



**Marion County
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

STAFF/OFFICE USE ONLY	
Case No.:	7/18/25
AR No.:	EM
PA:	9/29/25
TENTATIVE MEETING DATES	10/20 or 10/21/25
P&Z PH	
BCC/P&Z PH	

☐ New or Modification \$1,000
☐ Expired \$1,000
☐ Renewal (no changes) \$300

SPECIAL USE PERMIT APPLICATION

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: developing a pet cemetery for cremated remains only.

Property/Site Address: Unaddressed Parcel in 17500 Block of S. Hwy 301 - Summerfield

Property Dimensions: Approx. 800' x 300'

Total Acreage: 4.40

Legal Description: (Please attach a copy of the deed and location map.)

Parcel Zoning: A-1

Parcel Account Number(s): 48465-000-00

Each property owner(s) MUST sign this application or provide written authorization naming the applicant or agent below to act on their behalf. **Please print all information, except for the Owner and Applicant/Agent signature. If multiple owners or applicants, please use additional pages.**

The Lawrence E. Nikola, Jr. Family Trust dated August 23, 2021

James T. Hartley; Gooding & Batsel, PLLC

Property Owner Name (please print)

Applicant or Agent Name (please print)

5889 Penney Lane

1531 SE 36th Ave.

Mailing Address

Mailing Address

The Villages, FL 32163

Ocala, FL 34471

City, State, Zip Code

City, State, Zip Code

352-579-1290

Phone Number (include area code)

Phone Number (include area code)

jhartley@lawyersocala.com

E-Mail Address (include complete address)

E-Mail Address (include complete address)

James Hartley

Signatures*

Signatures

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.: 2025 07 0062	Code Case No.:	Application No.:	
Rcvd by: EM	Rcvd Date: 7/18/25	FLUM: RL	AR No.: 33119
			Rev: 10/20/21

Please note: The Special Use Permit will not become effective until after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent must be present at the public hearing to represent this application. 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 non-refundable.

For more information, please contact the Zoning Division at 352-438-2675.

Empowering Marion for Success

marionfl.org

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



ATTORNEYS AT LAW

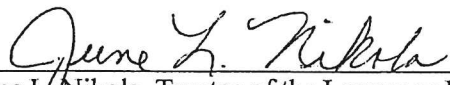
1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6504
Fax: 352.579.1289
jhartley@lawyersocala.com

Authorized Agent Form

The undersigned, June L. Nikola, Trustee of the Lawrence E. Nikola, Jr. Family Trust dated August 23, 2021, the Applicant/Owner referenced in the application described herein, hereby authorize James T. Hartley of Gooding & Batzel, PLLC, to act as our agent in connection with the Application for Special Use Permit for the property described on the attached **Exhibit "A"**, located in MARION County, Florida.

The undersigned authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing the aforementioned applications and inspecting for compliance with County ordinance and any applicable permits.

Dated this 22nd day of May, 2025.



June L. Nikola, Trustee of the Lawrence E. Nikola,
Jr. Family Trust dated August 23, 2021

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



GOODING
& BATSEL

ATTORNEYS AT LAW

1531 SE 36th Avenue
Ocala, Florida 34471
Phone: 352.579.1290
Direct: 352.579.6504
Fax: 352.579.1289
jhartley@lawyersocala.com

July 16, 2025

By Hand Delivery and By Email

Mr. Chuck Varadin
Marion County Growth Services Director
2710 E. Silver Springs Blvd.
Ocala, FL 34470

RE: Special Use Permit Application for Pet Cemetery – Parcel ID 48465-000-00 (“Subject Property”)

Dear Mr. Varadin:

I represent the Lawrence E. Jr Nikola Family Trust (“Larry Nikola”), the owner of the Subject Property – a 4.4 acre parcel zoned General Agriculture. Larry Nikola has been operating traditional cemeteries for over 50 years and wishes to develop the subject property as a pet cemetery, for cremated remains only. Accordingly, pursuant to Section 4.2.3 and Division 8, of the Marion County Land Development Code, we are applying for a Special Use Permit.

In that regard, please find the following attachments/enclosures:

1. Executed Special Use Permit Application.
2. Applicant’s Narrative and Proposed Findings of Fact.
3. Copy of Concept Plan with other schematic design plans.
4. Executed Authorized Agent form.
5. Deed for subject property showing current ownership which includes the legal description of property subject to proposed Special Use Permit.
6. Marion County Property Record Card.
7. Letter from neighboring property owner in support of application and proposed modified buffer.
8. Cost Estimate to connect the Subject Property to central sewer.
9. Check payable to “Marion County Board of County Commissioners” in the amount of \$1,000.00, representing the application fee for a special use permit.

Thank you for your consideration in this matter. I look forward to working with you and your staff.

Sincerely,

GOODING & BATSEL, PLLC

/s/ James T. Hartley /s/

James T. Hartley

APPLICANT NARRATIVE AND PROPOSED FINDINGS OF FACT

Larry Nikola, has been operating traditional cemeteries for over 50 years and wishes to develop the subject property as a pet cemetery (the "Cemetery").

The subject property is approximately 4.4 acres, located on Highway 301 in Summerfield near the Sumter/Marion County line.

The Cemetery will consist of a 900 square foot office building and a park-like facility complete with walking paths, gazebo, water features, scattering gardens, and various above-ground and subterranean facilities for cremated remains ("cremains"). Included in the internment facilities will be memorials for emergency service animals (i.e. military, police, and search & rescue K-9s) who will be accepted at no charge. The Cemetery will only hold cremains and will not house any actual remains.

The Cemetery will be constructed in 2 phases, with Phase 1 consisting of the office building, parking lots, and cemetery improvements identified as Phase 1 on the conceptual plan. Phase 2 will consist of the remaining improvements identified as such on the conceptual plan.

Families will be offered two options to contribute to the care and maintenance of the Cemetery:

1. Annual Care - where the family pays a yearly fee toward's the Cemetery maintenance fund; or,
2. Legacy Care – which is a one-time fee which will which goes towards the Cemetery's maintenance fund.

100% of all legacy care funds go into an interest-bearing trust fund to perpetually fund the Cemetery's maintenance fund.

In order to increase compatibility with the adjacent properties, the applicant proposes the following conditions of approval:

- (1) There shall only be cremated remains interred on the property.
- (2) The property shall have the following buffers in connection with Phase 1:
 - a. Southern – Modified Type B with a hedge in lieu of a wall;
 - b. Northern – Modified Type C with no additional plantings;
 - c. Eastern – Maintain existing vegetated buffer and fill in any gaps with similar foliage to existing;
 - d. Western – Type C buffer along entire property line.
- (3) During Phase 1 improvements, larger (i.e. 3-gallon plantings) shall be utilized for interior trees shown on the conceptual plan.
- (4) Type C plantings shall be added to the Northern boundary when the Phase 2 improvements are constructed.
- (5) Due to the nature of the proposed use as a pet cemetery with limited office space, the location of existing Marion County sewer facilities being on the other side of Highway 301, and the expense of connecting the property to central sewer, the property may utilize onsite septic instead of connecting to sewer.

Based on the foregoing conditions, the proposed use is compatible with adjacent properties based on the following findings of fact set forth in Section 2.8.2, Marion County Land Development Code:

1. Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

Access to the site will be from Highway 301. A driveway permit will be obtained and driveway improvements in accordance therewith will be constructed prior to any commercial use.

2. Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area.

All parking will be conducted on the subject property, as shown on the conceptual plan.

3. Provisions for refuse and service area, with particular reference to the items in (1) and (2) above.

Applicant will contract with a professional refuse collection service for regular removal and disposal of all refuse.

4. Provision for utilities, with reference to locations, availability and compatibility.

Electric service will be provided by SECO. Water will be provided by private well. Applicant is requesting a waiver from connecting to sewer, and if approved, will install a septic tank.

5. Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary.

Boundary	Adjacent Use	Proposed Buffer	Code Requirement	Notes
Western	ROW	Type C	Type C	None.
Northern	SECO Substation	Type C with no plantings required.	Type C	The adjacent property already has a thick vegetated buffer along the boundary. No additional buffer is needed on subject property.
Northeastern	FDOT DRA	Type C with no plantings required	Type C	There is currently a light vegetated buffer along the boundary of the properties. Given the natural appearance of the DRA and proposed use of the subject property, no additional buffer is necessary.
Eastern	CSX Railroad	Maintain existing vegetated buffer	None	There is a thick wooded strip along the boundary. No additional buffer is necessary.
Southern	Residential	Type B with a hedge instead of a wall.	Type B	In order to maintain the agricultural character of the area, in lieu of a wall, Applicant proposes a vegetated buffer in the form of a hedge plant, such as Ligustrum or Viburnum, which shall be planted in a singular row, be at least two feet tall at the time of planting, and be capable of reaching a maintained height of six feet within three years. The adjacent residential property owner is supportive of this deviation from the general code requirements.

6. Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area.

Any new signage will comply with the requirements of the LDC. Lighting is not proposed but if lighting needs to be added, a photometric plan will be provided in accordance with the LDC.

7. Provision for required yards and other green space.

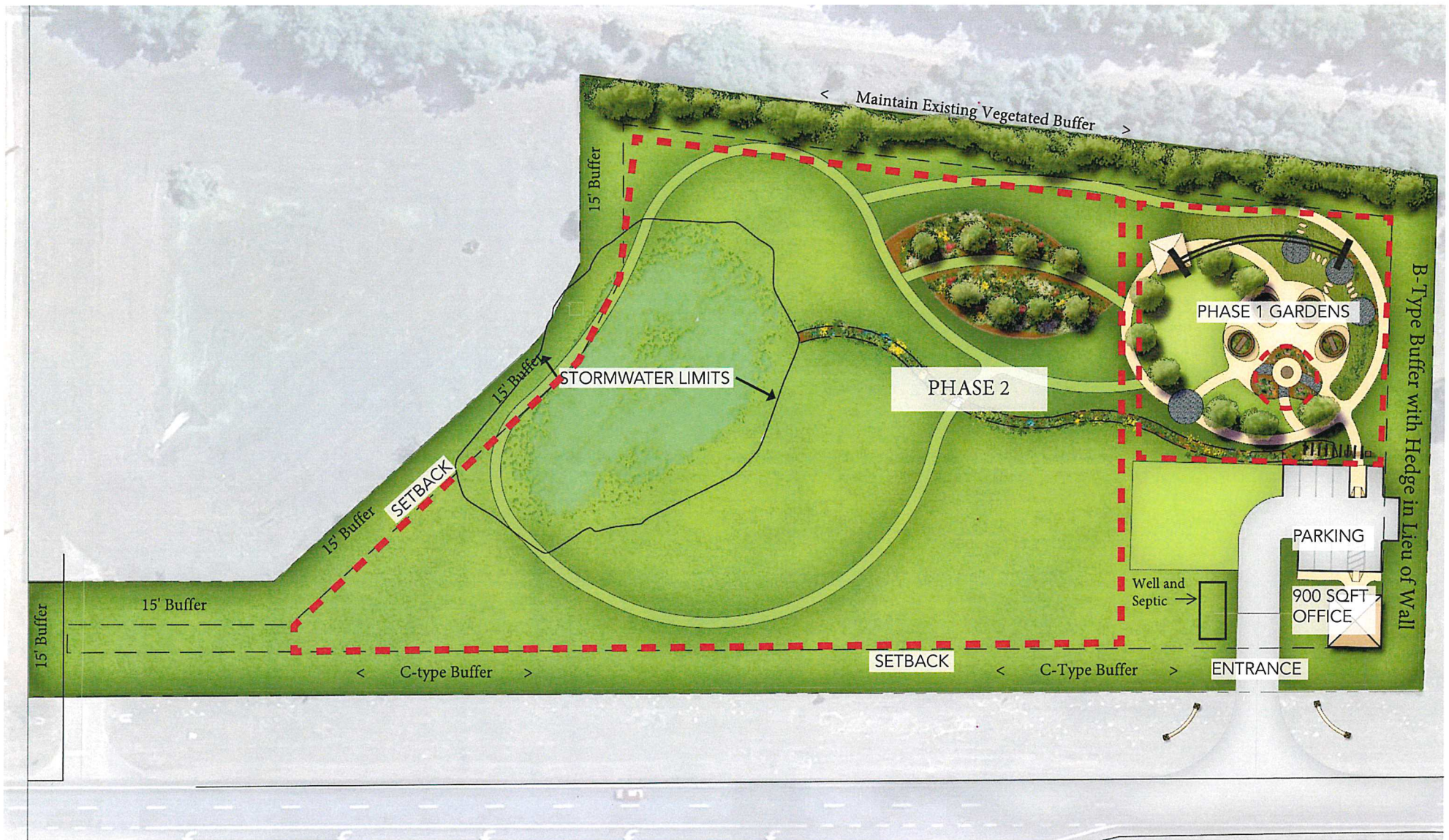
With the exception of a 900 square foot office building and approximately 10 paved parking spaces, the remaining 4 acres will be maintained with a natural, park-like aesthetic, and have significant open and green space.

8. Provision for general compatibility with adjacent properties and other property in the surrounding area.

While a cemetery is officially a commercial use, it is commercial use with minimal impact . Most of the subject property is surrounded by public use, including a highway, FDOT water retention area, electric substation, and railroad. There is a residential property abutting one side of the property, but the Cemetery is compatible with such residential use and the owner of the residential property is in support of the application.

9. Provision for meeting any special requirements required by the site analysis for the particular use involved.

Applicant is willing to accommodate reasonable special requirement.



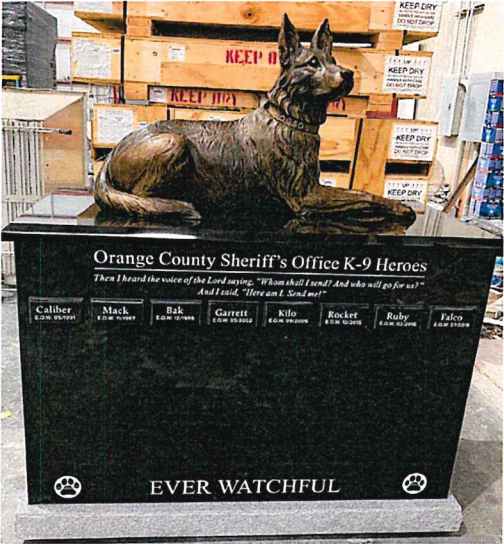
KEY LEGEND

- A** SD-794 WITH STATUARY
96 NICHES PER UNIT
- B** SD-784 - DOUBLE SIDED
72 NICHES PER UNIT
- C** VETS/MILITARY/POLICE/
ETC. MEMORIALS
- D** SERVICES AREA/ GAZEBO
- E** SERVICE LAWN/OPEN
AREA
- F** GRASS WALKING PATHS
- G** REMEMBRANCE
GARDENS (SCATTERING
WITH FILL)
- H** DRY CREEK BED





SD-794 WITH STATUARY
96 NICHES PER UNIT



KEY LEGEND

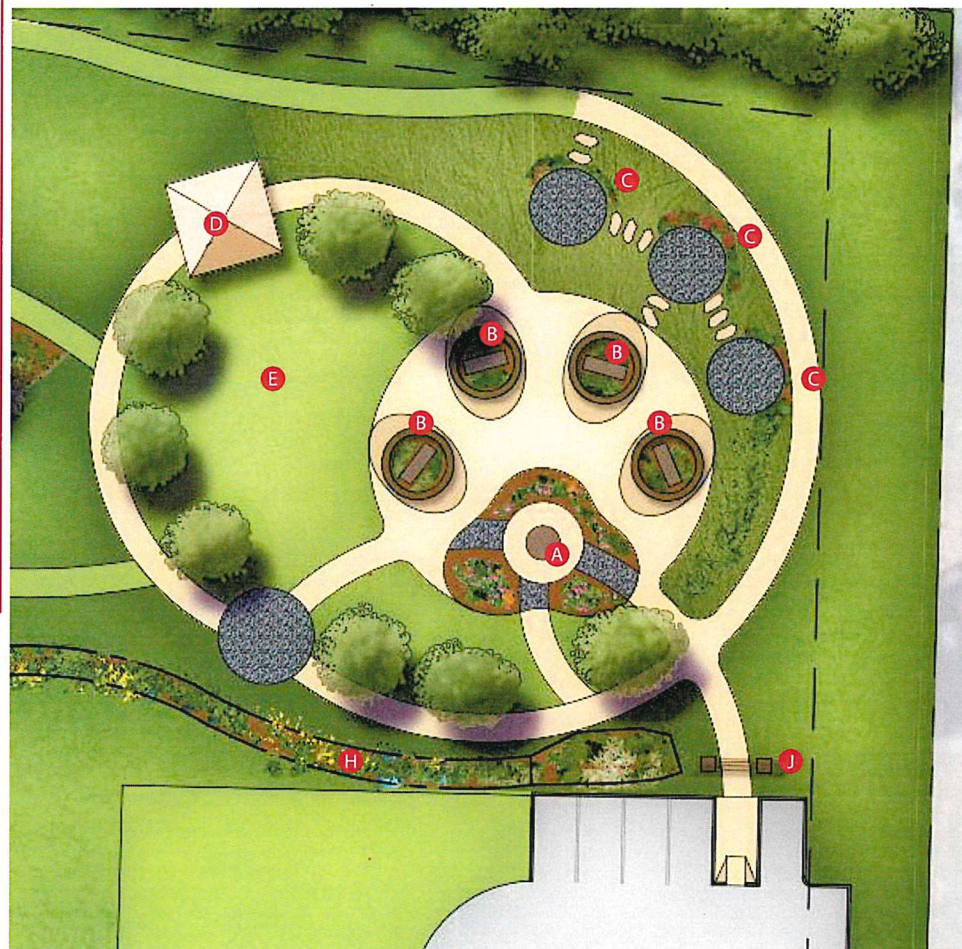
- A** SD-794 WITH STATUARY
96 NICHES PER UNIT
- B** SD-784 - DOUBLE SIDED
72 NICHES PER UNIT
- C** VETS/MILITARY/POLICE/
ETC. MEMORIALS
- D** SERVICES AREA/ GAZEBO
- E** SERVICE LAWN/OPEN
AREA
- F** GRASS WALKING PATHS
- G** REMEMBRANCE
GARDENS (SCATTERING
WITH FILL)
- H** DRY CREEK BED
- J** TRELLIS/ENTRANCE
FEATURE





KEY LEGEND

- A** SD-794 WITH STATUARY
96 NICHES PER UNIT
- B** SD-784 - DOUBLE SIDED
72 NICHES PER UNIT
- C** VETS/MILITARY/POLICE/
ETC. MEMORIALS
- D** SERVICES AREA/ GAZEBO
- E** SERVICE LAWN/OPEN
AREA
- F** GRASS WALKING PATHS
- G** REMEMBRANCE
GARDENS (SCATTERING
WITH FILL)
- H** DRY CREEK BED
- J** TRELLIS/ENTRANCE
FEATURE





SERVICE AREA/GAZEBO

KEY LEGEND

- A** SD-794 WITH STATUARY
96 NICHES PER UNIT
- B** SD-784 - DOUBLE SIDED
72 NICHES PER UNIT
- C** VETS/MILITARY/POLICE/
ETC. MEMORIALS
- D** SERVICES AREA/ GAZEBO
- E** SERVICE LAWN/OPEN
AREA
- F** GRASS WALKING PATHS
- G** REMEMBRANCE
GARDENS (SCATTERING
WITH FILL)
- H** DRY CREEK BED
- J** TRELLIS/ENTRANCE
FEATURE





DRY CREEK BED WITH
MEMORILIZATION

KEY LEGEND

- A** SD-794 WITH STATUARY
96 NICHES PER UNIT
- B** SD-784 - DOUBLE SIDED
72 NICHES PER UNIT
- C** VETS/MILITARY/POLICE/
ETC. MEMORIALS
- D** SERVICES AREA/ GAZEBO
- E** SERVICE LAWN/OPEN
AREA
- F** GRASS WALKING PATHS
- G** REMEMBRANCE
GARDENS (SCATTERING
WITH FILL)
- H** DRY CREEK BED
- J** TRELLIS/ENTRANCE
FEATURE



Solidified Remains

For Dogs

Description

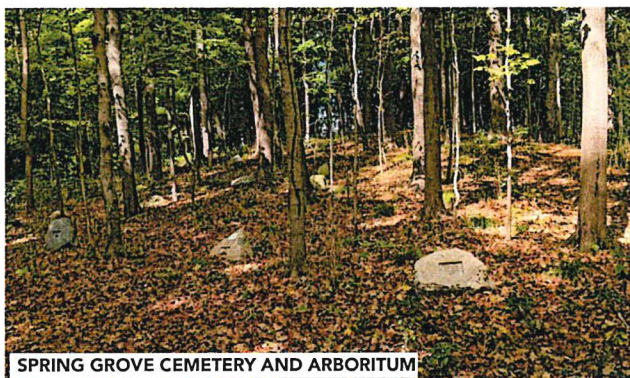
Our solidification service for dogs returns the full amount of remains as an average of 5-40 "stones." The number of stones returned is based on the volume of remains provided. The appearance of the solidified remains varies naturally from pet to pet in shape, color, and texture, making each collection uniquely beautiful. Solidified remains are an alternative to conventional ash.

Have the ashes of a dog at home? It's never too late.

Parting Stone Promise

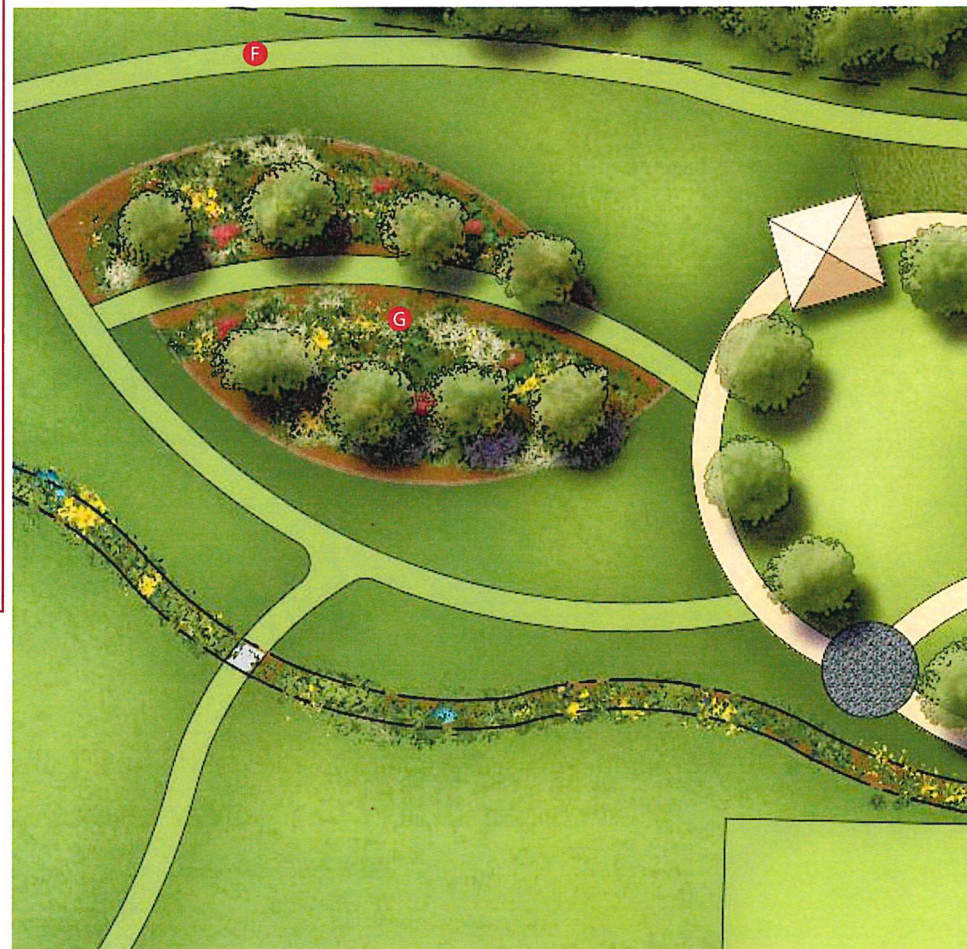
- Return-to-ash satisfaction guarantee
- 100% individual batch processing
- Anytime money-back guarantee
- Step-by-step process tracking





KEY LEGEND

- A** SD-794 WITH STATUARY
96 NICHES PER UNIT
- B** SD-784 - DOUBLE SIDED
72 NICHES PER UNIT
- C** VETS/MILITARY/POLICE/
ETC. MEMORIALS
- D** SERVICES AREA/ GAZEBO
- E** SERVICE LAWN/OPEN
AREA
- F** GRASS WALKING PATHS
- G** REMEMBRANCE
GARDENS (SCATTERING
WITH FILL)
- H** DRY CREEK BED
- J** TRELLIS/ENTRANCE
FEATURE





KEY LEGEND

A

SD-794 WITH STATUARY
96 NICHES PER UNIT

B

SD-784 - DOUBLE SIDED
72 NICHES PER UNIT

C

VETS/MILITARY/POLICE/
ETC. MEMORIALS

D

SERVICES AREA/ GAZEBO

E

SERVICE LAWN/OPEN
AREA

F

GRASS WALKING PATHS

G

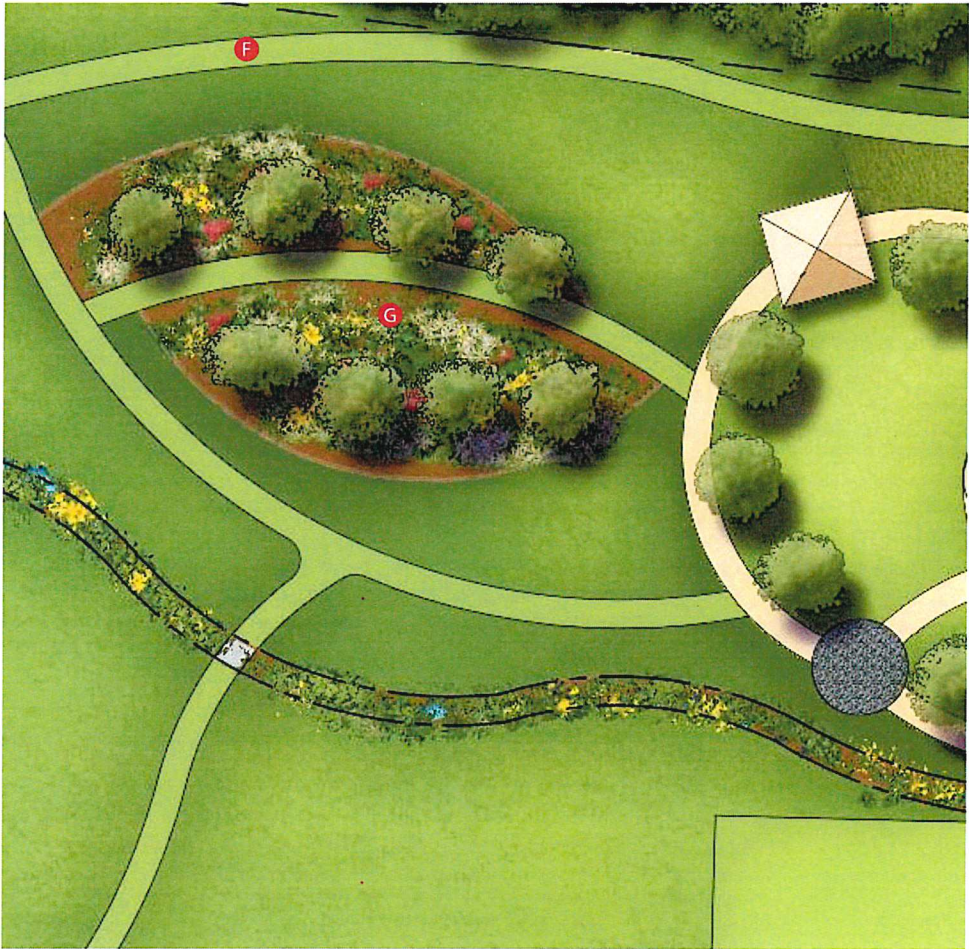
REMEMBRANCE
GARDENS (SCATTERING
WITH FILL)

H

DRY CREEK BED

J

TRELLIS/ENTRANCE
FEATURE



Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470
File Number: OL2402070
Parcel ID # 48465-000-00

General Warranty Deed

Made this 15 day of July, 2024 A.D. By Frances Dann-Akin f/k/a Frances Dann, Individually and as Successor Trustee of the Ellen Robards Trust, UTD 6/10/2004 and amended April 1, 2019 and Janet Varnell Warwick, Individually and as Successor Trustee of the Ellen R. Robards Trust UTD 6/10/2004 and amended April 1, 2019 and Susan G. Pace, Individually and as Successor Trustee of the Ellen R. Robards Trust UTD 6/10/2004 and amended April 1, 2019, hereinafter called the grantor, to June L. Nikola, as Trustee of The Lawrence E. Nikola, Jr. Family Trust dated August 23, 2021, whose post office address is: 5889 Penny Lane, The Villages, FL. 32163, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

SEE ATTACHED EXHIBIT "A" HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The land described herein is not the homestead of the grantor(s) and neither the grantor nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

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

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

DEED Individual Warranty Deed - Legal on Face

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470
File Number: OL2402070
Parcel ID # 48465-000-00

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:

Michelle M. Bailey
Witness #1 Signature
Michelle M. Bailey

Witness #1 Printed Name

Witness #1 Address: 503 E. Silver Springs Blvd.,
Ocala, FL. 34470

Christine G. Albright
Witness #2 Signature
Christine G. Albright

Witness #2 Name Printed

503 E. Silver Springs Blvd Ocala, FL 34470
Witness #2 Address Line 1

Witness #2 Address Line 2

State of FLORIDA
County of MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of July, 2024, by Frances Dann-Akin f/k/a Frances Dann, Individually and as Successor Trustee of the Ellen Robards Trust, UTD 6/10/2004 and amended April 1, 2019.

Michelle M. Bailey
Signature Notary Public
Michelle M. Bailey

Notary Public Printed Name: _____
My Commission Expires: _____
Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____



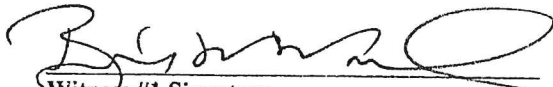
MICHELLE M. BAILEY
Commission # HH 039040
Expires: January 2, 2025
(SEAL)
Bonded thru Budget Notary Services

DEED Individual Warranty Deed - Legal on Face

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470
File Number: OL2402070
Parcel ID # 48465-000-00

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:


Witness #1 Signature

Brian Warwick
Witness #1 Printed Name

2900 Pelham Rd. N
Witness #1 Address Line 1

St. Petersburg, FL 33710
Witness #1 Address Line 2


Witness #2 Signature

Dennis A LaRue
Witness #2 Name Printed

3205 Landmark Dr.
Witness #2 Address Line 1

Clearwater FL 33761
Witness #2 Address Line 2

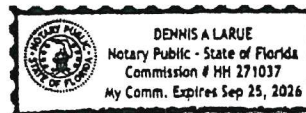
State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 15th day of July, 2024, by Janet Varnell Warwick, Individually and as Successor Trustee of the Ellen Robards Trust, UTD 6/10/2004 and amended April 1, 2019.


Signature Notary Public
Notary Public Printed Name: Dennis A LaRue

My Commission Expires: September 25, 2026

Personally Known ___ OR Produced Identification X
Type of Identification Produced Drivers License



(SEAL)

DEED Individual Warranty Deed - Legal on Face

Prepared by:
Christine Albright
Ocala Land Title Insurance Agency, Ltd.
503 East Silver Springs Boulevard
Ocala, Florida 34470
File Number: OL2402070
Parcel ID # 48465-000-00

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:

KH
274 E Eau Gallie Blvd
Witness #1 Signature

Jay Garces
Witness #1 Printed Name

274 E Eau Gallie Blvd
Witness #1 Address Line 1

Indian Harbour beach, 32937
Witness #1 Address Line 2

CARLOS REYNOSO
Witness #2 Signature

CARLOS REYNOSO
Witness #2 Name Printed

274 E Eau Gallie Blvd
Witness #2 Address Line 1

Indian Harbour beach, 32937
Witness #2 Address Line 2

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 15 day of July, 2024, by Susan G. Pace, Individually and as Successor Trustee of the Ellen Robards Trust, UTD 6/10/2004 and amended April 1, 2019.

Kelliann Hormell
Signature Notary Public
Notary Public Printed Name: Kelliann Hormell

My Commission Expires: 11-16-2026

Personally Known OR Produced Identification ✓
Type of Identification Produced Drivers license



KELLIANN HORMELL
Commission # HH 332623
Expires November 16, 2026

(SEAL)

DEED Individual Warranty Deed - Legal on Face

Exhibit "A"

THAT PART OF THE EAST 1/2 OF NE 1/4 AND OF THE NORTH THREE (3) ACRES OF THAT PART OF THE NE 1/4 OF SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LYING WEST OF THE SEABOARD AIR LINE RAILROAD COMPANY RIGHTOFWAY AND EAST OF U.S. HIGHWAY NO. 301, AS NOW LAID OUT, EXCEPT THE FOLLOWING DESCRIBED PARCELS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF NE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, PROCEED THENCE ALONG THE NORTH BOUNDARY OF SAID SE 1/4 OF NE 1/4 SOUTH 89°42'30" EAST 317.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°42'30" EAST 219.92 FEET TO THE WESTERLY RIGHT OF WAY OF THE SEABOARD AIR LINE RAILROAD; THENCE ALONG THE SAID WESTERLY RIGHTOFWAY LINE OF SAID RAILROAD SOUTH 7°04'30" WEST 211.48 FEET; THENCE NORTH 89°42'30" WEST 194.95 FEET; THENCE NORTH 0°17'30" EAST 210 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF THE NE 1/4 OF SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF THE RIGHT OF WAY LINE OF THE SEABOARD AIR LINE RAILROAD COMPANY THAT IS SOUTH 6°42' WEST ALONG THE WEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY A DISTANCE OF 115.86 FEET FROM THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, THENCE SOUTH 6°42' WEST ALONG THE WEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY A DISTANCE OF 115.86 FEET, THENCE WEST 296.59 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF THE RIGHT OF WAY OF STATE ROAD #35, ALSO KNOWN AS U. S. HIGHWAY #301, THENCE NORTH 0°24' WEST ALONG THE EAST BOUNDARY OF THE RIGHT OF WAY OF SAID STATE ROAD #35, ALSO KNOWN AS U.S. HIGHWAY #301, A DISTANCE OF 115 FEET, THENCE EAST 311.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. AND COMMENCE AT THE NE CORNER OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, THENCE S. 89°51'39" W. ALONG THE NORTH BOUNDARY OF SAID SECTION 609.58 FEET TO THE WEST RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD, AND THE POINT OF BEGINNING, THENCE CONTINUE S 89°51'39" W. ALONG SAID NORTH BOUNDARY 605.35 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301, THENCE S. 00°24'00" E. ALONG SAID HIGHWAY RIGHT OF WAY 1284.46 FEET, THENCE S. 89°57'41" E. 444.93 FEET TO SAID WEST RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD, THENCE N. 06°42'56" E. ALONG SAID WEST RIGHTOFWAY LINE 1295.08 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT:

THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 4097, PAGE 1542, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, THENCE S.89°39'36"E. ALONG THE NORTH BOUNDARY OF SAID SE 1/4 OF THE NE 1/4 A DISTANCE OF 112.73 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF U.S. 301 (200 FEET WIDE); THENCE N.00°06'13"E. ALONG SAID EAST RIGHT OF WAY LINE 40.19 FEET TO THE POINT OF BEGINNING; THENCE S.89°39'36"E. PARALLEL WITH AND 40 FEET NORTH OF AS MEASURED PERPENDICULAR TO THE SAID NORTH BOUNDARY 445.15 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SEABOARD COAST LINE RAILROAD (100 FEET WIDE); THENCE S.07°04'30"W. ALONG SAID WEST RIGHT OF WAY LINE 40.28 FEET TO AN INTERSECTION WITH AFORESAID NORTH BOUNDARY OF THE SE 1/4 OF THE NE 1/4; THENCE N.89°39'36"W. ALONG SAID NORTH BOUNDARY 219.92 FEET; THENCE DEPARTING FROM SAID NORTH BOUNDARY S.00°17'30"W. 210.00 FEET; THENCE S.89°39'36"E. PARALLEL WITH SAID NORTH BOUNDARY 194.95 FEET TO AN INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE; THENCE S.07°04'30"W. ALONG SAID WEST RIGHT OF WAY LINE 166.20 FEET; THENCE DEPARTING FROM SAID WEST RIGHT OF WAY LINE N.89°39'36"W. PARALLEL WITH SAID NORTH BOUNDARY 394.42 FEET TO AN INTERSECTION WITH AFORESAID EAST RIGHT OF WAY LINE OF U.S. 301; THENCE N.00°06'13"E. ALONG SAID EAST RIGHT OF WAY LINE 415.08 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT:

THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 5124, PAGE 1031, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN 8 INCH OCTAGONAL CONCRETE MONUMENT WITH A 3 1/2 INCH BRASS DISK STAMPED "1/4 SEC. T17 R23" MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN NORTH 89°45'48" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 31 A DISTANCE OF 1214.53 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROAD 35 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36050, FINANCIAL PROJECT NO. 411256-3; THENCE RUN NORTH 00°04'50" EAST ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE A DISTANCE OF 112.20 FEET; THENCE RUN NORTH 00°11'58" WEST AND CONTINUE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE A DISTANCE OF 838.42 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4097, PAGE 1542 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND SHOWN ON THE AFORESAID RIGHT OF WAY MAP; THENCE DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE RUN SOUTH 89°53'16" EAST ALONG SAID SOUTH LINE A DISTANCE OF 66.20 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°53'16" EAST ALONG SAID SOUTH LINE A DISTANCE OF 326.89 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD AS SHOWN ON THE AFORESAID RIGHT OF WAY MAP; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 06°53'54" WEST ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE A DISTANCE OF 319.44 FEET; THENCE DEPARTING SAID EXISTING WESTERLY RIGHT OF WAY LINE RUN SOUTH 89°48'02" WEST A DISTANCE OF 107.59 FEET; THENCE NORTH 62°30'43" WEST A DISTANCE OF 46.12 FEET; THENCE NORTH 42°23'54" WEST A DISTANCE OF 208.07 FEET; THENCE NORTH 00°06'44" EAST A DISTANCE OF 143.20 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT:

THAT PORTION CONVEYED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 8215, PAGE 901, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH 3 ACRES OF THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LYING WEST OF THE SEABOARD COASTLINE RAILROAD COMPANY RIGHT OF WAY AND THE EAST RIGHT OF WAY OF U.S. HIGHWAY 301 AS NOW LAID OUT, ALSO KNOWN AS LOT 1 OF AN UNRECORDED PLAT ENTITLED SURVEY FOR DE BECK, DATED MAY 1, 1957, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA AND THE EAST RIGHT OF WAY LINE OF US HIGHWAY 301 (200 FEET WIDE): THENCE S 00°09'34" E ALONG SAID EAST RIGHT OF WAY LINE 230.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 00°09'34" E ALONG SAID EAST RIGHT OF WAY LINE 135.00 FEET; THENCE EAST 231.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SEABOARD AIR LINE RAILROAD, THENCE N 06°40'46" E, ALONG THE WESTERLY RIGHT OF WAY 135.92 FEET; THENCE WEST 247.64 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT:

THAT PART OF THE EAST 1/2 OF THE NE 1/4 AND OF THE NORTH THREE (3) ACRES OF THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING WEST OF THE SEABOARD AIR LINE RAILROAD COMPANY RIGHT OF WAY AND EAST OF U.S. HIGHWAY NO. 301, AS NOW LAID OUT, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N.89°45'48"W. ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 31, A DISTANCE OF 1214.53 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROAD 35 (ALSO KNOWN AS SOUTH U.S. HIGHWAY 301); THENCE N.00°04'50"E. ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 112.20 FEET; THENCE N.00°11'58"W. AND CONTINUE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE A DISTANCE OF 36.37 FEET; THENCE DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE, S.88°41'44"E. A DISTANCE OF 292.62 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF SEABOARD AIR LINE RAILROAD, THENCE S.06°53'54"W. ALONG SAID WESTERLY RIGHT OF WAY LINE. A DISTANCE OF 259.95 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, N.89°45'48"W. ALONG THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5472, PAGES 1536-1537, A DISTANCE OF 261.52 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 35; THENCE N.00°04'50"E. ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 115.08 FEET TO THE POINT OF BEGINNING.

PARCEL # 48465-000-00

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

48465-000-00

Prime Key: 1166250

[MAP IT+](#)

Current as of 5/23/2025

[Property Information](#)NIKOLA LAWRENCE E JR FAMILY
TRUST

NIKOLA JUNE L TR

5889 PENNEY LN

THE VILLAGES FL 32163-0373

[Taxes / Assessments:](#)

Map ID: 239

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 00

Acres: 4.40

[2024 Certified Value](#)

Land Just Value	\$65,838		
Buildings	\$0		
Miscellaneous	\$1,062	Impact	
Total Just Value	\$66,900	Land Class Value	(\$65,059)
Total Assessed Value	\$1,841	Total Class Value	\$779
Exemptions	\$0	Ex Codes:	\$1,841
Total Taxable	\$1,841		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$65,838	\$0	\$1,062	\$66,900	\$1,841	\$0	\$1,841
2023	\$123,292	\$135,964	\$5,602	\$264,858	\$196,149	\$0	\$196,149
2022	\$123,292	\$124,822	\$5,663	\$253,777	\$183,334	\$0	\$183,334

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8381/0641	07/2024	07 WARRANTY	9 UNVERIFIED	Q	V	\$250,000
8269/1284	03/2024	77 AFFIDAVIT	0	U	V	\$100
8215/0898	12/2023	70 OTHER	0	U	V	\$100
8215/0897	12/2023	21 ADMNSTR	0	U	V	\$100
8215/0896	05/2023	71 DTH CER	0	U	V	\$100
5124/0833	11/2008	09 EASEMNT	0	U	I	\$100
5124/1031	10/2008	43 R-O-W	0	U	I	\$100
3755/0084	06/2004	77 AFFIDAVIT	0	U	I	\$100
3755/0079	06/2004	78 TRUSTHX	0	U	I	\$100
3755/0086	03/2004	71 DTH CER	0	U	I	\$100
3773/0607	07/1990	74 PROBATE	0	U	I	\$100
1689/1347	07/1990	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 31 TWP 17 RGE 23

E 1/2 OF NE 1/4 LYING W OF RR & E OF US 301

EXC AT THE NW COR OF SE 1/4 OF NE 1/4 OF SEC 31 THS 89-42-30 E 317.93

FT TO THE POB TH S 89-42-30 E 219.92 FT TH S 07-04-30 W 211.48 FT TH

N 89-42-30 W 194.95 FT TH N 00-17-30 E 210 FT TO THE POB &

EXC COM AT THE NE COR OF SEC 31 TH S 89-51-39 W 609.58 FT TO THE POB

TH CONT S 89-51-39 W 605.35 FT TH S 00-24-00 E 1284.46 FT TH

S 89-57-41 E 444.93 FT TH N 06-42-56 E 1295.08 FT TO THE POB &

EXC COM NW COR OF SE 1/4 OF NE 1/4 TH S 89-39-36 E 112.73 FT TH

N 00-06-13 E 40.19 FT TO THE POB TH S 89-39-36 E 445.15 FT S 07-04-30 W

40.28 FT TH N 89-39-36 W 219.92 FT TH S 00-17-30 W 210 FT TH

S 89-39-36 E 194.95 FT TH S 07-04-30 W 166.20 FT TH N 89-39-36 W 394.42

FT TH N 00-06-13 E 415.08 FT TO THE POB

EXC WRA BEING MORE PARTICULARLY DESC AS:

COM AT THE SE COR OF NE 1/4 OF SEC 31 TH N 89-45-48 W 1214.53 FT TH

N 00-04-50 E 112.20 FT TH N 00-11-58 W 838.42 FT TH S 89-53-16 E 66.20

FT TO THE POB TH CONT S 89-53-16 E 326.89 FT TH S 06-53-54 W 319.44 FT

TH S 89-48-02 W 107.59 FT TH N 62-30-43 W 46.12 FT TH N 42-23-54 W

207.07 FT TH N 00-06-44 E 143.20 FT TO THE POB

EXC COM AT THE SE COR OF E 1/2 OF NE 1/4 OF SEC 31 TH N 89-45-48 W

1214.58 FT TH N 00-04-50 E 112.20 FT TH N 00-11-58 W 36.37 FT TH

S 88-41-44 E 292.62 FT TH S 06-53-54 W 259.95 FT TH N 89-45-48 W 261.52

FT TH N 00-04-50 E 115.08 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6308		.0	.0	A1	4.40	AC							
Neighborhood 9301 - HWY 301 - S OF BELLEVIEW													
Mkt: 10 70													

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	1,600.00	SF	5	2000	1	0.0	0.0	

Appraiser Notes

EST INT

O48 AND ADU N/A NO VALUE

EST INT

063 N/A ROOF FALLING IN

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description

PETS IN PEACE ENGINEERS UTILITY COST ESTIMATE

Item	DESCRIPTION	QUANTITY	UNIT	UNIT COST	ESTIMATED AMOUNT
A.	SANITARY COLLECTION				
	E-ONE Grinder Station (Installed)	1	EA	\$50,000.00	\$50,000
	4" Directional Bore	180	LF	\$150.00	\$27,000
	4" Tapping Sleeve	1	EA	\$5,000.00	\$5,000
		Sanitary Collection Sub-Total			\$82,000
		CONTINGENCY (20%)			\$16,400
		GRAND TOTAL			\$98,400

Disclaimer: The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at the time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids or actual construction costs will not vary from its opinions of probable costs. This is a preliminary opinion of cost based on permit, dated 07/14/2025.

EXHIBIT A

Legal Description of Property

THAT PART OF THE EAST 1/2 OF NE 1/4 AND OF THE NORTH THREE (3) ACRES OF THAT PART OF THE NE 1/4 OF SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LYING WEST OF THE SEABOARD AIR LINE RAILROAD COMPANY RIGHTOFWAY AND EAST OF U.S. HIGHWAY NO. 301, AS NOW LAID OUT, EXCEPT THE FOLLOWING DESCRIBED PARCELS:

COMMENCE AT THE NORTHWEST CORNER OF THE SE 1/4 OF NE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, PROCEED THENCE ALONG THE NORTH BOUNDARY OF SAID SE 1/4 OF NE 1/4 SOUTH 89°42'30" EAST 317.93 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°42'30" EAST 219.92 FEET TO THE WESTERLY RIGHT OF WAY OF THE SEABOARD AIR LINE RAILROAD; THENCE ALONG THE SAID WESTERLY RIGHTOFWAY LINE OF SAID RAILROAD SOUTH 7°04'30" WEST 211.48 FEET; THENCE NORTH 89°42'30" WEST 194.95 FEET; THENCE NORTH 0°17'30" EAST 210 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF THE NE 1/4 OF SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF THE RIGHT OF WAY LINE OF THE SEABOARD AIR LINE RAILROAD COMPANY THAT IS SOUTH 6°42' WEST ALONG THE WEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY A DISTANCE OF 115.86 FEET FROM THE NORTH LINE OF SAID NE 1/4 OF SE 1/4, THENCE SOUTH 6°42' WEST ALONG THE WEST BOUNDARY OF SAID RAILROAD RIGHT OF WAY A DISTANCE OF 115.86 FEET, THENCE WEST 296.59 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF THE RIGHT OF WAY OF STATE ROAD #35, ALSO KNOWN AS U. S. HIGHWAY #301, THENCE NORTH 0°24' WEST ALONG THE EAST BOUNDARY OF THE RIGHT OF WAY OF SAID STATE ROAD #35, ALSO KNOWN AS U.S. HIGHWAY #301, A DISTANCE OF 115 FEET, THENCE EAST 311.05 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. AND COMMENCE AT THE NE CORNER OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, THENCE S. 89°51'39" W. ALONG THE NORTH BOUNDARY OF SAID SECTION 609.58 FEET TO THE WEST RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD, AND THE POINT OF BEGINNING, THENCE CONTINUE S 89°51'39" W. ALONG SAID NORTH BOUNDARY 605.35 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301, THENCE S. 00°24'00" E. ALONG SAID HIGHWAY RIGHT OF WAY 1284.46 FEET, THENCE S. 89°57'41" E. 444.93 FEET TO SAID WEST RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD, THENCE N. 06°42'56" E. ALONG SAID WEST RIGHTOFWAY LINE 1295.08 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT:

THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 4097, PAGE 1542, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, THENCE S.89°39'36"E. ALONG THE NORTH BOUNDARY OF SAID SE 1/4 OF THE NE 1/4 A DISTANCE OF 112.73 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF U.S. 301 (200 FEET WIDE); THENCE N.00°06'13"E. ALONG SAID EAST RIGHT OF WAY LINE 40.19 FEET TO THE POINT OF BEGINNING; THENCE S.89°39'36"E. PARALLEL WITH AND 40 FEET NORTH OF AS MEASURED PERPENDICULAR TO THE SAID NORTH BOUNDARY 445.15 FEET TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SEABOARD COAST LINE RAILROAD (100 FEET WIDE); THENCE S.07°04'30"W. ALONG SAID WEST RIGHT OF WAY LINE 40.28 FEET TO AN INTERSECTION WITH AFORESAID NORTH BOUNDARY OF THE SE 1/4 OF THE NE 1/4; THENCE N.89°39'36"W. ALONG SAID NORTH BOUNDARY 219.92 FEET; THENCE DEPARTING FROM SAID NORTH BOUNDARY S.00°17'30"W. 210.00 FEET; THENCE S.89°39'36"E. PARALLEL WITH SAID NORTH BOUNDARY 194.95 FEET TO AN INTERSECTION WITH AFORESAID WEST RIGHT OF WAY LINE; THENCE S.07°04'30"W. ALONG SAID WEST RIGHT OF WAY LINE 166.20 FEET; THENCE DEPARTING FROM SAID WEST RIGHT OF WAY LINE N.89°39'36"W. PARALLEL WITH SAID NORTH BOUNDARY 394.42 FEET TO AN INTERSECTION WITH AFORESAID EAST RIGHT OF WAY LINE OF U.S. 301; THENCE N.00°06'13"E. ALONG SAID EAST RIGHT OF WAY LINE 415.08 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION CONTINUED ON NEXT PAGE

THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 5124, PAGE 1031, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN 8 INCH OCTAGONAL CONCRETE MONUMENT WITH A 3 1/2 INCH BRASS DISK STAMPED "1/4 SEC. T17 R23" MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN NORTH 89°45'48" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 31 A DISTANCE OF 1214.53 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROAD 35 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36050, FINANCIAL PROJECT NO. 411256-3; THENCE RUN NORTH 00°04'50" EAST ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE A DISTANCE OF 112.20 FEET; THENCE RUN NORTH 00°11'58" WEST AND CONTINUE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE A DISTANCE OF 838.42 FEET TO A POINT ON THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4097, PAGE 1542 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND SHOWN ON THE AFORESAID RIGHT OF WAY MAP; THENCE DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE RUN SOUTH 89°53'16" EAST ALONG SAID SOUTH LINE A DISTANCE OF 66.20 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°53'16" EAST ALONG SAID SOUTH LINE A DISTANCE OF 326.89 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD AS SHOWN ON THE AFORESAID RIGHT OF WAY MAP; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 06°53'54" WEST ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE A DISTANCE OF 319.44 FEET; THENCE DEPARTING SAID EXISTING WESTERLY RIGHT OF WAY LINE RUN SOUTH 89°48'02" WEST A DISTANCE OF 107.59 FEET; THENCE NORTH 62°30'43" WEST A DISTANCE OF 46.12 FEET; THENCE NORTH 42°23'54" WEST A DISTANCE OF 208.07 FEET; THENCE NORTH 00°06'44" EAST A DISTANCE OF 143.20 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT:

THAT PORTION CONVEYED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 8215, PAGE 901, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH 3 ACRES OF THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING WEST OF THE SEABOARD COASTLINE RAILROAD COMPANY RIGHT OF WAY AND THE EAST RIGHT OF WAY OF U.S. HIGHWAY 301 AS NOW LAID OUT, ALSO KNOWN AS LOT 1 OF AN UNRECORDED PLAT ENTITLED SURVEY FOR DE BECK, DATED MAY 1, 1957, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA AND THE EAST RIGHT OF WAY LINE OF US HIGHWAY 301 (200 FEET WIDE); THENCE S 00°09'34" E ALONG SAID EAST RIGHT OF WAY LINE 230.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S 00°09'34" E ALONG SAID EAST RIGHT OF WAY LINE 135.00 FEET; THENCE EAST 231.45 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SEABOARD AIR LINE RAILROAD, THENCE N 06°40'46" E, ALONG THE WESTERLY RIGHT OF WAY 135.92 FEET; THENCE WEST 247.64 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT:

THAT PART OF THE EAST 1/2 OF THE NE 1/4 AND OF THE NORTH THREE (3) ACRES OF THAT PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING WEST OF THE SEABOARD AIR LINE RAILROAD COMPANY RIGHT OF WAY AND EAST OF U.S. HIGHWAY NO. 301, AS NOW LAID OUT, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE N.89°45'48"W. ALONG THE SOUTH LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 31, A DISTANCE OF 1214.53 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROAD 35 (ALSO KNOWN AS SOUTH U.S. HIGHWAY 301); THENCE N.00°04'50"E. ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 112.20 FEET; THENCE N.00°11'58"W. AND CONTINUE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE A DISTANCE OF 36.37 FEET; THENCE DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY LINE, S.88°41'44"E. A DISTANCE OF 292.62 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF SEABOARD AIR LINE RAILROAD, THENCE S.06°53'54"W. ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 259.95 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, N.89°45'48"W. ALONG THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5472, PAGES 1536-1537, A DISTANCE OF 261.52 FEET TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 35; THENCE N.00°04'50"E. ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 115.08 FEET TO THE POINT OF BEGINNING.