

October 15, 2025

PROJECT NAME: PLAT VACATION 37896+000-01
PROJECT NUMBER: 2025100031
APPLICATION: PLAT VACATION #33495

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: N/A
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: The applicant is proposing to vacate parcel 37896+000-01 to replat the property as a part of a development. Per MCPA, there appears to be 0 sf existing impervious coverage on the property. There is a Flood Prone Area on the property. A Major Site Plan or Waiver will be required when the existing and proposed impervious coverage exceeds 9,000 SF.
- 4 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: N/A
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: Parcel recently part of an approved PUD rezoning (250605ZP). Parcel acquired from the County by Sandy Clay to be included in the development.
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Plat Vacation
STATUS OF REVIEW: INFO
REMARKS: Parcel recently part of an approved PUD rezoning (250605ZP). Parcel acquired from the County by Sandy Clay to be included in the development. If approved, owner may proceed with development review aligning with order of plan approval (LDC Sec. 2.1.3)
- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Plat Vacation

STATUS OF REVIEW: INFO

REMARKS: Parcel 37896-000-01 is within the City of Belleview Utility Service Area, which has provided a letter of no objection to the plat vacation. Marion County Utilities (MCU) has no comment on the plat vacation.

The parcel is located within both the Urban Growth Boundary and the Primary Springs Protection Zone.



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: Sandy Clay, LLC, a Florida limited liability company
Address: 4349 SE 20th Street, Ocala, FL 34471 City: Ocala State: FL Zip: 34471
Agent / Contact: W. James Gooding III, Esq. of Gooding & Batsel, PLLC
Address: 1531 SE 36th Avenue, Ocala, FL 34471
Phone Number: 352-579-6580 Fax Number: 352-579-1289 Cell: 352-812-6221
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): 37896+000-01
Subdivision Name: Danbury Unit/Block/Lot: See attached Exhibit A
Parcel Size: 15.52 acres Sec/Twp/Rge: 28,29 / 16 / 23 Plat Bk/Pg 9001 / 3

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: Rezoning will be filed soon

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

Applicant is in the process of developing and replatting the property.

Marion County Florida - Interactive Map



4/1/2025, 5:20:37 PM

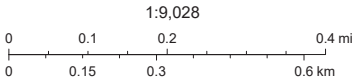
- Marion County

Municipalities
- Parcels

Streets
- Aerial 2024

Red: Band_1
- Green: Band_2

Blue: Band_3



Marion County Property Appraiser, Marion County BOCC

Marion County Board of County Commissioners
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.

ORDINANCE-91-12
ROAD CLOSED
O.S. BOOK 2001 PG. 343

ANNULLED AND/OR VACATED, IN PART OR WHOLE,
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 91-22-14, RECORDED IN OFFICIAL
RECORD BOOK 1153, PAGE 1573

ANNULLED AND/OR VACATED, IN PART OR WHOLE,
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 91-22-14, RECORDED IN OFFICIAL
RECORD BOOK 2065, PAGE 0317

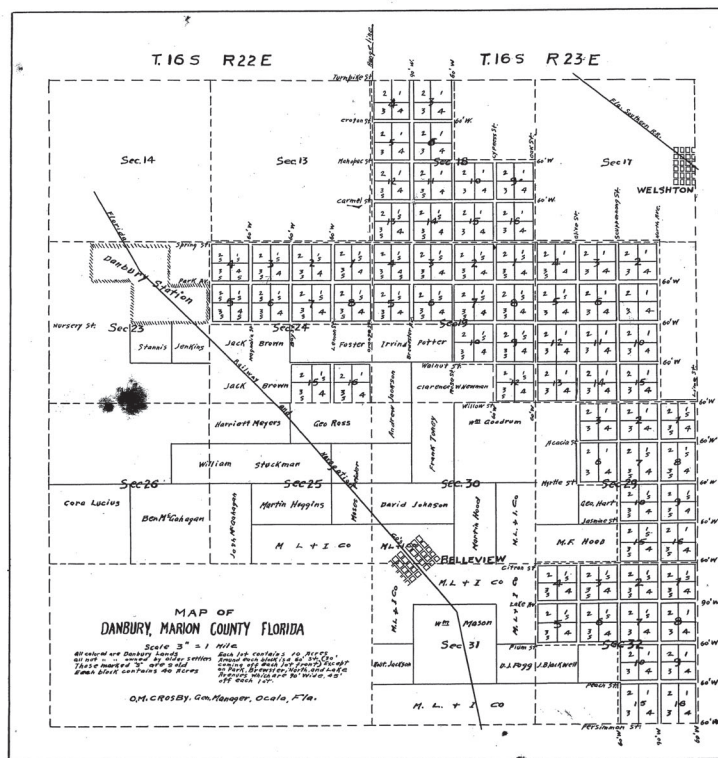
ANNULLED AND/OR VACATED, IN PART OR WHOLE,
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 91-22-14, RECORDED IN OFFICIAL
RECORD BOOK 1207, PAGE 1223

ANNULLED AND/OR VACATED, IN PART OR WHOLE,
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 91-22-14, RECORDED IN OFFICIAL
RECORD BOOK 1087, PAGE 1822

ANNULLED AND/OR VACATED, IN PART OR WHOLE,
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 91-22-14, RECORDED IN OFFICIAL
RECORD BOOK 2065, PAGE 0317

ANNULLED AND/OR VACATED, IN PART OR WHOLE,
BY BOARD OF COUNTY COMMISSION RESOLUTION
NUMBER 91-22-14, RECORDED IN OFFICIAL
RECORD BOOK 1247, PAGE 0034

RECORDED AND INDEXED
BY THE CLERK OF THE COUNTY
MAY 18 1886
CLERK OF THE COUNTY



Filed for Record March 25 1886 and Recorded
April 20 1886. A true copy of the Original
Robt Bullock Clerk
By Edw. Owens, H.C.

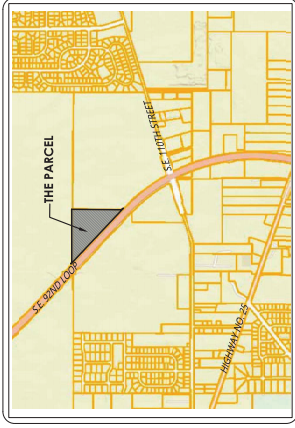
NOTICE: There may be additional
revisions that are not recorded
on this plat that may be found in
the public records of this County.

BOUNDARY SURVEY FOR:
MARION COUNTY
A PORTION OF SECTIONS 28 AND 29, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS:

1. MORE OR LESS	1. MORE OR LESS
2. ELEVATION	2. ELEVATION
3. NUMBER	3. NUMBER
4. DENOTATION	4. DENOTATION
5. OFFICIAL RECORDS BOOK	5. OFFICIAL RECORDS BOOK
6. RADIUS	6. RADIUS
7. DELTA (CENTRAL ANGLE)	7. DELTA (CENTRAL ANGLE)
8. DEED MEASURE	8. DEED MEASURE
9. DEED MEASURE	9. DEED MEASURE
10. CHORD BEARING	10. CHORD BEARING
11. POINT ON LINE	11. POINT ON LINE
12. POINT OF CURVATURE	12. POINT OF CURVATURE
13. POINT OF REVERSE CURVATURE	13. POINT OF REVERSE CURVATURE
14. POINT OF INTERSECTION	14. POINT OF INTERSECTION
15. POINT OF COMMENCEMENT	15. POINT OF COMMENCEMENT
16. FEDERAL EMERGENCY MANAGEMENT AGENCY	16. FEDERAL EMERGENCY MANAGEMENT AGENCY
17. CORRUGATED METAL PIPE	17. CORRUGATED METAL PIPE
18. NORTH AMERICAN VERTICAL DATUM	18. NORTH AMERICAN VERTICAL DATUM
19. NORTH AMERICAN HORIZONTAL DATUM	19. NORTH AMERICAN HORIZONTAL DATUM
20. RECORDS BOOK	20. RECORDS BOOK
21. POINT OF WAY	21. POINT OF WAY
22. SECTION	22. SECTION
23. FOUND	23. FOUND
24. CERTIFIED CORNER RECORD	24. CERTIFIED CORNER RECORD
25. CONCRETE MONUMENT	25. CONCRETE MONUMENT
26. FOUND 2.0' IRON ROD AND CAP	26. FOUND 2.0' IRON ROD AND CAP
27. FOUND 2.0' IRON ROD AND CAP	27. FOUND 2.0' IRON ROD AND CAP
28. CHAIN LINK FENCE	28. CHAIN LINK FENCE
29. FOUND 2.0' IRON ROD & CAP (AS NOTED)	29. FOUND 2.0' IRON ROD & CAP (AS NOTED)
30. FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)	30. FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
31. CONTROL BENCHMARK AS DESCRIBED	31. CONTROL BENCHMARK AS DESCRIBED
32. CURB INLET GRADE	32. CURB INLET GRADE
33. STORM MANHOLE	33. STORM MANHOLE
34. METERED END SECTION	34. METERED END SECTION
35. YARD DRAINAGE	35. YARD DRAINAGE
36. SANITARY CLEANOUT	36. SANITARY CLEANOUT
37. ELECTRIC MANHOLE	37. ELECTRIC MANHOLE
38. CABLE TELEPHONE ROOF BOX	38. CABLE TELEPHONE ROOF BOX
39. CABLE TELEPHONE ROOF BOX	39. CABLE TELEPHONE ROOF BOX
40. UTILITY RISER	40. UTILITY RISER
41. WETTER SHOOT	41. WETTER SHOOT
42. IRRIGATION CONTROL VALVE	42. IRRIGATION CONTROL VALVE
43. FIRE HYDRANT	43. FIRE HYDRANT
44. WATER VALVE	44. WATER VALVE
45. AIR CONDITIONER PAD	45. AIR CONDITIONER PAD
46. GAS VALVE	46. GAS VALVE
47. GAS METER	47. GAS METER
48. CONCRETE UTILITY POLE	48. CONCRETE UTILITY POLE
49. METAL UTILITY POLE	49. METAL UTILITY POLE
50. UTILITY POLE CITY ANCHOR	50. UTILITY POLE CITY ANCHOR
51. SPOT/GROUND LIGHT	51. SPOT/GROUND LIGHT
52. ELECTRIC TRANSFORMER	52. ELECTRIC TRANSFORMER
53. METAL AND FLAG	53. METAL AND FLAG
54. BRICK AND FLAG	54. BRICK AND FLAG
55. FLAG POLE	55. FLAG POLE
56. MAILBOX	56. MAILBOX
57. PEDESTAL CROSSING LIGHT	57. PEDESTAL CROSSING LIGHT
58. LINE BREAK	58. LINE BREAK
59. FENCE LINE AS NOTED	59. FENCE LINE AS NOTED
60. APPROXIMATE DIRECTION OF SCOUR	60. APPROXIMATE DIRECTION OF SCOUR
61. EXISTING CONTOUR	61. EXISTING CONTOUR
62. OVERHEAD UTILITY	62. OVERHEAD UTILITY
63. STORM DRAINAGE LINE	63. STORM DRAINAGE LINE

VICINITY MAP:
NOT TO SCALE



SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SURVEY NOTES:

- DATE OF FIELD SURVEY: SEPTEMBER 1, 2021
- SUBJECT TO ANY OF THE RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT IN THE PROVIDED COMMUNITY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 1033464, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER 24109, BEARING A COMMITMENT DATE OF MAY 21, 2024, RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- RECORDS AND COPIES OF SURVEY HEREON ARE BASED ON THE FLORIDA STATE PLANS ASSIGNED TO THE COMMUNITY FIRST AMERICAN DATED OF 1981 (AND 431, WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK).
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120602002D, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SOWING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SOWING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SOWING DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTIES(ES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- RIGHT OF WAY FOR S.E. 3RD LOOP IS BASED ON RIGHT OF WAY MONUMENTATION MAP PROJECT 50506, FILE 005056, MARION COUNTY, TRANSPORTATION DEPARTMENT.

CERTIFICATIONS:

SANDY CLAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY - THE STATE OF FLORIDA
FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC
GOODING & BATSEL, PLLC

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 461, F.S. AND THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 472.001-002, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

CHRISTOPHER J. HONSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
DATE: 3/31/2025

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

SCALE: 1" = 60'
APPROVED: _____
CHECKED: _____
REVISED: _____
DRAWN: M.A.
JCH CONSULTING GROUP, INC.
1 (AND 2) DEVELOPMENT, SUITE 100, 10000 W. BOULEVARD, SUITE 100, BOCA RATON, FLORIDA 33433
TEL: 561-993-1111 FAX: 561-993-1112
WWW.JCHCONSULTING.COM

PLAT OF BOUNDARY SURVEY
-FOR-
MARION COUNTY

FILE: SANDY CLAY
FIELD BOOK: P/AGE:
LOG: 2277390
INSTR: 227739000 PRE
SHEET 1 OF 2



W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

October 3, 2025

By Email and Hand Delivery

Ms. Cheryl Weaver, Right of Way Manager
Marion County Board of County Commissioners
412 SE 25th Avenue
Ocala, FL 34471

RE: Plat Vacation of Portion of Danbury

Dear Cheryl:

As you are aware, I represent Sandy Clay, LLC, a Florida limited liability company, which purchased the real property that is the subject of this letter from Marion County.

This is to request Marion County to vacate a portion of the Plat of Danbury as recorded in Plat Book 9001, Page 3, Public Records of Marion County, Florida, which is currently the location of a County DRA.

I have attached to the copy of this letter being hand-delivered, and have uploaded to the Cloud at <https://tinyurl.com/4397cxwk>¹ the following documents:

1. Letters we have sent to utility companies requesting no objection letters.
2. Copies of responses from all utility companies except for Spectrum, TECO, Cox and Xfinity.
3. Application for Plat Vacation
4. Signed Petition to Vacate a Plat.
5. Exhibit A to include legal description of area proposed to be vacated.
6. Copy of recorded Danbury Plat² with portion to be vacated outlined.
7. Title Opinion or Certificate (not more than 20 days old) containing certification that there are no taxes owing on the property.

¹ Long URL is: <https://www.dropbox.com/scl/fo/7v7y8pzsz09cia5y2o14/AK4uNIEkEO-Tid0DNgviyeQ?rlkey=uzams32i3qpublr4r0m79119s&dl=0>

² In the copy of this letter being hand delivered to you, we are enclosing large copies of this document and of the survey.

Letter to Ms. Cheryl Weaver, Right of Way Manager

October 3, 2025

Page 2

8. Marked-up excerpt from a survey of my client's property. We have circled the references to the portions of the Danbury Plat on the survey.
9. Aerial photograph of my client's property so that you can see that the plat was never "active."
10. In the copy of this letter being delivered to you, a check in the amount of \$500.00 payable to Marion County, representing the Application fee.

As you recall, vacating this Plat was the responsibility of the County under our agreement but we assumed it. We would, therefore, appreciate the County promptly processing this Application.

Thank you for your anticipated cooperation.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

cc: Mr. Harvey Vandeven
Mr. Matt Fabian
Mr. Carson Vandeven

(All by email only with attachments)

P:\JG\Vandeven\Sandy Clay\Title\Danbury Vacation\App\Letter to Cheryl Weaver re application.docx

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

April 2, 2025

By Email Only

Utilities on attached Exhibit A

RE: Plat Vacation of Portion of Danbury

Dear Sir:

I represent Sandy Clay, LLC, a Florida limited liability company, which is purchasing the real property that is the subject of this letter.

I have attached digital copies of the following documents:

1. Application for Plat Vacation.
2. Copy of Plat of Danbury as recorded in Plat Book 9001, Page 3, Public Records of Marion County, Florida, with portion of the Plat that we seek to have vacated marked.
3. Survey of the subject property with the portion of it located within the Danbury Subdivision marked.
4. Aerial photograph from County Interactive Map with property delineated.

As you can see, this portion of the Danbury Subdivision has not been developed and is currently the location of a County DRA.

We have attached a proposed Letter of No Objection. We would appreciate your executing it and returning it to us.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

Attachments: as stated

cc: Mr. Harvey Vandeven
Mr. Matt Fabian
Mr. Carson Vandeven

(All by email only with attachments)

EXHIBIT A
UTILITY PROVIDERS

1. CenturyLink
2. City of Belleview
3. Marion County Utilities
4. Department of Health
5. Duke Energy
6. City of Ocala
7. Spectrum/Charter
8. TECO
9. Cox
10. Xfinity

P:\JG\Vandeven\Sandy Clay\Title\Danbury Vacation\Utility Letters\Letter to County Utilities w Petition 4-2-25.docx

LETTER OF NO OBJECTION

To: City of Ocala - Electric Dept.
Attn: Randy Hahn
rhahn@ocalafl.gov

Date: 4/8/2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion
County Board of County Commissioners to consider the vacation of a portion of the Plat
of Danbury more particularly described as
See attached Exhibit A.

Enclosed for your reference and review is a location map highlighting the area to be
vacated.

Does City of Ocala (Electric) (Utility Company Name) object to the proposed
Plat Vacation? ☐ Yes ☒ No

If yes, please explain below:



Signature

Electric Engineering Manager

Title

Randolph Hahn
Print Name

4/8/2025
Date

Enclosures:
Location Map

MARION COUNTY UTILITIES
LETTER OF NO OBJECTION

To: Development Review Officer

Date: 4/2/25

Marion County Utilities

11800 SE U.S. Highway 441

Bellevue, FL 34420

Utilities@marionfl.org

Phone: 352-307-6168

Fax: 352-307-4623 Heather.Predmore@marionfl.org

From: W. James Gooding III, Esq.

Gooding & Batsel, PLLC

1531 SE 36th Avenue

Ocala, FL 34471

~~BANDER@lawyersoccala.com~~

RE: Plat Vacation Application

Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Danbury more particularly described as See attached Exhibit A.

Enclosed for your reference and review is a location map highlighting the area to be vacated.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Plat Vacation? ☐ 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:

City of Belleview Utilities

Signature

Deputy Director
Title

Joshua Warner
Print Name

Date

4/3/25

Enclosures: Location Map

Form PV-MCU



5/20/25

Gooding and Batsel, PLLC

P865563
No Reservations/No Objection

SUBJECT: Vacation request for portion of the platted easements within the areas shown on the attached exhibit.

To Whom It May Concern:

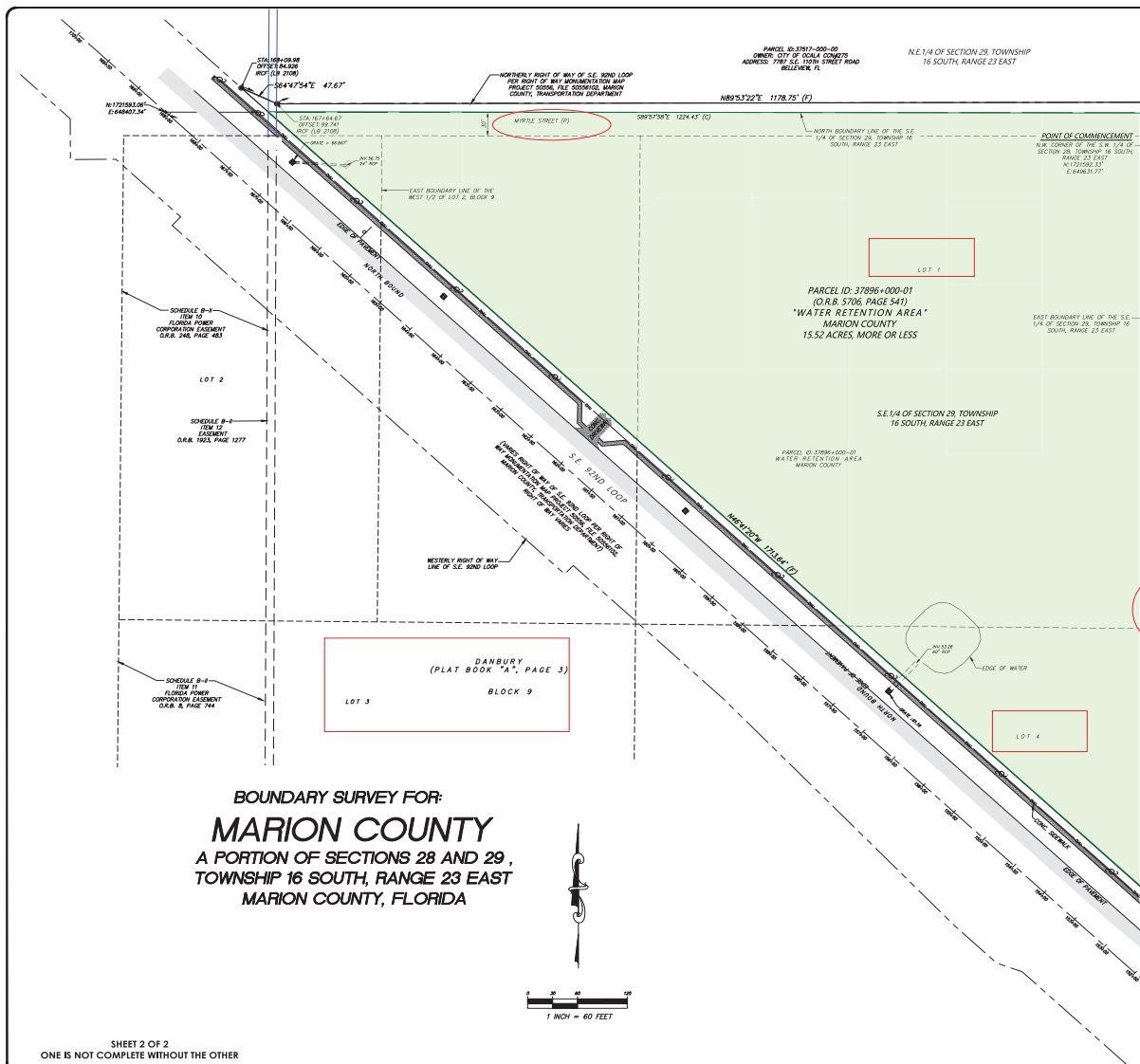
LUMEN d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objection to this request; if we can keep the easement area marked with 2 blue lines on page 3 and commented by AB86797 because we do have underground copper in this area. See Item 12. with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities. If you have any questions, please contact Tyler Bays at tyler.bays@lumen.com or nre.easement@lumen.com.

Sincerely yours,

Tyler Bays
Network Infrastructure Services
Lumen
P865563



LETTER OF NO OBJECTION

To: Duke Energy
vacate@duke-energy.com

Date: April 4, 2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Danbury more particularly described as
See attached Survey prepared by JCH Consulting Group, Inc., J.O.# 221730, attached hereto and by this reference made a part hereof.

Enclosed for your reference and review is a location map highlighting the area to be vacated.

Does Duke Energy (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☒ No

If yes, please explain below:

Irma Cuadra
Signature

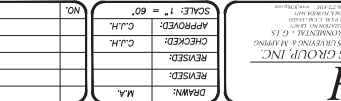
Irma Cuadra
Print Name

Sr. Research Specialist
Title

April 4, 2025
Date

Enclosures:
Location Map

DATE	BY	

[illegible]

NSU

1. DATE OF FIELD SURVEY: SEPTEMBER 1, 2003.
2. SUBJECT TO FLOOD, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT IN THE PROVIDED CADDRETRY PER AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 015446443, BEARING A COMMITMENT DATE OF MAY 21, 2004, RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WITH THE FLORIDA STATE PLANE COORDINATE SYSTEM, AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATE NETWORK.
4. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12080-0002B, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF REDUCE FLOOD HAZARD.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SOWING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SOWING PARTY OR PARTIES.
7. THIS SURVEY REFLECTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE PRESENT DATE.
8. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE PROPERTY OF THE PARTIES' UNADO JERSON AND SHALL NOT BE REPRODUCED OR REPLIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
9. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
10. EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS THE PROPERTY.
11. SURVEY OF WAY FOR S.E. SAND LOOP IS BASED ON RIGHT OF WAY MONUMENTATION PROJECT 005066.

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110334634. ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC. ISSUING OFFICE: FILE NUMBER: 24109. BEARING A COMMITMENT DATE OF MAY 21, 2024. THE FOLLOWING SCHEDULE B--II ITEMS ARE NOTED RELATIVE TO PARCEL:

ARY SURVEY
-
COUNTY

PARCEL ID: 37896+000-01
OWNER: MARION COUNTY
"WATER RETENTION AREA"

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050--052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FILE

J.O.# 221730	
DWG.# 221730END PR2	

DEPARTMENT OF HEALTH
LETTER OF NO OBJECTION

To: **Evan Searcy**
Department of Health
1801 SE 32nd Ave
Ocala, FL 34471
(352) 644-2623
Evan.Searcy@FLHealth.gov

Date: 4/14/2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

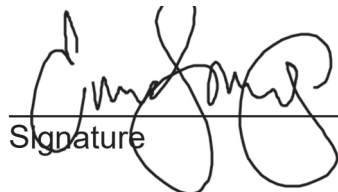
Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion County Board of County Commissioners to consider the vacation of a portion of the Plat of Danbury more particularly described as See attached Exhibit A.

Enclosed for your reference and review is a location map highlighting the area to be vacated.

FOR COUNTY USE ONLY

Does DOH-Marion (Utility Company Name) object to the proposed Plat Vacation? ☐ Yes ☒ No

If yes, please explain below:



Signature

Evan Searcy

Print Name

Environmental Administrator
Title

4/14/2025

Date

Enclosures: Location Map



CITY OF BELLEVIEW

City with Small Town Charm

www.belleviewfl.org

Public Works

5525 SE 119th St.

Belleview, FL 34420

Office: 352-245-7021

Fax: 352-307-7708

July 21, 2025

W. James Gooding III, Esq.
c/o Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application - Danbury

To Whom It May Concern:

This letter is in reference to Sandy Clay, LLC a Florida limited liability company and their intention to petition the Marion County Board of Commissions to consider the vacation of a portion of the Plat of Danbury. City of Belleview has no objection to the proposed plat vacation.

If you have any questions or concerns, please call me at 352-233-2115 or email BTitterington@belleviewfl.org.

Thank you,

L.R. "Bob" Titterington
Director, Public Works
City Engineer

LETTER OF NO OBJECTION

To: City of Belleview
Attn: Sage Dick
5525 SE 119th Street
Belleview, FL 34420

Date: 07/21/2025

From: W. James Gooding III, Esq.
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

RE: Plat Vacation Application

Sandy Clay, LLC, a Florida limited liability company intends to petition the Marion
County Board of County Commissioners to consider the vacation of a portion of the Plat
of Danbury more particularly described as
See attached Exhibit A.

Enclosed for your reference and review is a location map highlighting the area to be
vacated.

Does City of Belleview (Utility Company Name) object to the proposed
Plat Vacation? ☐ Yes ☒ No

If yes, please explain below:

N/A


Signature

Public Works Director, City Engineer
Title

L.R. Bob Titterington
Print Name

07/21/2025
Date

Enclosures:
Location Map

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
KENNETH H. MACKAY IV



1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6580
Fax: 352.579.1289
jgooding@lawyersocala.com

October 3, 2025

Marion County Engineering Department
412 SE 25th Avenue
Ocala, Florida 34471

RE: Title Opinion for Partial Vacation of Plat of Danbury

Dear Sir:

This title opinion and certification is submitted pursuant to the "Marion County Plat Vacation Checklist," and concerns the real property described on the attached **Exhibit A**.

It is my opinion, and I hereby certify, as follow:

1. **Ownership.** The owner of the property that is the subject of the plat is Sandy Clay, LLC, a Florida limited liability company.
2. **Mortgages or Liens.** The property is encumbered by the following: None.
3. **Taxes.** The property is being taxed as part of Tax Parcel ID number: 37896+000-01. The property was owned by Marion County until April 2025 and thus, was exempt from taxation; therefore, no taxes are currently owing on the property.
4. **Basis for Opinion.** This opinion and certification is based upon the following:
 - 4.1. Title Insurance Policy issued by First American Title Insurance Company, Policy #: 50140212-0246430e, with an effective date of April 23, 2025.
 - 4.2. My search of the public records on the webpage of the Clerk of Circuit Court of Marion County, last performed on October 3, 2025 (records verified through October 2, 2025).

Please let me know if you have any questions.

Sincerely,

GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

EXHIBIT A
PORTIONS OF PLAT TO BE VACATED

That portion of Lot 1, 2 and 4, and of Lime Street and Myrtle Street, in that portion of Danbury, as per plat thereof recorded in Plat Book 9001, Page 3, public records of Marion County, Florida, located in Section 29, Township 16 South, Range 23 East, Marion County, Florida, lying north and east of the right of way for SE 92nd Loop Road as set forth on the "Southeast 92nd Loop from State Road 500 (US 27/441) to State Road 35 (Baseline Road) Right-of-Way Monumentation Map" as recorded in Road Book 2, page 255, public records of Marion County, Florida.

P:\JG\Vandeven\Sandy Clay\Title\Danbury Vacation\Plat Vacation Title Opinion Letter.docx

EXHIBIT A.

That portion of Lot 1, 2 and 4, and of Lime Street and Myrtle Street, in that portion of Danbury, as per plat thereof recorded in Plat Book 9001, Page 3, public records of Marion County, Florida, located in Section 29, Township 16 South, Range 23 East, Marion County, Florida, lying north and east of the right of way for SE 92nd Loop Road as set forth on the "Southeast 92nd Loop from State Road 500 (US 27/441) to State Road 35 (Baseline Road) Right-of-Way Monumentation Map" as recorded in Road Book 2, page 255, public records of Marion County, Florida.

P:\JG\Vandeven\Sandy Clay\Title\Danbury Vacation\Vacation Description.docx