

March 7, 2025

PROJECT NAME: MARO SUBDIVISION SR 200

PROJECT NUMBER: 2007080004

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #32489

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD for the intended purpose of reducing the town home width from 25' to 20'. The parcel 35770-055-05 is currently zoned PUD and is a total of 111.13 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are two County Flood Prone Areas/FEMA Flood Zones on the project site. Please ensure LDC 6.13 is met with the Major Site Plan.
- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: 2/27/25 - Conditional Approval: Given the single document provided for review, and with no changes to residential density, there appear to be no issues with the previously approved traffic study.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector. Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities service area with available sewer force main and water main available for offsite connection. Onsite water & sewer mains required to serve at developer's expense. Determination of main ownership, main connections and services to be reviewed and finalized during the Improvement Plan

process. Make no assumptions on approvals based on this plan for utility connections or systems required. No fee for this review.

- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: The amendment to PUD proposed here is only for the width reduction from 25' to 20' for townhomes. This will not increase the number of units approved, change buffers, reduce open space etc. This amendment is impacting townhouse typicals only.
- 9 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 10 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 11 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: NO
REMARKS: 1. Show buffer types and dimensions 2. Provide MFLA calculations



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.:	
AR No.:	
PA:	

PARCEL ACCOUNT NUMBERS: 35770-055-05

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan X Master Plan _____

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

Amend the PUD 170405Z standards to reduce the Town Home width from 25' to 20'.

Property Address: East of SR 200 just before SW 80th Avenue

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 111 +/- acres Maximum Proposed Residential Units: previously approved
(# SFR _____ # MF _____) Not to exceed 499 as

Maximum Non-Residential (Commercial or Industrial) Acreage: NA

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Maro Management LLC

Property Owner name (please print)

132 Olivera Way

Mailing Address

Palm Beach Gardens, FL 33418

City, State, Zip Code

Phone Number (include area code)

E-Mail Address (include complete address)

See provided email authorization

Signature*

Tillman & Associates Engineering, LLC

Applicant/Agent Name (please print)

1720 SE 16th Avenue, Bldg 100

Mailing Address

Ocala, FL 34471

City, State, Zip Code

352-387-4540

Phone Number (include area code)

Permits@Tillmaneng.com

E-Mail Address (include complete address)

Signature

*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.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. 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 owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY

Project No.:	Code Case No.:	Application No.:
Rcvd by:	Rcvd Date: / /	FLUM: AR No.:
		Rev: 12/21/23

APPROVED STANDARDS

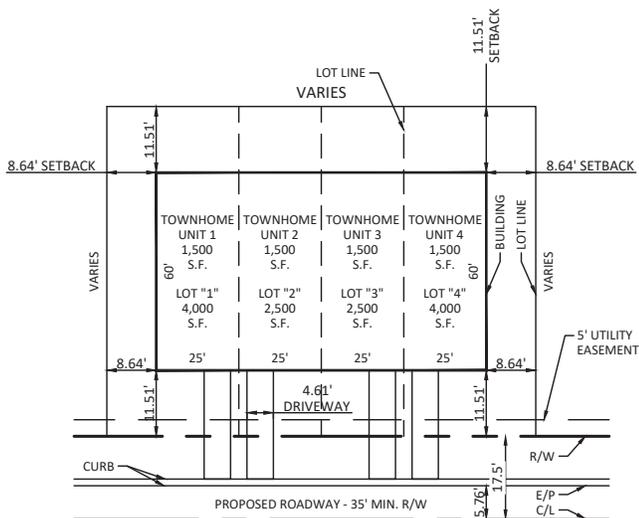
TABLE 6. PROPOSED PROJECT DESIGN & DEVELOPMENT STANDARDS							
TYPE		MINIMUM		MINIMUM SETBACKS			HEIGHT
		WIDTH	AREA	FRONT	REAR	SIDE	
SFR	STANDARD - PRINCIPLE STRUCTURE	50'-0"	5,500 SF	20'-0"	20'-0"	5'-0"	40'-0"
	ACCESSORY STRUCTURE	N/A	N/A	20'-0"	3'-0"	3'-0"	20'-0"
TOWNHOUSE	OVERALL PRINCIPLE STRUCTURE	50'-0"	5,000 SF	20'-0"	20'-0"	15'-0"	40'-0"
	PRINCIPLE STRUCTURE - INTERIOR UNIT & LOT	U - 25' L - 25'	U - 1,500' SF L - 2,500' SF	20'-0"	20'-0"	0'	40'-0"
	PRINCIPLE STRUCTURE - EXTERIOR UNIT & LOT	U - 25' L - 40'	U - 1,500' SF L - 4,000' SF	20'-0"	20'-0"	0'/15'	40'-0"
	ACCESSORY STRUCTURE	N/A	N/A	20'-0"	5'-0"	15' OR 0' FOR SHARED WALL	20'-0"

ALL USES AS ALLOWED IN R-1 ZONING

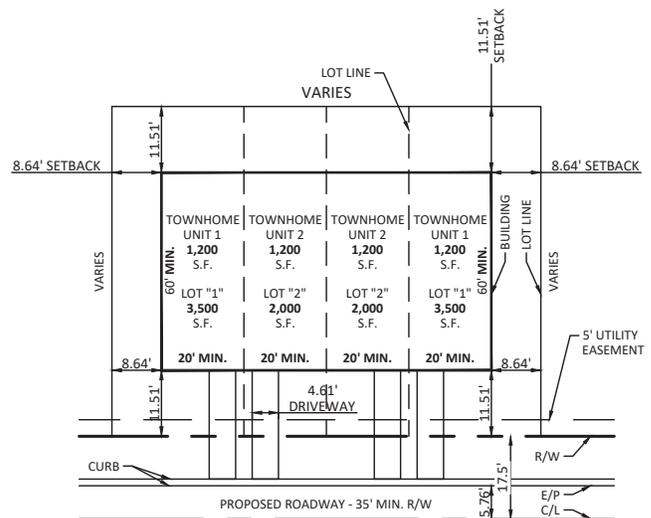
PROPOSED STANDARDS

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	ACCESSORY STRUCTURE	N/A	N/A	20'-0"	3'-0"	3'-0"	20'-0"
TOWNHOUSE	OVERALL PRINCIPLE STRUCTURE	50'-0"	5,000 SF	20'-0"	20'-0"	15'-0"	40'-0"
	PRINCIPLE STRUCTURE - INTERIOR UNIT & LOT	U - 20' L - 20'	U - 1,200' SF L - 2,000' SF	20'-0"	20'-0"	0'	40'-0"
	PRINCIPLE STRUCTURE - EXTERIOR UNIT & LOT	U - 20' L - 35'	U - 1,200' SF L - 3,500' SF	20'-0"	20'-0"	0'/15'	40'-0"
	ACCESSORY STRUCTURE	N/A	N/A	20'-0"	5'-0"	15' OR 0' FOR SHARED WALL	20'-0"

ALL USES AS ALLOWED IN R-1 ZONING



APPROVED TYPICAL TOWNHOUSE DETAIL



PROPOSED TYPICAL TOWNHOUSE DETAIL

Tillman & Associates
ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #26756

MARO 111 - PUD MASTER PLAN
 MARION COUNTY, FLORIDA

PUD DEVELOPMENT STANDARDS MODIFICATION

DATE 02-14-25
 DRAWN BY HB
 CHKD. BY TB
 JOB NO. 25-0024
 DWG. PUD MOD.
 SHT. 1 OF 1

Madeloni, Elizabeth

From: Rock Cloutier <marockem@hotmail.com>
Sent: Tuesday, January 28, 2025 5:01 PM
To: Jon Harvey
Cc: Tim Brooker
Subject: Re: Letter of Authorization

Yes

Téléchargez [Outlook pour iOS](#)

De : Jon Harvey <JHarvey@Tillmaneng.com>
Envoyé : Tuesday, January 28, 2025 4:42:07 PM
À : Rock Cloutier <marockem@hotmail.com>
Cc : Tim Brooker <TBrooker@Tillmaneng.com>
Objet : Letter of Authorization

Dear Mr. Rock Cloutier,
Please confirm authorization for David Tillman or a representative from Tillman & Associates Engineering, LLC, as the applicant, to sign on your behalf for a PUD amendment application to amend case 170405Z to modify the minimum widths of townhomes from 25' to 20'.

A reply to this email with a yes will constitute an authorization.

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician

Tillman & Associates
ENGINEERING, LLC.

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave; Bldg 100
Ocala FL 34471
352.387.4540 ext. 211
352.387.4545 fax

Tillman & Associates
ENGINEERING, LLC.

February 2025

Growth Services
2710 E Silver Springs Blvd
Ocala, FL 34470

RE: Submittal letter for Amendment to PUD 170405Z- Maro 111/Hidden Lakes

Submitted documents:

1. Executed application
2. MCPA Card
3. Recorded Deed
4. Sun Biz Document
5. Revised Development Standards
6. Previously approved PUD letter and Ordinance

Mr. Varadin,

Please accept this submittal application to amend previously approved PUD 170405Z. The following changes are being made for consideration.

The previous design/development standard required a minimum width of 25' for town homes. Our client is seeking to reduce this to a minimum width of 20' for town homes. Please refer to the proposed development standards table and typical. This will not increase the previously approved density of town homes (322) or the overall density of 499 dwelling units.

Sincerely,

Tillman and Associates Engineering, LLC



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

Detail by Entity Name

Florida Limited Liability Company
MARO MANAGEMENT LLC

Filing Information

Document Number	L12000140974
FEI/EIN Number	47-3421626
Date Filed	11/06/2012
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/16/2014

Principal Address

132 OLIVERA WAY
PALM BEACH GARDENS, FL 33418

Changed: 06/16/2014

Mailing Address

132 OLIVERA WAY
PALM BEACH GARDENS, FL 33418

Changed: 06/16/2014

Registered Agent Name & Address

MARCOUX, JOHANNE
6499 N POWERLINE RD SUITE 205
FORT LAUDERDALE, FL 33309

Name Changed: 04/27/2021

Address Changed: 04/27/2021

Authorized Person(s) Detail

Name & Address

Title MGR

CLOUTIER, ROCK

132 OLIVERA WAY
PALM BEACH GARDENS, FL 33418

Annual Reports

Report Year	Filed Date
2022	01/25/2022
2023	04/28/2023
2024	04/29/2024

Document Images

04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
04/27/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
03/07/2018 -- ANNUAL REPORT	View image in PDF format
03/09/2017 -- ANNUAL REPORT	View image in PDF format
01/29/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
11/06/2012 -- Florida Limited Liability	View image in PDF format



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
 DATE: 03/23/2015 02:39:42 PM
 FILE #: 2015026060 OR BK 6184 PGS 1338-1340
 REC FEES: \$27.00 INDEX FEES: \$0.00
 DDS: \$9030.00 MDS: \$0 INT: \$0

Prepared by and return to:
 Mendy Endres
 Closer
 The Title Network, Inc.
 250 Tequesta Drive Suite 204
 Tequesta, FL 33469
 561-745-0030

Will Call No.: WC#83

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1 day of January, 2014 between Maro Real Estate LLC, a Florida Limited Liability Company whose post office address is 132 Olivera Way, Palm Beach Gardens, FL 33418, grantor, and Maro Management, LLC a Florida limited liability company whose post office address is 132 Olivera Way, Palm Beach Gardens, FL 33418, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Marion County, Florida** to-wit:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S.89°54'12"E. ALONG THE SOUTH LINE OF THE SAID NW 1/4 OF SECTION 19, 348.93 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200; THENCE N.41°39'30"E. ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 346.96 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE S.48°24'29"E. 130.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 32°13'37" AND A RADIUS OF 265.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 149.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 55°31'01" AND A RADIUS OF 226.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 218.98 FEET TO A POINT OF TANGENCY; THENCE S.71°41'53"E. 88.84 FEET MORE OR LESS TO WEST BOUNDARY OF PARCEL #1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 2607 AT PAGE 367 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°04'09"W. ALONG SAID WEST BOUNDARY, 129.93 FEET TO THE AFORESAID SOUTH LINE OF THE NW 1/4 OF SECTION 19, ALSO BEING THE NORTH LINE OF THE SW 1/4 OF AFORESAID SECTION 19; THENCE S.89°54'12"E., ALONG SAID NORTH LINE, 1800.53 FEET MORE OR LESS TO THE NE CORNER OF THE SW 1/4 OF AFORESAID SECTION 19; THENCE S.00°02'11"E., ALONG THE EAST LINE OF SAID SW 1/4, 2,653.09 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4 OF AFORESAID SECTION 19; THENCE N.89°49'13"W. ALONG THE SOUTH LINE OF SAID SW 1/4 OF SECTION 19,

DoubleTimes

1799.03 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL #1; THENCE DEPARTING SAID SOUTH LINE, N.00°04'09"W., ALONG THE AFORESAID WEST BOUNDARY OF PARCEL #1, 2436.25 FEET; THENCE DEPARTING AFORESAID WEST BOUNDARY OF PARCEL #1, N.71°41'53"W. 115.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 55°31'01" AND A RADIUS OF 306.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 296.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A CENTRAL ANGLE OF 32°13'37" AND A RADIUS OF 185.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 104.06 FEET TO A POINT OF TANGENCY; THENCE N.48°24'29"W. 130.24 FEET MORE OR LESS TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200; THENCE N.41°39'30"E. 80.00' ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE AND TO THE POINT OF BEGINNING.

Parcel Identification Number: R35770-055-05

Subject to restrictions, reservations, easements and limitations of record.

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, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Jane Westlake
Witness Name: JANE Westlake
JAMGA Cioffi
Witness Name: JAMGA Cioffi

Maro Real Estate, LLC a Florida limited liability company
By: Rock Cloutier by [Signature] as his attorney in fact
Rock Cloutier, Managing Member
by Manuel Olivier as his attorney in fact

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 1 day of JANUARY 2014 by Manuel Olivier as attorney in fact for Rock Cloutier, Managing Member of Maro Real Estate, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: JAMGA Cioffi
My Commission Expires: 9/28/17



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

35770-055-05

Prime Key: 1704278

[MAP IT+](#)

Current as of 1/29/2025

Property Information

MARO MANAGEMENT LLC
132 OLIVERA WAY
PALM BEACH GARDENS FL 33418-6209

Taxes / Assessments:

Map ID: 131

Millage: 9002 - UNINCORPORATED

M.S.T.U.

PC: 57

Acres: 111.13

2024 Certified Value

Land Just Value	\$2,219,681		
Buildings	\$0		
Miscellaneous	\$1,200	Impact	
Total Just Value	\$2,220,881	Land Class Value	(\$2,200,122)
Total Assessed Value	\$20,759	Total Class Value	\$19,559
Exemptions	\$0	<u>Ex Codes:</u> 08	\$20,759
Total Taxable	\$20,759		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$2,219,681	\$0	\$1,200	\$2,220,881	\$20,759	\$0	\$20,759
2023	\$2,190,474	\$0	\$1,200	\$2,191,674	\$21,315	\$0	\$21,315
2022	\$1,898,411	\$0	\$1,200	\$1,899,611	\$17,314	\$0	\$17,314

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6184/1338	01/2015	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$1,290,000
6184/1335	01/2014	77 AFFIDAVIT	0	U	V	\$100
5971/0497	12/2013	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$1,290,000
5971/0482	12/2013	09 EASEMNT	0	U	V	\$100
5971/0496	11/2013	77 AFFIDAVIT	0	U	V	\$100
4315/1188	12/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$139,200
2607/0367	01/1999	08 CORRECTIVE	0	U	I	\$100
2579/0878	12/1998	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$500,000
2380/0245	05/1997	43 R-O-W	0	U	I	\$100
SR93/0132	10/1994	EI E I	0	U	I	\$211,242
SR92/0131	10/1994	EI E I	0	U	I	\$121,242

Property Description

SEC 19 TWP 16 RGE 21

COM AT SW COR OF NW 1/4 OF SEC 19 TH N 89-54-12 E 348.93 FT TO SLY ROW LINE OF ST RD 200 TH N 41-39-30 E 346.96 FT TO POB: TH S 48-24-29 E 130.14 FT TO POINT OF CURVATURE OF CURVE CONCAVE SWLY CENTRAL ANGLE OF 32-13-37 RAD OF 265 FT TH SELY 149.05 FT TO POINT OF REVERSE CURVATURE OF CURVE CONCAVE NELY CURVE HAVING CENTRAL ANGLE OF 55-31-01 RAD OF 226 FT SELY 218.98 FT TO POINT OF TANGENCY TH S 71-41-53 E 88.84 FT MOL TO W BDRY OF PARCEL 1 DESC IN OR BK 2607 PG 367 TH N 00-04-09 W 129.93 FT TH S 89-54-12 E 1800.53 FT TH S 00-02-11 E 2653.09 FT TH N 89-49-13 W 1799.03 FT TO SW COR OF PARCEL 1 TH N 00-04-09 W 2436.25 FT TH N 71-41-53 W 115.40 FT TO POINT OF CURVATURE OF CURVE CONCAVE SWLY CENTRAL ANGLE OF 32-13-37 RAD OF 185 FT TH NWLY ALONG CURVE 104.06 FT TO POINT OF TANGENCY TH N 48-24-29 W 130.24 FT MOL TO SELY ROW LINE OF ST RD 200 TH N 41-39-30 E 80 FT ALONG SE ROW LINE OF ST RD 200 TO POB SUBJECT TO AN ESMNT 80 FT WIDE BEING 40 FT ON EITHER SIDE OF FOLLOWING DESC CENTERLINE: PARCEL 2

COM AT SW COR OF NW 1/4 OF SEC 19 TH S 89-54-56 E 322.98 FT TO SELY ROW OF ST RD 200 TH N 41-34-48 E 323.92 FT FOR POB TH S 48-25-12 E 150 FT TO PC OF CURVE RAD OF 225 FT CHORD BEARING S 32-18-24 E DIST 124.89 FT TH SELY ALONG ARC 126.55 FT TO PRC TH SELY ALONG ARC OF CURVE RAD OF 266 FT CHORD BEARING S 43-57-06 E 247.78 FT TH S 71-42-36 E 101.86 FT FOR POINT OF TERMINUS

TOGETHER WITH FOLLOWING ESMNT:

SUBJECT TO A 50 FT UTILITY & ACCESS EESMNT :

COM NW COR COR OF SW 1/4 OF SEC 19 TH S 00-06-09 E 393.17 FT TO POINT ON SELY ROW LINE OF ST RD 200 SAID POINT BEING 70 FT WHEN MEASURED AT RIGHT ANGLES TO CTRLINE OF ROW, TH N 41-33-13 E 792.91 FT TO INTERSECTION OF SELY ROW LINE OF ST RD 200 WITH SWLY ROW LINE OF 80 FT STRIP OF LAND DESC AS PARCEL 2 TH S 48-25-12 E 129.80 FT TO CURVATURE OF CURVE CONCAVE SWLY RAD OF 185 FT CENTRAL ANGLE OF 32-13-37 TH ALONG ARC OF CURVE DIST OF 104.05 FT (CHORD BEARING & DIST OF S 32-18-24 E 102.69 FT)TO POINT OF REVERSE CURVATURE WITH CURVE CONCAVE NELY RAD OF 306 FT CHORD BEARING S 27-05-00 E 115.64 FT TO POB TH CONTINUE ALONG SWLY BDRY OF PARCEL 2 CURVE RAD OF 306 FT CHORD BEING S 42-41-05 E 50.25 FT TH DEPARTING SWLY BDRY OF PARCEL 2 S 41-34-48 W 648.04 FT TO POINT ON NELY ROW LINE OF SW 80TH AVE(150 FT ROW) TH ALONG NELY ROW LINE N 33-25-12 W 37.27 FT TH DEPARTING SAID NELY ROW LINE N 41-34-48 E 344.14 FT TH N 48-25-12 W 14 FT TH N 41-34-48 E 299.27 FT TO POB

Parent Parcel: 3295-141-010

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5771		.0	.0	PUD	51.37	AC							
5771		.0	.0	PUD	58.76	AC							
5771		.0	.0	PUD	1.00	AC							
9994		.0	.0	PUD	1.00	UT							

Neighborhood 8366 - TR 16/21 ACREAGE MARKET 9
Mkt: 9 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
259 WELL 04-12IN	1.00		UT	99	1970	1	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number Date Issued Date Completed Description

2015010114	1/6/2015	2/7/2019	REPLACEMENT OFF SITE SIGN NO ELECTRIC SIGN HAS BUSINESS NAM
M091123	9/1/2009	12/1/2009	OFF SITE SIGN