



**Marion County
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

STAFF/OFFICE USE ONLY

Case No.:	
AR No.:	32615
PA:	

___ New or Modification \$1,000
___ Expired \$1,000
___ Renewal (no changes) \$300

SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Development of a SECO office building and warehouse facility with material storage. The project

will include parking, landscaping, and utilities development to serve the proposed use.

Property/Site Address: 12644 SW 16th Ave Ocala FL 34473

Property Dimensions: See attached survey

Total Acreage: 79.20

Legal Description: (Please attach a copy of the deed and location map.)

Parcel Zoning: B2

Parcel Account Number(s): 41200-012-00, 41200-020-01 & 41200-020-00

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. **Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.**

Sumter Electric Cooperative, Inc

Sumter Electric Cooperative, Inc

Property Owner Name (please print)

Applicant or Agent Name (please print)

P.O. BOX 301

P.O. BOX 301

Mailing Address

Mailing Address

SUMTERVILLE, FL 33585-0301

SUMTERVILLE, FL 33585-0301

City, State, Zip Code

City, State, Zip Code

352-569-9519

352-569-9519

Phone Number (include area code)

Phone Number (include area code)

vdiaz@bowman.com

vdiaz@bowman.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

Victoria Diaz

Digitally signed by Victoria Diaz
DN: cn=US, e=vdiaz@bowman.com, o=Bowman Consulting,
ou=Melbourne, FL, cn=Victoria Diaz
Contact Info: vdiaz@bowman.com 321-265-7455
Date: 2025.11.18 15:10:33-05'00'

Signatures*

Signatures

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

STAFF/OFFICE USE ONLY

Project No.:	Code Case No.:	Application No.:
Rcvd by:	Rcvd Date: / / FLUM:	AR No.: Rev: 10/20/21

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. 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 non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.



March 7, 2025

Planning & Zoning Department
Marion County, FL
2710 E. Silver Springs Blvd
Ocala, FL 34470

Subject: Zoning Submission for Sumter Electric Cooperative, Inc.'s (d.b.a. "SECO Energy") New District Operations Office Expansion (the "District Office")

Dear Marion County Board of County Commissioners, Staff and Planning & Zoning Board,

I am writing to formally resubmit our application for a special use permit for a new District Office to support our electric distribution utility services, which are essential for Sumter Electric Cooperative, Inc. d.b.a. SECO Energy's development **at 12644, 12830, and 12940 SW 16th Avenue, Ocala, FL 34473**. As one of the fastest-growing areas in the state – Marion County – the increasing demand for reliable electrical infrastructure necessitates the establishment of this facility to enhance our service capabilities and emergency response efforts.

This proposed District Office is strategically positioned to serve nearly 75,000 Marion County customers within a total base of 250,000 customers. The rapid growth in this area, including a new high school, the expansion of a major distribution center, On Top of the World, World Equestrian Center, new businesses in and near the Florida Crossroads Industrial Park development, and an influx of thousands of residents into developed and newly built communities, has created an urgent need for businesses like ours to expand to meet increasing demand.

This District Office will serve as a critical hub for deploying line technicians and maintenance personnel to ensure reliable power distribution for SECO Energy's consumers. The facility will support 30+ line technicians during normal operations, maintenance and restoration efforts and will serve as a backup dispatch center for emergency response in case of outages caused by transformer failures, natural disasters, downed power lines, or other system malfunctions. Prioritizing the restoration of critical infrastructure, including hospitals, fire stations, schools, shelters and emergency services, this District Office will be integral to the resilience of our growing community.

The District Office will house a logistics and storage area, accommodating indoor and outdoor materials (e.g., transformers, wires, poles, etc.) essential for power restoration and new construction projects. The storage area is projected to receive approximately 4-8 deliveries per day from our headquarters and other vendors. A dedicated logistics team of six staff members will manage inventory, distribution, and operational coordination. Additionally, the property will house approximately 15 office personnel. On a daily basis, there will be 53 full-time employees on site. We have plans to create 51 additional high-skilled, high-wage jobs in the coming years, totaling 104 full-time employees, that will provide substantial economic benefits to the local community.



Our site selection was carefully considered to ensure accessibility, efficiency, and alignment with the needs of the County's growing population and business sector. We believe this project will enhance the reliability and efficiency of electrical service for current and future residents and businesses while supporting the area's rapid development.

The site plan has been carefully redesigned to take into consideration our surrounding neighbors. The perimeter buffers are a combination of trees, plants and an 8' opaque security fencing as well as a 3' berm along 475A. We are utilizing the existing mature trees where possible in all of the buffers as well as using 15' and 20' Landscape buffers (Type D and B respectively) which incorporate the existing trees with new trees to fill the sparse areas.

We appreciate your consideration and look forward to working with the County to ensure a successful outcome. Please do not hesitate to contact me should you require any further information or clarification.

Sincerely,



Curtis Wynn
CEO



Florida House of Representatives

Representative Yvonne Hinson

District 21

District Office:
2815 N.W. 13th St. Suite 202
Gainesville, Fla. 32609
(352) 264-4001

Tallahassee Office:
Capitol Building Suite 1102 C
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5021

Email: Yvonne.Hinson@FLHouse.gov

February 24, 2025

Dear Marion County Board of Commissioners and Planning & Zoning Department Board,

This letter supports SECO Energy's expansion of operations to Site Addresses 12644, 12830 and 12940 SW 16th Avenue, Ocala, FL 34473, which is not only beneficial to business but critical to the county's economic growth, infrastructure resilience, and long-term development.

The proposed location would serve 74,000 Marion County customers within a total base of 248,000 customers. There has been rapid growth in the area, including a new high school, the expansion of a major distribution center, new businesses in and near the Florida Crossroads Industrial Park development, and an influx of thousands of residents into developed and newly built companies.

SECO Energy's Marion County expansion is essential to storm preparation, rapid restoration and storm hardening. During the 2024 hurricane season, Central Florida faced Debby in August, Helene in September and Milton in October, the most destructive leaving nearly 140,000 SECO members without power. Though there was widespread devastation of downed trees, powerlines and flooding, SECO's strategic team allowed them to restore power in Marion County and service the area within a week. Expanding the operations would further reduce restoration time, ensuring even faster recovery for Marion County and surrounding communities. The expansion would also eliminate the need to seek community locations for storm staging, such as the General RV Center's parking lot adjacent to the site they plan to expand to.

There are many economic benefits for the County including: increased revenue for the county, high-skill, high-wage job creation, enhanced infrastructure and service reliability, sustainability and feasibility, as well as community engagement.

With increased transportation demands in this high-traffic corridor and the rapid expansion of surrounding communities, finding a prime location for business expansion has become increasingly difficult. The site selection was carefully considered to ensure accessibility, efficiency, and alignment with the needs of the county's growing population and industrial sector. I support SECO Energy's expansion of operations and request a reconsideration of their Special Use Permit Application.

Sincerely,

A handwritten signature in black ink that reads "Yvonne Hinson".

Yvonne Hinson
Yvonne Hayes Hinson, State Representative
District 21

Committees:

Education & Employment Committee
Agriculture & Natural Resources Budget Subcommittee
Student Academic Success Subcommittee
Insurance & Banking Subcommittee
Joint Legislative Auditing Special Committee



Florida House of Representatives
Representative Ryan Chamberlin
District 24

District Office:
315 SE 25th Ave
Ocala, FL 34471
352.635.0450

Tallahassee Office:
1401 The Capitol
402 South Monroe Street
Tallahassee, FL 32399
(850) 717-5024

Email: ryan.chamberlin@FLhouse.gov

February 24, 2025

Marion County Planning & Zoning Administrators
2710 E Silver Springs Blvd
Ocala, FL 34470

Subject: Letter of Support for SECO Energy's Special Use Permit Application

Dear Planning & Zoning Administrators,

I am writing to express my strong support for Sumter Electric Cooperative's (dba. SECO Energy) application for a special use permit necessary for SECO Energy's expansion of operations to the **Site Addresses 12644, 12830, and 12940 SW 16th Avenue, Ocala, FL 34473**.

I understand SECO's proposed new location is strategically positioned to serve over **74,000 Marion County customers within a total base of 250,000 customers**. The rapid growth in this area – highlighted by the establishment of a new high school, the expansion of a major distribution center, and the development of new businesses in and around the Florida Crossroads Industrial Park development – has created an urgent need for businesses like theirs to expand in order to meet increasing demand. Expanding their operations in Marion County would further reduce restoration time, ensuring even faster recovery for the local community and surrounding areas. Their presence in this area of Marion County would allow for a more efficient power restoration process in the event of outages, therefore improving response time and service stability for thousands of residents and businesses.

As I have been informed, SECO Energy will provide additional economic benefits for the county, including increased revenue and the commitment to creating over 50 quality high-skill, high-wage jobs to the area, complete with competitive salaries and career growth opportunities for local residents.

Due to the increasing transportation demands in this high-traffic corridor and the rapid expansion of neighboring communities, finding **a prime location for business expansion has become increasingly challenging**. Their site selection was carefully considered to ensure accessibility, efficiency, and alignment with the needs of the County's growing population and industrial sector. SECO Energy has a proven track record of over 80 years as a not-for-profit electric distribution provider in Marion County. Their dedication to responsible development, safety, and sustainability makes them an ideal partner for this initiative.

Thank you for taking the time to consider my support to give full consideration to SECO Energy's permit application. This project represents an opportunity to strengthen our local infrastructure and improve the quality of life for many residents. Should you require any additional information, please do not hesitate to contact my office.

Kindest Regards,

A handwritten signature in black ink, appearing to read "Ryan Chamberlin".

Representative Ryan Chamberlin
House District 24

Ways & Means Committee, Economic Infrastructure Subcommittee, Human Services Subcommittee, Intergovernmental Affairs Subcommittee, Justice Budget Subcommittee

LETTER OF AUTHORIZATION

Date: Wednesday, January 8, 2025

RE: SECO Energy Development, Ocala FL

1. Marion County Parcel 41200-012-00
2. Marion County Parcel 41200-020-01
3. Marion County Parcel 41200-020-00

TO WHOM IT MAY CONCERN:

Please be advised by this correspondence that Bowman Consulting and Project Management Advisors Inc. are authorized to act as Applicant/Agent on behalf of Sumter Electric Cooperative, Inc. for the purpose of making application submittals for permits and negotiating conditions for the above-referenced parcels.

Sumter Electric Cooperative, Inc

Print Name of the company



Signature

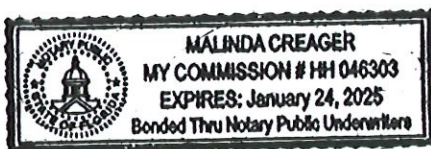
Curtis Wynn

Print Name

STATE OF Florida

COUNTY OF Sumter

Sworn to and subscribed before me, the undersigned Notary Public, this 13th day of January 2025.




Notary Public

Malinda Creager
Printed Name

Prepared by and return to:

Scott A. Gerken/mal
Attorney at Law
Stone & Gerken, P.A.
632 East Fifth Avenue
Mount Dora, FL 32757
352-887-1700
File Number: SECO-24005
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of December, 2024 between Southern Hills, Limited, an Iowa corporation, registered to do business in the State of Florida as Southern Hills Limited Inc., an Iowa corporation, whose post office address is 12644 SW 16th Avenue, Ocala, FL 34473, grantor, and Sumter Electric Cooperative, Inc., a Florida not for profit corporation, whose post office address is P.O. Box 301, Sumterville, FL 33585-0301, grantee:

(Whenever 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, trusts and trustees)

Witnesseeth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida to-wit:

That part of the South 1/2 of the North 1/2 of the SE 1/4 lying East of right of way of I-75, in Section 1, Township 17 South, Range 21 East, Marion County, Florida, EXCEPT right of way of County Road 475-A.

TOGETHER WITH a 2006 EXPR mobile home, VIN#'s GAFL535A90778EX21 and GAFL535B90778EX21, situated thereon.

Parcel Identification Number: 41200-012-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, except taxes accruing subsequent to **December 31, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Southern Hills, Limited, an Iowa corporation

Joe F. Priest
Witness Name: JOE F. PRIEST
Witness Address: 9023 SW 19th Ave. #1
Dunnellon, FL 34432

By: [Signature]
Richard Lee Walters, II, President

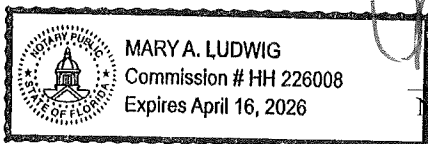
(Corporate Seal)

[Signature]
Witness Name: Mary A. Ludwig
Witness Address: 632 East Fifth Avenue
Mt. Dora, FL 32757

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of December, 2024 by Richard Lee Walters, II, President of Southern Hills, Limited, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: Mary A. Ludwig

My Commission Expires: April 16 2026

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

Real Estate

41200-012-00

[GOOGLE Street View](#)

Prime Key: 1018455

[MAP IT+](#)

Current as of 1/19/2025

[Property Information](#)[M.S.T.U.](#)[PC: 02](#)

Acres: 39.02

SUMTER ELECTRIC COOPERATIVE
INC
PO BOX 301
SUMTERVILLE FL 33585-0301

[Taxes / Assessments:](#)

Map ID: 167

[Millage:](#) 9001 - UNINCORPORATED[More Situs](#)

Situs: Situs: 12644 SW 16TH AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$817,497		
Buildings	\$116,101		
Miscellaneous	\$148,343		
Total Just Value	\$1,081,941	Impact	(\$768,800)
Total Assessed Value	\$313,141	Land Class Value	\$55,916
Exemptions	\$0	Total Class Value	\$320,360
Total Taxable	\$313,141	Ex Codes:	
School Taxable	\$320,360		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$817,497	\$116,101	\$148,343	\$1,081,941	\$313,141	\$0	\$313,141
2023	\$817,497	\$111,382	\$125,955	\$1,054,834	\$285,465	\$0	\$285,465
2022	\$664,898	\$87,273	\$125,955	\$878,126	\$258,558	\$0	\$258,558

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8491/1741	12/2024	07 WARRANTY	9 UNVERIFIED	U	I	\$6,143,500
4772/0903	04/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$1,400,000
3970/1223	03/2005	08 CORRECTIVE	0	U	I	\$100
3937/1530	01/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$875,000
2894/1078	01/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$492,000
2894/1076	07/1997	71 DTH CER	0	U	I	\$100
2051/0305	06/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$440,000
1617/0716	11/1989	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$364,000
1610/0950	10/1989	31 CERT TL	0	U	I	\$100

[Property Description](#)

SEC 01 TWP 17 RGE 21

S 1/2 OF N 1/2 OF SE 1/4 LYING E OF I-75

EX SR 475-A ROW

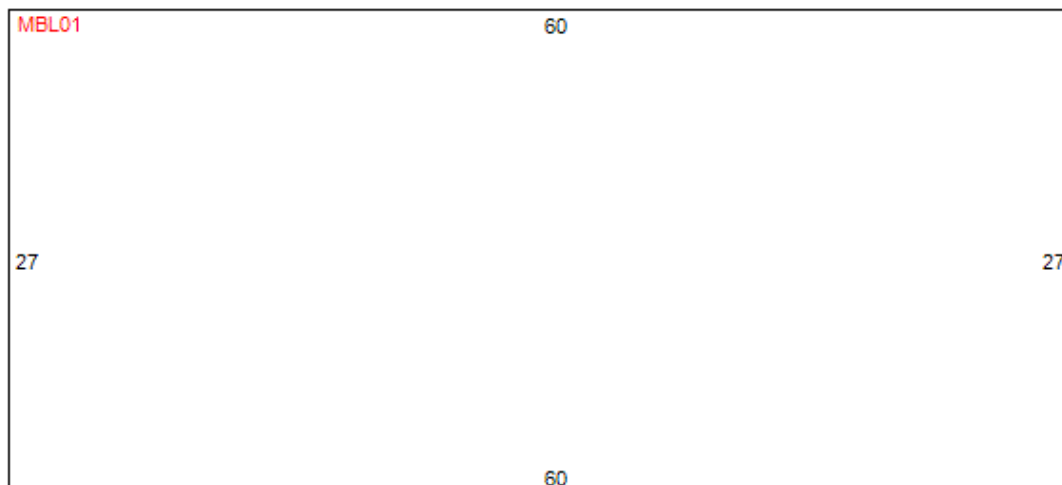
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		688.0	2,490.0	A1	37.52	AC							
0200		.0	.0	A1	1.50	AC							
Neighborhood 9199 - 17/21 E OF I75 & W OF SW 16 AV													
Mkt: 10 70													

[Traverse](#)

Building 1 of 1

MBL01=L60U27R60D27.



[Building Characteristics](#)

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 2005
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	7/30/2014 by 183	Architecture 2 - MBL HOME
		Base Perimeter 174

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
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MBL 0121 - MH VINYL SIDING 1.00 2005 N 0 % 0 % 1,620 1,620

Section: 1**Roof Style:** 10 GABLE**Roof Cover:** 08 FBRGLASS SHNGL**Heat Meth 1:** 22 DUCTED FHA**Heat Meth 2:** 00**Foundation:** 3 PIER**A/C:** Y**Floor Finish:** 24 CARPET**Wall Finish:** 18 DRYWALL-PAPER**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 1**Bedrooms:** 3**4 Fixture Baths:** 1**3 Fixture Baths:** 1**2 Fixture Baths:** 0**Extra Fixtures:** 3**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** N**Garbage Compactor:** N**Intercom:** N**Vacuum:** NMiscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 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
190 SEPTIC 1-5 BTH	2.00	UT	99	1984	2	0.0	0.0
190 SEPTIC 1-5 BTH	2.00	UT	99	1984	2	0.0	0.0
048 SHED OPEN	2,000.00	SF	15	1984	3	40.0	50.0
226 RES SWIM POOL	392.00	SF	20	1984	5	14.0	28.0
099 DECK	710.00	SF	50	1984	2	0.0	0.0
009 BARN HORSE	5,434.00	SF	40	1984	3	143.0	38.0
009 BARN HORSE	5,434.00	SF	40	1984	3	143.0	38.0
181 RACE TRK ANMS	2,910.00	LF	10	1984	5	0.0	0.0
114 FENCE BOARD	18,834.00	LF	10	1984	2	0.0	0.0
114 FENCE BOARD	280.00	LF	10	1984	3	0.0	0.0
144 PAVING ASPHALT	15,786.00	SF	5	1994	1	0.0	0.0
OFF OFFICE FARM	465.00	SF	40	1984	2	15.0	31.0
PTO PATIO	195.00	SF	40	1984	3	13.0	15.0
UDG GARAGE-UNFINSH	625.00	SF	40	1984	3	25.0	25.0
250 WALLS MASONRY	330.00	SF	50	1984	3	0.0	0.0
159 PAV CONCRETE	478.00	SF	20	1984	3	0.0	0.0
UOP PORCH-OPEN-UNF	40.00	SF	40	1984	2	4.0	10.0

Appraiser Notes

MAKE=EXPR

VIN =GAFL535A90778EX21

VIN = B

EXP =RP

TITLE=93792595

TITLE=93792519

WINGATE FARM

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M060398	6/1/2005	8/1/2005	MHR
0610044	6/1/1997	6/1/1997	MHAD
1210046	12/1/1996	12/1/1996	ADD.
MC01834	9/1/1984	10/1/1984	POOL

Prepared by and return to:

Scott A. Gerken/mal

Attorney at Law

Stone & Gerken, P.A.

632 East Fifth Avenue

Mount Dora, FL 32757

352-887-1700

File Number: SECO-24003

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of December, 2024 between Nan P. Bonfield, a married woman, joined by her spouse, Luis I. Schwab, whose post office address is 12830 SW 16th Avenue, Ocala, FL 34473, grantor, and Sumter Electric Cooperative, Inc., a Florida not for profit corporation, whose post office address is P.O. Box 301, Sumterville, FL 33585-0301, grantee:

(Whenever 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, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida to-wit:

The SE 1/4 of the SE 1/4 of Section 1, Township 17 South, Range 21 East, Marion County, Florida, EXCEPT the East 40 feet thereof.

LESS AND EXCEPT

Commence at the Southeast corner of Section 1, Township 17 South, Range 21, East, Marion County, Florida, thence, S 89 degrees 48' 00" W 40.00 feet to the point of beginning, thence, North along the West right-of-way line of C.R. #475A, 697.00 feet; thence, West 575.00 feet, thence, South 100.00 feet; thence, West 200.00 feet; thence, North 95.70 feet; thence, West 501.56 feet to the West boundary line of said SE 1/4 of the SE 1/4; thence, S 00 degrees 08' 26" W along said West boundary line 697.16 feet to the SW corner of the SE 1/4 of the SE 1/4; thence, N 89 degrees 48' 00" E along said South boundary line of 1278.28 feet to the point of beginning.

Parcel Identification Number: 41200-020-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, except taxes accruing subsequent to **December 31, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Mary A. Ludwig
 Witness Name: Mary A. Ludwig
 Witness Address: 632 E Fifth Ave.
Mount Dora FL 32757

Nan P. Bonfield
 Nan P. Bonfield

Diane Lee
 Witness Name: Diane Lee
 Witness Address: 632 E. Fifth Avenue
Mount Dora, FL 32757

Mary A. Ludwig
 Witness Name: Mary A. Ludwig
 Witness Address: 632 E Fifth Ave.
Mount Dora FL 32757

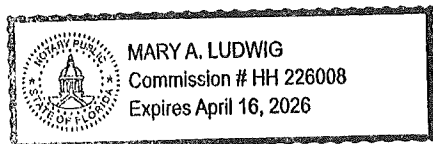
Luis I. Schwab
 Luis I. Schwab

Diane Lee
 Witness Name: Diane Lee
 Witness Address: 632 E. Fifth Avenue
Mount Dora, FL 32757

State of Florida
 County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of December, 2024 by Nan P. Bonfield and Luis I. Schwab, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Mary A. Ludwig
 Notary Public
 Printed Name: Mary A. Ludwig
 My Commission Expires: April 16 2026

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

Real Estate

41200-020-00

[GOOGLE Street View](#)

Prime Key: 1018498

[MAP IT+](#)

Current as of 1/19/2025

[Property Information](#)

SUMTER ELECTRIC COOPERATIVE
INC
PO BOX 301
SUMTERVILLE FL 33585-0301

[Taxes / Assessments:](#)

Map ID: 167

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 01

Acres: 20.00

Situs: Situs: 12830 SW 16TH AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$444,375		
Buildings	\$138,896		
Miscellaneous	\$43,980		
Total Just Value	\$627,251	Impact	(\$500,568)
Total Assessed Value	\$126,683	Land Class Value	\$40,815
Exemptions	(\$50,000)	Total Class Value	\$223,691
Total Taxable	\$76,683	Ex Codes:	
School Taxable	\$110,144		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$444,375	\$138,896	\$43,980	\$627,251	\$126,683	\$50,000	\$76,683
2023	\$444,375	\$133,432	\$32,775	\$610,582	\$121,260	\$50,000	\$71,260
2022	\$345,625	\$120,578	\$32,775	\$498,978	\$117,692	\$50,000	\$67,692

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8492/1052	12/2024	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$2,681,000
1976/1668	11/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$215,000
EI85/0159	10/1985	EI E I	0	U	V	\$94,368
1235/0919	08/1984	07 WARRANTY	0	U	I	\$292,500
0961/0117	04/1979	25 PER REP	0	U	V	\$100

[Property Description](#)

SEC 01 TWP 17 RGE 21
SE 1/4 OF SE 1/4
EX E 40 FT FOR SR 475-A ROW
EX COM AT SE COR TH S 89-48-00 W 40 FT TO POB TH N ALG W ROW OF
CR 475A 697 FT TH W 575 FT TH S 100 FT TH W 200 FT TH N 95.7 FT TH
W 501.56 FT TH S 00-08-26 W 697.16 FT TH N 89-48-00 E 1278.28 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		700.0	1,245.0	B2	1.00	AC							
9902		.0	.0	B2	19.00	AC							
Neighborhood 9955 - COMM - CR 484 -27TH CIR/CR 475													
Mkt: 2 70													

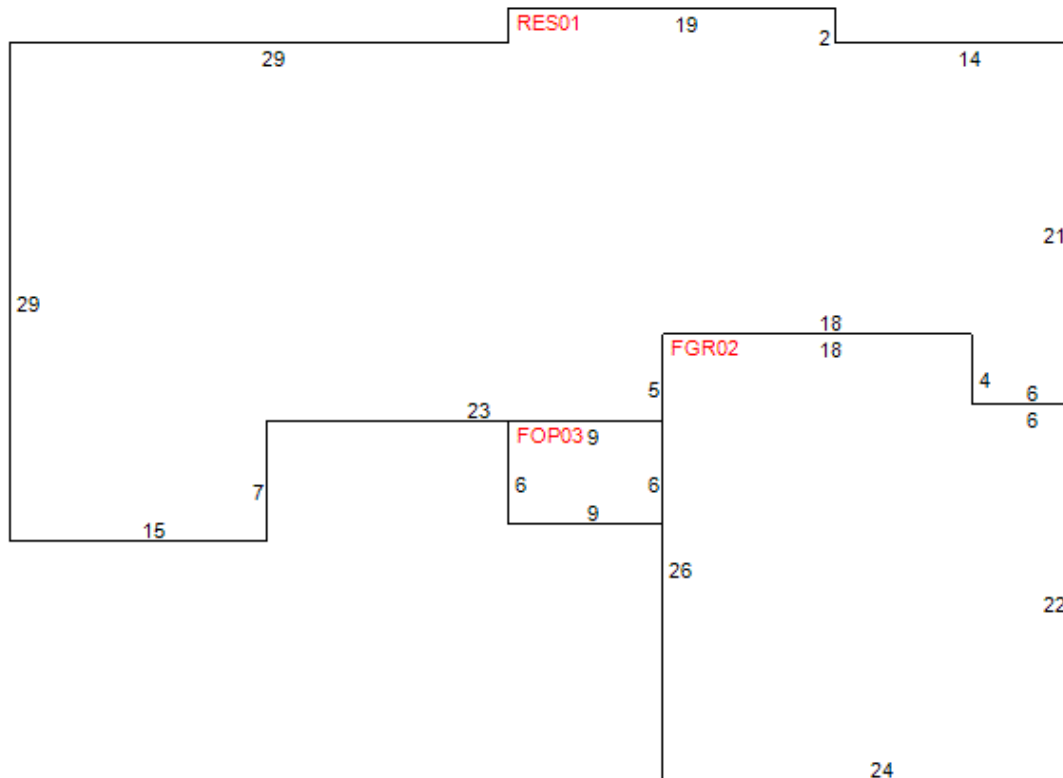
[Traverse](#)

Building 1 of 1

RES01=L14U2L19D2L29D29R15U7R23U5R18D4R6U21.D21

FGR02=D22L24U26R18D4R6.L24D1

FOP03=L9D6R9U6.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1987
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	5/31/2017 by 080	Architecture 0 - STANDARD SFR
		Base Perimeter 194

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
---------	----------------	---------	------------	----------------	-----------	-------------	-------------------	----------------

RES 0132 - CONC BLK-STUCO	1.00	1987	N	0 %	0 %	1,411	1,411
FGR 0201 - NO EXTERIOR	1.00	1987	N	0 %	0 %	600	600
FOP 0332 - CONC BLK-STUCO	1.00	1987	N	0 %	0 %	54	54

Section: 1**Roof Style:** 10 GABLE**Roof Cover:** 08 FBRGLASS SHNGL**Heat Meth 1:** 20 HEAT PUMP**Heat Meth 2:** 00**Foundation:** 7 BLK PERIMETER**A/C:** Y**Floor Finish:** 24 CARPET**Wall Finish:** 16 DRYWALL-PAINT**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 1**Bedrooms:** 3**4 Fixture Baths:** 0**3 Fixture Baths:** 2**2 Fixture Baths:** 0**Extra Fixtures:** 2**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** N**Garbage Compactor:** N**Intercom:** N**Vacuum:** NMiscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
009 BARN HORSE	5,439.00	SF	40	1980	3	111.0	49.0
114 FENCE BOARD	7,125.00	LF	10	1980	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1980	2	0.0	0.0
159 PAV CONCRETE	672.00	SF	20	1987	3	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1987	2	0.0	0.0
144 PAVING ASPHALT	6,910.00	SF	5	1987	1	0.0	0.0

Appraiser NotesLA PRIMAVERA POLO FARM
NOII NCR DOG 04/11,210Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
MC02547	3/1/1987	8/1/1987	SFR

Prepared by and return to:

Scott A. Gerken/mal
Attorney at Law
Stone & Gerken, P.A.
632 East Fifth Avenue
Mount Dora, FL 32757
352-887-1700
File Number: SECO-24004
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 11th day of December, 2024 between Cory Lynn Moore, individually and as Co-Trustee, and Kelly Ann Moore, n/k/a Kelly Ann Spencer, individually and as Co-Trustee, under the Laura Bryan Declaration of Trust dated November 26, 2002, whose post office address is 244 Little Bluff Road, Rising Fawn, GA 30738, grantor, and Sumter Electric Cooperative, Inc., a Florida not for profit corporation whose post office address is P.O. Box 301, Sumterville, FL 33585-0301, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida to-wit:

Commence at the Southeast corner of Section 1, Township 17 South, Range 21, East, Marion County, Florida, thence, S 89 degrees 48' 00" W 40.00 feet to the point of beginning, thence, North along the West right-of-way line of C.R. #475A, 697.00 feet; thence, West 575.00 feet, thence, South 100.00 feet; thence, West 200.00 feet; thence, North 95.70 feet; thence, West 501.56 feet to the West boundary line of said SE 1/4 of the SE 1/4; thence, S 00 degrees 08' 26" W along said West boundary line 697.16 feet to the SW corner of the SE 1/4 of the SE 1/4; thence, N 89 degrees 48' 00" E along said South boundary line of 1278.28 feet to the point of beginning.

TOGETHER with that certain 2000 WINNE mobile home, VIN# 8D610971MA and 8D610971MB, situated thereon.

Parcel Identification Number: 41200-020-01

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, except taxes accruing subsequent to **December 31, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Christina Moore

Witness Name: Christina Moore

Witness Address: 150 W. Hancock Ave
Athens GA 30646

Cory Lynn Moore

Cory Lynn Moore, Individually and as Co-Trustee

Aaron Charles

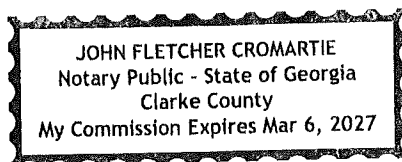
Witness Address: 150 W Hancock Ave
Athens, GA 30601

State of Georgia

County of Clarke

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of December, 2024 by Cory Lynn Moore, individually and as Co-Trustee under the Laura Bryan Declaration of Trust dated November 26, 2002, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



John Fletcher Cromartie

Notary Public

Printed Name: John Fletcher Cromartie

My Commission Expires: 3/6/27

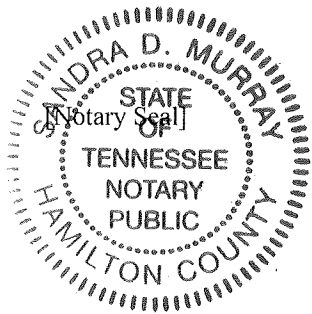
Lataucha Willey
Witness Name: Lataucha Willey
Witness Address: 401 Chestnut St
Chattanooga Tn 37402

Kelly Ann Spencer
Kelly Ann Moore, n/k/a Kelly Ann Spencer, Individually and
as Co-Trustee

Erica Thompson
Witness Name: Erica Thompson
Witness Address: 401 Chestnut Ste 101
Chattanooga TN 37402

State of Georgia TN
County of Hamilton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of December, 2024 by Kelly Ann Moore, n/k/a Kelly Ann Spencer, individually and as Co-Trustee under the Laura Bryan Declaration of Trust dated November 26, 2002, who ☐ is personally known or ☒ has produced a driver's license as identification.



Sandra D Murray
Notary Public
Printed Name: Sandra D Murray
My Commission Expires: April 10th, 2028

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

Real Estate

41200-020-01

[GOOGLE Street View](#)

Prime Key: 2709189

[MAP IT+](#)

Current as of 1/19/2025

[Property Information](#)[M.S.T.U.](#)[PC:](#) 99

Acres: 20.00

SUMTER ELECTRIC COOPERATIVE
INC
PO BOX 301
SUMTERVILLE FL 33585-0301

[Taxes / Assessments:](#)

Map ID: 167

[Millage:](#) 9001 - UNINCORPORATED[More Situs](#)

Situs: Situs: 12940 SW 16TH AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$358,050		
Buildings	\$362,957		
Miscellaneous	\$34,427		
Total Just Value	\$755,434	Impact	
Total Assessed Value	\$313,060	Land Class Value	(\$442,374)
Exemptions	(\$50,000)	Total Class Value	\$53,762
Total Taxable	\$263,060	Ex Codes:	\$451,146
School Taxable	\$293,299		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$358,050	\$362,957	\$34,427	\$755,434	\$313,060	\$50,000	\$263,060
2023	\$358,050	\$330,023	\$25,699	\$713,772	\$288,340	\$50,000	\$238,340
2022	\$358,050	\$292,331	\$26,037	\$676,418	\$273,303	\$50,000	\$223,303

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8492/0832	12/2024	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$2,797,500
8492/0821	12/2024	77 AFFIDAVIT	0	U	I	\$100
8492/0817	08/2024	71 DTH CER	0	U	I	\$100
8085/0489	06/2023	07 WARRANTY	0	U	I	\$100
7504/0616	07/2021	08 CORRECTIVE	0	U	I	\$100
7504/0193	07/2021	61 FJGMNT	0	U	I	\$100
4777/0565	04/2007	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$100
3290/1661	11/2002	07 WARRANTY	0	U	I	\$100
2990/0845	06/2001	07 WARRANTY	0	U	I	\$100
2962/1295	05/2001	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
2675/0507	07/1999	07 WARRANTY	9 UNVERIFIED	Q	I	\$450,000
1867/1335	09/1992	02 DEED NC	0	U	V	\$100

[Property Description](#)

SEC 01 TWP 17 RGE 21

COM AT SE COR OF SEC 01 TH S 89-48-00 W 40 FT TO POB TH N ALG
W ROW LINE OF CR 475A 697 FT TH W 575 FT TH S 100 FT TH W 200 FT
TH N 95.70 FT TH W 501.56 FT S 00-08-26 W 697.16 FT TH N 89-48-00 E
1278.28 FT TO THE POB

SUBJECT TO AN EASEMENT FOR INGRESS & EGRESS OVER & ACROSS
& UPON THE ROADWAY DESCRIBED AS FOLLOWS:

S 50 FT & S 945 FT OF W 50 FT OF SE 1/4 OF SE 1/4

Parent Parcel: 41200-020-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		697.0	1,250.0	B2	18.50	AC							
0100		.0	.0	B2	1.00	AC							
0200		.0	.0	B2	.50	AC							

Neighborhood 9955 - COMM - CR 484 -27TH CIR/CR 475

Mkt: 2 70

[Traverse](#)

Building 1 of 2

RES01=L21U2L34D40R39U3R16U35.

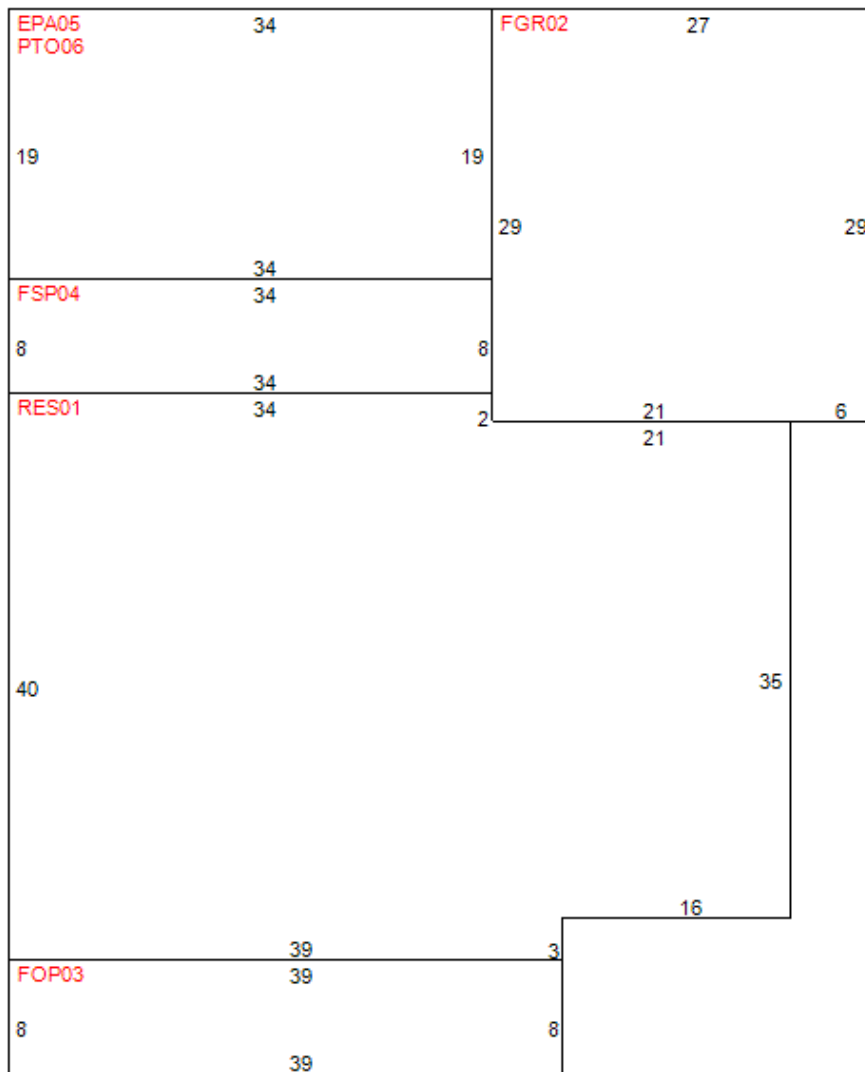
FGR02=L21U29R27D29L6.D35L16D3

FOP03=L39D8R39U8.L39U40

FSP04=U8R34D8L34.U8

EPA05=U19R34D19L34.

PTO06=U19R34D19L34.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1994
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	700 - GOOD	Obsolescence: Locational 0%
Inspected on	6/26/2023 by 233	Architecture 0 - STANDARD SFR
		Base Perimeter 190

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1994	N	0 %	0 %	2,110	2,110
FGR 0232	- CONC BLK-STUCO	1.00	1994	N	0 %	0 %	783	783
FOP 0301	- NO EXTERIOR	1.00	1994	N	0 %	0 %	312	312
FSP 0401	- NO EXTERIOR	1.00	1994	N	0 %	0 %	272	272
EPA 0501	- NO EXTERIOR	1.00	1994	N	0 %	0 %	646	646
PTO 0601	- NO EXTERIOR	1.00	1994	N	0 %	0 %	646	646

Section: 1

Roof Style: 12 HIP	Floor Finish: 34 HARDWD ON CONC	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 4	Intercom: N
A/C: Y			Vacuum: Y

[Traverse](#)**Building 2 of 2**

MBL01=U24,3A315|2L46D25,8R47,4.D4

PTO02=D12L15U12R15.L15D12

UOP03=L15U16R15D16.L15

PTO04=U12L15D12R15.

[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 5 - 20-24 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 6/26/2023 by 233

Year Built 2001
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 146

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 01 21	- MH VINYL SIDING	1.00	2001	N	0 %	0 %	1,220	1,220
PTO 02 01	- NO EXTERIOR	1.00	1979	N	0 %	0 %	180	180
UOP 03 01	- NO EXTERIOR	1.00	2023	N	0 %	0 %	240	240
PTO 04 01	- NO EXTERIOR	1.00	1979	N	0 %	0 %	180	180

Section: 1**Roof Style:** 10 GABLE**Floor Finish:** 24 CARPET**Bedrooms:** 3**Blt-In Kitchen:** Y**Roof Cover:** 08 FBRGLASS SHNGL**Wall Finish:** 18 DRYWALL-PAPER**4 Fixture Baths:** 1**Dishwasher:** Y**Heat Meth 1:** 22 DUCTED FHA**Heat Fuel 1:** 10 ELECTRIC**3 Fixture Baths:** 1**Garbage Disposal:** Y

Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0
Extra Fixtures: 2

Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1980	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1980	2	0.0	0.0
006 BARN GEN PUR	864.00	SF	40	1980	1	36.0	24.0
114 FENCE BOARD	4,212.00	LF	10	1994	2	0.0	0.0
112 FENCE WIRE/BD	2,436.00	LF	10	1980	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1994	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1994	2	0.0	0.0
159 PAV CONCRETE	620.00	SF	20	1994	3	0.0	0.0
144 PAVING ASPHALT	7,719.00	SF	5	1996	1	0.0	0.0
UDU UTILITY-UNFINS	96.00	SF	40	1979	1	12.0	8.0
226 RES SWIM POOL	280.00	SF	20	1999	5	10.0	28.0
099 DECK	1,152.00	SF	50	1999	2	24.0	48.0
009 BARN HORSE	1,728.00	SF	40	2001	1	36.0	48.0
UOP PORCH-OPEN-UNF	144.00	SF	40	2003	3	12.0	12.0
UDU UTILITY-UNFINS	280.00	SF	40	1980	1	14.0	20.0
UDU UTILITY-UNFINS	280.00	SF	40	1980	1	14.0	20.0
009 BARN HORSE	864.00	SF	40	2023	2	36.0	24.0

Appraiser Notes

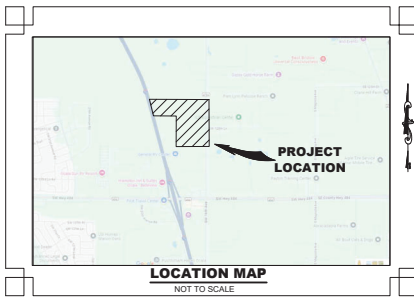
MAKE=SOTHERN COMFORT
 VIN =8D610971MA
 VIN = B
 EXP =RP
 TITLE=0083734111
 TITLE= 46
 "MAKE MY DAY" FARM
 INT.ESTIMATED
 NCR

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023041421	4/12/2023	5/9/2023	REMOVE & REPLACE SHINGLES ON MOBILE HOME FL 10674.1 & FL 3
2023041428	4/12/2023	5/9/2023	REMOVE & REPLACE SHINGLES ON SFR FL 10674.1 & FL 34546.1
2022110600	11/4/2022	12/6/2022	HVAC CHANGE OUT 3.5 TON 14 SEER RHEEMHEAT PUMC AC SYSTEM
M060732	6/1/2001	7/1/2001	REPLACE MOBILE HOME
MA87653	12/1/1994	-	EPB
MA70074	10/1/1993	4/1/1994	RES01

ALTA/NSPS LAND TITLE SURVEY SUMTER ELECTRIC COOPERATIVE INC. LYING IN SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA



SURVEY CONTROL LEGEND

- SET 5/8" IRON ROD & CAP (SIRC)
- FOUND IRON ROD & CAP (FIRC)
- SET NAIL & DISK (SN&D)
- FOUND NAIL & DISK (FN&D)
- SET IRON PIPE (SIP)
- FOUND IRON PIPE (FIP)
- SET 1/4" CONC. MON (SCM)
- FOUND 1/4" CONC. MON (FCM)
- FOUND PINCH PIPE (FPP)
- SET DRILL HOLE
- FOUND DRILL HOLE
- ✕ SET "X-CUT"
- ✕ FOUND "X-CUT"
- ✕ FOUND SECTION CORNER
- ✕ FOUND 1/2 SECTION CORNER
- ✕ FOUND RAILROAD SPIKE
- △ TEMPORARY BENCHMARK (TBM)
- ▲ PUBLISHED BENCHMARK
- AERIAL TARGET

INDEX OF SHEETS

- SHEET 1 COVER
- SHEET 2 TITLE WORK
- SHEET 3 BOUNDARY SURVEY
- SHEET 4 BOUNDARY SURVEY
- SHEET 5 BOUNDARY SURVEY
- SHEET 6 TOPO SURVEY
- SHEET 7 TOPO SURVEY
- SHEET 8 TOPO SURVEY
- SHEET 9 EASEMENTS

LEGAL DESCRIPTION

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557203, 1557222, 1557206 EFFECTIVE DATE AUGUST 12TH, 2024 @ 11:00PM

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 LYING EAST OF RIGHT OF WAY OF I-75, IN SECTION 1,
TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

EXCEPT RIGHT OF WAY FOR COUNTY ROAD 475-A.

SUBJECT TO A RESERVATION UNTO THE STATE OF FLORIDA THROUGH THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND EASEMENT FOR STATE ROAD RIGHT OF WAY 200 FEET WIDE LYING EQUALLY ON EACH SIDE OF THE CENTER LINE OF ANY STATE ROAD EXISTING ON APRIL 6, 1994, THROUGH 50 MICH. OF ANY PARCEL HEREIN DESCRIBED AS IS WITHIN 100 FEET OF SAID CENTER LINE, AS SHOWN IN DEED BOOK 256, PAGE 22, UNDER FILING DATE OF APRIL 26, 1994, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AS TO THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4.

AND

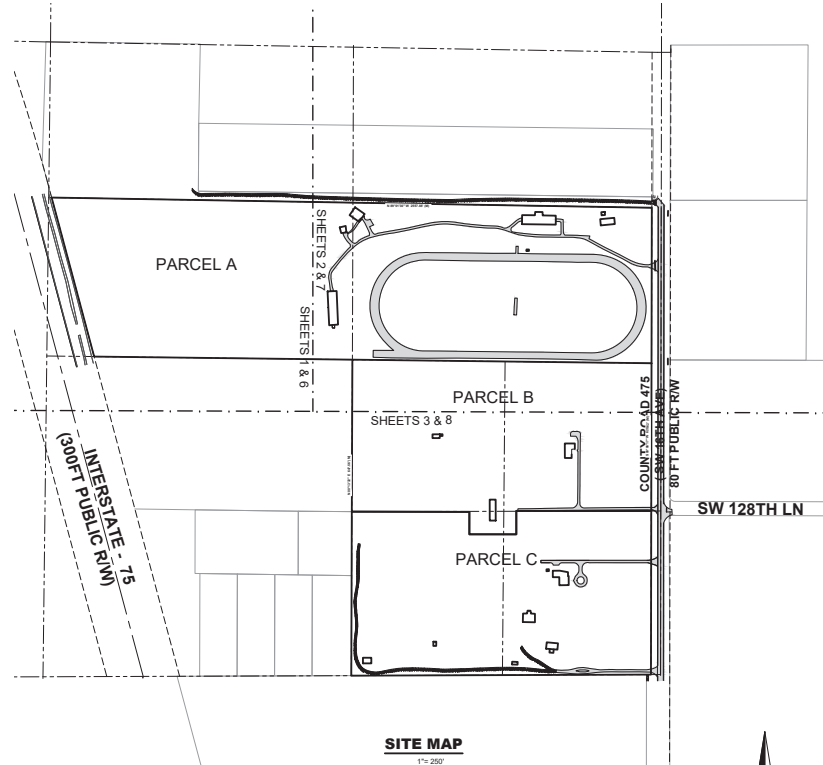
COMMENCING AT THE SE CORNER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S. 89°49'00"W., 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF CR 475-A, 697.00 FEET; THENCE WEST 575.00 FEET; THENCE SOUTH 100.00 FEET; THENCE WEST 200.00 FEET; THENCE NORTH 90.70 FEET; THENCE WEST 571.56 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE S. 80°50'00"W., ALONG SAID WEST BOUNDARY LINE 697.16 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4; THENCE N. 89°49'00"W., ALONG SAID SOUTH BOUNDARY LINE 1279.28 FEET TO THE POINT OF BEGINNING.

AND

THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 40 FEET THEREOF.

EXCEPT

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S. 89°49'00"W. 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF CR 475-A, 697.00 FEET; THENCE WEST 575.00 FEET; THENCE SOUTH 100.00 FEET; THENCE WEST 200.00 FEET; THENCE NORTH 90.70 FEET; THENCE WEST 571.56 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE S. 80°50'00"W., ALONG SAID WEST BOUNDARY LINE 697.16 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4; THENCE N. 89°49'00"W., ALONG SAID SOUTH BOUNDARY LINE 1279.28 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S NOTES:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE MAY BE OTHER MATTERS IN THE PUBLIC RECORDS THAT AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING TRIMBLE R10 RECEIVERS WITH THE TRIMBLE VRS NETWORK AND AS PUBLISHED BY TRIMBLE. VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING MONUMENTS AS SET BY BOWMAN AND DESCRIBED AS FOLLOWS:

"1". SET IRON ROD AND CAP STAMPED "BOWMAN TRAV LBR003" LOCATED IN THE GRASS AT THE NW CORNER OF SW 16TH AVE (475 A) AND SW 130TH STREET RD.
N = 1708851.40'
E = 607205.19'
ELEV = 76.92' (N.A.V.D. 88)

THE BASIS OF BEARING REFERS TO A BEARING OF N 00° 02' 00" E ALONG THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 475-A (SW 16TH STREET)
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED UPON THE FOLLOWING PUBLISHED BENCHMARKS BY FOOT.

"1". 3.5 INCH FLORIDA D.O.T. BRASS DISK STAMPED DSPNG 61401 003 IN SW CORNER OF CURB INLET ON THE SOUTH SIDE OF SR 484 AND 200 EAST OF SR 475A
N = 1705668.14
E = 607624.33
ELEV = 73.32' (N.A.V.D. 88)
- THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.10 FEET.
- SUBSURFACE OR UNDERGROUND UTILITIES HAVE BEEN LOCATED AND ARE A PART OF THIS SURVEY AS SHOWN.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE MEASURED DISTANCES, UNLESS OTHERWISE NOTED.
- SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
- THIS SURVEY WAS MADE WITH BENEFIT OF TITLE WORK BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NUMBER: 1557222, 1557203, 1557206 - AUGUST 12, 2024 @ 11:00 PM. ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL, AND ARE SHOWN AS HEREON.
- THERE ARE NO GAPS BETWEEN PARCEL A, B, AND C. ALL PARCELS ARE CONTIGUOUS TO EACH OTHER AND SHARE COMMON BOUNDARY LINES AS DEPICTED IN THE SURVEY.

SURVEYOR'S CERTIFICATION:

TO: SUMTER ELECTRIC COOPERATIVE INC.
STONE & GERKEN, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MAX R. GEORGE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 7343
MGEORGE@BOWMAN.COM

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(A.B. 8030 - LICENSED BUSINESS NUMBER 8030)

8/13/24

DATE OF LAST FIELDWORK

Bowman

Bowman
5404 CYPRESS CENTER DR.
SUITE 140
TAMPA, FL 33609
Phone (813) 424-7424
www.bowman.com
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SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
MARION COUNTY

PROJECT NO
031706-01-001

PLAN STATUS
DATE REVISIONS
DONE

DATE DESCRIPTION
FIELD BOOK PAGE
724-CP6 1-5
FIELD CREW: CP, MR
J.A.B. M.R.G.
DRAWN CHKD

SCALE: 1" = 250'
JOB#: 031706-01-001
DATE: 09/12/2024

FILE NAME:
031706-01-001 SECO
OCALA_ALTA.DWG

SHEET 1 OF 9

LEGEND

A/C = AIR CONDITIONER UNIT A.P.U. = APPARENT PHYSICAL USE A.L.T.A. = AMERICAN LAND TITLE ASSOCIATION BLVD = BOULEVARD BM = BENCHMARK BTM = BOTTOM (C) = CALCULATED DATA C = CENTERLINE CH = CHORD BEARING & DISTANCE CBS = CONCRETE BLOCK AND STUCCO CCR = CERTIFIED RECORD CORNER CMP = CORRUGATED METAL PIPE DA = DIAMETER D.I.P. = DUCTILE IRON PIPE (D) = DEED DATA D.B. = DEED BOOK DWG. = DRAWING E = EASTING ELEC. = ELECTRIC EL. = ELEVATION END. = ENGINEERING EOL = END OF LOCATIONS F.D.I. = FIRE DEPT. CONNECTION F.D.D.T. = FLORIDA DEPT. OF TRANSPORTATION F.F.F. = FINISHED FLOOR ELEVATION FT. = FEET G.I.S. = GEOGRAPHIC INFORMATION SYSTEM G.P.S. = GLOBAL POSITIONING SYSTEM HDP = HIGH DENSITY POLYETHYLENE PIPE INC. = INCORPORATED (ID) = IDENTIFICATION INV. = INVERT L = ARC LENGTH LB = LICENSED BUSINESS LLC = LIMITED LIABILITY COMPANY LB = LICENSED BUSINESS LT = LEFT LTD. = LIMITED (M) = MEASURED MES = MITTERED END SECTION MISC. = MISCELLANEOUS N = NORTHING N/A = NOT APPLICABLE NAD = NORTH AMERICAN DATUM N.A.V.D. = NORTH AMERICAN VERTICAL DATUM N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM NGS = NATIONAL GEODETIC SURVEY NO. = NUMBER # = NUMBER NRN = NON RADIAL NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS O.R.B. = OFFICIAL RECORDS BOOK (P) = PLAT DATA P.B. = PLAT BOOK PG. = PAGE RCP = PERMANENT CONTROL POINT P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCING P.R.M. = PERMANENT REFERENCE MONUMENT P.S.B. = PROFESSIONAL SURVEYOR & MAPPER P.L.S. = PROFESSIONAL LAND SURVEYOR PVC = POLYVINYL CHLORIDE PIPE (R) = RECORDED DATA RCP = REINFORCED CONCRETE PIPE R.T.K. = REAL TIME KINEMATIC RW = RIGHT-OF-WAY S.B. = STATE ROAD S.U.B. = SUBSURFACE UTILITY ENGINEERING T.B.M. = TEMPORARY BENCHMARK T.E. = TITLE EXCEPTIONS TYP. = TYPICAL UNK. = UNKNOWN U.S. = UNITED STATES W. = WITH X14.52 = EXISTING ELEVATION 5/3.4 = SECTION TOWNSHIP-RANGE ● = SET 5/8" IRON ROD & CAP (SIRC) ● = FOUND IRON ROD & CAP (FIRC) ● = SET NAIL & DISK (SN&D) ● = FOUND NAIL & DISK (FN&D) ● = SET IRON PIPE (SIP) ● = FOUND IRON PIPE (FIP) ● = SET 4"x4" CONC. MON. (SCM) ● = FOUND 4"x4" CONC. MON. (FCM) ● = FOUND PINCH PIPE (FPP) ● = SET DRILL HOLE ● = FOUND DRILL HOLE X = SET "X-CUT" X = FOUND "X-CUT" + = FOUND SECTION CORNER + = FOUND 1/4 SECTION CORNER + = FOUND RAILROAD SPIKE ▲ = TEMPORARY BENCHMARK (TBM) ▲ = PUBLISHED BENCHMARK ▲ = AERIAL TARGET ■ = BUILDING ■ = ASPHALT PAVEMENT ■ = CONCRETE ■ = BRICK PAVEMENT ■ = ADA PAD ■ = GRAVEL / DIRT	☐ = AIR CONDITION UNIT ☐ = ANTENNA ☐ = BACKFLOW PREVENTER ☐ = BIKE LANE ☐ = ROLLAND ☐ = CENTERLINE ANGLE ☐ = CLEANOUT ☐ = COLUMN ☐ = CONC. UTILITY POLE ☐ = DRAINAGE GRATE INLET ☐ = ROUND GRATE DRAIN ☐ = ELECTRIC BOX ☐ = ELECTRIC METER ☐ = ELECTRIC OUTLET ☐ = FIBER OPTIC RISER ☐ = FIBER OPTIC VALVE ☐ = FIRE DEPT. CONNECTION (FDC) ☐ = FIRE HYDRANT ☐ = FLAG POLE ☐ = GROUND LIGHT ☐ = GUY WIRE / ANCHOR ☐ = HANDICAP PAINT MARKING ☐ = HAND HOLE ☐ = IRRIGATION VALVE ☐ = IRRIGATION BOX ☐ = LIGHT POLE ☐ = MAILBOX ☐ = MAST ARM POLE ☐ = MONITORING WELL (MW) ☐ = PARKING METER ☐ = POST ☐ = ELECTRIC PULLBOX ☐ = RECLAIM WATER BOX ☐ = SIGN ☐ = SPRINKLER ☐ = SPOUT / WATER SHUTOFF ☐ = SEWER VALVE ☐ = TELEPHONE MANHOLE ☐ = SANITARY SEWER MANHOLE ☐ = STORM DRAINAGE MANHOLE ☐ = LIFT STATION ☐ = PALM TREE WITH DIAMETER ☐ = ELECTRIC MANHOLE ☐ = GAS MANHOLE ☐ = WATERMAN MANHOLE ☐ = UNKNOWN MANHOLE ☐ = TRAFFIC SIGNAL BOX ☐ = TRAFFIC PAINT ARROW ☐ = WATER METER ☐ = WATER VALVE ☐ = WELL ☐ = WOOD UTILITY POLE ☐ = U.G. FIBER OPTICS MARKER ☐ = U.G. COMMUNICATION MARKER ☐ = U.G. ELECTRICAL MARKER ☐ = U.G. GAS MARKER ☐ = U.G. SANITARY MARKER ☐ = U.G. RECLAIM WATER MARKER ☐ = U.G. UNKNOWN UTILITY MARKER ☐ = U.G. WATERMAN MARKER ☐ = UTILITY RISER ☐ = VALVE + = TEST HOLE (S.U.E) + = VENT PIPE ☐ = CABLE BOX / RISER ☐ = GRAVE ☐ = GAS METER ☐ = PEDISTRIAN X-ING SIGNAL ☐ = YARD DRAIN ☐ = RAILROAD CONTROL BOX ☐ = BORING HOLE ☐ = ELECTRIC TRANSFORMER ☐ = UTILITY PED ☐ = WATER SPOUT	---15'--- = CONTOUR ELEVATION ---X--- = CHAIN LINK FENCE ---X--- = WOOD FENCE ---X--- = HOGWIRE FENCE ---15'--- = STORM DRAINAGE PIPE ---15'--- = UNDERGROUND SEWER ---15'--- = UNDERGROUND WATER ---15'--- = UNDERGROUND GAS ---15'--- = UNDERGROUND TELEPHONE ---15'--- = UNDERGROUND ELECTRIC ---15'--- = UNDERGROUND FIBER OPTICS ---15'--- = UNDERGROUND CABLE ---FM--- = FORCE MAIN ---FM--- = OVERHEAD WIRE ---FM--- = TOP OF BANK ---FM--- = TOE OF SLOPE ---FM--- = EDGE OF WATER ---FM--- = GUARD RAIL ---FM--- = VEGETATION / TREE LINE ☐ = ACACIA TREE WITH DIAMETER ☐ = BANYAN TREE WITH DIAMETER ☐ = BLACK OLIVE ☐ = CABBAGE PALM TREE WITH DIAMETER ☐ = CITRUS TREE WITH DIAMETER ☐ = CYPRESS TREE WITH DIAMETER ☐ = FOCUS TREE WITH DIAMETER ☐ = GUMBO LIMBO WITH DIAMETER ☐ = MAHOGANY TREE WITH DIAMETER ☐ = MAPLE TREE WITH DIAMETER ☐ = MISCELLANEOUS TREE WITH DIAMETER ☐ = OAK TREE WITH DIAMETER ☐ = LIFT STATION ☐ = PALM TREE WITH DIAMETER ☐ = PINE TREE WITH DIAMETER ☐ = ROYAL PALM TREE WITH DIAMETER ☐ = RUBBER TREE WITH DIAMETER ☐ = SABAL PALM WITH DIAMETER ☐ = SEAGRAPE TREE WITH DIAMETER ☐ = WASHINGTONIA PALM WITH DIAMETER ☐ = BUSH WITH DIAMETER ☐ = CONFERIOUS TREE WITH DIAMETER ☐ = PINE TREE WITH DIAMETER ☐ = DECIDUOUS TREE WITH DIAMETER ☐ = OAK TREE WITH DIAMETER (DECIDUOUS)
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SCHEDULE "BII" EXCEPTIONS

PARCEL A - (PN 41200-20-01)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557203, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
NOT A SURVEY MATTER

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
NOT A SURVEY MATTER

5. EASEMENT FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

6. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 376, WITH THE RIGHT OF ENTRY RELEASED BY QUIT CLAIM DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO FRANK STUPKA AND MARIAN V. STUPKA RECORDED IN O.R. BOOK 1266, PAGE 1462, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22 & DEED BOOK 1266 PAGE 1462.

7. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 452, PAGE 68, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED

8. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 955, PAGE 229, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED

9. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 921, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

SCHEDULE "BII" EXCEPTIONS

PARCEL B - (PN 41200-12-00)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557222, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
NOT A SURVEY MATTER

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
NOT A SURVEY MATTER

5. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 22, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN.
A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22.

SCHEDULE "BII" EXCEPTIONS

PARCEL C - (PN 41200-20-01)
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557206, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET.
NOT A SURVEY MATTER

2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
NOT A SURVEY MATTER

3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
NOT A SURVEY MATTER

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.
NOT A SURVEY MATTER

5. EASEMENT FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

6. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 376, WITH THE RIGHT OF ENTRY RELEASED BY QUIT CLAIM DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO FRANK STUPKA AND MARIAN V. STUPKA RECORDED IN O.R. BOOK 1266, PAGE 1462, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22 & DEED BOOK 1266 PAGE 1462.

7. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 921, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

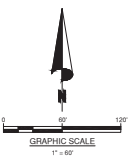
8. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 7542, PAGE 87, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
EASEMENT AS SHOWN

TABLE "A" A.L.T.A. SURVEY REQUIREMENTS

- FOUND OR SET ALL CORNERS.
- PROPERTY ADDRESS: MULTIPLE PROPERTY ADDRESSES. SEE SURVEY ON SHEET 3-5.
- THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" PER FEMA FIRM PANEL 12083C07200 DATED 8/27/2008 AT 8:00 PM.
- SUBJECT PARCELS CONTAINS:
PARCEL A, 1649567.09 SQUARE FEET OR 37.86 ACRES.
PARCEL B, 834088.78 SQUARE FEET OR 19.15 ACRES.
PARCEL C, 871658.14 SQUARE FEET OR 20.01 ACRES.
TOTAL = 3,355,284.01 SQUARE FEET OR 77.03 ACRES, MORE OR LESS.
- BENCHMARK AND CONTOURS SHOWN ON HEREON.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN.
- ABOVE GROUND AND VISIBLE UTILITIES WERE LOCATED (AS SHOWN ON THIS SURVEY); NO UNDERGROUND UTILITIES WERE LOCATED AS A PART OF THIS SURVEY.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET / SIDEWALK CONSTRUCTION / REPAIRS WERE AT OBSERVED AT TIME OF SURVEY.
- ALL PLOTTABLE EASEMENTS PER TITLE DOCUMENT SHOWN HEREON.

INDEX OF SHEETS

SHEET 1	COVER
SHEET 2	TITLE WORK
SHEET 3	BOUNDARY SURVEY
SHEET 4	BOUNDARY SURVEY
SHEET 5	BOUNDARY SURVEY
SHEET 6	TOPO SURVEY
SHEET 7	TOPO SURVEY
SHEET 8	TOPO SURVEY
SHEET 9	EASEMENTS



Bowman

Surveying & Mapping
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Phone: (813) 454-1524
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SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
MARION COUNTY
FLORIDA

PROJECT NO
031706-01-001

PLAN STATUS

DATE	DESCRIPTION
FIELD BOOK	PAGE
T24-CP6	1-4

FIELD CREW: CP MP	J.A.B.	M.R.G.
	DRAWN	CHKD

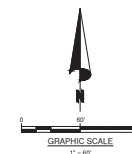
SCALE: 1"=60'

JOB#031706-01-001

DATE: 09/12/2024

FILE NAME:
031706-01-001_SECO
OCALA_ALTA.dwg

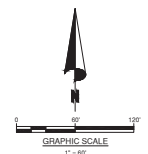
SHEET 2 OF 9



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Cad file name: V:\031706 -- SECO CIVI Support\031706-01-001 (SUR) -- SECO CIVI Support\Survey\Topo Boundary\LOCALITY\031706-01-001 SECO_OCALA_ALT.dwg 9/27/2024

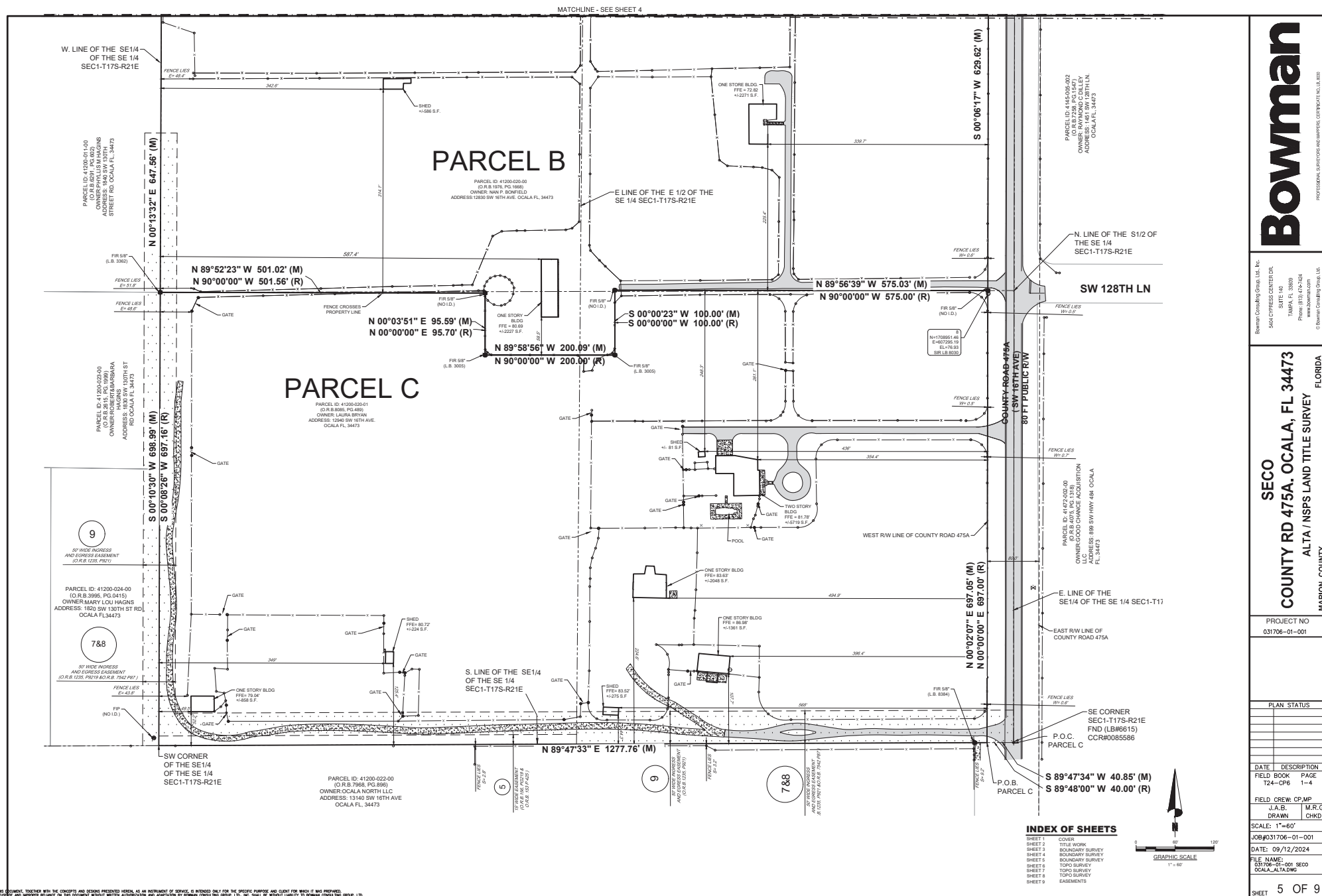
SHEET 3 OF 9



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Cad file name: V:\031706 - SECO Civil Support\031706-01-001 (SUR) - SECO Civil Support\Survey\Tepo Boundary\OCALA\031706-01-001 SECO_OCALA_ALTA.dwg 9/27/2024

SHEET 4 OF 9



Bowman

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 www.bowman.com
 © Bowman Consulting Group, Inc.
 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. 18, 3022

SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
FLORIDA

PROJECT NO
 031706-01-001

PLAN STATUS

DATE **DESCRIPTION**
 FIELD BOOK PAGE
 124-CP6 1-4

FIELD CREW: CP, MP

J.A.B. **M.R.G.**
DRAWN **CHKD**

SCALE: 1"=60'

JOB# 031706-01-001

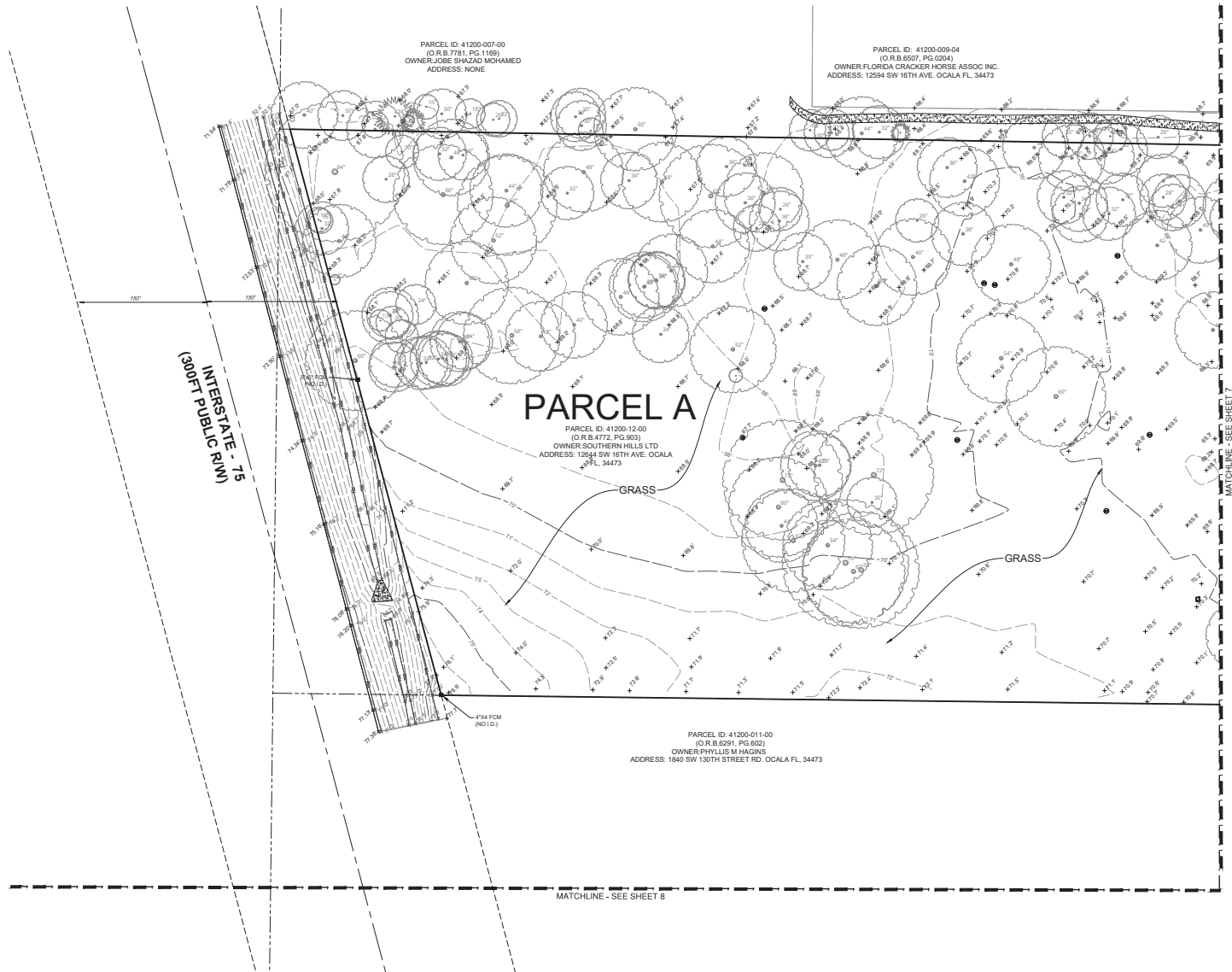
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FILE NAME:

031706-01-001_SECO

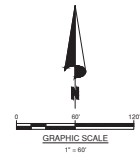
OCALA_ALTA.DWG

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SHEET 9	EASEMENTS



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SECO
COUNTY RD 475A, Ocala, FL 34473
ALTA / NSPS LAND TITLE SURVEY
MARION COUNTY
FLORIDA

PROJECT NO
031706-01-001

PLAN STATUS

DATE DESCRIPTION
FIELD BOOK PAGE
T24-CP6 1-4

FIELD CREW: O.P.M.P.
J.A.B. M.R.G.
DRAWN CHKD.

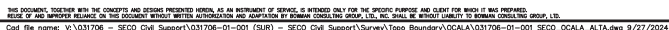
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DATE: 09/12/2024

FILE NAME:
031706-01-001 SECO
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SHEET 6 OF 9



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PROJECT NO 031706-01--001	
PLAN STATUS	
DATE	DESCRIPTION
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T24-CP6	1-4
FIELD CREW: CP/M	
J.A.B. DRAWN	M.R.C. CHKD
SCALE: 1"=60'	
JOB#B031706-01--001	
DATE: 09/12/2024	
FILE NAME:	
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OCALA_ALTA.dwg	
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