

RESOLUTION 2025-11

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

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

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

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

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

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

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

This resolution adopted this 21 day of January, 2025.

ATTEST:

By:

Angel B. Jacobs
City Clerk

CITY OF OCALA

By:

Kristen M. Dreyer
President, Ocala City Council

Approved as to form and legality:

By:

William E. Sexton
City Attorney

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

DEPUTY CITY CLERK

Exhibit A

PARCEL 1:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONTAINING 9.31 ACRES, MORE OR LESS.

AKA: A PORTION OF 22817-000-00

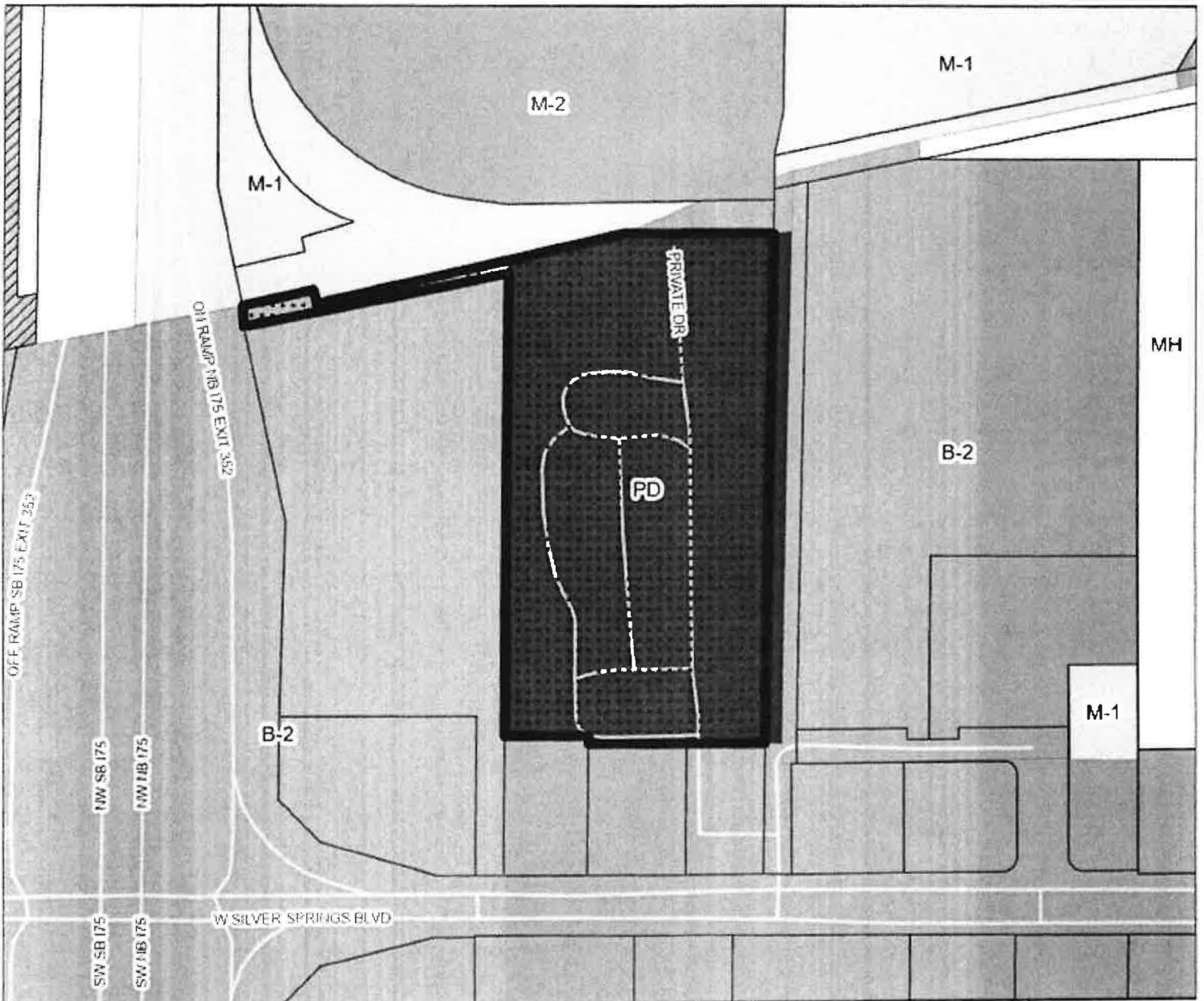
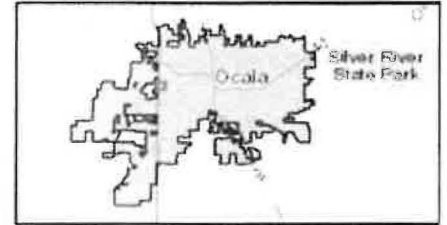
CASE MAP

P&Z Meeting: January 13, 2025

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

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

Location Map



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

0

350 Feet



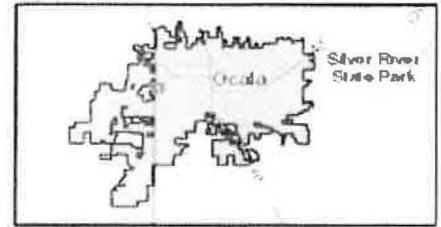
Prepared by the City of Ocala
Growth Management Department

AERIAL MAP

P&Z Meeting: January 13, 2025



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

Location Map



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



 Parcels
 Subject Property



Prepared by the City of Ocala
Growth Management Department

0

350 Feet