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DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 01/25/2006 02:53:14 PM

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RECORDING FEES 69.50

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR AUTUMN LANE

WHEREAS, Joseph Cangelosi, as Trustee is the fee simple owner of the real property described in the attached Exhibit "A".

KNOW ALL MEN BY THESE PRESENTS, that:

Joseph Cangelosi as Trustee, (hereinafter called "Declarant") hereby declares the following restrictions and limitations on use and development, which shall bind each, any and all subsequent owners, whether holders of legal or equitable title, or both, and which shall constitute covenants running with the land described above.

1. The property may be used for residential purposes only. No commercial business activity shall be allowed on the property except those allowed under paragraph 7 of this Declaration.

2. No house trailers, mobile or modular homes, travel trailers, or like shall be permitted in Autumn Lane for residential purposes.

3. All conventional homes erected on the property shall be built in compliance with any applicable state and county requirements. All residences must be at least 2,200 square feet, exclusive of garages, carports or porches. All homes must have 5/12 roof pitch.

4. No structure or shelter shall be used for residential purposes except conventional site-built houses. An exception to this provision would be no more than one apartment of not less than 600 square feet to be located within the confines of a barn or similar structure. The apartment would be in compliance with all county building requirements and cannot be used as a residence until after the primary residence is constructed.

5. All residences and structures shall be set back at least twenty-five (25) feet from all property lines or easements and fifty (50) feet from all public right-of-ways.

6. All water and septic/sewer systems shall meet state and county requirements.

7. Commercial businesses are not permitted. Commercial dog, goat, hog, poultry, rabbit or dairy farming are NOT permitted. Horses and beef cattle are not excluded by this restriction and may be raised or trained commercially. Personal farming operations are permitted. Birds, cats, dogs, livestock, or other animals and household pets retained for domestic use or consumption are

permitted, provided that paragraph 7 hereof is not violated. No swine of any kind shall be raised, bred or kept on any of the aforementioned properties.

8. No noxious or offensive activity shall be carried on upon any tract or within any portion of the property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

9. Barns, stables, storage buildings and other outbuildings and fences must be of new materials and constructed in a skilled, workmanlike manner. Provided, however, that existing barn and fencing located on Tract 6 of Autumn Lane may be retained and utilized in their present condition.

10. No non-operating vehicles, accumulation of debris, refuse, trash or junk may be placed or stored on the property.

11. Residences will be limited to one (1) primary dwelling unit per tract, subject to any applicable county ordinances or regulations. In addition, a guest house may be erected on a parcel. No temporary buildings for housing purposes shall be erected.

12. The Declarant, his successors and assigns, exclusively reserves the right to grant easements for the creation, construction and maintenance of utilities, such as water, sewer, gas, telephone, electric and cable television. Such easements shall be located within twenty (20) feet of all front property lines and within ten (10) feet of the rear and side lines of said lots and such additional area necessary to provide service to each individual property owner.

13. These Covenants, Conditions and Restrictions shall continue in full force and effect with respect to the property until December 31, 2025, subject to the provisions of the following paragraph. The Covenants, Conditions and Restrictions are to run with the land, and except and as otherwise provided herein, shall be binding upon the Declarant and upon all other parties and persons claiming under or through Declarant to all or any portion of the property.

14. These Covenants, Conditions and Restrictions may be supplemented, modified, or amended only by the written consent of the property owners who collectively hold legal or equitable title to at least seven (7) tracts if the previously described survey plat of Autumn Lane. In addition to the written consent of the property owners, the written consent of any lien holders or mortgage holders with respect to the consenting lot whose interest occurred subsequent to this date must also be procured. Any amendment, supplement or modification to this Declaration shall be recorded in the Public Records of Marion County, Florida.

15. Access to Tracts 2, 4, 5, 6, 7, 8 and 9 (as the same are set forth in the attached Exhibit "A"), shall be by eight separate forty (40) foot flag parcels. These flags are contiguous to and a fee simple part of each respective Tract. Declarant has or will construct a single driveway as and for access for each of said Tracts 2 through 9. The owners of Tracts 1 through 10 shall be responsible for the maintenance, including mowing, of the driveway, including the entrance over the easement area described herein above. The cost of said maintenance shall be shared equally among the owners of Tracts 1 through 10. Failure of any tract owner to pay for said common maintenance as set forth in this Section 15 shall constitute a breach of these Restrictive Covenants. This easement parcel shall constitute a reciprocal easement which benefits and burdens each of the respective Tracts 2 through 9 and shall be binding upon said tract owners and their respective successors, personal representatives

and assigns. In such event, any property owner granted access in this manner shall likewise share equally in the maintenance costs as provided in this Section 15.

16. If the parties hereto, their successors or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate and prevent him or them from so doing and/or to recover damages or dues for the violation thereof. Any party hereto specifically recognizes that the remedy at law for any breach of the covenants shall be inadequate and that, in addition to any other remedy at law or in equity, injunctive relief shall be appropriate. The failure of any party to enforce any violation of this Declaration of Protective Covenants and Restrictions shall not be deemed a waiver of the right to do so thereafter as to the same breach occurring prior or subsequent thereto and shall not bar or affect its enforcement.

17. In connection with any litigation, the prevailing party shall be entitled to recover reasonable attorney's fees and costs, including appellate proceedings.

18. The purpose of these Restrictive Covenants is to protect property values, to prevent nuisances, to prevent the impairment of the attractiveness of the property, and to maintain the desired character of the community to thereby secure to each property owner the full benefit and enjoyment of his property with no greater restriction upon the free and undisturbed use of the property that is necessary to insure the same advantages to the other owners.

19. Invalidation or removal of any of the covenants by judgment, decree, court order, statute, ordinance or amendment by the Declarant, his successors or assigns, shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Declaration of Covenants, Conditions and Restrictions for Farnsworth Farms this 22 day of December, 2005.

AUTUMN LANE

By *Joseph Cangelosi*  
Joseph Cangelosi, Trustee

STATE OF FLORIDA  
COUNTY OF MARION

Sworn to and subscribed before me this 22<sup>nd</sup> day of December, 2005, by Joseph Cangelosi, as Trustee, as Declarant of AUTUMN LANE, who is personally known to me.

Notary stamp or seal



*Andrea M. Britton*  
Notary Public, State of Florida

EXHIBIT "A"

TRACT 1

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND FOR A POINT OF BEGINNING; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 541.21 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°40'41"W, A DISTANCE OF 817.49 FEET THENCE RUN N00°38'44"E, A DISTANCE OF 541.89 FEET; THENCE RUN S89°37'30"E, A DISTANCE OF 824.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.205 ACRES, MORE OR LESS.

TRACT 2

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 541.21 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°21'52"W, A DISTANCE OF 40.01 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°40'41"W, A DISTANCE OF 1513.38 FEET; THENCE RUN N00°38'44"E, A DISTANCE OF 582.53 FEET TO THE AFOREMENTIONED NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4; THENCE RUN S89°37'30"E, ALONG SAID NORTH LINE, A DISTANCE OF 696.39 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'44"W, A DISTANCE OF 541.89 FEET; THENCE RUN S89°40'41"E, A DISTANCE OF 817.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.058 ACRES, MORE OR LESS.

TRACT 3

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 581.21 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°21'52"W, A DISTANCE OF 40.01 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°40'41"W, A DISTANCE OF 2119.14 FEET; THENCE RUN N00°38'44"E, A DISTANCE OF 623.10 FEET TO THE AFOREMENTIONED NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4; THENCE RUN S89°37'30"E, ALONG SAID NORTH LINE, A DISTANCE OF 606.26 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'44"W, A DISTANCE OF 582.53 FEET; THENCE RUN S89°40'41"E, A DISTANCE OF 1513.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.058 ACRES, MORE OR LESS.

EXHIBIT "A"

TRACT 4

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 621.22 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°21'52"W, A DISTANCE OF 40.01 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°40'41"W, A DISTANCE OF 2118.64 FEET; THENCE RUN S00°38'44"W, A DISTANCE OF 50.45 FEET; THENCE RUN N89°37'30"W, A DISTANCE OF 491.33 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN N00°01'31"E, ALONG SAID WEST LINE, A DISTANCE OF 713.55 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID WEST LINE RUN S89°37'30"E, ALONG THE AFOREMENTIONED NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 4, A DISTANCE OF 499.05 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°38'44"W, A DISTANCE OF 623.10 FEET; THENCE RUN S89°40'41"E, A DISTANCE OF 2119.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.057 ACRES, MORE OR LESS.

TRACT 5

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 661.23 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°21'52"W, A DISTANCE OF 40.01 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°40'41"W, A DISTANCE OF 1965.57 FEET; THENCE RUN S00°01'31"W, A DISTANCE OF 556.75 FEET; THENCE RUN N89°37'30"W, A DISTANCE OF 644.01 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN N00°01'31"E, ALONG SAID WEST LINE, A DISTANCE OF 546.16 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°37'30"E, A DISTANCE OF 491.33 FEET; THENCE RUN N00°38'44"E, A DISTANCE OF 50.45 FEET; THENCE RUN S89°40'41"E, A DISTANCE OF 2118.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.057 ACRES, MORE OR LESS.

EXHIBIT "A"

TRACT 6

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 701.23 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°21'52"W, A DISTANCE OF 40.01 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°40'41"W, A DISTANCE OF 1924.63 FEET; THENCE RUN S00°01'31"W, A DISTANCE OF 1871.49 FEET; THENCE RUN N85°10'51"W, A DISTANCE OF 160.68 FEET; THENCE RUN S87°14'22"W, A DISTANCE OF 524.50 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN N00°01'31"E, ALONG SAID WEST LINE, A DISTANCE OF 1370.95 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°37'30"E, A DISTANCE OF 644.01 FEET; THENCE RUN N00°01'31"E, A DISTANCE OF 556.75 FEET; THENCE RUN S89°40'41"E, A DISTANCE OF 1965.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.551 ACRES, MORE OR LESS.

TRACT 7

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 741.24 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°21'52"W, A DISTANCE OF 40.01 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°40'41"W, A DISTANCE OF 1883.69 FEET; THENCE RUN S00°01'31"W, A DISTANCE OF 1263.41 FEET; THENCE RUN S89°43'53"E, A DISTANCE OF 595.00 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN S00°20'05"W, ALONG SAID EAST LINE, A DISTANCE OF 618.33 FEET; THENCE DEPARTING SAID EAST LINE RUN N85°10'51"W, A DISTANCE OF 633.87 FEET; THENCE RUN N00°01'31"E, A DISTANCE OF 1871.49 FEET; THENCE RUN S89°40'41"E, A DISTANCE OF 1924.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.552 ACRES, MORE OR LESS.

EXHIBIT "A"

TRACT 8

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 781.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°21'52"W, A DISTANCE OF 40.01 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°40'41"W, A DISTANCE OF 1842.76 FEET; THENCE RUN S00°01'31"W, A DISTANCE OF 542.84 FEET; THENCE RUN S89°43'53"E, A DISTANCE OF 558.68 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN S00°20'05"W, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 680.52 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°43'53"W, A DISTANCE OF 595.00 FEET; THENCE RUN N00°01'31"E, A DISTANCE OF 1263.41 FEET; THENCE RUN S89°40'41"E, A DISTANCE OF 1883.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.552 ACRES, MORE OR LESS.

TRACT 9

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 821.25 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°21'52"W, A DISTANCE OF 40.01 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°40'41"W, A DISTANCE OF 877.90 FEET; THENCE RUN S00°38'44"W, A DISTANCE OF 501.95 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN N89°43'53"W, ALONG SAID SOUTH LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 958.49 FEET; THENCE DEPARTING SAID LINE, RUN N00°01'31"E, A DISTANCE OF 542.84 FEET; THENCE RUN S89°40'41"E, A DISTANCE OF 1842.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.778 ACRES, MORE OR LESS.

EXHIBIT "A"

TRACT 10

A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, THENCE RUN N89°37'30"W, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 34.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF N.W. 110TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 951, PAGE 108, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE RUN S01°21'52"W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 861.26 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY, S01°21'52"W, A DISTANCE OF 501.22 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, RUN N89°43'53"W, ALONG SAID SOUTH LINE, A DISTANCE OF 871.62 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N00°38'44"E, A DISTANCE OF 501.95 FEET; THENCE RUN S89°40'41"E, A DISTANCE OF 877.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.072 ACRES, MORE OR LESS.