

TO APPLY FOR EASEMENT ACROSS 1' STRIP

1. Prepare Application, all information must be typed or legibly printed, as these documents become permanent public records.
2. Submit the following to the Office of the County Engineer, Engineering Services Branch:

☒ **A Non-Refundable Application Fee of \$350.00** for each application submitted; check made payable to Marion County. A separate fee will be requested later for recording fees upon approval of the Easement.

☒ Application for Easement

☒ Attach a copy of the Deed to the property the Easement would provide access to.

N/A ☐ Attach original of approval letter from Home Owner's Association to utilize privately dedicated road, if applicable.

☒ Attach a Legal Description of the Easement being requested.

☒ Attach a copy of the Survey of the subject property, if available.

3. After review of the submittal by County Staff, you will be contacted to schedule an appearance before the Marion County Development Review Committee (DRC).
4. You will receive a notification as to the date the petition is anticipated to be considered by the Board of County Commissioners.

If approved by the Board, a fully executed Easement will be recorded in the Public Records at the County Clerk's office. Check made payable to Dave R Ellspermann, Clerk of Courts for recording fees.

The Easement shall not become effective until a certified copy has been filed in the offices of the Circuit Court Clerk and duly recorded in the public records of said county.

5. All fees and costs associated with these procedures shall be paid by the Applicant and failure to follow the above procedures will cause delays and additional expenses for the applicant.



**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 Easement
Across 1' Strip**

1. APPLICANT INFORMATION:

Applicant: Seth McBride & Karly McBride Date: _____
Address: 8440 SE 21ST AVE
City: Ocala State: FL Zip Code: 34480
Agent / Contact: Austin T. Dailey, Esq. (Klein & Klein, PLLC)
Phone Number: 352-732-7750 Fax Number: _____
Cell Number: _____ E-mail: austin@kleinandkleinpa.com

2. PROPERTY INFORMATION:

Parcel Number(s): 36659-001-00
Sec/Twp/Rge: 1 6 / 1 6 / 2 2 Tract/Unit/Block/Lot: _____ / _____ / _____ / _____
Subdivision Name: _____ Parcel Size: 21.36 ac

3. PURPOSE / REASON FOR REQUEST:

Obtain direct access for one parcel to SE 19th Avenue Road / SE 85 Street Road over the portion of county owned property depicted on the attached plat and survey.

Ref: Marion County Engineering

BK1647 PG1724 RAMCO FORM 33

WARRANTY DEED
FROM CORPORATION

This Warranty Deed Made and executed the 19th day of March A. D. 1990 by

CARRIAGE TRAIL, INC.

a corporation existing under the laws of Florida, and having its principal place of business at P. O. Box 245, Inverness, Florida 32651 hereinafter called the grantor, to

Marion County, A Political Subdivision of The State of Florida whose postoffice address is 601 S.E. 25th Avenue, Ocala, Florida 32671 hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 1.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Marion County, Florida, viz:

Tract A, B, C, D, E and F Carriage Trail Unit 1, as recorded in Plat Book 1, Pages 138-139 Public Records of Marion County, Florida

James E. Higgins
BY *[Signature]* DC
90-022376

RECORDED AND RECORD
VERIFIED
MARION COUNTY, FL
90 APR -9 PM 2:07

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances

(CORPORATE SEAL)

In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST *[Signature]* Secretary

Signed, sealed and delivered in the presence of:

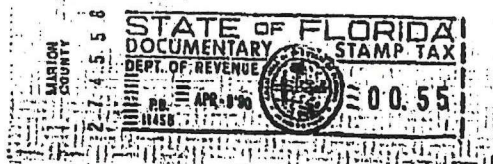
By *[Signature]* President

STATE OF
COUNTY OF Florida, Marion Co. }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

well known to me to be the President and respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of March, A. D. 1990



Madeline Helwig
Notary Public, State of Florida at Large
My Commission Expires Apr. 3, 1992

[illegible]

SEC. 16, T 16 S, R 22 E
MARION COUNTY, FLORIDA

PLAT BOOK | PAGE | 39

[illegible]

BK1647 PG1725

CARRIAGE TRAIL UNIT 1

TRACT A

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN S 89° 46' 06" E, 662.03 FEET; THENCE RUN N 00° 14' 26" W, 662.69 FEET; THENCE RUN N 89° 43' 10" W, 662.13 FEET; THENCE RUN N 00° 14' 56" W, 641.23 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00° 14' 56" W, 685.28 FEET; THENCE RUN S 89° 52' 49" W, 736.78 FEET TO THE PC OF CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 210.00 FEET AND CENTRAL ANGLE OF 35° 57' 02" AND A CHORD BEARING AND DISTANCE OF S 72° 68' 40" E, 129.61 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 131.77 FEET; THENCE RUN N 89° 52' 49" E, 573.58 FEET; THENCE RUN S 00° 14' 56" E, 458.61 FEET TO THE PC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 28° 51' 33" AND A CHORD BEARING AND DISTANCE OF N 16° 25' 53" E, 229.26 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 231.70 FEET; THENCE RUN S 61° 23' 23" E, 80.00 FEET TO THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 06° 34' 05" AND A CHORD BEARING AND DISTANCE OF N 25° 19' 34" E, 61.87 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 61.90 FEET TO THE POINT OF BEGINNING.

TRACT B

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN S 89° 46' 06" E, 662.03 FEET; THENCE RUN N 00° 14' 26" W, 662.69 FEET; THENCE RUN N 89° 43' 10" W, 662.13 FEET; THENCE RUN N 00° 14' 56" W, 1326.51 FEET; THENCE RUN S 89° 52' 49" W, 1324.73 FEET; THENCE RUN N 00° 18' 30" W, 2619.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 328 (66 FEET RIGHT-OF-WAY); THENCE RUN N 89° 55' 59" W, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY 59.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00° 18' 30" E, 2678.99 FEET; THENCE RUN N 89° 52' 49" E, 59.00 FEET; THENCE RUN S 00° 07' 11" E, 1.00 FEET; THENCE RUN S 89° 52' 49" W, 60.00 FEET; THENCE RUN N 00° 18' 30" W, 2679.99 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 328 (66 FEET RIGHT-OF-WAY); THENCE RUN S 89° 55' 59" E, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY 1.00 FEET TO THE POINT OF BEGINNING.

TRACT C

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN S 89° 46' 06" E, 662.03 FEET; THENCE RUN N 00° 14' 26" W, 662.69 FEET; THENCE RUN N 89° 43' 10" W, 662.13 FEET; THENCE RUN N 00° 14' 56" W, 1326.51 FEET; THENCE RUN S 89° 52' 49" W, 736.78 FEET TO THE POINT OF BEGINNING; THENCE RUN S 89° 52' 49" W, 587.95 FEET; THENCE RUN N 00° 18' 30" W, 2619.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY ROAD 328 (66 FEET RIGHT-OF-WAY); THENCE RUN N 89° 55' 59" W, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY 1.00 FEET; THENCE RUN S 00° 18' 30" E, 2620.79 FEET; THENCE RUN N 89° 52' 49" E, 588.95 FEET; THENCE RUN N 00° 07' 11" W, 1.00 FEET TO THE POINT OF BEGINNING.

BK1647 PG1726

TRACT D

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, A DISTANCE OF 2644.10 FEET; THENCE RUN N 00° 14' 56" W, A DISTANCE OF 663.26 FEET; THENCE RUN S 89° 46' 06" E, A DISTANCE OF 662.03 FEET; THENCE RUN N 00° 14' 26" W, A DISTANCE OF 290.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 14' 26" W, A DISTANCE OF 60.00 FEET; THENCE RUN S 89° 45' 34" W, A DISTANCE OF 1.00 FEET; THENCE RUN S 00° 14' 26" E, A DISTANCE OF 60.00 FEET; THENCE RUN N 89° 45' 34" E, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

TRACT E

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN N 89° 46' 06" W, 263.75 FEET; THENCE RUN S 83° 26' 27" W, 84.49 FEET TO THE POINT ON THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 23° 30' 46" AND A CHORD BEARING AND DISTANCE OF S 12° 03' 53" E, 220.05 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 221.61 FEET TO THE PC OF THE CURVE; THENCE RUN N 00° 18' 30" W, 389.95 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00° 18' 30" W, 60.00 FEET; THENCE RUN S 89° 41' 30" W, 1.00 FEET; THENCE RUN S 00° 18' 30" E, 60.00 FEET; THENCE RUN N 89° 41' 30" E, 1.00 FEET TO THE POINT OF BEGINNING.

TRACT F

A TRACT OF LAND SITUATED IN SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE RUN S 89° 41' 06" E, ALONG THE SOUTH LINE OF SAID SECTION 16, 2644.10 FEET; THENCE RUN N 00° 14' 56" W, 663.26 FEET; THENCE RUN N 89° 46' 06" W, 263.75 TO THE POINT OF BEGINNING; THENCE RUN S 83° 26' 27" W, 84.49 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 540.00 FEET AND A CENTRAL ANGLE OF 16° 33' 10" AND A CHORD BEARING AND DISTANCE OF N 15° 32' 41" W, 155.46 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 156.01 FEET; THENCE RUN N 82° 43' 54" W, 1.00 FEET TO THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 539.00 FEET AND A CENTRAL ANGLE OF 16° 28' 28" AND A CHORD BEARING AND DISTANCE OF S 15° 30' 20" E, 154.45 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 154.98 FEET; THENCE RUN N 83° 26' 27" E, 83.38 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 00° 07' 59" AND A CHORD BEARING AND DISTANCE OF S 26° 52' 45" E, 1.07 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 1.07 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION (NOT A SURVEY)

EXHIBIT "A"
SHEET 02 OF 02

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	540.00'	8°29'08"	79.97'	S26°17'06"W	79.90'
C2	460.00'	28°51'34"	231.70'	N16°25'54"E	229.26'

POINT OF COMMENCEMENT
NE CORNER OF TRACT "A"
(PB 1, PG 138-139)

POINT OF BEGINNING

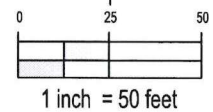
PID# 36659-001-07
DAVID & KERRY KERSTIN

EAST LINE OF
TRACT "A"

PID# 36659-000-01
MARION COUNTY
TRACT "A"
SUBJECT EASEMENT
(±0.351 ACRES)

NE CORNER OF
LOT 7, BLOCK "D"

PID# 36659-001-00
SETH & KARLY MCBRIDE



SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH
JOB SP2024.00218



406 E SILVER SPRINGS BLVD SUITE 200
OCALA, FL 34470 (352) 913-2360 LB6498

LOT 2

BLOCK "E"

LOT 1

CARRIAGE TRAIL UNIT 1
(PB 1, PG 138)

SW CORNER OF
TRACT "A"

SE 85TH ST RD (PLAT)

R/W LINE OF SE
85TH ST RD

SE 85TH ST RD (PLAT)

BLOCK "A"
LOT 9

LOT 7
BLOCK "D"

DRAWING NAME: S:\SURVEY NEW SURVEY\MARION\WON-VILLAGES PROJECTS\10-22\SECTION 16\SETH MCBRIDE\BUNDLED\TOP\DWG\SETH MCBRIDE ACCESS SUDLING 10-02 SUD 5/16/2025 1:48 PM BY: HBLAR

SKETCH OF DESCRIPTION (NOT A SURVEY)

EXHIBIT "A"
SHEET 01 OF 02

LEGAL DESCRIPTION (EASEMENT):

A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AND BEING A PORTION OF TRACT "A", CARRIAGE TRAIL UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 138 THROUGH 139, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE RUN SOUTH 0°14'56" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 499.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING FOUR (4) COURSES: 1) RUN SOUTH 0°14'56" EAST, A DISTANCE OF 185.99 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK "D", OF SAID CARRIAGE TRAIL UNIT 1, SAID POINT BEING ON A 540.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°17'06" WEST AND A CHORD LENGTH OF 79.90 FEET; 2) THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°29'08", AN ARC DISTANCE OF 79.97 FEET TO THE RIGHT-OF-WAY LINE OF SOUTHEAST 85TH STREET ROAD AND A POINT OF NON-TANGENCY; 3) THENCE RUN NORTH 61°23'23" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 80.05 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT ON A 460.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°25'54" EAST AND A CHORD LENGTH OF 229.26 FEET; 4) THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°51'34", AN ARC DISTANCE OF 231.70 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID BOUNDARY OF TRACT "A", RUN SOUTH 89°08'46" EAST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING.

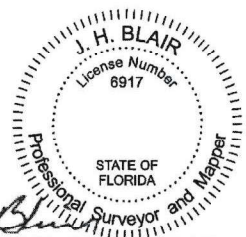
SAID LANDS CONTAINING 0.351 ACRES, MORE OR LESS.

LEGEND:

LB = LICENSED BUSINESS
C# = REFERENCE TO CURVE TABLE
PB = PLAT BOOK
PC = PAGE
⑨ = CHANGE IN DIRECTION
= LINE BREAK

GENERAL NOTES:

1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SKETCH ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY. ITEMS SHOWN HEREON ARE FROM PUBLIC RECORDS.
3. BEARINGS SHOWN HEREON ARE BASED ON CARRIAGE TRAIL UNIT 1, A PLAT RECORDED IN PLAT BOOK 1, PAGE 138 THROUGH 139, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. AS A REFERENCE FOR THIS SKETCH, THE EAST LINE OF TRACT "A" HAS A BEARING OF NORTH 00°14'56" WEST.



JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH
JOB SP2024.00218



DRAWING NAME: S:\SURVEY\NEW SURVEY\MARION\NOM-VILLAGES PROJECTS\16-22\SECTION 16\SETH MCBRIDE\BNDY&TOPO\UNG\SETH MCBRIDE ACCESS SCDLWG :01-02 SUD 5/16/2025 3:47 PM BY: HBLAIR

SHEET 1 OF 2 SHTS.

CO RD 475

CO RD 728

US 441

PROJECT

7

8

2000'

1" = 2000'

N

- Indicates Permanent Reference Monument (PRM) Set
- Indicates Permanent Control Points (PCP)
- Indicates Existing Monument
- Indicates Drainage Retention Area
- Indicates ~~proposed~~ Drainage Easement

that the said private DCA designated herein shall be private property and is hereby dedicated to the proper purpose intended as designated herein shall be private property to be maintained by the owners of said land. The ownership is contained upon and the said private DCA and private designations and easements shall be used and said private designations and easements shall be used in accordance with the public health and safety of the community of Marion County, a political subdivision of the State of Florida, for the purpose of collection and disposal of stormwater runoff from the public lands shown on this plan in accordance with the stormwater plan on file in the Marion County Engineering Department, and the public health and safety of the community of Marion County, for the installation and maintenance of public utilities and drainage facilities.

I, WITNESS WHEREOF, the said CHARNIAE TRAIL, Inc., has caused these presents to be signed in its corporate name by its President and Secretary, and its duly authorized officers, and the validity of the above of officers and directors of said corporation.

and attorney met this day personally appeared Gary Lighten and Ed Lighten, as president and secretary respectively of Carriage Trail Inc., to me well known to be the persons described herein & who executed the foregoing instrument, and acknowledged that they did so as officers of said corporation all day and with the authority of the board of directors of said corporation.

(SIGNED) Madeline Hefley
Notary Public
State of Florida at large
My commission expires: April 3, 1992

I hereby certify that this plat of CAROLINE TRAIL, UNIT 1 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 day of _____, 19____, and that this plat complies with the requirements of Chapter 177, Florida Statutes.

THOU ALL MEN BY THESE PRESENTS THE BARRETT BANK OF CRYSTAL COUNTY, N. A. the name and holder of that certain mortgage called Barrett's E. L. 177, and recorded in Official Record Book 111, page 426, of the Public Records of this State, do hereby certify that the above recited property described herein, does hereby consent to this said and join in the same declaration.

In witness whereof and cooperation has caused these presents to be signed by its President, Charles E. Barrett, and its corporate seal to be hereunto affixed by its Secretary, John A. Barrett, and in by and with the authority of its Board of Directors of said corporation on this 14 day of March, 1926.

Barrett Bank of Crystal County, N. A.
Barrett Bank of Crystal County, N. A.

Post: Ray J. Wilbur Secretary

The Board of County Commissioners of Marion County, Florida, as a condition precedent to the acceptance of this plan for recording in the Public Records, does hereby notify all present and future owners of property within this jurisdiction that the plan is subject to the provisions of the Florida Condominium Act, Chapter 718, Florida Statutes, and that the plan may be interpreted by law to finance costs incurred in connection with maintenance, operation, and construction of a central water system and sewer system or water safety improvements, including but not limited to, water treatment facilities, pumping stations, and water storage tanks, and that the plan may be interpreted by law to finance costs incurred in connection with the safety, health, safety and welfare of the general public.

by: John J. Hines Department of Transportation
by: John J. Hines County Engineering Department
by: John J. Hines County Road Department
by: John J. Hines County Environmental Health Department

I hereby certify that the attached plat conforms with the provisions of Chapter 173, Florida Statutes, and that said plat was filed for record in Plat Book I, at page 138-139 of the Public Records of Marion County, Florida, at A. M. on April 10 1960

By: James E. G. [Signature]
Prothonotary Clerk of the Circuit Court

Recording Fee: \$ 27.00
Doc. Stamps: \$.70
Total: \$ 27.70

This instrument prepared by:
RECORD AND RETURN TO:
Austin T. Dailey, Esquire
Klein & Klein, LLC
40 SE 11th Avenue
Ocala, Florida 34471

PROPERTY APPRAISER'S PARCEL ID #: a portion of 36659-001-00

SPECIAL WARRANTY DEED

THIS DEED made on this 15th day of December, 2021, by **SETH McBRIDE, TRUSTEE**, whose address is 1780 SE 91st Place, Ocala, Florida 34480 (hereinafter "Grantor"), to **SETH McBRIDE and KARLY McBRIDE, husband and wife**, whose address is 1780 SE 91st Place, Ocala, Florida 34480 (hereinafter collectively, "Grantee"). The terms "Grantor" and "Grantee" in this instrument include the respective successors, heirs and assigns of said parties.

W I T N E S S E T H:

That Grantor, for an in consideration of the sum of LOVE AND AFFECTION AND \$1.00 to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the following property (the "Property") situated, lying and being in Marion County, Florida, and more particularly described as follows: SEE **EXHIBIT "A"** ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property;

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT TO THE FOLLOWING WITHOUT REIMPOSING SAME:

1. Ad valorem and real estate taxes for the calendar year 2021 and all subsequent years; and
2. Easements, restrictions and other matters of record.

Grantor hereby warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no other.

THIS INSTRUMENT WAS PREPARED BY KLEIN & KLEIN, LLC (AUSTIN D. DAILEY, ESQUIRE). TITLE TO THE LAND DESCRIBED HEREIN HAS NOT BEEN EXAMINED AND NO WARRANTY OR OTHER REPRESENTATION IS MADE AND NO OPINION (EITHER EXPRESSED OR IMPLIED) IS GIVEN BY KLEIN & KLEIN, LLC (AUSTIN D. DAILEY, ESQUIRE) AS TO THE MARKETABILITY OR CONDITION OF THE TITLE TO THE SUBJECT PROPERTY.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Signature
Print Name: AUSTIN T. DAILEY

[Signature]
SETH McBRIDE, TRUSTEE

Rhonda G. McNeal
Witness Signature
Print Name: Rhonda G. McNeal

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 15th day of December, 2021 by **SETH McBRIDE, TRUSTEE**.
Such person: *(notary must check applicable box)*

- ☒ Is personally known to me; **or**
☐ Produced current Florida Driver's License as identification; **or**
☐ Produced _____ as identification.

[Notary Seal]

[Signature]
Notary Public
AUSTIN T. DAILEY
Name typed, printed or stamped
My Commission Expires:



EXHIBIT "A"

A PORTION OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 16; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 16, S.00°03'40"E., A DISTANCE OF 798.26 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.00°06'13"E., A DISTANCE OF 528.53 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16; THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 16, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16, S.00°04'29"E., A DISTANCE OF 588.81 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.00°04'29"E., A DISTANCE OF 71.00 FEET TO THE NORTHWEST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16, S.89°39'49"E., A DISTANCE OF 661.72 FEET TO THE NORTHEAST CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16, S.00°00'55"E., A DISTANCE OF 669.64 FEET TO THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16, N.89°33'57"W., A DISTANCE OF 1323.34 FEET TO THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16, N.00°05'16"W., A DISTANCE OF 733.48 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°54'44"E., A DISTANCE OF 662.45 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 21.36 ACRES MORE OR LESS.

TOGETHER WITH A 40' INGRESS AND EGRESS EASEMENT

A PORTION OF THE N.W. 1/4 OF THE S.E. 1/4 AND THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 16 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF THE WEST 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 16; THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 16, S.00°03'40"E., A DISTANCE OF 798.26 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID WEST BOUNDARY, S.00°06'13"E., A DISTANCE OF 528.53 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16; THENCE DEPARTING THE WEST OF THE EAST 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 16, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 16, S.00°04'29"E., A DISTANCE OF 588.81 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°54'44"W., A DISTANCE OF 40.00 FEET; THENCE N.00°04'29"W., A DISTANCE OF 588.80 FEET; THENCE N.00°06'13"W., A DISTANCE OF 531.65 FEET; THENCE S.85°38'47"E., A DISTANCE OF 40.12 FEET TO THE POINT OF BEGINNING.