

\* property will transfer to Gateway Properties, LP with zoning change, or during zoning change process  
Agent for Gateway Properties:



Marion  
County  
FLORIDA

Marion County  
Board of County Commissioners

Growth Management • Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

APPLICATION COMPLETE

DATE COMPLETED: 12/17/2024

Returned by: EM

TENTATIVE MEETING DATES

APPLICATION FOR REZONING

BCC/P&Z PH 3/17 & 3/18

Application No.: \_\_\_\_\_

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from M-2

to M-2, for the intended use of:

Wholesale Tire Distribution

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 13708-000-06 and 13708-001-00

Property dimensions: See Survey attached Total acreage: 35.6417

Directions: Take 44th Avenue North of Hwy 27 Turn Right  
on NW 35th St. Site is adjacent to T-75 to the North

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Bruce J. Lynn Denson

Property owner name (please print)  
201 17th Street NW, Suite 1700

Mailing address  
Atlanta, GA 30262

City, state, zip code  
(770) 354-6509

Phone number (please include area code)

[Signature]

Signature

Gateway Properties, LP.

Applicant or agent name (please print)

200 Eureka Street

Mailing address  
Baton Rouge, MS 39206

City, state, zip code  
(901) 564-9132

Phone number (please include area code)

[Signature]

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

RECEIVED BY: EM DATE: 12/18/2024 ZONING MAP NO.: 144 CD Land Use

"Meeting Needs by Exceeding Expectations"

www.marioncountyfla.gov



\* property will transfer to Gateway Properties, LP with zoning change, or during zoning change process



Marion  
County  
FLORIDA

Marion County  
Board of County Commissioners

Growth Management + Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

APPLICATION FOR REZONING

Application No.: \_\_\_\_\_

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from M-1

to M-2, for the intended use of:

Wholesale Tire Distribution

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 13708-000-06 and 13708-001-00

Property dimensions: See Survey attached Total acreage: 35.6417

Directions: Take 44th Avenue North of Hwy 27 Turn Right  
ON NW 35th St side is adjacent to T-25 to the north

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Dennis J. Farnot  
Property owner name (please print)  
201 17th Street NW, Suite 1700  
Mailing address  
Atlanta, GA 30263  
City, state, zip code  
(770) 354-6509  
Phone number (please include area code)

Gateway Properties, L.P.  
Applicant or agent name (please print)  
260 Eureka Street  
Mailing address  
Bethesda, MD 20814  
City, state, zip code  
(901) 566-9132  
Phone number (please include area code)

Signature BRUCE DENSON

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*  
FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

www.marioncountyfla.org

\* property will transfer to Gateway Properties, LP with zoning change, or during zoning change process



**Marion County  
Board of County Commissioners**

Growth Management + Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

**APPLICATION FOR REZONING**

Application No.: \_\_\_\_\_

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4,

Zoning, on the below described property and area, from M-1

to M-2, for the intended use of:

Wholesale Tire Distribution

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 13708-000-06 and 13708-001-00

Property dimensions: See Survey attached Total acreage: 35.6417

Directions: Take 44th Avenue North of Hwy 27 Turn Right  
on NW 35th St Site is adjacent to I-75 to the north

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her

behalf. THE PAUL E. FORNOF AND

JOAN I. FORNOF JOINT  
REVOCABLE LIVING TRUST

Property owner name (please print)  
201 17th Street NW, Suite 1700

Mailing address  
Atlanta, GA 30263

City, state, zip code  
(770) 354-6509

Phone number (please include area code)

Signature MICHAEL FORNOF

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*

FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"


www.marioncountyfl.org



## Sandon Wiechens

From: Sandon Wiechens  
 Sent: Tuesday, December 17, 2024 11:16 AM  
 To: Sandon Wiechens

\* property will transfer to Gateway Properties, LP with zoning change, or during zoning change process

 Marion County  
 Board of County Commissioners  
 Growth Management • Zoning  
 2710 E. Silver Springs Blvd.  
 Ocala, FL 34470  
 Phone: 352-438-2675  
 Fax: 352-438-2676

APPLICATION FOR REZONING

Application No: \_\_\_\_\_

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from M-2 to M-2, for the intended use of: Wholesale Tire Distribution

Legal description: (please attach a copy of the deed and location map)  
 Parcel account number(s): 13708-000-06 and 13708-001-00  
 Property dimensions: See Survey attached Total acreage: 25.6417  
 Directions: Take 44th Avenue North of Hwy 37 Turn Right on NW 35th St. Eik is descend to E 75th to the north

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf

<p><u>Dan &amp; Fumoff</u>          Property owner name (please print)  <u>2617th Street NW, Suite 8700</u>          Mailing address  <u>Atlanta, GA 30263</u>          City, state, zip code  <u>(770) 354-6509</u>          Phone number (please include area code)</p>	<p><u>Gateway Properties, LP</u>          Applicant or agent name (please print)  <u>280 Euclid Street</u>          Mailing address  <u>Boston, MA 02116</u>          City, state, zip code  <u>(901) 566-9132</u>          Phone number (please include area code)</p>
---	---

Signature Dan & Fumoff Signature \_\_\_\_\_

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*  
 FOR OFFICE USE ONLY  
 RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_ Rev. 07/02/2018

"Meeting Needs by Exceeding Expectations"  
[www.marioncountyfla.org](http://www.marioncountyfla.org)



\* property will transfer to Gateway Properties, LP with zoning change, or during zoning change process



Marion  
County  
FLORIDA

Marion County  
Board of County Commissioners

Growth Management • Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2675  
Fax: 352-438-2676

### APPLICATION FOR REZONING

Application No.: \_\_\_\_\_

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from M-2

to M-2, for the intended use of:

Wholesale Tire Distribution

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 13708-000-06 and 13708-001-00

Property dimensions: See Survey attached Total acreage: 35.6417

Directions: Take 44th Avenue North of Hwy 27 Turn Right  
on NW 35th St side is adjacent to I-75 to the north

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Bill Denson  
Property owner name (please print)  
201 17th Street NW, Suite 1700  
Mailing address  
Atlanta, GA 30263  
City, state, zip code  
(770) 354-6509  
Phone number (please include area code)

Gateway Properties, LP.  
Applicant or agent name (please print)  
260 Eureka Street  
Mailing address  
Baton Rouge, MS 38606  
City, state, zip code  
(901) 568-9132  
Phone number (please include area code)

Signature

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

\*\*\*\*\*  
FOR OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_ ZONING MAP NO.: \_\_\_\_\_

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"

www.marioncountyfla.org

ATTACHMENT A

Marion County Zoning Department,

Please allow this letter to serve as my authorization to allow EM Construction (Darren Saterwhite and Emerson Marshall) to be the authorized agent for Gateway Properties, LP for the proposed zoning change for the parcels 13708-000-06 and 13708-001-00 in Marion County, Florida.

Thank You,

A handwritten signature in black ink, appearing to read "N. Parker", is written over a circular stamp that contains a checkmark.

Nelson Parker

Gateway Properties, LP



## ATTACHMENT A

Agent for Gateway Properties, LP:

Darren Satterwhite

EM Construction

3457 Grainger Road

Akron, OH 44333

(330) 690-0729

**F0012**  
**Fee: \$ 10**



**Michael Watson**  
SECRETARY OF STATE

**2023013015**

Business ID: 675526  
Filed: 01/11/2023 01:31 PM  
Michael Watson  
Secretary of State

Articles/Certificate of Amendment

**Business Details**

***Business ID:*** 675526

***Business Name:*** GATEWAY PROPERTIES, L.P.

**Current Registered Agent**

***Name:*** M E DUNLAP

***Address:*** EUREKA ST EXT, P O BOX 720  
BATESVILLE, MS 38606

**Amended Registered Agent**

***Name:*** Nelson Parker

***Address:*** 280 EUREKA ST EXT  
BATESVILLE, MS 38606

**NAICS Code/Nature of Business**

531390 - Other Activities Related to Real Estate

**Signature**

The undersigned certifies that:

- 1) he/she has notified the above-named registered agent of this appointment;
- 2) he/she has provided the agent an address for the company, and;
- 3) the agent has agreed to serve as registered agent for this company

By entering my name in the space provided, I certify that I am authorized to file this document on behalf of this entity, have examined the document and, to the best of my knowledge and belief, it is true, correct and complete as of this day **01/11/2023**.

***Name:***

Gateway Management, LLC By Dennis King, Vice President  
*General Partner*

***Address:***

280 Eureka Street  
Batesville, MS 38606





# Michael Watson

## SECRETARY OF STATE

This is not an official certificate of good standing.

### Name History

**Name**

GATEWAY PROPERTIES, L.P.

**Name Type**

Legal

### Business Information

<b>Business Type:</b>	Limited Partnership
<b>Business ID:</b>	675526
<b>Status:</b>	Good Standing
<b>Effective Date:</b>	01/02/1992
<b>State of Incorporation:</b>	Mississippi
<b>Principal Office Address:</b>	EUREKA ST EXT, P O BOX 720 BATESVILLE, MS 38606

### Registered Agent

**Name**

Nelson Parker  
280 EUREKA ST EXT  
BATESVILLE, MS 38606

### Officers & Directors

**Name****Title**

Gateway Management, LLC  
280 Eureka Street Extended  
Batesville, MS 38606

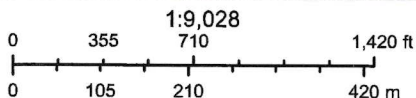




**Jimmy H. Cowan, Jr., CFA**

Marion County Property Appraiser

Updated every 24 hours



[Map Title]

12/11/2024

Marion County Property Appraiser  
Marion County, FL

**DISCLAIMER:** This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

ATTACHMENT A







# BEACON MARSHALL - OCALA

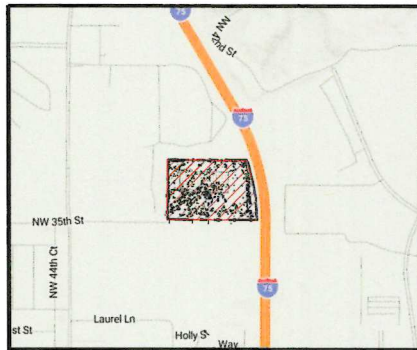
## MAJOR SITE PLAN #00000

SECTIONS 34 AND 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

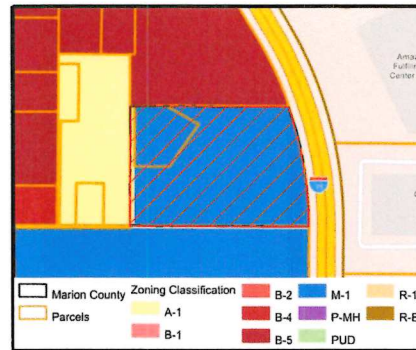
MARION COUNTY PARCEL ID: 13708-001-000, 13708-000-06, 13708-000-06

PROPERTY ADDRESS: 35TH STREET



LOCATION MAP

1" = 1000'



ZONING MAP

1" = 500'

### UTILITY AND AGENCY CONTACTS

**WATER AND SEWER UTILITIES:**  
MARION COUNTY UTILITIES  
11900 SE US HIGHWAY 441  
BELLEVUE, FLORIDA 34420  
PHONE: (352) 307-6000

**ELECTRIC:**  
CITY OF OCALA ELECTRIC  
1805 NE 30TH AVENUE  
OCALA, FL 33470  
PHONE: (352) 629-2489

**COMMUNICATIONS:**  
CENTURY LINK  
1720 NE 23RD TERRACE  
OCALA, FLORIDA 34470  
CONTACT: KIRBY SMITH  
PHONE: (352) 326-1722

**NATURAL GAS:**  
TECO PEOPLE'S GAS  
316 SW 33RD AVENUE  
OCALA, FLORIDA 34474  
PHONE: (352) 622-0111

### NOTES:

1. ALL PROPOSED ROADS, DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE OWNER.
2. ZONING MAP AND LEGEND REFERENCED FROM "MARION COUNTY FLORIDA - INTERACTIVE MAP DATED 4 APRIL 2024."
3. OPERATION AND MAINTENANCE BY THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS.
4. SITE LOCATION IN FEMA "ZONE X" - AREA OF MINIMAL FLOOD HAZARD.
5. THIS PROJECT HAS 1.68 AC LOCATED WITHIN THE PRIMARY SPRINGS PROTECTION ZONE AND 80.24 AC IN THE SECONDARY SPRINGS PROTECTION ZONE.
6. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
8. A TEST FOR THE MINIMUM RADIO SIGNAL STRENGTH SHALL BE PERFORMED ONCE INTERIOR FIT OUT HAS BEEN COMPLETED TO DETERMINE COVERAGE PRIOR TO A PASSING FINAL INSPECTION WITH FIRE.

### DESCRIPTION

TITLE SHEET  
GENERAL NOTES  
DEMOLITION PLAN  
PARTIAL DEMOLITION PLANS  
OVERALL SITE PLANS  
PARTIAL SITE PLANS  
OVERALL UTILITY PLANS  
PARTIAL UTILITY PLANS  
OVERALL GRADING PLANS  
PARTIAL GRADING PLANS  
SITE DETAILS  
OVERALL SWP3 PLANS  
PARTIAL SWP3 PLANS  
SWP3 DETAILS

PRE-DEVELOPMENT	SF	AC	%
OPEN SPACE / TURF AREA	1,000,000	22.96	0%
IMPROVED AREA	1,000,000	22.96	0%
POST-DEVELOPMENT	SF	AC	%
OPEN SPACE / TURF AREA	1,000,000	22.96	0%
IMPROVED AREA	1,000,000	22.96	0%
UNDEVELOPED IMPROVED AREA	1,000,000	22.96	0%

1. FOR MARION COUNTY MONITORING, 4.4.6 - OPEN SPACE (10 TO 15% OF TURF AREA MAY BE USED TO SATISFY MINIMUM OPEN SPACE REQUIREMENTS)

### INDEX

### SHEET NO.

C100  
C100A  
C101  
C101A-D  
C102  
C102A-D  
C103  
C103A-D  
C104  
C104A-D  
C105-C108B  
C106  
C106A-D  
C107-C110

Survey by:



I HEREBY CERTIFY THAT I, MY SUCCESSOR, AND ASSIGNS SHALL PROTECT ALL EASEMENTS AND INTERESTS IN THE LAND AND ASSOCIATED EASEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND IN THE APPROVED PLAN.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
NAME \_\_\_\_\_  
FIRM \_\_\_\_\_  
CO. NAME \_\_\_\_\_

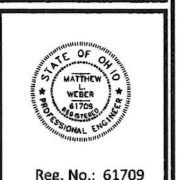
I, MATTHEW L. WEBER, P.E., HEREBY CERTIFY THAT THESE PLANS AND ALL CALCULATIONS AND NOTES ARE ACCORDING WITH APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
NAME \_\_\_\_\_  
FIRM \_\_\_\_\_  
CO. NAME \_\_\_\_\_

BEACON MARSHALL - OCALA  
NEW SITE  
OCALA, FL

TITLE  
SHEET

C100  
Project No. 2024-299



CLIENT:  
**Beacon Marshall**  
3457 GRANGER RD.  
AKRON, OH 44333  
Office: 330-659-2040

OWNER:

Issue Date  
11-13-2024  
11-26-2024

ATTACHMENT A

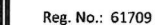




**WEBER ENGINEERING**  
**SERVICES**

*Where Strong Relationships & Superior Service Guide Your Project*

2555 Hartville Rd., Suite D  
Roslindale, OH 44272  
[www.WeberEngineeringServices.com](http://www.WeberEngineeringServices.com)  
330-329-2037  
[matt@webercivil.com](mailto:matt@webercivil.com)



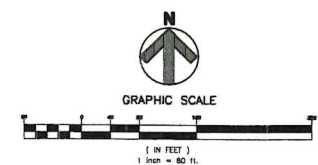
OWNER:

BEACON MARSHALL - OCALA  
NEW SITE  
OCALA, FL

C102  
Project No. 2024-299

CURVE C1

R = 3123.45'  
DEG & DEG  
A = 1065.05' DEG  
1065.05' DEG  
C = 1050.05' DEG  
1050.05' DEG  
CB = 304°25'38"E  
Δ = 12°22'06"





SCHEDULE A - LEGAL DESCRIPTION  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 12054708  
COMMITMENT DATE: 10/11/2024 AT 5:00 PM

PARCEL 2

That part of the Southeast 1/4 of the Southeast 1/4 lying Southwest of Interstate 1-75 in Section 34, Township 14 South, Range 21 East, and that part of the Southwest 1/4 of the Southwest 1/4 lying West of Interstate 1-75 in Section 35, Township 14 South, Range 21 East, Marion County, Florida.

LESS AND EXCEPT THE FOLLOWING PARCELS:

A. A parcel of land in the SE 1/4 of the SE 1/4 of Section 34, Township 14 South, Range 21 East, Marion County, Florida, being more particularly described as follows: Commencing at a Marion Engineering Associates concrete monument at the SW corner of the said SE 1/4 of the SE 1/4, thence N. 07°14'52" E. on an assumed bearing along the West line of the said SE 1/4 of the SE 1/4 a distance of 511.62 feet to a Marion Engineering, Inc. (M.E.I.) iron rod at the Point of Beginning of this description; thence continue N. 07°14'52" E. along said West line a distance of 525.42 feet to a (M.E.I.) iron rod; thence N. 89°53'05" E. a distance of 264.16 feet to a (M.E.I.) iron rod; thence S. 60°56'38" E. a distance of 333.90 feet to an (M.E.I.) iron rod; thence S. 30°09'07" W. a distance of 444.37 feet to a (M.E.I.) iron rod; thence N. 89°53'05" W. a distance of 302.47 feet to the Point of Beginning.

B. That part conveyed by Donald N. Denson, individually and as Trustee of the Donald N. Denson Children's Irrevocable Trust Agreement dated January 8, 1999, and Paul E. Fornoff a/k/a Paul R. Fornoff to J.R.A. High Performance, Inc., a Florida corporation, in Special Warranty Deed recorded January 28, 2019 in Official Records Book 6159, Page 925, Public Records of Marion County, Florida.

And also being the same as:

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING WEST OF INTERSTATE 75 IN SECTION 35, TOWNSHIP 14 SOUTH, RANGE 21 EAST; AND PORTIONS OF THE SOUTHEAST 1/4 IN SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF AFORESAID SECTION 34; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34 RUN THENCE N89°41'16"W A DISTANCE OF 1366.57 FEET TO A POINT ON THE WEST LINE OF THE EAST 40.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34; THENCE PARALLEL WITH AND 40.00 WEST OF THE EAST LINE OF SAID SOUTHWEST 1/4 OF SOUTHWEST 1/4 RUN N02°29'31"E A DISTANCE OF 1036.52 FEET TO AN IRON ROD AND CAP (NO ID.) ON THE SOUTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 6159, PAGE 925, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE RUN S89°30'07"E A DISTANCE OF 1377.78 FEET TO AN IRON ROD AND CAP MARKED "PLS 1918" ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 83); SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3123.47 FEET, CHORD BEARING AND DISTANCE OF S00°29'05"E 1050.93 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN SOUTHERLY 1055.95 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°22'12" TO THE SOUTH LINE OF AFORESAID SECTION 35; THENCE DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG SAID SECTION LINE RUN N89°31'05"W A DISTANCE OF 45.19 FEET TO THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE CONTINUING ALONG THE SOUTH LINE OF SECTION 35 RUN N89°41'16"W, A DISTANCE OF 147.20 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 34, Township 14 South, Range 21 East, Marion County, Florida, being more particularly described as follows:

Commencing at a Marion Engineering Associates concrete monument at the SW corner of the said SE 1/4 of the SE 1/4, thence N. 07°14'52" E. on an assumed bearing along the West line of the said SE 1/4 of the SE 1/4 a distance of 511.62 feet to a Marion Engineering, Inc. (M.E.I.) iron rod at the Point of Beginning of this description; thence continue N. 07°14'52" E. along said West line a distance of 525.42 feet to a (M.E.I.) iron rod; thence N. 89°53'05" E. a distance of 264.16 feet to a (M.E.I.) iron rod; thence S. 60°56'38" E. a distance of 333.90 feet to an (M.E.I.) iron rod; thence S. 30°09'07" W. a distance of 444.37 feet to a (M.E.I.) iron rod; thence N. 89°53'05" W. a distance of 302.47 feet to the Point of Beginning.

PARCEL 4:

THE EAST 40 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS COMMENCE AT THE SW CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 34, THENCE N.00°11'40"E ALONG SAID WEST BOUNDARY 085.31 FEET; THENCE DEPARTING SAID WEST BOUNDARY S.89°58'10"E 178.76 FEET; THENCE N.00°11'40"E 492.79 FEET; THENCE S.89°54'29"E 484.64 FEET; THENCE S.00°08'42"W 1387.00 FEET TO THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 34; THENCE N.89°59'50"W 264.63 FEET; THENCE N.00°12'17"W 364.60 FEET; THENCE S.89°47'33"W 230.68 FEET; THENCE S.00°12'30"E 363.72 FEET; THENCE N.89°20'50"W 158 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THAT PART CONVEYED BY DONALD N. DENSON, INDIVIDUALLY AND AS TRUSTEE OF THE DONALD N. DENSON CHILDREN'S IRREVOCABLE TRUST AGREEMENT DATED JANUARY 8, 1999, AND PAUL E. FORNOFF a/k/a PAUL R. FORNOFF TO J.R.A. HIGH PERFORMANCE, INC., A FLORIDA CORPORATION, IN SPECIAL WARRANTY DEED RECORDED JANUARY 28, 2019 IN OFFICIAL RECORDS BOOK 6159, PAGE 925, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 4 IS ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS (AS SURVEYED):

A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID SECTION 34, THENCE ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF SAID SECTION 34 N.89°43'20"W, A DISTANCE OF 1326.47 FEET TO THE SW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 34, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF SAID SECTION 34 N.89°21'08"W, A DISTANCE OF 39.98 FEET TO THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6611, PAGE 265 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°30'30"E, A DISTANCE OF 1036.98 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S.89°30'07"E, A DISTANCE OF 40.10 FEET TO A POINT ON THE WEST BOUNDARY OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 34, SAID POINT ALSO BEING THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2505, PAGE 18 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE SE 1/4 OF SAID SECTION 34, S.00°30'59"W, A DISTANCE OF 1037.08 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY FOR  
CAMBRIDGE PROPERTY HOLDINGS, LLC,  
a Mississippi limited liability company  
McGRAW, RAUBA & MUTARELLI, P.A.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY



SITE MAP

NOT TO SCALE

PROPERTY ADDRESS:

3945 4 4037 NW 35TH STREET

OCALA, FL 34462

SURVEYED AREA:

1,552,554 SQUARE FEET OR

35,6417 ACRES, MORE OR LESS

LEGEND

EX. CATCH BASIN/PAVEMENT

EX. STORM MANHOLE

EX. SANITARY MANHOLE

EX. UTILITY POLE

EX. GUY WIRE

EX. ELECTRIC TRANSFORMER

EX. WATER VALVE

EX. IRRIGATION CONTROL VALVE

EX. WATER WELL

EX. GAS MAIN

EX. SIGN

SUBJECT PROPERTY BOUNDARY

EX. ADJACENT BOUNDARY

EX. EASEMENT

EX. LOT LINE/SECTION LINE

EX. STORM SEWER

EX. SANITARY SEWER

EX. WATER MAIN

EX. OVERHEAD ELECTRIC

EX. UNDERGROUND ELECTRIC

EX. UNDERGROUND TELECOM LINE

EX. UNDERGROUND CABLE TV LINE

EX. GAS LINE

EX. WINDOW UTILITY LINE

EX. WIRE FENCE

EX. FOUND IRON PIN AS NOTED

EX. FOUND MONUMENT AS NOTED

ALTA/NSPS LAND TITLE CERTIFICATION

TO CAMBRIDGE PROPERTY HOLDINGS, LLC, a Mississippi limited liability company; McGRAW, RAUBA & MUTARELLI, P.A.; and FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, AND 13 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 10/23/2024.

DATE OF PLAN OR MAP: 11/07/2024

Digitally signed by Dalton Cross

DATE: 2024.11.07

13:35:23 -05'00

DALTON R. CROSS, P.E.M.

FLORIDA REGISTRATION NO. 7329

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

SCHEDULE B, PART II - EXCEPTIONS  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 12054708  
COMMITMENT DATE: 10/11/2024 AT 5:00 PM

- Easement granted to Houston Texas Gas and Oil Corporation, subsequently known as Florida Gas Transmission Company, recorded in Deed Book 368, Page 235, and modified by Modification of Easement Grant and Quit Claim Deed recorded in Official Records Book 1111, Page 546, Public Records of Marion County, Florida. SAID EASEMENT AFFECTS PARCEL 2 OF THE SUBJECT PREMISES AND IS PLOTTED AS SHOWN.
- Easement granted to Houston Texas Gas and Oil Corporation recorded in Deed Book 368, Page 248, Public Records of Marion County, Florida. SAID EASEMENT IS EXHIBIT 1 IN NATURE, AFFECTING THE SOUTHERLY 15 CHAINS (990 FEET) OF PARCEL 4 OF THE SUBJECT PREMISES, AND OTHER LANDS. THAT PORTION OF PARCEL 4 SO AFFECTED IS NOTED AS SHOWN.
- Easement, granted from Donald N. Denson, individually, and as Trustee of the Donald N. Denson Children's Irrevocable Trust Agreement dated January 8, 1999, and Paul E. Fornoff and Joan L. Fornoff, individually and as Co-Trustees of the Paul E. Fornoff and Joan L. Fornoff Joint Revocable Living Trust dated April 4, 2018, to City of Ocala, a Florida municipal corporation, recorded in Official Records Book 7392, Page 954. SAID EASEMENT AFFECTS PARCEL 2 OF THE SUBJECT PREMISES AND IS PLOTTED AS SHOWN.
- Terms and conditions of the Reciprocal Easement Agreement between RR Ocala 44 Member, LLC, a South Carolina Limited Liability Company, Upchurch Marinas, Inc., a Florida Corporation, and Donald N. Denson, Trustee of the Donald N. Denson Children's Irrevocable Trust, Paul E. Fornoff and Joan L. Fornoff, as Co-Trustees of the Paul E. Fornoff and Joan L. Fornoff Joint Revocable Living Trust recorded in Official Records Book 7399, Page 812. THE LANDS AFFECTED BY SAID AGREEMENT ARE LOCATED SOUTH OF THE SUBJECT PREMISES, AND DO NOT INCLUDE THE PREMISES.
- Clear Channel Visibility and Access Agreement (North Monopole Premises) recorded in Official Records Book 7424, Page 1038. THE BILLBOARD PREMISES DESCRIBED IN EXHIBIT A OF SAID AGREEMENT AFFECTS PARCEL 2 OF THE SUBJECT PREMISES AND IS PLOTTED AS SHOWN.
- Terms, Covenants, Conditions, Obligations, Reservations and Easement(s) set forth in the Access and Utility Easement Agreement recorded in Official Records Book 7413, Page 682. THE PHASE 2 PRIVATE ACCESS EASEMENT AND PHASE 2 PRIVATE UTILITY EASEMENT DESCRIBED IN EXHIBITS B-1 AND B-2, RESPECTIVELY, OF SAID AGREEMENT BENEFIT THE SUBJECT PREMISES AND ARE PLOTTED AS SHOWN.
- Terms, Covenants, Conditions, Obligations, Reservations and Easement(s) set forth in the Sign Easement Agreement and Restrictive Covenant recorded in Official Records Book 7413, Page 723. THE SIGN EASEMENT DESCRIBED IN EXHIBIT B OF SAID AGREEMENT AFFECTS PARCEL 2 OF THE SUBJECT PREMISES AND IS PLOTTED AS SHOWN.
- Natural Gas Pipeline Easement recorded in Official Records Book 7538, Page 1604; as affected by the Encroachment Agreement recorded in Official Records Book 7577, Page 1038. SAID PIPELINE EASEMENT AFFECTS PARCEL 2 OF THE SUBJECT PREMISES AND IS PLOTTED AS SHOWN. SAID ENCROACHMENT AGREEMENT AFFECTS PARCEL 2 OF THE SUBJECT PREMISES. THE APPROXIMATE LOCATION OF THE PROPOSED UTILITY CROSSINGS REFERENCED THEREIN ARE NOTE AS SHOWN. THE EXACT LOCATION AND DIMENSIONS OF SAID UTILITY CROSSINGS ARE NOT SPECIFIED WITHIN THE AGREEMENT, AND THEREFORE CANNOT BE PLOTTED.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), FLORIDA STATE PLANE, WEST ZONE AND IS BASED ON THE NOS BENCHMARK E-593 (PD D09582) HAVING COORDINATES NORTHING 1749603.208 AND EASTING 591863.853. THE SITE BENCHMARKS WERE ESTABLISHED USING A REAL-TIME KINEMATIC (RTK) GPS SOLUTION ON BOTH THE REFERENCE BENCHMARK AND SITE BENCHMARKS, MEETING OR EXCEEDING THE STANDARDS OF PRACTICE.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO NOS BENCHMARK E-593 (PD D09582) HAVING AN ELEVATION OF 66.47' AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- THE RELATIVE ERROR OF CLOSURE OF THIS SURVEY IS WITHIN THE ACCURACY ALLOWED FOR THIS TYPE OF SURVEY.
- THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS.
- RE-USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO ONE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X", AS INDICATED PER F.I.R.M. PANEL NO. 1208300502E AND 1208300506E DATED 04/19/2017. ZONE "X" IS DEFINED AS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH "NO BASE FLOOD ELEVATIONS DETERMINED". ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN".
- UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN HEREON.
- UTILITIES SHOWN HEREON ARE PER ABOVE GROUND EVIDENCE ONLY. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 12054708 DATED 10/11/2024. NO OTHER INFORMATION REGARDING EASEMENTS RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED. ENCUMBRANCES OTHER THAN SHOWN HEREON MAY EXIST.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF ALTA/NSPS LAND TITLE SURVEY PREPARED BY CRYSTAL FARMER BARLEY, INC. PROJECT NUMBER 320093, DATED MARCH 16, 2021.
- A MEAN HIGH WATER SURVEY WAS NOT PERFORMED FOR THE PURPOSE OF THIS SURVEY.
- OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS PART OF THIS SURVEY.
- THE PROPERTY DESCRIBED HEREON IS ONE AND THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 12054708 DATED 10/11/2024.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DALTON R. CROSS, P.E.M.

Digitally signed by Dalton Cross  
DATE: 2024.11.07  
13:35:23 -05'00

DALTON R. CROSS, P.E.M.  
FLORIDA REGISTRATION NO. 7329

DATE OF SURVEY 11/07/2024

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00

13:35:23 -05'00



NOTICE: THE LOCATION OF CATCH BASINS, MANHOLES, AND OTHER UTILITIES SHOWN HEREON ARE BASED ON THE INFORMATION PROVIDED BY THE OWNER. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LOCATIONS SHOWN HEREON AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORDANCE WITH THE INFORMATION PROVIDED BY THE OWNER. THE SURVEYOR HAS NOT CONDUCTED ANY EXCAVATION OR FIELD VERIFICATION OF THE LOCATIONS SHOWN HEREON. THE SURVEYOR HAS NOT CONDUCTED ANY EXCAVATION OR FIELD VERIFICATION OF THE LOCATIONS SHOWN HEREON. THE SURVEYOR HAS NOT CONDUCTED ANY EXCAVATION OR FIELD VERIFICATION OF THE LOCATIONS SHOWN HEREON.

ATWELL  
www.atwell-surveying.com  
7700 E. PLANTATION VALLEY RD., SUITE 200  
MILWAUKEE, WI 53222  
414.441.1111



SECTION 34 AND 35  
TOWNSHIP 14 NORTH, RANGE 21 EAST  
ALTA/NSPS  
LAND TITLE SURVEY

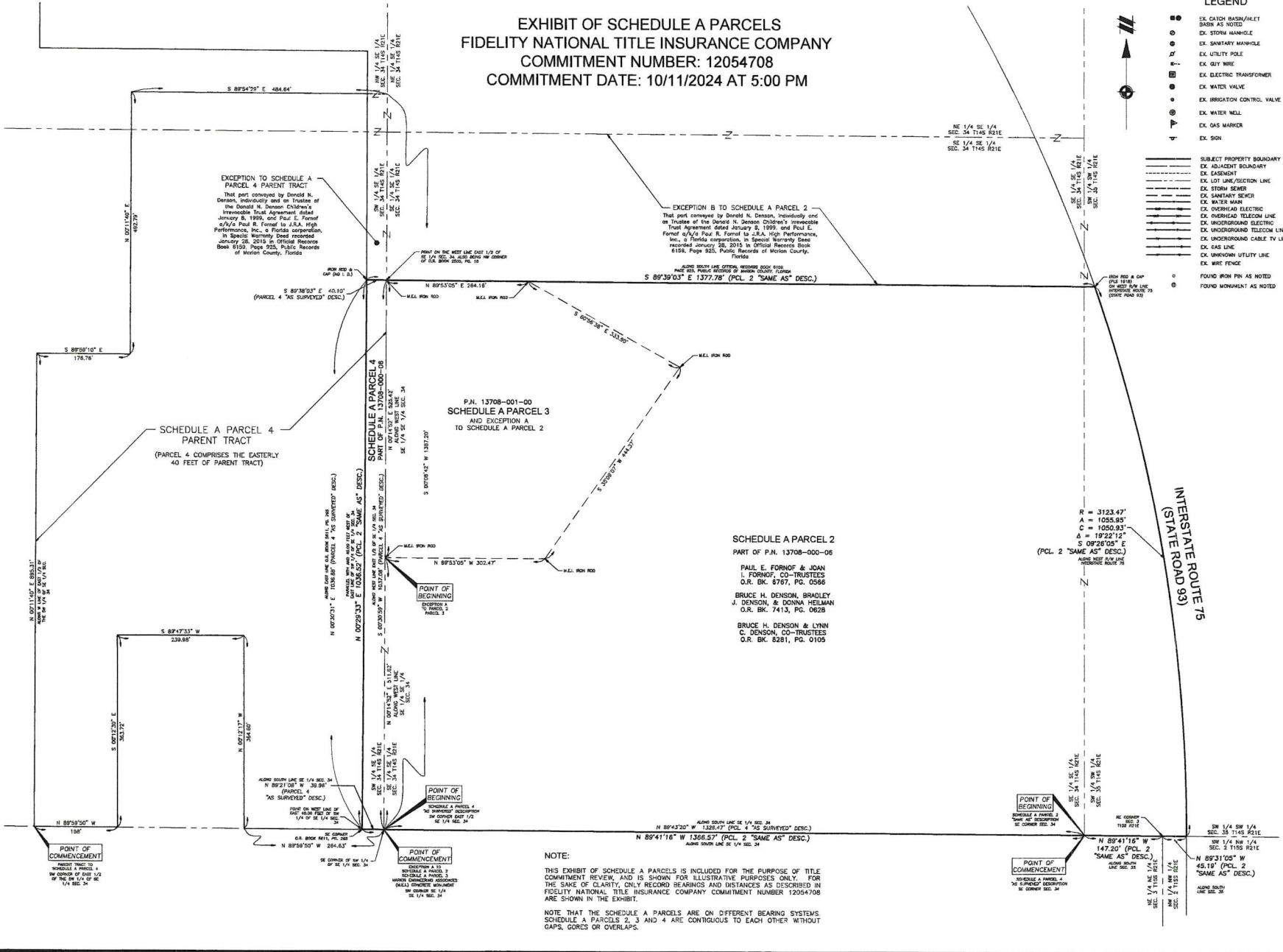
BEACH MARSHALL  
CLINT

DATE: OCT. 23, 2024

REVISIONS  
SCALE 1" = 80 FEET  
OK DMH [OK] DRC  
P.M.C. O'DEMPSEY  
BOOK  
JOB 24006803  
SHEET NO.

1 OF 3

EXHIBIT OF SCHEDULE A PARCELS  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 12054708  
COMMITMENT DATE: 10/11/2024 AT 5:00 PM



NOTE:  
THIS EXHIBIT OF SCHEDULE A PARCELS IS INCLUDED FOR THE PURPOSE OF TITLE COMMITMENT REVIEW, AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR THE SAME OF CLARITY, ONLY RECORD BEARINGS AND DISTANCES AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 12054708 ARE SHOWN IN THE EXHIBIT.  
NOTE THAT THE SCHEDULE A PARCELS ARE ON DIFFERENT BEARING SYSTEMS. SCHEDULE A PARCELS 2, 3 AND 4 ARE CONTIGUOUS TO EACH OTHER WITHOUT GAPS, GORES OR OVERLAPS.

- LEGEND
- EX. CATCH BASIN/INLET BASIN AS NOTED
  - EX. STORM MANHOLE
  - EX. SANITARY MANHOLE
  - EX. UTILITY POLE
  - EX. GUY WIRE
  - EX. ELECTRIC TRANSFORMER
  - EX. WATER VALVE
  - EX. IRRIGATION CONTROL VALVE
  - EX. WATER WELL
  - EX. GAS MARKER
  - EX. SIGN
- SUBJECT PROPERTY BOUNDARY  
--- EX. ADJACENT BOUNDARY  
--- EX. EASEMENT  
--- EX. LOT LINE/SECTION LINE  
--- EX. STORM SEWER  
--- EX. SANITARY MAIN  
--- EX. OVERHEAD ELECTRIC  
--- EX. OVERHEAD TELECOM LINE  
--- EX. UNDERGROUND ELECTRIC  
--- EX. UNDERGROUND TELECOM LINE  
--- EX. UNDERGROUND CABLE TV LINE  
--- EX. GAS LINE  
--- EX. UNKNOWN UTILITY LINE  
--- EX. WEST FENCE
- FOUND MON. PIN AS NOTED  
○ FOUND MONUMENT AS NOTED

Know what's below.  
Call before you dig.

THE LOCATION OF EXISTING UTILITY LINES, PIPES, AND CABLES ARE SHOWN ON THIS MAP. ONLY THE LOCATION OF EXISTING UTILITY LINES, PIPES, AND CABLES ARE SHOWN ON THIS MAP. ONLY THE LOCATION OF EXISTING UTILITY LINES, PIPES, AND CABLES ARE SHOWN ON THIS MAP.

NOTICE:  
SHOWN FOR THE PURPOSE OF THE TITLE COMMITMENT REVIEW, AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR THE SAME OF CLARITY, ONLY RECORD BEARINGS AND DISTANCES AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 12054708 ARE SHOWN IN THE EXHIBIT.

COMMON RECORDS:  
MARION COUNTY, FLORIDA  
PUBLIC RECORDS  
BOOK 1159, PAGE 925, PUBLIC RECORDS OF MARION COUNTY, FLORIDA

ATTACHMENT A  
SURVEY TITLE DATA  
MARION COUNTY, FLORIDA

SECTIONS 34 AND 35  
TOWNSHIP 14 NORTH RANGE 21 EAST

BEACON MARSHALL  
CLIENT

DATE  
OCT. 23, 2024

REVISIONS

SCALE: 1" = 80 FEET

DR. DH/DM/DR. DRC  
P.M. C. DEMPSEY  
BOOK ---  
JOB 24008803  
SHEET NO. 2 OF 3



- EX. CATCH BASIN/INLET BASIN AS NOTED
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. ELECTRIC TRANSFORMER
- EX. WATER VALVE
- EX. IRRIGATION CONTROL VALVE
- EX. WATER WELL
- EX. GAS MARKER
- EX. SIGN

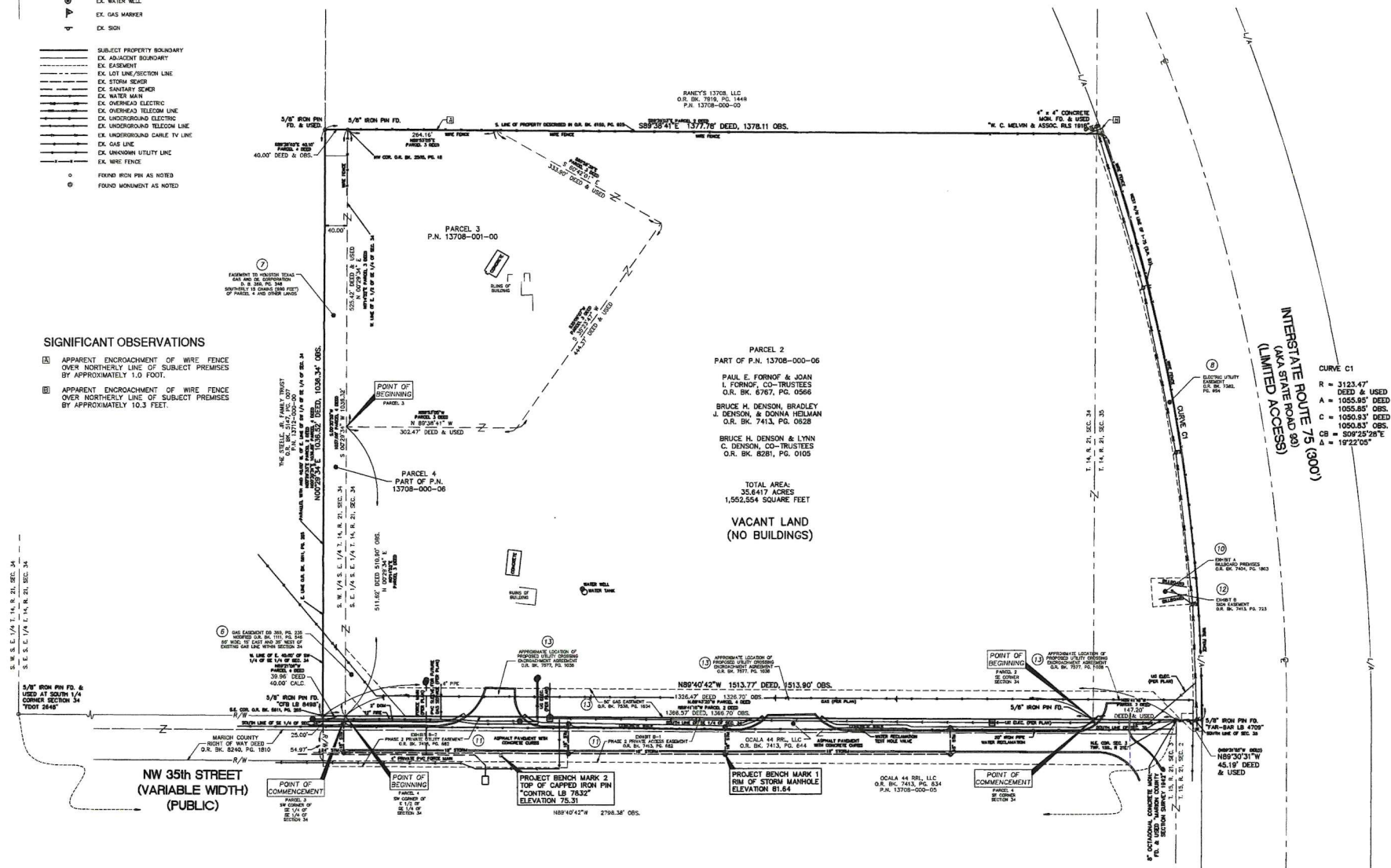
- EX. CATCH BASIN/INLET BASIN AS NOTED
- EX. STORM MANHOLE
- EX. SANITARY MANHOLE
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. ELECTRIC TRANSFORMER
- EX. WATER VALVE
- EX. IRRIGATION CONTROL VALVE
- EX. WATER WELL
- EX. GAS MARKER
- EX. SIGN

- SUBJECT PROPERTY BOUNDARY  
 EX. ADJACENT BOUNDARY  
 EX. EASEMENT  
 EX. LOT LINE/SECTION LINE  
 EX. STORM SEWER  
 EX. SANITARY SEWER  
 EX. WATER MAIN  
 EX. OVERHEAD ELECTRIC  
 EX. OVERHEAD TELECOM LINE  
 EX. UNDERGROUND ELECTRIC  
 EX. UNDERGROUND TELECOM LI  
 EX. UNDERGROUND CABLE TV LI  
 EX. GAS LINE  
 EX. UNKNOWN UTILITY LINE  
 EX. WIRE FENCE  
 FOUND IRON PBN AS NOTED  
 FOUND MONUMENT AS NOTED

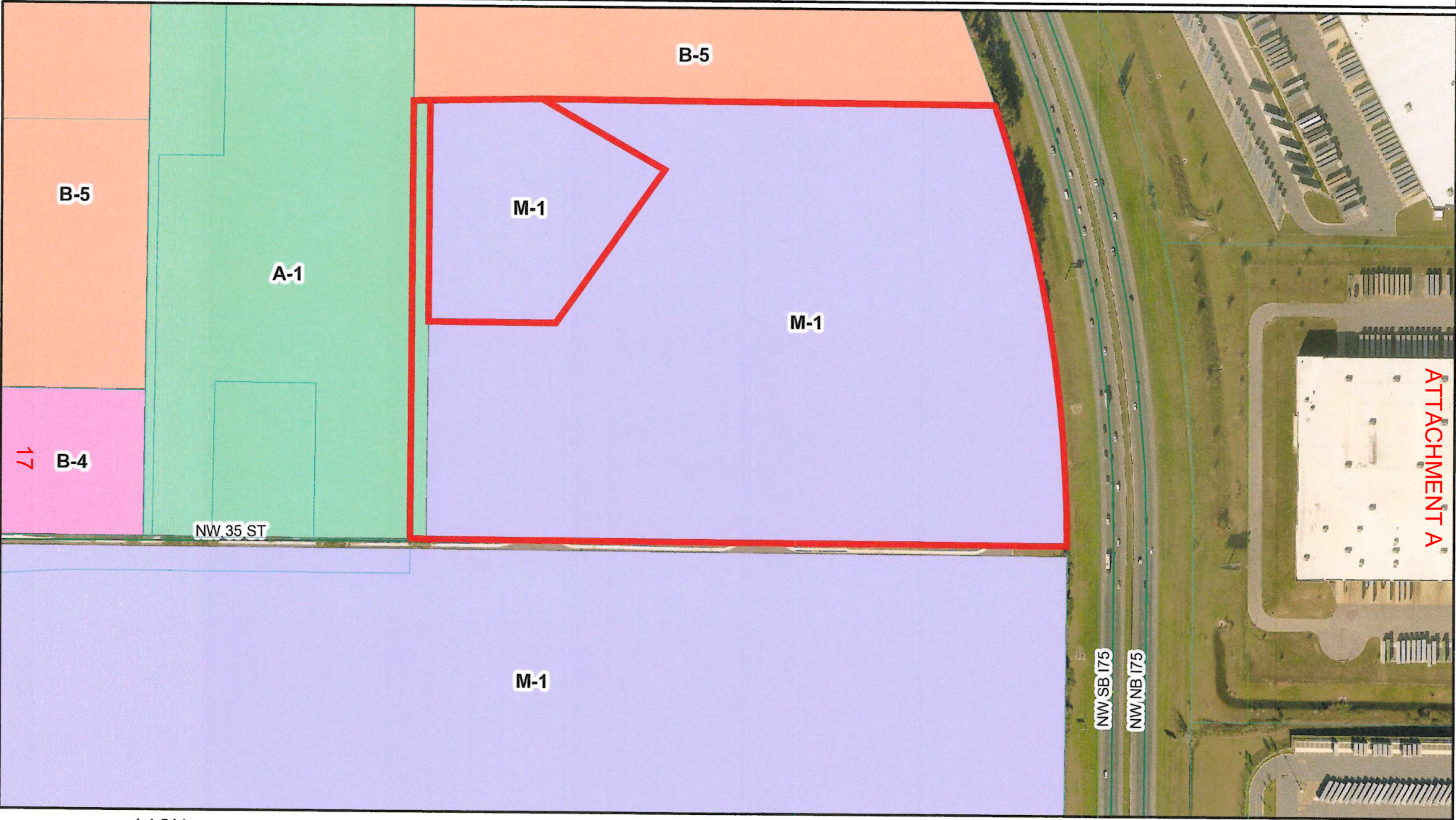
[A] APPARENT ENCROACHMENT OF WIRE FENCE  
OVER NORTHERLY LINE OF SUBJECT PREMISES  
BY APPROXIMATELY 1.0 FOOT.

[B] APPARENT ENCROACHMENT OF WIRE FENCE  
OVER NORTHERLY LINE OF SUBJECT PREMISES  
BY APPROXIMATELY 10.3 FEET.

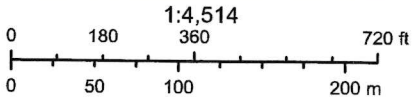
- [A] APPARENT ENCROACHMENT OF WIRE FENCE  
OVER NORTHERLY LINE OF SUBJECT PREMISES  
BY APPROXIMATELY 1.0 FOOT.
- [B] APPARENT ENCROACHMENT OF WIRE FENCE  
OVER NORTHERLY LINE OF SUBJECT PREMISES  
BY APPROXIMATELY 10.3 FEET.







ATTACHMENT A



[Map Title]

12/13/2024  
Marion County Property Appraiser  
Marion County, FL

**DISCLAIMER:** This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



Jimmy H. Cowan, Jr., CFA

**Marion County Property Appraiser**

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2024 Property Record Card

# Real Estate

**13708-000-06**[GOOGLE Street View](#)

Prime Key: 3323742

[MAP IT+](#)Property InformationMore Names

FORNOF PAUL E & JOAN I JNT REV  
LVG TRUST  
FORNOF PAUL E TR ET AL  
712 SE 44TH RD  
OCALA FL 34480-4767

Taxes / Assessments: \$1,606.90

Map ID: 144

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 56

Acres: 30.54

Situs: Situs: 3945 NW 35TH ST OCALA

Current Value

Land Just Value	\$1,964,520		
Buildings	\$30,927		
Miscellaneous	\$0		
Total Just Value	\$1,995,447	Impact	(\$1,913,082)
Total Assessed Value	\$82,365	Land Class Value	\$54,176
Exemptions	\$0	Total Class Value	\$85,103
Total Taxable	\$82,365	<u>Ex Codes:</u> 08	
School Taxable	\$85,103		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,964,520	\$30,927	\$0	\$1,995,447	\$82,365	\$0	\$82,365
2023	\$1,964,520	\$26,797	\$0	\$1,991,317	\$75,656	\$0	\$75,656
2022	\$1,702,584	\$21,388	\$0	\$1,723,972	\$68,169	\$0	\$68,169

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8295/1170</a>	04/2024	75 TR AGRE	0	U	V	\$100
<a href="#">8281/0105</a>	03/2024	07 WARRANTY	0	U	V	\$100
<a href="#">7413/0628</a>	03/2021	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">7402/1359</a>	02/2021	08 CORRECTIVE	0	U	I	\$100
<a href="#">7393/0390</a>	02/2021	02 DEED NC	0	U	I	\$100
<a href="#">6767/0566</a>	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6767/0563</a>	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">2610/0943</a>	02/1999	07 WARRANTY	0	U	I	\$100
<a href="#">2534/1695</a>	06/1998	07 WARRANTY	0	U	I	\$100
<a href="#">2445/1263</a>	12/1997	07 WARRANTY	0	U	I	\$100
<a href="#">1723/1051</a>	03/1991	09 EASEMNT	0	U	V	\$100



Property Description

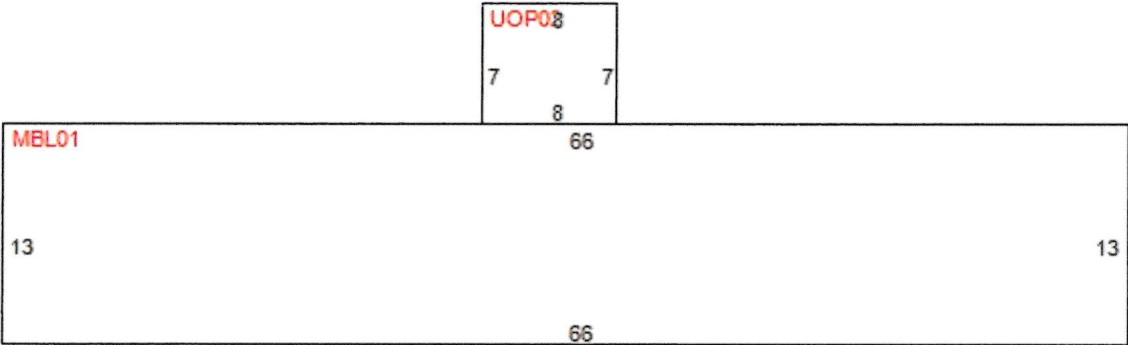
SEC 34 TWP 14 RGE 21  
BEG AT PT 39.96 FT W OF THE SW COR OF SE 1/4 OF SE 1/4 OF SEC 34 TH N 00-31-49 E  
511.62 FT TH S 89-45-49 E 342.56 FT TH N 35-26-03 E 444.37 FT TH N 60-39-42 W  
333.90 FT TH S 89-34-13 E 1073.64 FT TO THE POC OF A CURVE CONCAVE SWLY HAVING  
A CENTRAL ANGLE OF 19-21-43 A RADIUS OF 3124.24 FT TH SELY ALONG ARC OF CURVE  
1055.77 FT THRU A CHORD BEARING & DISTANCE OF S 09-23-51 E 1050.76 FT TH  
N 89-29-11 W 192.70 FT TH N 89-4156 W 1366.23 FT TO THE POB &  
Parent Parcel: 13708-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5651		.0	.0	M1	875,556.00	SF	1.5000	1.00	1.00	1.00		5,105	1,313,334
0200		.0	.0	M1	10,890.00	SF	1.5000	1.00	1.00	1.00		16,335	16,335
5771		.0	.0	M1	402,494.00	SF	1.5000	1.00	1.00	1.00		1,626	603,741
9430		40.0	1,037.0	M1	41,480.00	SF	1.5000	1.00	1.00	0.50		31,110	31,110
Neighborhood 9919 - COMMERCIAL NW 44TH AVENUE												Total Land - Class \$54,176	
Mkt: 2 70												Total Land - Just \$1,964,520	

Traverse

Building 1 of 1  
MBL01=L66U13R66D13.U13L30  
UOP02=L8U7R8D7.



Building Characteristics

<b>Improvement</b>	MH - MOBILE - MOBILE HOME RESID	<b>Year Built</b> 1990
<b>Effective Age</b>	7 - 30-34 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	0	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	400 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	7/19/2017 by 183	<b>Architecture</b> 2 - MBL HOME
		<b>Base Perimeter</b> 158

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1990	N	0 %	0 %	858	858
UOP 0201	- NO EXTERIOR	1.00	2006	N	0 %	0 %	56	56

Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 17 KOOL SEAL/MTL	<b>Wall Finish:</b> 18 DRYWALL-PAPER	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 06 CONVECTION	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 3 PIER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> N			<b>Vacuum:</b> N



**ATTACHMENT A**  
Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1990	2	0.0	0.0
							Total Value - \$0

Appraiser Notes

SURVEY IN SEC FOLDER  
NO TAGS ON MBL

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
<u>Cost Summary</u>			
Buildings R.C.N.	\$53,103	2/15/2023	
Total Depreciation	(\$31,862)		
Bldg - Just Value	\$21,241		
Misc - Just Value	\$0	3/11/2011	
Land - Just Value	\$1,964,520	5/17/2024	
Total Just Value	\$1,985,761	.	
		<b>Bldg Nbr</b>	<b>RCN</b>
		1	\$53,103
		<b>Depreciation</b>	<b>Depreciated</b>
		(\$31,862)	\$21,241

Jimmy H. Cowan, Jr., CFA

**Marion County Property Appraiser**

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2024 Property Record Card

# Real Estate

**13708-001-00**[GOOGLE Street View](#)

Prime Key: 1893763

[MAP IT+](#)Property InformationMore Names

FORNOF PAUL E & JOAN I JNT REV  
LVG TRUST  
FORNOF PAUL E TR ET AL  
712 SE 44TH RD  
OCALA FL 34480-4767

Taxes / Assessments: \$5,312.30

Map ID: 144

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 10

Acres: 5.11

Situs: Situs: 4031 NW 35TH ST OCALA

Current Value

Land Just Value	\$333,888
Buildings	\$0
Miscellaneous	\$4,450
Total Just Value	\$338,338
Total Assessed Value	\$338,338
Exemptions	\$0
Total Taxable	\$338,338

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$333,888	\$0	\$4,450	\$338,338	\$338,338	\$0	\$338,338
2023	\$333,888	\$0	\$4,661	\$338,549	\$323,589	\$0	\$323,589
2022	\$289,370	\$0	\$4,802	\$294,172	\$294,172	\$0	\$294,172

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8281/0105</a>	03/2024	07 WARRANTY	0	U	V	\$100
<a href="#">7413/0628</a>	03/2021	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6767/0566</a>	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6767/0563</a>	05/2018	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6650/0015</a>	09/2017	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">2550/1695</a>	09/1998	05 QUIT CLAIM	0	U	I	\$100
<a href="#">2550/1693</a>	09/1998	05 QUIT CLAIM	0	U	I	\$100
<a href="#">2505/0018</a>	05/1998	07 WARRANTY	0	U	I	\$100
<a href="#">2505/0016</a>	05/1998	07 WARRANTY	0	U	I	\$100
<a href="#">2505/0014</a>	05/1998	07 WARRANTY	0	U	I	\$100

Property Description**22**



## ATTACHMENT A

SEC 34 TWP 14 RGE 21  
 COM AT PT 39.96 FT W OF SW COR OF SE 1/4 OF SE 1/4 OF SEC 34  
 TH N 00-14-52 E 511.62 FT FOR POB TH N 00-14-52 E 525.42 FT TH  
 N 89-53-05 E 304.26 FT TH S 60-56-38 E 333.90 FT TH S 35-09-07 W  
 444.37 FT TH N 89-53-05 W 342.57 FT TO POB.

Parent Parcel: 13708-000-00

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GISF	1000	.0	.0	MI	222,592.00	SF	1.5000	1.00	1.00	1.00		333,888	333,888
Neighborhood 9919 - COMMERCIAL NW 44TH AVENUE												Total Land - Class \$333,888	
Mkt: 2 70												Total Land - Just \$333,888	

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00		UT	99	1984	2	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1984	2	0.0	0.0
UDG GARAGE-UNFINSH	576.00		SF	40	2002	1	24.0	24.0
048 SHED OPEN	1,232.00		SF	15	2002	1	44.0	28.0
UDU UTILITY-UNFINS	96.00		SF	40	2002	1	12.0	8.0
159 PAV CONCRETE	442.00		SF	20	2002	3	26.0	17.0
							Total Value - \$4,450	

[Appraiser Notes](#)

RES BURNED DOWN APRIL 1997  
 SHED ON SKIDS N/A

12/2014  
 NO ACCESS  
 EST FROM AERIAL

[Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
M031050	3/1/1999	9/1/1999	MBL

[Cost Summary](#)

Buildings R.C.N.	\$0	5/31/2000				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$4,450	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$333,888	12/1/2021				
Total Just Value	\$338,338	.				