



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

Application for Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: 05 - 21 - 2025

Applicant: Saving Mercy Corporation

Address: 3601 West Silver Springs Blvd

City: Ocala

State: FL

Zip: 34471

Agent / Contact: Chuck A. Pigeon, P.E.

Address: 925 SE 17th Street, Suite A

Phone Number: 352-861-7799

Fax Number: _____

Cell: _____

E-mail: cpigeon@ardurra.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:

http://216.255.240.38/wb_or1/or_sch_1.asp

2. PROPERTY INFORMATION:

Parcel Number(s): 22817-000-00

Subdivision Name: West End Ocala

Unit/Block/Lot: _____ / _____ / _____

Parcel Size: 9.31

Sec/Twp/Rge: 14

/ 15S

/ 21E

Plat Bk/Pg A

/ 78

Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:

<https://maps.marioncountyfl.org/interactivemap/>

Are any other applications pending? ☐ Yes ☒ No

☐ Variance

☐ Family Division

☐ Site Plan Approval

☐ Other: _____

3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:

☐ Code Violation (attach copy of letter citing violation)

☐ To clear an existing encroachment

☐ Family Division

☒ To allow for construction of:

☐ Pool

☐ Screened Pool/Deck

☐ Building Addition

☒ Other

Redevelopment of the Saving Mercy Site for Affordable Housing Units

Form PV-AP

Empowering Marion for Success

marionfl.org

PETITION TO VACATE A PLAT
OR PORTION OF THE PLAT OF
West End Ocala

Plat Book A Page 78

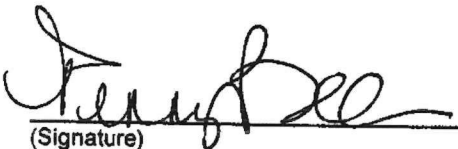
Whereas, Saving Mercy Corporation, Petitioner(s),
herewith petitions the Board of County Commissioners of Marion County, Florida, in
accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to
vacate certain platted lands described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

Whereas, said Petitioner states and represents to the Board of County Commissioners of
Marion County, Florida, that the above platted lands are owned in fee simple except for
such dedicated public areas as may therein be included; and

Whereas, said Petitioner presents this Petition to the Board of County Commissioners of
Marion County, Florida, complete with proof of publication of the intention to annul the
platted lands above described, proof of ownership of the platted lands and certify that the
taxes on said platted lands above have been paid;

Now therefore, Petitioner respectfully requests the Board of County Commissioners to
vacate the platted lands above described, in accordance with the provisions of Chapter
177, Florida Statutes and to adopt and record a Resolution declaring the same.

BY: 
(Signature)
Penny Beehler
(Print Name)
Executive Director
(Business Title) if applicable

3601 West Silver Springs Blvd, Ocala, FL 34475
(Address)
352-362-0126
(Phone)
5-21-25
(Date)

BY: _____
(Signature)

(Print Name)

(Business Title) if applicable

(Address)

(Phone)

(Date)

PD20-0003

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE **POINT OF BEGINNING**, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE **POINT OF BEGINNING**,

LESS AND EXCEPT [LESS & EXCEPT NO. 1]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE **POINT OF BEGINNING**, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE **POINT OF BEGINNING**.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 2]:

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING [AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA]

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 276.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E.; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE **POINT OF BEGINNING**.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 3]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD; THENCE CONTINUE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, FOR THE **POINT OF BEGINNING**, THENCE CONTINUE SOUTH 89°41'48" EAST, 136.15 FEET, TO ITS INTERSECTION WITH THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14; THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 236 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 136.10 FEET; THENCE NORTH 0°31'12" EAST 236 FEET, TO THE **POINT OF BEGINNING**,

AND LESS AND EXCEPT [LESS & EXCEPT NO. 4]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40,

THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, THENCE CONTINUE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD FOR THE **POINT OF BEGINNING**, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 332.71 FEET, THENCE SOUTH 0°31'12" WEST, 20.47 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9.31 ACRES, MORE OR LESS.

AKA: A PORTION OF 22817-000-00

Tax Roll Search Results
Click Add to Cart Icon to Continue

[Next](#) [Previous](#)

Tax Roll Search Results				Help
Search by Account Number R22817-000-00			Tax Year 2024	
Owner/Business Name	SAVING MERCY CORPORATION	Account Number	R22817-000-00	Request Future E-Bill
Physical Property Address	3601 W SILVER SPRINGS BLVD OCALA	Status	PAID	
Legal Description	SEC 14 TWP 15 RGE 21 COM AT THE SW COR OF NW 1/4 OF SEC 14 TH S 89-28-38 E 191.82 FT TH S 00-31-12 16.94 FT TH S 89-41-48 E 821.88 FT TH N 00-31-12 E 53.75 FT TO THE POB TH N 00-31-12 E 250 FT			

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Recorded this 23rd day of April A.D. 1892
D. M. WILSON, Clerk.
By S. E. Sistrunk, D.C.

NOTED AND/OR VACATED IN PART OR WHOLE
IN CASE OF CONSENT COMMISSION RESOLUTION
RECORD BOOK 2348 PAGE 0184

TOWN 15 S. R. 21 E.

OCALA AND SILVER SPRINGS CO.

TOWN 15 S. R. 22 E.

571	561	491	481	471	461	451	441	431	421	411	401	391	381	371	361	351	341	331	321	311	301	291	281	271	261	251	241	231	221	211	201	191	181	171	161	151	141	131	121	111	101	91	81	71	61	51	41	31	21	11	1		
572	562	492	482	472	462	452	442	432	422	412	402	392	382	372	362	352	342	332	322	312	302	292	282	272	262	252	242	232	222	212	202	192	182	172	162	152	142	132	122	112	102	92	82	72	62	52	42	32	22	12	2		
573	563	493	483	473	463	453	443	433	423	413	403	393	383	373	363	353	343	333	323	313	303	293	283	273	263	253	243	233	223	213	203	193	183	173	163	153	143	133	123	113	103	93	83	73	63	53	43	33	23	13	3		
574	564	494	484	474	464	454	444	434	424	414	404	394	384	374	364	354	344	334	324	314	304	294	284	274	264	254	244	234	224	214	204	194	184	174	164	154	144	134	124	114	104	94	84	74	64	54	44	34	24	14	4		
575	565	495	485	475	465	455	445	435	425	415	405	395	385	375	365	355	345	335	325	315	305	295	285	275	265	255	245	235	225	215	205	195	185	175	165	155	145	135	125	115	105	95	85	75	65	55	45	35	25	15	5		
576	566	496	486	476	466	456	446	436	426	416	406	396	386	376	366	356	346	336	326	316	306	296	286	276	266	256	246	236	226	216	206	196	186	176	166	156	146	136	126	116	106	96	86	76	66	56	46	36	26	16	6		
577	567	497	487	477	467	457	447	437	427	417	407	397	387	377	367	357	347	337	327	317	307	297	287	277	267	257	247	237	227	217	207	197	187	177	167	157	147	137	127	117	107	97	87	77	67	57	47	37	27	17	7		
578	568	498	488	478	468	458	448	438	428	418	408	398	388	378	368	358	348	338	328	318	308	298	288	278	268	258	248	238	228	218	208	198	188	178	168	158	148	138	128	118	108	98	88	78	68	58	48	38	28	18	8		
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586	576	506	496	486	476	466	456	446	436	426	416	406	396	386	376	366	356	346	336	326	316	306	296	286	276	266	256	246	236	226	216	206	196	186	176	166	156	146	136	126	116	106	96	86	76	66	56	46	36	26	16	6	
587	577	507	497	487	477	467	457	447	437	427	417	407	397	387	377	367	357	347	337	327	317	307	297	287	277	267	257	247	237	227	217	207	197	187	177	167	157	147	137	127	117	107	97	87	77	67	57	47	37	27	17	7	
588	578	508	498	488	478	468	458	448	438	428	418	408	398	388	378	368	358	348	338	328	318	308	298	288	278	268	258	248	238	228	218	208	198	188	178	168	158	148	138	128	118	108	98	88	78	68	58	48	38	28	18	8	
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591	581	511	501	491	481	471	461	451	441	431	421	411	401	391	381	371	361	351	341	331	321	311	301	291	281	271	261	251	241	231	221	211	201	191	181	171	161	151	141	131	121	111	101	91	81	71	61	51	41	31	21	11	1
592	582	512	502	492	482	472	462	452	442	432	422	412	402	392	382	372	362	352	342	332	322	312	302	292	282	272	262	252	242	232	222	212	202	192	182	172	162	152	142	132	122	112	102	92	82	72	62	52	42	32	22	12	2
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594	584	514	504	494	484	474	464	454	444	434	424	414	404	394	384	374	364	354	344	334	324	314	304	294	284	274	264	254	244	234	224	214	204	194	184	174	164	154	144	134	124	114	104	94	84	74	64	54	44	34	24	14	4
595	585	515	505	495	485	475	465	455	445	435	425	415	405	395	385	375	365	355	345	335	325	315	305	295	285	275	265	255	245	235	225	215	205	195	185	175	165	155	145	135	125	115	105	95	85	75	65	55	45	35	25	15	5
596	586	516	506	496	486	476	466	456	446	436	426	416	406	396	386	376	366	356	346	336	326	316	306	296	286	276	266	256	246	236	226	216	206	196	186	176	166	156	146	136	126	116	106	96	86	76	66	56	46	36	26	16	6
597	587	517	507	497	487	477	467	457	447	437	427	417	407	397	387	377	367	357	347	337	327	317	307	297	287	277	267	257	247	237	227	217	</																				

THIS BOUNDARY SURVEY WAS PREPARED FOR THE PURPOSE OF RENDERING A PROFESSIONAL OPINION AS TO THE LOCATION OF THE RECORD TITLE BOUNDARY OF THE SUBJECT PROPERTY AND/OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY. FUTURE DEVELOPMENTS IN NEAR FUTURE TO AND/OR CROSSING THE BOUNDARY LINES OF THE SUBJECT PROPERTY: THE BOUNDARY SURVEY REQUIREMENTS ASSOCIATED WITH A SITE PLAN APPLICATION IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE CITY OF OCALA LAND DEVELOPMENT CODE; AND TO ACCOMPANY THE APPLICATION FOR PRE-DEVELOPMENT FINANCING TO BE PROMOTED THROUGH FLORIDA HOUSING FINANCE CORPORATION.

-

K. NOTWITHSTANDING, OTHERS MAY HAVE CLAIMS OF PROPERTY RIGHTS TO THE PORTION OF THE SUBJECT PROPERTY BE IDENTIFIED HEREON AS THE "APPARENT BOUNDARY OUTLAP AS MONUMENTED IN THE FIELD"; SHOULD INFORMATION BE SUBSEQUENTLY DISCOVERED THAT MIGHT PROVIDE ADDITIONAL EVIDENCE THAT WOULD MATERIALLY AFFECT THE LOCATION OF THE BOUNDARY RIGHT OF WAY AND THE "WETTERLY RIGHT OF WAY JOG", SUCH PREVIOUSLY UNKNOWN INFORMATION MIGHT INFLUENCE THE PROFESSIONAL OPINION EXPRESSED IN THIS BOUNDARY SURVEY TO ALTER THE BOUNDARY ALONG THIS FEATURE TO A DIFFERENT LOCATION.

-

DESCRIPTION: MARCEL 1'

- TRANSFORMED ON PND
 ■ FINE PITTING
 ■ WETTER, WARD
- BOTTOM OF BANK
 ■ GRADE BREAK
- SEE SHEET 2 FOR GRAPHIC DEPICTION



ANNULLED AND/OR VACATED, IN PART OR WHOLE, BY BOARD OF COMMISSION RESOLUTION NUMBER 61-6-32, RECORDED IN OFFICIAL RECORD BOOK 2745, PAGE 954.

ANNULLED AND/OR CANCELLED IN PART OR WHOLE
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 91R246 RECORDED IN OFFICIAL
RECORD BOOK 2398 PAGE 0784

ANNULLED AND/OR VACATED IN PART OR WHOLE
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 95 R 78 RECORDED IN OFFICIAL
RECORD BOOK 2306 PAGE 2306

UNFILLED AND/OR VACATED, IN PART
OR WHOLE, BY BOARD OF COUNTY
COMMISSION RESOLUTION NUMBER
95-197 RECORDED IN OFFICIAL
RECORD BOOK 2541, PAGE 0550
178

UNFILLED AND/OR VACATED, IN PART
OR WHOLE, BY BOARD OF COUNTY
COMMISSION RESOLUTION NUMBER
90-126 RECORDED IN OFFICIAL
RECORD BOOK 2242, PAGE 024-05

UNEMPLOYED AND/OR VACATED, IN PART
 OR WHOLE BY BOARD OF COUNTY
 COMMISSION. RESOLUTION NUMBER
00-R-267 RECORDED IN OFFICIAL
 RECORD BOOK 2842, PAGE 1024-035

TOWN. 15 S. R. 21 E.

571	541	491	481	471	461	451	441	431	421	411	401	391	381	371	361	351	341	331	321
572	542	492	482	472	462	452	442	432	422	412	402	392	382	372	362	352	342	332	322
573	543	493	483	473	463	453	443	433	423	413	403	393	383	373	363	353	343	333	323
574	544	494	484	474	464	454	444	434	424	414	404	394	384	374	364	354	344	334	324
575	545	495	485	475	465	455	445	435	425	415	405	395	385	375	365	355	345	335	325
576	546	496	486	476	466	456	446	436	426	416	406	396	386	376	366	356	346	336	326
577	547	497	487	477	467	457	447	437	427	417	407	397	387	377	367	357	347	337	327
578	548	498	488	478	468	458	448	438	428	418	408	398	388	378	368	358	348	338	328
579	549	499	489	479	469	459	449	439	429	419	409	399	389	379	369	359	349	339	329
580	550	500	490	480	470	460	450	440	430	420	410	400	390	380	370	360	350	340	330
581	551	521	501	501	281	261	241	221	201	181	161	141	121	101	81	61	41	21	1
582	552	522	502	502	282	262	242	222	202	182	162	142	122	102	82	62	42	22	2
583	553	523	503	503	283	263	243	223	203	183	163	143	123	103	83	63	43	23	3
584	554	524	504	504	284	264	244	224	204	184	164	144	124	104	84	64	44	24	4
585	555	525	505	505	285	265	245	225	205	185	165	145	125	105	85	65	45	25	5
586	556	526	506	506	286	266	246	226	206	186	166	146	126	106	86	66	46	26	6
587	557	527	507	507	287	267	247	227	207	187	167	147	127	107	87	67	47	27	7
588	558	528	508	508	288	268	248	228	208	188	168	148	128	108	88	68	48	28	8
589	559	529	509	509	289	269	249	229	209	189	169	149	129	109	89	69	49	29	9
590	560	530	510	510	290	270	250	230	210	190	170	150	130	110	90	70	50	30	10
591	561	531	511	511	291	271	251	231	211	191	171	151	131	111	91	71	51	31	11
592	562	532	512	512	292	272	252	232	212	192	172	152	132	112	92	72	52	32	12
593	563	533	513	513	293	273	253	233	213	193	173	153	133	113	93	73	53	33	13
594	564	534	514	514	294	274	254	234	214	194	174	154	134	114	94	74	54	34	14
595	565	535	515	515	295	275	255	235	215	195	175	155	135	115	95	75	55	35	15
596	566	536	516	516	296	276	256	236	216	196	176	156	136	116	96	76	56	36	16
597	567	537	517	517	297	277	257	237	217	197	177	157	137	117	97	77	57	37	17
598	568	538	518	518	298	278	258	238	218	198	178	158	138	118	98	78	58	38	18
599	569	539	519	519	299	279	259	239	219	199	179	159	139	119	99	79	59	39	19
600	570	540	520	520	300	280	260	240	220	200	180	160	140	120	100	80	60	40	20

Plat of
West End, Ocala,
Marion Co.

Design of this pin is to show the relative position of the pins owned by Ocean & Silver Shells Co. in the 1st NW Quad.

Detailed description of lots, see pages, 53, 54, 55 of 1975 and 1976, in Co.

Lot sized of 1975 are 20' x 100'

and dashes are projected as

lines

lotting in 1976 is AR. built + operated

045, 52505, 565, 573 have 15 jobs each at job 65
 " 17440 + 351 1350 " 24 " " " 20
 " 16140 + 371 1350 " 28 " " " 120
 " 41100 3725 + 75 4100 14750 also
 " 34100 4100 14600 ev. 583 + 573 are 30 jobs
 1965. Through which R.M. Ross have from
 5100 jobs as per maps recorded from

Recorded this 23^d day of April A.D. 1892
D.A. Miller, Clerk.
By S.F. Sistrunk, D.C.



8036 S.E. 7TH STREET
SUITE A
OCEA, FLORIDA 3347
13621 807-7790 VEHICLE
COLLABORATE INNOVATE CREATE
ARDURA

ORATION;
T THIS
BUJET
FLORIDA

VER-CE

- | | |
|-------------------------|--------------|
| DATE: 05/01/2019 | CHECKED: CMA |
| FIELD BOOK: 201 | STAMP |
| PAGE: 20 | |
| DATE/TIME (L&M) - 00:00 | |
| FILE NO: 426 02/001 | |
| JOB NO: 426 02 | |
| 2 | 11/04/22 |
| SAVED URGENT | |
| CMA | |
| 2287-000-00 | |

**TOPOGRAPHIC SURVEY
OF
MARION COUNTY PARCEL
22817-000-00**

[illegible][illegible]

AF
O
17-

60 - 61 = 22 1/38



DATE:	REVISIONS	APPROV. BY
11/01/23	MOOREY FORWARD TO MOOREY CITY OF DOLLA APPROVAL.	CMR
11/01/23	SURVEY UPDATE	CMR

SECTION 14, TOWNSHIP 5 SOUTH, RANGE 21 EAST, MARION COUNTY, ILLINOIS

PREPARED FOR
SAVING MERCY CORPORATION

TOPOG

MARION

22

**PREPARED
FOR
ENERGY CORP**

TOPOGRAPHIC SURVEY
OF
MARION COUNTY PARCEL
22817-000-00

SURVEYOR'S CERTIFICATE:

472,027, FLORIDA STATUTES.
OFFICE AS SET FORTH IN CHAPTER 61-17, FLORIDA
ANY, AND DEAN LAW FIRM, L.L.C. THAT THIS
RATTON, FLORIDA HOUSING FINANCE CORPORATION.

MARION COUNTY UTILITIES
LETTER OF NO OBJECTION

To: Development Review Officer
Marion County Utilities
11800 SE U.S. Highway 441
Bellevue, FL 34420
Utilities@marionfl.org
Phone: 352-307-6168
Fax: 352-307-4623

Date: May 21, 2025

From: Saving Mercy Corporation
Attn: Penny Beehler
3601 West Silver Springs Blvd
Ocala, FL 34475

RE: Plat Vacation Application

Saving Mercy Corporation intends to petition the Marion
County Board of County Commissioners to consider the vacation of a portion of the Plat
of West End Ocala more particularly described as
Parcel # 22817-000-00

(Redevelopment)

Enclosed for your reference and review is a copy of the plat highlighting the area to be
vacated.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Plat Vacation? ☐ Yes ☒ No
If yes, please explain below.

Please specify below the Utility Company(s) that Marion County Utilities requires a "No
Objection" letter from, if any:

City of Ocala Utilities


Signature
Josh Kramer
Print Name

Deputy Director
Title
6/5/25
Date

Enclosures: Copy of Plat

LETTER OF NO OBJECTION

To: COX
Attn: Paul Christopher
Email: Paul.Christopher@cox.com

Date: May 21, 2025

From: Saving Mercy Corporation
Attn: Penny Beehler
3601 West Silver Springs Blvd
Ocala, FL 34475

RE: Plat Vacation Application

Saving Mercy Corporation intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of West End Ocala more particularly described as Parcel # 22817-000-00

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Does COX (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☒ No

If yes, please explain below:

Paul Christopher
Signature
PAUL CHRISTOPHER
Print Name

CONSTRUCTION PLANNER 2
Title
5/27/2025
Date

Enclosures:
Location Map

LETTER OF NO OBJECTION

To: TECO
Attn: Cheyenne Thompson
Email: CThompson2@tecoenergy.com

Date: June 03, 2025

From: Saving Mercy Corporation
Attn: Penny Beehler
3601 West Silver Springs Blvd
Ocala, FL 34475

RE: Plat Vacation Application

Saving Mercy Corporation intends to petition the Marion
County Board of County Commissioners to consider the vacation of a portion of the Plat
of West End Ocala more particularly described as
Parcel # 22817-000-00

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Does TECO (Utility Company Name) object to the proposed
Plat Vacation? ☐ Yes ☒ No

If yes, please explain below:
Please call 811 prior to construction.

Cheyenne Thompson
Signature

Admin Specialist Sr.
Title

Cheyenne Thompson
Print Name

June 03, 2025
Date

Enclosures:
Location Map

From: Gretchen Springer
Sent: Wednesday, May 21, 2025 10:27 AM
To: kurt.e.judd@centurylink.com
Subject: Letter of No Objection - Parcel # 22817-000-00
Attachments: Letter of No Objection - CenturyLink.pdf; Location Map_2021_Parcel 22817-000-00.pdf

Good morning,

Please find attached the following documents regarding the proposed vacation of a portion of the plat of West End Ocala more particularly described as parcel # 22817-000-00:

- Letter of No Objection
- Location Map

These documents are being shared to support our request to vacate the plat with Marion County BOCC. Please let me know if you have any questions or need any additional information. Thank you.

Thank you,



Gretchen Springer
Administrative Assistant I

O: (352) 861-7799

925 SE 17th Street, Suite A, Ocala, FL 34471

GSpringer@Ardurra.com | www.ardurra.com



LETTER OF NO OBJECTION

To: Century Link
Attn: Kurt Judd
Email: Kurt.E.Judd@centurylink.com

Date: May 21, 2025

From: Saving Mercy Corporation
Attn: Penny Beehler
3601 West Silver Springs Blvd
Ocala, FL 34475

RE: Plat Vacation Application

Saving Mercy Corporation intends to petition the Marion
County Board of County Commissioners to consider the vacation of a portion of the Plat
of West End Ocala more particularly described as
Parcel # 22817-000-00

Enclosed for your reference and review is a location map highlighting the area to be
vacated.

Does Century Link (Utility Company Name) object to the proposed
Plat Vacation? ☐ Yes ☐ No

If yes, please explain below:

Signature

Title

Print Name

Date

Enclosures:
Location Map

GRAY, ACKERMAN & HAINES, P.A.

BRYCE W. ACKERMAN (1953-2021)
STEVEN H. GRAY (1950-2022)
TIM HAINES

ATTORNEYS AT LAW
211 NW THIRD STREET
OCALA, FLORIDA 34475
352-732-8121
EMAIL: THAINES@GAHLAW.COM

September 4, 2025

Marion County Board of County Commissioners
Office of the County Engineer
412 SE 25th Avenue
Ocala, Florida 34471

RE: APPLICATION FOR PLAT VACATION (THE “APPLICATION”) OF SAVING MERCY CORPORATION (THE “APPLICANT”) PERTAINING TO 9.31 ACRES IN WEST END OCALA, AS PER PLAT THEREOF RECORDED IN PLAT A, PAGE 78, BEING A PORTION OF PARCEL NO. 22817-000-00 MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” (THE “PROPERTY”) OUR FILE NO: 25-2101

To Whom it May Concern:

The undersigned has been requested to provide a title opinion with regard to the Property for purposes of processing the Application. We have procured a Title Search Report from First American Title Insurance Company pertaining to the Property, File No. 110851064 with Search Date through September 2, 2025, at 8:00 am, a copy of which is attached as **Exhibit “B”** (the “*Title Report*”).

This letter will constitute my opinion as to the status of titles and matters set forth herein effective as of September 2, 2025, at 8:00 a.m. I have not performed an independent title search and have relied upon the Title Report as being true and accurate. In reviewing the Title Report and based upon my familiarity with Property but without making an independent title search or review, believe the Title Report to be accurate except as modified by this opinion.

The owner of the Property is the Applicant, by virtue of Warranty Deed recorded in OR Book 6775, Page 647, Public Records of Marion County, Florida. A portion of the Property is subject to a Ground Lease Agreement dated October 1, 2024, by and between the Applicant and Mercy Village, LLLP, a Florida limited liability partnership (“*Lessee*”) as evidenced by Memorandum of Ground Lease dated October 1, 2024, and recorded in OR Book 8454, Page 0089, Public Records of Marion County, Florida.

The Property is subject to the following liens and encumbrances (or in the case of Notices of Commencements identified hereunder potential liens and encumbrances):

- A. Multifamily Mortgage, Assignment of Rents and Security Agreement from Lessee to Neighborhood Lending Partners of Florida, Inc dated October 24, 2024 and recorded in Official Records Book 8454, at page 159, Public Records of Marion County, Florida, and Collateral Assignment of Rents and Profits dated October 24, 2024 and recorded in Official Records Book 8454, at page 207, Public Records of Marion County, Florida, and UCC-1 Financing Statement recorded in Official Records Book 8454, at page 216, Public Records of Marion County, Florida
- B. Leasehold Mortgage and Security Agreement (Mercy Village/SAIL/RFA 2023-103/2023-175CSN) by and between Lessee and Florida Housing Finance Corporation dated October 24, 2024 and recorded in Official Records Book 8454, at page 244, Public Records of Marion County, Florida, and Assignment of Leases, Rents and Contract Rights recorded in Official Records Book 8454, at page 1289, Public Records of Marion County, Florida subject to that certain Subordination Agreement to NLP Mortgage dated October 24, 2024 and recorded in Official Records Book 8454, at page 1417, Public Records of Marion County, Florida
- C. Leasehold Mortgage and Security Agreement (Mercy Village/ELI/RFA 2023-103/2023-175CSN) by and between Lessee and Florida Housing Finance Corporation dated October 24, 2024 and recorded in Official Records Book 8454, at page 1307, Public Records of Marion County, Florida, and Assignment of Leases, Rents and Contract Rights recorded in Official Records Book 8454, at page 1333, Public Records of Marion County, Florida and UCC-1 Financing Statement recorded in OR Book 8454, at page 1345 Public Records of Marion County, Florida.
- D. Leasehold Mortgage and Security Agreement (Mercy Village/NHTF/RFA 2023-103/2023-175CSN) by and between Lessee and Florida Housing Finance Corporation dated October 24, 2024 and recorded in Official Records Book 8454, at page 1370, Public Records of Marion County, Florida, and Assignment of Leases, Rents and Contract Rights recorded in Official Records Book 8454, at page 1400, Public Records of Marion County, Florida and UCC-1 Financing Statement recorded in OR Book 8454, at page 1413 Public Records of Marion County, Florida.
- E. Mortgage Lien for Real Property Assisted In Whole Or In Part With State Housing Initiatives Partnership Funds dated November 19, 2024, by and between Applicant and Marion County, a Political Subdivision of the State of Florida, and recorded in OR Book 8567, Page 987, Public Records of Marion County, Florida; as modified by First Modification Agreement dated May 27, 2025, and recorded in OR Book 8631, Page 1152, Public Records of Marion County, Florida.

- F. Notice of Commencement recorded September 16, 2024, in OR Book 8423, Page 509, Public Records of Marion County, Florida.
- G. Notice of Commencement (as to Lessee's interest) recorded October 28, 2024, in OR Book 8454, Page 1435, Public Records of Marion County, Florida.
- H. Notice of Commencement recorded November 6, 2024, in OR Book 8464, Page 1148, Public Records of Marion County, Florida.
- I. Notice of Commencement recorded December 12, 2024, in OR Book 8491, Page 879, Public Records of Marion County, Florida.
- J. Notice of Commencement recorded December 13, 2024, in OR Book 8492, Page 217, Public Records of Marion County, Florida.
- K. Notice of Commencement recorded August 22, 2025, in OR Book 8694, Page 1062, Public Records of Marion County, Florida.

The interest of the Applicant and the Lessee in and to the Property are subject to the following matters of record:

- A. Lease Agreement dated October 1, 2024, by and between Applicant and Lessee as evidenced by Memorandum of Ground Lease Agreement recorded in OR Book 8454, Page 0089, Public Records of Marion County, Florida.
- B. Grant of Electric Utility Easement from Applicant to the City of Ocala recorded May 23, 2025, in OR Book 8619, Page 1266, Public Records of Marion County, Florida.
- C. Reciprocal Easement Agreement dated October 1, 2024, by and between Applicant and Lessee and recorded in OR Book 8454, Page 0094, Public Records of Marion County, Florida.
- D. Easement Agreement between Lessee, Applicant, and the City of Ocala dated October 24, 2024 and recorded in Official Records Book 8454, at page 122, Public Records of Marion County, Florida.
- E. Land Use Restriction Agreement (Mercy Village/SAIL/ELI/RFA 2023-103/2023-175CSN) dated October 24, 2024, and recorded in OR Book 8545, Page 222, Public Records of Marion County, Florida.
- F. Land Use Restriction Agreement (Mercy Village/NHTF/RFA 2023-103/2023-175CSN) dated October 24, 2024, and recorded in OR Book 8545, Page 1349, Public Records of Marion County, Florida.

- G. Recorded Notice of Environmental Resource Permit (Permit No. 167751-1) recorded in OR Book 7519, Page 1828, Public Records of Marion County, Florida.
- H. Cross Access Easement Agreement dated July 15, 2019, and recorded in OR Book 7024, Page 183, Public Records of Marion County, Florida.
- I. Rights of Way and Dedications as set out in the plat recorded in Plat Book A, Page 78, Public Records of Marion County, Florida.
- J. Resolution 2021-7 recorded December 23, 2020, in recorded in OR Book 7343, Page 1538, Public Records of Marion County, Florida.

If you have any questions after reviewing this please do not hesitate to contact me.

Sincerely,

Tim Haines
Signer ID: M30RJCIY14...

Tim Haines
For the Firm

TDH/cs

Encl: Exhibit "A" – Legal Description
Exhibit "B" – Title Report

- c. Penny Beehler, via email: Penny@savingmercy.org
Ken O'Connor, via email: kenoconnor99@gmail.com
Chuck Pigeon, via email: pigeon@ardurra.com
Gretchen Springer, via email: gspringer@ardurra.com

RESOLUTION 2025-11

A RESOLUTION VACATING A PORTION OF BLOCKS 557-559 IN THE WEST END OCALA PLAT (PARCEL 22817-000-00) LOCATED IN PLAT BOOK A, PAGE 78, MARION COUNTY PUBLIC RECORDS, MARION COUNTY, FLORIDA

WHEREAS, Saving Mercy Corporation has filed a petition with the City of Ocala to vacate a portion of the 1892 West End Ocala plat, located at 3601 West Silver Springs Blvd. (Parcel ID number 22817-000-00); and

WHEREAS, Florida Statutes, Chapter 177 requires a resolution from the governing body of the municipality when the request has been made to vacate a plat in whole or in part that is located in the corporate limits of a municipality; and

WHEREAS, comments regarding the effects of such a vacation on the public facilities have been requested from appropriate city departments and other agencies; and

WHEREAS, staff has determined that the vacation of a portion (blocks 557-559) of the 1892 West End Ocala plat, recorded in Plat Book A, page 78, of the Public Records of Marion County, Florida, would not have a detrimental effect on public right-of-way, utilities, or other public facilities and any future easements will be addressed during site plan review or construction; and

WHEREAS, on January 13, 2025, the Ocala Planning and Zoning Commission, in regular session, recommended approval of the vacation of a portion of the West End Ocala plat identified in Exhibit "A," lying within the corporate limits of the City of Ocala.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session that the City of Ocala City Council does hereby vacate and annul a portion (blocks 557-559) of the West End Ocala plat, recorded in Plat Book A, page 78, of the Public Records of Marion County, Florida for Parcel # 22817-000-00, in accordance with the provisions of Chapter 177, Florida Statutes. The Marion County Board of County Commissioners is requested to take appropriate action, including adopting appropriate resolutions and confirming the vacation of the parcel from the plat.

This resolution adopted this 21 day of January, 2025.

ATTEST:

By:

Angel B. Jacobs
City Clerk

CITY OF OCALA

By:

Kristen M. Dreyer
President, Ocala City Council

Approved as to form and legality:

By:

William E. Sexton
City Attorney

THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

Exhibit A

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, **FOR THE POINT OF BEGINNING**, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE **POINT OF BEGINNING**.

LESS AND EXCEPT [LESS & EXCEPT NO. 1]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, **FOR THE POINT OF BEGINNING**, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE **POINT OF BEGINNING**.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 2];

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING [AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA]

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 276.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E.; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE **POINT OF BEGINNING**.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 3];

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD; THENCE CONTINUE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, **FOR THE POINT OF BEGINNING**. THENCE CONTINUE SOUTH 89°41'48" EAST, 136.15 FEET, TO ITS INTERSECTION WITH THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14; THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 236 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 136.10 FEET; THENCE NORTH 0°31'12" EAST 236 FEET, TO THE **POINT OF BEGINNING**.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 4];

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, THENCE CONTINUE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD FOR THE **POINT OF BEGINNING**, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 332.71 FEET, THENCE SOUTH 0°31'12" WEST, 20.47 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9.31 ACRES, MORE OR LESS.

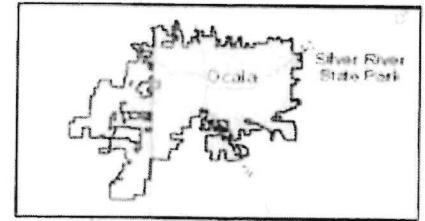
AKA: A PORTION OF 22817-000-00

CASE MAP

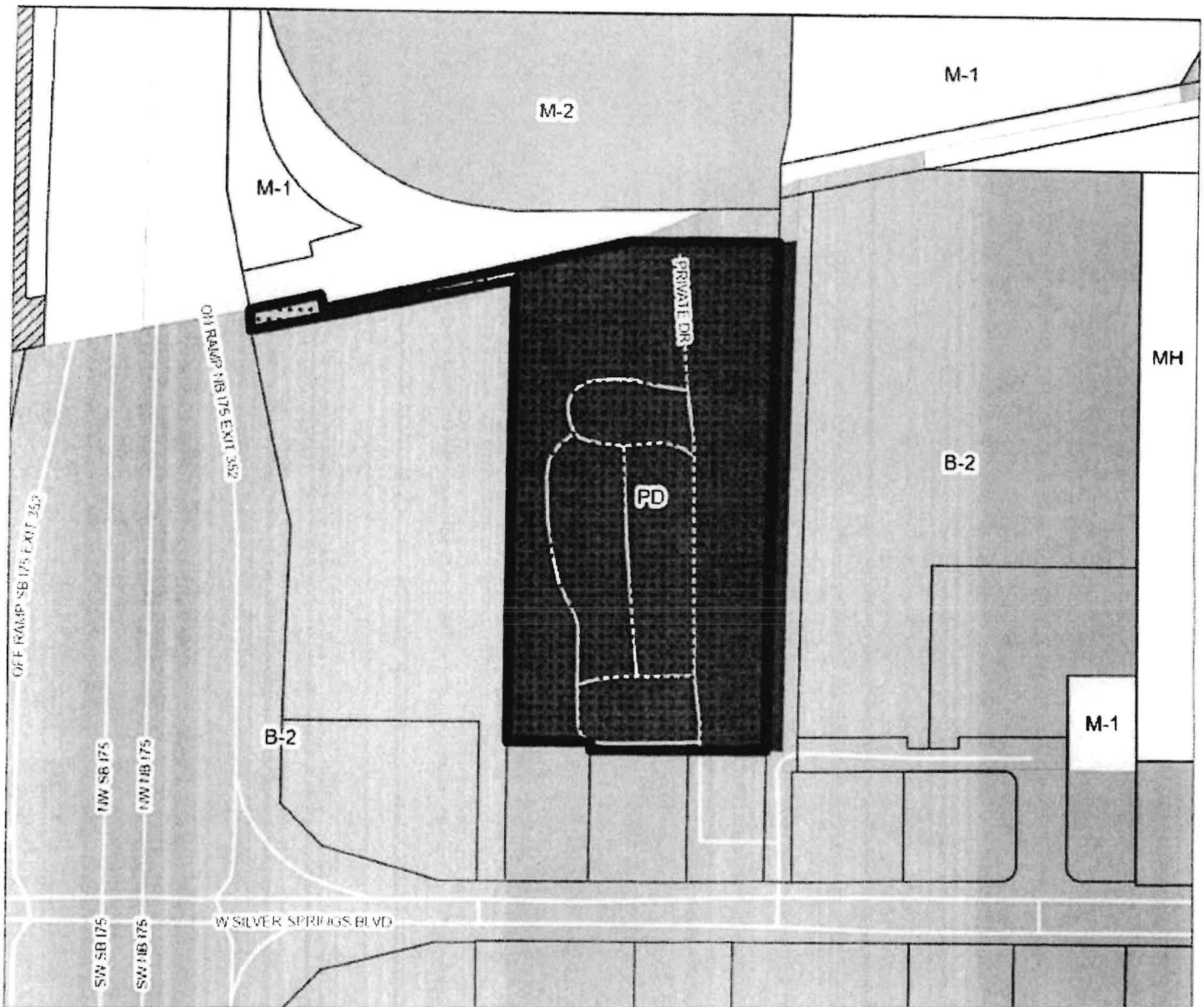
P&Z Meeting: January 13, 2025

Case Number: PLV24-0001
Parcel: 22817-000-00

Location Map



Property Size: Approximately 9.31 acres
Land Use Designation: Employment Center
Zoning: PD, Planned Development
Proposal: A request to vacate a parcel from the West End Plat (Plat Book 'A' - Page 78)



- | | |
|------------------------|---------------------|
| B-2 Community Business | Planned Development |
| GU Governmental Use | P-MH (county) |
| M-1 Light Industrial | Parcels |
| M-2 Medium Industrial | Subject Property |
| MH Mobile Home Park | |



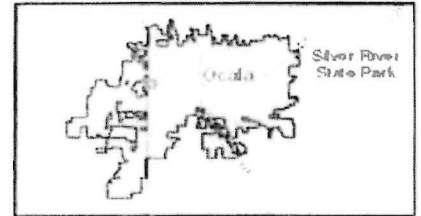
Prepared by the City of Ocala
Growth Management Department

AERIAL MAP

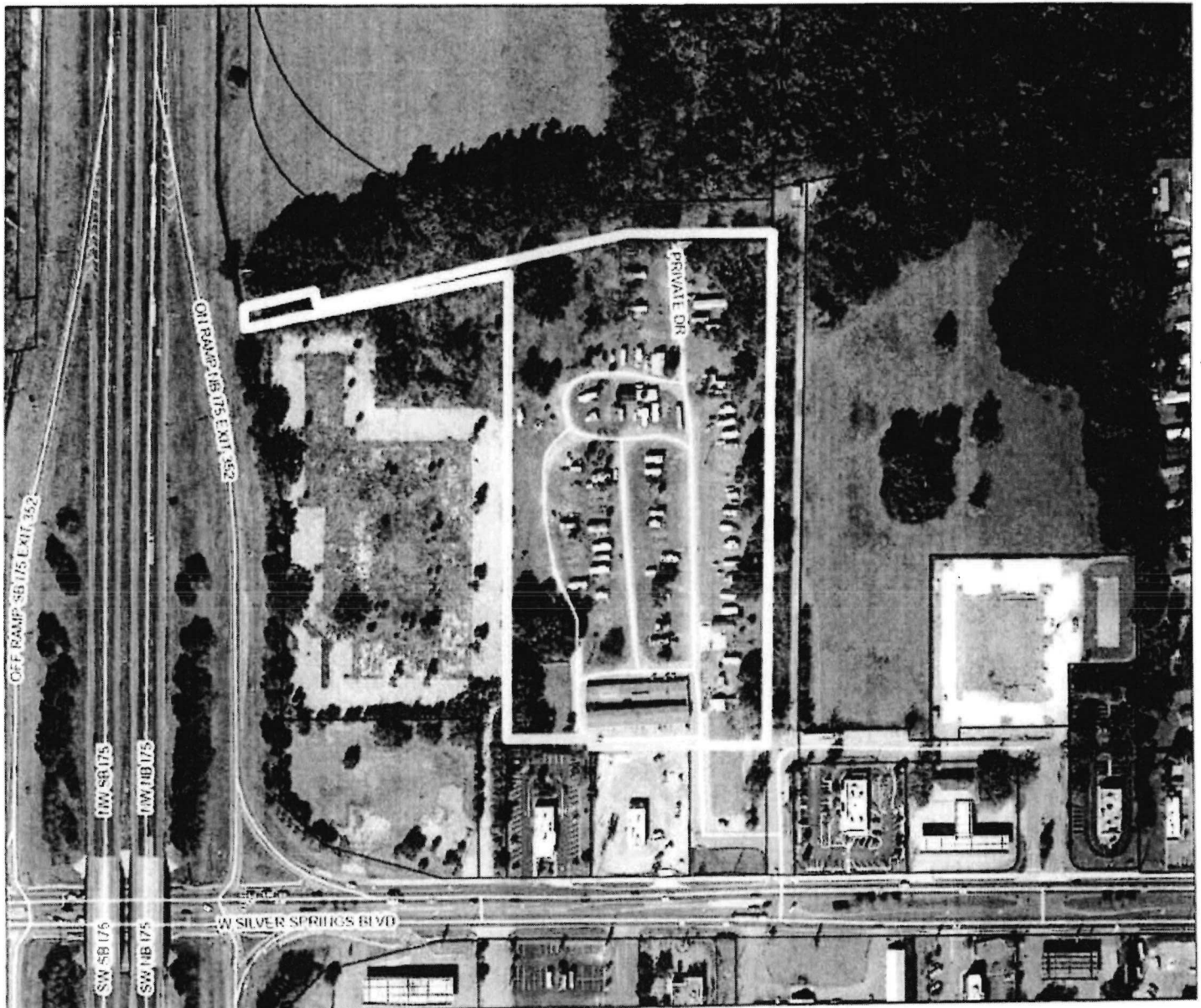
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Location Map



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Parcels
Subject Property



Prepared by the City of Ocala
Growth Management Department

0

350 Feet