

RESOLUTION NO. 26-R-_____

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, PURSUANT TO ARTICLE X, SECTION 6, FLORIDA CONSTITUTION, AND CHAPTERS 73, 74, 127, and 337 FLORIDA STATUTES (2025), AUTHORIZING APPROPRIATE OFFICERS OR AGENTS OF THE COUNTY TO ACQUIRE CERTAIN INTERESTS IN REAL PROPERTY BY GIFT, PURCHASE, OR COMMENCEMENT OF EMINENT DOMAIN PROCEEDINGS FOR THE SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT IN MARION COUNTY, FLORIDA; MAKING FINDINGS OF FACT FOR PUBLIC PURPOSE AND NECESSITY; AND PROVIDING AN EFFECTIVE DATE.

SEE the attached “SCHEDULE A” for descriptions of Project Parcels subject to this Resolution

WHEREAS, Art. X, Sec. 6, Florida Constitution, provides general restrictions on the government’s exercise of its power of eminent domain, including, but not limited to, the provision that no private property shall be taken except for a public purpose and with full compensation therefore paid to each owner or secured by deposit in the registry of the court and available to the owner; and

WHEREAS, Section 127.01, Fla. Stat. (2025), subsection (1)(a) provides that each county of the state is delegated authority to exercise the right and power of eminent domain; that is, the right to appropriate property, except state or federal, for any county purpose; and

WHEREAS, Section 127.02, Fla. Stat. (2025) provides that the board of county commissioners may not exercise its power of eminent domain unless the board adopts a resolution authorizing the acquisition of a property, real or personal, by eminent domain for any county use or purpose designated in such resolution, subject to the limitations set forth in Sections 73.013 and 73.014, Fla. Stat. (2025); and

WHEREAS, Section 127.01, Fla. Stat. (2025), subsection (1)(b) further provides that each county is further authorized to exercise the eminent domain power granted to the Department of Transportation by Section 337.27(1), Fla. Stat. (2025), the transportation corridor protection provisions of Section 337.273, Fla. Stat. (2025) and the right of entry onto property pursuant to Section 337.274, Fla. Stat. (2025); and

WHEREAS, Section 337.27, Fla. Stat. (2025), subsection (1) grants the Department of Transportation the power of eminent domain to condemn all necessary lands and property, including rights of access, air, view, and light, whether public or private, for the purpose of securing and utilizing transportation rights-of-way, including, but not limited to, any lands reasonably necessary for securing applicable permits, areas necessary for management of access, borrow pits, drainage ditches, water retention areas, rest areas, replacement access for landowners whose access is impaired due to the construction of a facility, and replacement rights-of-way for relocated rail and utility facilities; for existing, proposed, or anticipated transportation facilities on the State Highway System or State Park Road System; or in a transportation corridor designated by the department; or for the purpose of screening, relocation, removal, or disposal of junkyards and scrap metal processing facilities. The department shall also have the power to condemn any material and property for such purposes; and

WHEREAS, Section 337.273, Fla. Stat. (2025) provides in part at subsection (1)(c) that the designation and management of transportation corridors and the planning and development of transportation facilities within transportation corridors will substantially assist in allowing government to alleviate traffic congestion and transportation facility overcrowding, aid in the development of an effective transportation system that is coordinated with land use planning, assist in planning for future growth, enable compliance with concurrency requirements, and alleviate the heretofore described health, safety, and welfare liabilities to the public; and

WHEREAS, the Board of County Commissioners of Marion County (hereafter, "Board") is undertaking a project for the construction of roadway and related improvements for the SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT in Marion County, Florida (hereafter, "**Project**"); and

WHEREAS, the **Project** is described in the Preliminary Engineering Report ("PER") originally prepared by Guerra Development Corporation and approved by the Marion County Board of County Commissioners on December 7, 2021, with an update on July 16, 2024 and has been listed on the approved Transportation Improvement Program adopted by Marion County; and

WHEREAS, the **Project** may include the undertaking or making some or all of the following improvements, construction or related activities: construction of new roads for vehicular traffic, reconfiguring intersections, bike lanes, sidewalks, drainage swales, embankments, driveways and culverts, drainage retention areas and other stormwater drainage or retention facilities, intersection improvements; landscaping; relocating or reconstruction of power and traffic signal poles and traffic signal equipment; and improved utilities,

WHEREAS, the Board has determined that it is in the best interests of the citizens of Marion County and for the safe and efficient movement of vehicular and pedestrian

traffic, to construct the **Project** in Marion County, Florida, without limitation, by performing, undertaking or making, some or all of the following improvements, construction of new roads for vehicular traffic, reconfiguring intersections, bike lanes, sidewalks, drainage swales, embankments, driveways and culverts, drainage retention areas and other stormwater drainage or retention facilities, intersection improvements; landscaping; relocating or reconstruction of power and traffic signal poles and traffic signal equipment; and improved utilities, and

WHEREAS, the **Project** will widen the westerly north-south corridor of 80th/70th Avenue for a 10.5 mile segment beginning at SW 90th Street, and continuing north following SW 80th Avenue across Hwy 40, continuing north following NW 80th Avenue to NW 70th Avenue Road and ending approximately 0.5 miles north of US Hwy 27 in Marion County, Florida and will alleviate traffic congestion on other facilities, and connect to other major collector and arterial roads.

WHEREAS, the County Engineer has caused to be designed the **Project**, compiled construction plans for the **Project**, and has surveyed and located its line of construction for the Project and determined the area and location of the **Project Parcels** necessary for final construction of the **Project** and to accommodate anticipated right-of-way requirements in the reasonably foreseeable future, and intends in good faith to construct the Project on or over those **Parcels** . The County has determined the necessity to acquire the property interests of Fee Simple Partial Right of Way, Temporary Construction Easements, Permanent Drainage Easements, and Drainage Retention Areas (hereinafter, “the property interests”) from **The Project Parcels** described in **SCHEDULE A, Exhibit “A,” and Exhibit “B,”** attached hereto and incorporated herein by reference, in order to construct the **Project** as designed; and

WHEREAS, the Board of County Commissioners, as part of its approval of the foregoing Preliminary Engineering Report, considered alternative designs and routes, cost, safety, environmental factors, and long term area planning in concluding that the acquisition of the specific property interests identified herein is necessary and in the best interests of the public; and

WHEREAS, Section 337.274, Fla. Stat. (2025), provides that the Department of Transportation and its authorized agents and employees are authorized to enter upon any lands, waters, and premises, upon giving reasonable notice to the landowner, for the purpose of making surveys, soundings, drillings, appraisals, environmental assessments, archeological assessments, and examinations necessary to perform its duties and functions; and any such entry shall not be deemed a trespass or an entry that would constitute a taking in an eminent domain proceeding. The department shall make reimbursement for any actual damages to such lands, water, and premises as a result of such activities; and

WHEREAS, Ch. 73, Fla. Stat. (2025) provides general substantive and procedural requirements and limitations on a county's exercise of the power of eminent domain; and

WHEREAS, Section 73.015, Fla. Stat. (2025), subsection (1), provides requirements for pre-suit negotiation with the fee owner of the property to be acquired by eminent domain; and

WHEREAS, Section 73.015, Fla. Stat. (2025), subsection (2) provides requirements for notification of business owners, including lessees, who operate a business located on the property to be acquired; and

WHEREAS, the County has thus far been unable to acquire the **Project Parcels** described herein by gift or purchase;

WHEREAS, construction of the **Project** will be impeded unless the **Project Parcels** are acquired by the County, and any delay in acquiring the Parcels and the resulting delay in the construction of the Project is not in the best interests of the County or its citizens; and

WHEREAS, Chapter 74, Fla. Stat. (2025) provides authority and procedures for counties to take possession and title of parcels or property interests acquired by eminent domain in advance of entry of final judgment; and

WHEREAS, the Board hereby finds and determines that all conditions precedent to acquiring the property interests described and identified in **SCHEDULE A, Exhibit "A,"** and **Composite Exhibit "B"** have been met by Marion County. Specifically, before approving the acquisition of the property interests described herein, the Board has considered and weighed, where applicable, factors of safety, benefits to the public, costs, availability of alternatives, long-range area planning and environmental factors, as well as any other relevant factors. The Board further finds that the required notifications to appropriate state and local agencies have been made. The Board further finds that all necessary governmental permits have been obtained or there is a reasonable probability that such permits will be obtained.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, as follows:

Section 1. **Adoption.** The Board hereby adopts the facts contained in the foregoing WHEREAS Clauses and the same are made a part of this Resolution.

Section 2. **Construction Plans.** The County has surveyed and located its line or area of construction, and developed construction plans reflecting the property interests to be acquired from the **Project Parcels** described in **SCHEDULE A, and Exhibit "A"** hereof required for the **Project**, which plans and maps have been reviewed by the Board and are approved for use (as they now exist or as hereafter updated, revised or corrected

as set forth below), and such plans and maps may be filed with the Clerk of the Circuit Court in and for Marion County, Florida, together with a certified copy of this Resolution. For those **Project Parcels** designated as easements in **SCHEDULE A** and **Exhibit "A,"** it is necessary to acquire the corresponding type of easement rights under the terms and conditions set forth in **Composite Exhibit "B."** (The information, if any, in the attached **SCHEDULE A, and Exhibit "A"** as to the name of the property owners, the properties' tax identification numbers, and the legal descriptions of the property interests to be acquired from **the Project Parcels** is for information purposes only. Such information may be corrected or updated by the County Attorney or County Engineer or his or her designee.

Section 3. **Public Purpose and Necessity.** The Board hereby finds and determines that the road improvement **Project** described herein is for a public purpose and the condemnation of the property interests to be acquired from **the Project Parcels** is necessary for the construction of such Project.

Section 4. **Description of Property.** The Board further authorizes the County Surveyor or Project surveyor and County Attorney to correct minor errors or scrivener's errors to the description of the property interests to be acquired from **the Project Parcels** if any, with regard to the condemnation proceeding authorized herein without further action of this Board.

Section 5. **Purchase of Property.** The Office of the County Engineer is authorized to acquire the property interests described in the **Project Parcels** by gift, purchase, or condemnation. In furtherance thereof, the Office of the County Engineer is authorized to make binding offers to the property owners or their respective representatives to acquire such property interests in an amount not to exceed 140% of the current full compensation appraised value of such interests including any severance damages as determined by the county's engaged real estate appraiser in an up-to date appraisal, and business damages, if any, without further authorization from the Board. Should the County purchase the property interest to be acquired from **the Project Parcels**, prior to the commencement of condemnation proceedings, or prior to acquiring title to said **Parcel** in the condemnation proceedings, the County Attorney is authorized to omit or dismiss said **Parcel** so acquired from the condemnation proceedings.

Section 6. The County, its officers, employees and attorneys, are hereby authorized and directed, if necessary, to institute and prosecute such actions as may be proper for the acquisition of the property interests in **the Project Parcels** by eminent domain proceedings pursuant to Chapters 73 and 74, Florida Statutes.

Section 7. **Authority of County Engineer Regarding Construction Plans.** The County Engineer or her designee is authorized to have the construction plans updated, revised or corrected, and to utilize such plans in the condemnation action,

including binding the Board to said plans, updates, revisions or corrections, without further action of the Board.

Section 8. **Interest to Be Acquired.** Pursuant to Section 127.01, Fla. Stat. (2025), subsection (1)(a), the fee simple absolute title to all property so taken and acquired shall vest in the county unless the County seeks to condemn a lesser particular right or estate in such property. For this Resolution, the Board hereby determines that the property interests to be acquired from **the Project Parcels** are Fee Simple Partial Right of Way, Temporary Construction Easements, Permanent Drainage Easements, and Drainage Retention Areas and the Board authorizes the acquisition of such interests by the acquisition of said **Parcels**.

Section 9. **Acquisition in Advance of Final Judgment.** The Board hereby authorizes the County Attorney to take possession and title of the takings from **the Project Parcels** in advance of the entry of final judgment, including by filing a declaration of taking pursuant to Section 74.031, Florida Statutes. The County Attorney is further authorized to execute any motions for entry of stipulated orders of taking related to the **Project Parcels** with the concurrence of the County Engineer. The County Attorney is further authorized to enter into any settlement agreement, execute any motion for entry of stipulated final judgment and other necessary paperwork associated with a case settlement, provided that the total settlement amount, inclusive of any associated legal fees and costs and expert fees and costs, is within the confines of the approved **Project** budget and has approval of the County Engineer.

Section 10. **Directions to Clerk of Circuit Court.** The Clerk of the Circuit Court of Marion County, Florida, is directed to accept for deposit any and all funds delivered by the County with respect to the acquisition of the property interest from **the Project Parcels** and costs and expenses related thereto in the Registry of the Circuit Court for the Fifth Judicial Circuit in and for Marion County, Florida, as required by law in condemnation proceedings.

Section 11. **Severability.** If any one or more of the provisions of this Resolution should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Resolution, which remaining provisions shall continue in full force and effect, provided that the remaining provisions can be given legal effect absent the invalid provisions.

Section 12. **Effective Date.** This Resolution shall take effect immediately upon adoption.

DULY RESOLVED this _____ day of _____, 2026.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

CARL ZALAK, III, CHAIRMAN

ATTEST:

GREGORY C. HARRELL, CLERK

SCHEDULE A
PROJECT PARCELS

Project Parcel #	Parcel ID	Owner(s)	Interest(s) to be acquired
20A	21626+002-17	Ocala Acreage, LLC	Drainage Retention Area
23	21625-000-02	Golden Ocala Equestrian Land, LLC	Fee Simple Right-of-Way Temporary Construction Easement
28	21625-000-06	John R. Werry	Fee Simple Right-of-Way
29	21625-000-23	Golden Ocala Equestrian Land, LLC	Fee Simple Right-of-Way Temporary Construction Easement
30	21625-000-05	Golden Ocala Equestrian Land, LLC	Fee Simple Right-of-Way
32	21625-002-02	Golden Ocala Equestrian Land, LLC	Fee Simple Right-of-Way
33	21625-002-03	Golden Ocala Equestrian Land, LLC	Fee Simple Right-of-Way
34	21625-002-30	Golden Ocala Equestrian Land, LLC	Fee Simple Right-of-Way
38	21625-002-29	Norbert George Hoffmann and Mary Lisa Hoffmann	Temporary Construction Easement
40	21625-002-24	Golden Ocala Equestrian Land, LLC	Drainage Retention Area Drainage Easement
41	21625-002-01	Golden Ocala Equestrian Land, LLC	Fee Simple Right-of-Way Drainage Retention Area Drainage Easement
42	21625-002-22	Jason Elliott	Fee Simple Right-of-Way Temporary Construction Easement
43	21625-002-41	Flex Farm, LLC	Fee Simple Right-of-Way Temporary Construction Easement
44	21625-005-05	Golden Ocala Equestrian Land, LLC	Fee Simple Right-of-Way Temporary Construction Easement
46	21625-002-11	Golden Ocala Equestrian Land, LLC	Fee Simple Right-of-Way

EXHIBIT “A”

Legal Descriptions and Sketches
of Project Parcels

DESCRIPTION:

(PREPARED BY SURVEYOR)

W.R.A. (WATER RETENTION AREA) LYING ALONG THE WESTERLY BOUNDARY OF LOT 17, BLOCK B OF "DERBY FARMS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W, PAGE 3, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N.89°50'58"E., ALONG THE SOUTH BOUNDARY OF SAID S.W. 1/4, 30.00 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES); THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, CONTINUE N.89°50'58"E., ALONG SAID SOUTH BOUNDARY, 691.22 FEET TO THE S.W. CORNER OF LOT 17, BLOCK B OF "DERBY FARMS", AS PER PLAT THEREOF RECORDED IN PLAT BOOK W, PAGE 3, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°34'52"E., ALONG THE WEST BOUNDARY OF SAID BLOCK B, 250.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°34'52"E., ALONG SAID WEST BOUNDARY, 300.00 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°25'08"E., 100.00 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 17; THENCE S.00°34'52"W., ALONG THE WESTERLY BOUNDARY OF SAID LOT 17, 300.00 FEET; THENCE N.89°25'08"W., 100.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 30,000.00 SQUARE FEET/0.689 ACRES, MORE OR LESS.

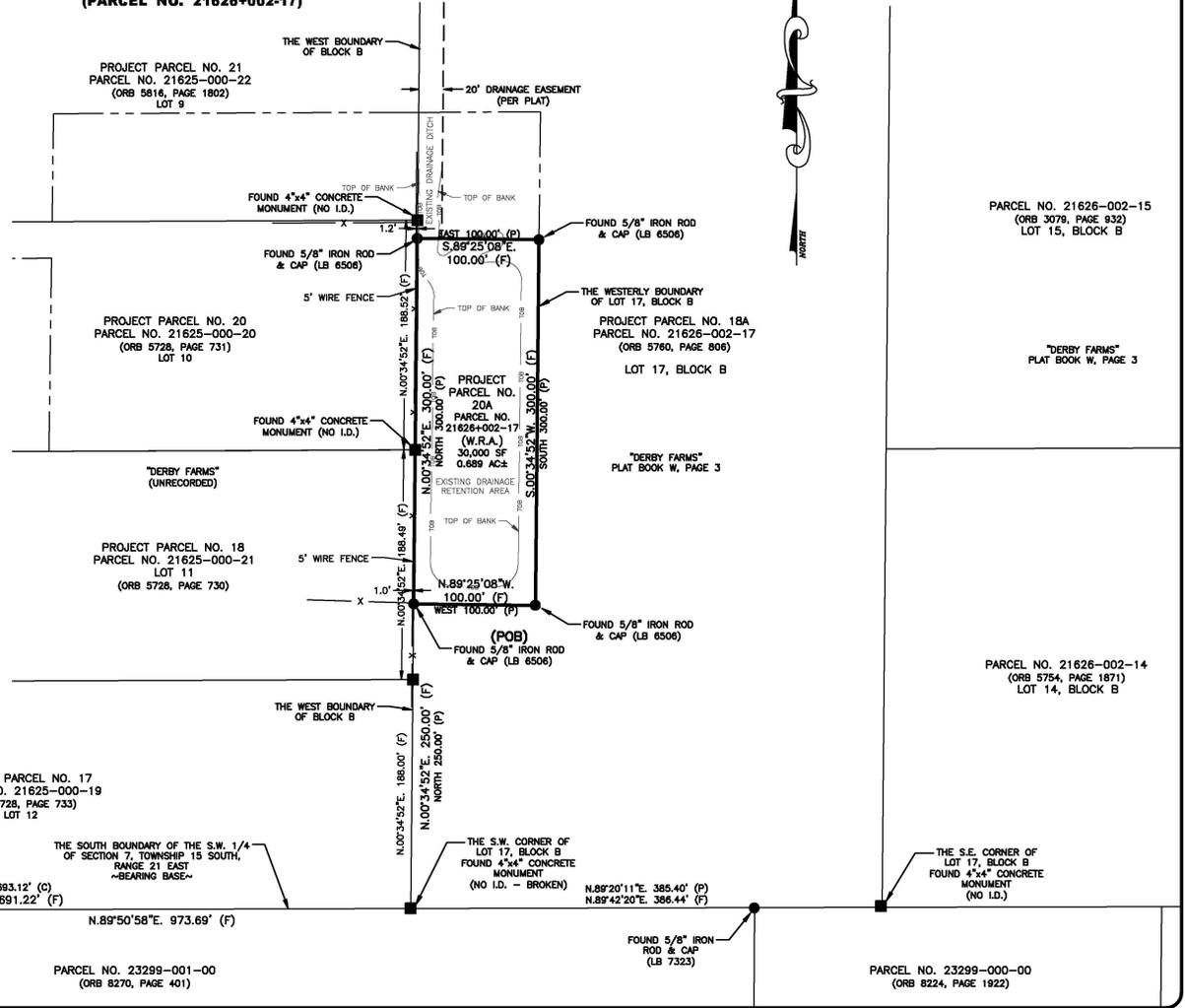
SURVEYOR'S NOTES:

1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, TO BEAR N.89°50'58"E.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
10. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0503 E, EFFECTIVE APRIL 19, 2017.
11. THE MOST CURRENT ADJUTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.

LEGEND

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

**BOUNDARY SURVEY
FOR:
MARION COUNTY
PROJECT PARCEL NO. 20A
(PARCEL NO. 21626-002-17)**



(POC)
THE S.W. CORNER OF THE
S.W. 1/4 OF SECTION 7,
TOWNSHIP 15 SOUTH,
RANGE 21 EAST
FOUND NAIL & DISK
(LB 8397)

SURVEYOR'S CERTIFICATION:

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY SURVEY.

DATE

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



STATE CERTIFIED SDVBE



PREECE
LAND SURVEYING, INC.

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

(LICENSED BUSINESS NO. 7389)

DATE OF FIELD SURVEY: OCTOBER 11, 2024

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	121/46			
FILE INFO:	7-15-21			
SCALE: 1" = 100'	COPYRIGHT © 2024	JOB ORDER# 20-118 (PARCEL 20A)		

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 6977, PAGE 1671)

THE SOUTH 238.25 FEET OF THE NORTH 1459.50 FEET OF THE EAST 548.50 FEET OF THE WEST 578.50 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(R/W TAKING) - RIGHT OF WAY TAKING

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'59"W., ALONG THE WEST BOUNDARY OF SAID S.W. 1/4, A DISTANCE OF 1459.98 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°52'06"E., 30.04 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE) WITH THE NORTH RIGHT OF WAY LINE OF N.W. 10TH STREET (60 FEET WIDE), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N.00°29'05"E., ALONG SAID EAST RIGHT OF WAY LINE, 25.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.44°51'10"E., 35.18 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID N.W. 10TH STREET; THENCE S.89°52'06"W., ALONG SAID NORTH RIGHT OF WAY LINE, 25.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 312.81 SQUARE FEET/0.007 ACRES, MORE OR LESS.

(TCE) - TEMPORARY CONSTRUCTION EASEMENT

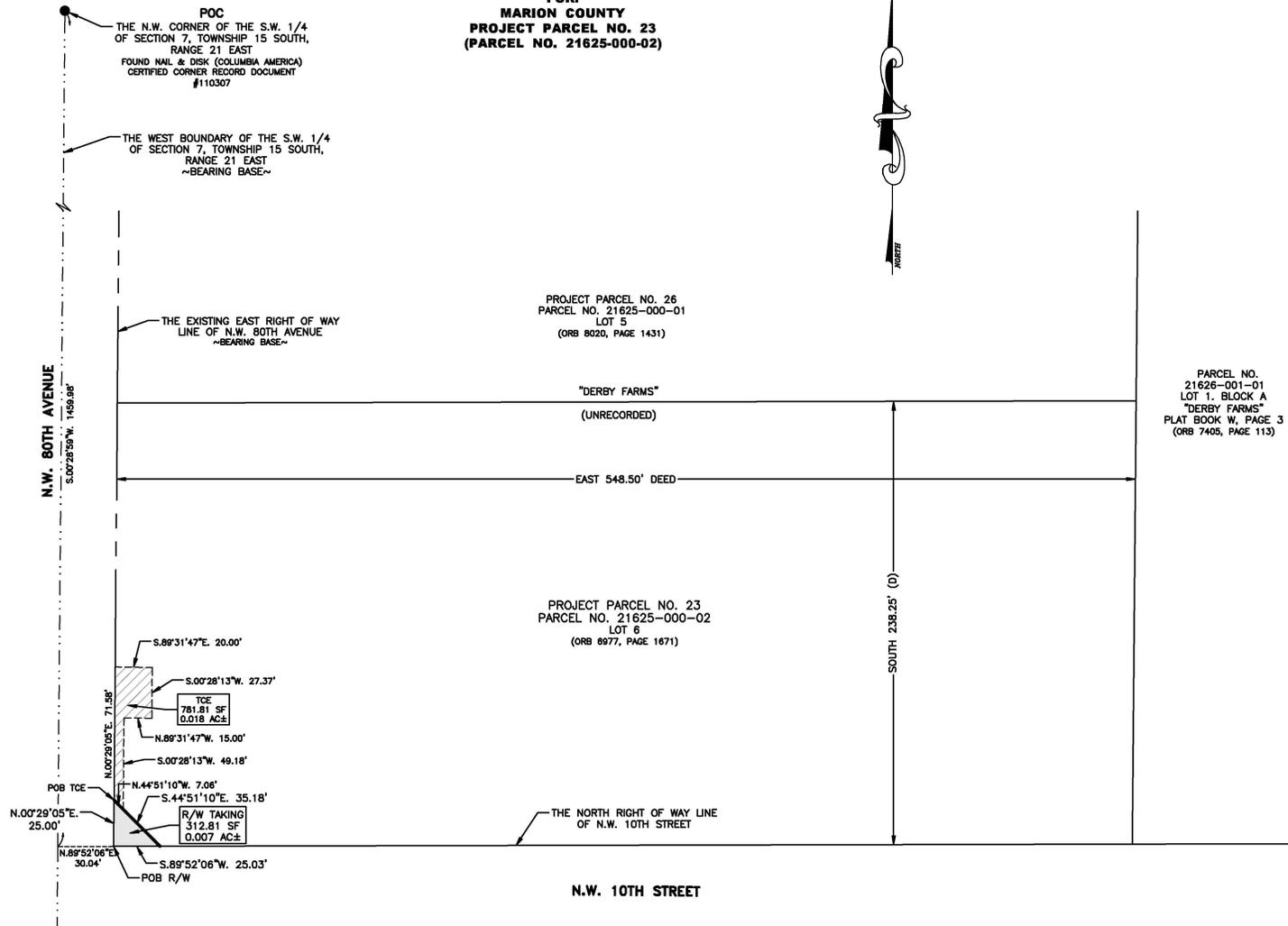
COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'59"W., ALONG THE WEST BOUNDARY OF SAID S.W. 1/4, A DISTANCE OF 1459.98 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°52'06"E., 30.04 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE) WITH THE NORTH RIGHT OF WAY LINE OF N.W. 10TH STREET (60 FEET WIDE); THENCE N.00°29'05"E., ALONG SAID EAST RIGHT OF WAY LINE, 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°29'05"E., ALONG SAID EAST RIGHT OF WAY LINE, 71.58 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.89°31'47"E., 20.00 FEET; THENCE S.00°28'13"W., 27.37 FEET; THENCE N.89°31'47"W., 15.00 FEET; THENCE S.00°28'13"W., 49.18 FEET; THENCE N.44°51'10"W., 7.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 781.81 SQUARE FEET/0.018 ACRES, MORE OR LESS.

LEGEND

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- DRA = DRAINAGE RETENTION AREA
- UE = UTILITY EASEMENT
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- (P) = PLAT DIMENSION
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- (F) = FIELD MEASURED
- SF = SQUARE FEET
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- ORB = OFFICIAL RECORDS BOOK
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- = BROKEN LINE; NOT TO SCALE

**SKETCH OF DESCRIPTION FOR:
MARION COUNTY
PROJECT PARCEL NO. 23
(PARCEL NO. 21625-000-02)**



SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



PREECE
LAND SURVEYING, INC.

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

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: DECEMBER 30, 2024			
DRAWN: G.H.P.	REVISIONS		BY DATE
CHECKED: G.H.P.			
F.B./PG. N/A			
FILE INFO: SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2024	JOB ORDER# 20-118 (PARCEL 23)	

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 6744, PAGE 1182)

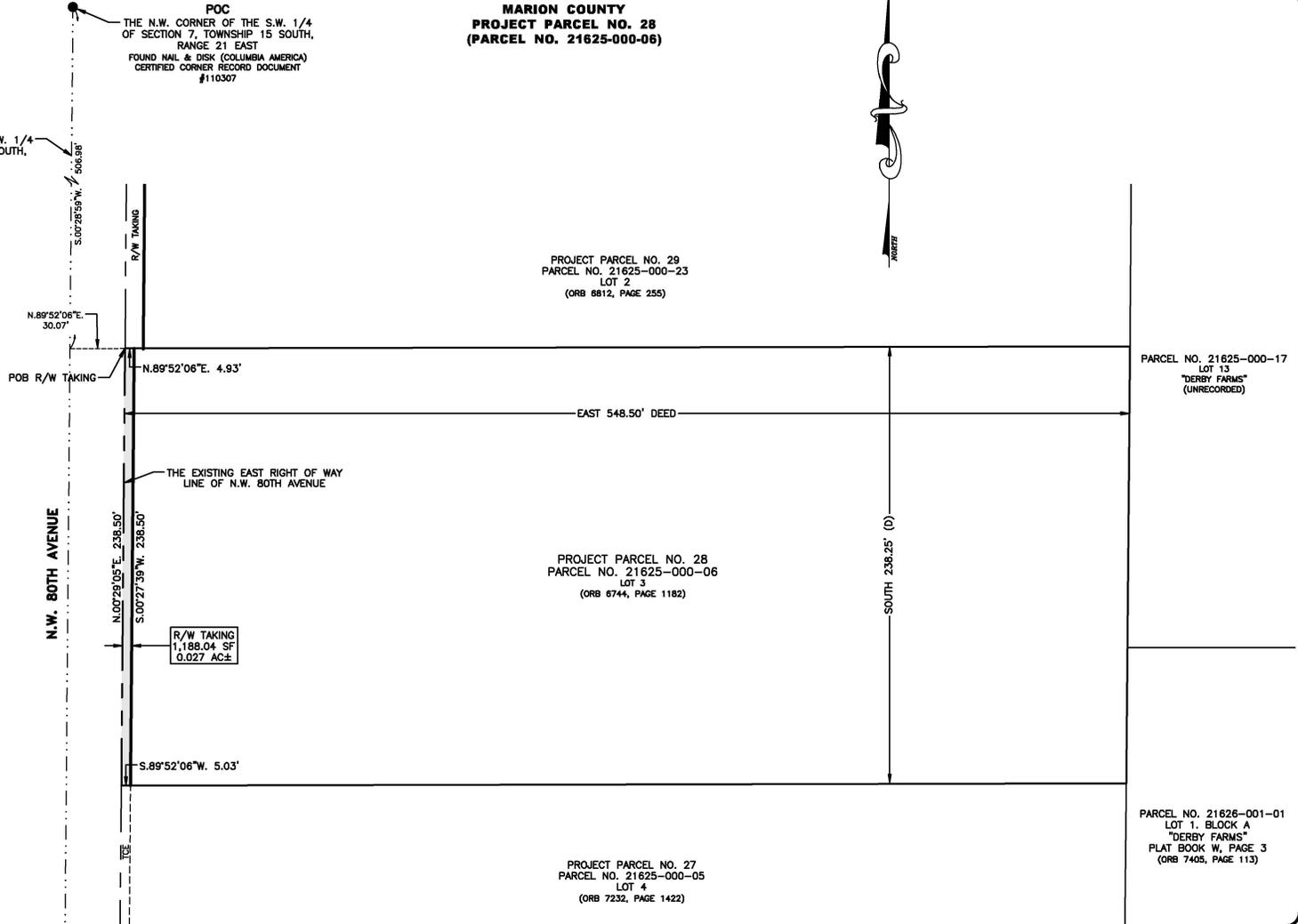
THE SOUTH 238.25 FEET OF THE NORTH 744.75 FEET OF THE EAST 548.50 FEET OF THE WEST 578.50 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(R/W) - RIGHT OF WAY TAKING

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CONTAINING 1,188.04 SQUARE FEET/0.027 ACRES, MORE OR LESS.

**SKETCH OF DESCRIPTION FOR:
MARION COUNTY
PROJECT PARCEL NO. 28
(PARCEL NO. 21625-000-06)**



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

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



PREECE
LAND SURVEYING, INC.

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

(LICENSED BUSINESS NO. 7389)

DRAWN: G.H.P.		DATE OF SKETCH: JANUARY 21, 2025	
CHECKED: G.H.P.		REVISIONS	
F.B./PG. N/A		BY	DATE
FILE INFO: SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 28)	

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 6812, PAGE 255)
 COMMENCE AT THE 1/4 CORNER ON THE WEST BOUNDARY OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE SOUTH ALONG SAID WEST BOUNDARY A DISTANCE OF 30.00 FEET, THENCE N89°23'06"E A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 7-W, THENCE SOUTH ALONG SAID RIGHT-OF-WAY A DISTANCE OF 238.25 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 238.25 FEET, THENCE N89°23'06"E A DISTANCE OF 548.50 FEET, THENCE NORTH A DISTANCE OF 238.25 FEET, THENCE S89°23'06"W A DISTANCE OF 548.50 FEET TO THE POINT OF BEGINNING.

THE WEST BOUNDARY OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 ~BEARING BASE~

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'59"W, ALONG THE WEST BOUNDARY OF SAID S.W. 1/4, A DISTANCE OF 268.49 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°52'06"E, 30.07 FEET TO THE EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N.89°52'06"E, 10.00 FEET; THENCE S.00°29'05"W, 238.50 FEET; THENCE S.89°52'06"W, 10.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE; THENCE N.00°29'05"E, ALONG SAID EAST RIGHT OF WAY LINE, 238.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,384.97 SQUARE FEET/0.055 ACRES, MORE OR LESS.

(TCE) - TEMPORARY CONSTRUCTION EASEMENT

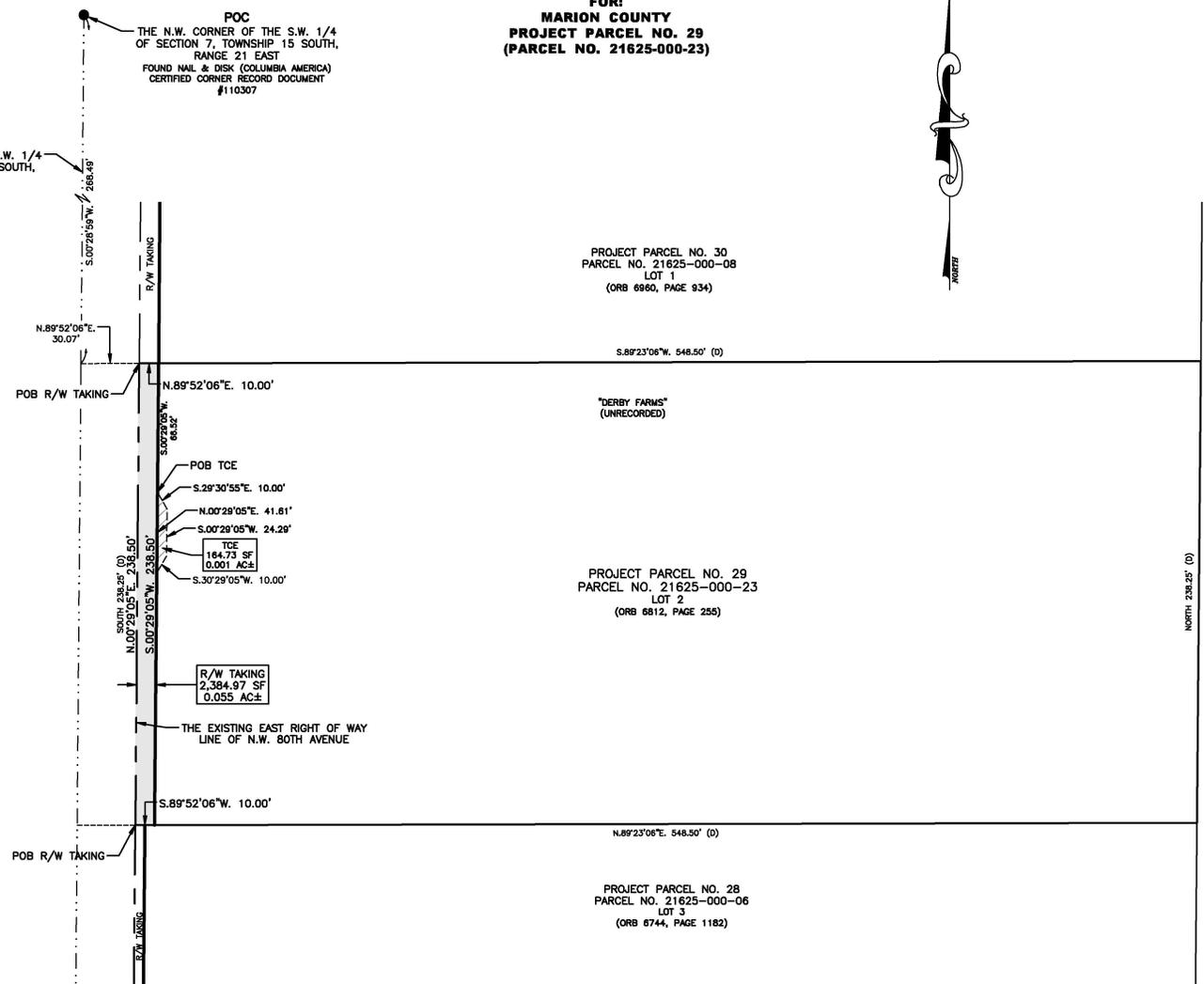
COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'59"W, ALONG THE WEST BOUNDARY OF SAID S.W. 1/4, A DISTANCE OF 268.49 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°52'06"E, 30.07 FEET TO THE EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE); THENCE CONTINUE N.89°52'06"E, 10.00 FEET; THENCE S.00°29'05"W, 66.52 FEET TO THE POINT OF BEGINNING; THENCE S.29°30'55"E, 10.00 FEET; THENCE N.00°29'05"W, 24.29 FEET; THENCE S.30°29'05"W, 10.00 FEET; THENCE N.00°29'05"E, 41.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 164.73 SQUARE FEET/0.001 ACRES, MORE OR LESS.

LEGEND

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

SKETCH OF DESCRIPTION FOR: MARION COUNTY PROJECT PARCEL NO. 29 (PARCEL NO. 21625-000-23)



SURVEYOR'S CERTIFICATION:
 THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



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

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

DATE OF SKETCH: JANUARY 21, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:	SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 29)		

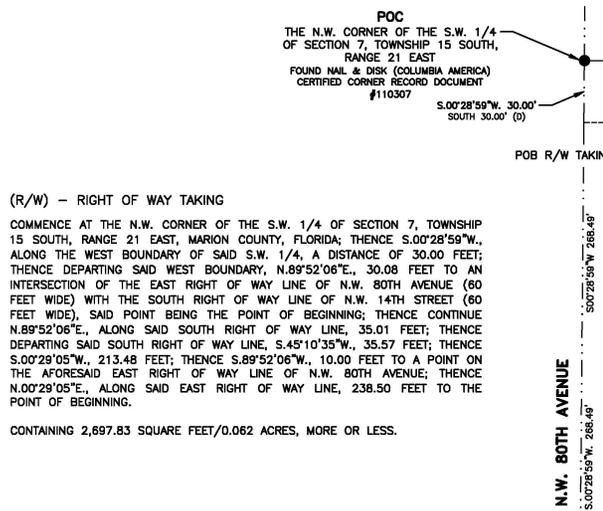
"THIS IS NOT A SURVEY"

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 30
(PARCEL NO. 21625-000-08)**

DESCRIPTION:

(ORB 6960, PAGE 934)

COMMENCE AT THE 1/4 CORNER OF THE WEST BOUNDARY OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE SOUTH ALONG SAID WEST BOUNDARY, A DISTANCE OF 30.00 FEET, THENCE N.89°23'06"E. A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 7-W, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE SOUTH ALONG SAID RIGHT OF WAY A DISTANCE OF 238.25 FEET, THENCE N.89°23'06"E. A DISTANCE OF 548.50 FEET THENCE NORTH A DISTANCE OF 238.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET, THENCE S.89°23'06"W. ALONG SAID RIGHT OF WAY A DISTANCE OF 548.50 FEET TO THE POINT OF BEGINNING.



(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.00°28'59"W., ALONG THE WEST BOUNDARY OF SAID S.W. 1/4, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°52'06"E., 30.08 FEET TO AN INTERSECTION OF THE EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE) WITH THE SOUTH RIGHT OF WAY LINE OF N.W. 14TH STREET (60 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N.89°52'06"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 35.01 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.45°10'35"W., 35.57 FEET; THENCE S.00°28'05"W., 213.48 FEET; THENCE S.89°52'06"W., 10.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE; THENCE N.00°28'05"E., ALONG SAID EAST RIGHT OF WAY LINE, 238.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,697.83 SQUARE FEET/0.062 ACRES, MORE OR LESS.

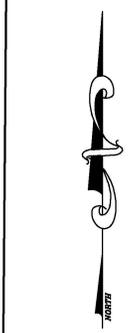
- LEGEND**
- POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R/W = RIGHT OF WAY
 - TCE = TEMPORARY CONSTRUCTION EASEMENT
 - DRA = DRAINAGE RETENTION AREA
 - UE = UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - (P) = PLAT DIMENSION
 - (D) = DEED DIMENSION
 - (F) = FIELD MEASURED
 - SF = SQUARE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

THE WEST BOUNDARY OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST
~BEARING BASE~

N.W. 14TH STREET

PROJECT PARCEL NO. 30
PARCEL NO. 21625-000-08
LOT 1
(ORB 6960, PAGE 934)

PROJECT PARCEL NO. 29
PARCEL NO. 21625-000-23
LOT 2
(ORB 6812, PAGE 255)



PARCEL NO. 21625-000-17
LOT 13
"DERBY FARMS"
(UNRECORDED)

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



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

PREECE
LAND SURVEYING, INC.

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 21, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:	SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 30)		

"THIS IS NOT A SURVEY"

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 32
(PARCEL NO. 21625-002-02)**

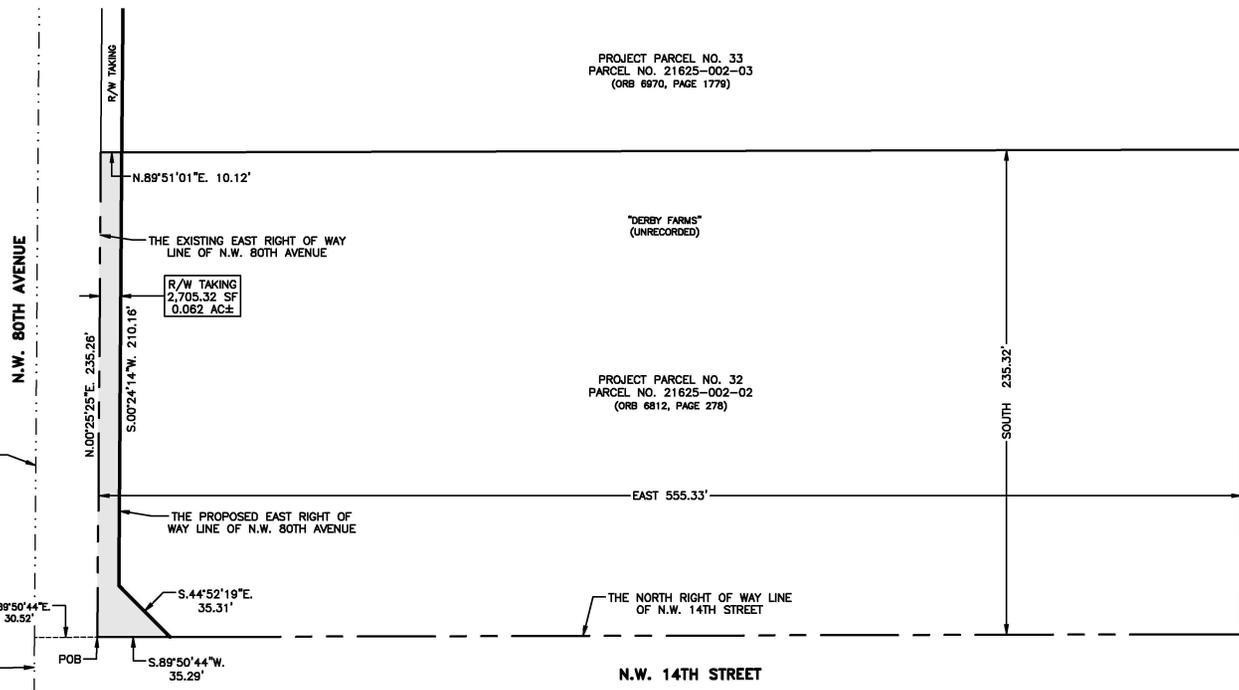
DESCRIPTION:

(ORB 8812, PAGE 278)
THE SOUTH 235.32 FEET OF THE NORTH 2,613.52 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 28.95 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°50'44"E., 30.52 FEET TO AN INTERSECTION OF THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE) WITH THE NORTH RIGHT OF WAY LINE OF N.W. 14TH STREET (60 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°25'25"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.26 FEET; THENCE N.89°51'01"E., 10.12 FEET; THENCE S.00°24'14"W., 210.16 FEET; THENCE S.44°52'19"E., 35.31 FEET TO A POINT ON AFORESAID NORTH RIGHT OF WAY LINE OF N.W. 14TH STREET; THENCE S.89°50'44"W., ALONG SAID NORTH RIGHT OF WAY LINE, 35.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,705.32 SQUARE FEET/0.062 ACRES, MORE OR LESS.



PARCEL NO. 21625-002-21
(ORB 8273, PAGE 1470)



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

POC
THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST
FOUND NAIL & DISK (COLUMBIA AMERICA)
CERTIFIED CORNER RECORD DOCUMENT
#110307

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



STATE CERTIFIED SDVBE



LAND SURVEYING, INC.

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

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 7, 2025

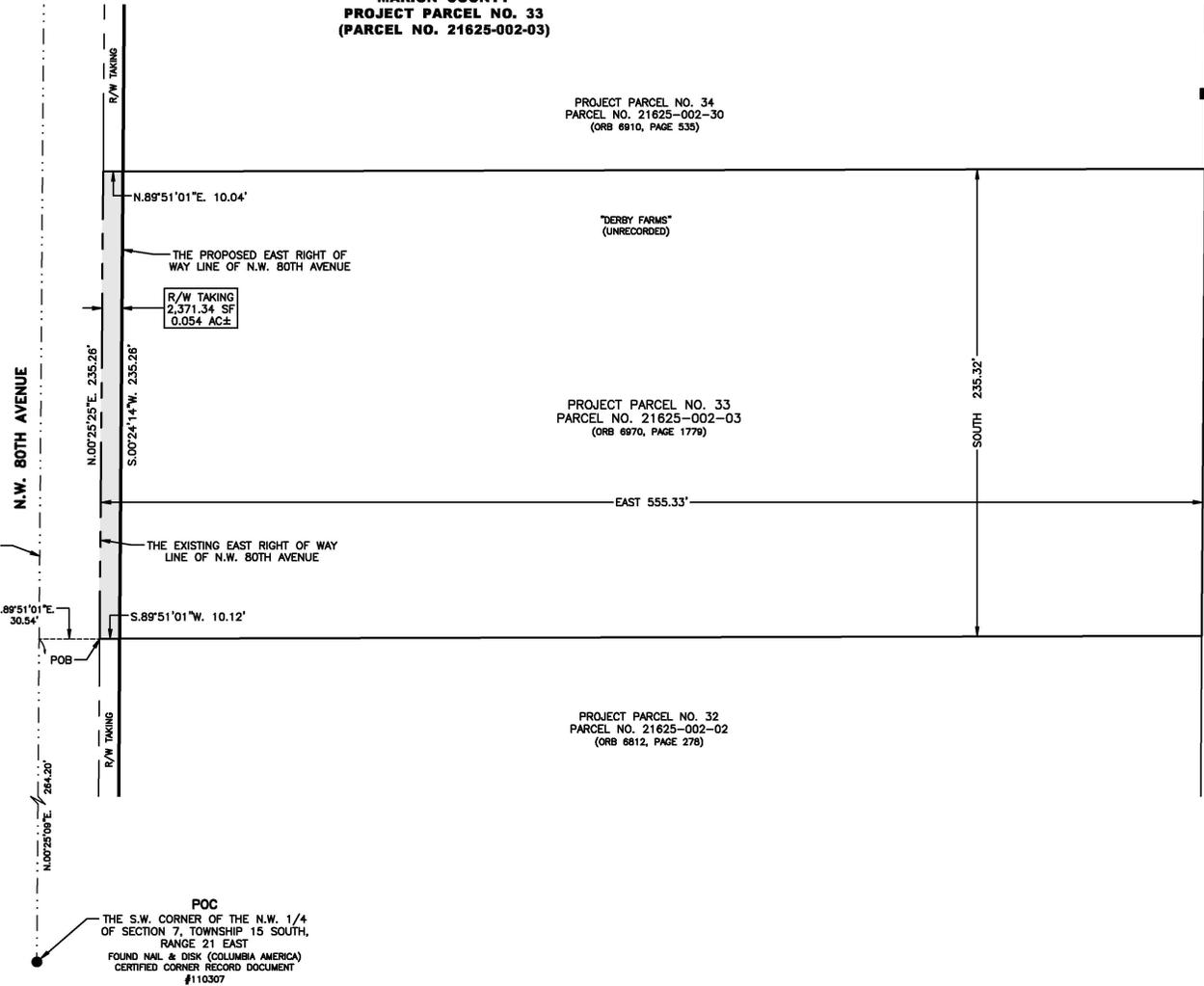
DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:	SHERMAN OAKS			
SCALE:	1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 32)	

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 33
(PARCEL NO. 21625-002-03)**

DESCRIPTION:
(ORB 6970, PAGE 1779)
THE SOUTH 235.32 FEET OF THE NORTH 2378.20 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(R/W) - RIGHT OF WAY TAKING
COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 284.20 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 30.54 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°25'25"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.26 FEET; THENCE N.89°51'01"E., 10.04 FEET; THENCE S.00°24'14"W., 235.26 FEET; THENCE S.89°51'01"W., 10.12 FEET TO THE POINT OF BEGINNING.
CONTAINING 2,371.34 SQUARE FEET/0.054 ACRES, MORE OR LESS.

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



PROJECT PARCEL NO. 35
PARCEL NO. 21625-005-01
LOT 1, BLOCK A
(O.R.B. 6396, PAGE 52)

10' UTILITY EASEMENT



PARCEL NO. 21625-002-21
(ORB 8273, PAGE 1470)

POC
THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST
FOUND NAIL & DISK (COLUMBIA AMERICA)
CERTIFIED CORNER RECORD DOCUMENT #110307

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



PREECE
LAND SURVEYING, INC.
BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plinc.us
(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 8, 2025			
DRAWN: G.H.P.	REVISIONS		BY DATE
CHECKED: G.H.P.			
F.B./PG. N/A			
FILE INFO: SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 33)	

DESCRIPTION:

(ORB 6910, PAGE 535)

THE SOUTH 235.32 FEET OF THE NORTH 2142.88 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING ALSO KNOWN AS TRACT 44 OF DERBY FARMS, AN UNRECORDED SUBDIVISION.

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 499.47 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 30.56 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°25'25"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.16 FEET; THENCE N.89°43'06"E., 9.96 FEET; THENCE S.00°24'14"W., 235.18 FEET; THENCE S.89°51'01"W., 10.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,351.21 SQUARE FEET/0.054 ACRES, MORE OR LESS.

(DE) - DRAINAGE EASEMENT

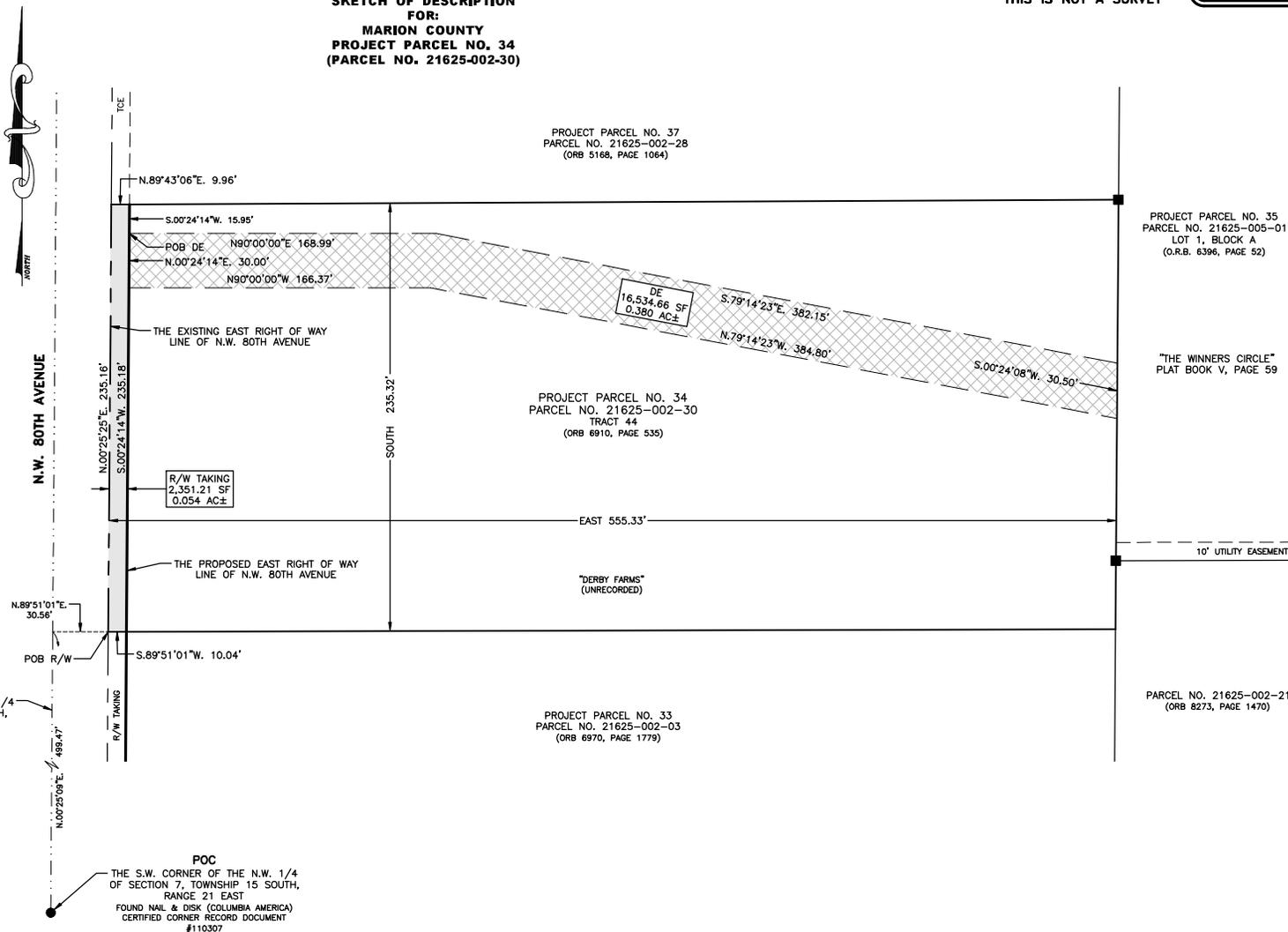
COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 499.47 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 30.56 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE); THENCE N.00°25'25"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.16 FEET; THENCE N.89°43'06"E., 9.96 FEET; THENCE S.00°24'14"W., 15.95 FEET TO THE POINT OF BEGINNING; THENCE N.90°00'00"E., 168.99 FEET; THENCE S.79°14'23"E., 382.15 FEET; THENCE S.00°24'08"W., 30.50 FEET; THENCE N.79°14'23"W., 384.80 FEET; THENCE N.90°00'00"W., 166.37 FEET; THENCE N.00°24'14"E., 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,534.66 SQUARE FEET/0.380 ACRES, MORE OR LESS.

Drainage Easement acquired by County
OR Book 8072 Page 1306; 6/13/2023

THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST -BEARING BASE-

**SKETCH OF DESCRIPTION FOR:
MARION COUNTY
PROJECT PARCEL NO. 34
(PARCEL NO. 21625-002-30)**



LEGEND

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

POC
THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST
FOUND NAIL & DISK (COLUMBIA AMERICA)
CERTIFIED CORNER RECORD DOCUMENT
#110307

SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



STATE CERTIFIED SDVBE



LAND SURVEYING, INC.

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

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 8, 2025

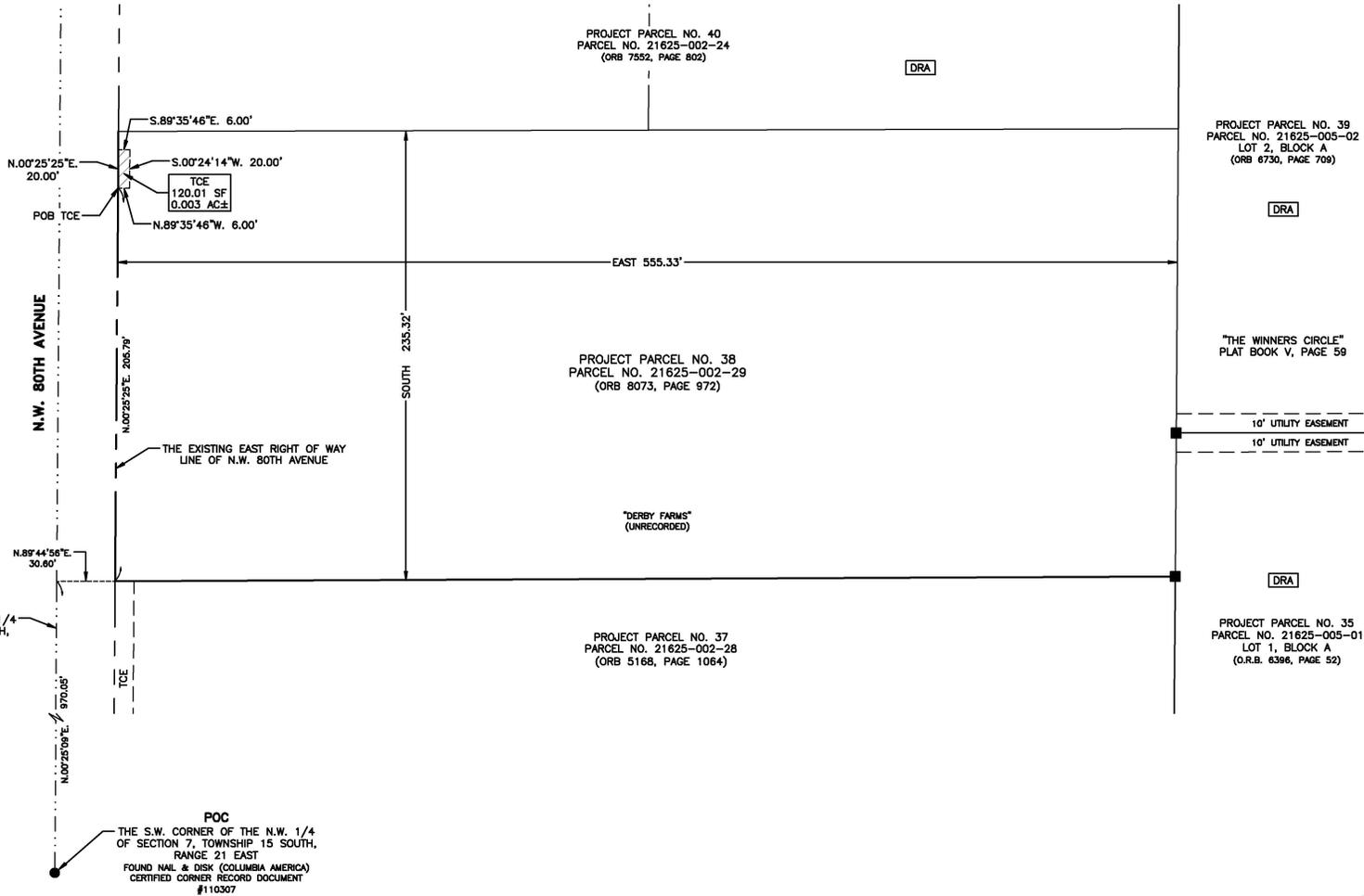
DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:	SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 34)		

DESCRIPTION:

(ORB 8073, PAGE 972)

THE SOUTH 235.32 FEET OF THE NORTH 1672.24 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

**SKETCH OF DESCRIPTION FOR:
MARION COUNTY
PROJECT PARCEL NO. 38
(PARCEL NO. 21625-002-29)**



(TCE) - TEMPORARY CONSTRUCTION EASEMENT

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 970.05 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°44'56"E., 30.60 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE); THENCE N.00°25'25"E., ALONG SAID EAST RIGHT OF WAY LINE, 205.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°25'25"E., ALONG SAID EAST RIGHT OF WAY LINE, 20.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, S.89°35'46"E., 6.00 FEET; THENCE S.00°24'14"W., 20.00 FEET; THENCE N.89°35'46"W., 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 120.01 SQUARE FEET/0.003 ACRES, MORE OR LESS.

LEGEND

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

POC
THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST
FOUND NAIL & DISK (COLUMBIA AMERICA)
CERTIFIED CORNER RECORD DOCUMENT #110307

SURVEYOR'S CERTIFICATION:

THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



STATE CERTIFIED SDVBE



LAND SURVEYING, INC.

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

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 8, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:	SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 38)		

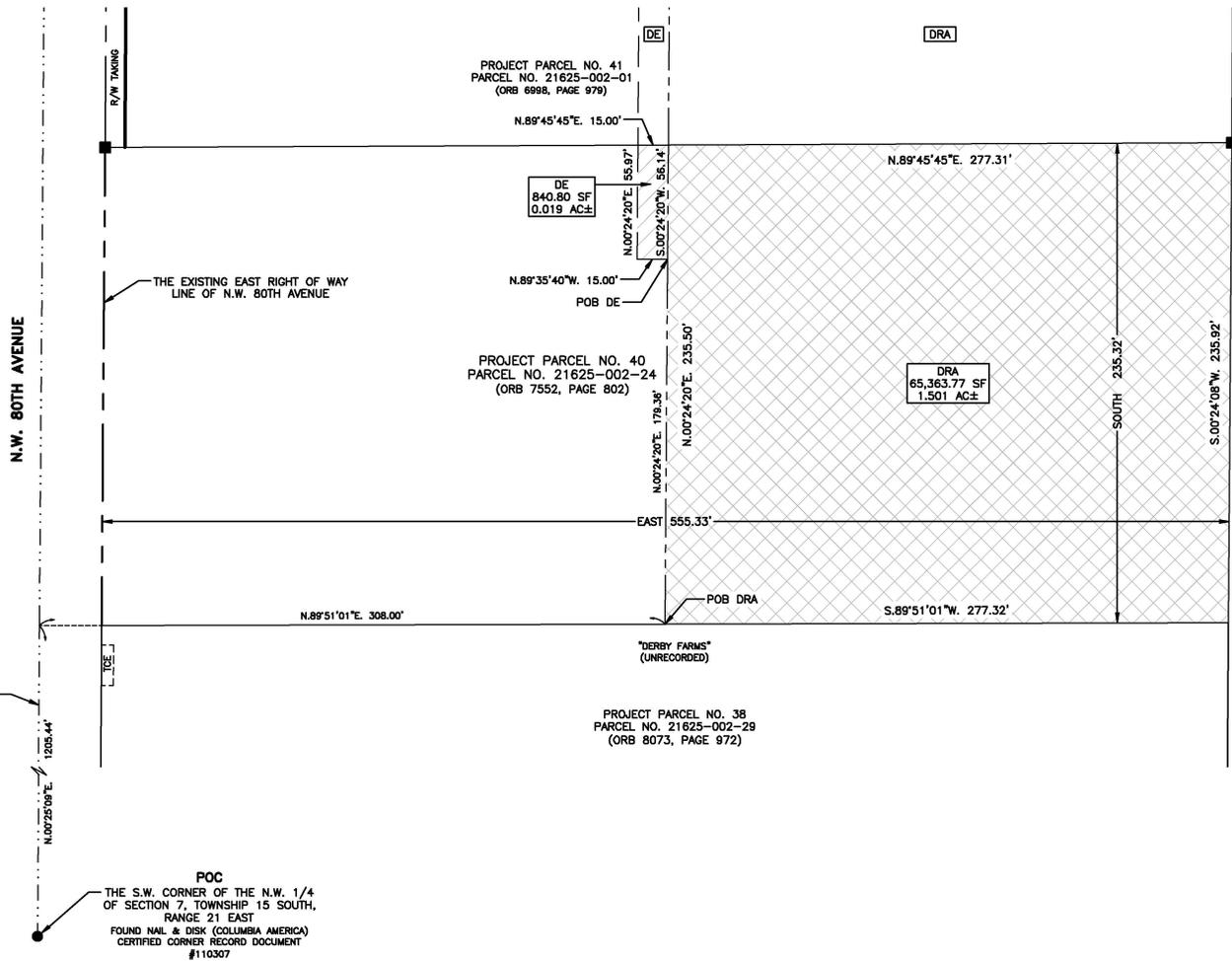
"THIS IS NOT A SURVEY"

**SKETCH OF DESCRIPTION
FOR:
MARION COUNTY
PROJECT PARCEL NO. 40
(PARCEL NO. 21625-002-24)**

DESCRIPTION:
(ORB 7552, PAGE 802)
THE SOUTH 235.32 FEET OF THE NORTH 1436.92 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(DRA) - DRAINAGE RETENTION AREA
COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1205.44 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 308.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°24'20"E., 235.50 FEET; THENCE N.89°45'45"E., 277.31 FEET; THENCE S.00°24'08"W., 235.92 FEET; THENCE S.89°51'01"W., 277.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 65,363.77 SQUARE FEET/1.501 ACRES, MORE OR LESS.

(DE) - DRAINAGE EASEMENT
COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1205.44 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 308.00 FEET; THENCE N.00°24'20"E., 179.36 FEET TO THE POINT OF BEGINNING; THENCE N.89°35'40"W., 15.00 FEET; THENCE N.00°24'20"E., 55.97 FEET; THENCE N.89°45'45"E., 15.00 FEET; THENCE S.00°24'20"W., 56.14 FEET TO THE POINT OF BEGINNING.
CONTAINING 840.80 SQUARE FEET/0.019 ACRES, MORE OR LESS.



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

PROJECT PARCEL NO. 39
PARCEL NO. 21625-005-02
LOT 2, BLOCK A
(ORB 6730, PAGE 709)

"THE WINNERS CIRCLE"
PLAT BOOK V, PAGE 59

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



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

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

DATE OF SKETCH: JANUARY 8, 2025			
DRAWN: G.H.P.	REVISIONS		BY DATE
CHECKED: G.H.P.			
F.B./PG. N/A			
FILE INFO: SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 40)	

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 6998, PAGE 979)
 THE SOUTH 235.32 FEET OF THE NORTH 1201.60 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1440.46 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°45'45"E., 30.63 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE); SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°24'32"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.24 FEET; THENCE N.89°46'08"E., 9.69 FEET; THENCE S.00°24'14"W., 235.24 FEET; THENCE S.89°45'45"W., 9.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,282.18 SQUARE FEET/0.052 ACRES, MORE OR LESS.

(DRA) - DRAINAGE RETENTION AREA

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1440.46 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°45'45"E., 30.63 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE); THENCE N.00°24'32"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.24 FEET; THENCE N.89°46'08"E., 9.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°46'08"E., 544.91 FEET; THENCE S.00°24'08"W., 235.18 FEET; THENCE S.89°45'45"W., 277.31 FEET; THENCE N.00°24'20"E., 205.21 FEET; THENCE S.89°46'08"W., 267.61 FEET; THENCE N.00°24'14"E., 30.00 FEET TO THE POINT OF BEGINNING.

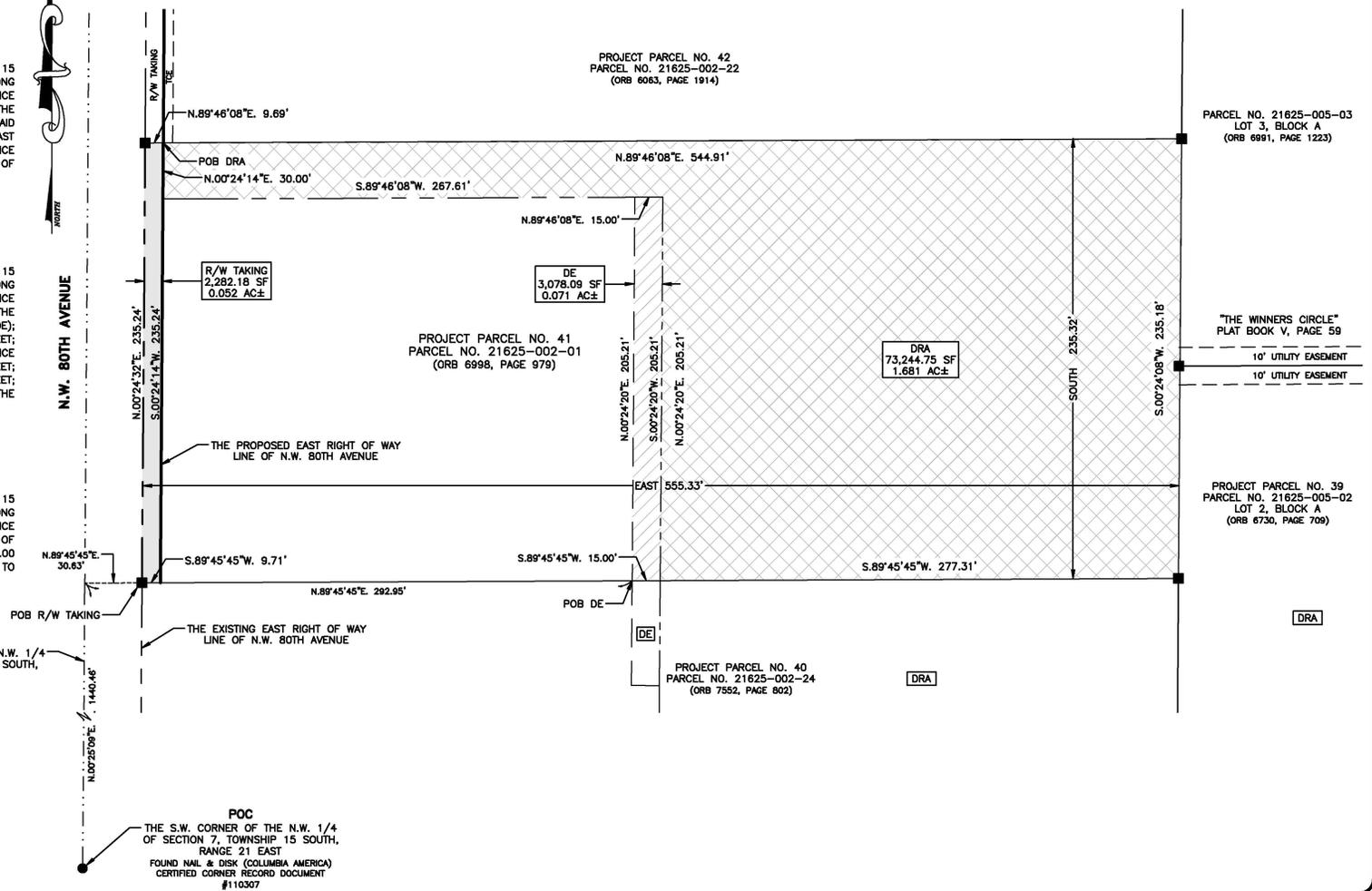
CONTAINING 73,244.75 SQUARE FEET/1.681 ACRES, MORE OR LESS.

(DE) - DRAINAGE EASEMENT

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1440.46 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°45'45"E., 292.95 FEET TO THE POINT OF BEGINNING; THENCE N.00°24'20"E., 205.21 FEET; THENCE N.89°46'08"E., 15.00 FEET; THENCE S.00°24'20"W., 205.21 FEET; THENCE S.89°45'45"W., 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,078.09 SQUARE FEET/0.071 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION FOR: MARION COUNTY PROJECT PARCEL NO. 41 (PARCEL NO. 21625-002-01)



LEGEND

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

THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 ~BEARING BASE~

POC
 THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST
 FOUND NAIL & DISK (COLUMBIA AMERICA)
 CERTIFIED CORNER RECORD DOCUMENT #110307

SURVEYOR'S CERTIFICATION:
 THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



PREECE
 LAND SURVEYING, INC.
 BELLWETHER PROFESSIONAL PARK
 2201 S.E. 30TH AVENUE, SUITE 102
 OCALA, FL 34471
 PHONE: (352) 351-0091
 FAX: (352) 351-0093 FAX
 EMAIL: glen@plains.us
 (LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 9, 2025			
DRAWN: G.H.P.	REVISIONS		BY DATE
CHECKED: G.H.P.			
F.B./PG. N/A			
FILE INFO: SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 41)	

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 6063, PAGE 1914)
 THE SOUTH 235.32 FEET OF THE NORTH 966.28 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1675.71 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°46'08"E., 30.59 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°24'32"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.71 FEET; THENCE N.89°51'01"E., 9.67 FEET; THENCE S.00°24'14"W., 235.70 FEET; THENCE S.89°46'08"W., 9.69 FEET TO THE POINT OF BEGINNING.

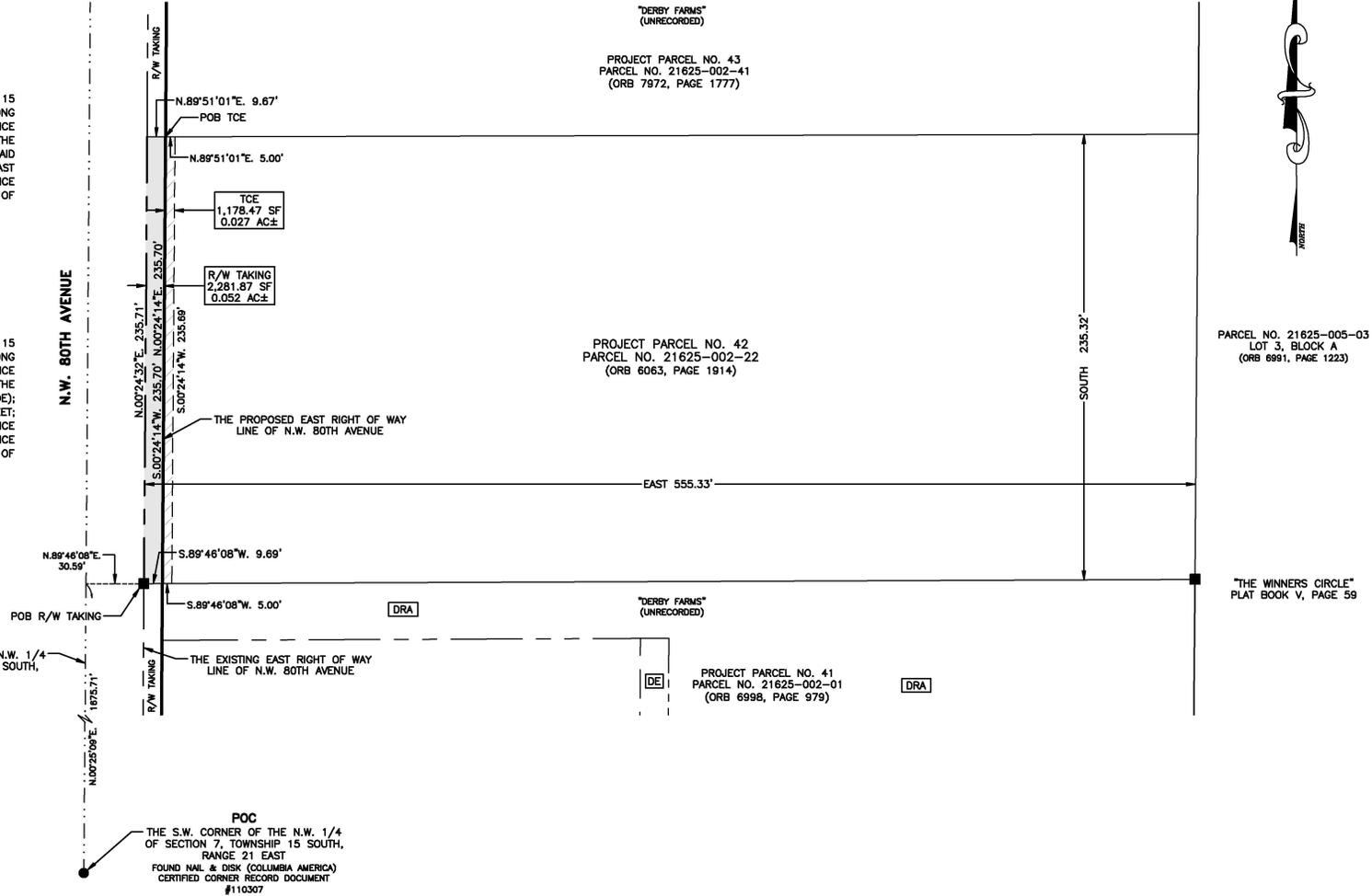
CONTAINING 2,281.87 SQUARE FEET/0.052 ACRES, MORE OR LESS.

(TCE) - TEMPORARY CONSTRUCTION EASEMENT

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1675.71 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°46'08"E., 30.59 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (60 FEET WIDE); THENCE N.00°24'32"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.71 FEET; THENCE N.89°51'01"E., 9.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°51'01"E., 5.00 FEET; THENCE S.00°24'14"W., 235.69 FEET; THENCE S.89°46'08"W., 5.00 FEET; THENCE N.00°24'14"E., 235.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,178.47 SQUARE FEET/0.027 ACRES, MORE OR LESS.

**SKETCH OF DESCRIPTION FOR:
 MARION COUNTY
 PROJECT PARCEL NO. 42
 (PARCEL NO. 21625-002-22)**



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

SURVEYOR'S CERTIFICATION:
 THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



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

PREECE
 LAND SURVEYING, INC.

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 9, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:	SHERMAN OAKS			
SCALE:	1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 42)	

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 7972, PAGE 1777)
 THE SOUTH 235.32 FEET OF THE NORTH 730.96 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1911.46 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 30.55 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°24'32"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.33 FEET; THENCE N.89°51'01"E., 9.65 FEET; THENCE S.00°24'14"W., 235.33 FEET; THENCE S.89°51'01"W., 9.67 FEET TO THE POINT OF BEGINNING.

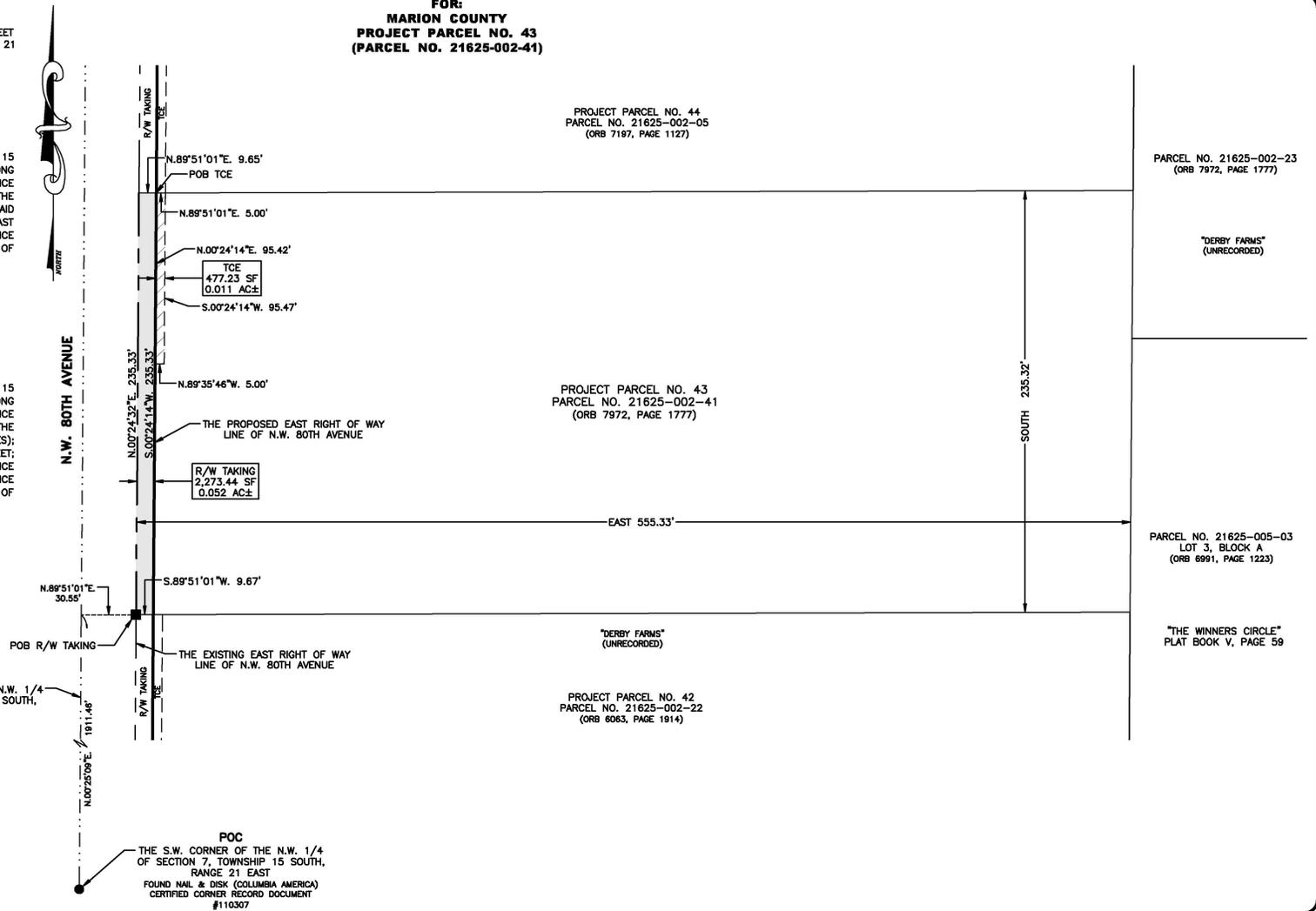
CONTAINING 2,273.44 SQUARE FEET/0.052 ACRES, MORE OR LESS.

(TCE) - TEMPORARY CONSTRUCTION EASEMENT

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 1911.46 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 30.55 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES); THENCE N.00°24'32"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.33 FEET; THENCE N.89°51'01"E., 9.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°51'01"E., 5.00 FEET; THENCE S.00°24'14"W., 95.47 FEET; THENCE N.89°35'46"W., 5.00 FEET; THENCE N.00°24'14"E., 95.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 477.23 SQUARE FEET/0.011 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION FOR: MARION COUNTY PROJECT PARCEL NO. 43 (PARCEL NO. 21625-002-41)



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

SURVEYOR'S CERTIFICATION:
 THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



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

PREECE
 LAND SURVEYING, INC.

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 9, 2025			
DRAWN: G.H.P.	REVISIONS		BY DATE
CHECKED: G.H.P.			
F.B./PG. N/A			
FILE INFO: SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 43)	

"THIS IS NOT A SURVEY"

DESCRIPTION:

(ORB 7197, PAGE 1127)
 THE SOUTH 235.32 FEET OF THE NORTH 495.64 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 2146.79 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 30.51 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°24'32"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.33 FEET; THENCE N.89°51'01"E., 9.63 FEET; THENCE S.00°24'14"W., 235.33 FEET; THENCE S.89°51'01"W., 9.65 FEET TO THE POINT OF BEGINNING.

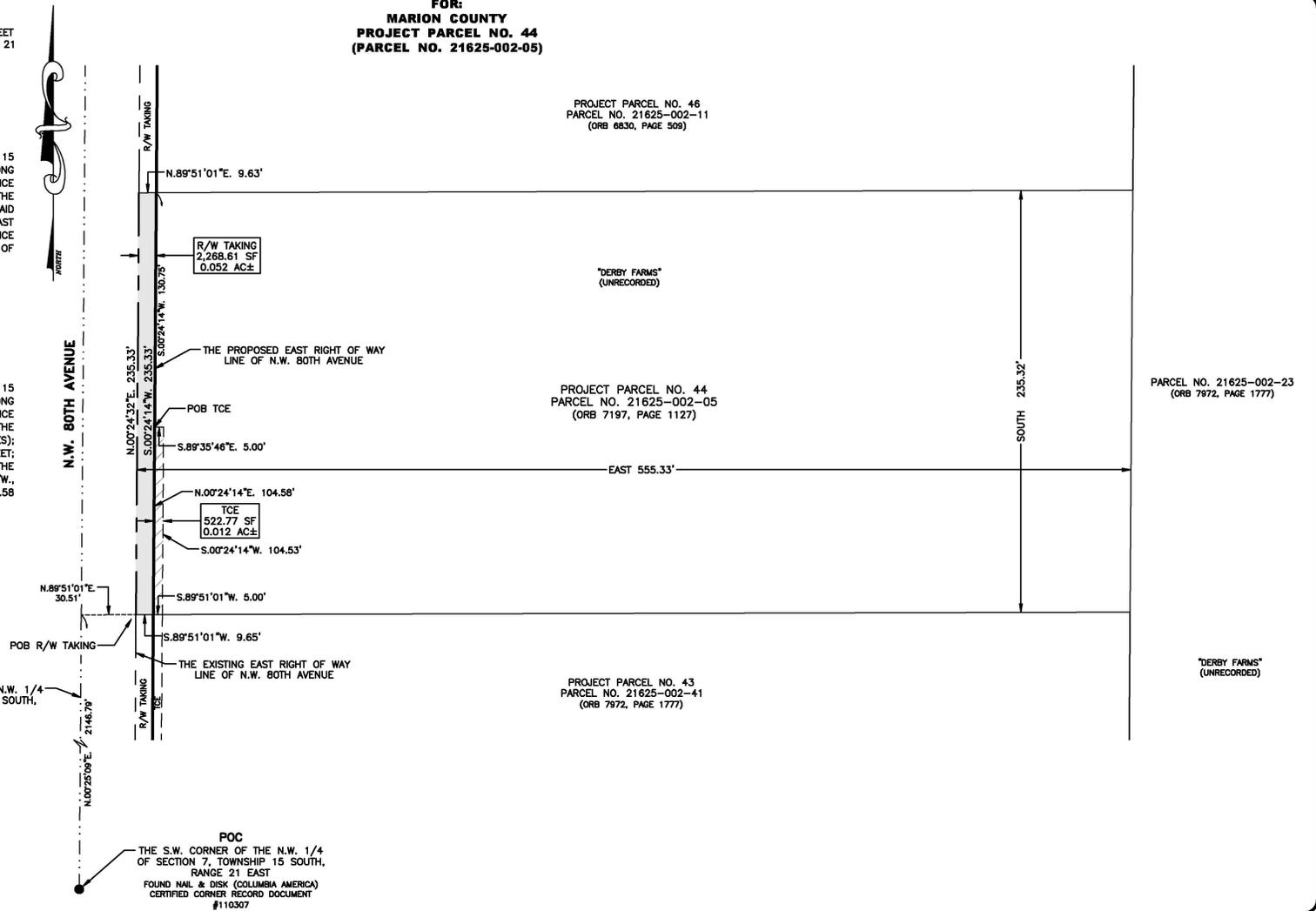
CONTAINING 2,288.61 SQUARE FEET/0.052 ACRES, MORE OR LESS.

(TCE) - TEMPORARY CONSTRUCTION EASEMENT

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 2146.79 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 30.51 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES); THENCE N.00°24'32"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.33 FEET; THENCE N.89°51'01"E., 9.63 FEET; THENCE S.00°24'14"W., 130.75 FEET TO THE POINT OF BEGINNING; THENCE S.89°35'46"E., 5.00 FEET; THENCE S.00°24'14"W., 104.53 FEET; THENCE S.89°51'01"W., 5.00 FEET; THENCE N.00°24'14"E., 104.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 522.77 SQUARE FEET/0.012 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION FOR: MARION COUNTY PROJECT PARCEL NO. 44 (PARCEL NO. 21625-002-05)



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

SURVEYOR'S CERTIFICATION:
 THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



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

PREECE
 LAND SURVEYING, INC.

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 9, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:	SHERMAN OAKS			
SCALE:	1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 44)	

DESCRIPTION:
(ORB 6830, PAGE 509)

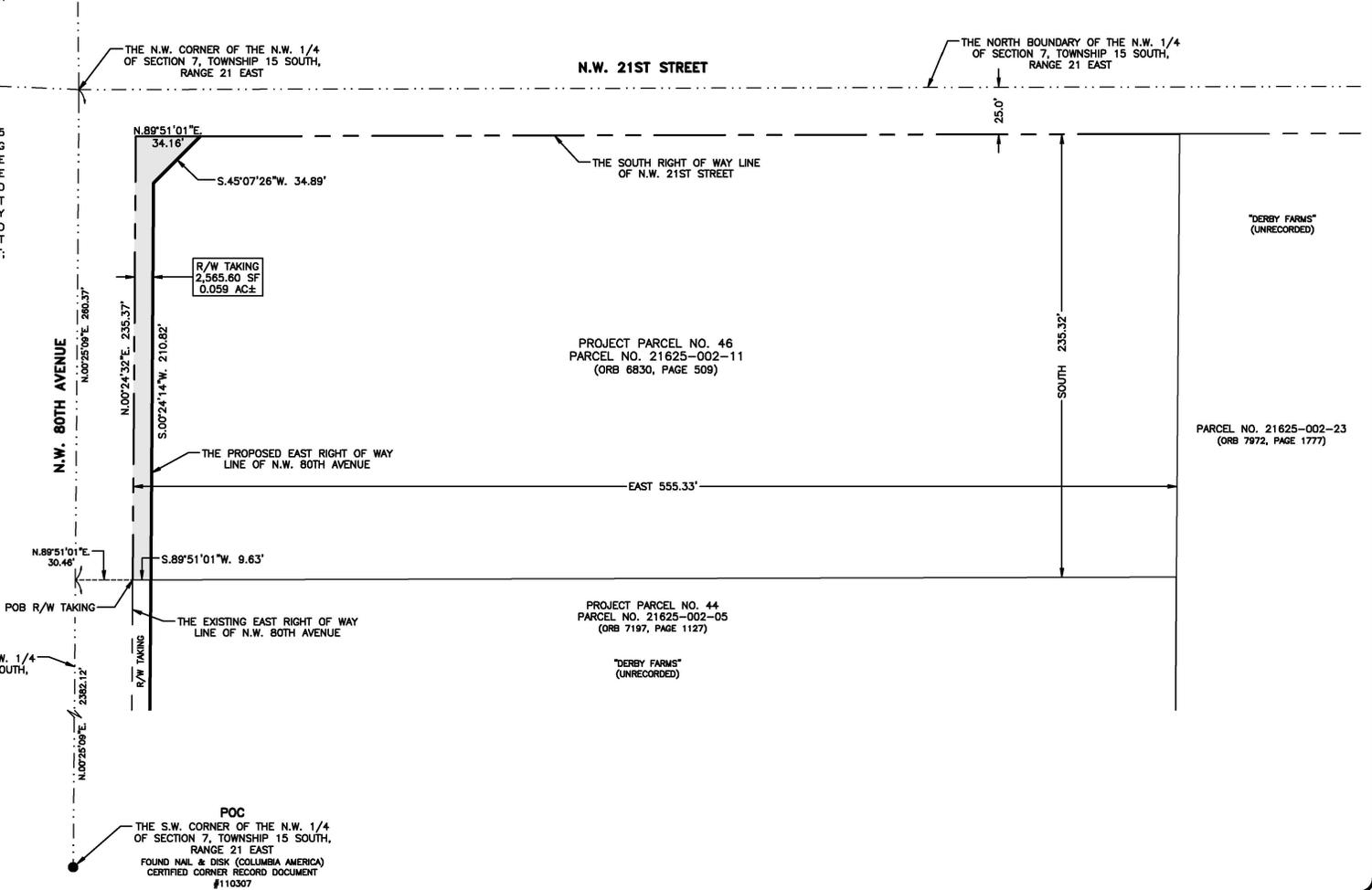
THE SOUTH 235.32 FEET OF THE NORTH 260.32 FEET OF THE EAST 555.33 FEET OF THE WEST 585.33 FEET OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

**SKETCH OF DESCRIPTION FOR:
MARION COUNTY
PROJECT PARCEL NO. 46
(PARCEL NO. 21625-002-11)**

(R/W) - RIGHT OF WAY TAKING

COMMENCE AT THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.00°25'09"E., ALONG THE WEST BOUNDARY OF SAID N.W. 1/4, A DISTANCE OF 2382.12 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°51'01"E., 30.46 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF N.W. 80TH AVENUE (WIDTH VARIES), SAID POINT BEING THE POINT OF BEGINNING; THENCE N.00°24'32"E., ALONG SAID EAST RIGHT OF WAY LINE, 235.37 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF N.W. 21ST STREET (50 FEET WIDE); THENCE N.89°51'01"E., ALONG SAID SOUTH RIGHT OF WAY LINE, 34.16 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, S.45°07'26"W., 34.89 FEET; THENCE S.00°24'14"W., 210.82 FEET; THENCE S.89°51'01"W., 9.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,585.60 SQUARE FEET/0.059 ACRES, MORE OR LESS.



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

SURVEYOR'S CERTIFICATION:
THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FOR A SKETCH OF DESCRIPTION:

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



PREECE
LAND SURVEYING, INC.

BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
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EMAIL: glen@plinc.us

(LICENSED BUSINESS NO. 7389)

DATE OF SKETCH: JANUARY 9, 2025

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B./PG.	N/A			
FILE INFO:	SHERMAN OAKS			
SCALE: 1" = 60'	COPYRIGHT © 2025	JOB ORDER# 20-118 (PARCEL 46)		

COMPOSITE EXHIBIT “B”

SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT

EASEMENT RIGHTS TO BE CONDEMNED IN ACCORDANCE WITH EXHIBIT A

Permanent Drainage Easement

Marion County ("the County") shall acquire the following permanent drainage easement rights for the project labeled "SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT" (the "Project"), subject to the listed limitations:

1. An exclusive, permanent drainage easement over, above, across, through and under the designated parcels listed and described in Exhibit A as a Drainage Easement, located in Marion County, Florida (hereinafter the "Easement Area").
2. The right, privilege, and authority within the Easement Area to perform such work as may be necessary to substantially conform the Easement Area to the design specifications set forth in the Project construction plans. Such work may include, but not be limited to, the addition, removal, relocation, re-contour, and/or grading of soils as well as the demolition removal, and reconstruction of certain improvements (including but not limited to any structures, driveways, site debris, billboard signs, and mobile homes).
3. The perpetual right, privilege and easement for and to construct, install, operate, maintain, replace, inspect, patrol, test, repair, remove and upgrade storm water drainage and storm water retention facilities, including the installation of yard drains below ground, and ancillary equipment for the purpose of facilitating the movement and retention of storm water, over, above, across, through and under the Easement Area.
4. The right of ingress to and egress from the Easement Area by means of adjacent public or private roadways, easements or rights-of-way owned or held or lawfully available to the County and its agents, including any other property over which the County has access rights.
5. The right to excavate and refill ditches and trenches for the location of the storm water retention and drainage facilities and further, the right to remove fences, bushes, trees, undergrowth, structures and any other obstructions interfering with the location, construction, operation, maintenance, repair, upgrade and replacement of the foregoing storm water facilities as more particularly described in the Project construction plans.
6. The County shall be entitled to assign this easement.
7. The right, but not the obligation, from time to time, to re-clear the Easement Area by cutting and removing therefrom, trees, brush and other obstructions that may, in the reasonable judgment of the County or its agents, injure, endanger or interfere with the use of the Easement Area. Periodic maintenance of any infrastructure improvements will be on an as-needed basis.
8. The County shall not unreasonably restrict ingress and egress to the owners' property abutting the Easement Area and shall provide reasonable ingress and egress across the Easement Area for the use of the owner. Notwithstanding the foregoing, the County, its agents and assigns shall be permitted to restrict ingress or egress to the property abutting the Easement Area for safety purposes in the reasonable discretion of the County's agents or assigns during construction activities.

9. The fee owner retains the right and may continue to use the Easement Area for any lawful purposes that does not directly interfere with the permanent drainage easement rights of the County. Determination as to whether a use directly interferes with the permanent drainage easement is in the sole discretion of the County.

Temporary Construction Easement

Marion County (“the County”) shall acquire the following temporary construction easement rights for the project labeled “SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT” (the “Project”), subject to the listed limitations:

1. A non-exclusive, temporary construction easement, over, under, and across the properties listed and described in Exhibit A as Temporary Construction Easements located in Marion County, Florida (hereinafter the “Easement Area”).
2. The right, privilege, and authority within the Easement Area to perform such work as may be necessary upon the Easement Area in order to substantially conform the Easement Area to the design specifications set forth in the roadway construction plans labeled “SW NW 80th 70th AVENUE ROAD IMPROVEMENT PROJECT” (i.e., the Project). Such work may include, but not be limited to, the addition, removal, relocation, re-contour, and/or grading of soils as well as the demolition removal, and reconstruction of certain improvements (including, but not limited to any structures, driveways, site debris, billboard signs, and mobile homes).
3. During the term of the easement, neither Marion County nor its agents shall store equipment in the Easement Area, and all pre-existing access over and across the Easement Area shall be maintained.
4. Upon completion of construction, Marion County shall stabilize the Easement Area with seed, sod, or other ground cover so as to prevent erosion (where appropriate), and will restore any paved surface to a state that is as good or better than its pre-construction condition.
5. The temporary construction easement shall terminate twenty-four (24) months after the date the easement is acquired or upon completion of the Project’s construction, whichever occurs first.
6. Marion County shall be entitled to assign the easement.
7. During the term of the easement there will be no hazardous materials, wastes, or substances, toxic wastes or substances, or pollutants or contaminants deposited, located, placed, or released on the Easement Area by either Marion County, or its agents/assigns.
8. Marion County shall have the right of ingress and egress from the Easement Area by means of any adjacent public or private roadways, easements, or rights-of-way owned or held or lawfully available to Marion County and its agents, including any other property over which Marion County has access rights.
9. The property owner may utilize the Easement Area for all lawful purposes provided it does not interfere with or unreasonably burden Marion County’s easement rights during the term of the easement.