



SUBMITTAL SUMMARY REPORT RoadClose-000461-2026

PLAN NAME:	LOCATION: 0
APPLICATION DATE: 03/05/2026	PARCEL: 34979-000-00
DESCRIPTION: Road Abrogation of portions of SW 96 Place, SW 97 Place, and SW 98th lane, SAMARDAK'S CLOUD-9 RANCHETTES subdivision.	

CONTACTS	NAME	COMPANY
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	03/05/2026	03/12/2026		In Review

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/12/2026	03/05/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/12/2026	03/09/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	03/12/2026	03/09/2026	Approved
<i>Comments</i>	Approved subject to maintaining primary access to residence on the other roads as shown.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/12/2026		Pending Assignment
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/12/2026	03/05/2026	Informational
<i>Comments</i>	no comments			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/12/2026	03/09/2026	Approved
<i>Comments</i>	Defer to Right-of-Way			
OCE Property Management (Plans) (Office of the County Engineer)		03/12/2026	03/09/2026	Approved
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/12/2026	03/05/2026	Approved
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/12/2026	03/05/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/12/2026	03/11/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/12/2026	03/06/2026	Approved
<i>Comments</i>	Parcel 34979-000-00 is located within the Marion County Utilities (MCU) service area. MCU has issued a Letter of No Objection regarding the proposed road closure. Utilities has no concerns regarding current or future impacts to the installation or maintenance of utilities.			
	Development has also been proposed for Parcel 34979-000-00, which MCU has reviewed separately for utility-related conditions.			



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

Application for Road(s) / Alley(s) Closing

Chapter 336 F.S. provides that before any such road(s) shall be closed and vacated, or before any right or interest of the county or public in any land delineated on any recorded map or plat as a road(s) shall be renounced and disclaimed, the commissioners shall hold a public hearing, and shall publish notice thereof, one time, in a newspaper of general circulation in such county at least 2 weeks prior to the date stated therein for such hearing. After such public hearing, any action of the commissioners, as herein authorized, shall be evidenced by a resolution duly adopted and entered upon the minutes of the commissioners. The proof of publication of notice of public hearing, the resolution as adopted, and the proof of publication of the notice of the adoption of such resolution shall be recorded in the deed records of the county.

All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: November 5, 2025

Applicant: SW 140th LLC, a Florida limited liability company

Address: 9140 SW 52nd Terrace, Ocala, FL 34476

City: Ocala State: Florida Zip Code: 34476

Agent / Contact: W. James Gooding III, Esq. of Gooding & Batsel, PLLC

Address: 1531 SE 36th Avenue, Ocala, FL 34471

City: Ocala State: Florida Zip Code: 34471

Phone Number: 352-579-1290; ext. 232 Fax Number: 352-579-6580

Cell Number: 352-812-6221 E-mail: jgooding@lawyersocala.com

2. PROPERTY INFORMATION:

Road(s) / Alley(s) to be closed: abrogate roads through property owned by Applicant

Parcel Number(s): 34979-000-00

Subdivision Name: N/A Sec/Twp/Range: 19 / 16S / 20E

Plat Bk/Pg: _____ / _____ Unit/Block/Lot: _____ / _____ / _____

Attach a plat or current property ownership map and an aerial photo that includes the requested property highlighted and the surrounding area. Property ownership map and aerial photo may be printed from the Marion County website at: <https://maps.marioncountyfl.org/interactivemap/>

3. PURPOSE / REASON FOR REQUEST TO CLOSE ROAD(S) – check all that apply and describe below:

Has never been opened or constructed

To redevelop

Divides Applicant's property

To clear an existing encroachment

Transfer Development Rights

Other

Consolidate properties

To permit development of property.

Form RC-AP

Empowering Marion for Success

marionfl.org

PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)

Whereas, SW 140th LLC, a Florida limited liability^{company} herewith petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:

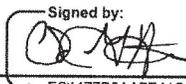
See Attached Exhibit 'A'

Whereas, Petitioner hereby states and represents the above described road(s) / alley(s) proposed for closing and abandonment does not constitute a portion of Federal or State Highway Systems nor was the land contained in the above description acquired for the State of Federal Highway system; and

Now therefore, Petitioner respectfully requests the Board of County Commissioners to adopt a resolution to close and abandon the road(s) / alley(s) above described, in accordance with the provisions of Chapter 336, Florida Statutes, to adopt and record a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the same.

DATE: 10/25/2025 | 11:17 AM EDT

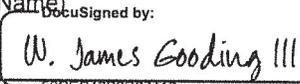
9140 SW 52nd Terrace, Ocala, FL 34476
(Address)

BY: 
(Signature)
FE1477B8AA7E41C...

1531 SE 36th Avenue, Ocala, FL 34471
(Address)

Christopher G. Hannon, Manager
(Print Name)

(352) 579-1290 Ext. 232
(Phone)


(Signature)
DocuSigned by: W. James Gooding III
66CEC4688D27416...

10/25/2025 | 11:31 AM EDT

W. James Gooding III, Agent
(Print Name)

**EXHIBIT A
LEGAL DESCRIPTION**

The portions of the following roads conveyed in Deed Book 87, Page 160, Public Records of Marion County, Florida:

1. A strip 50-feet wide running East and West having as its centerline the $\frac{3}{8}$ section line of such Section 19.
2. A strip 50-feet wide running East and West having as its centerline the $\frac{1}{4}$ section line of such Section 19.
3. A strip 50-feet wide running East and West having as its centerline the $\frac{1}{8}$ section line of such Section 19.

to the extent they are located within the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the West $\frac{1}{4}$ of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, the West $\frac{1}{4}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, of Section 19, Township 16 South, Range 20 East, lying and being in Marion County, Florida.

AFFIDAVIT

Before me the undersigned authority personally appeared Rafael Garcia, who does hereby duly swear under oath or penalty of perjury:

1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description: Listed on row 38139 of the attached Schedule A.

Parcel ID # See above

34798-001-03 and 34798-001-02

2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:

- has no objection to petition.
 objects to the petition.

4. That he/she furthermore:

- waives any right of damages
 does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

Rafael Garcia
Affiant Signature
Phone 352 895 6037
Email whenia9750@yahoo.com

Affiant Signature
Phone _____
Email _____

STATE OF Florida

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____, as identification.

Notary Public

My Commission Expires: _____

AFFIDAVIT

Before me the undersigned authority personally appeared Robert M. Kellert and Mary L Cockriel who does hereby duly swear under oath or penalty of perjury:

- 1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description: Listed on row ___ of the attached Schedule A.

Parcel ID # See above

- 2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

- 3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:

- has no objection to petition.
- objects to the petition.

- 4. That he/she furthermore:

- waives any right of damages
- does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

Mary L. Cockriel
Affiant Signature
Phone 303 628-8966
Email therwensedge01@gmail.com

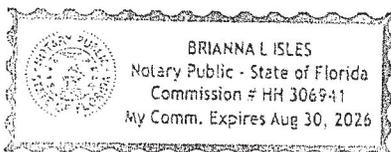
Robert M. Kellert
Affiant Signature
Phone 303 217-3522
Email _____

STATE OF Florida

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this 30 day of October, 2025, by Robert M Kellert and Mary L Cockriel, who is personally known to me or who has produced FL DLIC's, as identification.



Brianna Isles
Notary Public

My Commission Expires: 08/30/2026

AFFIDAVIT

Before me the undersigned authority personally appeared _____, who does hereby duly swear under oath or penalty of perjury:

- 1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description: Listed on row ___ of the attached Schedule A.

Parcel ID # See above

- 2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

- 3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:

has no objection to petition.

objects to the petition.

- 4. That he/she furthermore:

waives any right of damages

does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

[Signature]
Affiant Signature
Phone _____
Email _____

[Signature]
Affiant Signature
Phone _____
Email _____

STATE OF Fla

COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____, as identification.

Notary Public

My Commission Expires: _____

AFFIDAVIT

Before me the undersigned authority personally appeared Chris Hannon / Carl West, who does hereby duly swear under oath or penalty of perjury:

1. That he/she is the owner of certain real property in Marion County, Florida further described as follows:

Legal Description: Listed on row ___ of the attached Schedule A.

Parcel ID # See above

2. The he/she understands that the Marion County Board of County Commissioners is considering a petition to close and abandon a road(s)/alley(s), adjacent to or within the vicinity of his/her property.

3. That he/she recognizes and acknowledges that the closing and abandonment of the road(s)/alley(s) may affect access to his/her property; nevertheless, he/she:

- has no objection to petition.
- objects to the petition.

4. That he/she furthermore:

- waives any right of damages
- does not waive any rights of damages

or other form of judicial relief, which he/she may require against Marion County as a result of the closing and abandonment of the road(s)/alley(s).

[Signature]
 Affiant Signature
 Phone 352-266-0605
 Email HANNON.CHRIS@OUTLOOK.COM

[Signature]
 Affiant Signature
 Phone 352 208 1468
 Email Carl@West2WestConst.com

STATE OF Florida

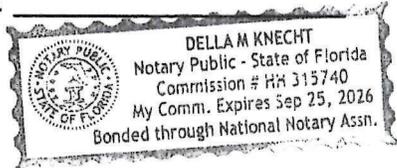
COUNTY OF Marion

Sworn to (or affirmed) and subscribed before me by means of:

physical presence or online notarization, this 7th day of October, 2025, by Chris Hannon and Carl West who is personally known to me or who has produced both as identification.

[Signature]
 Notary Public

My Commission Expires:



MARION COUNTY UTILITIES
LETTER OF NO OBJECTION

To: Development Review Officer
Marion County Utilities
11800 SE U.S. Highway 441
Belleview, FL 34420
Utilities@marionfl.org
Phone: 352-307-6168
Fax: 352-307-4623

Date: September 23, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Road Closing Application

Location: Within Section 19, Township 16 South, Range 20 East

SW 140th LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as See attached Exhibit A.

An easement for any existing utilities currently located within the vacated area will be reserved.

Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Road Closing? Yes No
If yes, please explain below:

Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:



Signature
Joshua Kramer

Print Name

Deputy Director

Title
9/25/2025

Date

Enclosures: Location Map

LETTER OF NO OBJECTION

To: SECO
noobjectionrequests@secoenergy

Date: September 23, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Road Closing Application

Location: Within Section 19, Township 16 South, Range 20 East

SW 140th LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as see attached Exhibit A.

An easement for any existing utilities currently located within the vacated area will be reserved.

Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.

Does SECO (Utility Company Name) object to the proposed Road Closing? Yes No

If yes, please explain below:

Cynthia R. Clark
Signature

Land Rights Specialist
Title

Cynthia L Clark
Print Name

10/13/2025
Date

Enclosures:
Location Map



Oct. 28, 2025

Via email: banoel@lawyersocala.com

Ms. Barbara A. Noel
Legal Assistant to W. James Gooding III and Robert W. Batsel, Jr.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

**RE: Vacation of Right of Ways
Portion of SW 96th Place, SW 97th Place & SW 98th Lane, Dunnellon
Marion County, Florida**

Dear Ms. Noel:

Please be advised that Duke Energy distribution department "OBJECTIONS" to the approval of the proposed vacation of a portion of Right of Ways mentioned above and further shown on enclosed Boundary & Topographic Survey, prepared by Gradeworks, LLC, dated April 3, 2025, attached hereto and by this reference made a part hereof.

A No Objection letter will be provided upon either:

1. Removal/relocation of existing facilities (handled by a Duke Energy Engineering).
2. Granting of a Duke Energy Easement over the described property (If Right of Way is split, we would need an Easement from abutting owner as well).
3. City/County confirmation that this proposed area will retain a Public Utility Easement in the recorded Resolution.

Facilities that require relocation will be done at no cost to Duke Energy. If the facilities do not interfere with your plans, an easement will be prepared for your execution.

NOTE: Since there is a transmission easement in the area, our transmission department will provide a separate response.

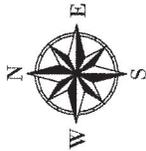
If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

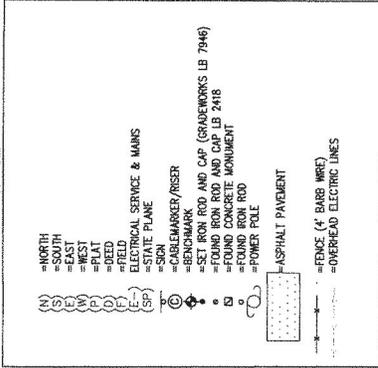
Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachment



LEGEND



LEGAL DESCRIPTION
 The NW 1/4 of the SW 1/4 of the SW 1/4 of the SW 1/4 of the NE 1/4 of SW 1/4 of the West 1/4 of the SE 1/4 of the SW 1/4 of Township 18 North, Range 20 East, Range 20 East, Section 16, Township 18 North, Range 20 East, Page 160, Public Records of Marion County, Florida.

NOTES

1. SURVEY BASED ON EXISTING MONUMENTATION.
2. BEARINGS ARE BASED ON FOUND MONUMENTATION, VA STATE PLANE COORDINATES (SPC03-FLORIDA, WEST).
3. BEARINGS AND DISTANCES WERE OBTAINED FROM THE ORIGINAL SURVEY RECORDS AND FIELD NOTES.
4. ADDITIONAL UNDERGROUND IMPROVEMENTS NOT SHOWN MAY EXIST.
5. ALL DISTANCES WERE OBTAINED FROM THE ORIGINAL SURVEY RECORDS PER PROVIDED DOCUMENTATION AND THE LOCATION OF MONUMENTATION ALONG WITH PROSCRIPTIVE OCCUPATION.
6. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.
7. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.
8. THE BEARINGS & DISTANCES LABELED AS (FIELD) ARE PER FOUND MONUMENTATION, BASED ON STATE PLANE COORDINATE SYSTEM.
9. THESE PROPERTY SURVEYS FALLS WITHIN ZONE 14N, FEDA PANEL 1908560920E, 4/17/2017.
10. DATE OF FIELD SURVEY: 01/2022. DATE OF TOPOGRAPHIC FIELD SURVEY: 3/2025.
11. BENCHMARK & TOPOGRAPHIC DATUM DERIVED FROM LOCAL NGS BENCHMARK VOBS.
12. ADDITIONAL ABOVE GROUND & SUBSURFACE UTILITIES & IMPROVEMENTS, MAY EXIST OUTSIDE PROPERTY BOUNDARY LIMITS.

THIS SURVEY IS CERTIFIED TO:
 SW 140TH, LLC

SURVEY CERTIFICATION

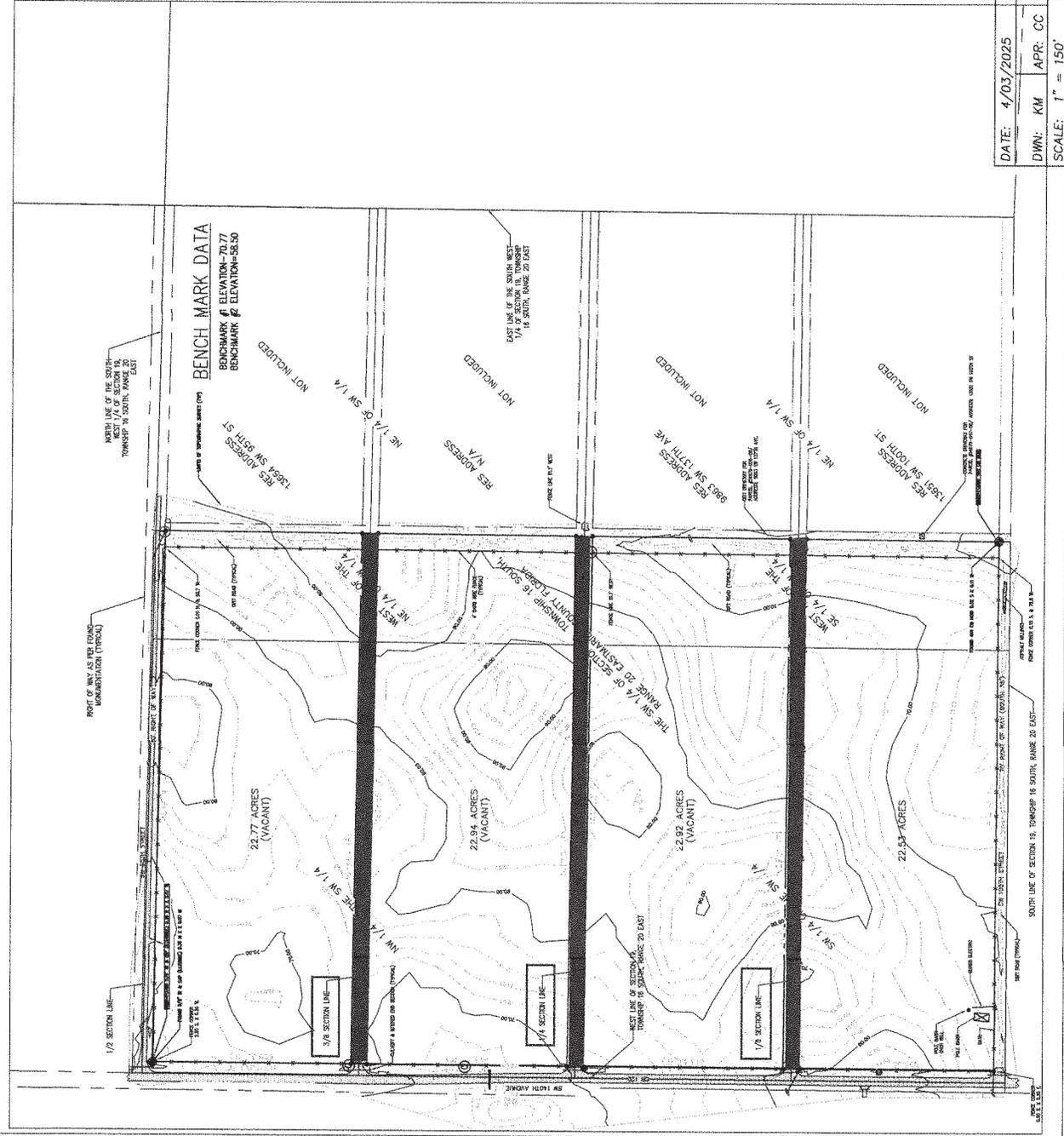
I, the undersigned, being a duly licensed Professional Surveyor in the State of Florida, do hereby certify that this survey was made by me or under my direct supervision and that I am a duly licensed Professional Surveyor in the State of Florida. I am not providing this survey for any purpose other than that for which it was made. I am not providing this survey for any purpose other than that for which it was made. I am not providing this survey for any purpose other than that for which it was made.

FOR THE FIRM:
 GRADEWORKS, LLC
 851 NW 24TH CT, SUITE 101
 OCALA, FL 34475
 (352) 840-0086 LB# 7946

FOR THE CLIENT:
 SW 140TH, LLC
 851 NW 24TH CT, SUITE 101
 OCALA, FL 34475
 (352) 840-0086 LB# 7946

DATE: 4/03/2025
 DWN: KM APR: CC
 SCALE: 1" = 150'

BOUNDARY & TOPOGRAPHIC SURVEY



Barb Noel

From: Development Services <devservices@fgua.com>
Sent: Wednesday, September 24, 2025 5:34 PM
To: Barb Noel; Rosalinda Sereno
Cc: Jimmy Gooding
Subject: Re: SW 140th LLC - Road Abrogation

Hello Ms. Noel,

The requested location is outside of the FGUA service area, so we are unable to assist.

Best,

Megan Lorincz
Development Service Technician,
Florida Governmental Utility Authority

[407-629-6900](tel:407-629-6900) www.fgua.com/ megan.lorincz@fgua.com

Latest News

Find out the latest happenings at the FGUA.

From: Barb Noel <BANOel@lawyersocala.com>
Sent: Wednesday, September 24, 2025 12:49 PM
To: Development Services <devservices@fgua.com>; Rosalinda Sereno <Rosalinda.Sereno@fgua.com>
Cc: Jimmy Gooding <JGooding@lawyersocala.com>
Subject: SW 140th LLC - Road Abrogation

Please see attached.

Barbara A. Noel
Legal Assistant to W. James Gooding III
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471
(352) 579-1290
(352) 579-1289 facsimile
Email: banoel@lawyersocala.com

Due to the overwhelming frequency of fraudulent cashier's checks presented in Florida, our underwriter requires all cash to close to be tendered in the form of a wire transfer. Our wiring instructions have been or will be provided prior to closing and must be confirmed by telephone call. **PLEASE BE ADVISED THAT OUR TRUST ACCOUNT IS HELD BY FIRST FEDERAL BANK. IF YOU RECEIVE INSTRUCTIONS TO SEND YOUR WIRE TO ANY OTHER BANK OR INSTRUCTIONS THAT ARE DIFFERENT THAN INSTRUCTIONS PREVIOUSLY PROVIDED, THEN THAT INSTRUCTION IS THE RESULT OF A COMPUTER HACKING CRIME. IN SUCH CASE, PLEASE CONTACT OUR OFFICE BY TELEPHONE IMMEDIATELY.**

Barb Noel

From: Gray, Curtiss A <Curtiss.Gray@lumen.com>
Sent: Thursday, September 25, 2025 4:05 PM
To: Hurley, Owen; Barb Noel
Cc: Jimmy Gooding
Subject: RE: SW 140th LLC - Road Abrogation

My apologies Owen,

You are correct this is outside of the bounds of our area.

Good afternoon Ms. Barb,

I apologize for the inconvenience, but this is not within CenturyLink/Lumen bounds. You may want to reach out to Marion County to see if there are other providers in the area.

Thank you,

CURTISS GRAY

Network Implementation Engineer I

319 Se Broadway St

Ocala, FL 34471

Office: 352-537-6005

Cell: 318-372-9097

Curtiss.Gray@lumen.com

LUMEN®

From: Hurley, Owen <Owen.Hurley@lumen.com>
Sent: Thursday, September 25, 2025 3:48 PM
To: Gray, Curtiss A <Curtiss.Gray@lumen.com>
Cc: Jimmy Gooding <JGooding@lawyersocala.com>; Barb Noel <BANoel@lawyersocala.com>
Subject: RE: SW 140th LLC - Road Abrogation

Hi Curtiss,

This location appears to be outside of our service area. Will you please confirm?

Thank you,

Owen Hurley

NETWORK IMPLEMENTATION ENGINEER II

319 SE Broadway St. Ocala, FL 34471

352-431-2217

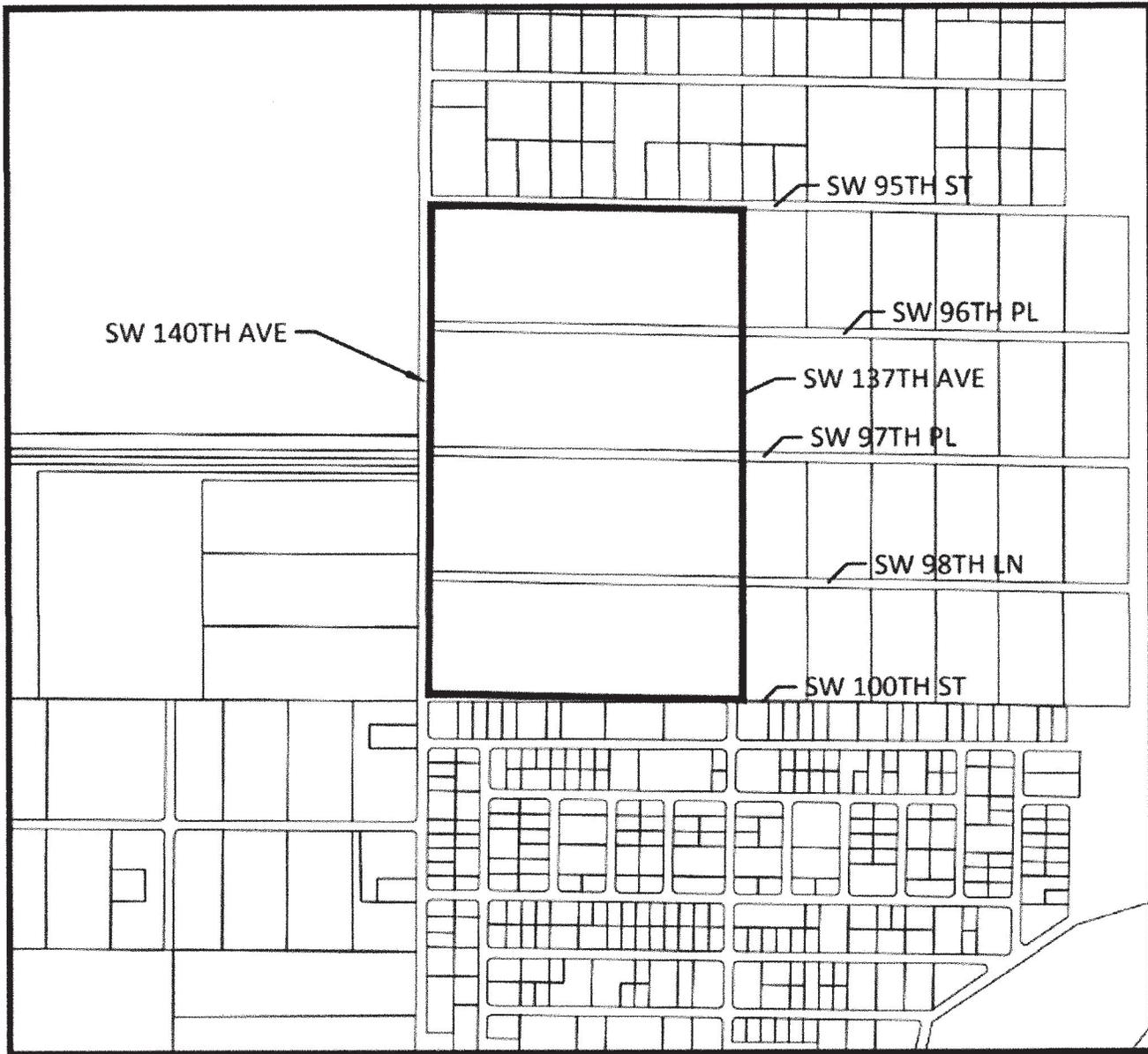
owen.hurley@lumen.com

[New - NI Organization \(corp.intranet\)](#)

From: Gray, Curtiss A <Curtiss.Gray@lumen.com>
Sent: Thursday, September 25, 2025 3:18 PM
To: Hurley, Owen <Owen.Hurley@lumen.com>
Cc: Jimmy Gooding <JGooding@lawyersocala.com>; Barb Noel <BANoel@lawyersocala.com>
Subject: RE: SW 140th LLC - Road Abrogation

Good afternoon Owen,

Can you please look into this request? I am attaching a vicinity map for your convenience.



VICINITY MAP

Thank you,

CURTISS GRAY

Network Implementation Engineer I

319 Se Broadway St

Ocala, FL 34471

Office: 352-537-6005

Cell: 318-372-9097

Curtiss.Gray@lumen.com

LUMEN[®]

From: Barb Noel <BANoel@lawyersocala.com>
Sent: Wednesday, September 24, 2025 9:24 AM
To: Gray, Curtiss A <Curtiss.Gray@lumen.com>
Cc: Jimmy Gooding <JGooding@lawyersocala.com>
Subject: SW 140th LLC - Road Abrogation

Please see attached.

Barbara A. Noel
Legal Assistant to W. James Gooding III
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471
(352) 579-1290
(352) 579-1289 facsimile
Email: banoel@lawyersocala.com

This email may contain information that is privileged, confidential or otherwise exempt from disclosure under applicable law. If it appears from the content or otherwise that you have received this email in error, please advise me immediately by reply email, keep the contents confidential, and immediately delete the message and any attachments from all memory devices. Unintentional transmission shall not constitute waiver of the attorney-client or any other privilege.

Please note: Due to Florida's very broad public records law, most written communications regarding the business of a public entity are considered to be public records, available to the public and media upon request. Therefore, this email may be subject to public disclosure.

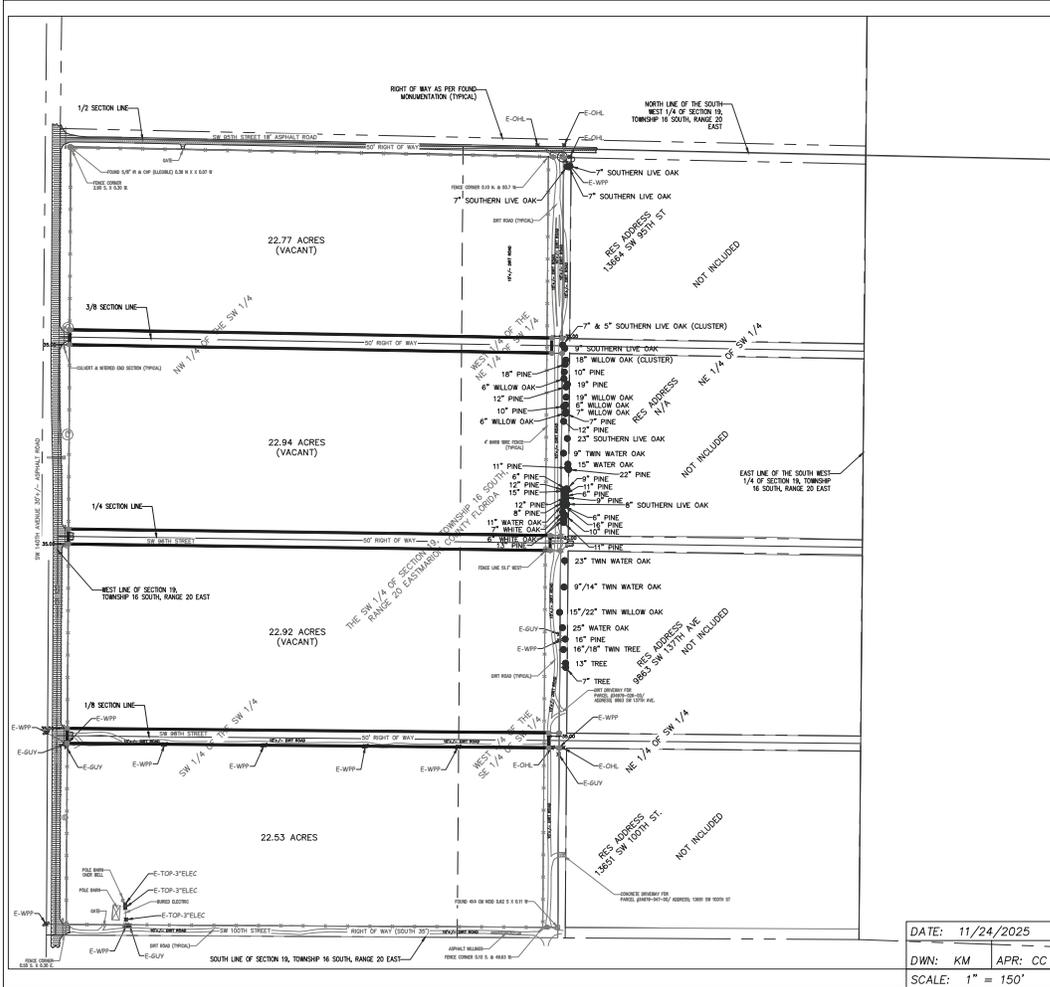
This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

**EXHIBIT A
LEGAL DESCRIPTION**

The portions of the following roads conveyed in Deed Book 87, Page 160, Public Records of Marion County, Florida:

1. A strip 50-feet wide running East and West having as its centerline the $\frac{3}{8}$ section line of such Section 19.
2. A strip 50-feet wide running East and West having as its centerline the $\frac{1}{4}$ section line of such Section 19.
3. A strip 50-feet wide running East and West having as its centerline the $\frac{1}{8}$ section line of such Section 19.

to the extent they are located within the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, the West $\frac{1}{4}$ of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, the West $\frac{1}{4}$ of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, of Section 19, Township 16 South, Range 20 East, lying and being in Marion County, Florida.



LEGEND

- (N) = NORTH
- (S) = SOUTH
- (E) = EAST
- (W) = WEST
- (P) = PLAT
- (D) = DEED
- (F) = FIELD
- (E-) = ELECTRICAL SERVICE & MANS
- (SP) = STATE PLANE
- = SIGN
- (C) = CABLEMARKER/RISER
- = SET IRON ROD AND CAP (GRADEWORKS LB 7946)
- = FOUND IRON ROD AND CAP LB 2418
- = FOUND CONCRETE MONUMENT
- = FOUND IRON ROD
- = POWER POLE
- (A) = ASPHALT PAVEMENT
- - - = FENCE (4" BARR WIRE)
- - - = OVERHEAD ELECTRIC LINES
- = TREE LOCATION
- E-GUY = GUY WIRE ANCHOR
- E-OHL = OVERHEAD ELECTRIC LINE (ABOVE GROUND)
- E-WPP = WOOD POWER POLE



LEGAL DESCRIPTION OF RIGHT OF WAYS TO BE ABROGATED

LEGAL DESCRIPTION of right of way to be abrogated in the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of the NE 1/4 of the SW 1/4 of the West 1/4 of the SE 1/4 of Section 19, Township 16 South, Range 20 East, lying and being situate in Marion County, Florida and a portion of rights of way described in Official Records Book 87, page 160 of the public records of Marion County, Florida; being more particularly described as follows: 3 strips of land fifty (50) feet wide running east and west across the above described parcel having as their centerline the 1/8" section line, the 1/4 section line and the 3/8" section line, all in the SW 1/4 of Section 19, Township 16 South, Range 20 East, Marion County, Florida, LESS and except the West 35 feet and the East 35 feet thereof.

NOTES:

1. SURVEY BASED ON EXISTING MONUMENTATION.
2. BEARINGS ARE BASED ON FOUND MONUMENTATION, REFERENCING STATE PLANE COORDINATES (SPC83-FLORIDA WEST).
3. DESCRIPTION PROVIDED BY THE CLIENT VIA ALTA COMMITMENT FOR TITLE SEARCH, BY FIRST AMERICAN, COMMITMENT NUMBER: 11926699, ISSUING OFFICE FILE NUMBER: 00 SW 140 AVE.
4. ADDITIONAL UNDERGROUND IMPROVEMENTS NOT SHOWN MAY EXIST.
5. LANDS AND RIGHT-OF-WAYS ARE SHOWN HEREON PER PROVIDED DOCUMENTATION AND THE LOCATION OF MONUMENTATION ALONG WITH PROSPECTIVE OCCUPATION.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. THIS SURVEY DEPICTED HEREON IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8. THE BEARINGS & DISTANCES LABELED AS (FIELD) ARE PER FOUND MONUMENTATION, BASED ON STATE PLANE COORDINATE SYSTEM.
9. THE ENTIRE PROPERTY SURVEYED IS WITHIN ZONE 8E, AS DEPICTED ON FEMA PANEL 12083C0078E, EFFECTIVE 4/17/2017.
10. DATE OF FIELD SURVEY: 01/2025.

THIS SURVEY IS CERTIFIED TO:

SW 140TH, LLC

PROPOSED ABROGATED RIGHT OF WAY SURVEY

SURVEY CERTIFICATION	
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION OR BY MY LICENSED ASSISTANT AND THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 61E02, FLORIDA STATUTES.	
FOR THE FIRM: GRADEWORKS, LLC, LB 7946 851 NW 24TH CT, SUITE 101 OCALA, FL 34475 (352) 840-0086	FOR: SOUTHWEST 140TH, LLC SHEET: 1 OF 1

DATE: 11/24/2025
DWN: KM APR: CC
SCALE: 1" = 150'



GRADEWORKS, LLC
851 NW 24TH CT, SUITE 101
OCALA, FL 34475
(352) 840-0086 LB# 7946

FOR:
SOUTHWEST 140TH, LLC
SHEET: 1 OF 1