALONG CURVE 100.34 FT TH S 57-24-28 E 60 FT TO A PT ON A CURVE CONCAVE ELY HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 86-33-34 A CHORD BEARING & DISTANCE OF S 10-41-15 E 34.28 FT TH SLY ALONG CURVE 37.77 FT TH S 53-58-02 E 762.75 FT TO THE POC OF A CURVE CONCAVE WLY HAVING A RADIUS OF 600 FT A CENTRAL ANGLE OF 46-34-40 A CHORD BEARING & DISTANCE OF S 30-40-42 E 474.44 FT TH SLY ALONG CURVE 487.76 FT TO A PT OF REVERSE CURVATURE OF A CURVE CONCAVE WLY HAVING A RADIUS OF 660 FT A CENTRAL ANGLE OF 24-23-34 A CHORD BEARING & DISTANCE OF S 19-35-09 E 278.87 FT TH SLY ALONG CURVE 280.99 FT TH N 55-41-44 E 771.57 FT TO THE POC OF A CURVE CONCAVE SLY HAVING A RADIUS OF 785 FT A CENTRAL ANGLE OF 10-43-28 A CHORD BEARING & DISTANCE OF N 61-03-28 E 146.72 FT TH NELY ALONG CURVE 146.93 FT TH N 66-25-12 E 418.27 FT TO THE POC OF A CURVE CONCAVE SWLY HAVING A RADIUS OF 235 FT A CENTRAL ANGLE OF 108-43-03 A CHORD BEARING & DISTANCE OF S 59-13-16 E 381.96 FT TH SELY ALONG CURVE 445.91 FT TH S 04-51-44 E 307.23 FT TH S 62-38-23 W 763.15 FT TH S 00-59-46 W 792.11 FT TH N 89-00-14 W 2295.61 TH S 89-25-18 W 286.71 FT TO THE POB & COM AT S 1/4 COR OF SEC 3, TH N 01-44-46 E 40 FT TO POB, TH N 89-00-14 W 348.83 FT, TH N 00-59-46 E 792.11 FT, TH N 62-38-23 E 763.15 FT, TH N 04-51-44 W 86.92 FT, TH S 65-01-06 E 119.48 FT, TH N 53-50-26 E 6.16 FT TO PT ON CURVE CONCAVE TO SOUTH, RADIUS 179.40 FT, CENTRAL ANGLE OF 57-48-41, CHORD BEARING N 82-44-46 E 173.43 FT, TH 181.01 FT TO PT OF REVERSE CURVE HAVING A RADIUS OF 183.93 FT, CENTRAL ANGLE 23-26-49, CHORD BEARINGS 80-04-18 E 74.74 FT, TH ALONG CURVE 75.27 FT TO PT OF COMPOUND CURVE CONCAVE TO NORTH, RADIUS 8149.78 FT, CENTRAL ANGLE 03-15-24 CHORD BEARING N 86-34-36 E 463.16 FT, TH ALONG CURVE 463.22 FT, TO PT OF TANGENCY, TH N 89-56-54 E 80.46 FT, TH N 01-19-17 E 100.95 FT TO PT TO PT OF CURVE CONCAVE TO EAST, RADIUS 626.42 FT, CENTRAL ANGLE 17-48-49, CHORD BEARING N 10-13-41 E 193.97 FT, TH 194.76 FT TO PT OF TANGENCY, TH N 19-08-07 E 303.05 FT, S 89-39-02 E 1270.55 FT, TH S 00-21-42 W 564.27 FT, TH S 89-34-20 W 38.02 FT, TH S 00-21-02 W 1238.73 FT TO PT ON N ROW LINE OF 66TH ST, TH N 88-59-56 W 912.33 FT, TH S 01-00-04 W 45 FT, TH N 88-59-41 W 1681.59 FT TO POB

EXC PRESERVE AT HEATH BROOK PHASE 1 PLAT BK 10 PG 171
EXC ANY PT LYING WITHIN THE FOLLOWING DESC:

COM AT THE SW COR OF SEC 35 TWP 15 RGE 21 TH S 89-20-41 E 15.47 FT TH CONT S 89-20-41 E 100 FT TH S 00-20-17 W 1426.43 FT TO THE POB TH CONT S 00-20-17 W 1178.27 FT TH S 89-27-28 E 38.27 FT TH S 00-21-42 W 1323.10 FT TH S 89-34-20 W 38.02 FT TH S 00-21-02 W 1238.73 FT TH N 88-59-56 W 100 FT TH N 00-21-02 E 2561.64 FT TH N 00-20-17 E 1178.27 FT TH S 89-39-43 E 100 FT TO THE POB

EXHIBIT "A"

EXHIBIT "B"

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: RIGHT OF WAY TAKING PARCEL 1 #71

A PORTION OF PARCEL NO. 35364-000-00, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 2605.17 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE CONTINUE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'54"W., A DISTANCE OF 2647.25 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 3; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, ALONG THE SOUTH BOUNDARY OF SAID SECTION 3, N.89°00'33"W., A DISTANCE OF 1451.12 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°59'27"E., A DISTANCE OF 39.86 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING. THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°00'38"W., A DISTANCE OF 193.00 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.46°03'26"E., A DISTANCE OF 42.46 FEET; THENCE N.01°06'29"E., A DISTANCE OF 220.97 FEET; THENCE N.10°11'54"E., A DISTANCE OF 50.64 FEET; THENCE N.01°06'29"E., A DISTANCE OF 930.64 FEET TO A POINT ON THE SOUTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 8149.78 FEET, A CENTRAL ANGLE OF 00°52'59" AND A CHORD BEARING AND DISTANCE OF N.85°31'09"E., 125.61 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SOUTH BOUNDARY, A DISTANCE OF 125.61 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, S.01°06'29"W., A DISTANCE OF 1213.54 FEET; THENCE S.43°57'11"E., A DISTANCE OF 42.38 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.62 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: NOVEMBER 18, 2020.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE

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.

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU
AND ASSOCIATES



PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	PARCEL 1
APPROVED:	T.P.B.	SHEET 1 OF 2
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**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



SOUTH BOUNDARY OF PARCEL 1
OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

CURVE
DELTA = 00°52'59"
RADIUS = 8149.78'
ARC = 125.61'
CHORD = 125.61'
C.B. = N.85°31'09" E.

PARCEL 1

3.62 ACRES, MORE OR LESS

POINT OF COMMENCEMENT

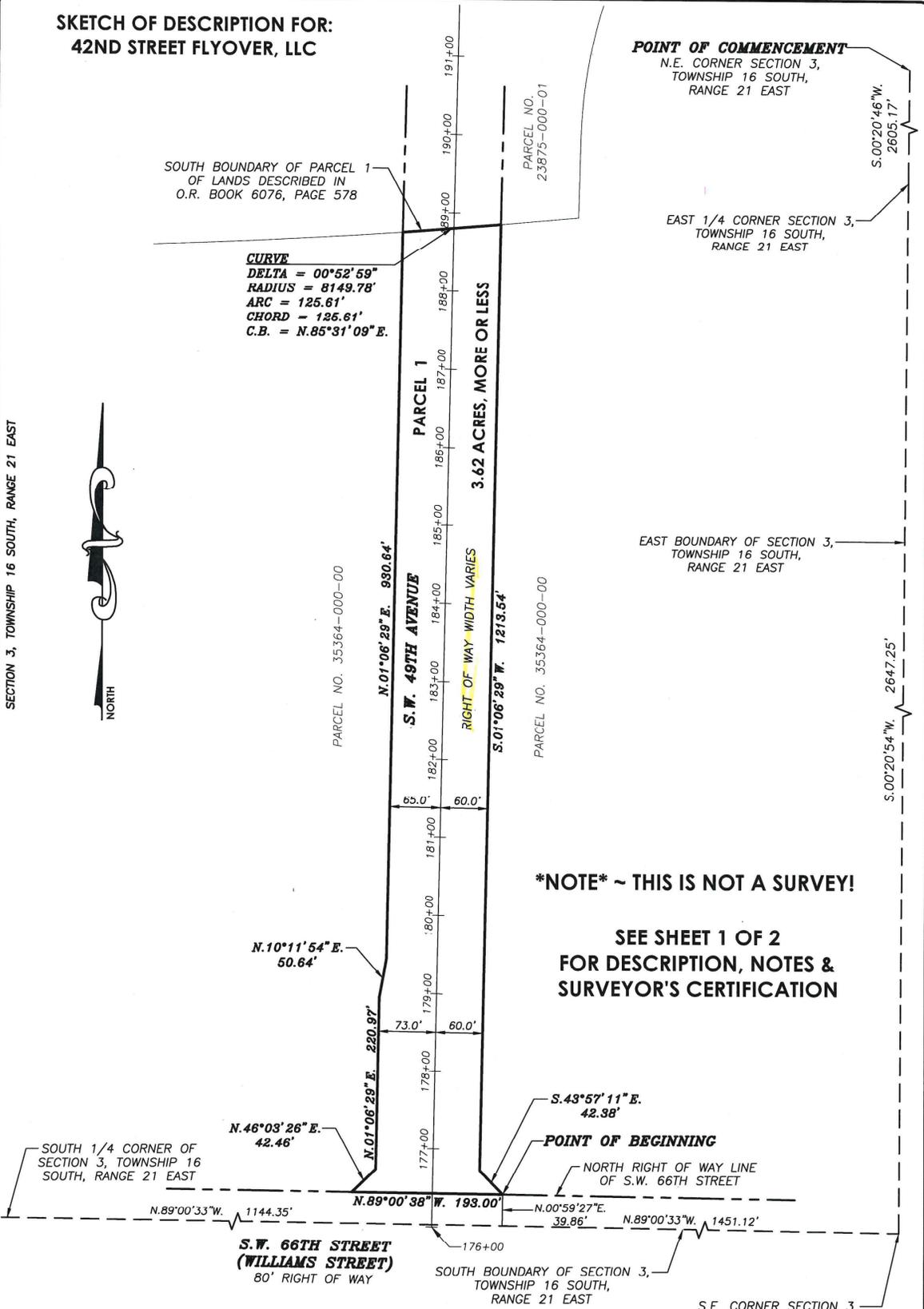
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

EAST 1/4 CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

***NOTE* ~ THIS IS NOT A SURVEY!**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**



LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- = BROKEN LINE; NOT DRAWN TO SCALE

SHEET 2 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER



R.M. BARRINEAU
AND ASSOCIATES



PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M.- FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6887

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	PARCEL 1
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 150'		COPYRIGHT © NOVEMBER, 2020

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 1 PARCEL 1) (72) #72

A PORTION OF PARCEL NO. 35364-000-00, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 2605.17 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE CONTINUE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'54"W., A DISTANCE OF 2647.25 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 3; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, ALONG THE SOUTH BOUNDARY OF SAID SECTION 3, N.89°00'33"W., A DISTANCE OF 1451.12 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°59'27"E., A DISTANCE OF 39.86 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°00'38"W., A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.01°06'29"E., A DISTANCE OF 249.64 FEET; THENCE N.10°11'54"E., A DISTANCE OF 50.64 FEET; THENCE N.01°06'29"E., A DISTANCE OF 929.37 FEET TO A POINT ON THE SOUTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 8149.78 FEET, A CENTRAL ANGLE OF 00°12'42" AND A CHORD BEARING AND DISTANCE OF N.86°04'00"E., 30.12 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SOUTH BOUNDARY, A DISTANCE OF 30.12 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, S.01°06'29"W., A DISTANCE OF 930.64 FEET; THENCE S.10°11'54"W., A DISTANCE OF 50.64 FEET; THENCE S.01°06'29"W., A DISTANCE OF 220.97 FEET; THENCE S.46°03'26"W., A DISTANCE OF 42.46 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.84 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

SHEET 1 OF 2

ONE IS NOT COMPLETE WITHOUT THE OTHER

NOTES:

1. DATE OF SKETCH: MARCH 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- /- = BROKEN LINE; NOT DRAWN TO SCALE

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.

3/25/2024
SIGNATURE DATE


TRAVIS P. BARRINEAU, P.S.M. - LS 6897

TRAVIS@RMBARRINEAU.COM

OF R.M. BARRINEAU & ASSOCIATES, INC.

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



**R.M. BARRINEAU
AND ASSOCIATES**
EST. 1988
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE 2, PARCEL 1 (72)
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © MARCH, 2024		

SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



SOUTH BOUNDARY OF PARCEL
OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

CURVE
DELTA = 00°12'42"
RADIUS = 8149.78'
ARC = 30.12'
CHORD = 30.12'
C.B. = N.86°04'00" E.

POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

EAST 1/4 CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

***NOTE* ~ THIS IS NOT A SURVEY!**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**

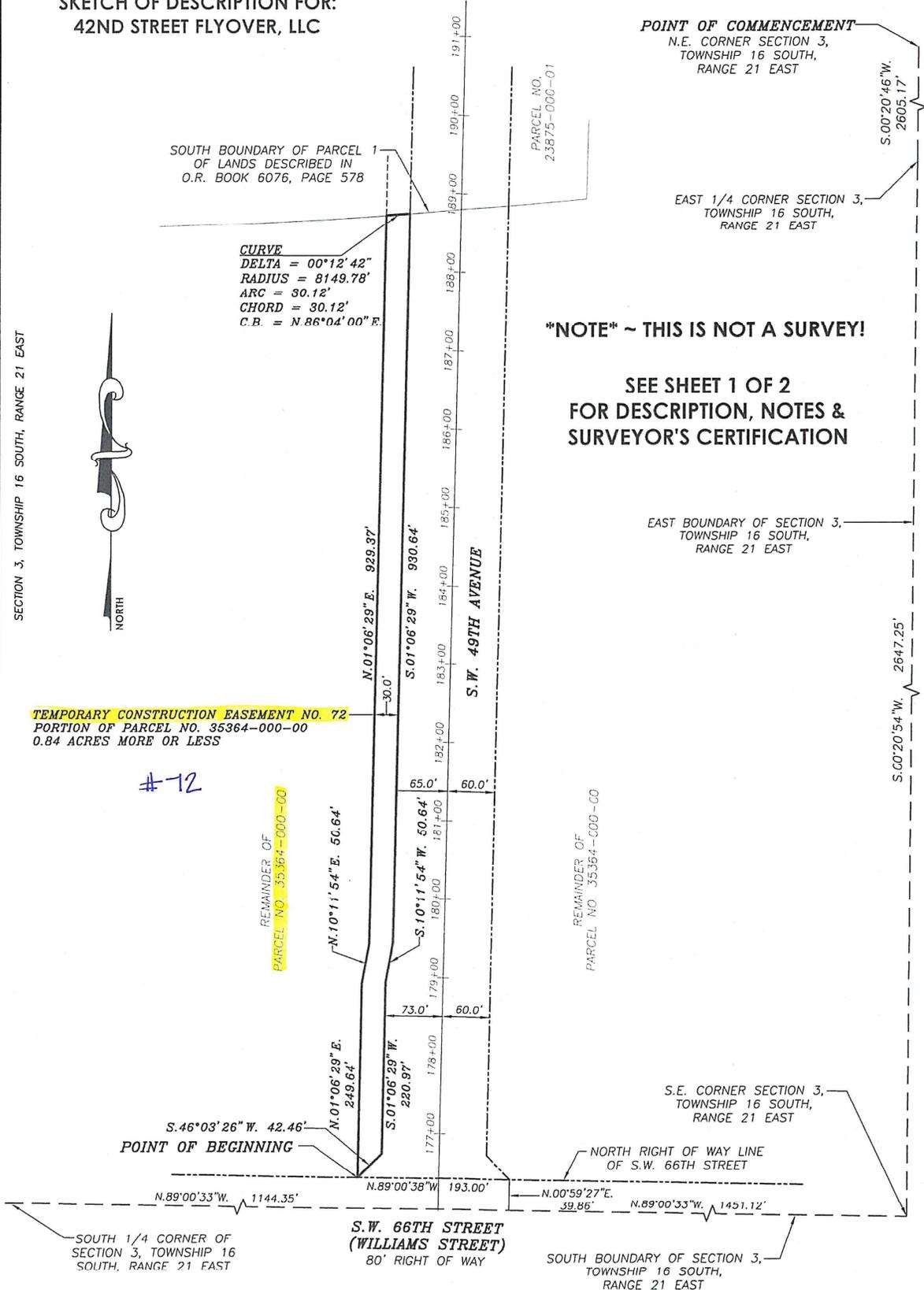
EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

TEMPORARY CONSTRUCTION EASEMENT NO. 72
PORTION OF PARCEL NO. 35364-000-00
0.84 ACRES MORE OR LESS

#72

REMAINDER OF
PARCEL NO. 35364-000-00

REMAINDER OF
PARCEL NO. 35364-000-00



- LEGEND** UNLESS OTHERWISE NOTED
- ☉ = CENTERLINE OF RIGHT OF WAY
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - C.B. = CHORD BEARING
 - = BROKEN LINE; NOT DRAWN TO SCALE

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER



**R.M. BARRINEAU
AND ASSOCIATES**
EST. 1986
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE 2 PARCEL 1 (72)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 100'		COPYRIGHT © MARCH, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (TEMPORARY CONSTRUCTION EASEMENT 1 PARCEL 1) (73) **#13**
A PORTION OF PARCEL NO. 35364-000-00, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'46"W., A DISTANCE OF 2605.17 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE CONTINUE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°20'54"W., A DISTANCE OF 2647.25 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 3; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, ALONG THE SOUTH BOUNDARY OF SAID SECTION 3, N.89°00'33"W., A DISTANCE OF 1451.12 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°59'27"E., A DISTANCE OF 39.86 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.43°57'11"W., A DISTANCE OF 42.38 FEET; THENCE N.01°06'29"E., A DISTANCE OF 1213.54 FEET TO A POINT ON THE SOUTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 8149.78 FEET, A CENTRAL ANGLE OF 00°08'03" AND A CHORD BEARING AND DISTANCE OF N.85°00'39"E., 19.08 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SOUTH BOUNDARY, A DISTANCE OF 19.08 FEET; THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF SAID LANDS, N.84°56'37"E., A DISTANCE OF 11.10 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, S.01°06'29"W., A DISTANCE OF 1246.63 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.85 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: MARCH 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- √- = BROKEN LINE; NOT DRAWN TO SCALE

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 172.027, FLORIDA STATUTES.

3/25/2024

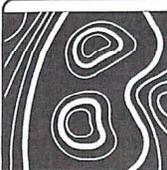
SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

Travis P. Barrineau

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



**R.M. BARRINEAU
AND ASSOCIATES**

PROFESSIONAL SURVEYORS & MAPPERS

Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE 1, PARCEL 1 (73)
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © MARCH, 2024		

SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



SOUTH BOUNDARY OF PARCEL 1
OF LANDS DESCRIBED IN
O.R. BOOK 6076, PAGE 578

POINT OF COMMENCEMENT
N.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

N.84°56'37" E.
11.10'

EAST 1/4 CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

S.00°20'46"W.
2605.17'

CURVE
DELTA = 00°08'03"
RADIUS = 8149.78'
ARC = 19.08'
CHORD = 19.08'
C.B. = N.85°00'39" E.

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

PARCEL NO. 35364-000-00

S.W. 49TH AVENUE

RIGHT OF WAY WIDTH VARIES
N.01°06'28" E. 1213.54'

S.01°06'29" W. 1246.63'

REMAINDER OF
PARCEL NO. 35364-000-00

S.00°20'54"W.
2647.25'

***NOTE* ~ THIS IS NOT A SURVEY!**

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION

TEMPORARY CONSTRUCTION EASEMENT NO. 73
PORTION OF PARCEL NO. 35364-000-00
0.85 ACRES MORE OR LESS

#73

SOUTH 1/4 CORNER OF
SECTION 3, TOWNSHIP 16
SOUTH, RANGE 21 EAST

N.43°57'11" W.
42.38'

POINT OF BEGINNING

NORTH RIGHT OF WAY LINE
OF S.W. 66TH STREET

N.89°00'33"W. 1144.35'

S.W. 66TH STREET
(WILLIAMS STREET)
80' RIGHT OF WAY

N.00°59'27"E.
39.86'

N.89°00'33"W. 1451.12'

SOUTH BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

S.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- - - = BROKEN LINE; NOT DRAWN TO SCALE

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
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PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	TCE PARCEL 1 (73)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 100'		COPYRIGHT © MARCH, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 3 PARCEL 1) (74) #74

A PORTION OF PARCEL NO. 35364-000-00, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 3, N.89°00'33"W., A DISTANCE OF 1451.12 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°59'27"E., A DISTANCE OF 39.86 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY). THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.43°57'11"W., A DISTANCE OF 42.38 FEET; THENCE N.01°06'29"E., A DISTANCE OF 975.13 FEET TO THE POINT OF BEGINNING. THENCE N.01°06'29"E., A DISTANCE OF 20.00 FEET; THENCE S.88°53'31"E., A DISTANCE OF 30.00 FEET; THENCE S.01°06'29"W., A DISTANCE OF 20.00 FEET; THENCE N.88°53'31"W., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 600 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: MARCH 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

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- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- /- = BROKEN LINE; NOT DRAWN TO SCALE

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.

3/25/2024
SIGNATURE DATE


TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

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



**R.M. BARRINEAU
AND ASSOCIATES**
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Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 3, PARCEL 1 (74)
APPROVED:	T.P.B.	SHEET 1 OF 2

COPYRIGHT © MARCH, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

EAST 1/4 CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

POINT OF BEGINNING

- L-1:
N.01°06'29" E. 20.00'
- L-2:
S.88°53'31" E. 30.00'
- L-3:
S.01°06'29" W. 20.00'
- L-4:
N.88°53'31" W. 30.00'

DRAINAGE EASEMENT NO. 74
PORTION OF PARCEL NO. 35364-000-00
600 SQUARE FEET MORE OR LESS

14

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



S.W. 49TH AVENUE

N.01°06'29" E. 975.13'

PARCEL NO. 35364-000-00

S.00°20'54"W. 2647.25'

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

***NOTE* ~ THIS IS NOT A SURVEY!**

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER
SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION

POINT OF COMMENCEMENT
S.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

N.43°57'11"W.
42.38'

NORTH RIGHT OF WAY LINE
OF S.W. 66TH STREET

S.W. 66TH STREET
(WILLIAMS STREET)
80' RIGHT OF WAY

N.00°59'27"E.
39.86'

N.89°00'33"W. 1451.12'

SOUTH BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

LEGEND UNLESS OTHERWISE NOTED

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R.M. BARRINEAU
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REGINALD M. BARRINEAU, P.S.M., FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LS 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897



DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWC.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 3 PARCEL 1 (74)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 100'		COPYRIGHT © MARCH, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 2 PARCEL 1) (75) #15

A PORTION OF PARCEL NO. 35364-000-00, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 3, N.89°00'33"W., A DISTANCE OF 1451.12 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°59'27"E., A DISTANCE OF 39.86 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY). THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.43°57'11"W., A DISTANCE OF 42.38 FEET; THENCE N.01°06'29"E., A DISTANCE OF 775.13 FEET TO THE POINT OF BEGINNING. THENCE N.01°06'29"E., A DISTANCE OF 102.05 FEET; THENCE S.18°58'37"E., A DISTANCE OF 87.36 FEET; THENCE S.01°06'29"W., A DISTANCE OF 20.00 FEET; THENCE N.88°53'31"W., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.04 ACRES MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: MARCH 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

***NOTE* ~ THIS IS NOT A SURVEY!**

LEGEND UNLESS OTHERWISE NOTED

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- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- /- = BROKEN LINE; NOT DRAWN TO SCALE

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.

3/25/2024

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM



TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

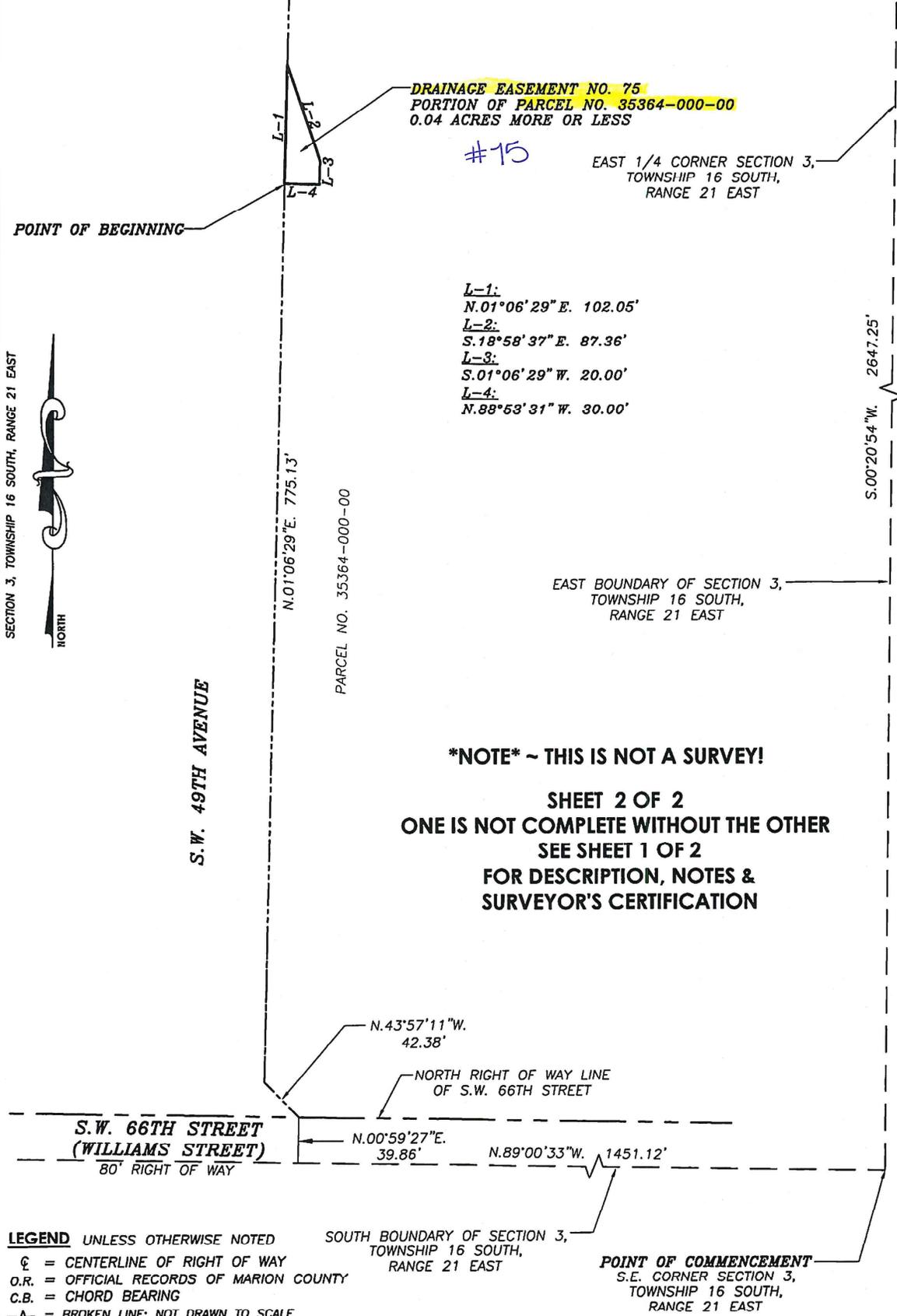
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
EST. 1988
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 2, PARCEL 1 (75)
APPROVED:	T.P.B.	SHEET 1 OF 2
COPYRIGHT © MARCH, 2024		

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**



DRAINAGE EASEMENT NO. 75
PORTION OF PARCEL NO. 35364-000-00
0.04 ACRES MORE OR LESS

#15

EAST 1/4 CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



S.W. 49TH AVENUE

N.01°06'29"E. 775.13'

PARCEL NO. 35364-000-00

- L-1:
N.01°06'29" E. 102.05'
- L-2:
S.18°58'37" E. 87.36'
- L-3:
S.01°06'29" W. 20.00'
- L-4:
N.88°53'31" W. 30.00'

S.00°20'54"W. 2647.25'

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

***NOTE* ~ THIS IS NOT A SURVEY!**

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER
SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION

N.43°57'11"W.
42.38'

NORTH RIGHT OF WAY LINE
OF S.W. 66TH STREET

S.W. 66TH STREET
(WILLIAMS STREET)
80' RIGHT OF WAY

N.00°59'27"E.
39.86'

N.89°00'33"W. 1451.12'

SOUTH BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

POINT OF COMMENCEMENT
S.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

- LEGEND** UNLESS OTHERWISE NOTED
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 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - C.B. = CHORD BEARING
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PHONE (352) 622-3133 • FAX (352) 369-3771 • www.mBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LB 6697

DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 2 PARCEL 1 (75)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 100'		COPYRIGHT © MARCH, 2024

**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

DESCRIPTION: (DRAINAGE EASEMENT 1 PARCEL 1) (76) #76

A PORTION OF PARCEL NO. 35364-000-00, BEING A PORTION OF THE S.E. 1/4 OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 3, N.89°00'33"W., A DISTANCE OF 1451.12 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°59'27"E., A DISTANCE OF 39.86 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET (WILLIAMS STREET)(BEING AN 80 FOOT RIGHT OF WAY). THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.43°57'11"W., A DISTANCE OF 42.38 FEET; THENCE N.01°06'29"E., A DISTANCE OF 119.13 FEET TO THE POINT OF BEGINNING. THENCE N.01°06'29"E., A DISTANCE OF 20.00 FEET; THENCE S.88°53'31"E., A DISTANCE OF 30.00 FEET; THENCE S.01°06'29"W., A DISTANCE OF 20.00 FEET; THENCE N.88°53'31"W., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 600 SQUARE FEET MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

**SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**

NOTES:

1. DATE OF SKETCH: MARCH 21, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE FLORIDA WEST GRID NAD-83 (1990 ADJUSTMENT), BETWEEN CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINTS 0012 & 0004, AS BEING S.77°45'47"W.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

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LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- c.b. = CHORD BEARING
- /- = BROKEN LINE; NOT DRAWN TO SCALE

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.

3/25/2024

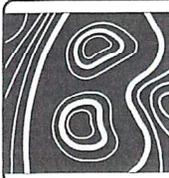
SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

Travis P. Barrineau

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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



R.M. BARRINEAU AND ASSOCIATES
EST. 1989
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park + 1309 S.E. 25th Loop+Suite 103+Ocala, FLORIDA 34471
PHONE (352) 622-3133 + FAX (352) 369-3771 + www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER + CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	T.P.B.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 1, PARCEL 1 (76)
APPROVED:	T.P.B.	SHEET 1 OF 2
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**SKETCH OF DESCRIPTION FOR:
42ND STREET FLYOVER, LLC**

EAST 1/4 CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

***NOTE* ~ THIS IS NOT A SURVEY!**

**SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES &
SURVEYOR'S CERTIFICATION**

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



S.W. 49TH AVENUE

PARCEL NO. 35364-000-00

EAST BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

S.00°20'54"W. 2647.25'

- L-1:
N.01°06'29"E. 20.00'
- L-2:
S.88°53'31"E. 30.00'
- L-3:
S.01°06'29"W. 20.00'
- L-4:
N.88°53'31"W. 30.00'

**DRAINAGE EASEMENT NO. 76
PORTION OF PARCEL NO. 35364-000-00
600 SQUARE FEET MORE OR LESS**

#76

POINT OF BEGINNING

N.01°06'29"E.
119.13'

N.43°57'11"W.
42.38'

NORTH RIGHT OF WAY LINE
OF S.W. 66TH STREET

S.W. 66TH STREET
(WILLIAMS STREET)
80' RIGHT OF WAY

N.00°59'27"E.
39.86'

N.89°00'33"W. 1451.12'

SOUTH BOUNDARY OF SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

POINT OF COMMENCEMENT
S.E. CORNER SECTION 3,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

LEGEND UNLESS OTHERWISE NOTED

- ⊕ = CENTERLINE OF RIGHT OF WAY
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- C.B. = CHORD BEARING
- = BROKEN LINE; NOT DRAWN TO SCALE

**SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER**



**R.M. BARRINEAU
AND ASSOCIATES**
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DRAWN:	K.L.J.	J.O.# 15056
REVISED:		DWG.# 15056 SK TAKING
CHECKED:	T.P.B.	DE 1 PARCEL 1 (76)
APPROVED:	T.P.B.	SHEET 2 OF 2
SCALE: 1" = 100'		COPYRIGHT © MARCH, 2024