

October 4, 2024

PROJECT NAME: ABROGATE THAT CERTAIN PORTION OF THE 20' WIDE DROW

PROJECT NUMBER: 2024090076

APPLICATION: ROAD CLOSING / ABROGATION #32047

- 1 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Road Closing  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Road Closing  
STATUS OF REVIEW: INFO  
REMARKS: The DROW appears to be a part of the historic flow of runoff for the Cedar Shores Industrial Park. A drainage easement over the abrogated DROW will be required.
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Road Closing  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 4 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Road Closing  
STATUS OF REVIEW: INFO  
REMARKS: The Petitioner is requesting to abrogate that certain portion of the 20' wide DROW lying between and adjacent to Lots 5 & 6, Block A and that certain portion the 30' wide DROW lying west of and adjacent to Lot 6, Block A, Cedar Shores Industrial Park, Plat Book U, Page 51.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: Road Closing  
STATUS OF REVIEW: INFO  
REMARKS: Marion County Fire Rescue does support the closure of any road that may impact response times, however this road is currently undeveloped and all adjacent parcels have access from a developed roadway.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Road Closing  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE Storm Water
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Road Closing  
STATUS OF REVIEW: INFO  
REMARKS: Approved
- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Road Closing  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE Storm Water.

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Road Closing  
STATUS OF REVIEW: INFO  
REMARKS: NO OBJECTION per letter signed out 8/6/24



## 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

### INTERDEPARTMENTAL CORRESPONDENCE

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September 25, 2024

Subject: Petition to Close and Abandon Road(s)/Alley(s)  
Location: Cedar Shores Industrial Park  
Roads to be abrogated: A portion of the DROW adjacent to PID # 3138-001-005

The attached petition is scheduled to be considered by the Development Review Committee on **October 7, 2024**. If you have any questions regarding the petition, please contact Terry Thomas at (352) 624-3444.

Right of Way and Property Management Comments:

*The Petitioner is requesting to abrogate that certain portion of the 20' wide DROW lying between and adjacent to Lots 5 & 6, Block A and that certain portion the 30' wide DROW lying west of and adjacent to Lot 6, Block A, Cedar Shores Industrial Park, Plat Book U, Page 51.*

Form RC-M



# Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
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## Application for Road(s) / Alley(s) Closing

**Chapter 336 F.S. provides that before any such road(s) shall be closed and vacated, or before any right or interest of the county or public in any land delineated on any recorded map or plat as a road(s) shall be renounced and disclaimed, the commissioners shall hold a public hearing, and shall publish notice thereof, one time, in a newspaper of general circulation in such county at least 2 weeks prior to the date stated therein for such hearing. After such public hearing, any action of the commissioners, as herein authorized, shall be evidenced by a resolution duly adopted and entered upon the minutes of the commissioners. The proof of publication of notice of public hearing, the resolution as adopted, and the proof of publication of the notice of the adoption of such resolution shall be recorded in the deed records of the county.**

All information must be typed or legibly written

### 1. APPLICANT INFORMATION:

Date: 9-10-24

Applicant: JAY THOMAS TRUST

Address: 6656 S. Pine Ave

City: Ocala State: FL Zip Code: 34480

Agent / Contact: TERRY THOMAS

Address: 6656 S. Pine Ave

City: Ocala State: FL Zip Code: 34480

Phone Number: 352-624-3444 Fax Number: 352-624-3783

Cell Number: 352-427-3743 E-mail: Terry@discount-Janitorial.com

### 2. PROPERTY INFORMATION:

Road(s) / Alley(s) to be closed: 4320 SE 53<sup>rd</sup> Ave Ocala, FL 34480

Parcel Number(s): 3138-001-005

Subdivision Name: Cedar Shores Industrial Plat Sec/Twp/Range: 36 / 15 / 22

Plat Bk/Pg: Book U / Pg 051 Unit/Block/Lot: A / 5 / 6

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

### 3. PURPOSE / REASON FOR REQUEST TO CLOSE ROAD(S) – check all that apply and describe below:

- Has never been opened or constructed
- Divides Applicant's property
- Transfer Development Rights
- Consolidate properties

- To redevelop
- To clear an existing encroachment
- Other

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Form RC-AP

**PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)**

**Whereas,** JAY THOMAS TRUST herewith petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:

*See Attached Exhibit 'A'*

**Whereas,** Petitioner hereby states and represents the above described road(s) / alley(s) proposed for closing and abandonment does not constitute a portion of Federal or State Highway Systems nor was the land contained in the above description acquired for the State of Federal Highway system; and

**Now therefore,** Petitioner respectfully requests the Board of County Commissioners to adopt a resolution to close and abandon the road(s) / alley(s) above described, in accordance with the provisions of Chapter 336, Florida Statutes, to adopt and record a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the same.

DATE: 9/10/2024

BY: Jay Thomas  
(Signature)

JAY C. THOMAS  
(Print Name)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name)

6652 S. Pine Ave.  
(Address)

Ocala, FL 34480  
(Address)

352-427-3743  
(Phone)

## **EXHIBIT 'A'**

That certain portion of the 20' wide DROW  
lying between and adjacent to Lots 5 & 6, Block A,  
and  
that certain portion of the 30' wide DROW  
lying west of and adjacent to Lot 6, Block A,  
Cedar Shores Industrial Park, Plat Book U, Page 51, as  
recorded  
in Public Records of Marion County, Florida.

**MARION COUNTY UTILITIES**  
**LETTER OF NO OBJECTION**

JUL 31 2024

To: Development Review Officer  
Marion County Utilities  
11800 SE U.S. Highway 441  
Belleview, FL 34420  
Utilities@marionfl.org  
Phone: 352-307-6168  
Fax: 352-307-4623

Date: 07-29-24

From: Jay Thomas Trust  
6656 S. Pine Ave  
Ocala, FL 34480  
(352) 427-3743 TERRY@DISCOUNT-SANITORIAL.COM

RE: Road Closing Application

Location: 4320 SE 53<sup>rd</sup> Ave, Ocala, FL 34480 Parcel # 3138-001-005

Cedar Shores Industrial Park intends to petition the Marion County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as drainage right of way changed to drainage easement.

An easement for any existing utilities currently located within the vacated area will be reserved.

Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.

**FOR COUNTY USE ONLY**

Does Marion County Utilities object to the proposed Road Closing?  Yes  No  
If yes, please explain below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Signature

Jody C. Kirkman, P.E.

Print Name

Title

Utilities Director

Date

8/6/24

Enclosures: Location Map

## CEDAR SHORES INDUSTRIAL PARK

Background: The lot in question is Block A Lot 5 (portion of parcel 3138-001-005). Plat can be found at Book U Page 51 (<\\mcbcc1\shared\Dept Planning\Property Mgmt Plat Maps\Drawer U>). Original plat had Block A Lots 1-12 and Block B Lots 1-15.

The County has DRC files for: Block A Lots 1-2, 6-12; and Block B Lots 1-3, 5-9, 12-13, 15.

Undeveloped lots: Block A Lots 3 & 4 used for professional dog training (has pavilion, toilet, shed, driveway, fencing); Block B Lot 14

The County has Building Permit/Zoning files for: Block A Lot 5

Missing plans for: Block B Lots 4, 10, & 11

[LEGEND: DR### → Archive Box Number; Online → ePlans]

### CONDENSED HISTORICAL DEVELOPMENT TIMELINE

1981	<ul style="list-style-type: none"><li>•BCC approved runoff from STREET to be directed to County DRA (now FDOT)</li><li>•Subdivision Plat recorded</li><li>•Improvement plan approved with grass swale in 20' DROW</li></ul>
1982	<ul style="list-style-type: none"><li>•Block B Lot 11 &amp; 13 develop</li></ul>
1983	<ul style="list-style-type: none"><li>•Block A Lots 7 &amp; 8 develop - grass swale still shown in 20' DROW</li><li>•Block B Lots 7, 8, &amp; 15 develop</li></ul>
1984	<ul style="list-style-type: none"><li>•Block A Lot 9 develops</li><li>•Block B Lot 9 develops</li></ul>
1985	<ul style="list-style-type: none"><li>•Block A Lot 10 develops</li></ul>
1986	<ul style="list-style-type: none"><li>•Block B Lots 5 &amp; 6 develop - still shows grassed swale in 20' DROW</li></ul>
1987	<ul style="list-style-type: none"><li>•BCC accepts roads and drainage for County maintenance</li></ul>
1990	<ul style="list-style-type: none"><li>•Block B Lots 4 &amp; 10 develop</li></ul>
1994	<ul style="list-style-type: none"><li>•Block B Lots 1-3 develop</li></ul>
1995	<ul style="list-style-type: none"><li>•Block B Lot 8 develops</li></ul>
1996	<ul style="list-style-type: none"><li>•Block A Lot 2 develops</li><li>•Block A Lot 5 develops - grass swale becomes piped and parking is placed within DROW - site plan approved with building permit</li></ul>
2000	<ul style="list-style-type: none"><li>•By this time, County had deeded DRA to FDOT for SR464 - exact date unknown</li><li>•Block A Lot 6 develops</li></ul>
2001	<ul style="list-style-type: none"><li>•Block A Lots 1 &amp; 2 buildout</li><li>•FDOT pond on SR464 permitted SJRWMD ERP #43406-3</li><li>•Block A Lots 11 &amp; 12 develop</li></ul>
2004	<ul style="list-style-type: none"><li>•Block B Lots 1-3 revised - runoff now goes to FDOT pond</li></ul>
2016	<ul style="list-style-type: none"><li>•Block B Lot 12 develops</li></ul>
2019	<ul style="list-style-type: none"><li>•MSTU repaves road</li></ul>

**DETAILED HISTORICAL DEVELOPMENT TIMELINE**

**1981**

- *Cedar Shores Industrial Park – DR169*
  - Plat recorded in May 1981
  - 20' DROW between Block A Lots 5 & 6 – running east and west
  - 30' DROW along the western property lines of Block A Lots 6-11 – running north and south
  - Prior to plat approval, the Marion County Plat Committee noted the following (12/24/1980): “No on-site drainage facilities are shown and no waiver request was made by Developer. If it is the intention of the Developer to use the County WRA service C-464 the Plat Committee recommends that the BCC not permit this due to the industrial nature of the proposed development.”
  - At the BCC meeting 1/6/1981, the Board agreed “to allow storm water run-off from the street to be directed into the County water retention area on C-464 provided the project engineer certifies capacity of the same”.
  - Improvement plans show inlet on east side of SE 53<sup>rd</sup>, west side of SE 53<sup>rd</sup>, exiting through a pipe with FES into grassed swale within the 20' DROW.

**1982**

- *Lanier, Dr. G. Veterinary Clinic (nka Maricamp Animal Hospital) – DR038*
  - Block B Lot 13
- *Warehouse built on Block B Lot 11 (no permit on file with CDPlus or MCPA)*

**1983**

- *Fletcher Const. Lots 7-8, Cedar Shores Industrial Park (Charles McKeehan) – DR025*
  - Site plan shows ditch in 20' DROW.
  - Block A
  - Runoff directed to swale in 30' DROW to County DRA (now FDOT Pond on SR464)
- *Hash, Wilson – Cedar Shores Industrial Park Lot 7 – DR031*
  - Block B Lot 7 constructed on-site DRA
  - Block B Lot 8 runoff is directed to inlet on east side of SE 53<sup>rd</sup> and sent to County DRA (now FDOT Pond on SR464).
- *Larocca, Tom Lot 15 Blk B Cedar Shores Ind. Park – DR157*
  - Has on-site DRA
  - Driveway along CR464 – runoff from site does not go to County DRA (now FDOT Pond on SR464)

**1984**

- *Dowling Fire Equipment – Cedar Shores Industrial Park (nka Mid Fla Dental Lab) – DR146*
  - Block B Lot 12 and portion of Lot 15
  - Private DRA on Lot 15 proposed to be filled in and inlet placed to send water to new DRA on Lot 12
  - Portion of parking and building on Lot 12 to go to County Pond (now FDOT Pond)

## CEDAR SHORES INDUSTRIAL PARK

- Lot 12 improvements were not constructed. It appears that the DRA on Lot 15 may have been filled in. Grading for Lot 15 does not match Google Earth elevation profile (contour layer not working to verify) when compared to this plan or the Larocca, Tom Lot 15 plan.
- *Larocca Tom Warehouse (Cedar Shores Ind. Park Block A Lot 10) – DR149*
  - Superseded by Larocca, Tom Lot 10 Blk A Cedar Shores Industrial Park
- *Semler, Steve – Cedar Shores Industrial Park (nka American Pipe & Tank) – DR053*
  - Block B Lot 9
  - Runoff directed to DROW to flow to County Pond (now FDOT Pond)
  - NOTE: Between 01/2021 and 01/2023, approximately 470 SY of asphalt placed on east side of lot. This appears to be potentially removed in 2024 Aerial on MCPA however no grass cover is provided. Based on pictures from the business, they have laid rock down in this area and beyond. This rock area is approximately 1000 SY adding more runoff to the stormwater management system. There also appears to be a shed and additional concrete on the lot which was not approved in the plan and was not permitted.
- *Webster, Robert Lot 9 Blk A Cedar Shores Ind. Park (nka BRP Assets, LLC) – DR079*

### 1985

- *Larocca, Tom Lot 10 Blk A Cedar Shores Industrial Park – DR157*
  - County sent letter to developer 1/9/1984 stating “on January 3, 1984 the Board of County Commissioners agreed to accept the storm water runoff from the above referenced project into the County drainage system subject to receipt of the usual impact fee”.
  - Runoff from site flows to 30’ DROW at back (west) property boundary ultimately ending up in County DRA (now FDOT Pond).

### 1986

- *Harrison & Denson Manufacturing – DR031*
  - Block B Lots 5 & 6
  - Runoff directed to County pond (now FDOT Pond on SR464)
  - During DRC review, the Director of Public Works commented: “Only street runoff was accepted for disposal into Co. W.R.A. on 6 Jan 1981. An impact fee is required and certification that the existing public facilities are sufficient in size and location.”
    - Engineer provided certification 3/24/1986
  - Site plan shows ditch in 20’ DROW.

### 1987

- *May 12 – Marion County BCC accepts the roads and drainage facilities for county maintenance.*

### 1990

- *Cedar Shores Industrial Park – Lot 6, David Shankin – DROW Easement – DR169*
  - Shankin owned Block B Lots 5 & 6
  - BCC approved “to vacate and reeded to County drainage right-of-way subject to Engineering review”.
- *Metal Storage Building built on Block B Lot 10 (no permit on file with CDPlus or MCPA)*

## CEDAR SHORES INDUSTRIAL PARK

- *Warehouse built on Block B Lot 4 (MCPA Permit # MA23173)*

### 1994

- *Jerry Murphy Warehouses – S HWY 464 – DR035*
  - Installed on-site DRA for Block B Lots 1-3 in lieu of permitting the entire subdivision watershed.

### 1995

- *Office built on Block B Lot 8 (MCPA Permit # MA53300)*

### 1996

- *Commercial Warehouse built on Block A Lot 2 (CDPlus Legacy Permit # -1514211410)*
- *Commercial Warehouse built on Block A Lot 5 (CDPlus Legacy Permit # -1514313436)*
  - This project removed the grassed swale, installed two (2) new inlets, a new manhole, a new FES, new 24" pipe in the 20' DROW, and new 30" pipe in the 30' DROW. This allowed Lot 5 to pave parking spaces across the 20' DROW.
  - The site plan was approved by W. A. Cobb May 29<sup>th</sup>, 1996 through building permit review. (Site plan has been saved to Stormwater's complaint folder for Cedar Shores Industrial Park.)

### 2000

- *Thomas Building #2 Cedar Shores Industrial Park – DR064*
  - Block A Lot 6
  - Project runoff is directed to FDOT pond on SR464.

### 2001

- *Access Records Storage Phase II (aka Starfish Properties) Drainage & Waiver – DR164*
  - Block A Lots 1 & 2 – One metal building already existing on Lot 2 (1996)
  - Project permits entire watershed leading to FDOT Pond (ERP #43406-3)
    - Cedar Shores Industrial is part of a 20.98 acre sub-basin analyzed with a CN 80
    - NOTE: Analysis shows that the FDOT Pond cannot store entire 100-yr/24-hr (10.5") storm per today's standards. ~190,585 CF Discharged @ 25.1 CFS
  - Project runoff is directed to FDOT pond on SR464, via conveyance system.
- *David Shankin Warehouse Phase II (Cedar Shores Industrial Park, Blk-B Lots 5&6) – DR121*
  - Project runoff is directed to FDOT pond on SR464.
  - August 2001, DRC Reviewer comment stated that the runoff from only the street (SE 53<sup>rd</sup>) was approved by the Board to flow to FDOT pond on SR464 and that documentation needed to be provided showing that the development was approved to flow to the FDOT pond.
  - December 2001, Tracy made mention that the stormwater report was never received. No additional documents beyond this date in file.
  - Improvements shown on Lot 5 were never built.
  - Note: Approximately 300 SY of additional asphalt drive has been added to the lots beyond the surveyed existing improvements shown in this plan as well as a shed.
- *Shankin Shopping Center (Cedar Shores Industrial Park) – DR053*

## CEDAR SHORES INDUSTRIAL PARK

- Block A Lots 11 & 12
- FDOT – no drainage connection permit required: development proposed 59.4% impervious and is allowed up to 65% per FDOT Drainage Report 98-5950004.

### 2004

- *Cedar Shores Industrial Park Lots 1, 2, & 3 – DR169*
  - Removed on-site DRA and connected to conveyance system leading to FDOT pond on SR464.
    - Based on previous analysis for permitting of FDOT Pond with Access Storage.
    - FDOT did not require a drainage connection permit.
    - Site was under the proposed CN 80 used in ERP #43406-3, however, pond discharges at 100-yr/24-hr storm.
  - Shows that grassed swale within DROW has already been piped.

### 2015

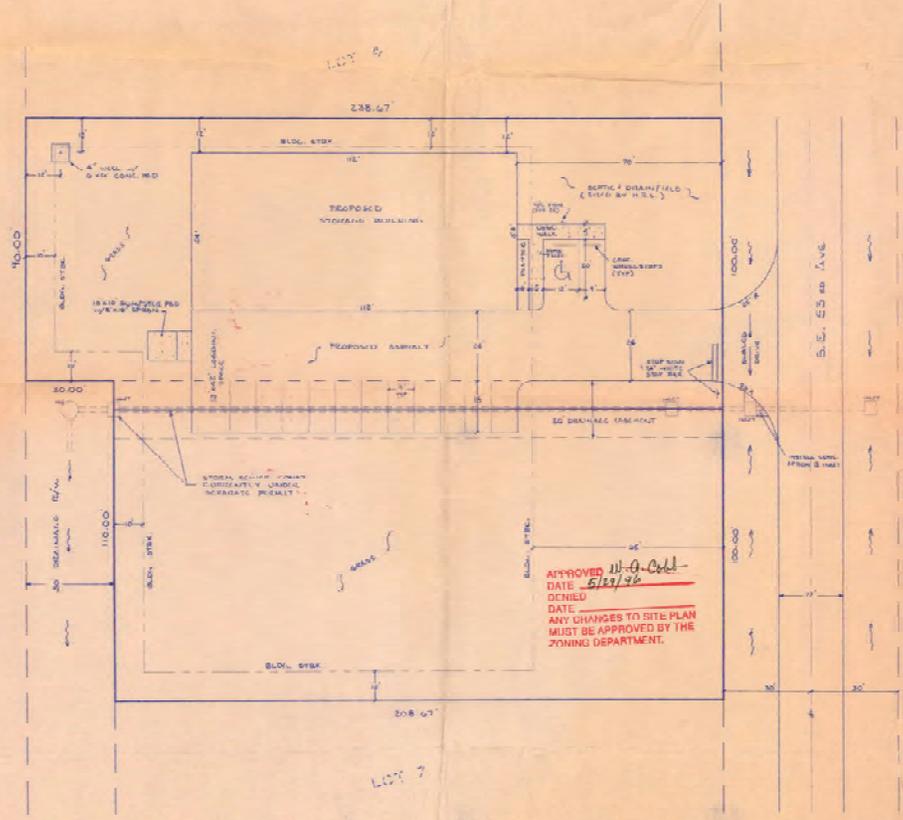
- *Groves Warehouses \*\*Expired – Not Built\*\* – Online AR #14998/15688*
  - Block B Lot 12
  - Superseded by Saw14 LLC

### 2016

- *Saw14 LLC (Mike Groves) – Online AR #18427/19104/19333*
  - Minor site plan – not reviewed by Stormwater Staff
  - Block B Lot 12
  - Project runoff is directed to FDOT pond on SR464, via conveyance system.

### 2019

- *Cedar Shores Industrial Park – MSTU – Maintenance Project*
  - MSTU repaves SE 53<sup>rd</sup> Ave
  - ERP Permit Exemption #156629-1



**LEGAL DESCRIPTION**  
 LOT 6 AND 7, BLOCK 'A', COBBE SHOES INDUSTRIAL  
 PARK, AS RECORDED IN DEED BOOK 13, PAGE 51  
 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

**SEWERAGE CALCULATIONS**

WATER AREA	= 44,234 SF (102 AL)
ASPHALT PAVT	= 6,888 SF
CONCRETE	= 450 SF
GRAVEL	= 4,058 SF
PAVING	= 3,167 SF
<b>TOTAL IMPERVIOUS SEWERAGE</b>	<b>= 13,292 SF (30%)</b>

**APPROVED** *11-9-96*  
**DATE** *5/22/96*  
**DENIED**  
**DATE**  
 ANY CHANGES TO SITE PLAN  
 MUST BE APPROVED BY THE  
 ZONING DEPARTMENT.

**SITE DATA**  
 CORNER: 10' 0"  
 PERMANENT: 10,000' x 10,000' = 10 ACRES  
 PERMANENT: 12 ACRES

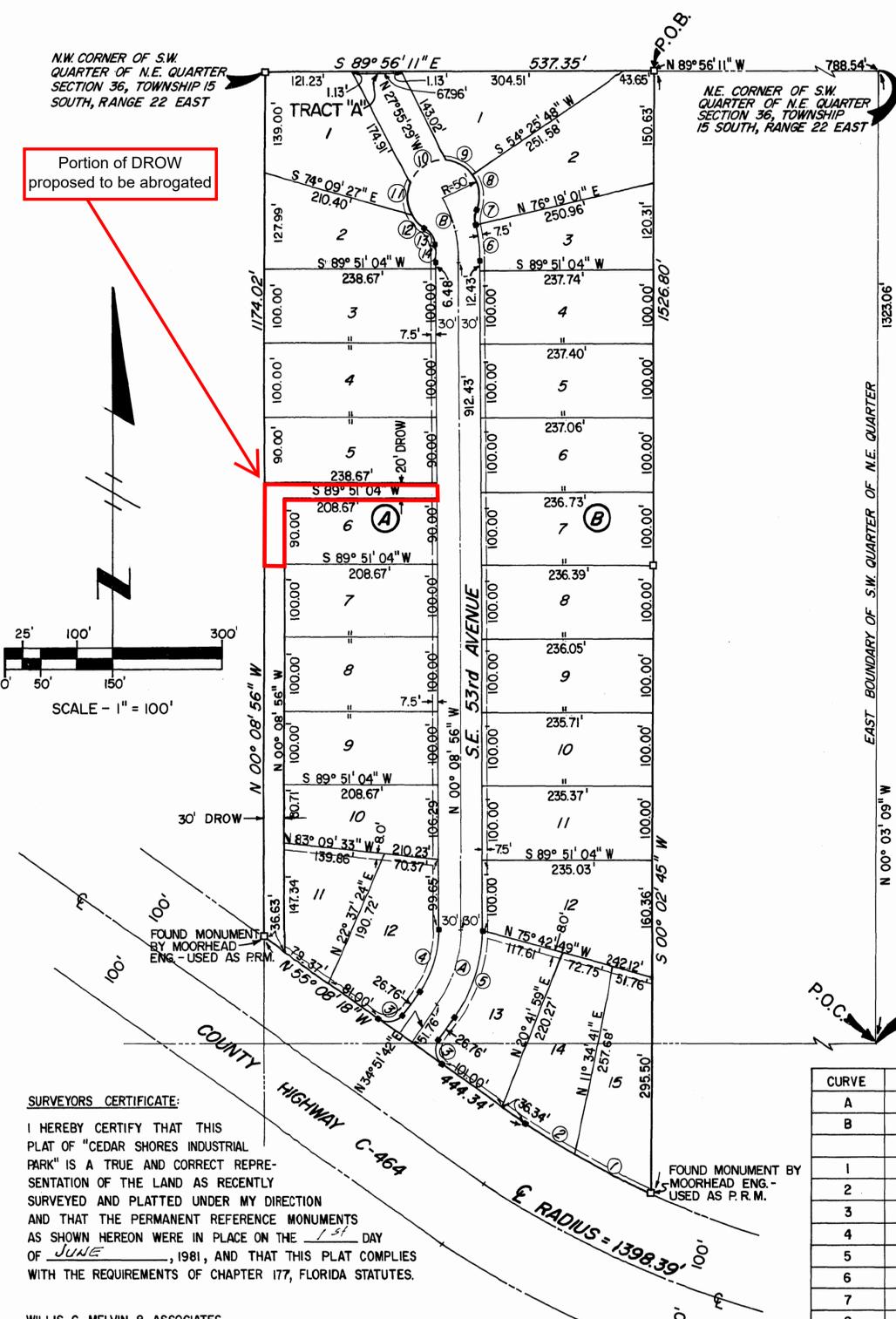
*See zoning  
 Ordinance 2004  
 25 part*

A SITE PLAN		
DAVID SHANIN		
ROBERT L. ROGERS ENGINEERING CO. INC. 1105 S.E. 3RD AVE. GAINES, FLORIDA 32602 (904) 622-9214		
SCALE 1" = 50'	DATE 6-28-96	SHEET 1 OF 1

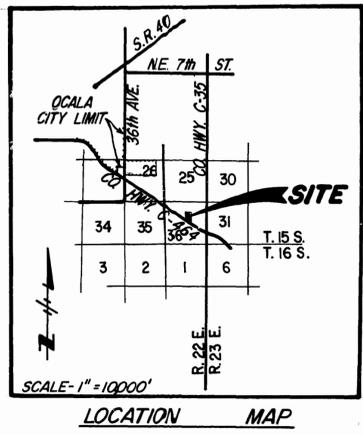
17960523044

# CEDAR SHORES INDUSTRIAL PARK

MARION COUNTY, FLORIDA



Portion of DROW proposed to be abrogated



**DESCRIPTION:**  
 COMMENCING AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 36, TOWNSHIP 15 SOUTH, RANGE 22 EAST, THENCE N 00° 03' 09" W ALONG THE EAST BOUNDARY OF SAID S.W. 1/4 OF N.E. 1/4 A DISTANCE OF 1323.06' FEET TO THE N.E. CORNER THEREOF, THENCE N 89° 56' 11" W ALONG THE NORTH BOUNDARY THEREOF 788.54 FEET TO THE POINT OF BEGINNING. FROM THE P.O.B. THUS DESCRIBED, THENCE S 00° 02' 45" W 1526.80 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY NO. C-464 (200 FEET WIDE), SAID POINT OF INTERSECTION BEING ON THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1298.39 FEET; THENCE NORTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE A CHORD BEARING AND DISTANCE OF N 59° 27' 16" W 195.61 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N 55° 08' 18" W 444.34 FEET TO AN INTERSECTION WITH THE WEST BOUNDARY OF THE AFORESAID S.W. 1/4 OF THE N.E. 1/4 OF SECTION 36; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, N 00° 08' 56" W ALONG THE WEST BOUNDARY OF SAID S.W. 1/4 OF N.E. 1/4 A DISTANCE OF 1174.02 FEET TO THE N.W. CORNER THEREOF; THENCE S 89° 56' 11" E ALONG THE NORTH BOUNDARY THEREOF 537.35 FEET TO THE POINT OF BEGINNING.  
 ALL BEING IN MARION COUNTY, FLORIDA.

**OFFICIAL COVENANT:**  
 THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION PRECEDENT TO THE ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF PROPERTY SHOWN ON THIS PLAT THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION AND CONSTRUCTION OF A CENTRAL WATER SYSTEM AND SEWER SYSTEM WHEN, IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION, SUCH FACILITIES BECOME NECESSARY IN ORDER TO PROTECT THE ENVIRONMENT AND THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC.

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD
A	180.00'	35° 00' 38"	109.99'	56.77'	108.29'
B	180.00'	27° 46' 33"	87.26'	44.51'	86.41'
1	1298.39'	5° 07' 08"	116.00'	58.04'	115.96'
2	1298.39'	3° 31' 16"	79.79'	39.91'	79.78'
3	25.00'	90° 00' 00"	39.27'	25.00'	35.36'
4	150.00'	35° 00' 38"	91.66'	47.31'	90.24'
5	210.00'	35° 00' 38"	128.32'	66.23'	126.33'
6	210.00'	13° 32' 03"	49.61'	24.92'	49.49'
7	25.00'	35° 11' 14"	15.79'	8.17'	15.53'
8	50.00'	58° 04' 27"	50.68'	27.76'	48.54'
9	50.00'	48° 29' 05"	39.69'	20.96'	38.66'
10	50.00'	73° 44' 24"	64.35'	37.50'	60.00'
11	50.00'	49° 21' 48"	43.08'	22.98'	41.76'
12	50.00'	37° 42' 21"	32.90'	17.07'	32.31'
13	25.00'	53° 30' 40"	23.35'	12.60'	22.51'
14	150.00'	8° 12' 14"	21.48'	10.76'	21.46'

**NOTES:**  
 -UTILITY EASEMENTS ARE SHOWN BY DASHED LINES ON THE ATTACHED PLAT. ALL UTILITY COMPANIES SERVING THE PUBLIC AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO INSTALL AND MAINTAIN UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.  
 -BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.  
 □ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)  
 ● INDICATES PERMANENT CONTROL POINT (P.C.P.)  
 -NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED UNLESS PORTIONS THEREOF ARE USED TO INCREASE THE SIZE OF ADJACENT LOTS AS PLATTED.  
 -DROW INDICATES DRAINAGE RIGHT-OF-WAY.  
 -APPLICATIONS FOR SEPTIC TANK SYSTEMS SHALL BE CONSIDERED ON A LOT BY LOT BASIS EACH DEPENDENT ON ITS OWN MERITS. INSTALLATION SHALL BE SUBJECT TO REGULATIONS IN EFFECT AT THE TIME OF INSTALLATION.

**DEDICATION:**  
 KNOW ALL MEN BY THESE PRESENTS: THAT KENNETH KARP, AS TRUSTEE, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF "CEDAR SHORES INDUSTRIAL PARK", THE SAME BEING A SUBDIVISION OF THE LAND HEREON DESCRIBED, AND THAT THE DRAINAGE RIGHT-OF-WAY AND AVENUE AS SHOWN ON THE ATTACHED PLAT TOGETHER WITH ALL IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING UNTO THEMSELVES, THEIR HEIRS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW, AND THAT THE EASEMENTS AS SHOWN ARE GRANTED AND RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE FACILITIES.  
 IN WITNESS WHEREOF I HAVE CAUSED THESE PRESENTS TO BE SIGNED ON THIS 18<sup>TH</sup> DAY OF May, 1981.  
 BY: Kenneth Karp as Trustee  
 KENNETH KARP, AS TRUSTEE

WITNESS: Alta Dorman  
Randy M. Green  
 STATE OF FLORIDA  
 COUNTY OF MARION  
 BEFORE ME THIS DAY PERSONALLY APPEARED KENNETH KARP, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED THAT HE DID SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.  
 DATE: May 18, 1981  
 SIGNED: Robert M. Jarama  
 NOTARY PUBLIC  
 STATE OF FLORIDA AT LARGE  
 MY COMMISSION EXPIRES: Aug 1981

**CONSENT OF MORTGAGEE:**  
 KNOW ALL MEN BY THESE PRESENTS: THAT OCALA SECURITY INVESTMENT, INC., A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JULY 1, 1980, AND RECORDED IN OFFICIAL RECORDS BOOK 1025, AT PAGE 0010, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ENCUMBERING THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION.

IN WITNESS WHEREOF THE SAID OCALA SECURITY INVESTMENT, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT AND SECRETARY, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS SECRETARY ON THIS 15<sup>TH</sup> DAY OF May, 1981, ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.  
 OCALA SECURITY INVESTMENT, INC.  
 BY: Mary W. Sullivan  
 MARY W. SULLIVAN  
 ATTEST: Merle A. Carpenter SECRETARY  
 MERLE A. CARPENTER

STATE OF FLORIDA  
 COUNTY OF MARION  
 BEFORE ME THIS DAY PERSONALLY APPEARED MARY W. SULLIVAN AND MERLE A. CARPENTER, AS PRESIDENT AND SECRETARY RESPECTIVELY OF OCALA SECURITY INVESTMENT, INC., TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO AS OFFICERS OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.  
 DATE: May 15, 1981  
 SIGNED: William E. Fugate  
 WILLIAM E. FUGATE  
 CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

**APPROVAL OF OFFICIALS:**  
 APPROVED:  
 BY: John A. Dillard  
 COUNTY ENGINEER  
 BY: Walter S. Seiler  
 ZONING DIRECTOR  
 BY: Ronald H. Miller  
 COUNTY PLANNER

THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, DOES HEREBY APPROVE THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS AND ACCEPTS THE FOREGOING DEDICATION.  
 ATTEST: Frances E. Thigpin  
 FRANCES E. THIGPIN  
 CLERK OF THE CIRCUIT COURT  
 BY: Murray E. Fugate  
 MURRAY E. FUGATE  
 CHAIRMAN OF THE BOARD

I HEREBY CERTIFY THAT THE ATTACHED PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND THAT SAID PLAT WAS FILED FOR RECORD IN PLAT BOOK U, AT PAGE 51, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AT 11:15 A.M. ON July 1, 1981.  
 BY: Frances E. Thigpin  
 FRANCES E. THIGPIN  
 CLERK OF THE CIRCUIT COURT

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

**SURVEYORS CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS PLAT OF "CEDAR SHORES INDUSTRIAL PARK" IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 15<sup>TH</sup> DAY OF JUNE, 1981, AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

WILLIS C. MELVIN & ASSOCIATES  
 BY: Willis C. Melvin  
 WILLIS C. MELVIN  
 REGISTERED SURVEYOR NO. 1918  
 STATE OF FLORIDA

NOTE:  
 4" x 4" CONCRETE MONUMENTS  
 SET ON ALL LOT CORNERS.

# Location Map

## Proposed Road Closing / Abandonment

That certain portion of the 20' wide DROW  
lying between and adjacent to Lots 5 & 6, Block A,  
and

that certain portion of the 30' wide DROW  
lying west of and adjacent to Lot 6, Block A,  
Cedar Shores Industrial Park  
Plat Book U Page 51

