



Marion County Board of County Commissioners APPLICATION COMPLETE

Growth Management ♦ Zoning

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

DATE COMPLETED 5/23/24 INITIALS [Signature]

TENTATIVE MEETING DATES

P&Z PH 7/29/24

BCC/P&Z PH 8/20/24

RECEIVED

MAY 23 2024

Marion County Growth Service

APPLICATION FOR ZONING CHANGE

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 R1 and R4

to B4, for the intended use of:

SMALL BUSINESS USES

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

Parcel account number(s): A PORTION OF 13338-000-00 AND 13338-000-01 AND 13338-000-03

Property dimensions: SEE ATTACHED Total acreage: 31.31

Directions: 1.5 MILES NORTH OF N.W. 35TH ST/ NW GAINESVILLE RD. INTERSECTION

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

behalf. ZUBER MINE INC, CDH REALTY LLC, CGB CONSTRUCTION GROUP INC, NINA STOKES / CHRISTOPHER BENNETT [Signature]

RODNEY ROGERS / MEKELLE BOYER

Property owner name (please print)

PO Box 532, Ocala, FL

Applicant or agent name (please print)

1105 S.E. 3RD AVENUE

Mailing address

421 S Pine Ave, Ocala, FL

Mailing address

OCALA, FLORIDA 34471

City, state, zip code

Chris @ CGB Construction.com

City, state, zip code

352-622-9214

Phone number (please include area code)

Email Address: chuek@stokes-fl.com

Phone number (please include area code)

mclemons@rogerseng.com

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: [Signature] via email DATE: 5/23/24 LAND USE: EC ZONING: R-1 + R-4

ZONING MAP NO.: 160 SEC/TWP/RGE: 25/14/21

Rev. 07-02/2019

PROJECT: 2024050057 "Meeting Needs by Exceeding Expectations"

AR: 31581



Marion County
Board of County Commissioners

Growth Management ♦ Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
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Parcel account number(s): A PORTION OF 13338-000-00 AND 13338-000-01 AND 13338-000-03

Property dimensions: SEE ATTACHED

Total acreage: _____

Directions: 1.5 MILES NORTH OF N.W. 35TH ST/ NW GAINESVILLE RD. INTERSECTION

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

NINA STOKES / CHRISTOPHER BENNETT

RODNEY ROGERS / MEKELLE BOYER

Property owner name (please print)

PO Box 532, Ocala, FL

Applicant or agent name (please print)

1105 S.E. 3RD AVENUE

Mailing address

421 S Pine Ave, Ocala, FL

Mailing address

OCALA, FLORIDA 34471

City, state, zip code

Chris @ CGB construction.com

City, state, zip code

352-622-9214

Phone number (please include area code)

Email Address: chuck@stokesfl.com

Phone number (please include area code)

Signature

Signature

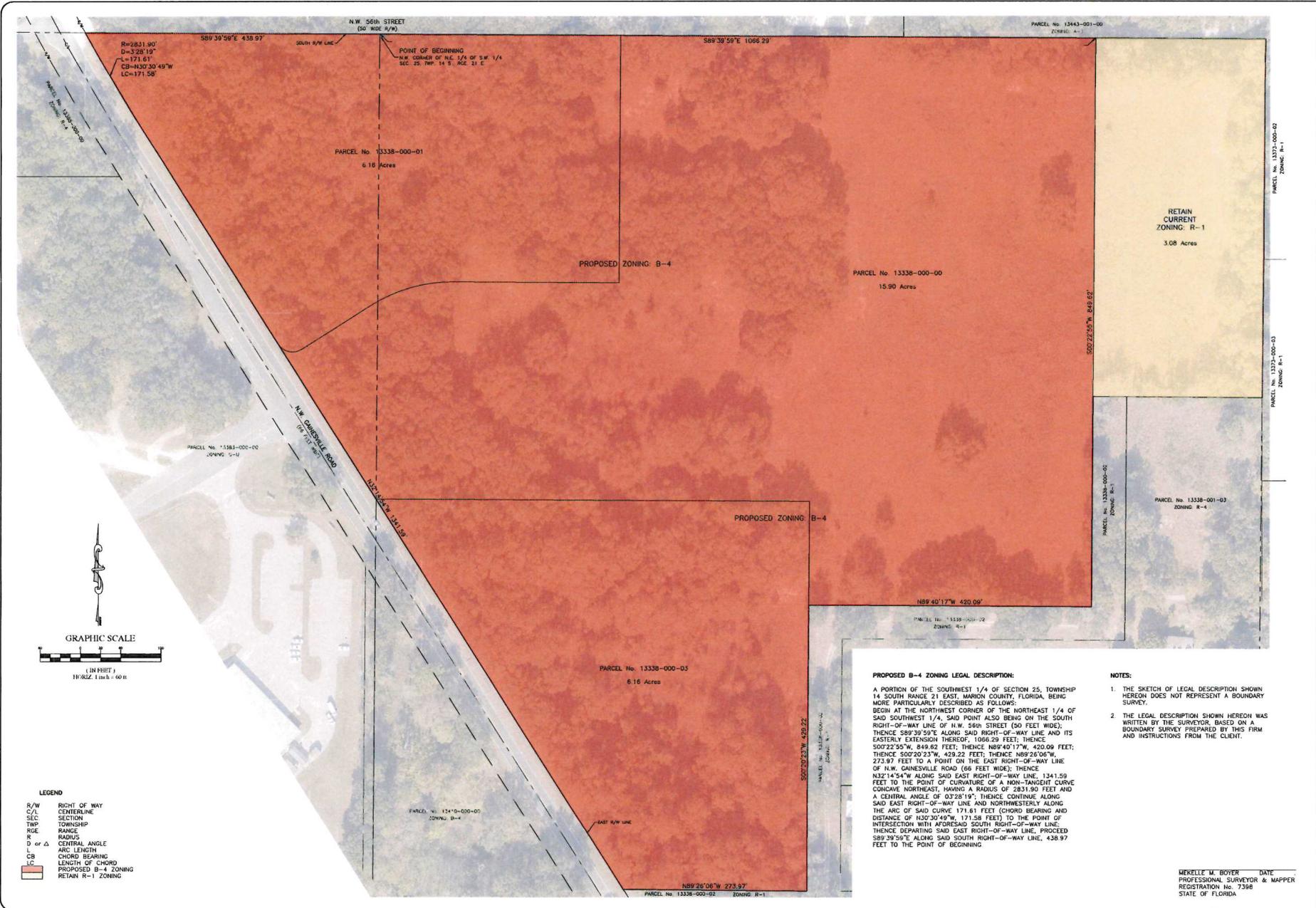
Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present 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: _____ DATE: _____ ZONING MAP NO.: _____
LAND USE: _____ ZONING: _____ SEC/TWP/RGE: _____/_____/_____

Rev. 07/02/2019

"Meeting Needs by Exceeding Expectations"



<p>Robert L. Rogatz, PE Roger K. Rogatz, PSM Rodney K. Rogatz, PSM Michael M. Boyer, PSM www.rogatzsurveying.com 352-225-2570</p>	<p>DATE _____</p> <p>REVISION _____</p>
<p>ROGATZ ENGINEERING, LLC Civil Engineering & Land Surveying 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074</p>	
<p>A SKETCH OF LEGAL DESCRIPTION FOR CDR REALTY, LLC - NINA STOKES ZUBER MINE INC. - CHRISTOPHER BENNETT COB CONSTRUCTION - CHRISTOPHER BENNETT</p>	
<p>JOB No. 23-13338-000-00 DATE 5/17/2024 SCALE 1" = 60' SHEET 1 OF 1</p>	
<p>MERELLE M. BOYER DATE _____ PROFESSIONAL SURVEYOR & MAPPER REGISTRATION No. 7396 STATE OF FLORIDA</p>	

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



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

2024 Property Record Card
Real Estate

13338-000-00

Prime Key: 254711

[Beta MAP IT+](#)

Current as of 5/23/2024

[Property Information](#)

ZUBER MINE INC
 PO BOX 532
 Ocala FL 34478-0532

[Taxes / Assessments:](#)

Map ID: 160

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

PC: 63

Acres: 18.99

[2023 Certified Value](#)

Land Just Value	\$196,673		
Buildings	\$0		
Miscellaneous	\$1,200	Impact	(\$192,096)
Total Just Value	\$197,873	Land Class Value	\$4,577
Total Assessed Value	\$5,777	Total Class Value	\$5,777
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$5,777		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$196,673	\$0	\$1,200	\$197,873	\$5,777	\$0	\$5,777
2022	\$217,631	\$0	\$1,200	\$218,831	\$4,326	\$0	\$4,326
2021	\$217,631	\$0	\$1,200	\$218,831	\$4,187	\$0	\$4,187

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7052/0990	09/2019	07 WARRANTY	8 ALLOCATED	Q	V	\$250,000
6727/0721	03/2018	07 WARRANTY	8 ALLOCATED	Q	I	\$158,929
1332/1638	02/1986	07 WARRANTY	0	U	I	\$100
1320/1934	12/1985	07 WARRANTY	0	U	I	\$169,800

[Property Description](#)

SEC 25 TWP 14 RGE 21
 COM AT THE NW COR OF NE 1/4 OF SW 1/4 OF SEC 25 TH S 00-04-55 W 695.09
 FT TH S 32-37-15 E 550 FT TH N 57-22-45 E 178.54 FT TH S 216.06 FT TH
 S 89-45-15 E 200 FT TH N 429.20 FT TH E 420.58 FT TH N 315 FT TH E 250.61
 FT TH N 00-07-00 E 535 TH W 1310.93 FT TO THE POB &
 COM AT THE NE COR OF N 1/2 OF SW 1/4 OF SEC 25 TH S 00-07-00 W 1121.86
 FT TH N 89-45-15 W 420 FT TH S 00-07-00 W 210 FT TH N 89-45-15 W 491.38

FT TH N 32-37-15 W 59.53 FT TO THE POB TH CONT N 32-37-15 W 141.87 FT TH N 57-22-45 E 178.54 FT TH S 216.06 FT TH N 89-45-15 W 73.91 FT TO THE POB & NW 1/4 OF SW 1/4 E OF US HWY 441

EXC ANY PT LYING WITHIN THE FOLLOWING DESC:
BEGIN AT THE NW COR OF NE 1/4 OF SW 1/4 OF SEC 25 TH S 89-38-59 E 335.11 FT TH S 00-20-01 W 370 FT TH N 89-39-59 W 156.78 FT TO THE POC OF A CURVE CONCAVE SLY HAVING A RADIUS OF 225 FT A CENTRAL ANGLE OF 32-34-55 TH WLY ALONG ARC OF CURVE 127.95 FT A CHORD BEARING & DISTANCE OF S 74-02-33 W 126.23 FT TH S 57-45-06 W 179.93 FT TO THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 90-00-00 TH WLY ALONG ARC OF CURVE 39.27 FT A CHORD BEARING & DISTANCE OF N 77-14-54 W 35.36 FT TH N 32-14-54 W 412.27 FT TO THE POC OF A NON-TANGENT CURVE CONCAVE NELY HAVING A RADIUS OF 2831.90 FT A CENTRAL ANGLE OF 03-28-19 TH NWLY ALONG ARC OF CURVE 171.61 FT A CHORD BEARING & DISTANCE OF N 30-30-49 W 171.58 FT TH S 89-39-59 E 438.97 FT TO THE POB

EXC COM AT THE NW COR OF THE NE 1/4 OF SW 1/4 OF SEC 25 TH S 00-25-36 W 694.76 FT TO THE POB TH S 32-14-54 E 691.90 FT TH S 89-26-06 E 273.97 FT TH N 00-20-23 E 584.11 FT TH N 89-39-58 W 646.662 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	R1	14.15	AC							
6302		.0	.0	R1	4.84	AC							
9994		.0	.0	R1	1.00	UT							
Neighborhood 9918 - COMM MLK AVE/ NW GAINSVILLE RD													
Mkt: 2 70													

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
259 WELL 04-12IN	1.00	UT	99	2000	1	0.0	0.0	

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2024012652	2/2/2024	3/22/2024	DRIVEWAY



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 10/03/2019 10:53:07 AM
FILE #: 2019103897 OR BK 7052 PGS 990-991
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$1750.00 MDS: \$0 INT: \$0

Warranty Deed (Limited Liability Company)

This Indenture, made , September 27, 2019 A.D.
Between MG Land Trust, LLC a Florida limited Liability Company, whose post office address is: 1553
E Fort King Street, Ocala, Florida 34471 existing under the laws of the State of , Grantor and **Zuber Mine, Inc. a
Florida Corporation** whose post office address is: P.O. Box 532, Ocala, Florida 34478, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Marion, State of Florida, to wit:

Parcel 1

Lot 15, Block "D", SYLVIA ANN ESTATES, more particularly described as follows:

Being a part of the North 1/2 of the SW 1/4, EAST of U.S. Highway No. 441, Section 25, Township 14 South, Range 21 East, and Commencing at the NE corner thereof; thence S.0°07'00"W. a distance of 1121.86 feet to a point; thence N.89°45'15"W., 420 feet to a point; thence S.0°07'00"W., 210 feet to a point; thence N.89°45'15"W., 491.38 feet to a point; thence N.32°37'15"W., 59.53 feet to the principal Place of Beginning of the parcel herein conveyed; thence continuing N.32°37'15"W., a distance of 141.87 feet to a point; thence N.57°22'45"E., a distance of 178.54 feet to a point; thence South 216.06 feet to a point; thence N.89°45'15"W. a distance of 73.91 feet to the principal Place of beginning for the parcel herein conveyed, being in MARION County, Florida.

AND

Commence at the NW corner of the NE 1/4 of SW 1/4 of Section 25, Township 14 South, Range 21 East, Marion County, Florida, thence S.0°04'55"W. along the West boundary of NE 1/4 of SW 1/4 of said Section 25, 695.09 feet to the Northeasterly right of way line of U.S Highway 441, Alternate, thence S.32°37'15"E. 550 feet, thence N.57°22'45"E. 178.54 feet, thence South 216.06 feet to the Northerly right of way line of County Road, thence S.89°45'15"E. 200 feet, thence North 429.20 feet, thence East 420.58 feet, thence North 315 feet, thence East 250.61 feet to the East boundary of the North 1/2 of the SW 1/4 of said Section 25, thence N.0°07'00"E. 535 feet to the NE corner of the North 1/2 of the SW 1/4 of said Section 25, thence West along the North boundary of the North 1/2 of the SW 1/4 of said Section 25, 1310.93 feet to the Point of Beginning, all in MARION County, Florida.

Parcel 2

That part of the NW 1/4 of the SW 1/4 of Section 25, Township 14 South, Range 21 East, lying East of Old U.S. Highway No. 441, MARION County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

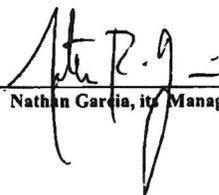
Parcel Identification Number: 13338-000-00 and 13338-000-01

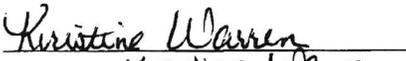
And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

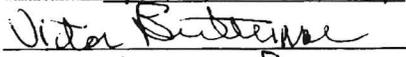
In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

MG Land Trust, LLC a Florida limited Liability Company

Signed and Sealed in Our Presence:

By: 
Nathan Garcia, its Manager


Witness Print Name: Kristine Warren


Witness Print Name: VICTOR BUTTERMORE

(Corporate Seal)

State of Florida
County of Marion

Florida Corporate Deed/Letter

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 25th day of September, 2019, by Nathan Garcia, the Manager of MG Land Trust, LLC a Florida limited Liability Company a limited liability company existing under the laws of the State of , on behalf of the company.

He is personally known to me or has produced a driver license as identification.

Kristine A. Warren (Seal)
Notary Public
Notary Printed Name: Kristine A. Warren

My Commission Expires: 12/21/20

Record and Return to:
Prepared by incidental to
preparation of a title policy by:
Pamela Littleton, an employee of
Superior Title Insurance Agency of Marion County, LLC,
421 South Pine Avenue
Ocala, Florida 34471
File Number: 81933



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



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

2024 Property Record Card
Real Estate

13338-000-01

Prime Key: 2010975

[Beta MAP IT+](#)

Current as of 5/23/2024

[Property Information](#)

CDH REALTY LLC
 421 S PINE AVE
 Ocala FL 34471-1175

[Taxes / Assessments:](#)

Map ID: 160

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 99

Acres: 6.16

[2023 Certified Value](#)

Land Just Value	\$48,172		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$48,172	Land Class Value	(\$47,051)
Total Assessed Value	\$1,121	Total Class Value	\$1,121
Exemptions	\$0	Ex Codes:	
Total Taxable	\$1,121		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$48,172	\$0	\$0	\$48,172	\$1,121	\$0	\$1,121
2022	\$27,214	\$0	\$0	\$27,214	\$313	\$0	\$313
2021	\$27,214	\$0	\$0	\$27,214	\$296	\$0	\$296

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8305/1196	10/2023	08 CORRECTIVE	0	U	V	\$100
8179/1561	10/2023	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$48,500
7052/0990	09/2019	07 WARRANTY	8 ALLOCATED	Q	V	\$250,000
6727/0721	03/2018	07 WARRANTY	8 ALLOCATED	Q	V	\$158,929
MC01/0495	12/2001	E I E I	0	U	V	\$2,221
1357/1341	06/1986	07 WARRANTY	0	U	V	\$100
0519/0058	05/1972	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 14 RGE 21
 BEGIN AT THE NW COR OF NE 1/4 OF SW 1/4 OF SEC 25 TH S 89-38-59 E
 335.11 FT TH S 00-20-01 W 370 FT TH N 89-39-59 W 156.78 FT TO THE
 POC OF A CURVE CONCAVE SLY HAVING A RADIUS OF 225 FT A CENTRAL

ANGLE OF 32-34-55 TH WLY ALONG ARC OF CURVE 127.95 FT A CHORD BEARING & DISTANCE OF S 74-02-33 W 126.23 FT TH S 57-45-06 W 179.93 FT TO THE POC OF A CURVE CONCAVE NLY HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 90-00-00 TH WLY ALONG ARC OF CURVE 39.27 FT A CHORD BEARING & DISTANCE OF N 77-14-54 W 35.36 FT TH N 32-14-54 W 412.27 FT TO THE POC OF A NON-TANGENT CURVE CONCAVE NELY HAVING A RADIUS OF 2831.90 FT A CENTRAL ANGLE OF 03-28-19 TH NWLY ALONG ARC OF CURVE 171.61 FT A CHORD BEARING & DISTANCE OF N 30-30-49 W 171.58 FT TH S 89-39-59 E 438.97 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		450.0	350.0	R4	3.48	AC							
9994		.0	.0	R4	1.00	UT							
9902		.0	.0	R1	2.68	AC							

Neighborhood 9918 - COMM MLK AVE/ NW GAINSVILLE RD
Mkt: 2 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	1967	1	0.0	0.0	

Appraiser Notes

USED WITH 13338-000-00 AND OTHER PARCELS.
REMOVED RES FOR 2001

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2024022042	-	4/9/2024	INSTALL 60 AMP AG SERVICE FOR SECURITY LIGHT



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/24/2024 08:33:38 AM
FILE #: 2024051896 OR BK 8305 PGS 1196-1197
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

Daniel Hicks, P.A.
421 South Pine Avenue, Ocala, Florida 34471
Parcel ID No: 13338-000-01

Corrective Quit Claim Deed

Made this April 15, 2024, A.D. by **Zuber Mine, Inc.**, a Florida corporation, whose post office address is P.O. Box 532, Ocala, Florida 34478, hereinafter called the grantor, to **CDH Realty, LLC**, a Florida limited liability company, whose post office address is: 421 S. Pine Avenue, Ocala, Florida 34471, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Marion County, Florida, viz:

See Attached Schedule "A"

* This Corrective Quit Claim Deed is given to correct the legal description in that certain Quit Claim Deed between the parties dated October 24, 2023 and recorded October 30, 2023 in Official Records Book 8179, Page 1561, Public Records of Marion County, Florida.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Paula S. Chambers
Witness Printed Name Paula S. Chambers
11686 E. Warm Springs Ave.
Witness Address
Wildwood, FL 34785
Witness Address

Zuber Mine, Inc., a Florida corporation

By: (Seal)
Christopher G. Bennett, Sr., as President

Marlene Larsen
Witness Printed Name Marlene Larsen
9519 NE 306 CT
Witness Address
Salt Springs FL 32134
Witness Address

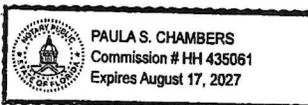
State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 15 day of April, 2024, by Christopher G. Bennett, Sr., by means of personal presence, as President of **Zuber Mine, Inc.**, a Florida corporation, who is personally known to me or who has produced FL DL as identification.

Paula S. Chambers

Notary Public
Print Name: _____
My Commission Expires: _____

Quit Claim Deed
Closers' Choice



Schedule "A"

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SOUTHWEST 1/4, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 56TH STREET (50 FEET WIDE); THENCE S89°39'59"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 359.23 FEET; THENCE DEPARTING SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, PROCEED S00°20'06"W, 370.00 FEET; THENCE N89°39'58"W, 247.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 32°34'55"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 127.95 FEET (CHORD BEARING AND DISTANCE OF S74°02'33"W, 126.23 FEET); THENCE S57°45'06"W, 123.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE 39.27 FEET (CHORD BEARING AND DISTANCE OF N77°14'54"W, 35.36 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. GAINESVILLE ROAD (66 FEET WIDE); THENCE N32°14'54"W ALONG SAID EAST RIGHT-OF-WAY LINE, 376.24 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEAST, HAVING A RADIUS OF 2831.90 FEET AND A CENTRAL ANGLE OF 03°28'19"; THENCE NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE AN ARC DISTANCE OF 171.61 FEET (CHORD BEARING AND DISTANCE OF N30°30'49"W, 171.58 FEET) TO A POINT OF INTERSECTION WITH AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 AND AFORESAID SOUTH RIGHT-OF-WAY LINE OF N.W. 56TH STREET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED S89°39'59"E ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, 438.97 FEET TO THE POINT OF BEGINNING.

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



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

2024 Property Record Card
Real Estate

13338-000-03

Prime Key: 4082387

[Beta MAP IT+](#)

Current as of 5/23/2024

[Property Information](#)

CGB CONTRUCTION GROUP INC
 PO BOX 532
 OCALA FL 34478-0532

[Taxes / Assessments:](#)

Map ID: 160

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

PC: 63

Acres: 6.16

Current Values NOT Available

[Ex Codes:](#) 08

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
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[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8179/1521	10/2023	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$48,500

[Property Description](#)

SEC 25 TWP 14 RGE 21
 COM AT THE NW COR OF THE NE 1/4 OF SW 1/4 OF SEC 25
 TH S 00-25-36 W 694.76 FT TO THE POB TH S 32-14-54 E 691.90 FT
 TH S 89-26-06 E 273.97 FT TH N 00-20-23 E 584.11 FT
 TH N 89-39-58 W 646.62 FT TO THE POB

Parent Parcel: 13338-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	R1	6.16	AC							
9994		.0	.0	R1	1.00	UT							

Neighborhood 9918 - COMM MLK AVE/ NW GAINSVILLE RD
 Mkt: 2 70

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	1,118.00		SF	5	2023	1	0.0	0.0
114 FENCE BOARD	64.00		LF	10	2023	3	0.0	0.0

[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
2023113030	11/29/2023	2/29/2024	ACCESS ON TO PROPERTY

Rec \$ 18.50
DS \$ 339.50



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 10/30/2023 02:41:48 PM
FILE #: 2023139708 OR BK 8179 PGS 1521-1522
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$339.50 MDS: \$0 INT: \$0

Daniel Hicks, P.A.
421 South Pine Avenue, Ocala, Florida 34471
Parcel ID No: 13338-000-00

Quit Claim Deed

Made this October 24, 2023, A.D. by **Zuber Mine, Inc., a Florida corporation**, whose post office address is P.O. Box 532, Ocala, Florida 34478, hereinafter called the grantor, to **CGB Construction Group, Inc., a Florida corporation**, whose post office address is: P.O. Box 532, Ocala, Florida 34478, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal re-presentatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Marion County, Florida, viz:

See Attached Schedule "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. **To Have and to Hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. *Signed, sealed and delivered in our presence:*

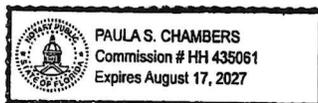
[Signature]
Witness Printed Name Daniel Hicks

[Signature] Zuber Mine, Inc., a Florida corporation
By: *[Signature]* (Seal)
Christopher G. Bennett, Sr., as President

[Signature]
Witness Printed Name Paula S. Chambers

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 24 day, of October, 2023, by Christopher G. Bennett, Sr., by means of personal presence, as President of Zuber Mine, Inc., a Florida corporation, who is personally known to me or who has produced FL DL as identification.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

BENNETT 6 PLAT
LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S00°25'36"W ALONG THE WEST LINE THEREOF, A DISTANCE OF 694.76 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ALTERNATE U.S. HIGHWAY No. 441 (66 FEET WIDE), ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, PROCEED S32°14'54"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 691.90 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED S89°26'06"E, 273.97 FEET; THENCE N00°20'23"E, 584.11 FEET; THENCE N89°39'58"W, 646.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.16 Acres, MORE OR LESS



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

Detail by Entity Name

Florida Profit Corporation

ZUBER MINE INC.

Filing Information

Document Number	P19000036963
FEI/EIN Number	83-4663549
Date Filed	04/25/2019
Effective Date	04/25/2019
State	FL
Status	ACTIVE

Principal Address

6960 NW 35th Ave Rd
OCALA, FL 34475

Mailing Address

P O BOX 532
OCALA, FL 34478

Registered Agent Name & Address

BENNETT, CHRISTOPHER G
6960 NW 35TH AVE RD
OCALA, FL 34475

Address Changed: 01/20/2020

Officer/Director Detail

Name & Address

Title P

BENNETT, CHRISTOPHER G
P O BOX 532
OCALA, FL 34478

Annual Reports

Report Year	Filed Date
2022	04/11/2022
2023	03/03/2023
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
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04/11/2022 -- ANNUAL REPORT	View image in PDF format
02/08/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- Domestic Profit	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
CDH REALTY, LLC

Filing Information

Document Number L20000247993
FEI/EIN Number N/A
Date Filed 08/13/2020
State FL
Status ACTIVE
Last Event LC AMENDMENT
Event Date Filed 11/07/2023
Event Effective Date NONE

Principal Address

2025 NW 56th Street
OCALA, FL 34475

Changed: 04/29/2024

Mailing Address

2025 NW 56th Street
OCALA, FL 34475

Changed: 04/29/2024

Registered Agent Name & Address

HICKS, DANIEL, ESQUIRE
421 S. PINE AVENUE
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

Stokes, Nina E.
2025 NW 56th Street
OCALA, FL 34475

Annual Reports

Report Year	Filed Date
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2022	04/08/2022
2023	02/22/2023
2024	04/29/2024

Document Images

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02/23/2021 -- ANNUAL REPORT	View image in PDF format
08/13/2020 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Profit Corporation

CGB CONSTRUCTION GROUP INC

Filing Information

Document Number	P07000076749
FEI/EIN Number	26-0478093
Date Filed	07/03/2007
Effective Date	07/03/2007
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	01/27/2012

Principal Address

P.O Box 532
OCALA, FL 34478

Changed: 01/29/2013

Mailing Address

P.O.BOX 532
OCALA, FL 34478

Changed: 01/27/2012

Registered Agent Name & Address

BENNETT, SR, CHRISTOPHER Gregory
300 SW 36th PL
OCALA, FL 34471

Name Changed: 04/03/2023

Address Changed: 04/24/2015

Officer/Director Detail

Name & Address

Title President

BENNETT, SR., CHRISTOPHER Gregory
P.O Box 532
OCALA, FL 34478

Title VP

Bennett, Jr., Christopher Gregory
P.O Box 532
OCALA, FL 34478

Annual Reports

Report Year	Filed Date
2022	01/26/2022
2023	04/03/2023
2024	03/18/2024

Document Images

03/18/2024 -- ANNUAL REPORT	View image in PDF format
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