



Marion County Board of County Commissioners

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd. Ocala, FL 34470 Phone: 352-438-2600 Fax: 352-438-2601

www.marioncountyfl.org

OFFICE USE ONLY:	
Project Number:	
App Request No.:	
Case Number:	
Received Date:	
Received By:	
Submission Complete Date:	

PARCEL ACCOUNT NUMBERS: See attached list

APPLICATION FOR PUD REZONING or PUD AMENDMENT

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to PUD (PLANNED UNIT DEVELOPMENT) from: A-1, A-3, B-2, M-1

Legal description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: Maximum Proposed Residential Units:

Maximum Non-Residential (Commercial or Industrial) Acreage:

Directions to property (from MC Growth Services): Take NE Jacksonville Road to NE 77th Street, turn Left to subject property on Right.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Multiple Owners C/O Robert A. Bull
Property owner name (please print)
120 East Drive
MAILING ADDRESS
Melbourne, FL 32904
City, state, zip code
321-339-8902
Phone number (include area code)
bobbull@bullgrp.com
e-Mail Address (include complete address)

Signature

Tillman & Associates Engineering, LLC
Applicant/agent name (please print)
1720 SE 16th Avenue, Bldg 100
MAILING ADDRESS
Ocala, FL 34471
City, state, zip code
352-387-4540
Phone number (include area code)
Permits@Tillmaneng.com
e-Mail Address (include complete address)

Signature

Handwritten signature for P. Tillman

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

Attachment A

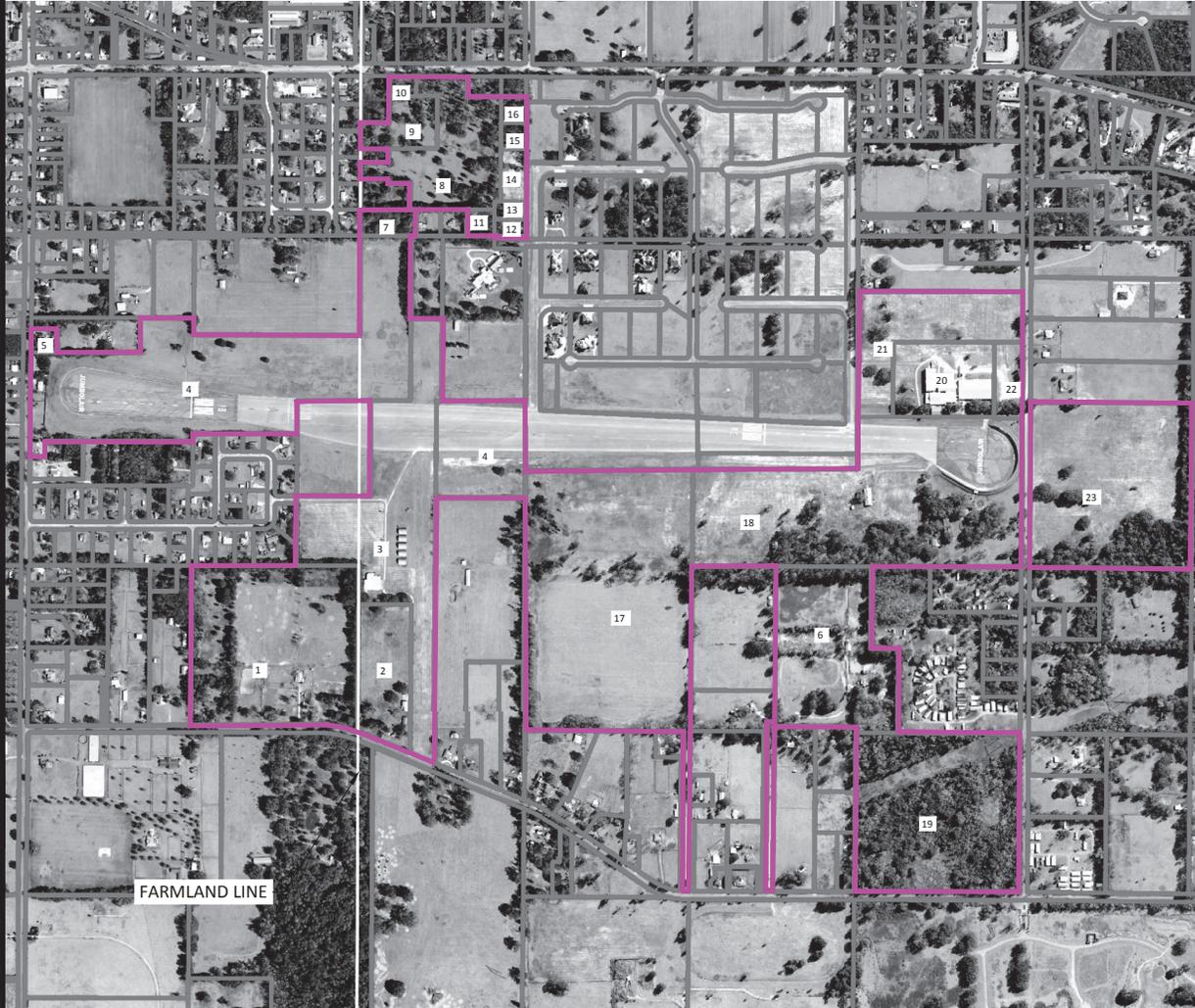
A) Application Fee:

<p>NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval</p> <p>BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>	<p>PUD Amendment that does NOT require Board of County Commissioners Approval</p> <p>BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>
<p>Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$5.00 X Max DUs = \$ _____) + (\$5.00 X Max Non-Res AC = \$ _____) = \$ _____ Total Fee</p>	

B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*

Attachment A



#	PARCEL #	ACERAGE	OWNERSHIP	ZONING	LAND USE	F P
1	14106-000-00	40.00	Bull Land Holdings LLC	A-1	RL	Yes
2	14591-000-00	10.96	Bull Land Holdings LLC	A-1	RL	
3	14105-000-00	40.14	Jumbolair Development LLC	A-1	RL	Yes (portion)
4	14601-001-00	67.29	Bull Land Holdings LLC	A-1	RU/LR	Yes (portion)
5	14202-000-00	1.00	Bull Land Holdings LLC	A-1	LR	Yes
6	14600-001-00	27.96	1155 NE 77th LLC	A-1	RL	
7	14560-000-00	2.00	Jumbolair Development Phase 2 LLC	A-1	RL	
8	14567-001-00	16.60	Jumbolair Development Phase 2 LLC	A-1/B-2	RL	
9	14567-000-00	4.70	Jumbolair Development Phase 2 LLC	A-1/B-2	RL	
10	14571-000-00	1.01	Jumbolair Development Phase 2 LLC	B-2	RL	
11	14561-000-00	1.00	Jumbolair Development Phase 2 LLC	A-1	RL	
12	14569-001-00	0.83	Jumbolair Development Phase 2 LLC	A-1	RL	
13	14569-000-00	0.86	Jumbolair Development Phase 2 LLC	A-1	RL	
14	14574-000-00	2.00	Jumbolair Development Phase 2 LLC	A-1	RL	
15	14568-000-00	1.00	Jumbolair Development Phase 2 LLC	A-1	RL	
16	14575-000-00	1.00	Jumbolair Development Phase 2 LLC	B-2	RL	
17	14592-006-00	65.40	Bull Land Holdings LLC	A-1	RL	
18	14601-000-00	57.07	1155 NE 77th LLC	A-3	RL	
19	14605-000-00	39.30	Jumbolair Development LLC	A-1	RL	
20	14583-002-00	11.02	Bull Land Holdings 2 LLC	M-1	RL	
21	14583-001-00	16.01	Bull Land Holdings 2 LLC	A-1	RL	
22	14583-003-00	3.25	Bull Land Holdings 2 LLC	A-1	RL	
23	14730-000-00	39.26	Bull Land Holding 2 LLC	A-1	LR	
Total :		449.66				

Tillman & Associates
ENGINEERING, LLC.
 CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

PROJECT NAME 1
 PROJECT NAME 2

SHEET
TITLE

DATE 10/11/23
 DRAWN BY CAD
 CHKD BY PM
 JOB NO. 00-0000
 SCALE 1" = XX'
 SHT. 1 OF 1

Attachment A

ARCHITECTURAL STYLES

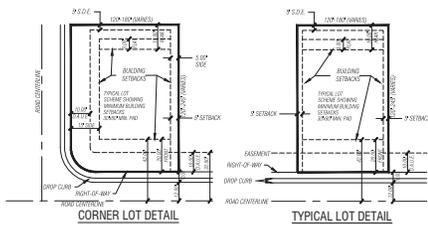
SFR



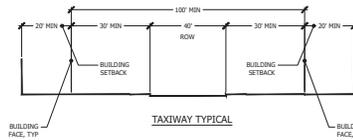
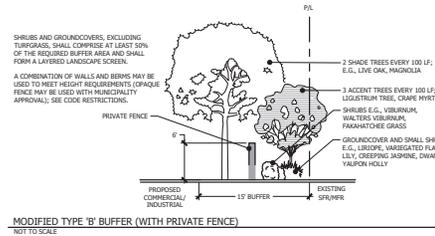
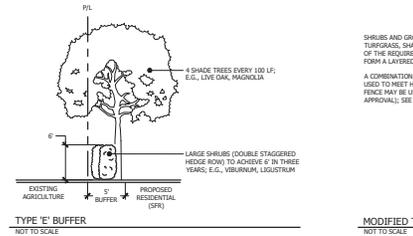
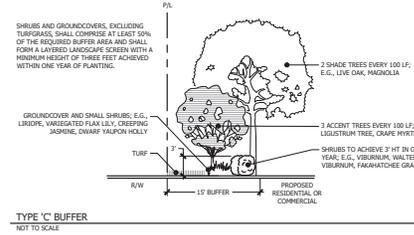
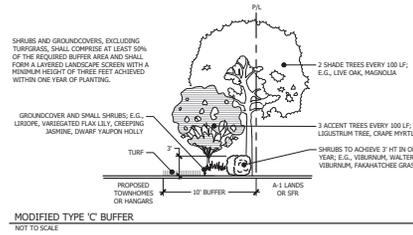
COMMERCIAL



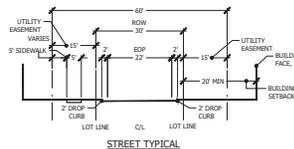
SFR



DETAILS



LAND USE	MINIMUM SETBACKS			MAX HEIGHT
	FRONT	REAR	SIDE/SIDE YARD	
SFR	20'	10'	5'	40'
ACCESSORIES	N/A	5'	5'	40'
COMMERCIAL	20'	10'	10'	50'



William & Associates
ENGINEERS, INC.
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-1540 Fax: (352) 387-4545

REVISIONS	
DATE	

JAMBULLAIR
P.L.D. CONCEPT PLAN
MARION COUNTY, FLORIDA

DETAILS

DATE: 1/5/24
DRAWN BY: AJK
CHECKED BY: JH
JOB NO.: 23-5363

SHR. 01.02

© Marion County/Bull Land Holding, LLC/PLANNING/23-8363, P.L.D. Concept plan #1.dwg, 1/5/2024 8:50:54 AM

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

ARCHITECTURAL STYLES

SFR



TOWNHOMES



COMMERCIAL



DETAILS

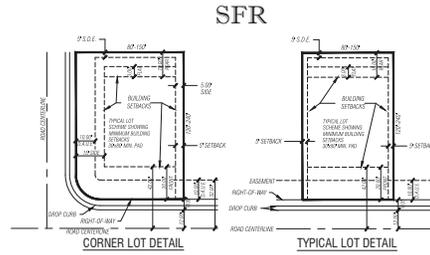
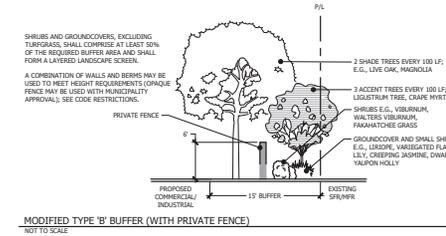
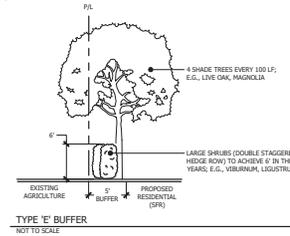
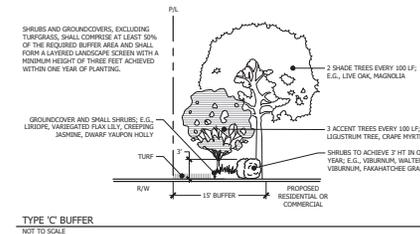
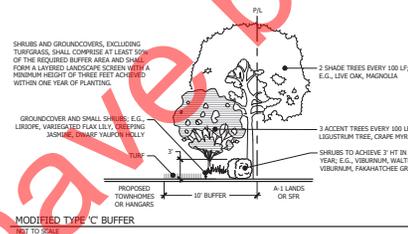


TABLE 1: PROPOSED DEVELOPMENT STANDARDS

LAND USE	MINIMUM SETBACKS			MAX HEIGHT
	FRONT	REAR	SIDE/SIDE YARD	
SFR	20'	10'	5'	40'
TOWNHOMES	25'	10'	10'	40'
ACCESSORIES	N/A	5'	5'	40'
COMMERCIAL	20'	10'	10'	50'



William & Associates
ENGINEERS, INC.
ONE ENGINEERING BLVD., SUITE 200, OCALA, FL 34471
OFFICE: (352) 387-1540 FAX: (352) 387-4545

REVISIONS

NO.	DATE	DESCRIPTION

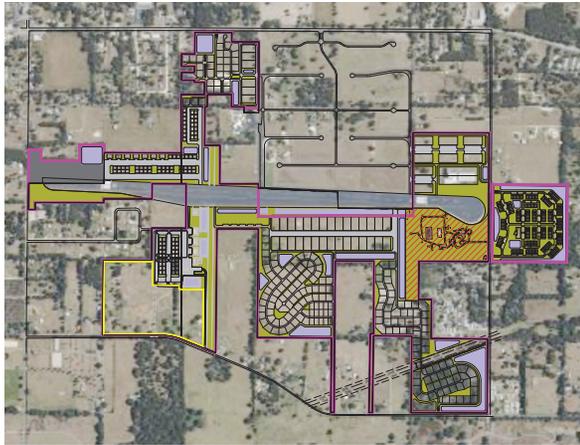
DATE: _____

PROJECT: JMBULLAIR P.U.D. CONCEPT PLAN MARION COUNTY, FLORIDA

DETAILS

DATE: 10/11/23
DRAWN BY: JIK
CHECKED BY: JH
JOB NO.: 23-5363

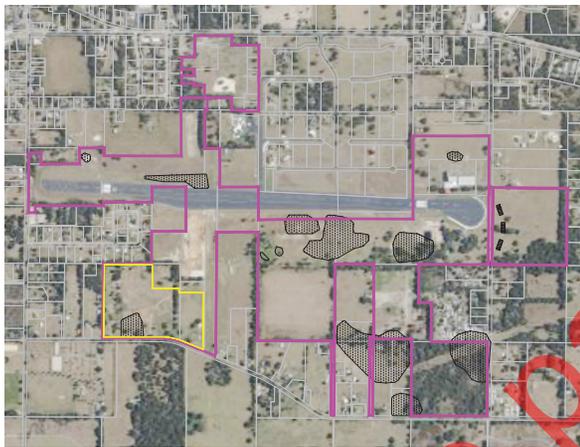
SHR. 01.02



OPEN SPACE
 PROJECT AREA: 449.66 AC
 REQUIREMENT OPEN SPACE: 95.14 AC
 OPEN SPACE (GREEN): 137.16 AC
 25% OF DRA OPEN SPACE: 8.48 AC
 PROPOSED OPEN SPACE: 145.64 AC (32.39%)
 IMPROVED OPEN SPACE: 29.72 AC (6.61%)

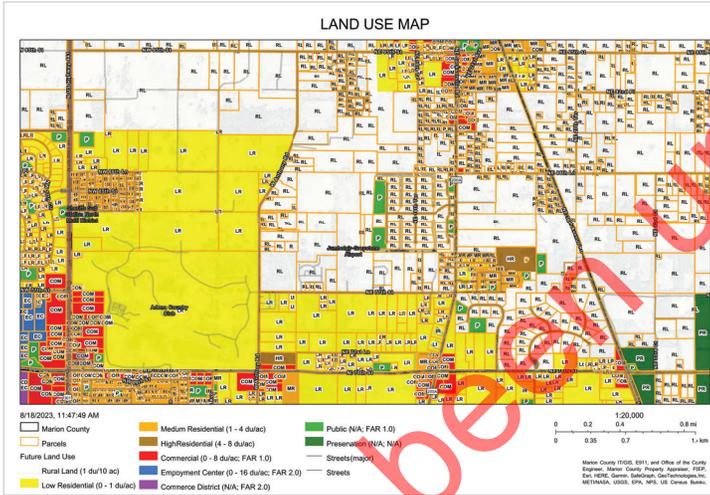
OPEN SPACE MAP
 SCALE: 1" = 10'
 SEE SEPARATE AMENITY EXHIBITS

- LEGEND**
- DRAIN RETENTION AREA
 - OPEN SPACE
 - IMPROVED OPEN SPACE

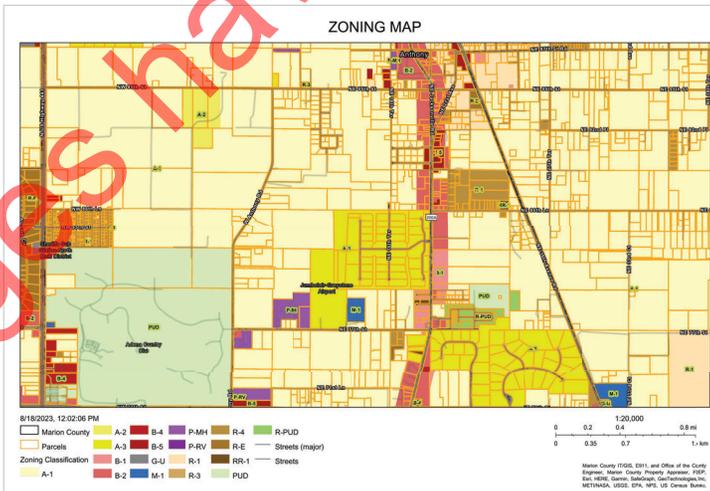


FLOODPLAIN MAP
 SCALE: N.T.S.
 FIRM PANEL NUMBER: 130830735D

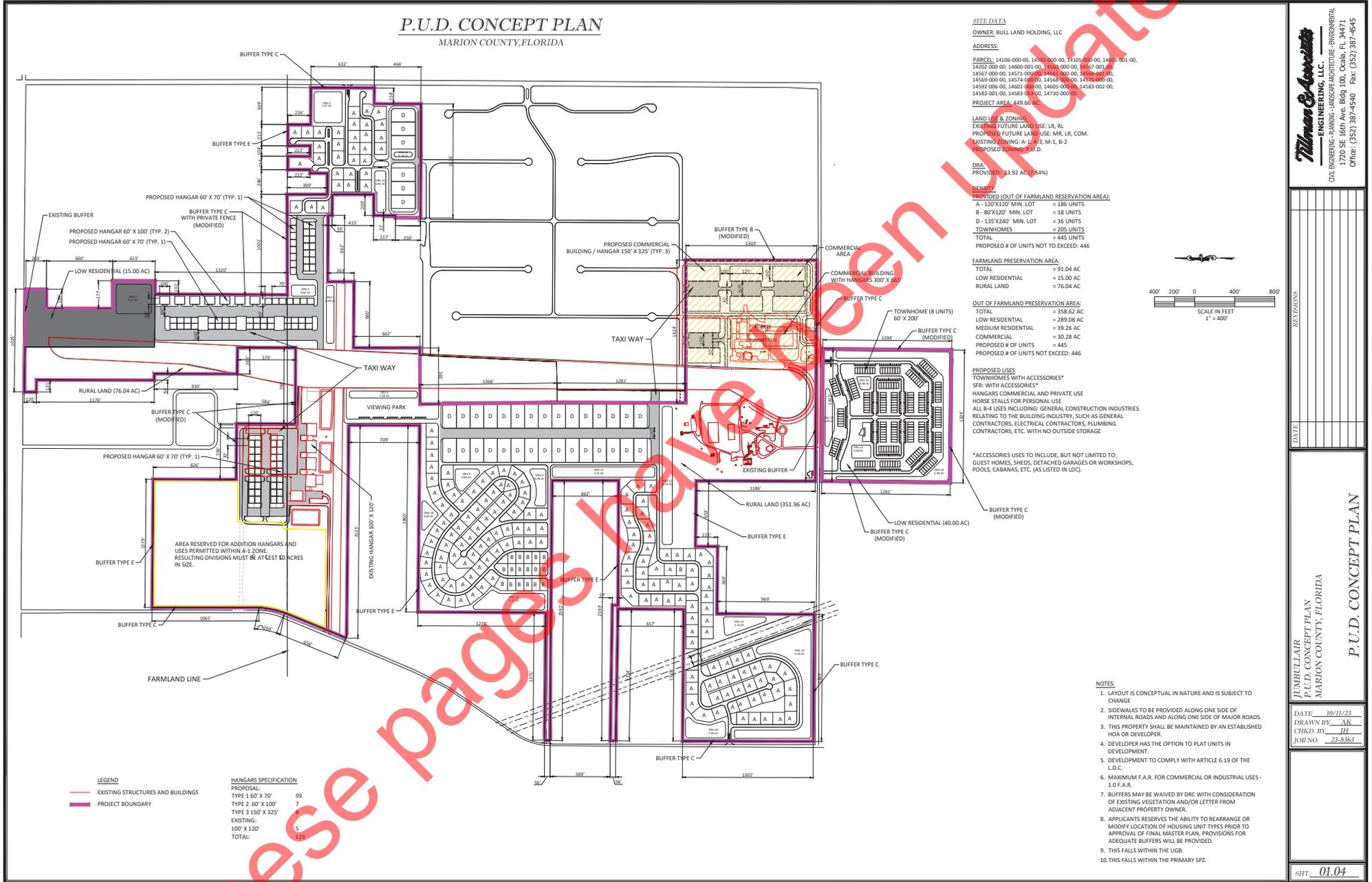
- LEGEND**
- FEMA FLOODPLAIN
 - FLOOD PRONE AREA



- LAND USE MAP**
 8/18/2023, 11:47:49 AM
 1:20,000
 0 0.2 0.4 0.8 mi
 0 0.35 0.7 1.4 km
- Marion County
 - Parcels
 - Future Land Use
 - Rural Land (1 du/10 ac)
 - Low Residential (0 - 1 du/1c)
 - Medium Residential (1 - 4 du/1c)
 - High Residential (4 - 8 du/1c)
 - Commercial (0 - 8 du/1c; FAR 1.0)
 - Employment Center (0 - 10 du/1c; FAR 2.0)
 - Commerce District (NA; FAR 2.0)
 - Public (NA; FAR 1.0)
 - Preservation (NA; NA)
 - Streets (major)
 - Streets
- Marion County (FGS), E911, and Office of the County Engineer, Marion County Property Appraiser, FSP, Inc. (MSE), County Surveyor, SaltSpring, Civil/Transportation, Inc. (METHUSA), USGS, EPA, 10% US Census Bureau.



P.U.D. CONCEPT PLAN
MARION COUNTY, FLORIDA



SITE DATA
OWNER: BULL LAND HOLDING, LLC
ADDRESS:
PARCEL: 14106-000-00, 14591-000-00, 14105-000-00, 14461-001-00, 14202-000-00, 14600-001-00, 14106-000-00, 14567-001-00, 14567-000-00, 14571-000-00, 14568-000-00, 14568-000-00, 14569-000-00, 14574-000-00, 14568-000-00, 14595-000-00, 14592-000-00, 14601-000-00, 14600-000-00, 14583-000-00, 14583-001-00, 14583-001-00, 14730-000-00
PROJECT AREA: 449.66 AC
LAND USE & ZONING:
EXISTING FUTURE LAND USE: LR, RL
PROPOSED FUTURE LAND USE: MR, LR, COM.
EXISTING ZONING: A-1, M-1, B-2
PROPOSED ZONING: L.D.
DRA. PROVIDER: 93.92 AC (21.54%)

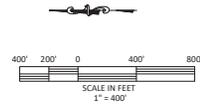
DENSITY:
PROPOSED (OUT OF FARMLAND PRESERVATION AREA):
A - 120'X120' MIN. LOT = 186 UNITS
B - 80'X120' MIN. LOT = 18 UNITS
D - 135'X240' MIN. LOT = 36 UNITS
TOWNHOMES = 205 UNITS
TOTAL = 445 UNITS
PROPOSED # OF UNITS NOT TO EXCEED: 446

FARMLAND PRESERVATION AREA:
TOTAL = 91.04 AC
LOW RESIDENTIAL = 15.00 AC
RURAL LAND = 76.04 AC

OUT OF FARMLAND PRESERVATION AREA:
TOTAL = 358.62 AC
LOW RESIDENTIAL = 289.08 AC
MEDIUM RESIDENTIAL = 39.26 AC
COMMERCIAL = 30.28 AC
PROPOSED # OF UNITS = 445
PROPOSED # OF UNITS NOT EXCEED: 446

PROPOSED USES
TOWNHOMES WITH ACCESSORIES*
SFR: WITH ACCESSORIES*
HANGARS COMMERCIAL AND PRIVATE USE
HORSE STALLS FOR PERSONAL USE
ALL B-4 USES INCLUDING: GENERAL CONSTRUCTION INDUSTRIES
RELATING TO THE BUILDING INDUSTRY, SUCH AS GENERAL CONTRACTORS, ELECTRICAL CONTRACTORS, PLUMBING CONTRACTORS, ETC. WITH NO OUTSIDE STORAGE

*ACCESSORIES USES TO INCLUDE, BUT NOT LIMITED TO:
GUEST HOMES, SHEDS, DETACHED GARAGES OR WORKSHOPS, POOLS, CABANNAS, ETC. (AS LISTED IN LDC).



LEGEND

- EXISTING STRUCTURES AND BUILDINGS
- PROJECT BOUNDARY

HANGARS SPECIFICATION

PROPOSAL:	
TYPE 1 60' X 70'	99
TYPE 2 60' X 100'	7
TYPE 3 150' X 325'	8
EXISTING:	
100' X 120'	5
TOTAL:	119

- NOTES:**
- LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE
 - SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL ROADS AND ALONG ONE SIDE OF MAJOR ROADS
 - THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
 - DEVELOPER HAS THE OPTION TO PLANT UNITS IN DEVELOPMENT.
 - DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.
 - MAXIMUM F.A.R. FOR COMMERCIAL OR INDUSTRIAL USES - 1.0 F.A.R.
 - BUFFERS MAY BE WAIVED BY DRG WITH CONSIDERATION OF EXISTING VEGETATION AND/OR LETTER FROM ADJACENT PROPERTY OWNER.
 - APPLICANTS RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN, PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
 - THIS FALLS WITHIN THE UGB.
 - THIS FALLS WITHIN THE PRIMARY SPZ.

William & Associates
ENGINEERING, LLC
CIVIL ENGINEERING & ARCHITECTURE, ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

NO.	DATE	DESCRIPTION

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
JOB NO.: 23-5363

JAMBULLAIR
P.U.D. CONCEPT PLAN
MARION COUNTY, FLORIDA

P.U.D. CONCEPT PLAN

DATE: 10/11/23
DRAWN BY: AK
CHECKED BY: JH
JOB NO.: 23-5363

shr_01.04

S:\Marion County\Bull Land Holding, LLC\PLANNING\GIS\BKS_P.U.D. Concept plan.dwg, 10/11/2023 3:17 PM

Attachment A



DATE	REVISION

Robert L. Rogers, PE
 P. Reg. No. 10027
 rrogers@rogerseng.com
 Robert L. Rogers, PSM
 P. Reg. No. 5274
 rrogers@rogerseng.com
 Melissa M. Boyer, PSM
 mboyer@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

SEE SHEET 1 FOR LEGAL DESCRIPTION

A SKETCH OF LEGAL DESCRIPTION
 FOR
 BULL LAND HOLDINGS 2, LLC

JOB No.	23 - JUMBOLAR
DATE	8-22-2023
SCALE	1" = 300'
SHEET	2 OF 2

Attachment A

LEGAL DESCRIPTION

THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER THE N.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 20; THENCE S00°02'57"E ALONG THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.E. 77th STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE S00°02'57"E ALONG SAID EAST LINE, A DISTANCE OF 1292.65 FEET TO THE SOUTHEAST CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4; THENCE N89°51'55"W ALONG THE SOUTH LINE OF SAID N.E. 1/4 OF THE N.E. 1/4, A DISTANCE OF 1322.84 FEET TO THE SOUTHWEST CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4; THENCE N00°00'25"E ALONG THE WEST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4, A DISTANCE OF 1294.25 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE OF N.E. 77th STREET; THENCE DEPARTING SAID WEST LINE, PROCEED S89°47'44"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1321.58 FEET TO THE POINT OF BEGINNING.

Attachment A

LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE S.W. 1/4 OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE N00°00'41"W, ALONG THE WEST LINE OF SAID S.W. 1/4 OF SECTION 16, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF N.E. 77th STREET; THENCE DEPARTING SAID WEST LINE, PROCEED N89°52'57"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 888.69 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N00°04'46"W, 1298.61 FEET TO A POINT ON THE SOUTH LINE OF TRACT "A" OF JUMBOLAIR AVIATION ESTATES UNIT TWO AS RECORDED IN PLAT BOOK 11, PAGES 75 THROUGH 77 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S89°52'33"W ALONG SAID SOUTH LINE, A DISTANCE OF 887.04 FEET; THENCE N89°47'06"W ALONG SAID SOUTH LINE, A DISTANCE OF 125.00 FEET; THENCE N89°59'31"W ALONG SAID SOUTH LINE, A DISTANCE OF 272.88 FEET TO THE SOUTHEAST CORNER OF TRACT "B-4" OF SAID JUMBOLAIR AVIATION ESTATES UNIT TWO; THENCE DEPARTING SAID TRACT "A", PROCEED S89°50'02"W ALONG THE SOUTH LINE OF SAID TRACT "B-4", A DISTANCE OF 118.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B-4"; THENCE N00°17'49"W ALONG THE WEST LINE OF SAID TRACT "B-4", A DISTANCE OF 1274.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B-4", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "C" OF A REPLAT OF JUMBOLAIR AVIATION ESTATES UNIT ONE AS RECORDED IN PLAT BOOK 7, PAGES 135 THROUGH 138 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING TRACT "B-4", PROCEED N00°57'40"W ALONG THE WEST LINE OF SAID TRACT "C", A DISTANCE OF 1371.51 FEET TO THE NORTHWEST CORNER OF SAID TRACT "C"; THENCE N89°53'22"E ALONG THE NORTH LINE OF SAID TRACT "C" AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 556.46 FEET TO A POINT ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, PROCEED N00°20'46"W ALONG SAID EAST LINE, A DISTANCE OF 661.52 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED N89°56'10"E, 690.02 FEET; THENCE N00°45'31"W, 267.08 FEET; THENCE N89°39'34"E, 644.25 FEET TO A POINT ON THE WEST LINE OF THE N.E. 1/4 OF THE N.W. 1/4 OF AFOREMENTIONED SECTION 16; THENCE S00°27'40"W ALONG SAID WEST LINE, A DISTANCE OF, 30.77 FEET; THENCE DEPARTING SAID WEST LINE, PROCEED N89°34'15"E, 212.35 FEET; THENCE S00°47'02"W, 414.55 FEET; THENCE WEST, 210.00 FEET TO A POINT ON THE WEST LINE OF SAID N.E. 1/4 OF SAID N.W. 1/4; THENCE S00°19'41"W ALONG SAID WEST LINE, 243.91 FEET TO A CORNER OF AFOREMENTIONED REPLAT OF JUMBOLAIR AVIATION ESTATES UNIT ONE; THENCE CONTINUE ALONG SAID WEST LINE, S00°05'14"W ALONG AN EASTERLY LINE OF SAID REPLAT OF JUMBOLAIR AVIATION ESTATES UNIT ONE, A DISTANCE OF 250.00 FEET TO THE SOUTHWEST CORNER OF SAID N.E. 1/4 OF THE N.W. 1/4 SAID POINT BEING A CORNER OF SAID REPLAT OF JUMBOLAIR AVIATION ESTATES UNIT ONE; THENCE N89°55'42"E ALONG THE SOUTH LINE OF SAID N.E. 1/4 OF THE N.W. 1/4 AND THE NORTH LINE OF SAID REPLAT OF JUMBOLAIR AVIATION ESTATES UNIT ONE, A DISTANCE OF 1116.12 FEET; THENCE DEPARTING SAID LINE, PROCEED N00°40'09"E, 433.16 FEET; THENCE N89°55'10"W, 6.80 FEET; THENCE N00°19'44"E, 60.00 FEET; THENCE S89°55'10"E, 155.70 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF N.E. JACKSONVILLE ROAD (100 FEET WIDE); THENCE N00°02'55"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 637.11 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°45'29"W, 355.02 FEET; THENCE N00°11'18"E, 208.81 FEET TO A POINT ON THE NORTH LINE OF THE N.W. 1/4 OF AFOREMENTIONED SECTION 16; THENCE S89°58'10"W ALONG SAID NORTH LINE, A DISTANCE OF 216.61 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED

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S00°16'44"W, 210.02 FEET; THENCE S89°59'05"W, 105.00 FEET; THENCE N00°16'37"E, 207.70 FEET TO A POINT ON AFOREMENTIONED NORTH LINE; THENCE S88°42'58"W ALONG SAID NORTH LINE, A DISTANCE OF 128.68 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°20'54"W, 204.41 FEET; THENCE N89°58'32"W, 35.95 FEET; THENCE S00°22'25"W, 173.90 FEET; THENCE S89°58'29"W, 209.90 FEET; THENCE N00°22'45"E, 379.43 FEET TO A POINT ON AFOREMENTIONED NORTH LINE; THENCE S89°18'38"W ALONG SAID NORTH LINE, A DISTANCE OF 1020.65 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED NORTH, 1315.07 FEET; THENCE N88°45'35"E, 122.97 FEET; THENCE N00°44'26"W, 431.38 FEET; THENCE S89°41'07"W, 277.02 FEET; THENCE N00°22'23"W, 658.19 FEET; THENCE N89°49'33"E, 189.00 FEET; THENCE N00°18'37"W, 200.49 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.E. 95th STREET (60 FEET WIDE); THENCE N89°50'45"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1020.38 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S00°21'29"E, 120.91 FEET; THENCE S89°42'43"E, 121.09 FEET; THENCE S00°11'32"E, 1171.75 FEET TO A POINT ON A NORTH LINE OF BARLI ACRES AS RECORDED IN PLAT BOOK S, PAGE 44 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S89°23'22"E ALONG SAID NORTH LINE, A DISTANCE OF 64.80 FEET TO A NORTHEAST CORNER OF SAID BARLI ACRES; THENCE S00°37'18"E ALONG THE EAST LINE OF SAID BARLI ACRES, A DISTANCE OF 825.66 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED S89°42'27"E, 269.13 FEET TO A POINT ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S00°19'12"E ALONG SAID EAST LINE AND A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 574.37 FEET; THENCE DEPARTING SAID EAST LINE, PROCEED N89°22'39"W, 759.23 FEET; THENCE N00°14'29"W, 79.45 FEET; THENCE N00°02'33"W, 494.12 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED BARLI ACRES; THENCE N89°17'28"W ALONG SAID SOUTH LINE, A DISTANCE OF 555.65 FEET TO THE SOUTHWEST CORNER OF SAID BARLI ACRES; THENCE N00°28'26"W ALONG THE WEST LINE OF SAID BARLI ACRES, A DISTANCE OF 815.19 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF AFOREMENTIONED SECTION 8; THENCE DEPARTING SAID WEST LINE OF BARLI ACRES, PROCEED N89°51'43"W ALONG THE NORTH LINE OF SAID S.W. 1/4 OF THE S.E. 1/4, A DISTANCE OF 1296.26 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WEST ANTHONY ROAD (60 FEET WIDE); THENCE DEPARTING SAID NORTH LINE, PROCEED S00°21'52"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1127.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEAST AND HAVING AS ITS ELEMENTS A RADIUS OF 462.64 FEET AND A CENTRAL ANGLE OF 23°29'10"; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 189.64 FEET (CHORD BEARING AND DISTANCE OF S11°22'43"W, 188.32 FEET); THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S22°11'50"W, 652.35 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S89°22'39"E, 2121.13 FEET; THENCE S00°19'19"E, 703.64 FEET; THENCE N89°42'58"W, 1861.60 FEET TO A POINT OF THE WEST LINE OF THE N.E. 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S00°27'56"W ALONG SAID WEST LINE, A DISTANCE OF 1278.77 FEET; THENCE N89°46'30"W, 1268.95 FEET TO A POINT ON AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF WEST ANTHONY ROAD; THENCE S00°27'33"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S89°39'14"E, 2596.82 FEET; THENCE S00°11'07"W, 678.83 FEET; THENCE N89°25'40"W, 1236.64 FEET; THENCE N00°10'11"E, 49.93 FEET; THENCE N89°26'04"W, 1356.06 FEET TO A POINT ON AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF WEST ANTHONY ROAD; THENCE S00°41'03"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S89°20'50"E, 1315.58 FEET; THENCE S00°26'45"W, 659.70 FEET; THENCE N89°41'52"W, 42.08 FEET; THENCE N89°26'25"W, 1271.73 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF WEST ANTHONY ROAD;

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THENCE S00°25'16"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1316.71 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AFOREMENTIONED N.E. 77th STREET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED S89°25'23"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1271.16 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N00°26'45"E, 984.04 FEET; THENCE S89°25'34"E, 660.28 FEET; THENCE N00°28'23"E, 224.78 FEET; THENCE S89°25'08"E, 660.10 FEET; THENCE S00°23'02"W, 1167.55 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF N.E. 77th STREET; THENCE N89°53'11"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1181.99 FEET TO THE POINT OF BEGINNING.