



**Marion County
Board of County Commissioners**

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

REVISED (12)

APPLICATION FOR REZONING

Application No.: _____

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from RC-1

to B-4, for the intended use of:

Operating a plumbing business

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 41504-000-00

Property dimensions: See attached map of parcel **Total acreage:** 2.05 Acres M.O.L. (Less than entire parcel - Legal and Sketch to be Delivered)

Directions: DRIVE SOUTH ON SE 25TH AVE, TURN RIGHT ONTO SE 17TH ST AND CONTINUE FOR ABOUT 2 MILES, TURN LEFT ONTO SE 3RD AVE AND CONTINUE FOR 0.5 MILE, TURN RIGHT ONTO SE 23RD PL/S HWY 475, CONTINUE FOR 7.7 MILES, TURN LEFT ONTO SE COUNTY HWY 484, DESTINATION IS ON RIGHT IN 0.5 MILE.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

WD HOLT, LLC

Property owner name (please print)
207 PETERSON DRIVE

Mailing address
ELIZABETHTOWN, KY 42701

City, state, zip code

Phone number (please include area code)

[Signature]

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. 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 \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: DM DATE: 2/5/2025 ZONING MAP NO.: 201
AR 32436

Rev. 01/11/2021



**Marion County
Board of County Commissioners**

Growth Services ■ Planning & Zoning

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FOR OFFICE USE ONLY

RECEIVED BY: EM DATE: 2/4/2025 ZONING MAP NO.: 201
AR 32436

Rev. 01/11/2021

Empowering Marion for Success

www.marioncountyfl.org

KLEIN & KLEIN, LLC

Attorneys at Law
40 SE 11th Avenue
Ocala, Florida 34471

PHONE (352) 732-7750
FAX (352) 732-7754

HARVEY R. KLEIN (1922-2003)
H. RANDOLPH KLEIN
FRED N. ROBERTS, JR.
LAWRENCE C. CALLAWAY, III
AUSTIN T. DAILEY
ETHAN A. WHITE

January 29, 2025

Marion County Growth Services
Attn: Chris Rison
2710 E. Silver Springs Blvd.
Ocala, FL 34470

Re: Application for Rezoning – Legal Description

Dear Mr. Rison:

Pursuant to our telephone conference on January 27, 2025, we are submitting this letter contemporaneously with our applications for Rezoning and for Special Use Permit relating to a portion of that certain real property identified under Marion County Parcel Identification Number 41504-000-00. As discussed, the application for Rezoning is for less than the entire parcel and shall confirm only to the area which currently has a Future Land Use Designation of Employment Center (EC). A survey of the property has been ordered from Moorehead Engineering and, in connection with it, a sketch and legal description of the area subject to Rezoning being prepared. Moorehead Engineering has assured us that we will have that sketch and legal by Friday, February 7, 2025 (the "Sketch Deadline"). This will confirm that the applications submitted herewith are being delivered and deemed accepted for today's deadline provided we are able to provide the sketch and legal description of the area subject to Rezoning on or before the Sketch Deadline. Immediately upon receipt thereof, we will deliver you both electronic and paper copies for use in connection with our applications.

As always, we appreciate your assistance. Please do not hesitate to contact me if you have any questions or if you would like to discuss further.

Very truly yours,

KLEIN & KLEIN, LLC


Fred N. Roberts, Jr.



LETTER OF AUTHORIZATION
(to Agencies Named Below)

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	41504-000-00
Applicable Agencies:	1) MARION COUNTY 2) ST. JOHNS RIVER WATER MANAGEMENT DISTRICT 3) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 4) FLORIDA DEPARTMENT OF TRANSPORTATION 5) FLORIDA WILDLIFE COMMISSION
Property Owners:	WD HOLT LLC, a Kentucky limited liability company
Applicant/Authorized Party:	NATCHO PROPERTIES, LLC, a Florida limited liability company, or its successors or assigns
Authorized Agents:	1) KLEIN & KLEIN, LLC (Fred N. Roberts, Jr., Esq.)

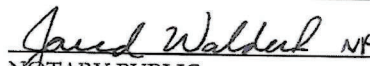
RICHARD E. DAVIS, as Manager of WD HOLT, LLC, a Kentucky limited liability company, the owner of the real property identified under Marion County Parcel Identification Number 41504-000-00 (the "Property"), hereby authorizes and consents to Applicant/Authorized Party making applications for approvals and permitting relating to the Property, specifically including but without limitation the following requests/applications to which a copy of this consent may be attached: (i) rezoning of the Property; (ii) special use permits related to Applicant's use of the Property, and (iii) such other permitting, applications or approvals with or before the Applicable Agencies in connection with Applicant's intended use of the Property.

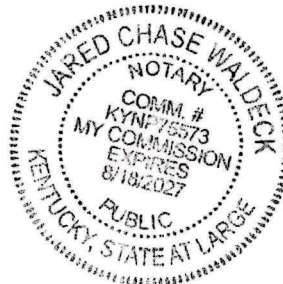

 RICHARD E. DAVIS, as Manager of
 WD HOLT, LLC, a Kentucky limited
 liability company

Address for Notice: 207 Peterson Dr.
Elizabethtown, KY 42701
 (Email): _____

State of Kentucky
 County of Hardin






The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28, day of January, 2025, by RICHARD E. DAVIS, as Manager of WD HOLT, LLC, a Kentucky limited liability company, who is personally known to me or has produced _____ as identification.


 NOTARY PUBLIC
 Commission No.: KYNP75573
 Commission Expires: 08/18/2027



Attachment A



 Marion County Aerial 2024
 Parcels
 Red: Band_1
 Green: Band_2
 Blue: Band_3

A horizontal number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.01, 0.02, and 0.04. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.02, 0.04, and 0.07. There are 10 equal intervals between 0 and 0.04 miles, and 10 equal intervals between 0 and 0.07 kilometers. The scales are aligned such that 0.01 miles corresponds to 0.02 kilometers, 0.02 miles corresponds to 0.04 kilometers, and 0.04 miles corresponds to 0.07 kilometers.

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Marion County Florida - Interactive Map



Attachment A

1/28/2025, 4:49:51 PM

Marion County Aerial 2024
Parcels Red: Band_1 Blue: Band_3 Green: Band_2

1:1,128

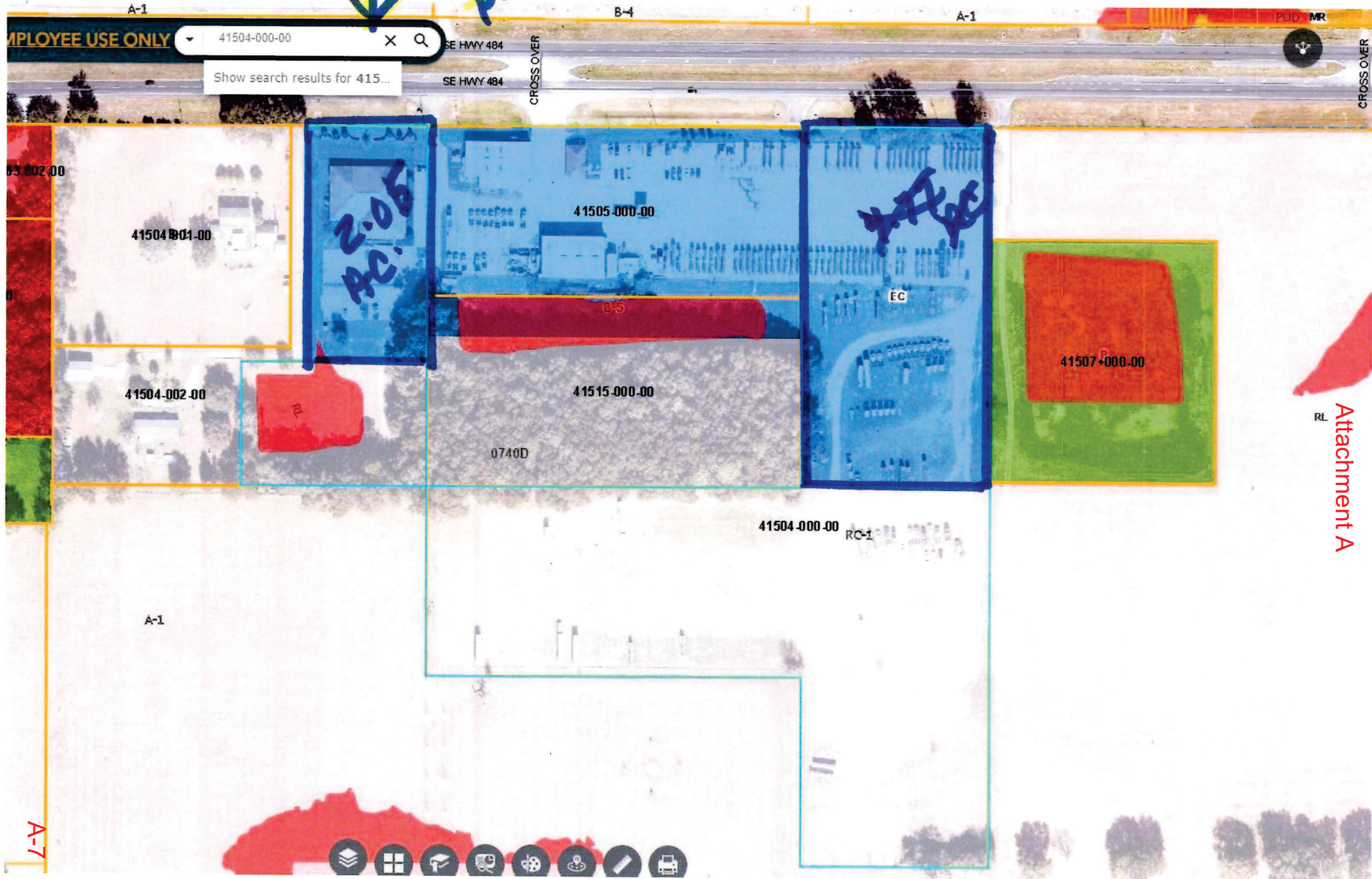
0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

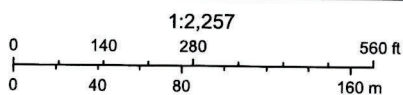
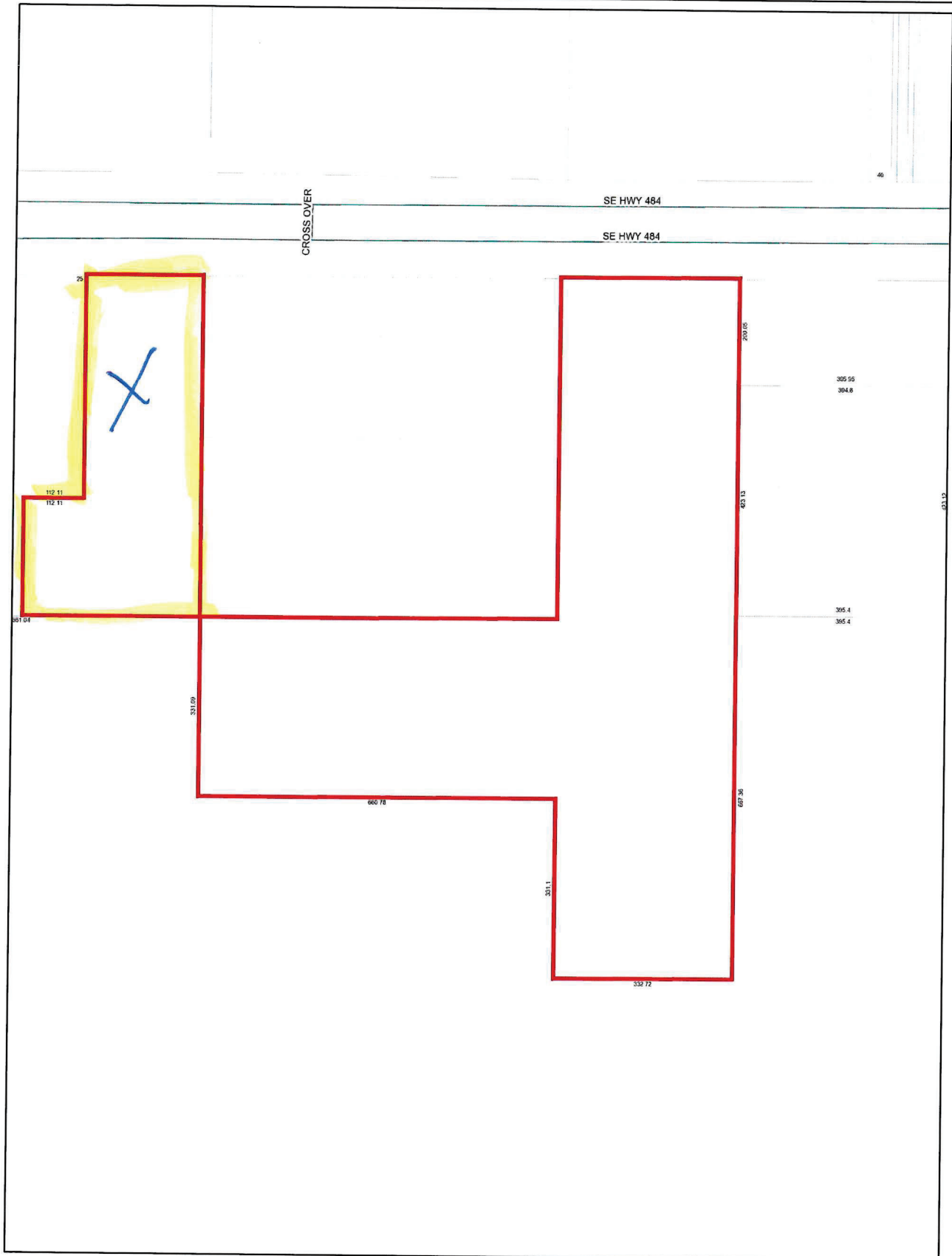
Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Marion

Marion County Board of County Commissioners
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Only this portion

EC Land Use





Parcel 41504-000-00
Klein & Klein, LLC

1/27/2025
Marion County Property Appraiser
Marion County, FL

DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company

WD HOLT, LLC

Filing Information

Document Number M23000007814
FEI/EIN Number 46-4321104
Date Filed 06/09/2023
State KY
Status ACTIVE

Principal Address

207 PETERSON DRIVE
ELIZABETHTOWN, KY 42701

Mailing Address

207 PETERSON DRIVE
ELIZABETHTOWN, KY 42701

Registered Agent Name & Address

NORTHWEST REGISTERED AGENT LLC
7901 4TH ST N, STE 300
ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

Name & Address

Title MGR

DAVIS, RICHARD E

207 PETERSON DRIVE
ELIZABETHTOWN, KY 42701

Annual Reports

Report Year	Filed Date
2024	01/29/2024

Document Images

01/29/2024 -- ANNUAL REPORT	View image in PDF format
06/09/2023 -- Foreign Limited	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

NATCHO PROPERTIES, LLC

Filing Information

Document Number L25000024311
FEI/EIN Number NONE
Date Filed 01/13/2025
Effective Date 01/13/2025
State FL
Status ACTIVE

Principal Address

14490 SE 144TH PLACE
WEIRSDALE, FL 32195

Mailing Address

4606 NE JACKSONVILLE ROAD
OCALA, FL 34479

Registered Agent Name & Address

GREEN, EDWIN A, III
1531 SE 36TH AVENUE
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

OPALESKI, CHAD

3030 NW 21ST STREET
OCALA, FL 34475

Title MGR

ROTHENBERGER, NATALIE
3030 NW 21ST STREET
OCALA, FL 34475

Annual Reports

No Annual Reports Filed

Attachment A

Prepared By and Return to:
Bruce D. Knapp, Esq.
Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, FL 32801

Tax Parcel ID No's 41504-000-00
41505-000-00
41515-000-00

****RE-RECORD SPECIAL WARRANTY DEED dated 07/13/2023,
recorded on 07/20/2023, Book 8102, page 1270, Instrument #
2023092400, MARION County, FL
Re-Recording to pay correct fees**

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 12th day of July, 2023, by and between SOUTHEAST MILK, INC., a Florida not for Profit Corporation successor-by-merger to Florida Dairy Farmers Association, a Florida Agricultural Marketing Cooperative, whose mailing address is 1950 SE Hwy 484 Belleview, FL 34421, hereinafter called the "Grantor," to WD HOLT, LLC, a Kentucky limited liability company, whose mailing address is 207 Peterson Drive, Elizabethtown, KY 42701, hereinafter called the "Grantee":

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, receipt whereof is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee and Grantee's successors and assigns, all that certain land situate in Marion County, State of Florida, more particularly described as follows (the "Land"):

See Exhibit A hereto incorporated herein by reference.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements, and agreements of record, if any; taxes and assessments for the year 2023 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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

TO HAVE AND TO HOLD, for the use and benefit of Grantee and Grantee's successors and assigns, forever, in fee simple. Grantor hereby, for itself and its successors and assigns, covenants that Grantor is lawfully seized of the land in fee simple; that Grantor has good, right, and lawful authority to sell and convey the Land; and Grantor fully warrants the title to the Land and will defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

[Signature page follows]

Attachment A

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the date first written above..

Signed, sealed, and delivered in the presence of:

SOUTHEAST MILK, INC.,
a Florida not for Profit Corporation

Shawn Dyal
First Witness Signature

Jacob N Larson
Jacob Larson, President

Shawn Dyal
Printed Name

Kristie Demedici
Second Witness Signature

Kristie Demedici
Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of (x) physical presence or () online notarization, this 13th day of July, 2023 by Jacob Larson, President of Southeast Milk, Inc., a Florida not for Profit Corporation, who has produced _____ as identification or is personally known to me to be the person therein.

My commission expires: 05/18/2025

Kristie Mathy Demedici
NOTARY PUBLIC, State of Florida



Attachment A

Exhibit A Legal Description

PARCEL 1:

THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 445 FEET OF THE WEST 445 FEET AND EXCEPT THE WEST 332.89 FEET AND EXCEPT ROAD RIGHT OF WAY.

PARCEL 2:

THE NORTH 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

PARCEL 3:

THE WEST 1/2 OF THE EAST 1/2 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

PARCEL 4:

THE NW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, LYING SOUTH OF COUNTY ROAD 484, MARION COUNTY, FLORIDA.



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

41504-000-00

[GOOGLE Street View](#)

Prime Key: 1030293

[MAP IT+](#)

Current as of 1/31/2025

[Property Information](#)[M.S.T.U.](#)[PC: 17](#)

Acres: 19.19

WD HOLT LLC
207 PETERSON DR
ELIZABETHTOWN KY 42701-9370[Taxes / Assessments:](#)

Map ID: 201

[Millage:](#) 9001 - UNINCORPORATEDSitus: Situs: 1950 SE HWY 484
BELLEVIEW[2024 Certified Value](#)

Land Just Value	\$1,253,874
Buildings	\$1,009,859
Miscellaneous	\$69,058
Total Just Value	\$2,332,791
Total Assessed Value	\$2,332,791
Exemptions	\$0
Total Taxable	\$2,332,791

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,253,874	\$1,009,859	\$69,058	\$2,332,791	\$2,332,791	\$0	\$2,332,791
2023	\$417,958	\$1,048,522	\$69,058	\$1,535,538	\$1,535,538	\$0	\$1,535,538
2022	\$424,928	\$956,166	\$69,058	\$1,450,152	\$1,450,152	\$0	\$1,450,152

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8103/0589	07/2023	08 CORRECTIVE	8 ALLOCATED	Q	I	\$3,000,000
8102/1270	07/2023	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$100
UNRE/INST	10/1998	46 CORP MERG	0	U	I	\$100
1946/1197	07/1993	07 WARRANTY	0	U	V	\$170,000
1564/1257	03/1989	25 PER REP	4 V-APPRAISERS OPINION	Q	V	\$25,000
1521/0837	08/1986	71 DTH CER	0	U	I	\$100

[Property Description](#)SEC 09 TWP 17 RGE 22
NE 1/4 OF NE 1/4 OF SW 1/4

A-14

Attachment A

EXC N 420 FT OF W 420 FT &
 EXC W 332.89 FT THEREOF &
 EXC COM AT THE CENTER OF SEC 9 TH S 89-44-02 W 241.40 FT TO THE POB
 TH S 00-00-06 W 420 FT TH S 89-44-02 W 87.11 FT TH S 00-00-06 W 25 FT
 TH N 89-44-02 E 112.11 FT TH N 00-00-06 E 445 FT TH S 89-44-02 W 25 FT
 TO THE POB &
 N 1/2 OF SW 1/4 OF NW 1/4 OF SE 1/4 &
 W 1/2 OF E 1/2 OF NW 1/4 OF SE 1/4

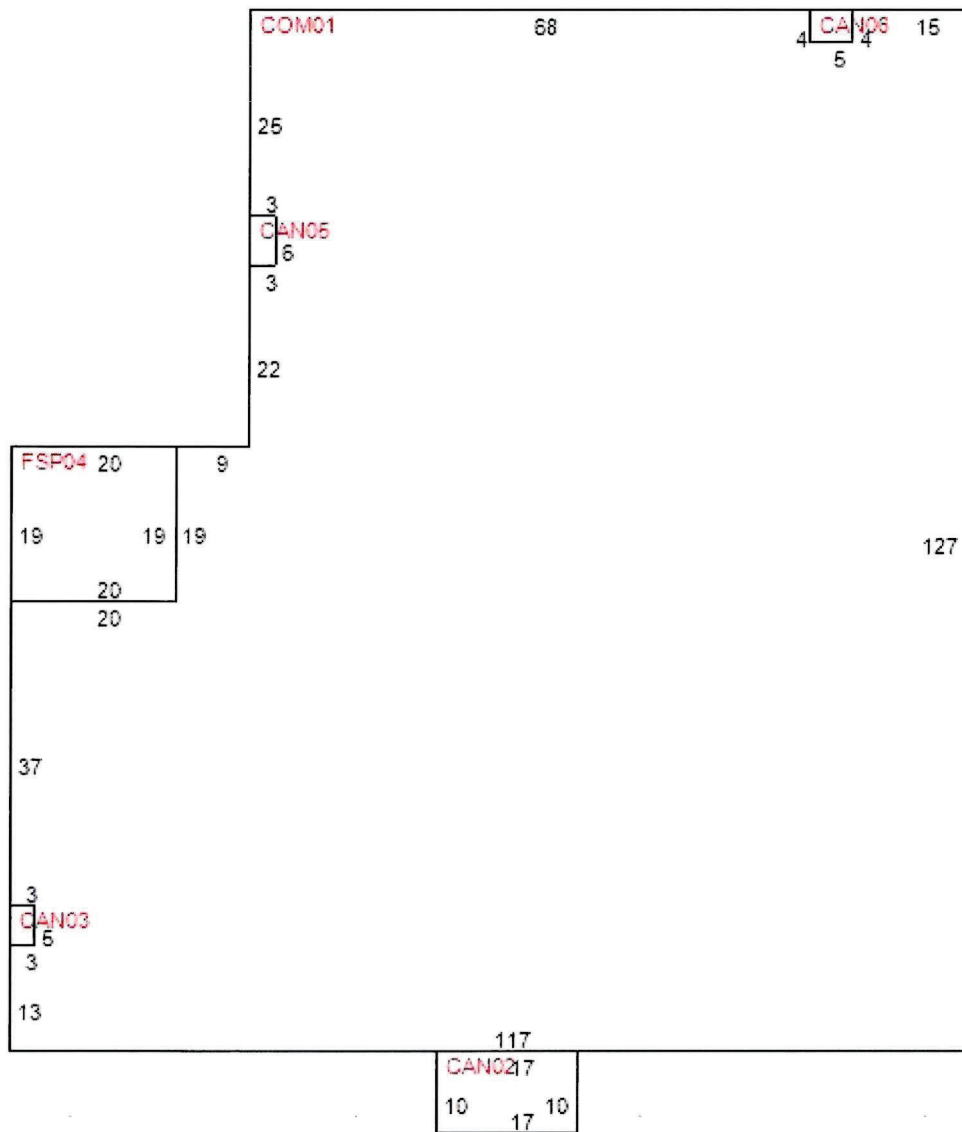
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1710	.0	.0	RC1	835,916.00	SF							
Neighborhood 9956 - COMM CR 484 - CR 475 / US 441													
Mkt: 2 70													

Traverse**Building 1 of 1**

COM01=L117U13R3U5L3U37R20U19R9U22R3U6L3U25R68D4R5U4R15D127.L48
 CAN02=D10L17U10R17.L69U13
 CAN03=R3U5L3D5.U42
 FSP04=R20U19L20D19.U19R9U22R20
 CAN05=R3U6L3D6.U31R68
 CAN06=D4R5U4L5.

Attachment A

Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 5 - 20-24 YRS
 Condition 4
 Quality Grade 700 - GOOD
 Inspected on 8/30/2021 by 117

Year Built 1998
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 508

Exterior Wall 72 EXT INSULATN FIN SYSM BLK39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	10.0	1.00	1998	0	12,889	M17 OFFICE	100 %	N	Y
2	10.0	1.00	1998	0	170	CAN CANOPY-ATTACHD	100 %	N	N
3	10.0	1.00	1998	0	15	CAN CANOPY-ATTACHD	100 %	N	N
4	10.0	1.00	1998	0	380	FSP SCR N PORCH-FIN	100 %	N	N
5	10.0	1.00	1998	0	18	CAN CANOPY-ATTACHD	100 %	N	N
6	10.0	1.00	1999	0	20	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 Apts: 0 Kitchens: 1 4 Fixture Baths: 2 2 Fixture Baths: 2
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 10

A-16

Attachment A

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1998	5	0.0	0.0
159 PAV CONCRETE	1,470.00	SF	20	1998	3	0.0	0.0
144 PAVING ASPHALT	17,675.00	SF	5	1998	3	0.0	0.0
105 FENCE CHAIN LK	250.00	LF	20	1998	5	0.0	0.0
144 PAVING ASPHALT	80,496.00	SF	5	2001	3	0.0	0.0
105 FENCE CHAIN LK	922.00	LF	20	2001	3	0.0	0.0
114 FENCE BOARD	88.00	LF	10	2001	4	0.0	0.0

Appraiser Notes

SOUTHEAST MILK, INC.

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
M120114	12/1/2010	12/16/2010	REM NO BEARING WALL
M050762	5/1/1999	10/1/1999	ADDITION
0914035	9/1/1998	9/1/1998	CAAS (SCREENED PORCH)
0905066	9/1/1997	4/1/1998	COM

Attachment A

DESCRIPTION:

PER OFFICIAL RECORDS BOOK 8103, PAGES 589-591, M.C.R.

PARCEL 1 (SUBJECT PROPERTY)

THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 445 FEET OF THE WEST 445 AND EXCEPT THE WEST 332.89 FEET AND EXCEPT ROAD RIGHT OF WAY.

BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE S00°09'30"W A DISTANCE OF 33.88 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 (WIDTH VARIES); THENCE N89°44'54"E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 419.66 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY S89°20'30"E A DISTANCE OF 25.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY N89°55'19"E A DISTANCE OF 216.19 FEET; THENCE DEPARTING SAID RIGHT OF WAY N00°04'20"E A DISTANCE OF 959.58 FEET; THENCE N89°53'13"E A DISTANCE OF 329.00 FEET; THENCE S00°09'53"W A DISTANCE OF 217.14 FEET; THENCE S89°52'16"W A DISTANCE OF 112.07 FEET; THENCE S00°09'30"W A DISTANCE OF 411.56 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 AND THE POINT OF BEGINNING.

DESCRIPTION:

CROSS ACCESS EASEMENT "A"

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE S00°09'30"W A DISTANCE OF 33.88 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 (WIDTH VARIES); THENCE N89°44'54"E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 419.66 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY S89°20'30"E A DISTANCE OF 25.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY N89°55'19"E, A DISTANCE OF 216.19 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 20' WIDE CROSS ACCESS EASEMENT; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY S01°23'54"E, A DISTANCE OF 193.89 FEET; THENCE S00°05'37"W, A DISTANCE OF 64.86 FEET TO THE POINT OF TERMINUS.

DESCRIPTION:

CROSS ACCESS EASEMENT "B"

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE S00°09'30"W A DISTANCE OF 33.88 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 (WIDTH VARIES); THENCE N89°44'54"E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 419.66 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY S89°20'30"E A DISTANCE OF 25.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY N89°55'19"E, A DISTANCE OF 433.60 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 20' WIDE CROSS ACCESS EASEMENT; THENCE DEPARTING SAID NORTH BOUNDARY S00°25'57"W, A DISTANCE OF 134.90 FEET; THENCE N89°27'12"W, A DISTANCE OF 208.21 FEET TO THE POINT OF TERMINUS.

[illegible]

FIELD LINE TABLE		
LINE	LENGTH	BEARING
1.1	25.24'	S89°20'30"E

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

DESCRIPTION:
PER OFFICIAL RECORDS BOOK 8103, PAGES 589-591, M.C.R.

PARCEL 1 (SUBJECT PROPERTY)

THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 445 FEET OF THE WEST 445 AND EXCEPT THE WEST 332.89 FEET AND EXCEPT ROAD RIGHT OF WAY.

BEING MORE PARTICULAR DESCRIBED AS:
COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION
TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE S00°09'30"W A DISTANCE OF 33.88 FEET TO THE
SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 (WITH VARIES); THENCE N89°44'36"E ALONG SAID
SOUTHERLY RIGHT OF WAY A DISTANCE OF 419.66 FEET; THENCE CONTINUE ALONG SAID RIGHT OF
WAY S89°20'30"E A DISTANCE OF 25.24 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG
SAID RIGHT OF WAY N89°58'15"E A DISTANCE OF 216.19 FEET; THENCE DEPARTING SAID RIGHT OF
WAY S89°20'30"E A DISTANCE OF 122.00 FEET; THENCE N89°53'17"E A DISTANCE OF 329.00 FEET
TO THE POINT OF BEGINNING. THENCE S00°09'30"W A DISTANCE OF 217.14 FEET; THENCE S89°52'16"E A DISTANCE OF 112.07
FEET; THENCE S00°09'30"W A DISTANCE OF 411.56 FEET TO THE SOUTHERLY RIGHT OF WAY OF
STATE ROAD 484 AND THE POINT OF BEGINNING.

DESCRIPTION:

CROSS ACCESS EASEMENT -A-

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION
TOWNSHIP 17 NORTH, RANGE 22 EAST; THENCE S00°09'30"W A DISTANCE OF 33.88 FEET TO THE
SOUTHERLY RIGHT OF WAY DISTANCE OF 149.66 FEET; THENCE S88°34'48"E ALONG
SOUTHERLY RIGHT OF WAY A DISTANCE OF 419.66 FEET; THENCE CONTINUE ALONG SAID RIGHT OF
WAY S89°20'30"E A DISTANCE OF 25.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF
WAY S89°55'19"E, A DISTANCE OF 216.19 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE
OF A 20' WIDE CROSS ACCESS EASEMENT; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY
S01°23'54"E, A DISTANCE OF 193.89 FEET; THENCE S00°05'37"W, A DISTANCE OF 64.86 FEET
TO THE POINT OF TERMINUS.

DESCRIPTION:
GROSS ACCESS EASEMENT "B"

COMMENCE AT THE NORTHWEST CORNER

TOWNSHIP 17 SOUTH, RANGE 22 EAST; THENCE 500'09'30"W A DISTANCE OF 33.88 FEET TO THE SOUTHERLY RIGHT OF WAY OF STATE ROAD 484 (WITH VARIES); THENCE N89°44'54"E ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 419.66 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY S89°20'30"E A DISTANCE OF 25.24 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY S85°59'19"E, A DISTANCE OF 433.60 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 20' WIDE CROSS ACROSS EASEMENT; THENCE DEPARTING SAID NORTH BOUNDARY S00°25'57"E, A DISTANCE OF 134.90 FEET; THENCE N89°27'12"W, A DISTANCE OF 208.21 FEET TO THE POINT OF TERMINUS.

= FOUND CONCRETE MARKER ("4"x4"/NUMBER AS NOTED) = IRON ROD TYPE AND NUMBER AS NOTED = SET 1/2\" IRON ROD AND CAP = FOUND NAIL AND DISK ("4"x4"/NUMBER AS NOTED) = UTILITY POLE = UTILITY POLE ANCHOR = TELEPHONE POLE = IRRIGATION CONTROL BOX = LIGHT POLE = FIRE HYDRANT = WATER VALVE = FLAG POLE = SALTARY SEWER MANHOLE = SEWER OPTIC MARKER = CONCRETE BOLLARD = FENCE LINE = CENTERLINE	(F) = FIELD MEASUREMENT (D) = DESIRED MEASUREMENT SQUARE (D) = DESTINATION M.C.R. = MARION COUNTY RECORDS CM = CONCRETE MONUMENT IRON ROD AND CAP A/C = AIR CONDITIONING F = FENCE D.R.A. = DRAINAGE RETENTION AREA I.S. = INTERIOR SIDEWALK RCP = REINFORCED CONCRETE PIPE
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CERTIFICATION:
CHAD OPALESKI

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DATED AT OCALA, FLORIDA THIS 31st DAY OF JANUARY 2025.



MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL LAND SURVEYOR
NO. 3870, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY LB315

BOUNDARY SURVEY

CHAD OPALESKI

SECTION 9 - TOWNSHIP 17 SOUTH - RANGE 22 EAST

MOORHEAD ENGINEERING COMPANY

CONSULTING ENGINEERS - LAND SURVEYORS
LAND PLANNERS
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA 34478
PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 25-006	Drawing: 25006s	Scale: 1"= 40'
Drawn by: EJM	Approved by: BMV	F.B. 2356 Pg. 57-63

Date Finished:	Office: 01-31-25	Field: 01-31-25
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SHEET NO. 1 OF 1 SHEETS

NO. 1

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