



PETITION TO ESTABLISH OR AMEND A COMMUNITY DEVELOPMENT DISTRICT (CDD)
(\$15,000 – F.S. 190.005)

1. Name of Petitioner(s): Mockingbird Ridge LLC

Address of Petitioner(s): 1720 SE 16th Avenue, Building 200

City Ocala State FL Zip Code 34471 Phone # _____

Fax # _____ Email address crogers@theboydgroup.com

2. a. Parcel account number(s) [from tax roll]: 23875-000-01 & 35364-000-00

b. Section 03 Township 16 Range 21 Size of Property 169.31

c. Legal Description: (Please attach)

NOTE: It shall be the applicant's responsibility to provide the correct legal description for the subject property. The application will not be processed until a correct legal description is provided.

3. Street address of the property (if the property has no street address the Zoning Division will complete this section):

4. The following items are required (The application will not be processed if these items do not accompany the application.):

- a. Deed or other proof of ownership
- b. Notarized signature of the current property owner(s) & the agent's signature, if applicable
- c. The appropriate fee in cash or check (Payable to the City of Ocala)
- d. Names and addresses of the five (5) persons designated to the initial Board of Supervisors (F.S. 190.005)
- e. Proposed name of the district (F.S. 190.005)
- f. A map of the proposed district showing current major trunk water mains and sewer interceptors and outfalls, if in existence (F.S. 190.005)
- g. Proposed timetable and estimated cost for construction of the district services (F.S. 190.005)
- h. A designation of the future general distribution, location, and extent of public and private uses of land proposed for the area within the district by the future land use (F.S. 190.005)
- i. A statement of estimated regulatory costs (F.S. 190.005)

I, SEE EX. 3 FOR AUTHORIZATION OF AGENT, being first duly sworn, affirm and say that I am the owner of the property described above.

Owner's Signature

Address (Street)

Phone Number

City, State, Zip Code

State of _____

County of _____

The foregoing instrument was acknowledged before me this _____, day of _____, 20____,
by _____, who is personally known to me or has produced
_____ as identification and who did / did not take an oath.

NOTARY PUBLIC
Commission No.: _____

Commission Expires: _____

I, Jere Earlywine, Esq. of Kutak Rock, LLP, am the legal representative of the owner and I am authorized to speak in his/her behalf for the subject matter.



Agent's Signature

107 West College Avenue

Address (Street)

(850) 528-6152

Phone Number

Tallahassee, Florida 32301

City, State, Zip Code

Email address jere.earlywine@kutakrock.com

ATTENDANCE at the public hearing by the applicant or
agent (as designated in writing) **IS RECOMMENDED**

STAFF USE ONLY:

- | | | |
|--|---|---|
| a. Date received: _____ | | |
| b. Petition contains all required information: | Y | N |
| c. Petition is consistent with the zoning code: | Y | N |
| d. Petition is consistent with the comprehensive plan: | Y | N |
| e. Site lies within an historic district: | Y | N |
| If yes, what district: _____ | | |

PETITION TO ESTABLISH MOCKINGBIRD RIDGE CDD

Submitted by:

Jere Earlywine
Florida Bar No. 0155527
Jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, **MOCKINGBIRD RIDGE LLC** ("**Petitioner**"), hereby petitions the City Council for the City of Ocala, Florida, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District ("**District**") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within the City of Ocala, Florida, and covers approximately 169.31 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of west of U.S. Interstate 75, north of S.W. 66th Street, and south of S.W. College Road. The sketch and metes and bounds descriptions of the external boundary of the proposed District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no excluded parcels within the boundaries of the District.

3. Landowner Consent and Authorization. Petitioner has provided the written consent of 100% of the landowners to establishment of the District. The consents are attached hereto as **Exhibit 3**.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows: Cale Rogers, Derek Batsel, Tonia Greve, Brad Young and Billy Butler. All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is the Mockingbird Ridge Community Development District.

6. Existing and Future Land Uses. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 4**. These proposed land uses are consistent with the applicable local comprehensive plan.

6. Major Water and Wastewater Facilities. **Exhibit 5** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed from 2025 through 2030. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("**SERC**") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Jere Earlywine as its authorized agent. See **Exhibit 8**. Copies of all correspondence and official notices should be sent to:

Jere Earlywine
Florida Bar No. 0155527
Jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

11. This petition to establish the Mockingbird Ridge Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the applicable local comprehensive plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in the county from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests that the City:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;

c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (2) security,

including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, each as authorized and described by Section 190.012(2), Florida Statutes; and

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 23 day of May, 2025.

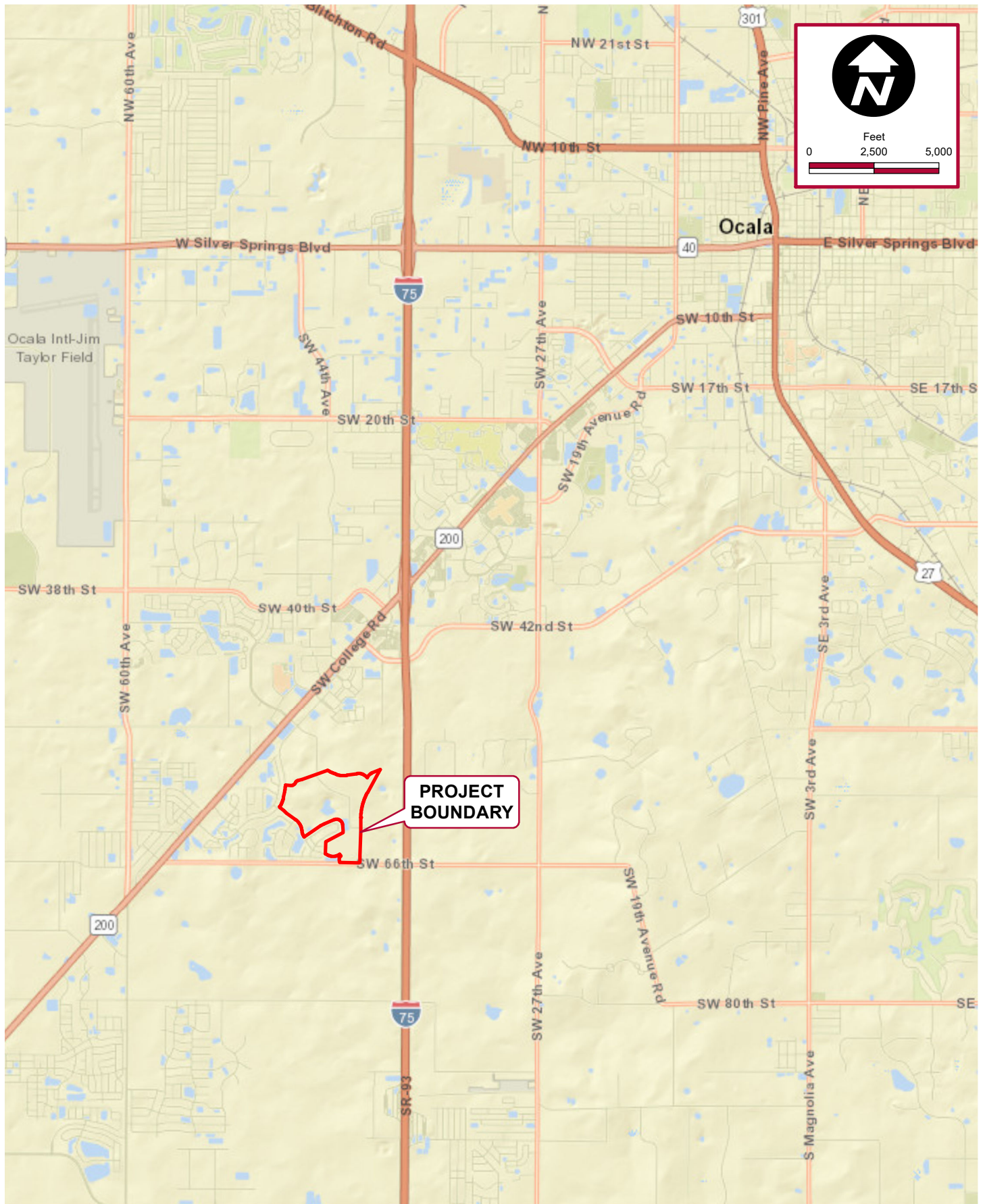
Submitted by:



Jere Earlywine
Florida Bar No. 0155527
Jere.earlywine@kutakrock.com
KUTAK ROCK LLP
107 W. College Ave.
Tallahassee, Florida 32301
850-528-6152

EXHIBIT 1

K:\OCA_Civil\242387001-42nd Street Boyd Residential\GIS\CDD Maps\Location Map.mxd - 4/17/2025 2:55:58 PM - brad.powell



Kimley»Horn

© 2025 Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

LOCATION MAP

MOCKINGBIRD RIDGE RESIDENTIAL
OCALA, FLORIDA

Scale: As Noted

Project No.: 242387001

April 2025

Figure 1

EXHIBIT 2

**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**

SHEET INDEX	
SHEET	CONTENTS
1	SHEET INDEX, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	LINE & CURVE TABLES
3	DESCRIPTION
4	DESCRIPTION (CONTINUED)
5	SKETCH - POINT OF BEGINNING
6	SKETCH - S.W. 49TH AVENUE ROAD
7	SKETCH - S.W. 49TH AVENUE ROAD & S.W. 66TH STREET
8	SKETCH - S.W. 61ST ROAD & S.W. 49TH ROAD
9	SKETCH - S.W. 49TH ROAD & NORTH BOUNDARY
10	SKETCH - NORTH BOUNDARY

**SHEET 1 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS**

NOTES:

1. DATE OF SKETCH: MAY 13, 2025.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST GRID, NAD-83 (CORS96)(EPOCH:2002.0000); BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

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

LEGEND UNLESS OTHERWISE NOTED

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

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

5/16/2025

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

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

Travis P. Barrineau

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



**R.M. BARRINEAU
AND ASSOCIATES**

PROFESSIONAL SURVEYORS & MAPPERS

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

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



DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 1 OF 10
APPROVED:	T.P.B.	
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SKETCH OF DESCRIPTION FOR: THE BOYD GROUP

<i>LINE TABLE</i>	
LINE	BEARING & DISTANCE
LINE-1	S.66°51'50"W. 95.09'
LINE-2	S.10°11'56"W. 50.64'
LINE-3	S.01°06'31"W. 220.97'
LINE-4	S.46°03'29"W. 42.46'
LINE-5	N.00°57'33"E. 39.86'
LINE-6	N.33°13'50"W. 80.26'
LINE-7	N.04°52'09"W. 307.19'
LINE-8	N.54°00'09"W. 184.37'
LINE-9	N.11°56'07"E. 222.29'
LINE-10	S.86°19'12"E. 198.87'
LINE-11	N.66°51'50"E. 351.44'

<i>CURVE TABLE</i>					
NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
CURVE-1	22°52'00"	535.00'	213.52'	212.10'	S.55°24'48"W.
CURVE-2	04°03'21"	1935.00'	136.98'	136.95'	S.26°51'28"W
CURVE-3	27°46'38"	2065.00'	1001.12'	991.35'	S.14°59'50"W
CURVE-4	81°21'50"	170.00'	241.41'	221.63'	N.13°00'20"E.
CURVE-5	62°00'29"	470.00'	508.66'	484.19'	S.87°39'49"W.
CURVE-6	02°46'12"	1530.00'	73.97'	73.96'	N.62°42'13"W.
CURVE-7	108°42'06"	235.00'	445.84'	381.92'	N.59°12'39"W.
CURVE-8	10°44'10"	785.00'	147.09'	146.88'	S.61°07'53"W.
CURVE-9	24°23'50"	660.00'	281.04'	278.92'	N.19°34'17"W.
CURVE-10	46°34'18"	600.00'	487.70'	474.38'	N.30°40'44"W.
CURVE-11	16°14'43"	250.00'	70.88'	70.65'	N.45°53'16"W.
CURVE-12	16°14'52"	250.00'	70.89'	70.66'	N.45°47'10"W.
CURVE-13	85°49'50"	25.00'	37.45'	34.05'	N.10°52'01"W.
CURVE-14	19°41'13"	1175.53'	403.91'	401.93'	N.21°47'38"E.
CURVE-15	08°44'01"	1628.55'	248.24'	248.00'	N.08°03'28"E.
CURVE-16	68°59'49"	185.00'	222.78'	209.56'	N.59°06'24"E.
CURVE-17	56°46'29"	150.00'	148.64'	142.63'	N.52°56'29"E.
CURVE-18	11°07'32"	770.00'	149.52'	149.28'	N.75°52'00"E.
CURVE-19	16°19'08"	1305.00'	371.69'	370.43'	S.65°19'16"E.
CURVE-20	25°06'00"	960.00'	420.56'	417.20'	S.86°02'09"E.
CURVE-21	60°39'51"	425.04'	450.03'	429.30'	S.68°15'30"E.
CURVE-22	44°11'41"	340.00'	262.26'	255.80'	N.44°47'46"E.

SEE SHEET 1 OF 10 FOR SHEET INDEX
SHEET 2 OF 10 ONE IS NOT COMPLETE
WITHOUT THE OTHERS

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



R.M. BARRINEAU
AND ASSOCIATES

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



DRAWN:

S.W.M.

J.O.# 11026

REVISED:

DWG.# 11026SK_R WEST

CHECKED:

T.P.B.

SHEET 2 OF 10

APPROVED:

T.P.B.

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**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**

DESCRIPTION:

A PORTION OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°21'31"W., A DISTANCE OF 1426.51 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, ALONG SAID NORTH BOUNDARY OF PARCEL 1, N.89°40'29"W., A DISTANCE OF 589.37 FEET TO A POINT ON A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 22°52'00" AND A CHORD BEARING AND DISTANCE OF S.55°24'48"W., 212.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY, A DISTANCE OF 213.52 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S.66°51'50"W., A DISTANCE OF 95.09 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE ROAD (BEING A 125 FOOT PROPOSED RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 04°03'21" AND A CHORD BEARING AND DISTANCE OF S.26°51'28"W., 136.95 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 136.98 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE, S.28°53'09"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 27°46'38" AND A CHORD BEARING AND DISTANCE OF S.14°59'50"W., 991.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 1001.12 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: S.01°06'31"W., A DISTANCE OF 1454.30 FEET; THENCE S.10°11'56"W., A DISTANCE OF 50.64 FEET; THENCE S.01°06'31"W., A DISTANCE OF 220.97 FEET; THENCE S.46°03'29"W., A DISTANCE OF 42.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET (BEING A 80 FOOT RIGHT OF WAY); THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET, N.89°01'22"W., A DISTANCE OF 750.93 FEET TO THE S.E. CORNER OF TRACT C, PRESERVE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 171 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERLY BOUNDARY OF SAID PRESERVE AT HEATH BROOK PHASE 1, N.00°57'33"E., A DISTANCE OF 39.86 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 81°21'50" AND A CHORD BEARING AND DISTANCE OF N.13°00'20"E., 221.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY BOUNDARY, A DISTANCE OF 241.41 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, N.33°13'50"W., A DISTANCE OF 80.26 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. 61ST ROAD (BEING A 60 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A NON TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 62°00'29" AND A CHORD BEARING AND DISTANCE OF S.87°39'49"W., 484.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 508.66 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 02°46'12" AND A CHORD BEARING AND DISTANCE OF N.62°42'13"W., 73.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 73.97 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY BOUNDARY OF PRESERVE AT HEATH BROOK PHASE 1; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: N.00°59'25"E., A DISTANCE OF 464.48 FEET; THENCE N.62°38'30"E., A DISTANCE OF 763.22 FEET; THENCE N.04°52'09"W., A DISTANCE OF 307.19 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PRESERVE AT HEATH BROOK PHASE 1, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 108°42'06" AND A CHORD BEARING AND DISTANCE OF N.59°12'39"W., 381.92 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY, A DISTANCE OF 445.84 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: S.66°26'10"W., A DISTANCE OF 418.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 10°44'10" AND A CHORD BEARING AND DISTANCE OF S.61°07'53"W., 146.88 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 147.09 FEET TO THE POINT OF TANGENCY; THENCE S.55°40'59"W., A DISTANCE OF 771.51 FEET

SEE SHEET 4 OF 10 FOR CONTINUATION

**SHEET 3 OF 10 ONE IS NOT COMPLETE
WITHOUT THE OTHERS**

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

SEE SHEET 1 OF 10 FOR SHEET INDEX



R.M. BARRINEAU
AND ASSOCIATES

PROFESSIONAL SURVEYORS & MAPPERS

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



DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 3 OF 10
APPROVED:	T.P.B.	
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**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**

DESCRIPTION: (CONTINUED)

TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF S.W. 61ST ROAD (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 24°23'50" AND A CHORD BEARING AND DISTANCE OF N.19°34'17"W., 278.92 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 281.04 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 46°34'18" AND A CHORD BEARING AND DISTANCE OF N.30°40'44"W., 474.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 487.70 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: N.53°57'47"W., A DISTANCE OF 439.92 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 16°14'43" AND A CHORD BEARING AND DISTANCE OF N.45°53'16"W., 70.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 16°14'52" AND A CHORD BEARING AND DISTANCE OF N.45°47'10"W., 70.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.89 FEET TO THE POINT TANGENCY; THENCE N.54°00'09"W., A DISTANCE OF 184.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°49'50" AND A CHORD BEARING AND DISTANCE OF N.10°52'01"W., 34.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.45 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S.W. 49TH ROAD (BEING A 60 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1175.53 FEET, A CENTRAL ANGLE OF 19°41'13" AND A CHORD BEARING AND DISTANCE OF N.21°47'38"E., 401.93 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 403.91 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.11°56'07"E., A DISTANCE OF 222.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1628.55 FEET, A CENTRAL ANGLE OF 08°44'01" AND A CHORD BEARING AND DISTANCE OF N.08°03'28"E., 248.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 248.24 FEET TO A POINT ON THE AFOREMENTIONED NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG SAID NORTH BOUNDARY OF PARCEL 1 THE FOLLOWING ELEVEN (11) COURSES: S.86°19'12"E., A DISTANCE OF 198.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 68°59'49" AND A CHORD BEARING AND DISTANCE OF N.59°06'24"E., 209.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 222.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°46'29" AND A CHORD BEARING AND DISTANCE OF N.52°56'29"E., 142.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 148.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 11°07'32" AND A CHORD BEARING AND DISTANCE OF N.75°52'00"E., 149.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.52 FEET TO THE POINT OF TANGENCY; THENCE N.70°12'55"E., A DISTANCE OF 1042.03 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1305.00 FEET, A CENTRAL ANGLE OF 16°19'08" AND A CHORD BEARING AND DISTANCE OF S.65°19'16"E., 370.43 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 371.69 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTH, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 25°06'00" AND A CHORD BEARING AND DISTANCE OF S.86°02'09"E., 417.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 420.56 FEET TO THE POINT OF TANGENCY; THENCE N.81°24'42"E., A DISTANCE OF 375.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 425.04 FEET, A CENTRAL ANGLE OF 60°39'51" AND A CHORD BEARING AND DISTANCE OF S.68°15'30"E., 429.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 450.03 FEET TO THE POINT OF CUSP OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 44°11'41" AND A CHORD BEARING AND DISTANCE OF N.44°47'46"E., 255.80 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 262.26 FEET TO THE POINT OF TANGENCY; THENCE N.66°51'50"E., A DISTANCE OF 351.44 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 169.31 ACRES, MORE OR LESS.

SEE SHEET 3 OF 10 FOR CONTINUATION

SHEET 4 OF 10 ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SEE SHEET 1 OF 10 FOR SHEET INDEX

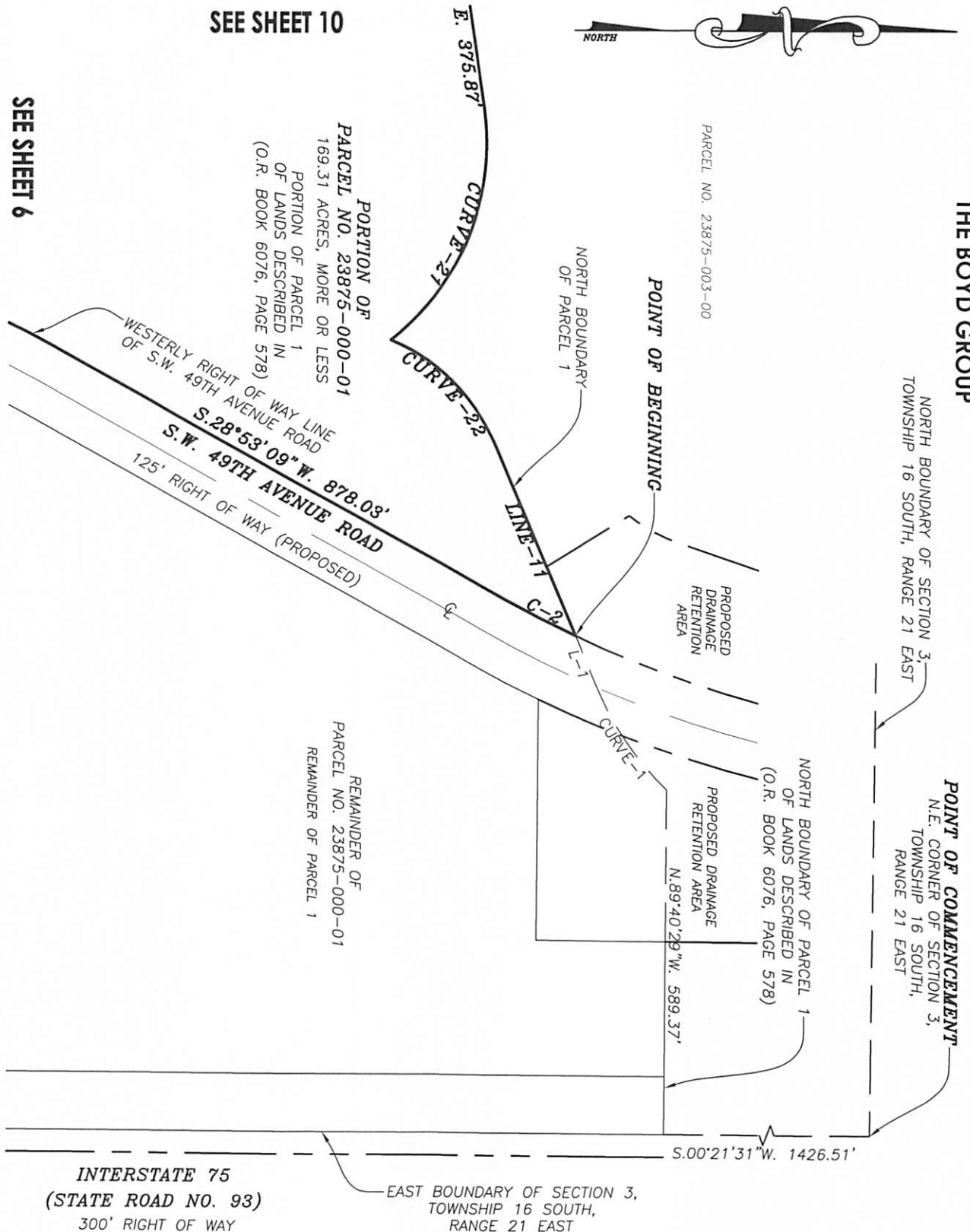
***NOTE* ~ THIS IS NOT A SURVEY!**



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

DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 4 OF 10
APPROVED:	T.P.B.	
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SKETCH OF DESCRIPTION FOR: THE BOYD GROUP



LEGEND

UNLESS OTHERWISE NOTED

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

NOTE ~ THIS IS NOT A SURVEY!

SHEET 5 OF 10

ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 10 FOR SHEET INDEX



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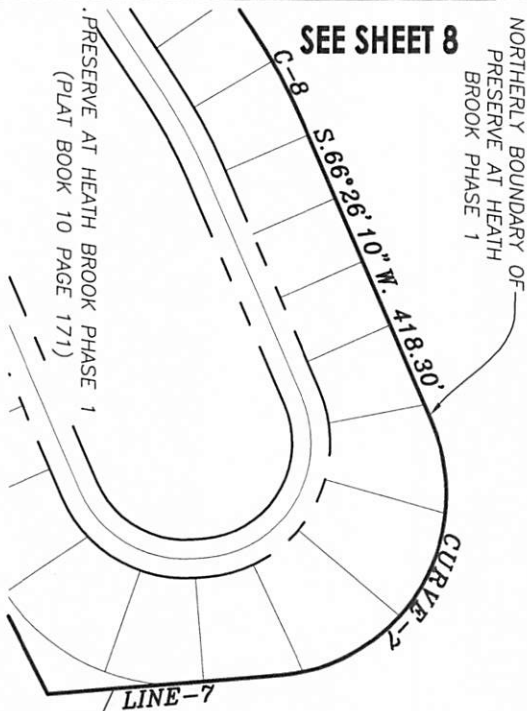
DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 5 OF 10
APPROVED:	T.P.B.	
SCALE: 1" = 250'		COPYRIGHT © MAY, 2025



SKETCH OF DESCRIPTION FOR: THE BOYD GROUP

SEE SHEET 5

PORTION OF
PARCEL NO. 23875-000-01
169.31 ACRES, MORE OR LESS
OF LANDS DESCRIBED IN
(O.R. BOOK 6076, PAGE 578)



WESTERLY RIGHT OF WAY LINE
OF S.W. 49TH AVENUE ROAD

NORTH BOUNDARY
OF PARCEL 2

54.30'

SEE SHEET 7

CURVE-3
S.W. 49TH AVENUE ROAD
125' RIGHT OF WAY (PROPOSED)

REMAINDER OF
PARCEL NO. 23875-000-0
REMAINDER OF PARCEL 1

SOUTH BOUNDARY
OF PARCEL 1

REMAINDER OF
PARCEL NO. 35364-000-00
REMAINDER OF PARCEL 2

LEGEND UNLESS OTHERWISE NOTED

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SHEET 6 OF 10

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



DRAWN:	S.W.M.	J.O.# 11026
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SEE SHEET 8

SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP

SEE SHEET 6

PRESERVE AT HEATH BROOK PHASE 1
(PLAT BOOK 10 PAGE 171)

NORTH BOUNDARY
OF PARCEL 2

N.62°38'30"E. 493.22'

EASTERLY BOUNDARY OF
PRESERVE AT HEATH
BROOK PHASE 1

PORTION OF
PARCEL NO. 35364-000-00
169.31 ACRES, MORE OR LESS
OF LANDS DESCRIBED IN
(O.R. BOOK 6076, PAGE 578)

S.01°06'31"W. 1454.30'
S.W. 49TH AVENUE ROAD
125' RIGHT OF WAY (PROPOSED)

REMAINDER OF
PARCEL NO. 35364-000-00
REMAINDER OF PARCEL 2



SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST

TRACT C
S.E. CORNER OF TRACT C
PRESERVE AT HEATH BROOK
PHASE 1
CURVE-5
S.W. 61ST ROAD
60' RIGHT OF WAY

NORTHEASTERLY RIGHT OF WAY
LINE OF S.W. 61ST ROAD

WESTERLY RIGHT OF WAY LINE
OF S.W. 49TH AVENUE ROAD

C-6
C-4
L-6
L-3
L-2

LINE-5
N.89°01'22"W. 750.93'

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

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

LEGEND UNLESS OTHERWISE NOTED

- = CENTERLINE OF RIGHT OF WAY
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- - - = BROKEN LINE; NOT DRAWN TO SCALE

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SHEET 7 OF 10

ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 10 FOR SHEET INDEX



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



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REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 7 OF 10
APPROVED:	T.P.B.	
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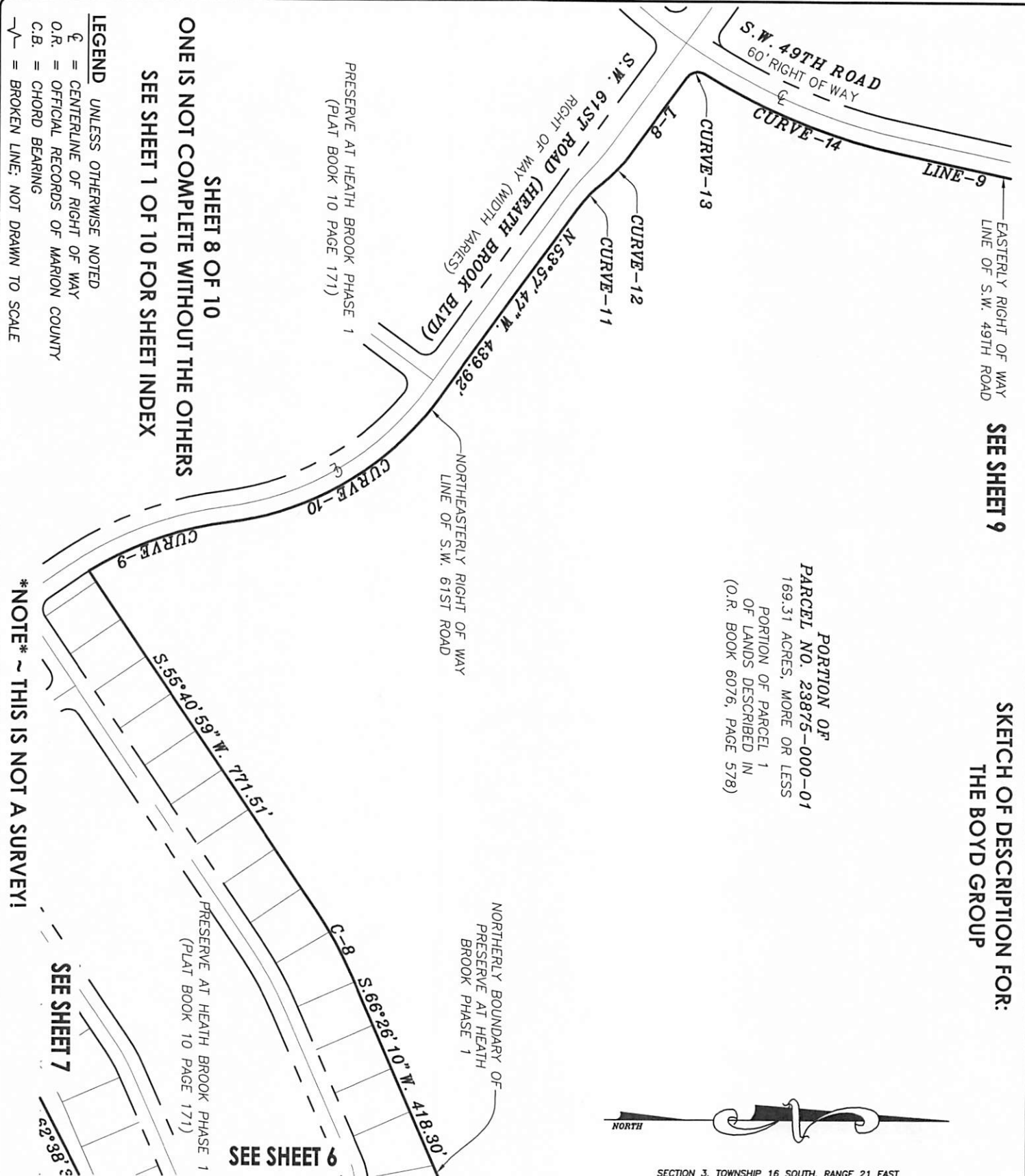
**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**

SEE SHEET 9

PORTION OF
PARCEL NO. 23875-000-01
169.31 ACRES, MORE OR LESS
OF LANDS DESCRIBED IN
(O.R. BOOK 6076, PAGE 578)



SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



LEGEND UNLESS OTHERWISE NOTED

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

ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR SHEET INDEX

R.M. BARRINEAU

AND ASSOCIATES

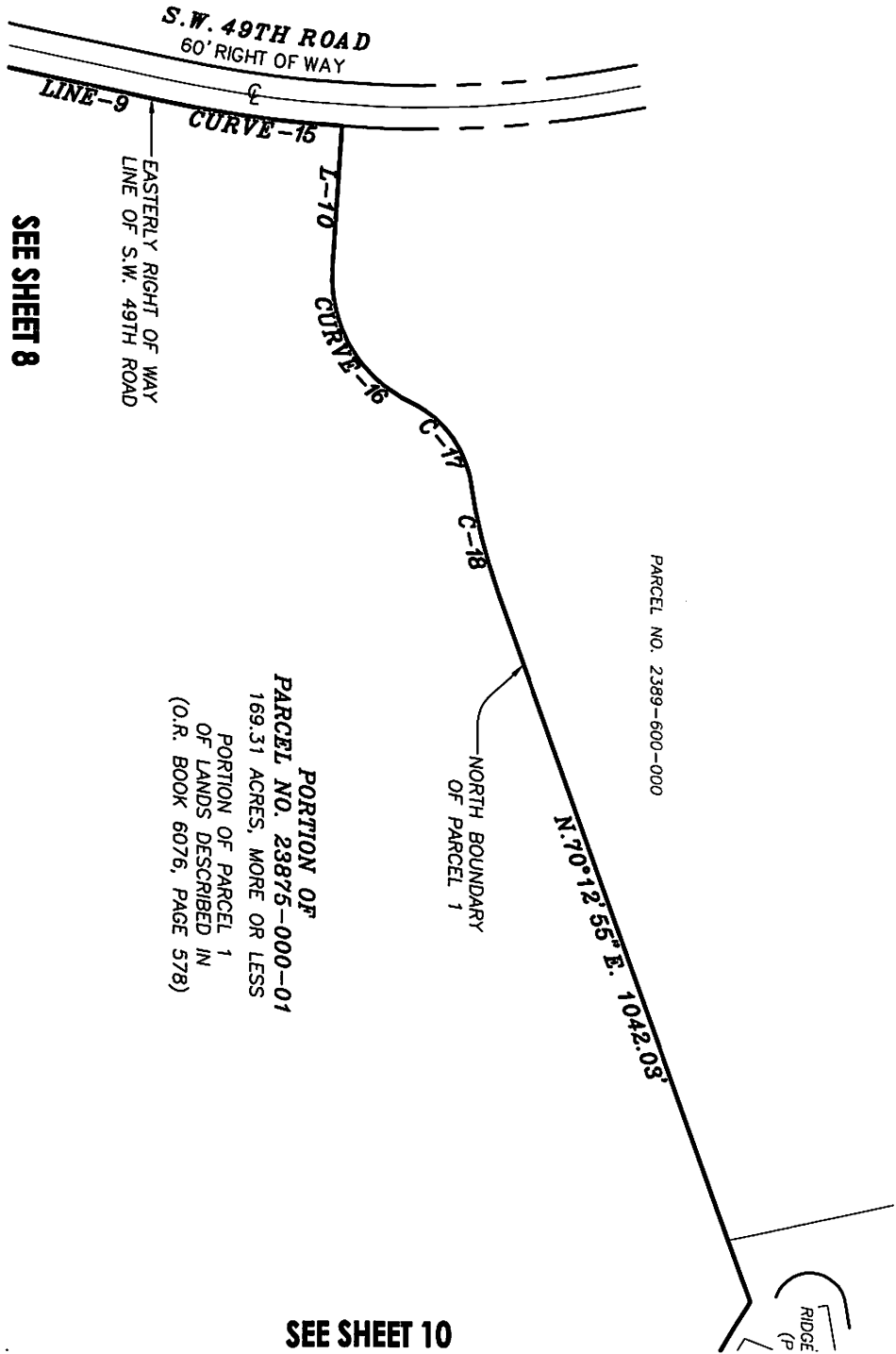
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 TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 8 OF 10
APPROVED:	T.P.B.	
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**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**



SEE SHEET 10

SEE SHEET 8

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

SHEET 9 OF 10

ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 10 FOR SHEET INDEX

SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



**R.M. BARRINEAU
AND ASSOCIATES**

PROFESSIONAL SURVEYORS & MAPPERS

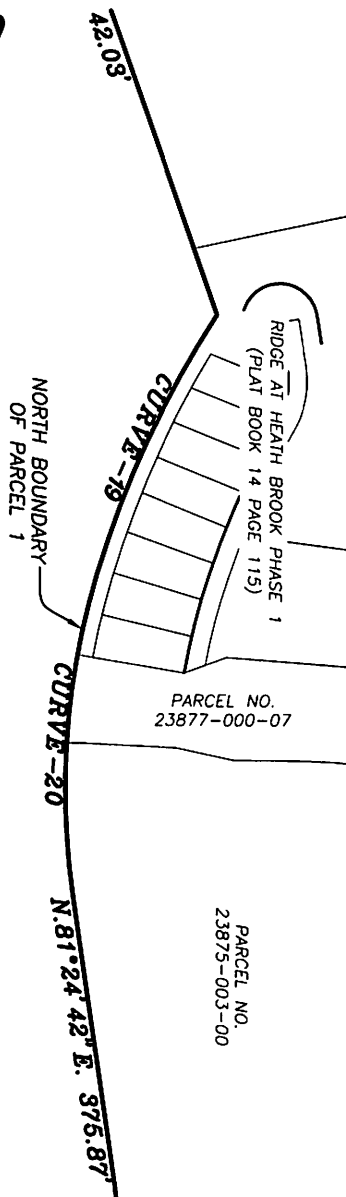
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TRAVIS P. BARRINEAU, P.S.M. - LS 6897



DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 9 OF 10
APPROVED:	T.P.B.	
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**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**



SEE SHEET 9

SEE SHEET 5

PORTION OF
PARCEL NO. 23875-000-01
169.31 ACRES, MORE OR LESS
PORTION OF PARCEL 1
OF LANDS DESCRIBED IN
(O.R. BOOK 6076, PAGE 578)

PARCEL NO.
23877-000-07

PARCEL NO.
23875-003-00



SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST

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SHEET 10 OF 10

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SEE SHEET 1 OF 10 FOR SHEET INDEX



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CHECKED:	T.P.B.	SHEET 10 OF 10
APPROVED:	T.P.B.	
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EXHIBIT 3

Consent to Community Development District Establishment
[*Proposed Mockingbird Ridge Community Development District*]

The undersigned, on behalf of 42nd Street Flyover, LLC ("**Landowner**"), represents that the Landowner owns 100% of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("**Property**").

Pursuant to Section 190.005, Florida Statutes, the undersigned Landowner hereby consents to the establishment of the Mockingbird Ridge Community Development District ("**CDD**") that will include the Property within the lands to be a part of the CDD and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the CDD.

This document shall also serve as a designation of Jere Earlywine of Kutak Rock LLP, to act as agent for Petitioner, Mockingbird Ridge LLC, with regard to any and all matters pertaining to the *Petition to Establish the Mockingbird Ridge Community Development District* pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*.

The undersigned hereby represents and warrants that he or she has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument. This consent shall remain in effect unless revoked in writing and sent by email to jere.earlywine@kutakrock.com at least 48 hours prior to a City hearing to consider the adoption of an ordinance establishing the CDD.

[SIGNATURE PAGE TO FOLLOW]

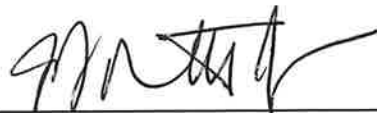
Consent to Community Development District Establishment
[Proposed Mockingbird Ridge Community Development District]

Executed this 9 day of MAY, 2025.

Witnessed:

42nd STREET FLYOVER, LLC

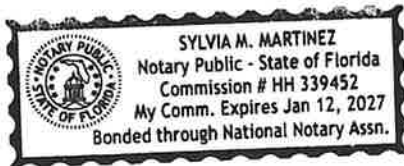

Print Name: Maykel Martinez
Address: 7255 SW 138 AVE
MIAMI FL 33183


BY: John J. Brunetti, Jr.
ITS: President


Print Name: MARGARITA A. HUERTA
Address: 10703 NW 11 ST
PEMBROKE PINES FL 33026

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9 day of MAY, 2025, by _____, as an authorized representative of **42nd STREET FLYOVER, LLC**, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.




NOTARY PUBLIC, STATE OF FLORIDA

Name: Sylvia M. Martinez
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Consent to Community Development District Establishment
[*Proposed Mockingbird Ridge Community Development District*]

Exhibit A:
Legal Description

**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**

SHEET INDEX	
SHEET	CONTENTS
1	SHEET INDEX, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	LINE & CURVE TABLES
3	DESCRIPTION
4	DESCRIPTION (CONTINUED)
5	SKETCH - POINT OF BEGINNING
6	SKETCH - S.W. 49TH AVENUE ROAD
7	SKETCH - S.W. 49TH AVENUE ROAD & S.W. 66TH STREET
8	SKETCH - S.W. 61ST ROAD & S.W. 49TH ROAD
9	SKETCH - S.W. 49TH ROAD & NORTH BOUNDARY
10	SKETCH - NORTH BOUNDARY

**SHEET 1 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS**

NOTES:

1. DATE OF SKETCH: MAY 13, 2025.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST GRID, NAD-83 (CORS96)(EPOCH:2002.0000); BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

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

LEGEND UNLESS OTHERWISE NOTED

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

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

5/16/2025

SIGNATURE DATE

TRAVIS@RMBARRINEAU.COM

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



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



**R.M. BARRINEAU
AND ASSOCIATES**

PROFESSIONAL SURVEYORS & MAPPERS

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



DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 1 OF 10
APPROVED:	T.P.B.	
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SKETCH OF DESCRIPTION FOR: THE BOYD GROUP

<i>LINE TABLE</i>	
LINE	BEARING & DISTANCE
LINE-1	S.66°51'50"W. 95.09'
LINE-2	S.10°11'56"W. 50.64'
LINE-3	S.01°06'31"W. 220.97'
LINE-4	S.46°03'29"W. 42.46'
LINE-5	N.00°57'33"E. 39.86'
LINE-6	N.33°13'50"W. 80.26'
LINE-7	N.04°52'09"W. 307.19'
LINE-8	N.54°00'09"W. 184.37'
LINE-9	N.11°56'07"E. 222.29'
LINE-10	S.86°19'12"E. 198.87'
LINE-11	N.66°51'50"E. 351.44'

<i>CURVE TABLE</i>					
NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
CURVE-1	22°52'00"	535.00'	213.52'	212.10'	S.55°24'48"W.
CURVE-2	04°03'21"	1935.00'	136.98'	136.95'	S.26°51'28"W
CURVE-3	27°46'38"	2065.00'	1001.12'	991.35'	S.14°59'50"W
CURVE-4	81°21'50"	170.00'	241.41'	221.63'	N.13°00'20"E.
CURVE-5	62°00'29"	470.00'	508.66'	484.19'	S.87°39'49"W.
CURVE-6	02°46'12"	1530.00'	73.97'	73.96'	N.62°42'13"W.
CURVE-7	108°42'06"	235.00'	445.84'	381.92'	N.59°12'39"W.
CURVE-8	10°44'10"	785.00'	147.09'	146.88'	S.61°07'53"W.
CURVE-9	24°23'50"	660.00'	281.04'	278.92'	N.19°34'17"W.
CURVE-10	46°34'18"	600.00'	487.70'	474.38'	N.30°40'44"W.
CURVE-11	16°14'43"	250.00'	70.88'	70.65'	N.45°53'16"W.
CURVE-12	16°14'52"	250.00'	70.89'	70.66'	N.45°47'10"W.
CURVE-13	85°49'50"	25.00'	37.45'	34.05'	N.10°52'01"W.
CURVE-14	19°41'13"	1175.53'	403.91'	401.93'	N.21°47'38"E.
CURVE-15	08°44'01"	1628.55'	248.24'	248.00'	N.08°03'28"E.
CURVE-16	68°59'49"	185.00'	222.78'	209.56'	N.59°06'24"E.
CURVE-17	56°46'29"	150.00'	148.64'	142.63'	N.52°56'29"E.
CURVE-18	11°07'32"	770.00'	149.52'	149.28'	N.75°52'00"E.
CURVE-19	16°19'08"	1305.00'	371.69'	370.43'	S.65°19'16"E.
CURVE-20	25°06'00"	960.00'	420.56'	417.20'	S.86°02'09"E.
CURVE-21	60°39'51"	425.04'	450.03'	429.30'	S.68°15'30"E.
CURVE-22	44°11'41"	340.00'	262.26'	255.80'	N.44°47'46"E.

SEE SHEET 1 OF 10 FOR SHEET INDEX
SHEET 2 OF 10 ONE IS NOT COMPLETE
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***NOTE* ~ THIS IS NOT A SURVEY!**



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DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 2 OF 10
APPROVED:	T.P.B.	
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**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**

DESCRIPTION:

A PORTION OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 3, S.00°21'31"W., A DISTANCE OF 1426.51 FEET TO A POINT ON THE NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE EAST BOUNDARY OF SAID SECTION 3, ALONG SAID NORTH BOUNDARY OF PARCEL 1, N.89°40'29"W., A DISTANCE OF 589.37 FEET TO A POINT ON A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 22°52'00" AND A CHORD BEARING AND DISTANCE OF S.55°24'48"W., 212.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH BOUNDARY, A DISTANCE OF 213.52 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S.66°51'50"W., A DISTANCE OF 95.09 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE ROAD (BEING A 125 FOOT PROPOSED RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING, SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1935.00 FEET, A CENTRAL ANGLE OF 04°03'21" AND A CHORD BEARING AND DISTANCE OF S.26°51'28"W., 136.95 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 136.98 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE, S.28°53'09"W., A DISTANCE OF 878.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 27°46'38" AND A CHORD BEARING AND DISTANCE OF S.14°59'50"W., 991.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 1001.12 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: S.01°06'31"W., A DISTANCE OF 1454.30 FEET; THENCE S.10°11'56"W., A DISTANCE OF 50.64 FEET; THENCE S.01°06'31"W., A DISTANCE OF 220.97 FEET; THENCE S.46°03'29"W., A DISTANCE OF 42.46 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET (BEING A 80 FOOT RIGHT OF WAY); THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 66TH STREET, N.89°01'22"W., A DISTANCE OF 750.93 FEET TO THE S.E. CORNER OF TRACT C, PRESERVE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 171 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERLY BOUNDARY OF SAID PRESERVE AT HEATH BROOK PHASE 1, N.00°57'33"E., A DISTANCE OF 39.86 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 81°21'50" AND A CHORD BEARING AND DISTANCE OF N.13°00'20"E., 221.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY BOUNDARY, A DISTANCE OF 241.41 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY BOUNDARY, N.33°13'50"W., A DISTANCE OF 80.26 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. 61ST ROAD (BEING A 60 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A NON TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 62°00'29" AND A CHORD BEARING AND DISTANCE OF S.87°39'49"W., 484.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 508.66 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 1530.00 FEET, A CENTRAL ANGLE OF 02°46'12" AND A CHORD BEARING AND DISTANCE OF N.62°42'13"W., 73.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 73.97 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY BOUNDARY OF PRESERVE AT HEATH BROOK PHASE 1; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, ALONG SAID EASTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: N.00°59'25"E., A DISTANCE OF 464.48 FEET; THENCE N.62°38'30"E., A DISTANCE OF 763.22 FEET; THENCE N.04°52'09"W., A DISTANCE OF 307.19 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PRESERVE AT HEATH BROOK PHASE 1, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 108°42'06" AND A CHORD BEARING AND DISTANCE OF N.59°12'39"W., 381.92 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY BOUNDARY, A DISTANCE OF 445.84 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES: S.66°26'10"W., A DISTANCE OF 418.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 10°44'10" AND A CHORD BEARING AND DISTANCE OF S.61°07'53"W., 146.88 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 147.09 FEET TO THE POINT OF TANGENCY; THENCE S.55°40'59"W., A DISTANCE OF 771.51 FEET

SEE SHEET 4 OF 10 FOR CONTINUATION

**SHEET 3 OF 10 ONE IS NOT COMPLETE
WITHOUT THE OTHERS**

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

SEE SHEET 1 OF 10 FOR SHEET INDEX



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DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 3 OF 10
APPROVED:	T.P.B.	
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**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**

DESCRIPTION: (CONTINUED)

TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF S.W. 61ST ROAD (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 24°23'50" AND A CHORD BEARING AND DISTANCE OF N.19°34'17"W., 278.92 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 281.04 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 46°34'18" AND A CHORD BEARING AND DISTANCE OF N.30°40'44"W., 474.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 487.70 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: N.53°57'47"W., A DISTANCE OF 439.92 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 16°14'43" AND A CHORD BEARING AND DISTANCE OF N.45°53'16"W., 70.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 16°14'52" AND A CHORD BEARING AND DISTANCE OF N.45°47'10"W., 70.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.89 FEET TO THE POINT TANGENCY; THENCE N.54°00'09"W., A DISTANCE OF 184.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°49'50" AND A CHORD BEARING AND DISTANCE OF N.10°52'01"W., 34.05 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.45 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF S.W. 49TH ROAD (BEING A 60 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1175.53 FEET, A CENTRAL ANGLE OF 19°41'13" AND A CHORD BEARING AND DISTANCE OF N.21°47'38"E., 401.93 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 403.91 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, N.11°56'07"E., A DISTANCE OF 222.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 1628.55 FEET, A CENTRAL ANGLE OF 08°44'01" AND A CHORD BEARING AND DISTANCE OF N.08°03'28"E., 248.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 248.24 FEET TO A POINT ON THE AFOREMENTIONED NORTH BOUNDARY OF PARCEL 1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6076, PAGE 578 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG SAID NORTH BOUNDARY OF PARCEL 1 THE FOLLOWING ELEVEN (11) COURSES: S.86°19'12"E., A DISTANCE OF 198.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 68°59'49" AND A CHORD BEARING AND DISTANCE OF N.59°06'24"E., 209.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 222.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°46'29" AND A CHORD BEARING AND DISTANCE OF N.52°56'29"E., 142.63 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 148.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 11°07'32" AND A CHORD BEARING AND DISTANCE OF N.75°52'00"E., 149.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.52 FEET TO THE POINT OF TANGENCY; THENCE N.70°12'55"E., A DISTANCE OF 1042.03 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEAST, HAVING A RADIUS OF 1305.00 FEET, A CENTRAL ANGLE OF 16°19'08" AND A CHORD BEARING AND DISTANCE OF S.65°19'16"E., 370.43 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 371.69 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTH, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 25°06'00" AND A CHORD BEARING AND DISTANCE OF S.86°02'09"E., 417.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 420.56 FEET TO THE POINT OF TANGENCY; THENCE N.81°24'42"E., A DISTANCE OF 375.87 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 425.04 FEET, A CENTRAL ANGLE OF 60°39'51" AND A CHORD BEARING AND DISTANCE OF S.68°15'30"E., 429.30 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 450.03 FEET TO THE POINT OF CUSP OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 44°11'41" AND A CHORD BEARING AND DISTANCE OF N.44°47'46"E., 255.80 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 262.26 FEET TO THE POINT OF TANGENCY; THENCE N.66°51'50"E., A DISTANCE OF 351.44 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 169.31 ACRES, MORE OR LESS.

SEE SHEET 3 OF 10 FOR CONTINUATION

SHEET 4 OF 10 ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SEE SHEET 1 OF 10 FOR SHEET INDEX

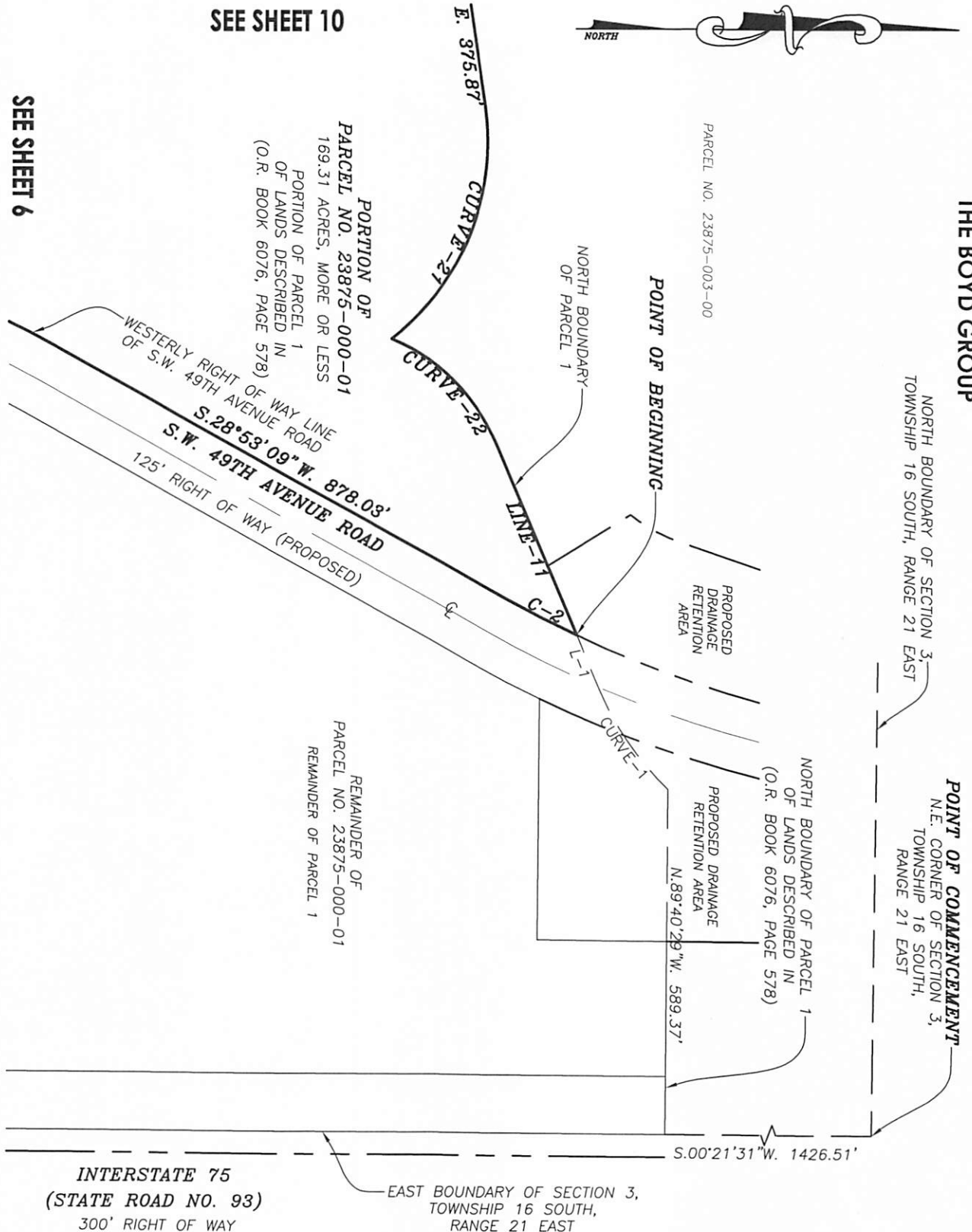
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DRAWN:	S.W.M.	J.O.# 11026
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CHECKED:	T.P.B.	SHEET 4 OF 10
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SKETCH OF DESCRIPTION FOR: THE BOYD GROUP



LEGEND

UNLESS OTHERWISE NOTED

C = CENTERLINE OF RIGHT OF WAY
O.R. = OFFICIAL RECORDS OF MARION COUNTY
C.B. = CHORD BEARING

- - - = BROKEN LINE; NOT DRAWN TO SCALE

NOTE ~ THIS IS NOT A SURVEY!

SHEET 5 OF 10

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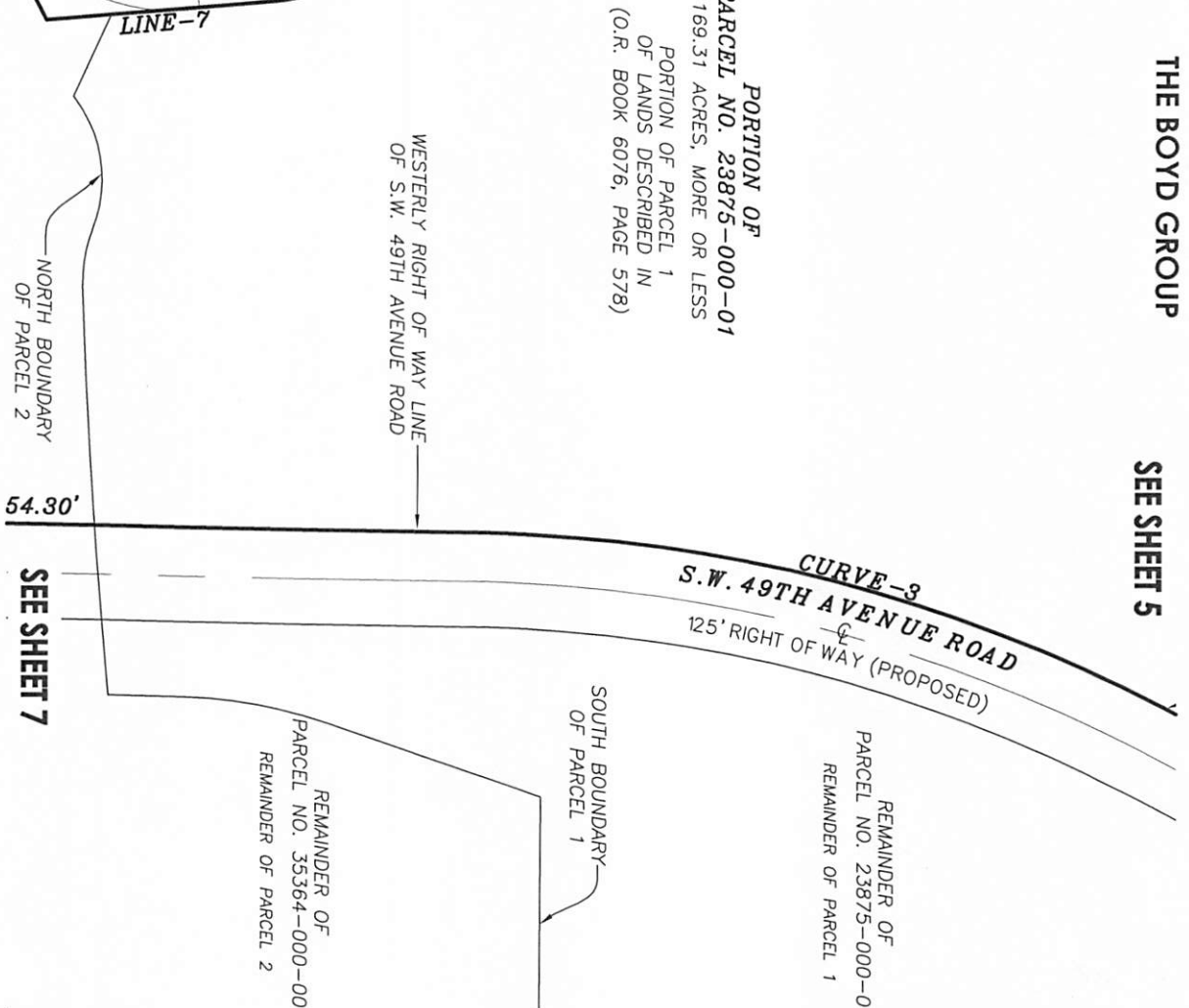
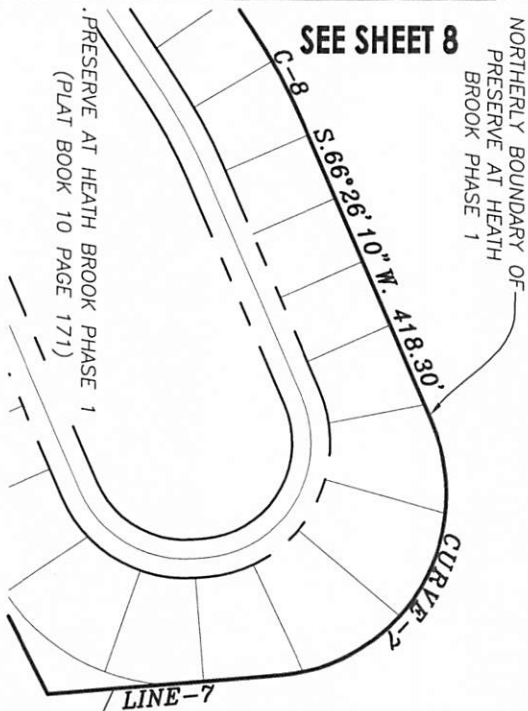
DRAWN:	S.W.M.	J.O.# 11026
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SCALE: 1" = 250'		COPYRIGHT © MAY, 2025



SKETCH OF DESCRIPTION FOR: THE BOYD GROUP

SEE SHEET 5

PORTION OF
PARCEL NO. 23875-000-01
169.31 ACRES, MORE OR LESS
OF LANDS DESCRIBED IN
(O.R. BOOK 6076, PAGE 578)



LEGEND UNLESS OTHERWISE NOTED

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

NOTE ~ THIS IS NOT A SURVEY!

SHEET 6 OF 10

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SEE SHEET 1 OF 10 FOR SHEET INDEX



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SEE SHEET 8

SKETCH OF DESCRIPTION FOR: THE BOYD GROUP

SEE SHEET 6

PRESERVE AT HEATH BROOK PHASE 1
(PLAT BOOK 10 PAGE 171)

NORTH BOUNDARY
OF PARCEL 2

N.62°38'30"E. 493.22'

EASTERLY BOUNDARY OF
PRESERVE AT HEATH
BROOK PHASE 1

PORTION OF
PARCEL NO. 35364-000-00
169.31 ACRES, MORE OR LESS
OF LANDS DESCRIBED IN
(O.R. BOOK 6076, PAGE 578)

S.01°06'31"W. 1454.30'
S.W. 49TH AVENUE ROAD
125' RIGHT OF WAY (PROPOSED)

REMAINDER OF
PARCEL NO. 35364-000-00
REMAINDER OF PARCEL 2



SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST

TRACT C
S.E. CORNER OF TRACT C
PRESERVE AT HEATH BROOK
PHASE 1
CURVE-5
S.W. 61ST ROAD
60' RIGHT OF WAY

NORTHEASTERLY RIGHT OF WAY
LINE OF S.W. 61ST ROAD

WESTERLY RIGHT OF WAY LINE
OF S.W. 49TH AVENUE ROAD

C-6
C-4
L-6
L-3
L-2

LINE-5
N.89°01'22"W. 750.93'

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

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

LEGEND UNLESS OTHERWISE NOTED

☒ = CENTERLINE OF RIGHT OF WAY
O.R. = OFFICIAL RECORDS OF MARION COUNTY
- - - = BROKEN LINE; NOT DRAWN TO SCALE

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SHEET 7 OF 10

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S.W.M.

J.O.# 11026

REVISED:

DWG.# 11026SK_R WEST

CHECKED:

T.P.B.

SHEET 7 OF 10

APPROVED:

T.P.B.

SCALE: 1" = 250'

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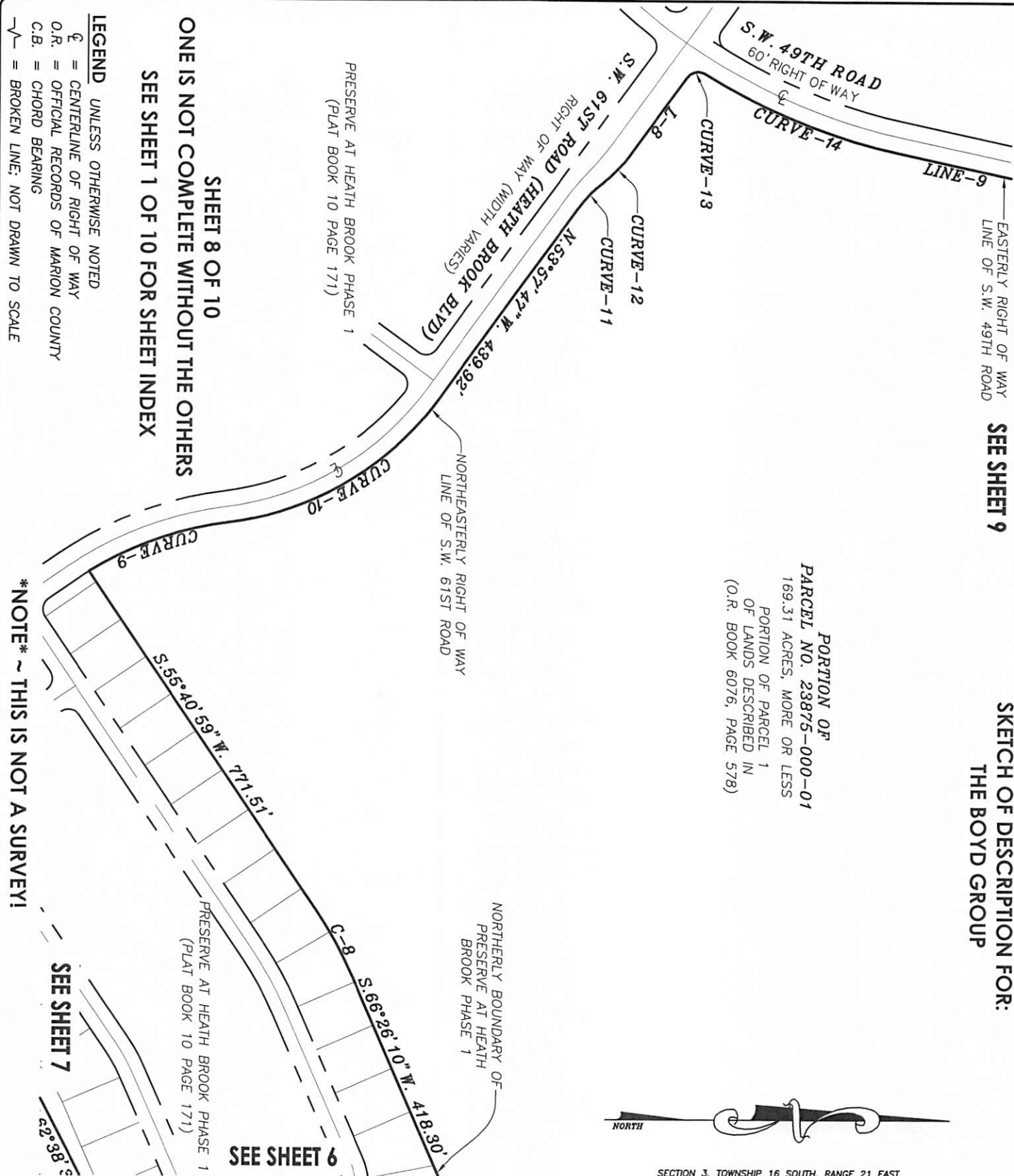
**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**

SEE SHEET 9

PORTION OF
PARCEL NO. 23875-000-01
169.31 ACRES, MORE OR LESS
OF LANDS DESCRIBED IN
(O.R. BOOK 6076, PAGE 578)



SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



LEGEND UNLESS OTHERWISE NOTED

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

SHEET 8 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR SHEET INDEX

R.M. BARRINEAU

AND ASSOCIATES

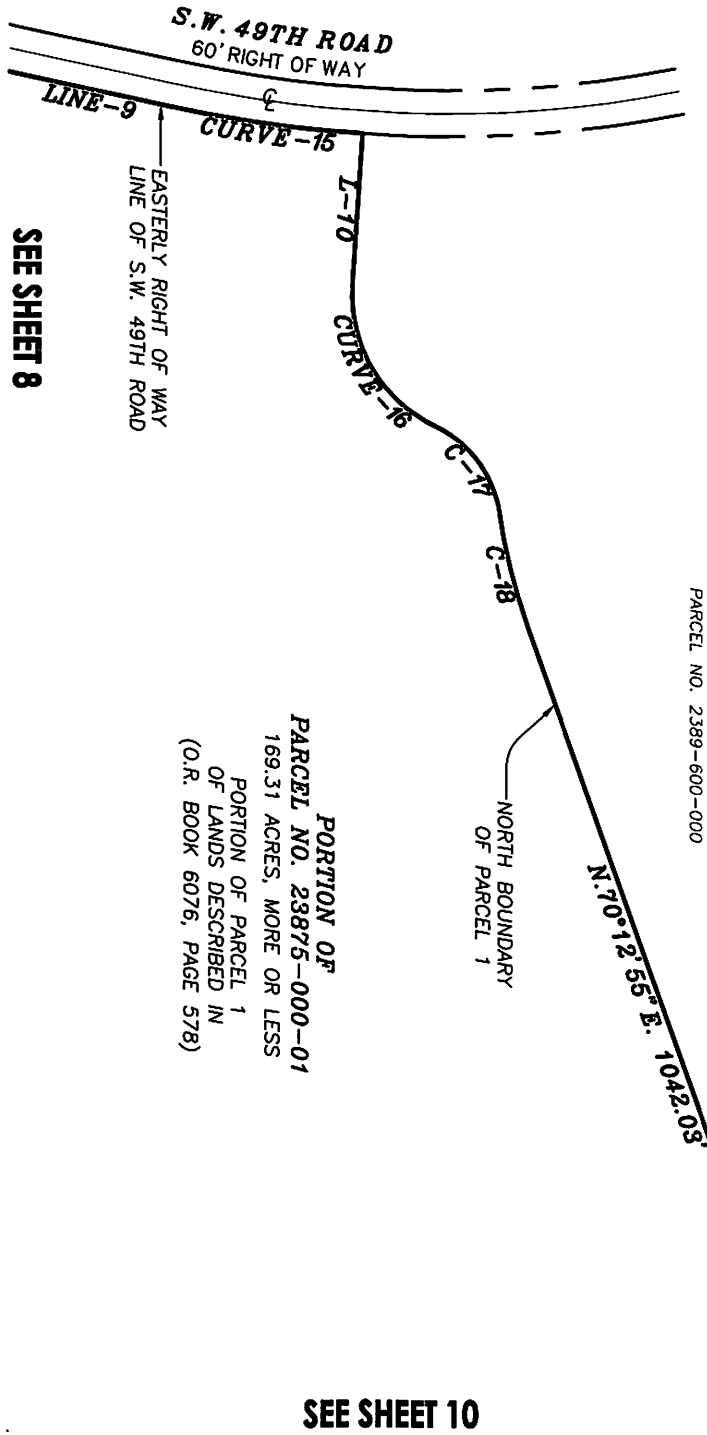
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 TRAVIS P. BARRINEAU, P.S.M. - LS 6897

DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 8 OF 10
APPROVED:	T.P.B.	
SCALE: 1" = 250'		COPYRIGHT © MAY, 2025

**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**



PARCEL NO. 2389-600-000

SEE SHEET 10



SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST

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

LEGEND UNLESS OTHERWISE NOTED

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

SEE SHEET 8

PORTION OF
PARCEL NO. 23875-000-01
169.31 ACRES, MORE OR LESS
OF LANDS DESCRIBED IN
(O.R. BOOK 6076, PAGE 578)

SHEET 9 OF 10

**ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR SHEET INDEX**



**R.M. BARRINEAU
AND ASSOCIATES**



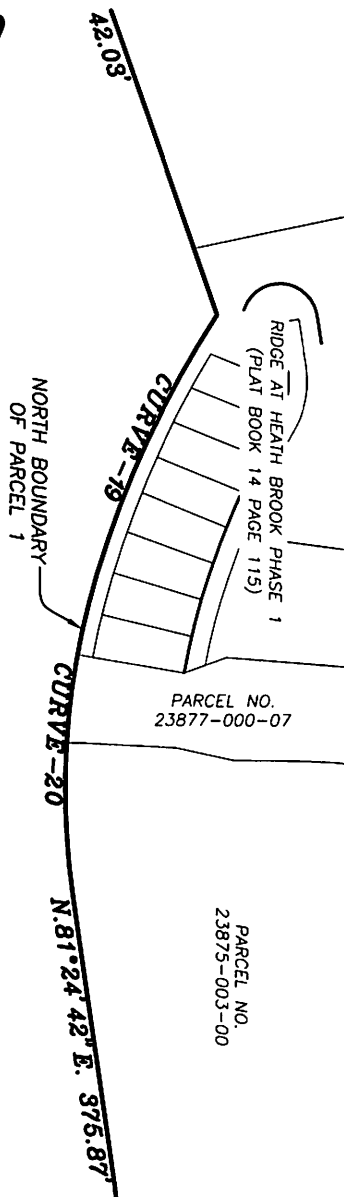
PROFESSIONAL SURVEYORS & MAPPERS

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

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

DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 9 OF 10
APPROVED:	T.P.B.	
SCALE: 1" = 250'		COPYRIGHT © MAY, 2025

**SKETCH OF DESCRIPTION FOR:
THE BOYD GROUP**



SEE SHEET 9

SEE SHEET 5

PORTION OF
PARCEL NO. 23875-000-01
169.31 ACRES, MORE OR LESS
PORTION OF PARCEL 1
OF LANDS DESCRIBED IN
(O.R. BOOK 6076, PAGE 578)

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

LEGEND UNLESS OTHERWISE NOTED

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

SHEET 10 OF 10
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 10 FOR SHEET INDEX



SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST



R.M. BARRINEAU
AND ASSOCIATES



PROFESSIONAL SURVEYORS & MAPPERS

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

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

DRAWN:	S.W.M.	J.O.# 11026
REVISED:		DWG.# 11026SK_R WEST
CHECKED:	T.P.B.	SHEET 10 OF 10
APPROVED:	T.P.B.	
SCALE: 1" = 250'		COPYRIGHT © MAY, 2025



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 07/30/2014 02:15:08 PM
FILE #: 2014072738 OR BK 6076 Pgs 578-584
REC FEES: \$61.00 INDEX FEES: \$0.00
DDS: 0 MDS: 0 INT: 0

Prepared by and Return to:
N. Dwayne Gray, Jr., Esquire
Zimmerman, Kiser & Sutcliffe, P.A.
315 East Robinson Street, Suite 600
Orlando, Florida 32801
Our File Number: 10048-179

Parcel ID: R23875-000-01 & R35364-000-00

*****THIS SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 5627, PAGE 408-414 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA*****

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF MARION

THIS SPECIAL WARRANTY DEED, made this July, 11, 2014, between **FIFTH THIRD BANK**, an Ohio banking corporation, successor by merger with **FIFTH THIRD BANK**, a Michigan banking corporation, as successor-in-interest by reason of acquisition of and merger with R-G Crown Bank, FSB, whose mailing address is: 201 E. Kennedy Blvd., Tampa, Florida 33602, hereinafter called the "Grantor", to **42nd Street Flyover, LLC**, a Florida limited liability company, whose mailing address is: 2200 East Fourth Avenue, Hialeah, FL 33010, hereinafter called the "Grantee":

Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, as the successors and assigns of corporations.

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property located in Marion County Florida, thereto, as described as follows (hereinafter collectively the "Property"):

SEE ATTACHED EXHIBIT "A"

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

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

AND, the Grantor hereby covenants with said Grantee, that the Grantor is lawfully seized of said Property in fee simple: that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby warrants the title to said Property only against the lawful claims of persons claiming by, through or under Grantor, but not otherwise; subject to taxes accruing subsequent to DECEMBER 31, 2011; covenants, conditions and restrictions of record; zoning and use restrictions in effect or which may hereafter come into existence due to government action; and matters shown on the plat, however said reference shall nor serve to re-impose same on the Property.

DEED - Special Warranty Deed - Corporate

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness signature
Maureen S. CELIBERT
Print witness name
[Signature]
Witness signature
Lisa M. Wilcoxson
Print witness name

FIFTH THIRD BANK, an Ohio banking corporation,
successor by merger with Fifth Third Bank, a Michigan
banking corporation

By [Signature]
Print Name: Clyde Measey
Title: Vice President

State of Florida
County of Collier

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of July, 2014 by Clyde Measey, as Vice President of Fifth Third Bank, an Ohio banking corporation, successor by merger with Fifth Third Bank, a Michigan banking corporation, on behalf of such banking corporation, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public
Lisa M. Wilcoxson
Print Notary Name
My Commission Expires: 10/27/16

Notary Seal



IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness signature
Maureen S. Celiberti
Print witness name
[Signature]
Witness signature
CLYDE MEASEY
Print witness name

FIFTH THIRD BANK, an Ohio banking corporation
successor by merger with Fifth Third Bank, a Michigan
banking corporation

By: [Signature]
Print Name: Lisa Wilcoxson
Title: Assistant Vice President

State of Florida
County of Collier

THE FOREGOING INSTRUMENT was acknowledged before me this 11 day of July, 2014 by Lisa Wilcoxson, as Assistant Vice President of Fifth Third Bank, an Ohio banking corporation, successor by merger with Fifth Third Bank, a Michigan banking corporation, on behalf of such banking corporation, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public
Joan M. Raborn
Print Notary Name

My Commission Expires: 12/11/2017

Notary Seal

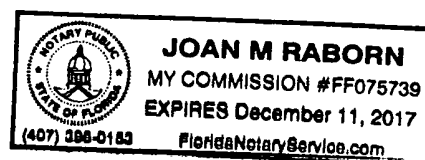


EXHIBIT "A"

PARCEL 1

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE S 00°20'17" W ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, 1426.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST BOUNDARY LINE N 89°39'43" W 589.45 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 535.00 FEET, A CENTRAL ANGLE OF 22°52'09" AND A CHORD BEARING AND DISTANCE OF S 55°25'45" W 212.13 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 213.54 FEET TO A POINT OF TANGENCY; THENCE S 66°51'49" W 446.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 44°09'20" AND A CHORD BEARING AND DISTANCE OF S 44°47'09" W 255.59 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 262.03 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 425.04 FEET AND A CHORD BEARING AND DISTANCE OF N 68°15'51" W 429.33 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 450.07 FEET TO A POINT OF TANGENCY; THENCE S 81°24'04" W 375.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 960.00 FEET; A CENTRAL ANGLE OF 25°06'04" AND A CHORD BEARING AND DISTANCE OF N 86°02'54" W 417.22 FEET; THENCE WESTERLY ALONG SAID CURVE 420.57 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1305.00 FEET, A CENTRAL ANGLE OF 16°19'19" AND CHORD BEARING AND DISTANCE OF N 65°20'13" W 370.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 371.76 FEET, THENCE S 70°14'00" W 1042.03 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTH HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 11°07'50" AND A CHORD BEARING AND DISTANCE OF S 75°47'56" W 149.35 FEET; THENCE WESTERLY ALONG SAID CURVE, 149.59 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°44'55" AND A CHORD BEARING AND DISTANCE OF S 65°23'04" W 142.57 FEET; THENCE WESTERLY ALONG SAID CURVE 148.57 TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 68°59'29" AND A CHORD BEARING AND DISTANCE OF S 59°06'41" W 209.55 FEET; THENCE WESTERLY ALONG SAID CURVE 222.76 FEET TO A POINT OF TANGENCY; THENCE N 86°23'35" W 258.77 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1568.55 FEET, A CENTRAL ANGLE OF 8°43'41" AND A CHORD BEARING AND DISTANCE OF S 8°05'38" W 238.71 FEET; THENCE SOUTHERLY ALONG SAID CURVE 238.94 FEET TO A POINT OF TANGENCY; THENCE S 11°56'34" W 222.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1115.53 FEET, A CENTRAL ANGLE OF 20°39'09" AND A CHORD BEARING AND DISTANCE OF S 22°16'06" W 399.92 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 402.10 FEET; THENCE S 57°24'28" E 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°33'34" AND A CHORD BEARING AND DISTANCE OF S 10°41'15" E 34.28 FEET; THENCE SOUTHERLY ALONG SAID CURVE 37.77 FEET TO A POINT OF TANGENCY; THENCE S 53°58'02" E 762.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 46°34'40" AND A CHORD BEARING AND DISTANCE OF S 30°40'42" E 474.44 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 487.76 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 24°23'34" AND A CHORD BEARING AND DISTANCE OF S 19°35'09" E 278.87 FEET; THENCE SOUTHERLY ALONG SAID CURVE 280.99 FEET; THENCE N 55°41'44" E 771.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 10°43'28" AND A CHORD BEARING AND DISTANCE OF N 61°03'28" E 146.72 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 146.93 FEET TO A POINT OF TANGENCY; THENCE N 66°25'12" E 418.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 235.00, A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 59°13'16" E 381.96 FEET, THENCE SOUTHEASTERLY ALONG SAID CURVE 445.91 FEET TO A POINT OF TANGENCY; THENCE, S 4°51'44" E 220.32 FEET; THENCE S 65°01'06" E 119.48 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH

DEED - Special Warranty Deed - Corporate

HAVING A RADIUS OF 179.40 FEET, A CENTRAL ANGLE OF 57°48'41" AND A CHORD BEARING AND DISTANCE OF N 82°44'46" E 173.43, FEET; THENCE EASTERLY ALONG SAID CURVE 181.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 183.93 FEET, A CENTRAL OF 23°26'49" AND A CHORD BEARING AND DISTANCE OF S 80°04'18" E 74.74 FEET; THENCE EASTERLY ALONG SAID CURVE 75.27 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 8149.78 FEET, A CENTRAL ANGLE OF 3°15'24" AND A CHORD BEARING AND DISTANCE OF N 86°34'36" EAST 463.16 FEET; THENCE EASTERLY ALONG SAID CURVE 463.22 FEET TO A POINT OF TANGENCY; THENCE N 84°56'54" E 80.46 FEET; THENCE N 1°19'17" E 100.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 626.42 FEET, A CENTRAL ANGLE OF 17°48'49" AND A CHORD BEARING AND DISTANCE OF N 10°13'41" E 193.97 FEET; THENCE NORTHERLY ALONG SAID CURVE 194.76 FEET TO THE POINT OF TANGENCY; THENCE N 19°08'07" E 303.05 FEET; THENCE S 89°39'20" E 1270.55 FEET; THENCE N 00°21'42" E 758.84 FEET, THENCE N 89°27'28" W 38.27 FEET TO THE EAST (1/4) CORNER OF THE AFOREMENTIONED SECTION 3; THENCE N 00°20'17" E ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, 1178.62 FEET TO THE POINT OF BEGINNING.

SAID LAND BEING SITUATED IN MARION COUNTY, FLORIDA.

PARCEL 2

A PARCEL SITUATED IN SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH (1/4) CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, THENCE N 01°44'46" E AT 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET; THENCE N 89°00'14" W ALONG SAID NORTH RIGHT OF WAY LINE 348.83 FEET; THENCE DEPARTING SAID RIGHT OF WAY N 00°59'46" E AT 792.11 FEET; THENCE N 62°38'23" E AT 763.15 FEET; THENCE N 04°51'44" W AT 86.92 FEET; THENCE S 65°01'06" E AT 119.48 FEET; THENCE N 53°50'26" E AT 6.16 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 179.40 FEET, A CENTRAL ANGLE OF 57°48'41" AND A CHORD BEARING AND DISTANCE OF N 82°44'46" E AT 173.43 FEET; THENCE ALONG SAID CURVE 181.01 FEET TO POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 183.93 FEET, A CENTRAL ANGLE OF 23°26'49" AND CHORD BEARING AND DISTANCE OF S 80°04'18" E AT 74.74 FEET; THENCE ALONG SAID CURVE 75.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 8,149.78 FEET, A CENTRAL ANGLE OF 03°15'24" AND AND A CHORD BEARING AND DISTANCE OF N 86°34'36" E AT 463.16 FEET; THENCE ALONG SAID CURVE 463.22 FEET TO A POINT OF TANGENCY; THENCE N 89°56'54" E AT 80.46 FEET; THENCE N 01°19'17" E AT 100.95 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST, HAVING A RADIUS OF 626.42 FEET, A CENTRAL ANGLE OF 17°48'49" AND A CHORD BEARING AND DISTANCE OF N 10°13'41" E AT 193.97 FEET, THENCE ALONG SAID CURVE 194.76 FEET TO A POINT OF TANGENCY; THENCE N 19°08'07" E AT 303.05 FEET; THENCE S 89°39'02" E AT 1270.55 FEET; THENCE S 00°21'42" W AT 564.27 FEET; THENCE S 89°34'20" W AT 38.02 FEET; THENCE S 00°21'02" W AT 1238.73 FEET TO POINT ON THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 88°59'56" W AT 912.33 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE S 01°00'04" W AT 45.00 FEET; THENCE N 88°59'41" W AT 1681.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN MARION COUNTY, FLORIDA.

PARCEL 3

A PARCEL SITUATED IN SECTIONS 3 & 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEED - Special Warranty Deed - Corporate

BEGIN AT THE SOUTHEAST CORNER OF "HEATH BROOK HILLS", A SUBDIVISION RECORDED IN PLAT BOOK "7", PAGES 120 AND 121 OF PUBLIC RECORDS OF MARION COUNTY FLORIDA, SAID POINT IS ALSO ON THE NORTH RIGHT OF WAY OF SW 66TH STREET (WILLAM'S ROAD); THENCE ALONG THE EAST BOUNDARY LINE OF SAID HEATH BROOK HILLS N 11°38'41" E 1255.07 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST, HAVING RADIUS OF 185.00 FEET, A CENTRAL ANGLE OF 146°25'45" AND A CHORD BEARING AND DISTANCE OF N 32°17'23" W AT 354.24 FEET; THENCE NORTHERLY ALONG SAID CURVE 472.80 FEET; THENCE N 05°29'21" W 149.37 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 46°45'44" AND A CHORD BEARING AND DISTANCE OF N 61°07'47" E AT 746.07 FEET; THENCE EASTERLY ALONG SAID CURVE 767.18 FEET TO A POINT OF COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING RADIUS OF 1115.53 FEET, A CENTRAL ANGLE OF 05°09'14" AND A CHORD BEARING AND DISTANCE OF N 35°10'18" E AT 100.31 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 100.34 FEET; THENCE S 57°24'28" E 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°33'34" AND A CHORD BEARING AND DISTANCE OF S 10°41'15" E AT 34.28 FEET; THENCE SOUTHERLY ALONG SAID CURVE 37.77 FEET TO THE POINT OF TANGENCY; THENCE S 53°58'02" E 762.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 600.00 FEET A CENTRAL ANGLE OF 46°34'40" AND A CHORD BEARING AND DISTANCE OF S 30°40'42" E AT 474.44 FEET; THENCE SOUTH ALONG SAID CURVE 487.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING RADIUS OF 660.00 FEET A CENTRAL ANGLE OF 24°23'34" AND A CHORD BEARING AND DISTANCE OF S 19°35'09" E AT 278.87 FEET; THENCE SOUTHERLY ALONG SAID CURVE 280.99 FEET; THENCE N 55°41'44" E 771.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 785.00 FEET A CENTRAL ANGLE OF 10°43'28" AND A CHORD "BEARING AND DISTANCE OF N 61°03'28" E AT 146.72 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 146.93 FEET TO THE POINT OF TANGENCY; THENCE N 66°25'12"E 418.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 59°13'16" E AT 381.96 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 445.91 FEET TO A POINT OF TANGENCY; THENCE S 04°51'44" E 307.23 FEET; THENCE S 62°38'23" W 763.15 FEET; THENCE S00°59'46" W 792.11 FEET TO THE NORTH RIGHT OF WAY OF THE AFOREMENTIONED SW 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY N 89°00'14" W 2295.61 FEET; THENCE S 89°25'18" W 286.71 TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN MARION COUNTY, FLORIDA.

LESS AND EXCEPTING FROM THE AFOREDESCRIBED LANDS, THE FOLLOWING:

(OFFICIAL RECORDS BOOK 4905, PAGE 332): COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE S.89°20'41"E., FOR 15.47 FEET; THENCE CONTINUE ALONG SAID SECTION LINES, S.89°20'41"E., FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, S.00°20'17"W., FOR 1426.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.00°20'17"W., FOR 1178.27 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, S.89°27'28"E., FOR 38.27 FEET; THENCE S.00°21'42"W., FOR 1323.10 FEET; THENCE S.89°34'20"W., FOR 38.02 FEET; THENCE S.00°21'02"W., FOR 1238.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 66TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N.88°59'56"W., A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY, N.00°21'02"E., 2561.64 FEET; THENCE N.00°20'17"E., FOR 1178.27 FEET; THENCE S.89°39'43"E., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

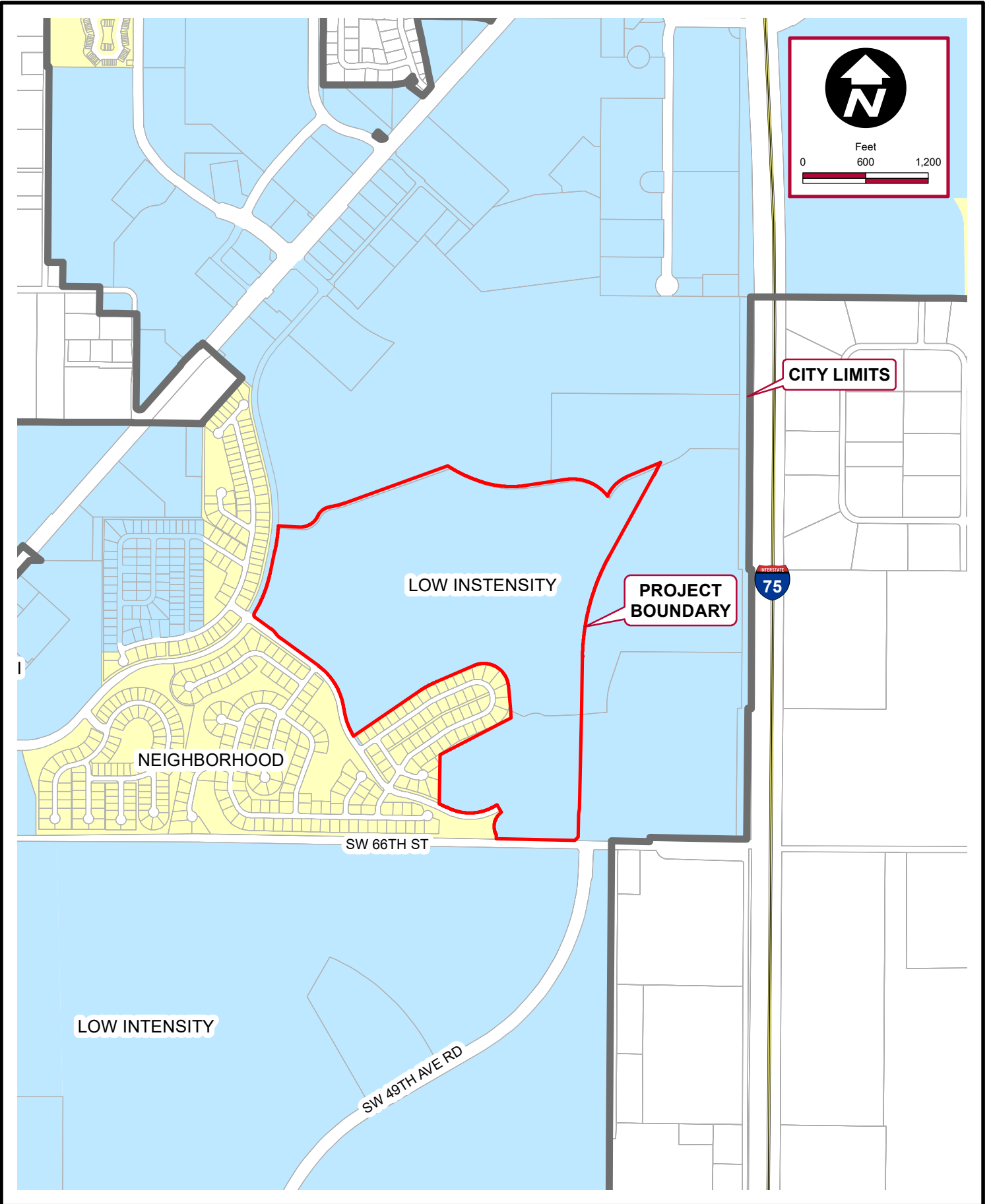
DEED - Special Warranty Deed - Corporate

ALSO LESS AND EXCEPT: ALL OF THE PLAT OF PRESERVE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 171-176, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS: THAT PORTION OF TRACT "C" AND S.W. 61ST ROAD (HEATH BROOK BLVD) WHICH IS INCLUDED IN PARCEL 2 ABOVE.

IT IS THEREFORE THE INTENTION TO INCLUDE THAT PORTION OF SAID TRACT "C" AND S.W. 61ST ROAD (HEATH BROOK BLVD) WHICH IS INCLUDED WITHIN PARCEL 2 ABOVE.

EXHIBIT 4

K:\OCA_Civil\242387001-42nd Street Boyd Residential\GIS\CDD Maps\Future Land Use Map.mxd - 4/21/2025 9:31:33 AM - brad.powell



Kimley»Horn

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1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

FUTURE LAND USE MAP

MOCKINGBIRD RIDGE RESIDENTIAL
OCALA, FLORIDA

Scale: As Noted

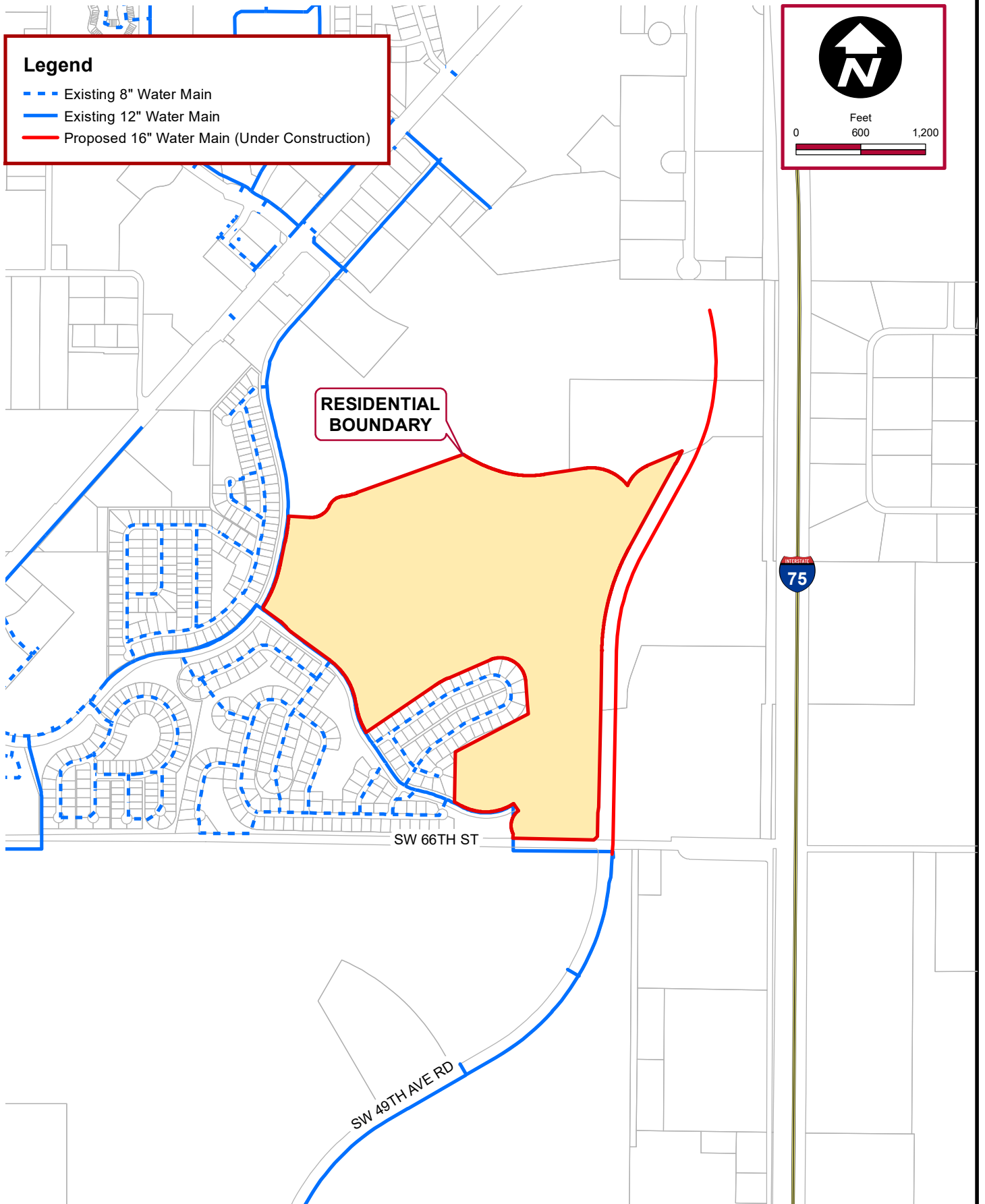
Project No.: 242387001

April 2025

Figure 4

EXHIBIT 5

K:\OCA_Civil\242387001-42nd Street Boyd Residential\GIS\CDD Maps\Potable Water Utility Map.mxd - 4/18/2025 8:43:25 AM - brad.powell



Kimley»Horn

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1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

EXISTING POTABLE WATER UTILITY MAP

MOCKINGBIRD RIDGE RESIDENTIAL
OCALA, FLORIDA

Scale: As Noted

Project No.: 242387001

April 2025

Figure 3

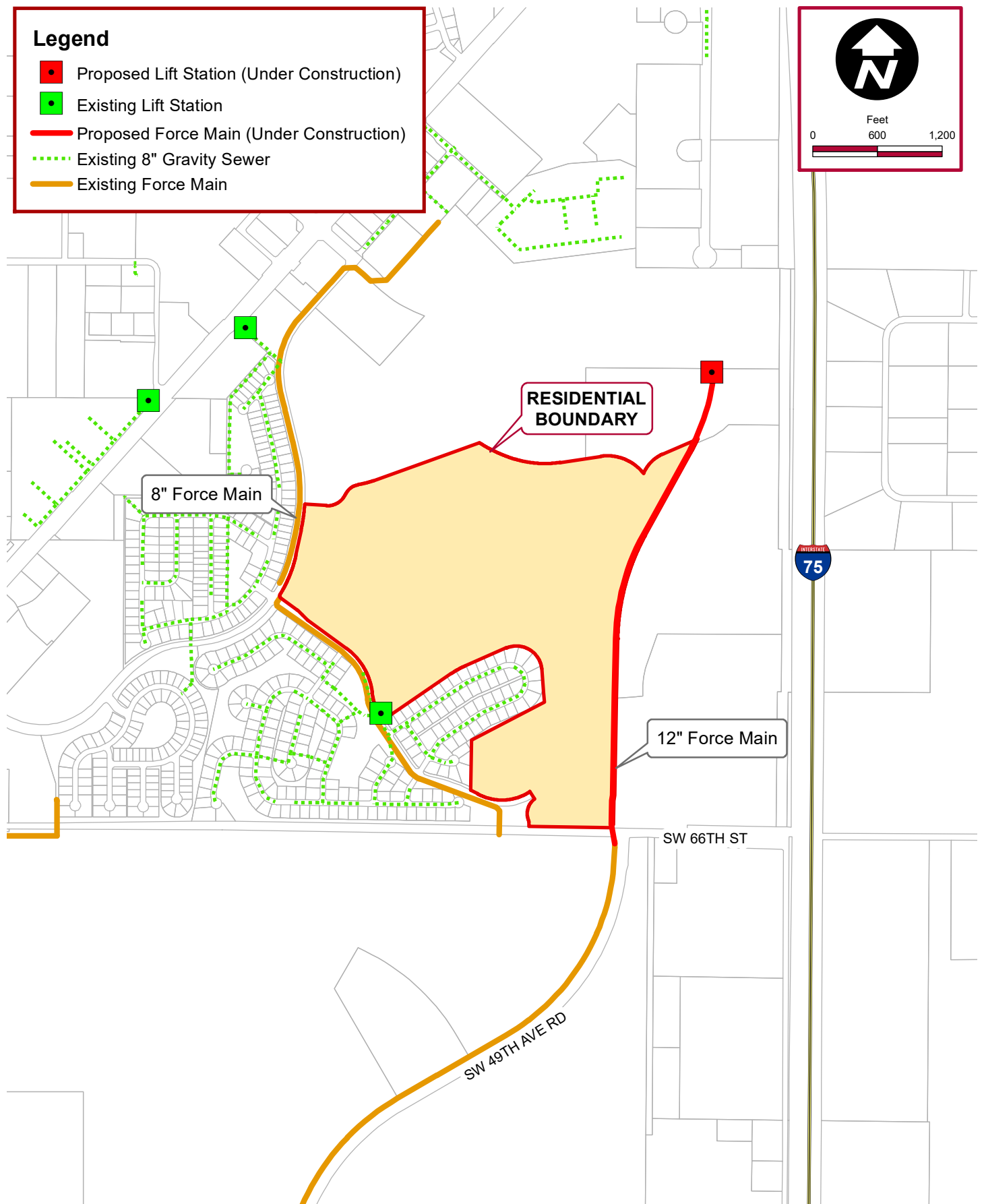
K:\OCA_Civil\242387001-42nd Street Boyd Residential\GIS\CDD Maps\Sanitary Sewer Utility Map.mxd - 4/18/2025 8:29:58 AM - brad.powell

Legend

- Proposed Lift Station (Under Construction)
- Existing Lift Station
- Proposed Force Main (Under Construction)
- Existing 8" Gravity Sewer
- Existing Force Main



Feet
0 600 1,200



Kimley»Horn

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Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

SANITARY SEWER UTILITY MAP

MOCKINGBIRD RIDGE RESIDENTIAL OCALA, FLORIDA

Scale: As Noted

Project No.: 242387001

April 2025

Figure 2

EXHIBIT 6

EXHIBIT 6

Improvement	Cost Estimate	Operation & Maintenance Entity
Stormwater Management System	\$7,425,000	CDD
Retaining Wall	\$2,475,000	CDD
Roadways	\$4,950,000	City
Storm Sewer	\$4,675,000	CDD
Water Utilities	\$2,750,000	City
Sewer Utilities	\$3,750,000	City
Force Main Utilities	\$165,000	City
Undergrounding of Conduit	\$160,000	CDD / Utility Providers
Landscaping, Hardscaping, Walls & Fences, & Irrigation	\$2,600,000	CDD
Conservation Areas & Buffers	minimal	CDD
Off-Site Improvements	\$500,000	City
Professional Services & Permit Fees	\$1,600,000	N/A
Contingency	\$3,100,000	N/A
TOTAL	\$34,150,000	

NOTES:

1. The figures above are based on estimates only.
2. Also, the developer reserves the right to privately finance any of the above improvements and transfer them to a homeowners' association upon completion for ownership and maintenance.
3. Offsite improvements include: turn lanes on Tartan and utility connections.

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Mockingbird Ridge Community Development District** (the “District”). The proposed District comprises approximately 169.31 acres of land that is planned for 529 units and located within the City of Ocala, Florida (hereafter “City”). The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, as follows:

“That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.”

1.2 Overview of the Community Development District

The District is designed to provide community infrastructure, services, and facilities along with operation and maintenance of such facilities and services to the lands within the District.

The Development plan for the proposed lands within the District includes a residential community with up to the permitted allowable homes. Such uses are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City/County in which the CDD lies. A CDD does not have the permitting, zoning or general police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments. The scope of this SERC is limited to evaluating the consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule¹ directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have

¹ For the purposes of this SERC, the term “agency” means the City, the term “state” or “State” means State of Florida and the term “rule” means the ordinance(s) which the City would enact in connection with the creation of the District.

an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities defined by Section 120.52, Florida Statutes. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

The creation of the District will not meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0 of this SERC.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

Formation of the District would put all of the planned residential units under the jurisdiction of the District. Prior to sale of any units, all of the owners of land within the proposed boundaries will also be under the jurisdiction of the District. Initially, the project developer will be the primary developer and sole landowner of property within the proposed District boundaries.

4.0 Good faith estimate of the cost to state and local government entities of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 2,500 acres, therefore the City is the establishing entity under sections 190.005(2), (2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit such reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.018, Florida Statutes, the proposed District must pay an annual fee to the State of Florida's Department of Economic Opportunity, which offsets such costs.

City

The City and its staff will process and analyze the petition, conduct a public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, the filing fee required by Chapter 190, Florida Statutes, is anticipated to cover the costs for review of the petition for establishment.

These costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new or additional staff. Fourth, there is no capital required to review the petition. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than the petition to establish a CDD.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City. Furthermore, the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct infrastructure or facilities, or for any other reason, are not debts of the State or the City. In accordance with State law, debts of the District are strictly the District's own responsibility.

5.0 A good faith estimate of the transactional costs that are likely to be incurred by individuals and

entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the potable water, sanitary sewer and reclaimed utility systems; master stormwater system; electrical undergrounding; gas; conservation/mitigation areas; and onsite and offsite roadway improvements may be financed by the District.

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are also shown on the table on the next page. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all developable properties in the District that may benefit from the District's capital improvement program.

Table 1.
CDD Proposed Facilities and Services

Improvement	Cost Estimate	Operation & Maintenance Entity
Stormwater Management System	\$7,425,000	CDD
Retaining Wall	\$2,475,000	CDD
Roadways	\$4,950,000	City
Storm Sewer	\$4,675,000	CDD
Water Utilities	\$2,750,000	City
Sewer Utilities	\$3,750,000	City
Force Main Utilities	\$165,000	City
Undergrounding of Conduit	\$160,000	CDD / Utility Providers
Landscaping, Hardscaping, Walls & Fences, & Irrigation	\$2,600,000	CDD
Conservation Areas & Buffers	minimal	CDD
Off-Site Improvements	\$500,000	City
Professional Services & Permit Fees	\$1,600,000	N/A
Contingency	\$3,100,000	N/A
TOTAL	\$34,150,000	

NOTES:

1. The figures above are based on estimates only.
2. Also, the developer reserves the right to privately finance any of the above improvements and transfer them to a homeowners' association upon completion for ownership and maintenance.
3. Offsite improvements include: turn lanes on Tartan and utility connections.

Landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operation and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of property within the District choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having a higher level of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community facilities and services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive four major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services sooner than would otherwise be the case.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the City's overall requirements.

Fourth, the District has the ability to maintain infrastructure better than a Homeowners' Association because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the county tax bill pursuant to section 197.3632, Florida Statutes.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high-quality infrastructure provided by the District is likely to be fairly low.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts, affording small businesses the opportunity to bid on District work, and may also result in a need for additional retail

and commercial services that afford small businesses and opportunity for growth.

The City of Ocala has an estimated un-incarcerated population that is greater than 10,000 according to the 2020 U.S. Census. Therefore, the City is not defined as a “small city” according to section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer’s Engineer and other professionals associated with the Developer.

8.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under Section 120.541(1)(a), Florida Statutes, and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency.

EXHIBIT 8

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock LLP to act as agent for Petitioner, **MOCKINGBIRD RIDGE LLC**, with regard to any and all matters pertaining to the Petition to Establish the Mockingbird Ridge Community Development District in the City of Ocala, Florida and pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Witnessed:

MOCKINGBIRD RIDGE LLC

J. Earlywine
Print Name: F. JOE KRAM JR
Address: 1720 SE 16TH AVE
OCALA, FL.

BY: Ray T Boyd III
ITS: Manager

Dee Ann Harris
Print Name: DEE ANN HARRIS
Address: 1720 SE 16TH AVE
OCALA, FL 34482

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of May, 2025, by Ray T Boyd III as an authorized representative of **MOCKINGBIRD RIDGE LLC**, and who appeared before me this day in person, and who is either personally known to me, or produced n/a as identification.



DEE ANN HARRIS
Commission # HH 314492
Expires September 27, 2026

NOTARY PUBLIC, STATE OF Florida

Name: Dee Ann Harris
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)