

# MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

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## LANDOWNERS MEETING AGENDA

APRIL 16, 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>th</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# MARION RANCH COMMUNITY DEVELOPMENT DISTRICT

April 9, 2024

The Landowners Meeting of the Marion Ranch Community Development District will be held on **Tuesday, April 16, 2024, at 3:00 P.M.** at the offices of **Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, Florida 34471.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/j.php?MTID=ma7ed2c246b1a5481bd634667eec22c57>

Access Code: **2348 399 0970**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2348 399 0970** to join the meeting.

## *Agenda*

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1. Call to Order.
2. Election of a Chairperson for the Purpose of Conducting the Landowners Meeting.
3. Election of Supervisors.
  - a) Determination of the Number of Voting Units Represented or Assigned by Proxy.
  - b) Nominations of Supervisors (Five Positions).
  - c) Casting of Ballots.
  - d) Ballot Tabulations and Results.
4. Landowners Questions or Comments.
5. Adjournment.

**INSTRUCTIONS RELATING TO LANDOWNERS MEETING OF THE  
MARION RANCH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE INITIAL ELECTION OF SUPERVISORS**

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**DATE:** **April 16, 2024**

**TIME:** **3:00 P.M.**

**LOCATION:** **Lennar Homes  
2100 SE 17th Street, Suite 601  
Ocala, FL 34471**

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Pursuant to Chapter 190, *Florida Statutes*, ninety (90) days after a Community Development District ("District") has been established, there shall be a meeting of the landowners of the District for the purpose of electing five (5) supervisors for the District. This is known as the first landowner's election subsequent to the establishment of the District provided by law.

There shall be a subsequent landowners meeting for the purpose of electing members of the Board of Supervisors every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*, as amended.

A landowner may vote in person at the Landowners Meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each person that the landowner desires to elect to a position on the Board of Supervisors that is open for election for the upcoming.

Voting is based on acres owned or platted lots owned. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acres. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy.

**Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the Landowners Meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The Landowner's shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make motions and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board of Supervisors that is open for election for the upcoming term. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years, and the three remaining candidates receiving the next largest number of votes shall be elected for a period of two (2) years, with the term of office for each successful candidate commencing upon election.

**INSTRUCTIONS RELATING TO LANDOWNERS MEETING OF THE  
MARION RANCH COMMUNITY DEVELOPMENT DISTRICT  
FOR THE INITIAL ELECTION OF SUPERVISORS**

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The members of the first board elected by landowners shall serve their respective four (4) year or two (2) year terms; however, the next election by landowners shall be held on the first Tuesday in November. Thereafter, there shall be an election of supervisors for the district every 2 years in November on a date established by the board and noticed pursuant to paragraph (a). The second and subsequent landowners' election shall be announced at a public meeting of the board at least 90 days prior to the date of the landowners' meeting and shall also be noticed accordingly.

The second and subsequent landowners' election shall be announced at a public meeting of the Board of Supervisors, at least 90 days prior to the date of the landowners meeting and shall be noticed according to the Florida Statutes. Instructions on how all landowners may participate in the election, along with sample proxies, shall be provided during the board meeting that announces the landowners' meeting. The two (2) candidates receiving the highest number of votes shall be elected to serve for a four (4) year period, and the remaining candidate elected shall serve for a two (2) year period.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**OFFICIAL BALLOT**

**MARION RANCH COMMUNITY DEVELOPMENT DISTRICT  
MARION COUNTY, FLORIDA  
LANDOWNERS MEETING – APRIL 16, 2024**

**For Election (5 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining candidates shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Marion Ranch Community Development District and described as follows:

**Property Description** **324.87 Acreage**

**See Exhibit A: Legal Description of CDD**

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[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this ballot is: \_\_\_\_\_

I, \_\_\_\_\_, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

**NAME OF CANDIDATE** **NUMBER OF VOTES**

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

**FREEDOM COMMONS DEVELOPMENT, LLC,**  
a Delaware limited liability company

By: Armstrong Brothers Development Group, LLC,  
a Delaware limited liability company,  
its sole Member and Manager

By: Casa Holdings, LLC,  
a Florida limited liability company,  
its Authorized Member

By: \_\_\_\_\_  
Chris Armstrong, as Manager

**LANDOWNER PROXY**

**MARION RANCH COMMUNITY DEVELOPMENT DISTRICT  
LANDOWNERS MEETING – APRIL 16, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

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Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the Marion Ranch Community Development District to be held at the offices of **Lennar Homes, 2100 SE 17th Street, Suite 601, Ocala, FL 34471**; said meeting published in a newspaper in Marion County; and at any adjournments thereof, according to the number of acres of unplatte land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the Marion Ranch Community Development District.

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Signature

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Print Name

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Date

**Property Description** **Acreage**

**SEE ATTACHED EXHIBIT 1**

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this proxy is: \_\_\_\_\_

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

**SKETCH OF DESCRIPTION FOR:  
FREEDOM COMMONS DEVELOPMENT, LLC  
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**

**DESCRIPTION:**PARCEL 1A

A PORTION OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E., 2,697.61 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST BOUNDARY, N.00°26'59"E., 2,587.86 FEET; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°35'50"E., 122.49 FEET; THENCE DEPARTING SAID SOUTH MAINTAINED RIGHT OF WAY LINE (PER MARION COUNTY MAINTENANCE MAP RECORDED IN BOOK 1 PAGE 198 (BOOK 2, PAGE 82)), ALONG THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1371, PAGE 212 AND OFFICIAL RECORDS BOOK 2208, PAGE 1353 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°28'16"W., 252.18 FEET TO THE S.W. CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2208, PAGE 1353; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°17'01"E., 138.21 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS MARION COUNTY DRAINAGE RETENTION AREA AS DESCRIBED IN OFFICIAL RECORDS BOOK 6558, PAGE 1696 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°28'39"W., 85.79 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.23°40'34"E., 234.10 FEET TO THE S.W. CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°25'38"E., 238.88 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE RD, THE FOLLOWING FOUR (4) COURSES: (1.) S.00°33'50"W., 1,062.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,804.79 FEET, A CENTRAL ANGLE OF 13°51'41", AND A CHORD BEARING AND DISTANCE OF S.07°29'18"W., 676.90 FEET; (2.) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 678.55 FEET TO A POINT OF TANGENCY; (3.) THENCE S.29°52'09"W., 50.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,791.79 FEET, A CENTRAL ANGLE OF 05°12'15", AND A CHORD BEARING AND DISTANCE OF S.18°01'29"W.,

CONTINUE NEXT PAGE....

**NOTES:**

1. DATE OF SKETCH: MAY 24, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. 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.
7. 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 JCH CONSULTING GROUP, INC.

**LEGEND:**

 LINE BREAK

R/W RIGHT-OF-WAY

CONC. CONCRETE

LS LAND SURVEYOR

LB LICENSED BUSINESS

NO. NUMBER

CL CENTERLINE

P.C. POINT OF CURVATURE

P.I. POINT OF INTERSECTION

L ARC LENGTH

R RADIUS

Δ DELTA (CENTRAL ANGLE)

CB CHORD BEARING

CH CHORD DISTANCE

○ CHANGE IN DIRECTION

\*\*NOTE: THIS IS NOT A SURVEY\*\*

SHEET 1 OF 5  
ONE IS NOT COMPLETE  
WITHOUT THE OTHERS

**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.

*Chris Howson*

05/26/2023

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
OF JCH CONSULTING GROUP, INC.

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

Drawing name: Z:\Projects\210239 Armstrong 603 Ac Land Trust; Freedom Commons; Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 1 May 26, 2023 8:49am by: Administrator



DRAWN:	C.J.H.	J.O.# 210239
REVISED:		DWG.# 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 1 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1" = 700'		COPYRIGHT © MAY, 2023

**SKETCH OF DESCRIPTION FOR:  
FREEDOM COMMONS DEVELOPMENT, LLC  
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**

**DESCRIPTION:**

CONTINUE...

253.49 FEET; (4.) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 253.57 FEET TO A POINT OF COMPOUND CURVATURE WITH A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $70^{\circ}03'36''$ , AND A CHORD BEARING AND DISTANCE OF S. $55^{\circ}39'24''$ W., 28.70 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, A DISTANCE OF 30.57 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N. $89^{\circ}18'48''$ W., 385.12 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 29.10 ACRES, MORE OR LESS.

**PARCEL 1B**

A PORTION OF THE N.W. 1/4 AND A PORTION OF THE S.W. 1/4 OF THE N.E. 1/4 AND A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N. $00^{\circ}29'26''$ E., 2,697.61 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S. $89^{\circ}19'51''$ E., 579.07 FEET TO THE POINT OF BEGINNING. THENCE ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, N. $65^{\circ}31'41''$ W., 15.18 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERN RIGHT OF WAY LINE S.W. 49TH AVENUE RD THE FOLLOWING FIVE (5) COURSES: (1.) N. $19^{\circ}52'36''$ E., 1.85 FEET; (2.) THENCE N. $11^{\circ}14'01''$ W., 25.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2,929.79 FEET, A CENTRAL ANGLE OF  $18^{\circ}45'47''$ , AND A CHORD BEARING AND DISTANCE OF N. $09^{\circ}56'11''$ E., 955.16 FEET; (3.) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERN RIGHT OF WAY LINE, A DISTANCE OF 959.44 FEET TO THE END OF SAID CURVE; (4.) THENCE N. $00^{\circ}33'39''$ E., 1,583.63 FEET; (5.) THENCE N. $41^{\circ}26'34''$ E., 42.61 FEET; THENCE DEPARTING SAID EASTERN RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 80TH STREET THE FOLLOWING THREE (3) COURSES: (1.) S. $89^{\circ}34'37''$ E., 564.40 FEET; (2.) THENCE N. $87^{\circ}19'09''$ E., 149.32 FEET; (3.) THENCE S. $89^{\circ}42'25''$ E., 1,164.73 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 15; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 15, S. $00^{\circ}22'46''$ W., 1,325.47 FEET TO THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING THE SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; S. $89^{\circ}16'26''$ E., 1,314.80 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, S. $00^{\circ}20'44''$ W., 1,324.68 FEET TO THE SOUTHEAST CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15; THENCE DEPARTING THE EAST BOUNDARY OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 15, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, S. $00^{\circ}20'50''$ W., 34.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF  $16^{\circ}17'44''$ , AND A CHORD BEARING AND DISTANCE OF N. $81^{\circ}48'34''$ W., 272.12 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND AFOREMENTIONED NORTH RIGHT OF WAY LINE OF S.W. 85TH STREET, A DISTANCE OF 273.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF  $15^{\circ}38'44''$ , AND A CHORD BEARING AND DISTANCE OF N. $81^{\circ}29'04''$ W., 283.11 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 283.99 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N. $89^{\circ}18'26''$ W., 2,817.22 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 154.58 ACRES, MORE OR LESS.

CONTINUE NEXT PAGE....

\*\*NOTE: THIS IS NOT A SURVEY\*\*

SHEET 2 OF 5

ONE IS NOT COMPLETE  
WITHOUT THE OTHERS

Drawing name: Z:\Projects\210239 Armstrong 603 Ac Land Trust; Freedom Commons; Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 2 May 26, 2023 8:49am by: Administrator



**JCH**

CONSULTING GROUP, INC.

LAND DEVELOPMENT + SURVEYING & MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 www.JCHcg.com

DRAWN:	C.J.H.	J.O. # 210239
REVISED:		DWG. # 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 2 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1" = 700'		COPYRIGHT © MAY, 2023

**SKETCH OF DESCRIPTION FOR:  
FREEDOM COMMONS DEVELOPMENT, LLC  
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**

**DESCRIPTION:**

CONTINUE...

**PARCEL 1C**

A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N.00°29'26"E., 2,617.84 FEET TO THE SOUTH RIGHT OF WAY OF S.W. 85TH STREET; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID S.W. 85TH STREET, S.89°18'26"E., 2,630.49 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1.) S.89°18'26"E., 765.52 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 15°38'44", AND A CHORD BEARING AND DISTANCE OF S.81°29'04"E., 261.33 FEET; (2.) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 262.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORtherly, HAVING A RADIUS OF 1,040.00 FEET, A CENTRAL ANGLE OF 16°16'21", AND A CHORD BEARING AND DISTANCE OF S.81°47'53"E., 294.38 FEET; (3.) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 295.37 FEET TO A POINT OF TANGENCY; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, S.00°20'50"W., 2,077.69 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6558, PAGE 1722 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, ALONG THE NORTH BOUNDARY OF SAID LANDS, N.89°26'01"W., 417.39 FEET TO THE N.W. CORNER OF SAID LANDS; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG THE WEST BOUNDARY OF SAID LANDS, S.00°20'42"W., 417.42 FEET; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 90TH STREET, N.89°26'01"W., 900.31 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 15, N.00°23'20"E., 1078.29 FEET TO THE SOUTHERLY BOUNDARY OF A DRAINAGE RETENTION AREA AS DESCRIBED ON EXHIBIT "2" PER OFFICIAL RECORDS BOOK 6813, PAGE 681 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTHERLY, EASTERLY, AND NORtherly BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6813, PAGE 681 THE FOLLOWING FIVE (5) COURSES: (1.) S.89°36'50"E., 615.58 FEET; (2.) THENCE N.00°23'12"E., 474.55 FEET; (3.) THENCE N.89°36'40"W., 110.34 FEET; (4.) THENCE N.00°29'02"E., 205.00 FEET; (5.) THENCE N.89°36'40"W., 505.56 FEET TO THE AFORESAID WESTERLY OF THE S.E. 1/4 OF SECTION 15; THENCE DEPARTING SAID NORtherly BOUNDARY, ALONG SAID WESTERLY BOUNDARY, THENCE N.00°23'20"E., 814.18 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 64.14 ACRES, MORE OR LESS.

**PARCEL 2**

A PORTION OF THE S.W. 1/4 OF THE S.E. 1/4 AND A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE ALONG THE NORtherly BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10, S.89°10'47"E., 1,309.46 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID NORtherly BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10, S.00°33'41"W., 1,275.21 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE NORtherly MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET (PER MARION COUNTY MAINTENANCE MAP RECORDED IN BOOK 1 PAGE 198 (BOOK 2, PAGE 82)), N.89°19'23"W., 1,313.07 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 10; THENCE CONTINUE ALONG SAID NORtherly MAINTAINED RIGHT OF WAY LINE, N.89°14'07"W., 1,313.69 FEET; THENCE DEPARTING SAID NORtherly MAINTAINED RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N.00°38'06"E., 1,280.09 FEET TO THE N.W. CORNER OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE NORtherly BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, S.89°09'56"E., 1,315.67 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 77.05 ACRES, MORE OR LESS.

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

**SHEET 3 OF 5**

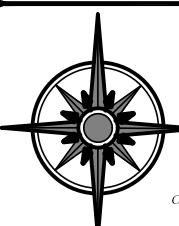
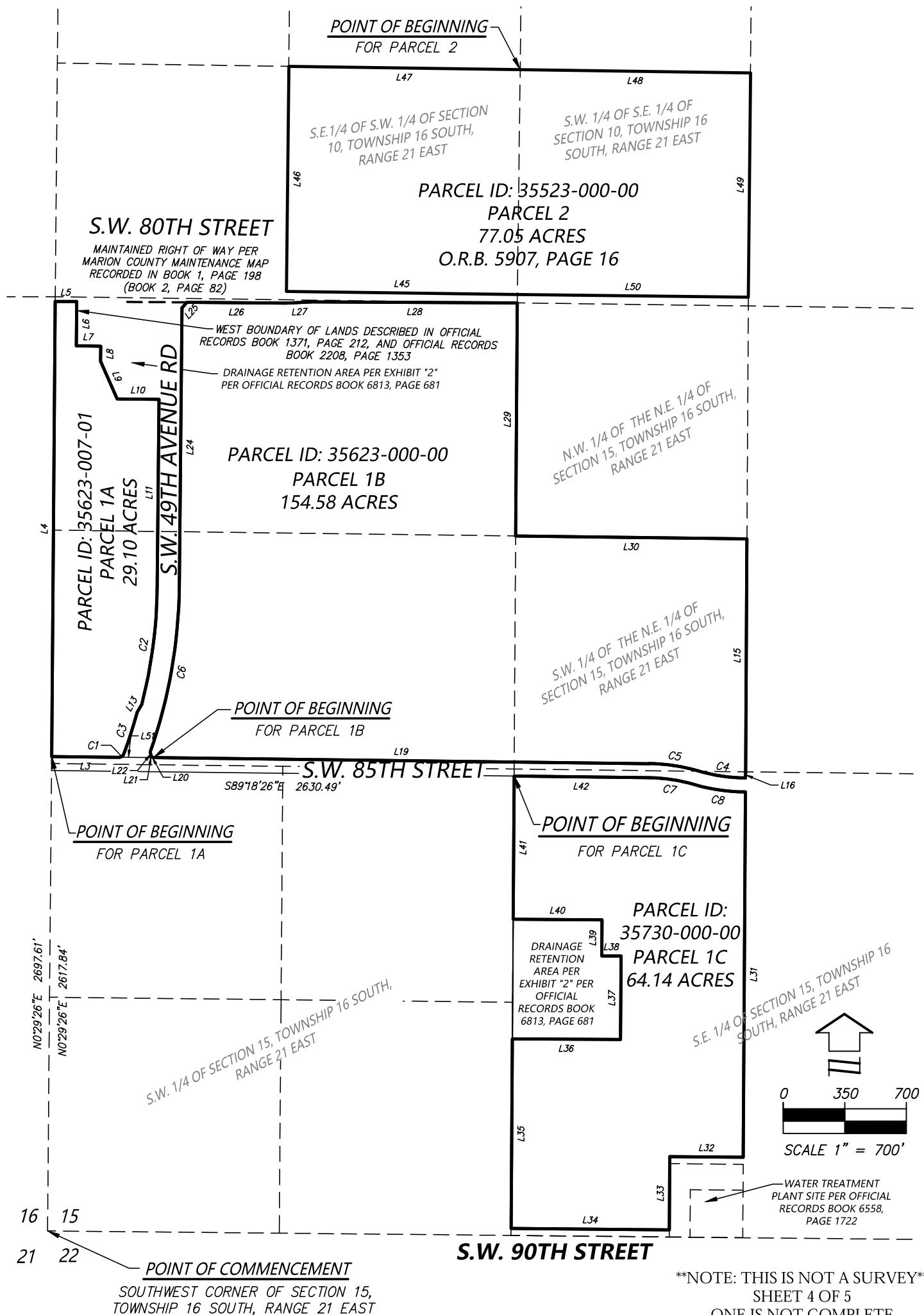
**ONE IS NOT COMPLETE  
WITHOUT THE OTHERS**

Drawing name: Z:\Projects\210239 Armstrong 603 Ac Land Trust; Freedom Commons; Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 3 May 26, 2023 8:50am by: Administrator



DRAWN:	C.J.H.	J.O. # 210239
REVISED:		DWG. # 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 3 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1" = 700'		COPYRIGHT © MAY, 2023

**SKETCH OF DESCRIPTION FOR:  
FREEDOM COMMONS DEVELOPMENT, LLC  
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**



**J C H**

**CONSULTING GROUP, INC.**

**L AND D E V E L O P M E N T + S U R V E Y I N G & M A P P I N G**

**P L A N N I N G + E N V I R O N M E N T A L + G . I . S .**

**C E R T I F I C A T E O F A U T H O R I Z A T I O N N O . L B 8 0 7 1   C H R I S T O P H E R J . H O W S O N , P . S . M . , C . F . M . - L S 6 5 5 3**

**426 SW 15TH STREET, OCALA, FLORIDA 34471**

**PHONE (352) 405-1482**

**www.JCHg.com**

DRAWN:	C.J.H.	J.O. # 210239
REVISED:		DWG. # 210239SK (CDD)
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MARION COUNTY, FLORIDA  
"MARION RANCH CDD"**

LINE TABLE		
LINE	BEARING	LENGTH
L3	N89°18'48"W	385.12
L4	N0°26'59"E	2587.86
L5	S89°35'50"E	122.49
L6	S0°28'16"W	252.18
L7	S89°17'01"E	138.21
L8	S0°28'39"W	85.79
L9	S23°40'34"E	234.10
L10	S89°25'38"E	238.88
L11	S0°33'50"W	1062.91
L13	S29°52'09"W	50.55
L15	S0°20'44"W	1324.68
L16	S0°20'50"W	34.15
L19	N89°18'26"W	2817.22
L20	N65°31'41"W	15.18
L21	N19°52'36"E	1.85
L22	N11°14'01"W	25.42
L24	N0°33'39"E	1583.63
L25	N41°26'34"E	42.61
L26	S89°34'37"E	564.40
L27	N87°19'09"E	149.32
L28	S89°42'25"E	1164.73

LINE TABLE		
LINE	BEARING	LENGTH
L29	S0°22'46"W	1325.47
L30	S89°16'26"E	1314.80
L31	S0°20'50"W	2077.69
L32	N89°26'01"W	417.39
L33	S0°20'42"W	417.42
L34	N89°26'01"W	900.31
L35	N0°23'20"E	1078.29
L36	S89°36'50"E	615.58
L37	N0°23'12"E	474.55
L38	N89°36'40"W	110.34
L39	N0°29'02"E	205.00
L40	N89°36'40"W	505.56
L41	N0°23'20"E	814.18
L42	S89°18'26"E	765.52
L45	N89°14'07"W	1313.69
L46	N0°38'06"E	1280.09
L47	S89°09'56"E	1315.67
L48	S89°10'47"E	1309.46
L49	S0°33'41"W	1275.21
L50	N89°19'23"W	1313.07
L51	S89°19'51"E	579.07

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	30.57	25.00	070°03'36"	28.70	S55°39'24"W
C2	678.55	2804.79	013°51'41"	676.90	S07°29'18"W
C3	253.57	2791.79	005°12'15"	253.49	S18°01'29"W
C4	273.04	960.00	016°17'44"	272.12	N81°48'34"W
C5	283.99	1040.00	015°38'44"	283.11	N81°29'04"W
C6	959.44	2929.79	018°45'47"	955.16	N09°56'11"E
C7	262.14	960.00	015°38'44"	261.33	S81°29'04"E
C8	295.37	1040.00	016°16'21"	294.38	S81°47'53"E

\*\*NOTE: THIS IS NOT A SURVEY\*\*  
SHEET 5 OF 5  
ONE IS NOT COMPLETE  
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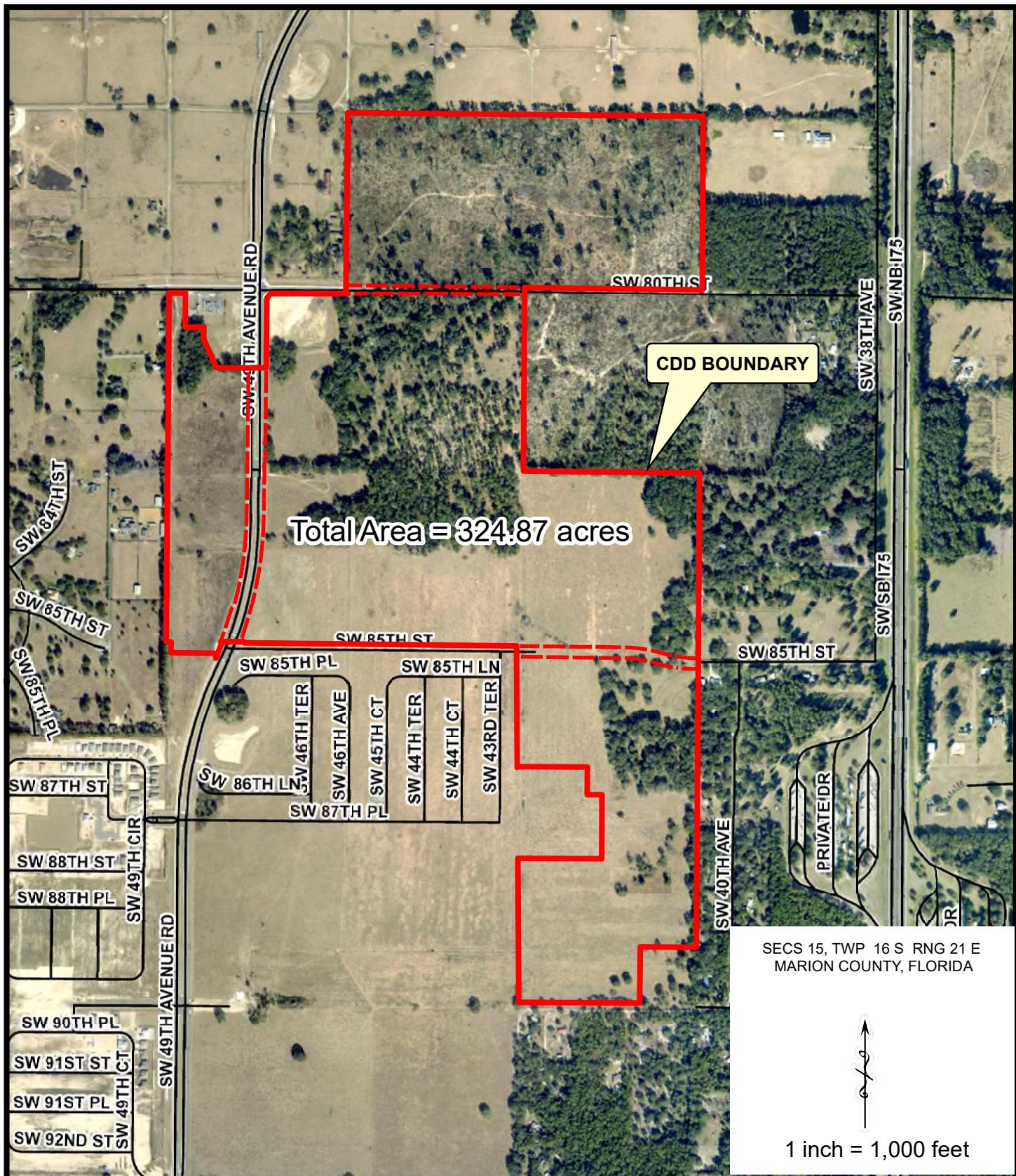


**JCH**

CONSULTING GROUP, INC.

LAND DEVELOPMENT + SURVEYING & MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 [www.JCHcg.com](http://www.JCHcg.com)

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**Tillman & Associates**  
ENGINEERING, LLC.

**Marion Ranch CDD**  
Marion County  
**Aerial Location Map**

DATE	6/14/2023
DRAWN BY	ATQ
CHKD. BY	RS
JOB NO.	N/A
SHT. 1	OF 1