



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

Application for Plat Vacation

Chapter 177 F.S. provides that the governing bodies of the counties of the state may adopt resolutions vacating plats in whole or in part of subdivisions in said counties, returning the property covered by such plats either in whole or in part into acreage. Before such resolution of vacating any plat either in whole or in part shall be entered by the governing body of a county, it must be shown that the persons making application for said vacation own the fee simple title to the whole or that part of the tract covered by the plat sought to be vacated, and it must be further shown that the vacation by the governing body of the county will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: _____

Applicant: Bellehaven Development Group, LLC, a Delaware limited liability company

Address: 1415 SW 17th Street, Ocala, FL 34471 City: Ocala State: FL Zip: 34471

Agent / Contact: W. James Gooding III, Esq.

Address: 1531 SE 36th Avenue, Ocala, FL 34471

Phone Number: 352-579-1290 Fax Number: 352-579-1289 Cell: 352-579-6580

E-mail: jgooding@lawyersocala.com

Attach documentation, which establishes applicant as a qualified entity to request vacating tract under provisions of Chapter 177 F.S. A copy of the deed of record may be obtained from the Clerk's website:
http://216.255.240.38/wb_or1/or_sch_1.asp

2. PROPERTY INFORMATION:

Parcel Number(s): 37912-000-00 and 37912-005-00

Subdivision Name: Antoona Heights Unit/Block/Lot: _____ / _____ / _____

Parcel Size: 158.49* 218.74 Sec/Twp/Rge: 30 / 16S / 23E Plat Bk/Pg 9002 / 250

*Total size of both tax parcels

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

Are any other applications pending? Yes No

Variance Family Division Site Plan Approval Other: _____

3. PURPOSE / REASON FOR REQUEST TO VACATE PLAT – check all that apply and describe below:

Code Violation (attach copy of letter citing violation)

To clear an existing encroachment

Family Division

To allow for construction of:

Pool Screened Pool/Deck Building Addition Other

Plat property encumbered by old Plat as well as additional property.

**PETITION TO VACATE A PLAT
OR PORTION OF THE PLAT OF
ANTOONA HEIGHTS**

Plat Book 9002 Page 250

Whereas, Bellehaven Development Group, LLC, a Delaware limited liability company, Petitioner(s), herewith petitions the Board of County Commissioners of Marion County, Florida, in accordance with the provisions of Chapter 177, Florida Statutes, to adopt a Resolution to vacate certain platted lands described as follows, to wit:

SEE ATTACHED EXHIBIT 'A'

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

Whereas, said Petitioner presents this Petition to the Board of County Commissioners of Marion County, Florida, complete with proof of publication of the intention to annul the platted lands above described, proof of ownership of the platted lands and certify that the taxes on said platted lands above have been paid;

Now therefore, Petitioner respectfully requests the Board of County Commissioners to vacate the platted lands above described, in accordance with the provisions of Chapter 177, Florida Statutes and to adopt and record a Resolution declaring the same.

DATE: 5/5/2025 | 4:09 PM PDT

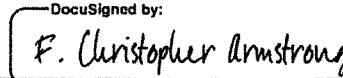
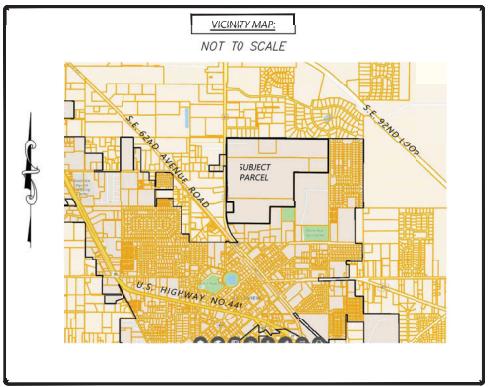
BY:	<p><small>DocuSigned by:</small></p> <p> <small>3C73A2A5E736424..</small></p> <p><u>F. Christopher Armstrong</u> (Signature)</p>	<u>1415 SW 17th Street, Ocala, FL 34471</u> (Address)
	<p><u>Fred C. Armstrong</u> (Print Name)</p>	<u>352-266-8946</u> (Phone)
BY:	<p><small>(Signature)</small></p>	<p><small>(Address)</small></p>
	<p><small>(Print Name)</small></p>	<p><small>(Phone)</small></p>

EXHIBIT 'A'

COM AT NW COR OF NW 1/4 OF SEC 30 TH S 89-58-15 E 50 FT TO THE POB
TH S 89-58-15 E 2587.34 FT TH N 89-59-58 E 1319.27 FT TH S 00-21-39 E
1323.32 FT TH N 89-57-51 W 1317.89 FT TH S 00-25-15 E 1322.29 FT TH
TH N 89-57-13 W 908.51 FT TH S 00-33-55 W 640.54 FT TH N 89-55-44 W
1627.57 FT TO PT ON E ROW OF CR C-35 SAID PT BEING ON A 1458.06 FT
RADIUS CURVE CONCAVE ELY HAVING A CHORD BEARING & DISTANCE
OF
N 07-34-54 W 414.77 FT TH NLY ALG ARC OF SAID CURVE & ROW LINE
THRU A CENTRAL ANGLE OF 16-21-15 A DISTANCE OF 416.18 FT TH
N 89-47-01 E 270.81 FT TH N 00-49-42 W 391.06 FT TH S 89-59-06 W
261.93 FT TH N 02-00-41 E 434.39 FT TO POC OF A 1950.08 FT RADIUS
CURVE CONCAVE W HAVING A CHORD BEARING & DISTANCE OF N 02-20-20
W
295.84 FT TH NLY ALG ARC OF SAID CURVE & ROW LINE THRU A CENTRAL
ANGLE OF 08-42-01 296.12 FT TO PT OF TANGENCY TH N 83-18-40 E
10 FT TO POC OF 1860.08 FT RADIUS CURVE CONCAVE TO E HAVING A
CHORD BEARING & DISTANCE OF N 03-35-31 W 201 FT TH NLY ALG ARC
OF SAID CURVE & ROW LIN THRU A CENTRAL ANGLE OF 06-11-39 201.09 FT
TO PT OF TANGENCY TH N 00-29-41 W 1549.24 FT TO THE POB

ALTA/NSPS LAND TITLE SURVEY "BELLEHAVEN"

A PORTION OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 23 EAST CITY OF BELLEVILLE MARION COUNTY, FLORIDA



Sheet 1 of 5

ONE IS NOT COMPLETE WITHOUT THE OTHERS

NOTES:

1. DATE OF FIELD SURVEY: MAY 24, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER TITLE COMMITMENT NUMBER: 110288255, BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: KAMMERER LEGAL SERVICES, P.A., ISSUE NUMBER: 11 DATED NOVEMBER 11, 2024, REVISION NUMBER: 11 DATED NOVEMBER 12, 2024/CMP.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE NETWORK.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUNDED MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE FIELD SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE (PARTIES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR USED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JOH CONSULTING GROUP, INC.
9. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
10. THIS SURVEY IS BASED ON A PREVIOUS SURVEY PREPARED BY PRECE LAND SURVEYING, INC., ENTITLED BOUNDARY SURVEY FOR IKE RAINIE & KIRK BOONE, JOB ORDER NO. 06-016, DATED MAY 21, 2006.
11. PRECE LAND SURVEYING, INC., HEREBY AGREES, THAT IT WILL NOT ASSERT PROPERTY, OR CLAIM THAT THE FOUND MONUMENTATION AND POSSESSION LINES MATCH THE LEGAL DESCRIPTIONS CONTAINED IN OFFICIAL RECORDS BOOK 2416, PAGE 419 (MOODY BAPTIST CHURCH D D) AND OFFICIAL RECORDS BOOK 2580, PAGE 1436 (WOODY BAPTIST).
12. THE PROPERTY DESCRIBED IN THE MASTER PARCEL IS ONE AND THE SAME AS THE "ALSO DESCRIBED AS "PARCELS 1 THROUGH 5 HERIN WITH NO GAPS, GORES, OR OVERLAPS, ADDITIONALLY, THE FIELD AND DEED DESCRIPTIONS SET FORTH ON PAGE 2 HERIN AND THE SAME PROPERTY AS THE NAME, WITH NO GAPS, GORES, OR OVERLAPS.
13. VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE SUBJECT PARCEL (SUBJECT PARCEL) IS DERIVED FROM SE 58TH AVENUE (BASELINE ROAD, RIGHT OF WAY) AND PEDESTRIAN ACCESS TO AND FROM PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4, PARCEL 5, AND PARCEL 6 IS DERIVED FROM SE 67TH AVENUE (BASELINE ROAD - COUNTY ROAD C-35), A PUBLIC RIGHT OF WAY. VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM PARCEL 4, SPINE ROAD IS DERIVED FROM SE 58TH AVENUE (BASELINE ROAD - COUNTY ROAD C-35), A PUBLIC RIGHT OF WAY. VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM PARCEL 2 PHASE 1, PHASE 2, AND PARCEL 3 IS DERIVED FROM SE 67TH AVENUE (BASELINE ROAD - COUNTY ROAD C-35), A PUBLIC RIGHT OF WAY. VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM PARCEL 5 IS DERIVED FROM SE 67TH AVENUE (BASELINE ROAD - COUNTY ROAD C-35), A PUBLIC RIGHT OF WAY. VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM PARCEL 6 IS DERIVED FROM SE 67TH AVENUE (BASELINE ROAD - COUNTY ROAD C-35), A PUBLIC RIGHT OF WAY.
14. WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE EVIDENCE, LOCATION, AND EXTENT OF POTENTIALLY ENGRAVING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
15. THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SEMI-ANNUAL CONSTRUCTION OR REPAIRS.
16. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
17. THERE ARE NO METALADS ONSTE AS PROVIDED BY PASCO GEOREGONAL, INC ECOLOGICAL ASSESSMENT REPORT NO: 2021-1613.
18. THERE IS NO OBSERVED SURFACE EVIDENCE OF CEMETERIES OR FAMILY BURIAL SITES.
19. PARCEL 1, PARCEL 2, PARCEL 3, PARCEL 4 AND PARCEL 5 ARE CONTOGUIS WITHOUT GAP OR GORE TO ONE ANOTHER AND ARE CONTOGUIS TO A PUBLIC RIGHT OF WAY.

PROPERTY DATA:

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083037330, EFFECTIVE DATE OF AUGUST 26, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X", A MINIMAL FLOOD HAZARD AREA.

PARCEL ID: 37912-000-000 "VACANT LAND"

PARCEL ID: 37912-000-005 "VACANT LAND"

PARCEL ID: 37912-000-010 "VACANT LAND"

PARCEL ID: 37912-000-015 "VACANT LAND"

PARCEL ID: 37912-000-020 "VACANT LAND"

PARCEL ID: 37912-000-025 "VACANT LAND"

PARCEL ID: 37912-000-030 "VACANT LAND"

PARCEL ID: 37912-000-035 "VACANT LAND"

PARCEL ID: 37912-000-040 "VACANT LAND"

PARCEL ID: 37912-000-045 "VACANT LAND"

PARCEL ID: 37912-000-050 "VACANT LAND"

PARCEL ID: 37912-000-055 "VACANT LAND"

PARCEL ID: 37912-000-060 "VACANT LAND"

PARCEL ID: 37912-000-065 "VACANT LAND"

PARCEL ID: 37912-000-070 "VACANT LAND"

PARCEL ID: 37912-000-075 "VACANT LAND"

PARCEL ID: 37912-000-080 "VACANT LAND"

PARCEL ID: 37912-000-085 "VACANT LAND"

PARCEL ID: 37912-000-090 "VACANT LAND"

PARCEL ID: 37912-000-095 "VACANT LAND"

PARCEL ID: 37912-000-100 "VACANT LAND"

PARCEL ID: 37912-000-105 "VACANT LAND"

PARCEL ID: 37912-000-110 "VACANT LAND"

PARCEL ID: 37912-000-115 "VACANT LAND"

PARCEL ID: 37912-000-120 "VACANT LAND"

PARCEL ID: 37912-000-125 "VACANT LAND"

PARCEL ID: 37912-000-130 "VACANT LAND"

PARCEL ID: 37912-000-135 "VACANT LAND"

PARCEL ID: 37912-000-140 "VACANT LAND"

PARCEL ID: 37912-000-145 "VACANT LAND"

PARCEL ID: 37912-000-150 "VACANT LAND"

PARCEL ID: 37912-000-155 "VACANT LAND"

PARCEL ID: 37912-000-160 "VACANT LAND"

PARCEL ID: 37912-000-165 "VACANT LAND"

PARCEL ID: 37912-000-170 "VACANT LAND"

PARCEL ID: 37912-000-175 "VACANT LAND"

PARCEL ID: 37912-000-180 "VACANT LAND"

PARCEL ID: 37912-000-185 "VACANT LAND"

PARCEL ID: 37912-000-190 "VACANT LAND"

PARCEL ID: 37912-000-195 "VACANT LAND"

PARCEL ID: 37912-000-200 "VACANT LAND"

PARCEL ID: 37912-000-205 "VACANT LAND"

PARCEL ID: 37912-000-210 "VACANT LAND"

PARCEL ID: 37912-000-215 "VACANT LAND"

PARCEL ID: 37912-000-220 "VACANT LAND"

PARCEL ID: 37912-000-225 "VACANT LAND"

PARCEL ID: 37912-000-230 "VACANT LAND"

PARCEL ID: 37912-000-235 "VACANT LAND"

PARCEL ID: 37912-000-240 "VACANT LAND"

PARCEL ID: 37912-000-245 "VACANT LAND"

PARCEL ID: 37912-000-250 "VACANT LAND"

PARCEL ID: 37912-000-255 "VACANT LAND"

PARCEL ID: 37912-000-260 "VACANT LAND"

PARCEL ID: 37912-000-265 "VACANT LAND"

PARCEL ID: 37912-000-270 "VACANT LAND"

PARCEL ID: 37912-000-275 "VACANT LAND"

PARCEL ID: 37912-000-280 "VACANT LAND"

PARCEL ID: 37912-000-285 "VACANT LAND"

PARCEL ID: 37912-000-290 "VACANT LAND"

PARCEL ID: 37912-000-295 "VACANT LAND"

PARCEL ID: 37912-000-300 "VACANT LAND"

PARCEL ID: 37912-000-305 "VACANT LAND"

PARCEL ID: 37912-000-310 "VACANT LAND"

PARCEL ID: 37912-000-315 "VACANT LAND"

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PARCEL ID: 37912-000-325 "VACANT LAND"

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PARCEL ID: 37912-000-345 "VACANT LAND"

PARCEL ID: 37912-000-350 "VACANT LAND"

PARCEL ID: 37912-000-355 "VACANT LAND"

PARCEL ID: 37912-000-360 "VACANT LAND"

PARCEL ID: 37912-000-365 "VACANT LAND"

PARCEL ID: 37912-000-370 "VACANT LAND"

PARCEL ID: 37912-000-375 "VACANT LAND"

PARCEL ID: 37912-000-380 "VACANT LAND"

PARCEL ID: 37912-000-385 "VACANT LAND"

PARCEL ID: 37912-000-390 "VACANT LAND"

PARCEL ID: 37912-000-395 "VACANT LAND"

PARCEL ID: 37912-000-400 "VACANT LAND"

PARCEL ID: 37912-000-405 "VACANT LAND"

PARCEL ID: 37912-000-410 "VACANT LAND"

PARCEL ID: 37912-000-415 "VACANT LAND"

PARCEL ID: 37912-000-420 "VACANT LAND"

PARCEL ID: 37912-000-425 "VACANT LAND"

PARCEL ID: 37912-000-430 "VACANT LAND"

PARCEL ID: 37912-000-435 "VACANT LAND"

PARCEL ID: 37912-000-440 "VACANT LAND"

PARCEL ID: 37912-000-445 "VACANT LAND"

PARCEL ID: 37912-000-450 "VACANT LAND"

PARCEL ID: 37912-000-455 "VACANT LAND"

PARCEL ID: 37912-000-460 "VACANT LAND"

PARCEL ID: 37912-000-465 "VACANT LAND"

PARCEL ID: 37912-000-470 "VACANT LAND"

PARCEL ID: 37912-000-475 "VACANT LAND"

PARCEL ID: 37912-000-480 "VACANT LAND"

PARCEL ID: 37912-000-485 "VACANT LAND"

PARCEL ID: 37912-000-490 "VACANT LAND"

PARCEL ID: 37912-000-495 "VACANT LAND"

PARCEL ID: 37912-000-500 "VACANT LAND"

PARCEL ID: 37912-000-505 "VACANT LAND"

PARCEL ID: 37912-000-510 "VACANT LAND"

PARCEL ID: 37912-000-515 "VACANT LAND"

PARCEL ID: 37912-000-520 "VACANT LAND"

PARCEL ID: 37912-000-525 "VACANT LAND"

PARCEL ID: 37912-000-530 "VACANT LAND"

PARCEL ID: 37912-000-535 "VACANT LAND"

PARCEL ID: 37912-000-540 "VACANT LAND"

PARCEL ID: 37912-000-545 "VACANT LAND"

PARCEL ID: 37912-000-550 "VACANT LAND"

PARCEL ID: 37912-000-555 "VACANT LAND"

PARCEL ID: 37912-000-560 "VACANT LAND"

PARCEL ID: 37912-000-565 "VACANT LAND"

PARCEL ID: 37912-000-570 "VACANT LAND"

PARCEL ID: 37912-000-575 "VACANT LAND"

PARCEL ID: 37912-000-580 "VACANT LAND"

PARCEL ID: 37912-000-585 "VACANT LAND"

PARCEL ID: 37912-000-590 "VACANT LAND"

PARCEL ID: 37912-000-595 "VACANT LAND"

PARCEL ID: 37912-000-600 "VACANT LAND"

PARCEL ID: 37912-000-605 "VACANT LAND"

PARCEL ID: 37912-000-610 "VACANT LAND"

PARCEL ID: 37912-000-615 "VACANT LAND"

PARCEL ID: 37912-000-620 "VACANT LAND"

PARCEL ID: 37912-000-625 "VACANT LAND"

PARCEL ID: 37912-000-630 "VACANT LAND"

PARCEL ID: 37912-000-635 "VACANT LAND"

PARCEL ID: 37912-000-640 "VACANT LAND"

PARCEL ID: 37912-000-645 "VACANT LAND"

PARCEL ID: 37912-000-650 "VACANT LAND"

PARCEL ID: 37912-000-655 "VACANT LAND"

PARCEL ID: 37912-000-660 "VACANT LAND"

PARCEL ID: 37912-000-665 "VACANT LAND"

PARCEL ID: 37912-000-670 "VACANT LAND"

PARCEL ID: 37912-000-675 "VACANT LAND"

PARCEL ID: 37912-000-680 "VACANT LAND"

PARCEL ID: 37912-000-685 "VACANT LAND"

PARCEL ID: 37912-000-690 "VACANT LAND"

PARCEL ID: 37912-000-695 "VACANT LAND"

PARCEL ID: 37912-000-700 "VACANT LAND"

PARCEL ID: 37912-000-705 "VACANT LAND"

PARCEL ID: 37912-000-710 "VACANT LAND"

PARCEL ID: 37912-000-715 "VACANT LAND"

PARCEL ID: 37912-000-720 "VACANT LAND"

PARCEL ID: 37912-000-725 "VACANT LAND"

PARCEL ID: 37912-000-730 "VACANT LAND"

PARCEL ID: 37912-000-735 "VACANT LAND"

PARCEL ID: 37912-000-740 "VACANT LAND"

PARCEL ID: 37912-000-745 "VACANT LAND"

NOTICE There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

These pages
for Kontzona ...

B-250

ANTOONA HEIGHTS

A subdivision, comprising the following lands, the SW 1/4 of the NE 1/4 of the NW 1/4, and the S. 1/2 of the SE 1/4 of the NE 1/4 of the NW 1/4. Also beginning of the N.E. corner of the S.E. 1/4 of the NW 1/4 of all of the above lands in Section 30 in Township 40, South Range, 23 E., Duncerunning, South 62 1/2 chains, from N 113 30' E., thence N 67 1/2 E., thence E 27 1/2 S. 1/2 E., to P.O. Marion County, Florida.

This Plat is apporved and the filing and recording therew
is authorized by the court in the office of the Clerk
of Circuit Court of Marion County, Fla. and further state
that the above is a correct plat of some land
shown to and apporved before me this the 1st day of
July 1900
V.L. Prentiss

Sub. 1000 J.R. Moorhead cc
Active copy of original of Albemarle Civil
War 1475.

250