



SUBMITTAL SUMMARY REPORT

PlatVacate-001064-2026

PLAN NAME:	LOCATION:	7385 SE 58TH AVE OCALA,
APPLICATION DATE: 07/13/2026	PARCEL:	37490-000-00
DESCRIPTION:	Partial Plat Vacation Plat of Beltway Business Center Phase 1.	

CONTACTS	NAME	COMPANY
Applicant	BASELINE ROAD OCALA LLC	BASELINE ROAD OCALA LLC
Applicant	Fred Roberts	KLEIN & KLEIN, LLC
Attorney	Fred Roberts	KLEIN & KLEIN, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plat Vacate/Road Closing Review v.2	07/30/2026	08/06/2026		Approved
OCE: Plat Vacate/Road Closing Review v.1	07/13/2026	07/20/2026	07/21/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plat Vacate/Road Closing Review v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		08/06/2026	07/30/2026	Informational
Comments	Project is within the City of Belleview Utilities service area. Marion County Utilities previously requested a Letter of No Objection from the City of Belleview to be included with the submittal. The letters provided with this submittal have not been signed or completed by the City of Belleview and do not satisfy this requirement.			
	Public water and wastewater utilities are installed along SE 58th Avenue.			

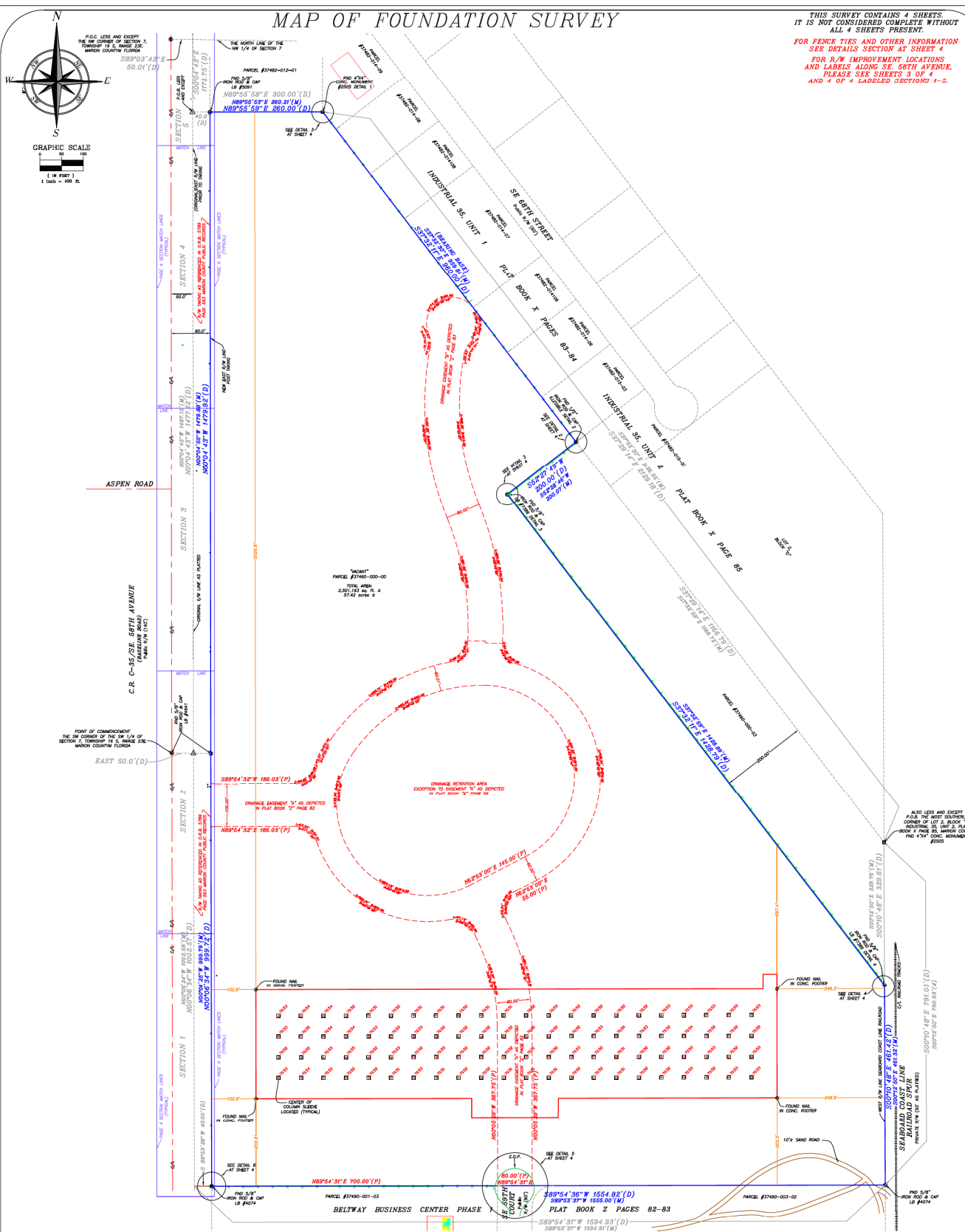
OCE: Plat Vacate/Road Closing Review v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	07/20/2026	07/14/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/20/2026	07/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/20/2026	07/14/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	07/20/2026	07/17/2026	Informational
Corrections	Plat Vacation (Resolved) - Corrective Action: Land use is Commerce District. Zoning is Planned Unit Development (Baseline Commerce Center PUD).			
	Growth Services staff does not object to the vacation of the drainage easement, but staff note the following:			
	[1] The property's one time division has been used up. PID 37490-000-03 which is not a part of a platted subdivision originates from PID 37490-000-00, which is the subject property in this plat vacate request. As such, any future subdivisions of the subject parcel will require a formal plat.			
	[2] A revision to the PUD's master plan is required to reflect how the existing plans/conditions have been changed from the original master plan approved under AR 344. A stamped, approved copy of AR 344 has been added to the Attachments of this plan. - Plat Vacation: Land use and zoning information check.			
Comments	Land use is Commerce District. Zoning is Planned Unit Development (Baseline Commerce Center PUD).			
	Growth Services staff does not object to the vacation of the drainage easement, but staff note the following:			
	[1] The property's one time division has been used up. PID 37490-000-03 which is not a part of a platted subdivision originates from PID 37490-000-00, which is the subject property in this plat vacate request. As such, any future subdivisions of the subject parcel will require a formal plat.			
	[2] A revision to the PUD's master plan is required to reflect how the existing plans/conditions have been changed from the original master plan approved under AR 344. A stamped, approved copy of AR 344 has been added to the Attachments of this plan.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/20/2026	07/14/2026	Not Required
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/20/2026	07/16/2026	Approved
Comments	Defer to Growth			

SUBMITTAL SUMMARY REPORT (PlatVacate-001064-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		07/20/2026	07/16/2026	Informational
Comments	Title commitment less than 20 days old at time of submittal. - DR 7/16/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/20/2026	07/13/2026	Informational
Comments	The applicant is proposing to vacate a portion of parcel 37490-000-00 to replace drainage easements "A" & "B". Per MCPA, there appears to be 0 sf existing impervious coverage on the property. There are Flood Prone Areas on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 9,000 sf			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/20/2026	07/20/2026	Informational
Comments	177.101 Vacation and annulment of plats subdividing land.— (1) Whenever it is discovered, after the plat has been recorded in the public records, that the developer has previously caused the lands embraced in the second plat to be differently subdivided under and by virtue of another plat of the same identical lands, and the first plat was also filed of public record at an earlier date, and no conveyances of lots by reference to the first plat so filed appears of record in such county, the governing body of the county is authorized and directed to and shall, by resolution, vacate and annul the first plat of such lands appearing of record upon the application of the developer of such lands under the first plat or upon application of the owners of all the lots shown and designated upon the second and subsequent plat of such lands, and the circuit court clerk of the county shall thereupon make proper notation of the annulment of such plat upon the face of such annulled plat. (2) Whenever it is discovered that after the filing of a plat subdividing a parcel of land located in the county, the developer of the lands therein and thereby subdivided did cause such lands embraced in said plat, or a part thereof, to be again and subsequently differently subdivided under another plat of the same and identical lands or a part thereof, which said second plat was also filed at a later date; and it is further made to appear to the governing body of the county that the filing and recording of the second plat would not materially affect the right of convenient access to lots previously conveyed under the first plat, the governing body of the county is authorized by resolution to vacate and annul so much of the first plat of such lands appearing of record as are included in the second plat, upon application of the owners and developer of such lands under the first plat or their successors, grantees, or assignees, and the circuit court clerk of the county shall thereupon make proper notation of the action of the governing body upon the face of the first plat. The approval of a replat by the governing body of a local government, which encompasses lands embraced in all or part of a prior plat filed of public record shall, upon recordation of the replat, automatically and simultaneously vacate and annul all of the prior plat encompassed by the replat. (3) 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. (4) Persons making application for vacations of plats either in whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid. For the purpose of the tax collector's certification that state, county, and municipal taxes have been paid, the taxes shall be deemed to have been paid if, in addition to any partial payment under s. 194.171, the owner of the platted lands sought to be vacated shall post a cash bond, approved by the tax collector of the county where the land is located and by the Department of Revenue, conditioned to pay the full amount of any judgment entered pursuant to s. 194.192 adverse to the person making partial payment, including all costs, interest, and penalties. The circuit court shall fix the amount of said bond by order, after considering the reasonable timeframe for such litigation and all other relevant factors; and a certified copy of such approval, order, and cash bond shall be attached to the application. If such tract or parcel of land is within the corporate limits of any incorporated city or town, the governing body of the county shall be furnished with a certified copy of a resolution of the town council or city commission, as the case may be, showing that it has already by suitable resolution vacated such plat or subdivision or such part thereof sought to be vacated. (5) Every such resolution by the governing body shall have the effect of vacating all streets and alleys which have not become highways necessary for use by the traveling public. Such vacation shall not become effective until a certified copy of such resolution has been filed in the offices of the circuit court clerk and duly recorded in the public records of said county. (6) All resolutions vacating plats by the governing body of a county prior to September 1, 1971, are hereby validated, ratified, and confirmed. Such resolutions shall have the same effect as if the plat had been vacated after September 1, 1971.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/20/2026	07/13/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/20/2026	07/15/2026	Requires Re-submit
Comments	Project is located within the City of Belleview utility service area. Please provide the Letter of No Objection from the City of Belleview Public Works Division confirming that it has no objections to the proposed plat vacation and that no utility conflicts exist.			

MAP OF FOUNDATION SURVEY

THIS SURVEY CONTAINS 4 SHEETS.
IT IS NOT CONSIDERED COMPLETE WITHOUT
ALL 4 SHEETS PRESENT.
FOR FENCE TIES AND OTHER INFORMATION
SEE DETAILS SECTION AT SHEET 4
FOR R/W IMPROVEMENT LOCATIONS
AND LABELS ALONG SE 80TH AVENUE,
PLEASE SEE SHEETS 3 OF 4
AND 4 OF 4 LABELED SECTIONS 1-5.



LEGEND AND ABBREVIATIONS A/C = AIR CONDITIONER AWC = ANCHOR WIRE B/P = BRICK PAVEMENT B.S.L. = BUILDING SETBACK LINE (C) = CALCULATED DISTANCE OR BEARING C.A. = CENTERLINE C.M.E.S. = CONCRETE MITERED END STRUCTURE C.M.F. = CORRUGATED METAL FENCE C.N.A. = CORNER NOT ACCESSIBLE COL. = COLUMN CONC. = CONCRETE C.P.P. = CORRUGATED PLASTIC PIPE O/L = DEED DISTANCE OR BEARING D.E. = DRAINAGE EASEMENT D.U.E. = DRAINAGE & UTILITY EASEMENT ELEV. = ELEVATION E.M. = ELECTRIC METER E.O.D. = EDGE OF DIRT E.O.L.R. = EDGE OF LIMEROCK E.O.P. = EDGE OF PAVEMENT F.T.E. = FINISHED FLOOR ELEVATION FND = FOUND ID = IDENTIFICATION ILLEG. = ILLEGIBLE IRS = IRREGULAR L.B. = LICENSED BUSINESS L.S. = LICENSED SURVEYOR (M) = MEASURED DISTANCE AND/OR BEARING (NORTH, EAST, SOUTH, WEST) (FOR ANY COMBINATION) O.P. = OFF SUBJECT PARCEL O/L = ON-LINE O.N. = ON SUBJECT PARCEL O.R.B. = OFFICIAL RECORDS BOOK P.B. = PLAT BOOK (P) = PLAT DISTANCE AND/OR BEARING TYP. = TYPICAL U.E. = UTILITY EASEMENT P.C.C. = POINT OF COMPOUND CURVATURE P.E. = POINT OF EQUIPMENT P.I. = POINT OF INTERSECTION P.L. = PLANTER P.O.R. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.O.L. = POINT OF LINE P.T. = POINT OF TANGENCY P.R.C. = POINT OF REVERSE CURVATURE PROPOSED P.R.M. = PROFESSIONAL SURVEYOR & MAPPER R = RADIUS (R) = RADIAL DISTANCE AND/OR BEARING R/W = RIGHT-OF-WAY S.T. = SEPTIC TANK TYP. = TYPICAL U.E. = UTILITY EASEMENT	= CALCULATED POINT = LINE NOT DRAWN TO SCALE = FIRE HYDRANT = SANITARY SEWER MANHOLE = DRAINAGE MANHOLE = POWER POLE = LIGHT POLE = CATV RISER = PHONE RISER = WATER METER = ELECTRIC BOX = 4" WELL = ASPHALT = CONCRETE = DIRT = PARCEL BOUNDARY LINE = CHAIN LINK FENCE = OVERHEAD WIRE = WOOD FENCE = PLASTIC FENCE = EASEMENT LINE = CENTERLINE = MIRE FENCE = CONTOUR LINE = TOP OF BANK = TOP OF SLOPE = PROPOSED WATER LINE = PROPOSED FLOW ARROW
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SURVEY DATA SOLUTIONS, LLC.

P.O. BOX 1148 ALTOONA, FL 32702
PHONE (352) 816-4084 LB 8546
CONTACT: SDS.US@GMAIL.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION
AND THE PLAT AND DESCRIPTION DEPICTED HEREON IS A CORRECT REPRESENTATION OF THE LANDS
SURVEYED. FURTHERMORE, THIS PLAT AND DESCRIPTION MEETS THE ESTABLISHED STANDARDS OF
PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER
64-1, F.S. (2005-2009), FLORIDA ADMINISTRATIVE CODE, DIVISION SECTION 64B.02, FLORIDA STATUTES.

Signature: *Greg A. Martinez* DATE: 08/23/2008 Florida Registration No.: 13 8172

REFERENCES:	
ADDRESS: 6259 SE 78TH STREET, OCALA, FLORIDA	
SCALE: 1" = 100'	FIELD DATE: 08/20-08/22/20
DWG NO.: 25-585	PARTY CHIEF: JC
DRAWN BY: TM	
COUNTY: MARION	
FLOOD ZONE: X	
COMMUNITY NUMBER: 120180	
PANEL: 12083C0735	
SUFFIX: D	
BASE FLOOD ELEVATION: N/A	
FIRM DATE: 08/28/2008	

PRINTING ELECTRONICALLY SIGNED DOCUMENT:
IN ORDER FOR THIS DOCUMENT TO BE VIEWED
CORRECTLY IT MUST BE PRINTED ON AN
24"x36" (ARCH D) SIZE PAPER AND WITH NO
SCALING, FITTING TO PAGE, OR CUSTOM SIZE
OPTIONS. PRINTING THIS SHEET NOT TO SCALE
IS ONLY FOR VISUAL AND PURPOSES. THE SIGNING
SURVEYOR TAKES NO LIABILITY IN INFORMATION
OBTAINED FROM ITS USE IN SUCH A MANNER.
THE SEAL AND SIGNATURE APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY JIMMY L. BOHANNON FL 1586172.

LEGAL DESCRIPTION: (PER O.R.B. 8361, PAGES 1146-1148)

LESS AND EXCEPT PARCEL CONVEYED IN O.R. BOOK 5789, PAGE 593 AS DESCRIBED AS FOLLOWS:
THE WEST 40 FEET OF LANDS DESCRIBED IN O.R. BOOK 5048, PAGE 1785, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALSO LESS AND EXCEPT PARCEL CONVEYED IN O.R. BOOK 7530, PAGE 1868 AS DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED PARCEL CONTAINS 2,501,193 sq. ft.±
57.42 acres±

VICINITY MAP

SUBJECT PARCEL

NOT TO SCALE

LEGEND AND ABBREVIATIONS		PLANT SYMBOLS	
A/C = AIR CONDITIONER	FF = FINISHED FLOOR ELEVATION	PL = PLANTER	○ = POWER POLE
ANC = ANCHOR WIRE	FO = FLOOR	P.B. = POINT OF BEGINNING	○ = LIGHT POLE
B/P = BRICK PAVEMENT	ID = IDENTIFICATION	P.C. = POINT OF COMMENCEMENT	○ = CITY RIVER
B/W = BUILDING TRACK LINE	ILLEG = ILLEGIBLE	P.O. = POINT ON LINE	○ = WIRE FENCE
C = CALCULATED DISTANCE OR BEARING	IR = IRREGULAR	P.O.T. = POINT OF TANGENCY	○ = CONTOUR
C.L. = CENTERLINE	L.B. = LICENSED BUSINESS	P.R.C. = POINT OF REVERSE CURVATURE	○ = TOP OF BANK
C.M.E. = CALCULATED MITERED END STRUCTURE	L.S. = LICENSED SURVEYOR	P.R.P. = PROPOSED	○ = TOP OF ROAD
C.M.P. = CORRUGATED METAL PIPE	(M) = MEASURED DISTANCE AND/OR BEARING	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER	○ = ELECTRIC BOX
C.N.A. = CANNOT NOT ACCESSIBLE	(N) = NORTH, SOUTH, WEST	R = RADIAL DISTANCE AND/OR BEARING	○ = 4" WELL
C.O. = COLUMN	(OR ANY COMBINATION)	R/R = RIGHT-OF-WAY	○ = ASPHALT
CONE = CONCRETE	OFF = OFF SUBJECT PARCEL	S.E. = SEPTIC TANK	○ = CONCRETE
C.P. = CORRUGATED PLASTIC PIPE	ON = ON SUBJECT PARCEL	T = TYPICAL	○ = DIRT
C.S.D. = CALCULATED DISTANCE OR BEARING	ON-LINE = ON LINE	U = UTILITY BEARING	○ = PARCEL BOUNDARY LINE
D = DRAINAGE EASEMENT	(P) = PLAT DISTANCE AND/OR BEARING	Δ = CALCULATED POINT	○ = CHAIN LINK FENCE
D.E. = DRAINAGE & UTILITY EASEMENT	P.B. = PLAT BOOK	Δ = LINE NOT DRAWN TO SCALE	○ = CHAIN LINK WHITE
ELEV = ELEVATION	P.C. = POINT OF CURVATURE	Δ = FIRE HYDRANT	○ = FLOOD AREA
E.M. = ELECTRIC METER	P.C.C. = POINT OF COMPOUND CURVATURE	○ = SANITARY SEWER MANHOLE	
E.O.D. = EDGE OF DIRT	P.C.P. = POOL EQUIPMENT	○ = DRAINAGE MANHOLE	
E.O.L. = EDGE OF LANDSCAPE	P.D. = POINT OF DISTANCE		
E.O.P. = EDGE OF PAVEMENT	P.I. = POINT OF INTERSECTION		

FLORIDA DEPARTMENT OF TRANSPORTATION
CONTROL MONUMENT DATA SHEET

POINT NAME	CODE0029	POINT TYPE	HORIZONTAL
PROJECT ID		NORTHING (FT)	1737474.267
ORTHO HEIGHT NAVD8E (FT)		EASTING (FT)	679011.427
ORTHO HEIGHT NAVD25 (FT)		HORIZONTAL DATUM	NAD 83/NO
ELLIPSOID HEIGHT (FT)	-21.55	ZONE	96E West
GRID MODEL		LATITUDE (DMS)	29-4-47.71501
SCALE FACTOR	9.99994151	LONGITUDE (DMS)	82-3-13.4117

MONUMENT DESCRIPTION	6"X6" PRECAST CONCRETE MONUMENT, 2" DIAMETER BRASS SURVEY DISK
STAMPING	GPS 0329

FLORIDA DEPARTMENT OF TRANSPORTATION

POINT NAME	60502016	POINT TYPE	HORIZONTAL
PROJECT ID		NORTHING (FT)	1730630.042
ORTHO HEIGHT NAVD83 (FT)		EASTING (FT)	639197.591
ORTHO HEIGHT NGVD29 (FT)		HORIZONTAL DATUM	NAD 83/NA83
ELLIPSOID HEIGHT (FT)	-7.61	ZONE	502 West
GEOID MODEL		LATITUDE (DMS)	29-4-58.15857
SCALE FACTOR	0.99996155	LONGITUDE (DMS)	82-3-11.33872

MONUMENT DESCRIPTION	4"x4" PRECAST CONCRETE MONUMENT, 3.5" BRASS FDOT SURVEY DISK
STAMPING	DSPNC 68501 016

FLORIDA DEPARTMENT OF TRANSPORTATION
CONTROL ACQUISITION DATA SHEET

POINT NAME	60502044	POINT TYPE	VERTICAL
PROJECT ID		NORTHING (FT)	1740514.626
ORTHO HEIGHT NAVD83 (FT)	77.89	EASTING (FT)	63890.790 794
ORTHO HEIGHT NVD25 (FT)		HORIZONTAL DATUM	NAD 83/90
ELLIPSOID HEIGHT (FT)		ZONE	962 West
GEOID MODEL		LATITUDE (DMS)	29-7-17.81
SCALE FACTOR		LONGITUDE (DMS)	82-5-13.66

MONUMENT DESCRIPTION	4"X4" PRECAST CONCRETE MONUMENT, 3.5" BRASS FOOT SURVEY DISK
STAMPING	DSPHC 00502 044

FLORIDA DEPARTMENT OF TRANSPORTATION

POINT NAME	68502941	POINT TYPE	VERTICAL
ORTHOG IN		NORTHINGS (FT)	177200.003
ORTHOG HEIGHT NAVD83 (FT)	69.37	EASTING (FT)	639014.203
ORTHOG HEIGHT NAVD83 (FT)		HORIZONTAL DATUM	NAD 83/90
ELLIPSOID HEIGHT (FT)		ZONE	502 West
GEOD MODEL		LATITUDE (DMS)	29-6-46.89

MONUMENT DESCRIPTION	4"x4" PRECAST CONCRETE MONUMENT, 3.5" BRASS FOOT SURVEY DISK
STAMPING	DSPMC 40502 041

Surveyor's Report and Additional Notes

17) BARRIERS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE. NORTH ARROW INDICATES THE SURVEY BEING CONDUCTED IN THE NORTH DIRECTION. THE SURVEY THEORETIC LINE OF SIGHT PARCELS HAS A BEARING OF 353°32'30".

18) THE SURVEY WAS CONDUCTED FOR THE FOLLOWING PURPOSES:

19) SURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED IN THE SURVEY. THE SURVEYOR DOES NOT GUARANTEE THE ABSENCE OF OBSTACLES, UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.

20) THE SURVEYOR HAS REVIEWED THE PROGRESS OF THIS SURVEY TO LOCATE BOUNDARY UTILITIES STRUCTURES, INCLUDING BUT NOT LIMITED TO SPLITTING TANKS, SEWER MAINS, CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN. THE APPROPRIATE AGENCY SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION.

21) RECOVERED (HIDDEN) MONUMENTATION WAS USED BY THIS SURVEYOR TO ESTABLISH BOUNDARY CORNERS. THE SURVEYOR DOES NOT GUARANTEE THE ABSENCE OF OBSTACLES OR BARRIERS OTHERWISE SHOWN HEREIN. NO JURISDICTIONAL WETLAND AREAS OR OTHER REGULATED AREAS WERE IDENTIFIED BY THIS SURVEY.

22) THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.

23) THE SURVEYOR HAS REVIEWED THE PROGRESS OF THIS SURVEY TO LOCATE BOUNDARY UTILITIES STRUCTURES, INCLUDING BUT NOT LIMITED TO SPLITTING TANKS, SEWER MAINS, CABLES, ETC. BEFORE EXCAVATIONS ARE BEGUN. THE APPROPRIATE AGENCY SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION.

24) THIS SURVEY DOES NOT REPRESENT A DETERMINATION OF WHETHER THIS LANDS AND WATERS ARE SUBJECT TO FEDERAL, STATE OR LOCAL REGULATION.

25) ELEVATIONS SHOWN HEREIN ARE IN FEET AND REFLECT TO NAD83, 1988 DATUM, UNLESS OTHERWISE NOTED.

P.O. BOX 1148 ALTOONA, FL., 32702
PHONE (352) 816-4084 LB 8546
CONTACT.SDS.US@GMAIL.COM

Signature IMMY L. BOHANNON DATE: 08/22/96 Florida Registration No. LS 8172

ADDRESS: 6259 SE 78TH STREET, OCALA, FLORIDA

PARTY CHIEF: JC	DRAWN BY: TM
COUNTY: MARION	
FLOOD ZONE: X	

COMMUNITY NUMBER: 120160
PANEL: 12082C0725

SUFFIX: D

FIRM DATE: 08/28/2008

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IN ORDER FOR THIS DOCUMENT TO BE VIEWED
CORRECTLY IT MUST BE PRINTED ON AN
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IS ONLY FOR VISUAL AID PURPOSES. THE SIGNED
SURVEYOR TAKES NO LIABILITY IN INFORMATION
OBTAINED FROM ITS USE IN SUCH A MANNER.
THE SEAL AND SIGNATURE APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY JIMMY L. BOHANON FL S#6172.



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.

1. APPLICANT INFORMATION:

Applicant: BASELINE ROAD OCALA, LLC Date: 6/18/22
Address: 6101 Carnegie Blvd, Suite 180
City: Charlotte State: NC Zip Code: 28209
Agent / Contact: Fred N. Roberts, Jr., Esq
Phone Number: 352-732-7750 Fax Number: 352-732-7754
Cell Number: _____ E-mail: fred@kleinandkleinpa.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:

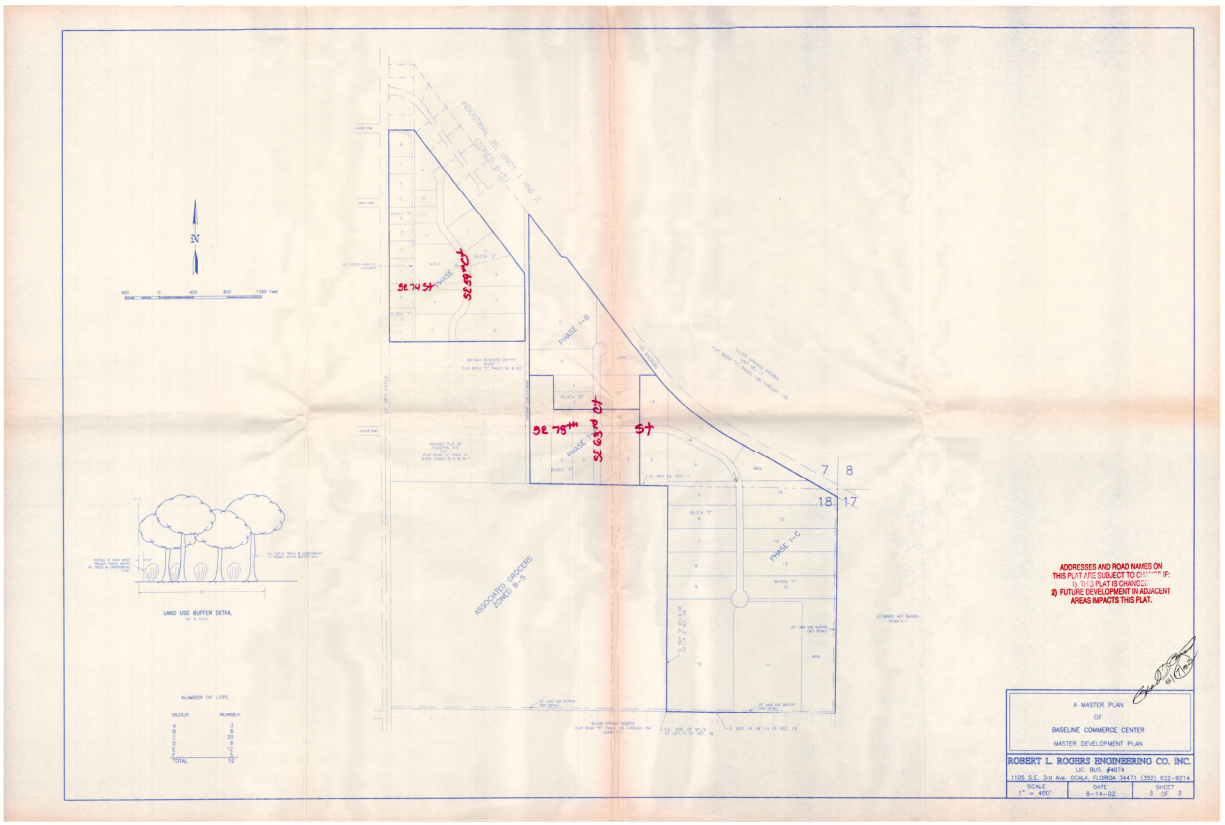
Parcel Number(s): 37490-000-00
Parcel Size: 57.45 acres Sec/Twp/Rge: 7 / 16 / 23
Subdivision Name: Beltway Business Center Phase 1 Unit/Block/Lot: _____ / _____ / _____

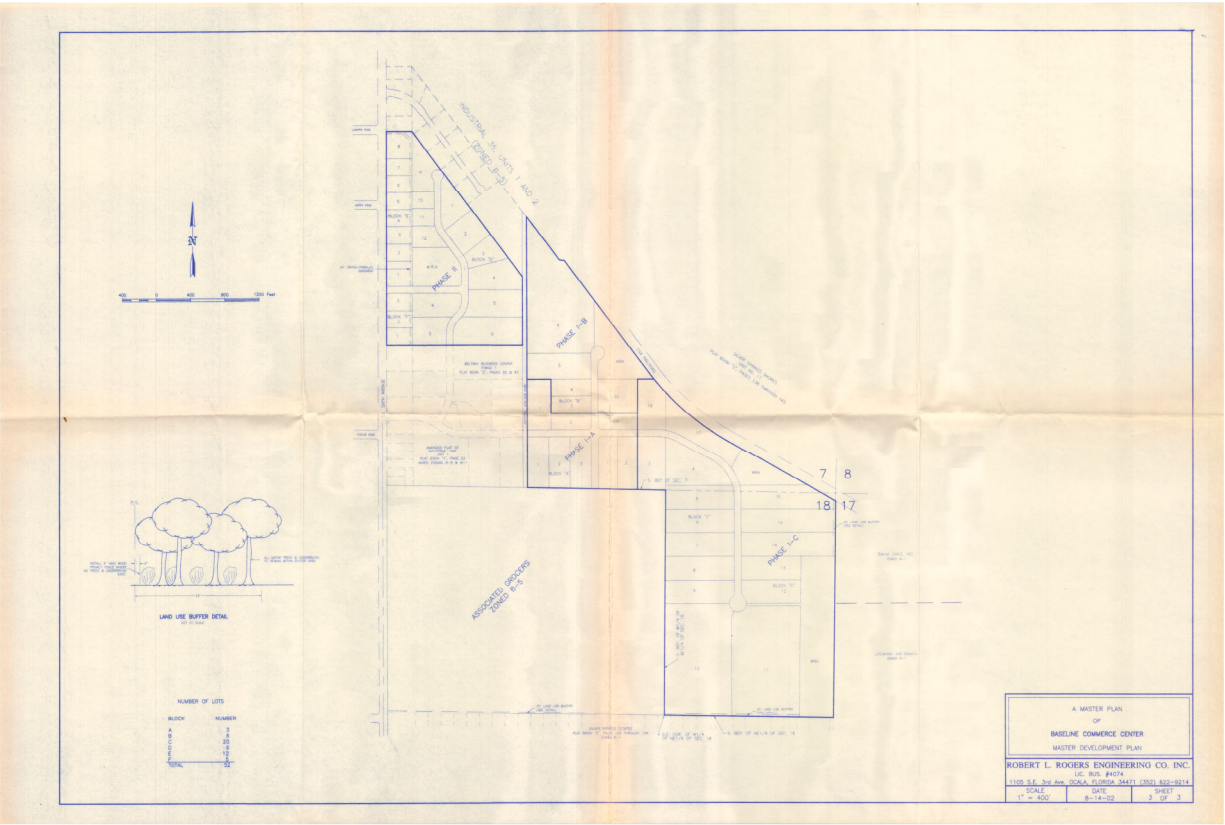
Attach a plat map and an aerial photo that includes the requested property highlighted and the surrounding area. Aerial photo may be printed from the Marion County website at:
<https://maps.marioncountyfl.org/interactivemap/>

3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT:

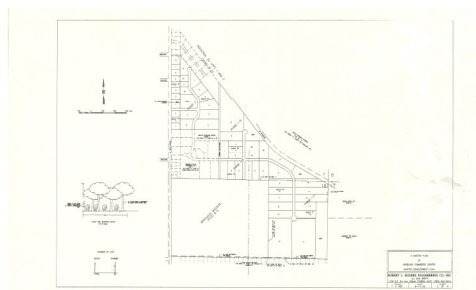
Partial plat vacation Plat of IBELTWAY BUSINESS CENTER PHASE 1 as Recorded in Plat Book Z, Page 82, Public Records of Marion County, Florida vacate those areas more particularly described as Drainage Easement "A" as described on Sheet 1 of the Plat and depicted on Sheet 2 of the Plat and Drainage Retention Area and Drainage Easement "B" as depicted on Sheet. Replacement easement to be provided by separate instrument.

Form PV-AP



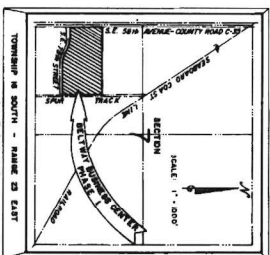


A MASTER PLAN
OF
BASELINE COMMERCE CENTER
MASTER DEVELOPMENT PLAN
ROBERT L. ROGERS ENGINEERING CO., INC.
L.C. 803, 804
1100 S.E. 10th Ave., SUITE 200, MIAMI, FL 33134
SCALE DATE SHEET
1" = 400' 8-18-02 3 OF 3



0146
30X

NOTICE: There may be additional restrictions that are not shown on this map and may be found in the public records of this county.



BELTWAY BUSINESS CENTER PHASE 1 IN SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

DESCRIPTION: A portion of the land in Marion County, Florida, known as Section 7, Township 16 South, Range 23 East, and the portion of Section 8, Township 16 South, Range 23 East, known as the "Belway Business Center" and the "Belway Business Center Phase 1". The land is located in the northwestern part of Marion County, Florida, and is bounded by the Marion County line to the north and the Marion County line to the south. The land is currently owned by the Marion County Board of Commissioners and is being offered for sale by the Marion County Board of Commissioners.

RESERVATION: A portion of the land in Marion County, Florida, known as Section 7, Township 16 South, Range 23 East, and the portion of Section 8, Township 16 South, Range 23 East, known as the "Belway Business Center" and the "Belway Business Center Phase 1". The land is located in the northwestern part of Marion County, Florida, and is bounded by the Marion County line to the north and the Marion County line to the south. The land is currently owned by the Marion County Board of Commissioners and is being offered for sale by the Marion County Board of Commissioners.

OFFICIAL COMMENT:
The Marion County Board of Commissioners has reviewed the plat and the accompanying information and has determined that the plat is in accordance with the requirements of the Marion County Board of Commissioners. The Marion County Board of Commissioners has also determined that the plat is in accordance with the requirements of the Marion County Board of Commissioners.

SUBJECT'S CERTIFICATION:
I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original plat and the accompanying information as the same appear in the public records of Marion County, Florida.

DEVELOPER'S ACKNOWLEDGMENT AND DECLARATION

I, the undersigned, being duly qualified and sworn, do hereby acknowledge and declare that the foregoing is a true and correct copy of the original plat and the accompanying information as the same appear in the public records of Marion County, Florida.

NOTARY ACKNOWLEDGMENT

I, the undersigned, being duly qualified and sworn, do hereby acknowledge and declare that the foregoing is a true and correct copy of the original plat and the accompanying information as the same appear in the public records of Marion County, Florida.

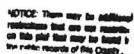
APPROVAL OF OFFICIALS

APPROVED AND FORWARDED:
COUNTY BOARD OF COMMISSIONERS
COUNTY ENGINEER
COUNTY CLERK
COUNTY TREASURER
COUNTY HEALTH DEPARTMENT
COUNTY ZONING DEPARTMENT
COUNTY BOARD OF COUNTY COMMISSIONERS

CLIENT'S CERTIFICATION

I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original plat and the accompanying information as the same appear in the public records of Marion County, Florida.

IN SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



KLEIN & KLEIN, PLLC

Attorneys at Law
40 SE 11th Avenue
Ocala, Florida 34471

PHONE (352) 732-7750
FAX (352) 732-7754

HARVEY R. KLEIN (1922-2003)
H. RANDOLPH KLEIN
FRED N. ROBERTS, JR.
LAWRENCE C. CALLAWAY, III
AUSTIN T. DAILEY
ETHAN A. WHITE

May 28, 2026

**VIA ELECTRONIC MAIL &
FEDERAL EXPRESS**

CITY OF BELLEVIEW Water & Sewer
Attn: Bob Titterington
5343 SE Abshier Blvd.
Belleview, FL 34420
btitterington@belleviewfl.org

RE: Baseline Road Ocala, LLC – Partial Plat Vacation Applications / Drainage Easements

Dear Sir or Madam:

Our office represents Baseline Road Ocala, LLC in connection with the proposed development of the above-referenced property and two proposed partial plat vacations relating to drainage easements created by two separate plats: (i) Industrial 35 Unit 1, recorded in Plat Book X, Page 83, Public Records of Marion County, Florida, and (ii) Beltway Business Center Phase 1, recorded in Plat Book Z, Page 82, Public Records of Marion County, Florida.

The drainage easements at issue appear to have been established in connection with roadway improvements and do not appear to be related to utilities. However, as part of the plat vacation process, we are required to request letters of no objection from each utility provider within the applicable service area.

Accordingly, enclosed are two corresponding Letters of No Objection for your review and signature. These letters are prerequisites to filing the applications for the partial plat vacations. Also enclosed are copies of the corresponding plats, with the areas at issue and/or applicable legal descriptions highlighted in yellow.

For your reference, we have also included a site map showing the location of the overall 57.45-acre site subject to development, together with a more localized site sketch showing the approximate location of the easements on the site.

Please note that new easements and drainage infrastructure will be established to address runoff that would have previously been handled through the easements proposed to be vacated. Going forward, stormwater and drainage will be addressed through the drainage infrastructure being developed as part of the site improvements for the property.

Please review the enclosed Letters of No Objection and, if acceptable, sign and return each of them to our office. If you have any questions or need additional information, please do not hesitate to contact our office.

FNR/mt
Enclosure

Very truly yours,

KLEIN & KLEIN, PLLC

/s/ *Fred N. Roberts, Jr.* /s/

Fred N. Roberts, Jr., Esq.

EXHIBIT A

Legal Descriptions

(Beltway Business Center Partial Plat Vacation)

Baseline Road Ocala, LLC - OVERALL PARCEL

A PORTION OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. 58th AVENUE (140 FEET WIDE), BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°05'00"W ALONG SAID EAST RIGHT-OF-WAY LINE, 1479.87 FEET TO A POINT ON A SOUTH LINE OF INDUSTRIAL 35 UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "X", PAGES 83-84, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°55'22"E ALONG A SOUTH LINE OF SAID PLAT, 260.12 FEET; THENCE S37°32'57"E ALONG A SOUTH LINE OF SAID PLAT AND A SOUTH LINE OF INDUSTRIAL 35 UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "X", PAGE 85, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 960.03 FEET; THENCE DEPARTING THE SOUTH LINE OF INDUSTRIAL 35 UNIT 2, PROCEED S52°30'14"W, 200.03 FEET; THENCE S37°32'44"E, 1429.09 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD SPUR (50 FEET WIDE); THENCE S00°11'47"E ALONG SAID RIGHT-OF-WAY LINE, 461.13 FEET TO THE NORTHEAST CORNER OF BELTWAY BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "Z", PAGES 82-83, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S89°53'33"W ALONG THE NORTH LINE OF SAID PLAT, 1554.97 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF S.E. 58th AVENUE; THENCE N00°06'18"W ALONG SAID EAST RIGHT-OF-WAY LINE, 999.81 FEET TO THE POINT OF BEGINNING.

Platted Drainage Easement

DRAINAGE EASEMENT "A"

COMMENCING AT A POINT WHICH IS EAST A DISTANCE OF 80.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-35 (SOUTHEAST 88th AVENUE); THENCE S. 00° 05' 29" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 22.57 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE N. 89° 54' 31" E. A DISTANCE OF 186.03 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 71° 47' 25" AND A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.66 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 16° 52' 37" AND A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.53 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 44° 51' 15" AND A RADIUS OF 425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 332.71 FEET TO A POINT OF REVERSE CURVE SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 79° 04' 41" AND A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.01 FEET; THENCE S. 89° 13' 44" E. A DISTANCE OF 40.00 FEET; THENCE S. 00° 46' 16" W. A DISTANCE OF 4.32 FEET; THENCE S. 89° 13' 44" E. A DISTANCE OF 40.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 73° 39' 55" AND A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.29 FEET TO A POINT OF REVERSE CURVE; SAID CURVE BEING CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 135° 46' 39" AND A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 639.84 FEET TO A POINT OF TANGENCY; THENCE S. 82° 53' 00" W. A DISTANCE OF 55.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT OF REVERSE CURVE SAID CURVE BEING CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 27° 01' 31" AND A RADIUS OF 540.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 254.71 FEET TO A POINT OF TANGENCY; THENCE S. 00° 05' 29" E. A DISTANCE OF 367.75 FEET; THENCE S. 89° 54' 31" W. A DISTANCE OF 80.00 FEET; THENCE N. 00° 05' 29" W. A DISTANCE OF 367.75 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 27° 01' 31" AND A RADIUS OF 480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 216.97 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 88° 23' 19" AND A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.13 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 82° 46' 28" AND A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 390.07 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 71° 47' 25" AND A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.66 FEET TO A POINT OF TANGENCY; THENCE S. 89° 54' 31" W. A DISTANCE OF 186.03 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-35 (SOUTHEAST 88th AVENUE); THENCE N. 00° 05' 29" W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINE FOR DRAINAGE RETENTION AREA. COMMENCING AT A POINT WHICH IS EAST A DISTANCE OF 80.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE COUNTY ROAD NO. C-35 (SOUTHEAST 88th AVENUE); THENCE S. 00° 05' 29" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 22.57 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE N. 89° 54' 31" E. A DISTANCE OF 186.03 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 71° 47' 25" AND A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.66 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 16° 52' 37" AND A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.53 FEET; THENCE S. 55° 00' 16" E. A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVE FOR A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 55° 46' 32" AND A RADIUS OF 355.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 355.32 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 152° 06' 44" AND A RADIUS OF 210.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 557.52 FEET TO A POINT OF TANGENCY; THENCE S. 62° 53' 00" W. A DISTANCE OF 145.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 152° 06' 44" AND A RADIUS OF 210.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 557.52 FEET TO THE POINT OF BEGINNING.

LETTER OF NO OBJECTION

Dated: May 28, 2026

To: COMCAST
Attn: Scott Osebold; Andrew Sweeney
8130 CR 44 Leg A
Leesburg, FL 34788
CENFLR-NFL_construction@comcast.com
scott_osebold@comcast.com
andrew_sweeney@comcast.com

From: Baseline Road Ocala, LLC
C/o Fred N. Roberts, Jr., Esq.
Klein & Klein, PLLC
40 SE 11th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

BASLINE ROAD OCALA, LLC, a Delaware limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of BELTWAY BUSINESS CENTER PHASE 1 as Recorded in Plat Book Z, Page 82, Public Records of Marion County, Florida more particularly described as Drainage Easement "A" as described on Sheet 1 of the Plat and depicted on Sheet 2 of the Plat and Drainage Retention Area and Drainage Easement "B" as depicted on Sheet 2 of the Plat.

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

Please sign and date below if you have No Objection to the vacation as petitioned for our records.

Signature

Title

Print Name

Date

Enclosures
Location Map

Fred Roberts

From: Voisin, Gary (Contractor) <Gary_Voisin@comcast.com>
To: Fred Roberts
Sent: Monday, June 1, 2026 7:40 AM
Subject: Read: Emailing: CORRESPONDENCE - Plat Vacation No Objection Request Cover Letter (Comcast) FNR 052826.1

Your message To: Voisin, Gary (Contractor) Subject: [EXTERNAL] Emailing: CORRESPONDENCE - Plat Vacation No Objection Request Cover Letter (Comcast) FNR 052826.1 Sent: Friday, May 29, 2026 2:47:07 PM (

Caution: External (gary_voisin@comcast.com)
First-Time Sender [Details](#)

[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Think Technologies Group powered by Inky](#)

Your message

To: Voisin, Gary (Contractor)
Subject: [EXTERNAL] Emailing: CORRESPONDENCE - Plat Vacation No Objection Request Cover Letter (Comcast) FNR 052826.1
Sent: Friday, May 29, 2026 2:47:07 PM (UTC-05:00) Eastern Time (US & Canada)

was read on Friday, May 29, 2026 4:13:42 PM (UTC-05:00) Eastern Time (US & Canada).

LETTER OF NO OBJECTION

Dated: May 28, 2026

To: DUKE ENERGY
Site Development & Right of Way
Attn: Dawn Soto; Sheree Munroe
452 E. Crown Point Rd
Winter Garden, FL 34787
DEFDistributionGOV@duke-energy.com
dawn.soto@duke-energy.com
sheree.munroe@duke-energy.com

From: Baseline Road Ocala, LLC
C/o Fred N. Roberts, Jr., Esq.
Klein & Klein, PLLC
40 SE 11th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

BASELINE ROAD OCALA, LLC, a Delaware limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of BELTWAY BUSINESS CENTER PHASE 1 as Recorded in Plat Book Z, Page 82, Public Records of Marion County, Florida more particularly described as Drainage Easement "A" as described on Sheet 1 of the Plat and depicted on Sheet 2 of the Plat and Drainage Retention Area and Drainage Easement "B" as depicted on Sheet 2 of the Plat.

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

Please sign and date below if you have No Objection to the vacation as petitioned for our records.

Irma Cuadra

Signature

Sr. Research Specialist

Title

Irma Cuadra

Print Name

June 19, 2026

Date

Enclosures
Location Map

Reanne DeGraff

From: Meahl, Landon <LMeahl@tecoenergy.com>
Sent: Friday, May 29, 2026 3:00 PM
To: Fred Roberts; Stout, Bruce A.
Cc: Reanne DeGraff
Subject: RE: Emailing: CORRESPONDENCE - Plat Vacation No Objection Request Cover Letter (TECO) FNR 052826.1



Caution: External (lmeahl@tecoenergy.com)

First-Time Sender [Details](#)



[Safe](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Think Technologies Group powered by Inky](#)

Hi Fred,

TECO PGS does not have any facilities within the bounds of the proposed vacation, so we have no objections.

Thank you,

Landon Meahl | Gas Design Project Manager | Engineering Services
407.408.5566 | 316 SW 33rd Ave | Ocala, FL 34474
lmeahl@tecoenergy.com



From: Fred Roberts <Fred@kleinandkleinpa.com>
Sent: Friday, May 29, 2026 2:49 PM
To: Meahl, Landon <LMeahl@tecoenergy.com>; Stout, Bruce A. <bstout@tecoenergy.com>
Cc: Reanne DeGraff <reanne@kleinandkleinpa.com>
Subject: Emailing: CORRESPONDENCE - Plat Vacation No Objection Request Cover Letter (TECO) FNR 052826.1

*****Exercise Caution - This is an external email.**

Beware of links or attachments from external sources. If you are unsure, click "Forward to Phishing" to submit for review.**

Good afternoon,
Please see attached correspondence relating to a partial plat vacation application we are currently processing. Please review and feel free to contact me if you have any questions or if you'd like to discuss. However, your prompt attention would be greatly appreciated.

Thanks in advance.

Fred N. Roberts, Jr.
Klein & Klein, PLLC
40 SE 11th Avenue
Ocala, Florida 34471
Tel - (352) 732-7750
Fax - (352) 732-7754
fred@kleinandkleinpa.com
fnrjr@robertsflorida.com

***DUE TO THE INCREASED RISK OF CYBER FRAUD, PRIOR TO WIRING ANY MONEY INTO OUR ACCOUNT, WE RECOMMEND CALLING OUR OFFICE TO VERBALLY VERIFY THE WIRE INSTRUCTIONS THAT WERE PROVIDED TO YOU. IF YOU RECEIVE AN EMAIL WHICH APPEARS TO BE FROM OUR OFFICE, STATING TO SEND YOUR FUNDS VIA WIRE TO A DIFFERENT ACCOUNT; PLEASE CALL OUR OFFICE IMMEDIATELY *** CONFIDENTIALITY NOTE: The information contained in this transmission is privileged and confidential pursuant to applicable law and to be reviewed only by the intended recipient. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this transmission in error, Please immediately reply to the sender that you have received this communication in error and delete all copies from your computer, backups or other memory devices. Thank you.

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LETTER OF NO OBJECTION

Dated: May 28, 2026

To: TECO GAS
Attn: Landon Meahl; Bruce Stout
316 SW 33rd Ave
Ocala, FL 34474
lmeahl@tecoenergy.com
bstout@tecoenergy.com

From: Baseline Road Ocala, LLC
C/o Fred N. Roberts, Jr., Esq.
Klein & Klein, PLLC
40 SE 11th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

BASELINE ROAD OCALA, LLC, a Delaware limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of BELTWAY BUSINESS CENTER PHASE 1 as Recorded in Plat Book Z, Page 82, Public Records of Marion County, Florida more particularly described as Drainage Easement "A" as described on Sheet 1 of the Plat and depicted on Sheet 2 of the Plat and Drainage Retention Area and Drainage Easement "B" as depicted on Sheet 2 of the Plat.

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

Please sign and date below if you have No Objection to the vacation as petitioned for our records.

Signature

Title

Print Name

Date

Enclosures
Location Map

Ownership and Encumbrance Report

First American Issuing Office:

First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123

Customer Reference Number: Baseline Road Ocala, LLC

First American File Number: 111309968

Prepared For:

Klein & Klein, PLLC
40 SE 11th Avenue
Ocala, FL 34471

Legal Description:

A PORTION OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST, AND PROCEED EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD C-35/S.E. 58TH AVENUE (BEING 100 FEET WIDE) AND THE POINT OF BEGINNING; THENCE N 00°04'02" W., ALONG THE EAST RIGHT OF WAY LINE, A DISTANCE OF 1477.12 FEET; THENCE N 89°55'58" E., A DISTANCE OF 300.00 FEET; THENCE S 37°32'11" E., A DISTANCE OF 2126.79 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SEABOARD COAST LINE RAILROAD SPUR LINE RIGHT OF WAY (BEING 50 FEET WIDE); THENCE S 00°10'48" E., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 791.03 FEET; THENCE S 89°54'31" W., A DISTANCE OF 1594.93 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF COUNTY ROAD C-35/S.E. 58TH AVENUE; THENCE N 00°05'29" W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1002.58 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL CONVEYED IN O.R. BOOK 5789, PAGE 593 AS DESCRIBED AS FOLLOWS:

THE WEST 40 FEET OF LANDS DESCRIBED IN O.R. BOOK 5048, PAGE 1785, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST, BEING A FOUND RAILROAD SPIKE WITH NO IDENTIFICATION; THENCE SOUTH 89°03'43" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 50.01 FEET TO A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF STATE ROAD 35; THENCE SOUTH 00°04'43" EAST ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 1173.75 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 5048, PAGE 1785 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE NORTH 89°55'21" EAST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 40.00 FEET TO A POINT; THENCE SOUTH 00°04'43" EAST ALONG A LINE 40.00 FEET EAST OF AND PARALLEL TO SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 1479.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE SOUTH 00°06'34" EAST ALONG A LINE 40.00 FEET EAST OF AND PARALLEL TO SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 999.72 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE SOUTH 89°53'26" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 00°06'34" WEST ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 1000.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00°04'43" WEST ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 1479.28 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT PARCEL CONVEYED IN O.R. BOOK 7530, PAGE 1868 AS DESCRIBED AS FOLLOWS:

A PORTION OF THOSE LANDS DESCRIBED IN O.R. BOOK 5048, PAGE 1785, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE MOST SOUTHERLY CORNER OF LOT 2, BLOCK O OF INDUSTRIAL 35 UNIT 2, AS PER PLAT THEREOF IN PLAT BOOK X, PAGE 85, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE WEST RIGHT OF WAY LINE OF SEABOARD COAST LINE RAILROAD SPUR (50 FEET WIDE); THENCE S 00°10'48" E., ALONG THE EAST BOUNDARY OF SAID LANDS RECORDED IN O.R. BOOK 5048, PAGE 1785 AND THE BOUNDARY OF THE SEABOARD COAST LINE RAILROAD SPUR, A DISTANCE OF 326.61 FEET, THENCE DEPARTING SAID BOUNDARY, PROCEED N 37°32'11" W., PARALLEL WITH AND 200 FEET DISTANT FROM THE SOUTHWESTERLY BOUNDARY OF SAID PLAT OF INDUSTRIAL 35 UNIT 2, A DISTANCE OF 1428.79 FEET; THENCE N 52°27'49" E., A DISTANCE OF 200.00 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTHEASTERLY 130.00 FEET OF LOT 3, BLOCK O OF SAID PLAT; THENCE S 37°32'11" E., ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PLAT, A DISTANCE OF 1166.79 FEET TO THE POINT OF BEGINNING.

1. ***Grantee(s) In Last Deed of Record:***

BASELINE ROAD OCALA, LLC, a Florida limited liability company

2. ***Encumbrances/Matters Affecting Title*** (Includes only mortgages, liens and claims of lien (if not specifically affecting other property only), judgments (certified only), federal tax liens, bankruptcy petitions, death certificates, court orders and decrees, divorce decrees, property settlement agreements, tax warrants, incompetency proceedings and probate proceedings which may affect the title to the property described above (attach an exhibit, if necessary)):

(X) Exhibit Attached () Exhibit Not Attached.

<u>Type of Instrument</u>	<u>O.R.Book</u>	<u>Page</u>
Mortgage	8698	542
Notice of Commencement	8714	5
Notice of Commencement	8776	1663

Miscellaneous Notes (including matters affecting the Buyer, if searched):

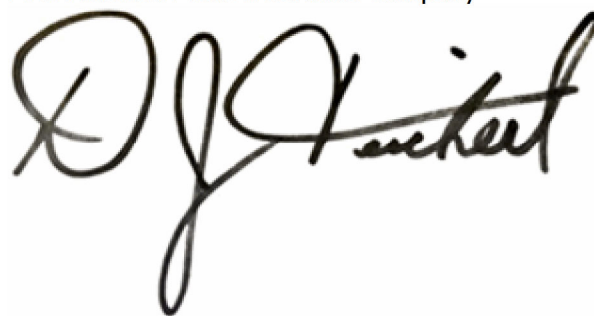
Notice of Lien Prohibition in Book 8698, Page 534; Covenant in Book 8698, Page 539; Easement in Book 8940, Page 1719

Customer Reference Number: Baseline Road Ocala, LLC
First American File Number: 111309968

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from 08/28/2025 to 07/01/2026 at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of MARION County, Florida, affecting title to the property described therein. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

A handwritten signature in dark ink, appearing to read "Joe Teichert", is written over a faint rectangular background.

Joe Teichert, as SVP, Division Region Manager

Dated:07/06/2026

**PETITION TO VACATE A PLAT
OR PORTION OF THE PLAT OF
BELTWAY BUSINESS CENTER PHASE 1**

Plat Book Z Page 82

Whereas, BASELINE ROAD OCALA, LLC, Petitioner, 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'

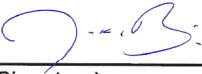
Whereas, said Petitioner states and represents to the Board of County Commissioners of Marion County, Florida, that the above platted lands are owned in fee simple except for such dedicated public areas as may therein be included; and

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.

DATE: 6/18/22

BY:


(Signature)

Jason K. Bria
(Print Name)

(Address)

(Phone)

BY:

(Signature)

(Print Name)

(Address)

(Phone)

EXHIBIT A

Legal Descriptions

(Beltway Business Center Partial Plat Vacation)

Baseline Road Ocala, LLC - OVERALL PARCEL

A PORTION OF THE WEST 1/2 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.E. 58th AVENUE (140 FEET WIDE), BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°05'00"W ALONG SAID EAST RIGHT-OF-WAY LINE, 1479.87 FEET TO A POINT ON A SOUTH LINE OF INDUSTRIAL 35 UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "X", PAGES 83-84, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N89°55'22"E ALONG A SOUTH LINE OF SAID PLAT, 260.12 FEET; THENCE S37°32'57"E ALONG A SOUTH LINE OF SAID PLAT AND A SOUTH LINE OF INDUSTRIAL 35 UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "X", PAGE 85, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 960.03 FEET; THENCE DEPARTING THE SOUTH LINE OF INDUSTRIAL 35 UNIT 2, PROCEED S52°30'14"W, 200.03 FEET; THENCE S37°32'44"E, 1429.09 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD SPUR (50 FEET WIDE); THENCE S00°11'47"E ALONG SAID RIGHT-OF-WAY LINE, 461.13 FEET TO THE NORTHEAST CORNER OF BELTWAY BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "Z", PAGES 82-83, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S89°53'33"W ALONG THE NORTH LINE OF SAID PLAT, 1554.97 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF S.E. 58th AVENUE; THENCE N00°06'18"W ALONG SAID EAST RIGHT-OF-WAY LINE, 999.81 FEET TO THE POINT OF BEGINNING.

Platted Drainage Easement

DRAINAGE EASEMENT "A"

COMMENCING AT A POINT WHICH IS EAST A DISTANCE OF 80.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-35 (SOUTHEAST 88th AVENUE); THENCE S. 00° 05' 29" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 22.57 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE N. 89° 54' 31" E. A DISTANCE OF 186.03 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 71° 47' 25" AND A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.66 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 16° 52' 37" AND A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.53 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 44° 51' 15" AND A RADIUS OF 425.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 332.71 FEET TO A POINT OF REVERSE CURVE SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 79° 04' 41" AND A RADIUS OF 50.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 69.01 FEET; THENCE S. 89° 13' 44" E. A DISTANCE OF 40.00 FEET; THENCE S. 00° 46' 16" W. A DISTANCE OF 4.32 FEET; THENCE S. 89° 13' 44" E. A DISTANCE OF 40.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 73° 39' 55" AND A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.29 FEET TO A POINT OF REVERSE CURVE; SAID CURVE BEING CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 135° 46' 39" AND A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 639.84 FEET TO A POINT OF TANGENCY; THENCE S. 82° 53' 00" W. A DISTANCE OF 55.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT OF REVERSE CURVE SAID CURVE BEING CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 27° 01' 31" AND A RADIUS OF 540.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 254.71 FEET TO A POINT OF TANGENCY; THENCE S. 00° 05' 29" E. A DISTANCE OF 367.75 FEET; THENCE S. 89° 54' 31" W. A DISTANCE OF 80.00 FEET; THENCE N. 00° 05' 29" W. A DISTANCE OF 367.75 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 27° 01' 31" AND A RADIUS OF 480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 216.97 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 88° 23' 19" AND A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 77.13 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 82° 46' 28" AND A RADIUS OF 270.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 390.07 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 71° 47' 25" AND A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.66 FEET TO A POINT OF TANGENCY; THENCE S. 89° 54' 31" W. A DISTANCE OF 186.03 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-35 (SOUTHEAST 88th AVENUE); THENCE N. 00° 05' 29" W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARY LINE FOR DRAINAGE RETENTION AREA. COMMENCING AT A POINT WHICH IS EAST A DISTANCE OF 80.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE COUNTY ROAD NO. C-35 (SOUTHEAST 88th AVENUE); THENCE S. 00° 05' 29" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 22.57 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE N. 89° 54' 31" E. A DISTANCE OF 186.03 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 71° 47' 25" AND A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.66 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 16° 52' 37" AND A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 79.53 FEET; THENCE S. 55° 00' 16" E. A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CURVE FOR A CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 55° 46' 32" AND A RADIUS OF 355.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 355.32 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 152° 06' 44" AND A RADIUS OF 210.00 FEET; THENCE SOUTHEASTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 557.52 FEET TO A POINT OF TANGENCY; THENCE S. 62° 53' 00" W. A DISTANCE OF 145.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 152° 06' 44" AND A RADIUS OF 210.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 557.52 FEET TO THE POINT OF BEGINNING.

LETTER OF NO OBJECTION

Dated: May 28, 2026

To: CITY OF BELLEVIEW Water & Sewer
Attn: Bob Titterington
5343 SE Abshier Blvd.
Belleview, FL 34420
btitterington@belleviewfl.org

From: Baseline Road Ocala, LLC
C/o Fred N. Roberts, Jr., Esq.
Klein & Klein, PLLC
40 SE 11th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

BASELINE ROAD OCALA, LLC, a Delaware limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of BELTWAY BUSINESS CENTER PHASE 1 as Recorded in Plat Book Z, Page 82, Public Records of Marion County, Florida more particularly described as Drainage Easement "A" as described on Sheet 1 of the Plat and depicted on Sheet 2 of the Plat and Drainage Retention Area and Drainage Easement "B" as depicted on Sheet 2 of the Plat.

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

Please sign and date below if you have No Objection to the vacation as petitioned for our records.

Signature

Title

Print Name

Date

Enclosures
Location Map

LETTER OF NO OBJECTION

Dated: May 28, 2026

To: CITY OF BELLEVIEW Water & Sewer
Attn: Bob Titterington
5343 SE Abshier Blvd.
Bellevue, FL 34420
btitterington@bellevuefl.org

From: Baseline Road Ocala, LLC
C/o Fred N. Roberts, Jr., Esq.
Klein & Klein, PLLC
40 SE 11th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

BASELINE ROAD OCALA, LLC, a Delaware limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of INDUSTRIAL 35 UNIT 1 as Recorded in Plat Book X, Page 83, Public Records of Marion County, Florida more particularly described as Drainage Easement "B" as described on Sheet 1 of the Plat and depicted on Sheet 2 of the Plat and Drainage Retention Area and Drainage Easement "A" as depicted on Sheet 2 of the Plat.

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

Please sign and date below if you have No Objection to the vacation as petitioned for our records.

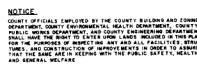
Signature

Title

Print Name

Date

Enclosures
Location Map



DESCRIPTION

DESCRIPTION:
COMMENCING AT A POINT WHICH IS EAST A DISTANCE OF 50.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 23 NORTH, RANGE 23 EAST, SAID POINT BEING ON THE EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-35; SOUTHWEST 3/4 NW 1/4 AVENUE 1; THENCE N 00° 04' 00" W ALONG SAID RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-35 A DISTANCE OF 1.0000 FEET; THENCE S 89° 58' 30" W ALONG SAID RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-35 A DISTANCE OF 300.00 FEET; THENCE S 87° 32' 11" E A DISTANCE OF 830.00 FEET; THENCE N 52° 27' 49" E A DISTANCE OF 1.0000 FEET; THENCE S 87° 32' 11" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 232.31 FEET TO A POINT ON THE AFORESAID EASTERN RIGHT-OF-WAY LINE OF COUNTY ROAD NO. C-35; SOUTHWEST 3/4 NW 1/4 AVENUE 1; THENCE S 87° 32' 11" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1147.58 FEET TO THE POINT OF BEGINNING; ALL BEING IN MARION COUNTY, FLORIDA.

DRAINAGE EASEMENT "D"

[illegible]

OFFICIAL COVENANT

OFFICIAL COVENANT.

THE BOARD OF COUNTY COMMISSIONERS OF HARTEN COUNTY, FLORIDA, AS A CONDITION OF THE GRANTING OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS OF THIS COUNTY, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT, THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO FEDERAL ASSIGNMENTS AS A RESULT OF THE CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM FOR MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM WHEN IN THE OPINION OF DAED BOARD OR OTHER GOVERNING BODY HAPPENS JUNE 1, 1968. SUCH FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.

SURVEYOR'S CERTIFICATION

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT OF INDUSTRIAL 35 UNIT 1 IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED AND MY OBJECTIVE WAS TO RECENTLY RECOVER MONUMENTS AS SHOWN THEREON AND PLACE ON THE PLAT THE DAY OF SURVEY, 1985, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND CHAPTER 21, N.M. & FLORIDA ADMINISTRATIVE CODE.

BY *John D. Baughman*
 JOHN D. BAUGHMAN
 REGISTERED SURVEYOR NO. 2502
 STATE OF FLORIDA

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

[illegible]

IN WITNESS WHEREOF WE HAVE CAUSED THESE PRESENTS

TO BE SIGNED ON THIS 2nd DAY OF December, 1965

WITNESS [Signature] BY J. A. Perry
J. A. PERRY

IN WITNESS WHEREOF THE SAID BUSINESS COMMUNITIES, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND SECRETARY, AND ITS CORPORATE SEAL TO BE HERETOFORE AFFIXED BY ITS SECRETARY ON THIS Second DAY OF October, 19 85.
ALL DONE AND DONE IN THE CITY OF ST. LOUIS, MO. IN THE STATE OF MISSOURI.

ALL OF US, WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SALES COMMUNITIES, INC.

J. L. Perry
J. L. PERRY
Witness

BUSINESS COMMUNITIES, INC.

BY James K. Leeward
JAMES K. LEEMARD - PRESIDENT

ATTEST James K. Leeward
JAMES K. LEEMARD JR - SECRETARY

NOTARY ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY, PERSONALLY J.A. PERKINS, INDIVIDUAL, AND JAMES S. LEONARD, LAWYER,
V. CUNRY, JR. AS THE PRESIDENT AND SECRETARY RESPECTIVELY OF BUSINESS COMMUNITIES, INC.
TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT,
AND WHO ACKNOWLEDGES THAT THEY DID SO AS OFFICERS OF SAID CORPORATION ALL BY AND
WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DATE October 1, 1988 NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES 9-21-89

APPROVAL OF OFFICIALS
APPROVED: _____
BY: Ed Loren _____ COUNTY ENGINEERING DEPARTMENT

BY James L. Smith COUNTY PLANNING DEPARTMENT
BY Alfred Dymally COUNTY BUILDING AND ZONING DEPARTMENT
BY David L. Townsend COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, DOES HEREBY APPROVE THIS
 PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION

BY Flw James Reedham

ATTEST: Frances E. Thoburn, D.C. Y. W. "Four" NEEDHAM
FRANCES E. THOBURN CHAIRMAN OF THE BOARD
CLERK OF THE CIRCUIT COURT

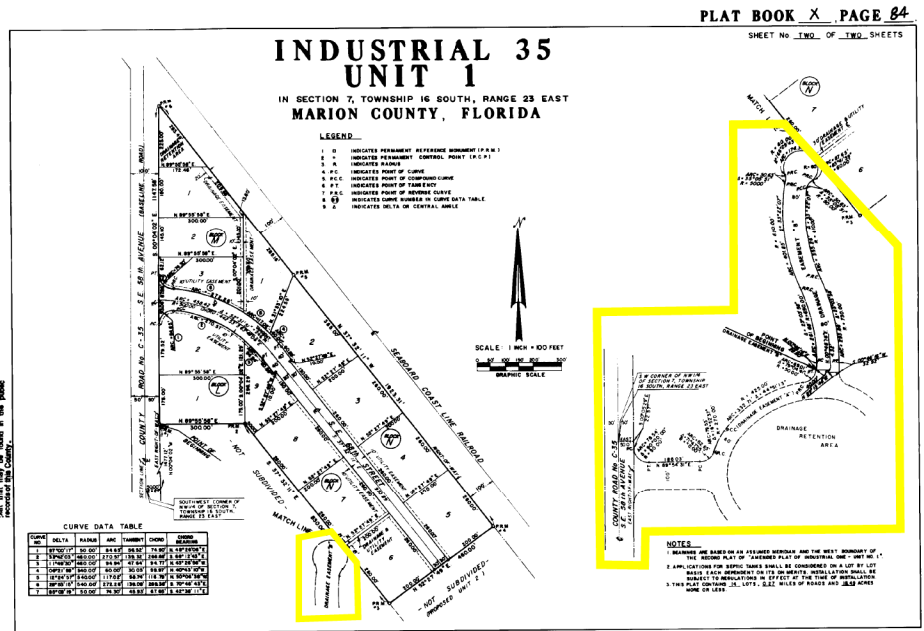
CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAY CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAY WAS FILED FOR RECORD IN PLAY BOOK 2, AT PAGES 82 AND 83 OF THE PUBLIC RECORDS OF MARION COUNTY, FLA. AT 4:24 P.M. ON 2/26/64 BY 1987

91 72-1111-16, D.C.
FRANCIS E. THORP
CLERK OF THE CIRCUIT COURT

Public Record

0407
30X



IN SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

NOTICE

(1) COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENT HEALTH DEPARTMENT, COUNTY PUBLIC WORKS DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON ANY LANDS INCLUDED IN THIS FLAT FOR THE PURPOSES OF INSPECTION AND ALL FACILITIES, STRUCTURES, AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE KEPT IN ACCORD WITH THE PUBLIC SAFETY, HEALTH, AND GENERAL WELFARE.

(2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS FLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

[illegible][illegible]

OFFICIAL COVENANT

OFFICIAL COVENANT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT, THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIFIC ARRESTING EASEMENTS TO FINANCE THE CONSTRUCTION, MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM WHEN IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION, SUCH FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE PUBLIC HEALTH AND SAFETY OF THE COMMUNITY.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT OF OCALA BUSINESS CENTER PHASE I IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 19th DAY OF September, 1987, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 200M-6 FLORIDA ADMINISTRATIVE CODE.

BY Jim D. Baughman
JIM D. BAUGHMAN
REGISTERED SURVEYOR NO. 2801

PLAT BOOK 2, PAGE 82
SHEET No. ONE OF TWO SHEETS

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

[illegible]

IN WITNESS WHEREOF
THAT J.A. PERRY AND THE SAID BUSINESS COMMUNITIES, INC., HAVE CAUSED THESE PRESENTS TO
BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND SECRETARY, AND ITS CORPORATE SEAL
TO BE HEREUNTO AFFIXED BY ITS SECRETARY ON THIS 24 DAY OF October, 19 77.
ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

BUSINESS COMMUNITIES, INC.

BY J. A. Perry
J. A. PERRY

WITNESS James L. Smith

BY James C. Leonard
JAMES C. LEONARD - PRESIDENT

ATTEST Landis V. Curry, Jr.
LANDIS V. CURRY, JR. - SECRETARY

NOTARY ACKNOWLEDGMENT

NOTARY ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF MARION

BEFORE THIS DAY PERSONALLY APPEARED
J. A. HENRY, AN INDIVIDUAL, AND JAMES K. LEEDS AND LARRY V. CURRY, JR. AS THE
SIGNER AND SECRETARY RESPECTIVELY OF BUNNERS COMMITTEES, INC., TO THE WELL KNOWN
TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO
ACKNOWLEDGED THAT THEY DID SO AS OFFICERS OF SAID CORPORATION ALL BY AND WITH THE
AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

Delores E. Jordan
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

DATE: 10-5-87 MY COMMISSION EXPIRES 1-1-90

APPROVAL OF OFFICIALS

APPROVAL OF OFFICIALS

BY: <u>James W. Kane</u>	COUNTY ROAD DEPARTMENT
BY: <u>Dick D. Jones</u>	COUNTY RIGHT-OF-WAY DEPARTMENT
BY: <u>John W. Havelock</u>	COUNTY ENGINEERING DEPARTMENT
BY: <u>J. D. Havelock</u>	PUBLIC WORKS DEPARTMENT
BY: <u>D. L. Thompson</u>	COUNTY PLANNING DEPARTMENT
BY: <u>James E. McPherson</u>	COUNTY BUILDING DEPARTMENT
BY: <u>David L. Thompson</u>	COUNTY ENVIRONMENT HEALTH DEPARTMENT
BY: <u>Michael J. Moore</u>	COUNTY ZONING DEPARTMENT

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, DOES HEREBY APPROVE THIS
 PLAN FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DECLARATION.

ATTEST: Frances E. Thier BY Roy E. Ashner
 FRANCES E. THIER ROY E. ASHNER
 CLERK CHAIRMAN
 BOARD OF COUNTY COMMISSIONERS

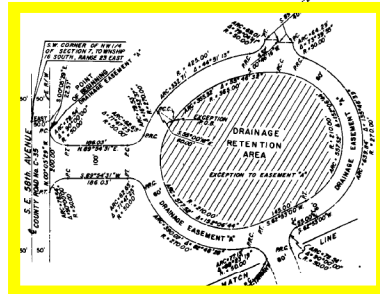
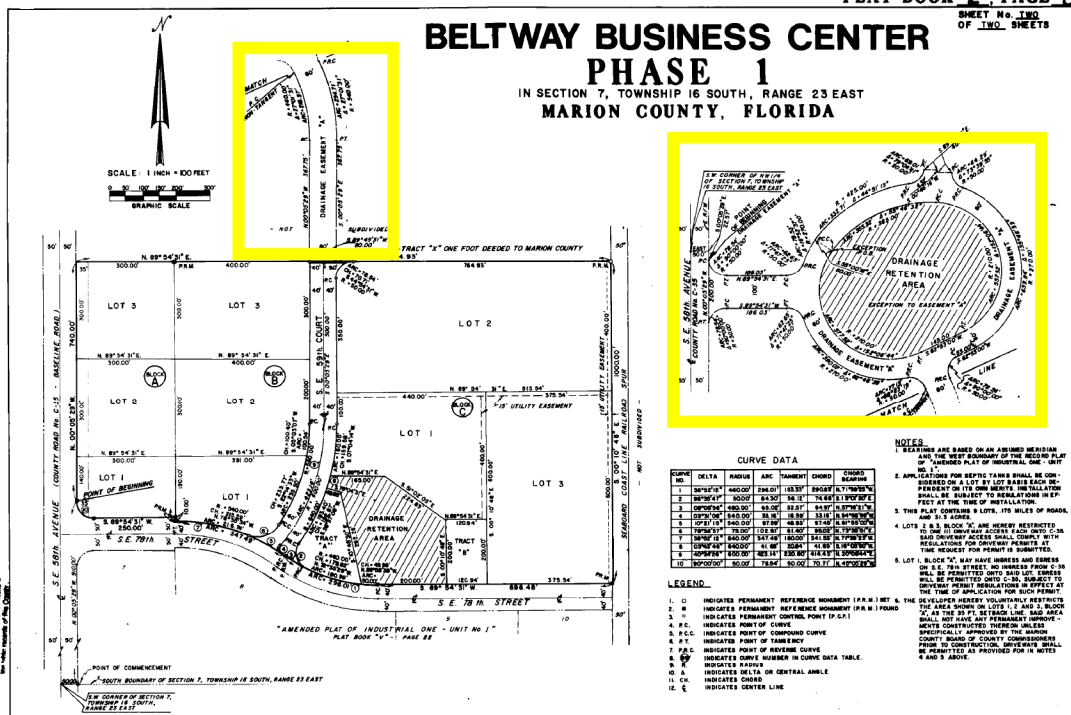
CLERK'S CERTIFICATION

1 HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK 2 AT PAGES 80 AND 81 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AT P.M. on June 9, 1988.

BY FRANCES E. THURPIN
CLERK OF THE CIRCUIT COURT

BELTWAY BUSINESS CENTER PHASE 1

IN SECTION 7, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



CURVE DATA

LINE NO.	DELTA	ANGLE	ARC LENGTH	CHORD	CHORD BEARING
1	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E
2	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E
3	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E
4	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E
5	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E
6	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E
7	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E
8	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E
9	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E
10	100°00'00"	90°00'00"	100.00	100.00	N 0°00'00" E

NOTES

1. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND THE TRUE BEARING OF THE RECORD PLAT OF "AMENDED PLAT OF INDUSTRIAL ONE" UNIT 1.
2. APPLICATION FOR DEEDS SHALL BE COMPLETED ON A LOT BY LOT BASIS EACH INDEPENDENT OF ITS OWN DEEDS. THE TOLLATION SHALL BE SUBJECT TO REGULATIONS IN EFFECT AT THE TIME OF INSTALLATION.
3. THIS PLAT CONTAINS 9 LOTS, ITS MILES OF ROADS, AND 10 LOTS.
4. LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 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Search by Account Number R37490-000-00				Tax Year 2025	
Owner/Business Name	BASELINE ROAD OCALA LLC		Account Number	R37490-000-00	Request Future E-Bill
Physical Property Address	6259 SE 78TH ST OCALA		Status	PAID	
Legal Description	SEC 07 TWP 16 RGE 23 COM AT SW COR OF NW 1/4 OF SEC 7 TH ELY 90 FT TO THE POB TH N 00-05-00 W 1479.87 FT TH N 89-55-22 E 260.12 FT TH S 37-32-57 E 960.03 FT TH S 52-30-14 W 200.03 FT TH S 37-3				

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