

ORDINANCE NO. 23-33

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, ESTABLISHING MARION RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAME OF THE DISTRICT, TO BE KNOWN AS MARION RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR POWERS; PROVIDING FOR APPLICABILITY OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS; PROVIDING FOR NO MARION COUNTY OBLIGATIONS; PROVIDING FOR NO LIMITATION ON MARION COUNTY POWERS; PROVIDING FOR DISCLOSURE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, the “Uniform Community Development District Act of 1980” (the “Act”), and specifically Section 190.005, "Establishment of District" at subsection 190.005(2) and Marion County Ordinance 97-10 set forth the exclusive and uniform method for the establishment of an independent community development district of less than two thousand five hundred (2,500) acres in Marion County, Florida; and

WHEREAS, Section 190.005(2), Florida Statutes, requires a petition for the establishment of a community development district to be filed with the County Commission, which petition is required to include certain information as required in Section 190.005(1)(a) and said petition is required to be considered at a public hearing conducted by the County Commission in accordance with the requirements and procedures of Section 190.005(1)(d); and

WHEREAS, a petition for the establishment of the Marion Ranch Community Development District, which included a statement of estimated regulatory costs and the other information required in Section 190.005(1)(a), hereinafter referred to as the “Petition”, was submitted by Freedom Commons Development, LLC, a Delaware limited liability company and considered at a public hearing on December 13, 2023; and

WHEREAS, the Petition sets forth the external boundaries of the District; and

WHEREAS, the Petition to establish Marion Ranch Community Development District provides the area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community and otherwise satisfies the requirements of Section 190.005(1)(c), Florida Statutes; and

WHEREAS, Section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to exercise its legislative discretion and enact an ordinance granting the Petition for the establishment of a community development district to be known as Marion Ranch Community Development District, and

WHEREAS, on December 13, 2023, the Board of County Commissioners conducted a public hearing to receive public comment and to consider the factors set forth in Section 190.005(1)(e), Florida Statutes, to make a determination to grant or deny the Petition for the establishment of Marion Ranch Community Development District; and

WHEREAS, all notice requirements of law were met and complete notice was timely given.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA:

SECTION 1. ESTABLISHMENT AND NAME OF DISTRICT. The Petition for the establishment of the “Marion Ranch Community Development District” is hereby granted and there is hereby established pursuant to the provisions of Section 190.005(2), Florida Statutes, a community development district which shall be known as “Marion Ranch Community Development District” (the “District”).

SECTION 2. LEGAL DESCRIPTION. The external boundaries of the District are legally described in *Exhibit A*, attached hereto and incorporated herein. A map reflecting the external boundaries of the District is attached hereto as *Exhibit B*.

SECTION 3. FINDING OF FACT. Pursuant to Section 190.005(2), Florida Statutes, the Board of County Commissioners hereby adopts the following findings of fact at the public hearing on the Petition to establish the District:

- A. All statements contained within the Petition are true and correct and all statements set forth in the preamble to this ordinance are true and correct.
- B. The establishment of the District is not inconsistent with applicable elements or portions of the State of Florida Comprehensive Plan set out in Chapter 187, Florida Statutes and the Marion County Comprehensive Plan, adopted in Ordinance No. 02-3, as amended.
- C. The area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community.

- D. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- E. The community development services and facilities of the District will not be incompatible with the capability and uses of existing local and regional community development services and facilities.
- F. The area to be served by the District is amenable to separate special district government.

SECTION 4. BOARD OF SUPERVISORS.

- A. The initial five (5) members of the Board of Supervisors of the District shall be the following individuals:
 - 1. Andrea Agha
8022 SW 45th Lane
Gainesville, FL 32608
 - 2. Frank Perez
2100 SE 17th Street
Suite 601
Ocala, FL 34471
 - 3. Ron Wiese
7675 SW 74th Loop
Ocala, FL 34481
 - 4. David Garcia
2100 SE 17th Street
Suite 601
Ocala, FL 34471
 - 5. Chris Armstrong
1415 SW 17th Street
Ocala, FL 34471
- B. The Board of Supervisors of the District shall exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes, consistent with all applicable governmental laws, rules and regulations.

SECTION 5. POWERS.

- A. The District shall have, and the Board of Supervisors of the District may exercise, all the general powers of a community development district granted by Chapter 190, Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.
- B. The District shall have, and the Board of Supervisors of the District is hereby specifically authorized to exercise, the specific special powers provided in Section 190.012(1), 2(a) and 2(d), Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.
- C. The establishment of an independent community development district is not a development order within the meaning of Chapter 380, Florida Statutes. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of land within this community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. The District shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of Marion County.

SECTION 6. COMPLIANCE WITH LAWS AND ORDINANCES. The District shall comply with Chapter 190, Florida Statutes, and all applicable federal, state and regional laws, statutes, rules, and regulations and all applicable provisions of the Marion County Comprehensive Plan, Land Development Code provisions, ordinances, rules and regulations.

SECTION 7. NO MARION COUNTY OBLIGATION. No debt, obligation or duty of the District shall constitute a debt, obligation, duty or burden of or on Marion County.

SECTION 8. NO LIMITATION ON MARION COUNTY POWERS. Establishment of the District in no way limits Marion County in the exercise of its powers or authority as provided for in Chapter 125, Florida Statutes, and other Florida statutes upon the property within the District.

SECTION 9. REQUIRED DISCLOSURE. The District shall comply with the disclosure of public financing and disclosure to purchaser requirements set forth in Section 190.009 and 190.048, Florida Statutes, as amended from time to time. The District shall comply with the notice of establishment requirements of Section 190.0485, Florida Statutes.

SECTION 10. SEVERABILITY. It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 11. REPEAL. All Ordinances or parts of Ordinances which are in conflict with the Ordinance are hereby repealed.

SECTION 12. EFFECTIVE DATE. A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

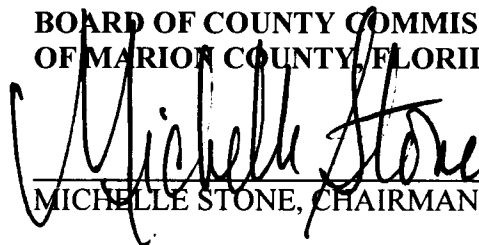
DULY ADOPTED in regular session by the Board of County Commissioners of Marion County this 13th day of December, 2023.

ATTEST:



GREGORY C. HARRELL, CLERK

**BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA**



MICHELLE STONE, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF
STATE ON JANUARY 10, 2024 ADVISING
ORDINANCE WAS FILED ON DECEMBER 20,
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: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

Drawn name: Z:\Projects\210239 Armstrong 803 Ac Land Trust; Freedom Commons; Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 1 May 26, 2023 8:40am 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
408 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: (352) 495-1482 www.jcheg.com

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°03'36", AND A CHORD BEARING AND DISTANCE OF S.55°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°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°29'26"E., 2,697.61 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°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°31'41"W., 15.18 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE EASTERLY RIGHT OF WAY LINE S.W. 49TH AVENUE RD THE FOLLOWING FIVE (5) COURSES: (1.) N.19°52'36"E., 1.85 FEET; (2.) THENCE N.11°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°45'47", AND A CHORD BEARING AND DISTANCE OF N.09°56'11"E., 955.16 FEET; (3.) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 959.44 FEET TO THE END OF SAID CURVE; (4.) THENCE N.00°33'39"E., 1,583.63 FEET; (5.) THENCE N.41°26'34"E., 42.61 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 80TH STREET THE FOLLOWING THREE (3) COURSES: (1.) S.89°34'37"E., 564.40 FEET; (2.) THENCE N.87°19'09"E., 149.32 FEET; (3.) THENCE S.89°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°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°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°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°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°17'44", AND A CHORD BEARING AND DISTANCE OF N.81°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°38'44", AND A CHORD BEARING AND DISTANCE OF N.81°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°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 803 Ac Land Trust, Freedom Commons, Marion Ranch CDD\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 2 May 26, 2023 8:40am by Administrator



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 9071 CHRISTOPHER / MONROE P.S.M., C.F.M. - LS 4551
426 NW 15TH STREET, OKALA, FLORIDA 32447
PHONE: 352-495-1462 www.JCHgroup.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 803 Ac Land Trust: Freedom Commons: Marion Ranch\DWG\Sketch\Marion Ranch CDD\210239SK (CDD).dwg SHEET 3 May 26, 2023 8:50am by: Administrator

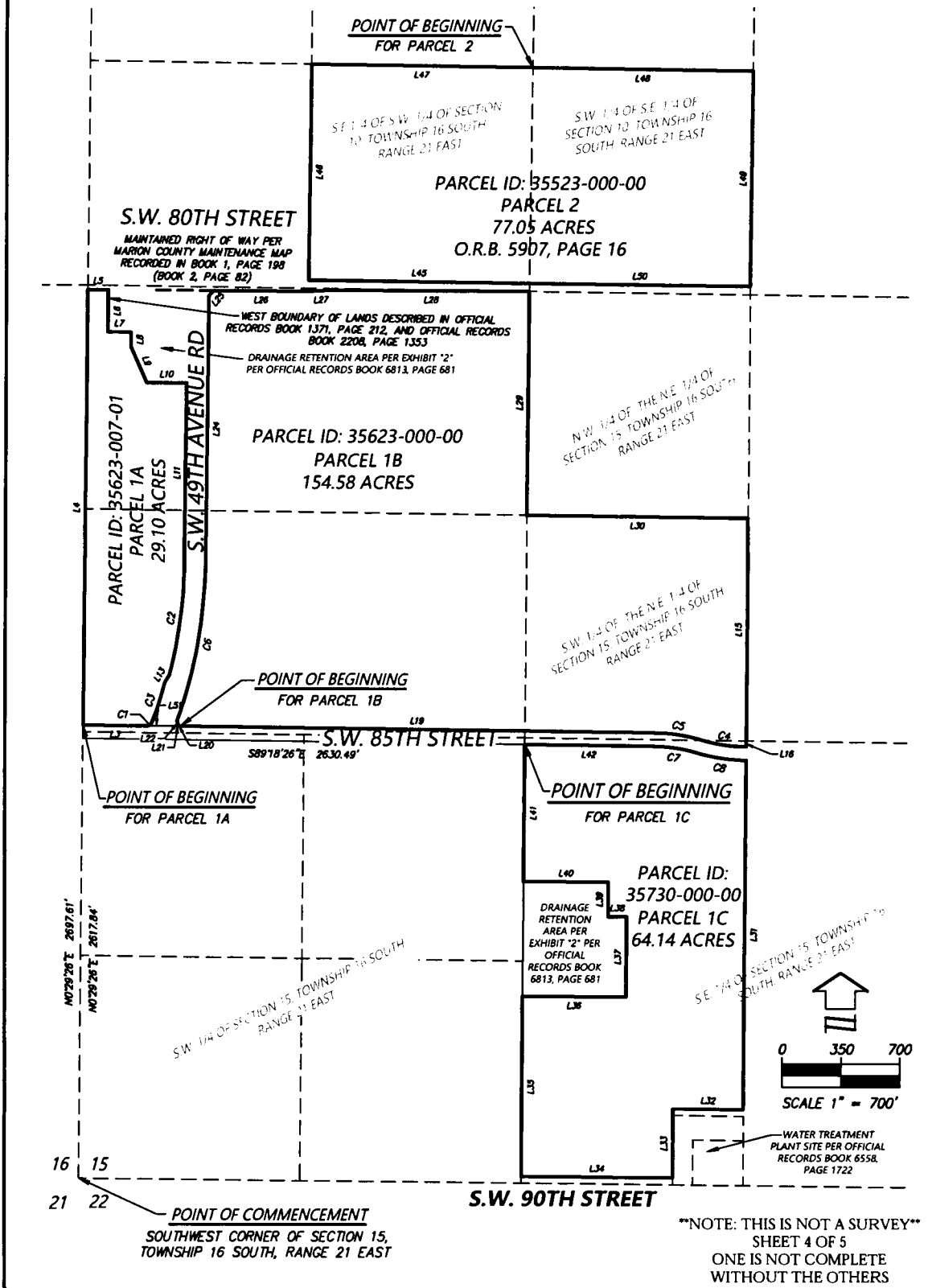


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LAND DEVELOPMENT, SURVEYING & MAPPING
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REVISED:		DWG.# 210239SK (CDD)
CHECKED:	C.J.H.	SHEET 3 OF 5
APPROVED:	C.J.H.	MARION RANCH CDD
SCALE: 1" = 700'		COPYRIGHT © MAY, 2023

Exhibit "B"

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



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SKETCH OF DESCRIPTION FOR:
FREEDOM COMMONS DEVELOPMENT, LLC
SECTIONS 10 & 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
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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