



Marion County Board of Adjustment

Date: 3/22/2021

BOA Hearing: 05/03/2021

Item Number
210504V

Type of Application
Variance

Request

Proposed pool with screen enclosure and concrete deck for reduced setbacks along the South property line (front) from 75' to 26' (ESZ)

Applicant

Jan & Wade Tackett

Owner

Jan & Wade Tackett

Parcel # 4855-010-003

Acreage

1.59+/-

Existing Zoning

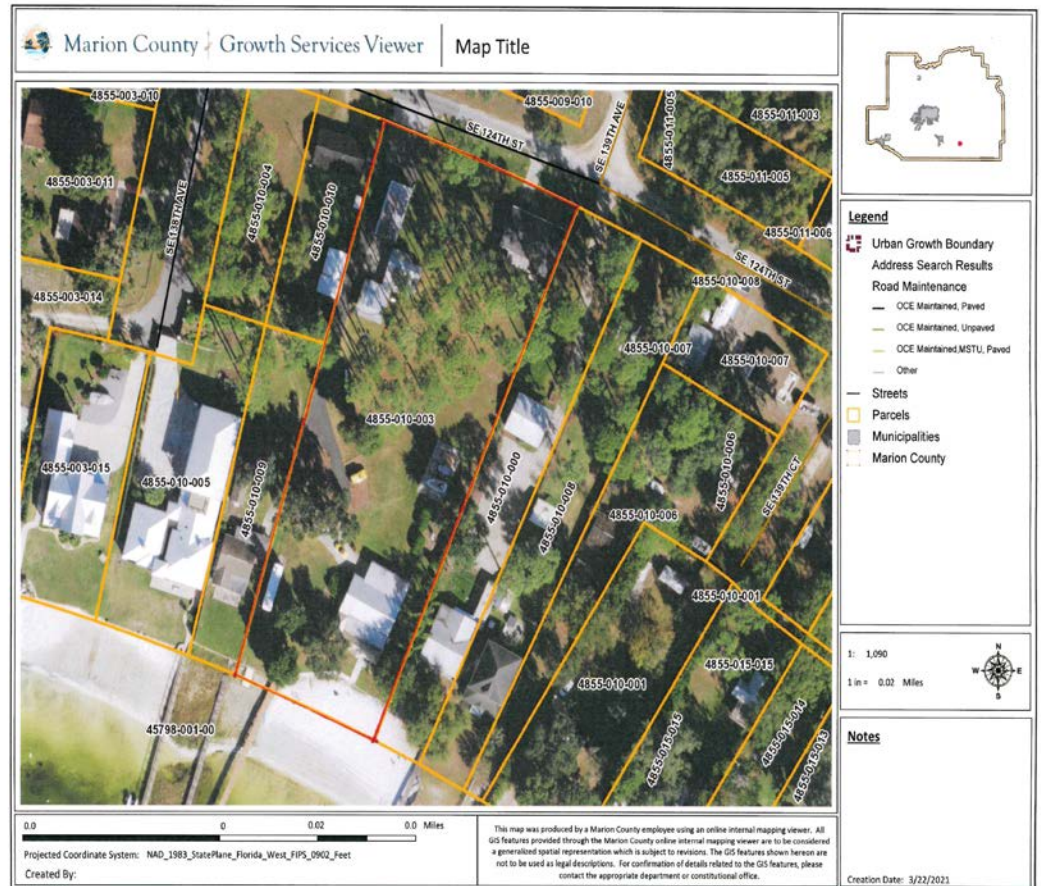
R-1 Single-Family Dwelling

Existing Land Use

Medium Density Residential

Project Planner

Jeremy D. Craig
Zoning Tech



Item Summary

This is a request to reduce the South Environmentally Sensitive Overlay Zone (ESZ) setback for a proposed pool, screen enclosure and concrete deck from 75' to 26'. There is an existing 2' stem wall between the proposed items and the ordinary high water line, an ESZ plan will also be conducted through the permitting process. There are septic tanks on both sides of the main house. This property consists of two dwellings and the main house is the primary residence for the owner.

There are 2 approved and 1 pending variances within the vicinity to reduce the ESZ setback from the water boundary setback line for either a swimming pool with screen enclosure or a pool with deck. (Please see pgs. 11,12, and 13)

Additional Information

Springs Protection Zone:

Secondary Zone

Environmentally Sensitive Overlay Zone:

Yes

Farmland Preservation Area:

No

Flood Zone Designation:

AE

Utilities:

Water: Well

Sewer: Septic

Previous Requests in the Surrounding Area:

Yes, see map and list on page 11, 12, and 13

Code Enforcement Action: NONE

The Marion County Land Development Code (LDC), Section 5.2.4 Paragraph A requires setbacks to be a minimum of 75' from proposed structure to the wetlands line or from the water boundary setback line, whichever is greater.

This request is in accordance with the Marion County Land Development Code, Article 2, Division 9.1 "Variance", in R-1, Single Family Dwelling Residential Zoning Classifications. The subject property is located in the Platted subdivision called Lake Weir Beach Section with a portion of the abrogated Lake Weir Shore Drive.

Location/Access

The property is located on SE 124th St. Ingress/Egress is off SE 124th St. a county maintained road.

Land Development Code Requirements

Section 4.2.9.E – R-1 setbacks. Setbacks for accessory structures with this zoning classification are 8 feet from the rear and side property lines.

Section 5.2.4 A - This proposed accessory structure is in an ESOZ area and on the water which requires a minimum 75' water frontage setback.

ADJACENT PROPERTIES			
Direction of Adjacency	Future Land Use Designation	Zoning	Existing Use/MCPA Property Class
North	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
South	Natural Reservation	G-U Government Use	(95) River/Lake/Submerged
East	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential
West	Medium Density Residential	R-1 Single-Family Dwelling	(01) Improved Residential

Photographs



View from the dock at the water looking north towards the house.



View from the west side of the property looking east.



View from the east side of the property looking west.



View from the home looking south.

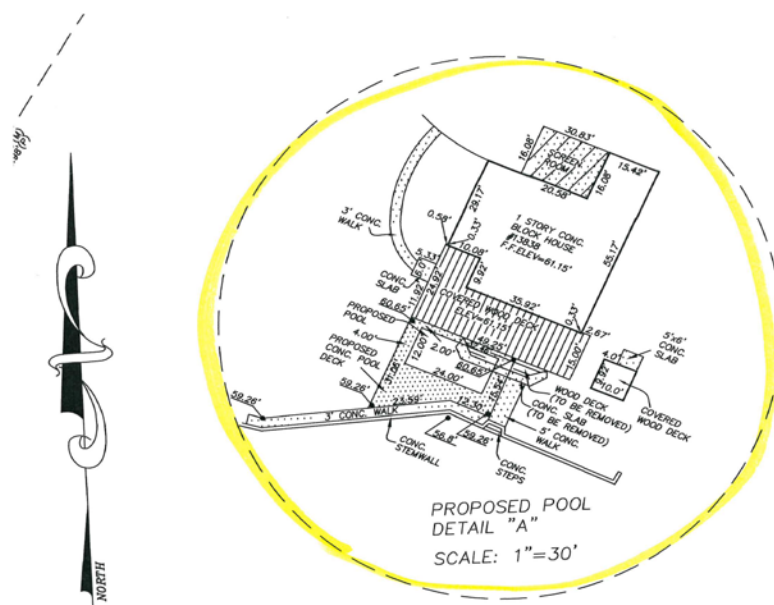


View of seawall looking west.

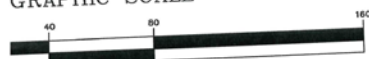


View of the seawall looking east.

Site Plan



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

ESOZ PLAN

C/L
CONC.
M
P
 Δ
R
L
T
P.C.
P.T.
P.R.C.
P.O.B.
P.O.C.
N.
~~xx~~

SITE
OWNER
PARCE
ZONIN
LAND
SETBA

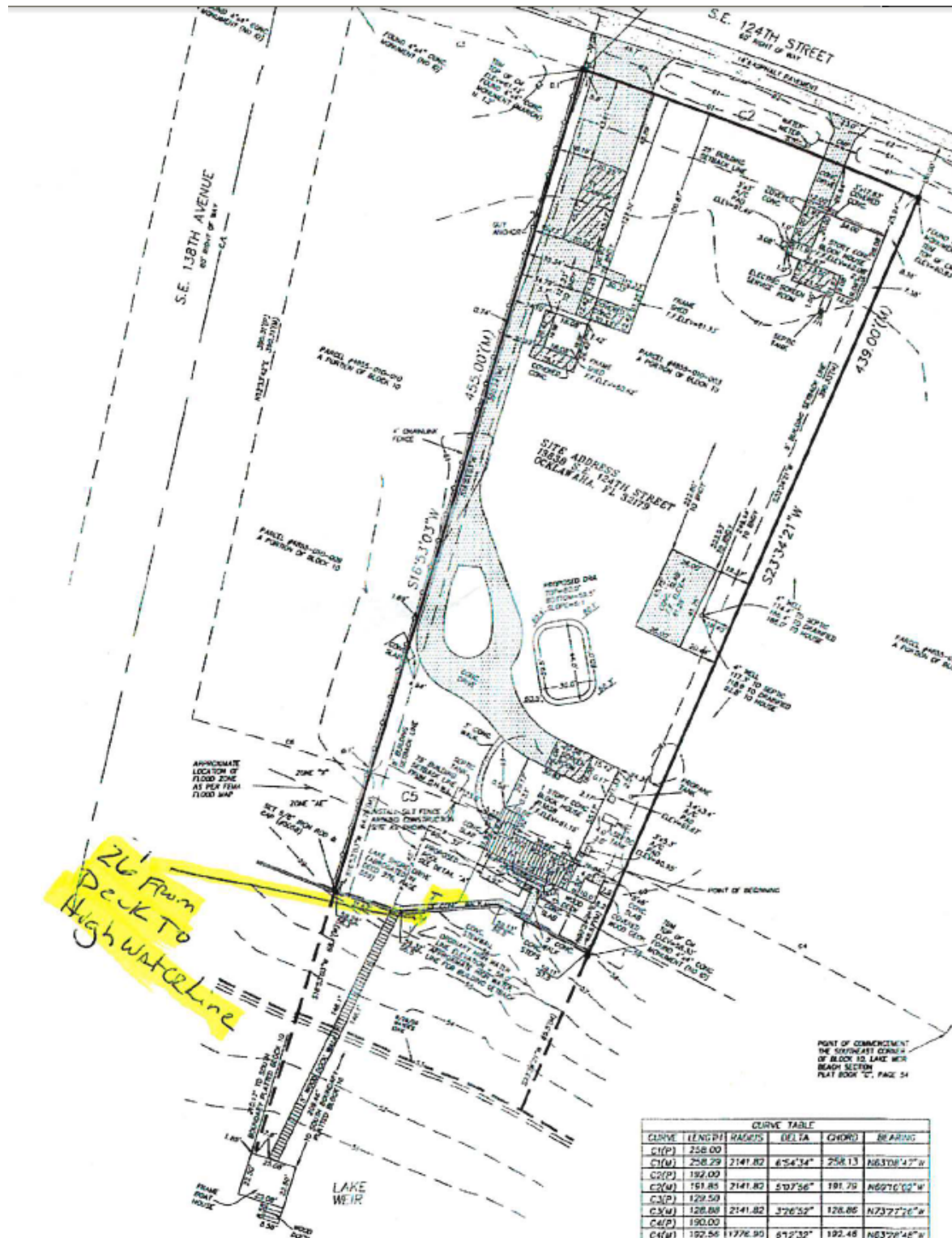
IMPERIAL
PROPOSED
NEW
EXISTING
EXISTING
TOTAL
TOTAL
OPEN
EXISTING
TOTAL

DRAIN
REQUI
CALCU
OF TH
(2.5"x
TOTAL
TOTAL

PROP
STAGE
60
59.5

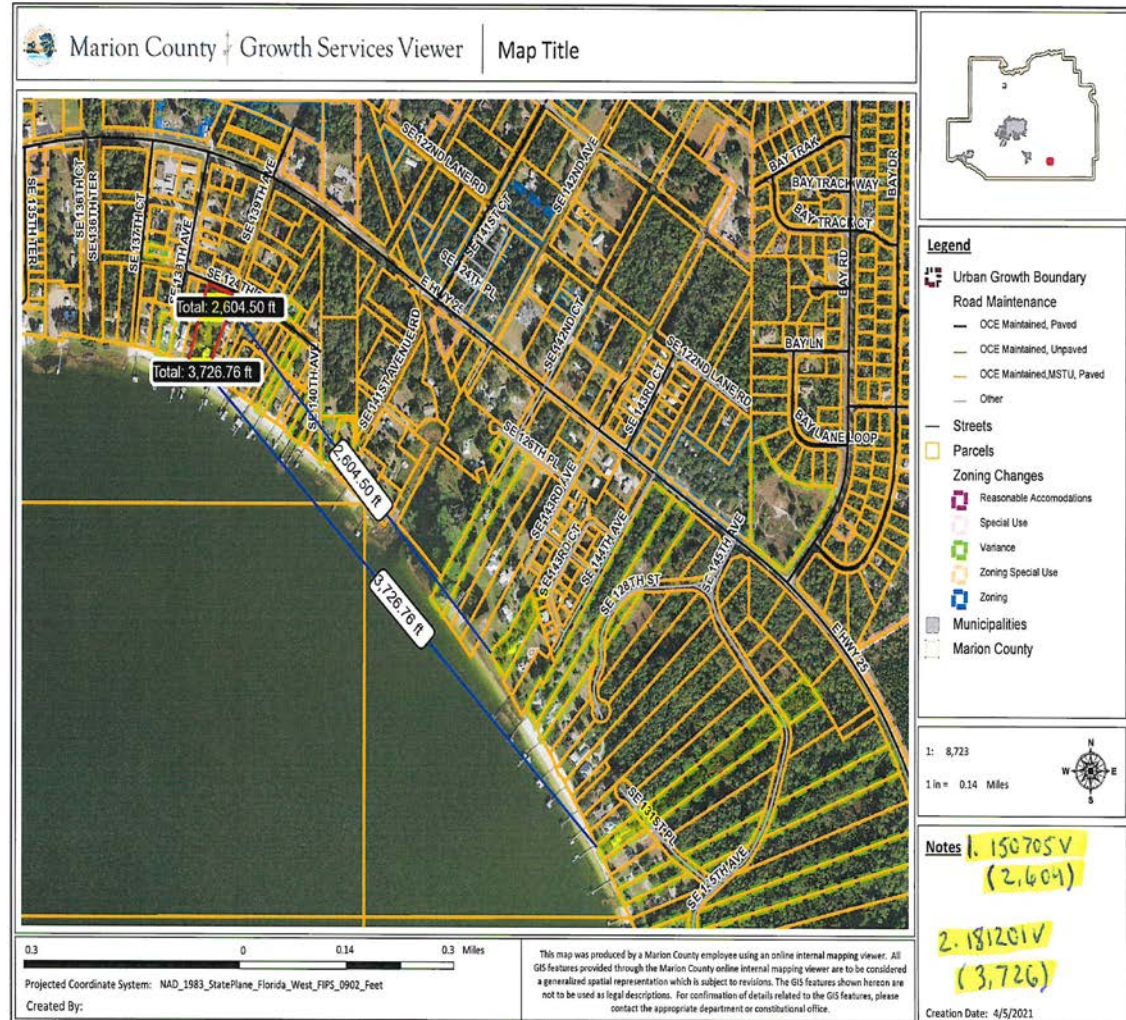
I HEREBY
DIRECT
CORRECTION
ESTABLISH
PROFESSIONAL
CODE,

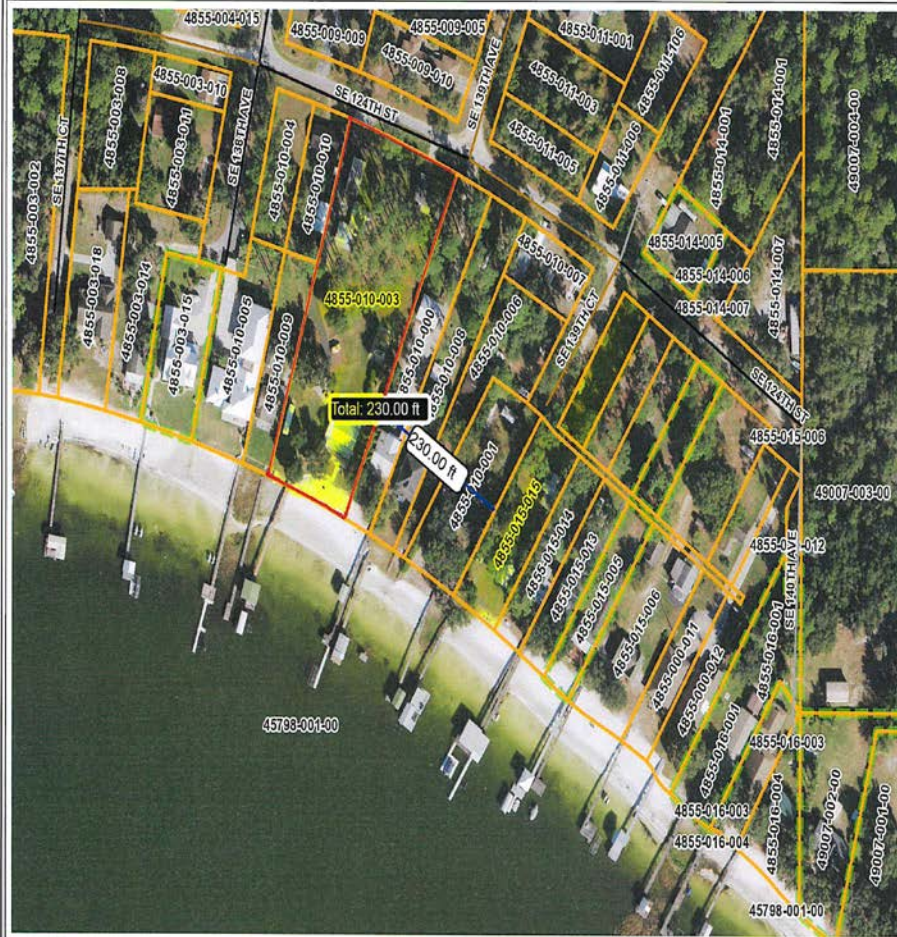
GARY L
MILAM
2102
OCALA,
(352)



















Aerial view

(Green highlighted lines indicate approved neighboring variances, applicant's parcel is in red, please see notes on map in reference to parcels)





Legend

-  Urban Growth Boundary
-  Address Search Results
-  Road Maintenance
 -  OCE Maintained, Paved
 -  OCE Maintained, Unpaved
 -  OCE Maintained, MSTU, Paved
 -  Other
-  Streets
-  Parcels
-  Zoning Changes
 -  Reasonable Accommodations
 -  Special Use
 -  Variance
 -  Zoning Special Use
 -  Zoning
-  Municipalities
-  Marion County

1: 2,181

1 in = 0.03 Miles



Notes

Notes 210501v
#3. Variance
under
consideration

Creation Date: 4/5/2021

0.1 0 0.03 0.1 Miles

Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By:

This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown herein are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

Previous Variance Requests in the Surrounding Area

1. **150705V- 4854-002-006** To reduce the south waterside ESOZ setback from the water boundary setback line from 75' to 55' for a pool with deck in an R-1 (Single Family Dwelling) zoning classification. Approved 7/6/2015
2. **181201V- 49129-010-00** To reduce the south waterside ESOZ setback from the water boundary setback line from 75' to 49' for a pool with screen enclosure in an R-1 (Single Family Dwelling) zoning classification. Approved 12/3/2018
3. **210501V- 4855-015-015** To reduce the south waterside ESOZ setback from the water boundary setback line from 75' to 32' for a pool with deck. This variance is currently under consideration.

★ Updated Copy ★ 4-5-21



Marion County
Board of County Commissioners

Growth Services • Zoning

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

OFFICE USE ONLY

Received By: Bjm

Date Received: 3.1.2021
#210504V

VARIANCE APPLICATION AR# 26340

Application #: 210504V
FOR COUNTY USE ONLY

PA#: 4855-010-003

Parcel Account Number of Subject Property

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN SECTION 2.9 OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF:

Jan & Wade Tackett ★ Reduce Setback From 75' to 26' for Proposed Pool, Deck & Screen
13830 SE 124 Street Ocala FL 32179 Enclosure 30x32x14 ★

Section of Code requesting variance from: Set Back

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 1.59 +/- acres

Directions to subject property:

441 South to C-25 T/L TO Ocala T/R @ 138 Street
TO 124 St T/L House on Right.

Please Note: Property owner must sign this application: Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

Wade G. Tackett and Jan Enos

(Print/Signature) Property Owner

Wade G. Tackett

Address

13830 SE 124th St ✓

City, State, Zip Code

Ocala FL 32179

Contact Info: Phone, cell, e-mail address

352-427-2757

THE FILING FEE IS \$ 450 NON-REFUNDABLE. WE RECOMMEND THAT THE OWNER, APPLICANT OR AGENT BE PRESENT AT THE HEARING. IF NO REPRESENTATIVE IS PRESENT AND THE BOARD REQUIRES ADDITIONAL INFORMATION, THEY MAY DECIDE TO POSTPONE OR DENY THE REQUEST. NOTICE OF SAID HEARING WILL BE MAILED TO THE ABOVE ADDRESS. ALL INFORMATION GIVEN MUST BE CORRECT AND LEGIBLE TO BE PROCESSED. PLEASE NOTE THAT A WRITTEN PETITION (REFER TO PAGE 2 & 3) MUST BE PROVIDED WITH THIS APPLICATION, ALONG WITH A SITE PLAN IN ORDER TO BE CONSIDERED COMPLETE. FOR FURTHER INFORMATION CONTACT THE MARION COUNTY GROWTH SERVICES.

Proj: 2017010036

AR: 26340

"Meeting Needs by Exceeding Expectations"

Jody A. Wilson c/o Jody Wilson Construction Inc.

(Print) Applicant or Agent

J. A. Wilson

Address

P.O. Box 1377

City, State, Zip Code 34489

Silver Springs Florida

Contact Info: Phone, cell, e-mail address

352 812 8000

Sec. 5-17-24
"Lake Weir"

WRITTEN PETITION FOR VARIANCE

WRITE YOUR ANSWERS IN THE SPACE PROVIDED AFTER EACH STATEMENT. PLEASE COMPLETE ALL REPLIES USING A SENTENCE FORM. A VARIANCE FROM THE TERMS OF THESE REGULATIONS SHALL NOT BE GRANTED BY THE BOARD OF ADJUSTMENT UNLESS A WRITTEN PETITION FOR A VARIANCE IS SUBMITTED JUSTIFYING THE FOLLOWING:

A. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings with the same zoning classification and land use area.

Applicant's justification:

* Updated after Site Visit.

To ADD 30 x 32 x 19 Pool. The Concrete Deck is 47'6" From high water line. The Pool would be 26' OFF OF High water line. There is an Existing 2' Stem Wall Between Pool & Setback. Requesting A Reduction OF 75' TO 26' But high water is 56' Above Sealevel. The Pool is 3' Above That because of Seawall.

B. The special conditions and circumstances do not result from the actions of the applicant.

Applicant's justification:

The house was Existing AS well AS Septic Tank So the Setbacks Are Close to Septic is on Side OF House. The Seawall is there to Keep Water Back but The water has Never been that high or Encroached The 100 year Flood Line

C. Literal interpretation of the provisions of applicable regulations would deprive the applicant of rights commonly enjoyed by other properties with the same zoning classification and land use are under the terms of said regulations and would work unnecessary and undue hardship on the applicant.

Applicant's justification:

This is A Full-time Residence. The Pool would Enhance the Area The Run OFF Can be Contained. IF the Applicant is Denied. They wouldn't be Able To build A pool. It is For the Enjoyment OF Family & Friends. It would Not be Irregular For Surrounding Area OR Effect Any other Property owners.

D. The Variance, if granted, is the minimum Variance that will allow the reasonable use of the land, building or structure.

Applicant's justification:

The Dimensions are what is needed to
Fit Space that is Existing to Develop the Desired
Space.

E. Granting the Variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning classification and land use area.

Applicant's justification:

This Variance will not harm or cause a
Hazard on Adjacent Properties on either side
The Pool & Screen will not be in Line of Sight
to Lake by neighbors TRUE

F. The granting of the Variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Applicant's justification:

This Variance will make it possible to build
a pool and will not obstruct any view from
Adjacent Properties it will increase Property Values

TRUE



Marion County
Board of County Commissioners

Growth Services • Zoning

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*See Updated
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Received By: Bjm

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VARIANCE APPLICATION AR#: 26340

Application #: 210504V
FOR COUNTY USE ONLY

PA#: 4855-010-003

Parcel Account Number of Subject Property

THE UNDERSIGNED REQUESTS A VARIANCE AS REFERENCED IN SECTION 2.9 OF THE MARION COUNTY LAND DEVELOPMENT FOR THE PURPOSE OF:

Jan & Wade Tackett E Soz front
13830 SE 124 Street Oklawaha FL 32179 Proposed
Reduce Setback From 75' To 22'6" for

Section of Code requesting variance from: Set Back 30x32x19 pool w/ screen

Legal Description (Please attach a copy of deed). Total Acreage of subject property: 1.59 +/- acres

Directions to subject property:

441 South to C-25 T/L TO Oklawaha T/R @ 138 Street
TO 124 St T/L House on Right.

Please Note: **Property owner must sign this application:** Otherwise he/she must attach to this application written authorization naming an agent to act in his/her behalf.

Wade G. Tackett and Jan Enos

(Print/Signature) Property Owner

Wade G. Tackett

Address

13830 SE 124th St ✓

City, State, Zip Code

Oklawaha FL 32179

Contact Info: Phone, cell, e-mail address

352-427-2757

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Project # 2017010036

Dec. 5-17-24

"Meeting Needs by Exceeding Expectations"

"Lake Weir"

Tory A. Wilson C/O J. J. Wilson Const., Inc.

(Print) Applicant or Agent

Tory A. Wilson

Address

P.O. Box 1377

City, State, Zip Code 34489

Silver Springs Florida

Contact Info: Phone, cell, e-mail address

352 812 8000

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Applicant's justification:

This Variance will make it possible to build
a pool and will not obstruct any view from
adjacent properties it will increase property values
TRUE

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

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



2021 Property Record Card

4855-010-003

GOOGLE Street View

Prime Key: 1168368

MAP IT - BETA MAP IT+ -

Current as of 3/5/2021

Property Information

TACKETT WADE

ENOS JAN

13830 SE 124TH ST

OCKLAWAHA FL 32179-8314

Taxes / Assessments:

Map ID: 294

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 08

Acres: 1.59

More Situs

Situs: 13830 SE 124TH ST

OCKLAWAHA

Current Values NOT Available

Ex Codes: 01 38

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2020	\$323,308	\$141,946	\$29,610	\$494,864	\$483,087	\$50,000	\$433,087
2019	\$352,047	\$138,143	\$30,132	\$520,322	\$472,226	\$50,000	\$422,226
2018	\$330,493	\$132,136	\$31,076	\$493,705	\$463,421	\$50,000	\$413,421

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3247/1244	09/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$449,900
2540/1643	08/1998	05 QUIT CLAIM	0	U	I	\$100
0276/0559	12/1947	90 ABROGTN	0	U	I	\$100

Property Description

SEC 05 TWP 17 RGE 24

PLAT BOOK C PAGE 054

COM 190 FT NWLY FROM SE COR BK 10 LAKE WEIR BEACH

SEC THENCE NELY TO N BDY BK 10 & TO A PT 258 FT NWLY

FROM NE COR BK 10 THENCE NWLY 192 FT THENCE

SWLY TO S BDY OF BK 10 THENCE SELY 147 FT TO POB &

THAT PT OF ABROGATED LAKE WEIR SHORE DR LYING SLY OF BLK 10

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0130		147.0	470.0	R1	147.00	FF							
Neighborhood 8090 - LAKE WEIR													
Mkt: 10 70													

Traverse

Building 1 of 2

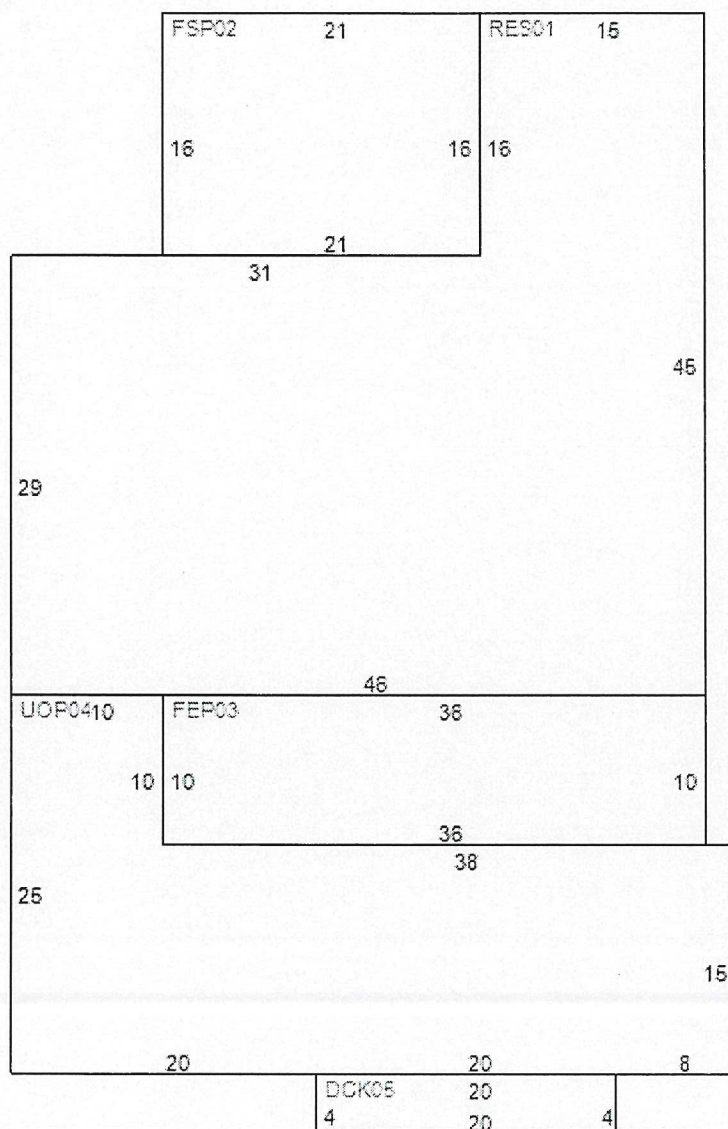
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FSP02=L21D16R21U16.L21D45

FEP03=R36D10L36U10.

UOP04=L10D25R20R20R8U15L38U10.D25R10

DCK05=R20D4L20U4.

**Building Characteristics**

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 0
Quality Grade 500 - FAIR
Inspected on 8/29/2017 by 187

Year Built 1953
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 182

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1953	N	0 %	0 %	1,574	1,574
FSP 0201	- NO EXTERIOR	1.00	1953	N	0 %	0 %	336	336
FEP 0318	- PREFINISHED MTL	1.00	1953	N	0 %	0 %	360	360
UOP 0401	- NO EXTERIOR	1.00	2004	N	0 %	0 %	820	820
DCK 0501	- NO EXTERIOR	1.00	1953	N	0 %	0 %	80	80

Section: 1**Roof Style:** 10 GABLE**Roof Cover:** 16 GALVANIZED MTL**Heat Meth 1:** 20 HEAT PUMP**Heat Meth 2:** 00**Foundation:** 6 MONOLITC SLAB**A/C:** Y**Floor Finish:** 34 HARDWD ON CONC**Wall Finish:** 16 DRYWALL-PAINT**Heat Fuel 1:** 10 ELECTRIC**Heat Fuel 2:** 00**Fireplaces:** 1**Bedrooms:** 2**4 Fixture Baths:** 0**3 Fixture Baths:** 2**2 Fixture Baths:** 1**Extra Fixtures:** 2**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** Y**Garbage Compactor:** N**Intercom:** N**Vacuum:** NTraverse**Building 2 of 2**

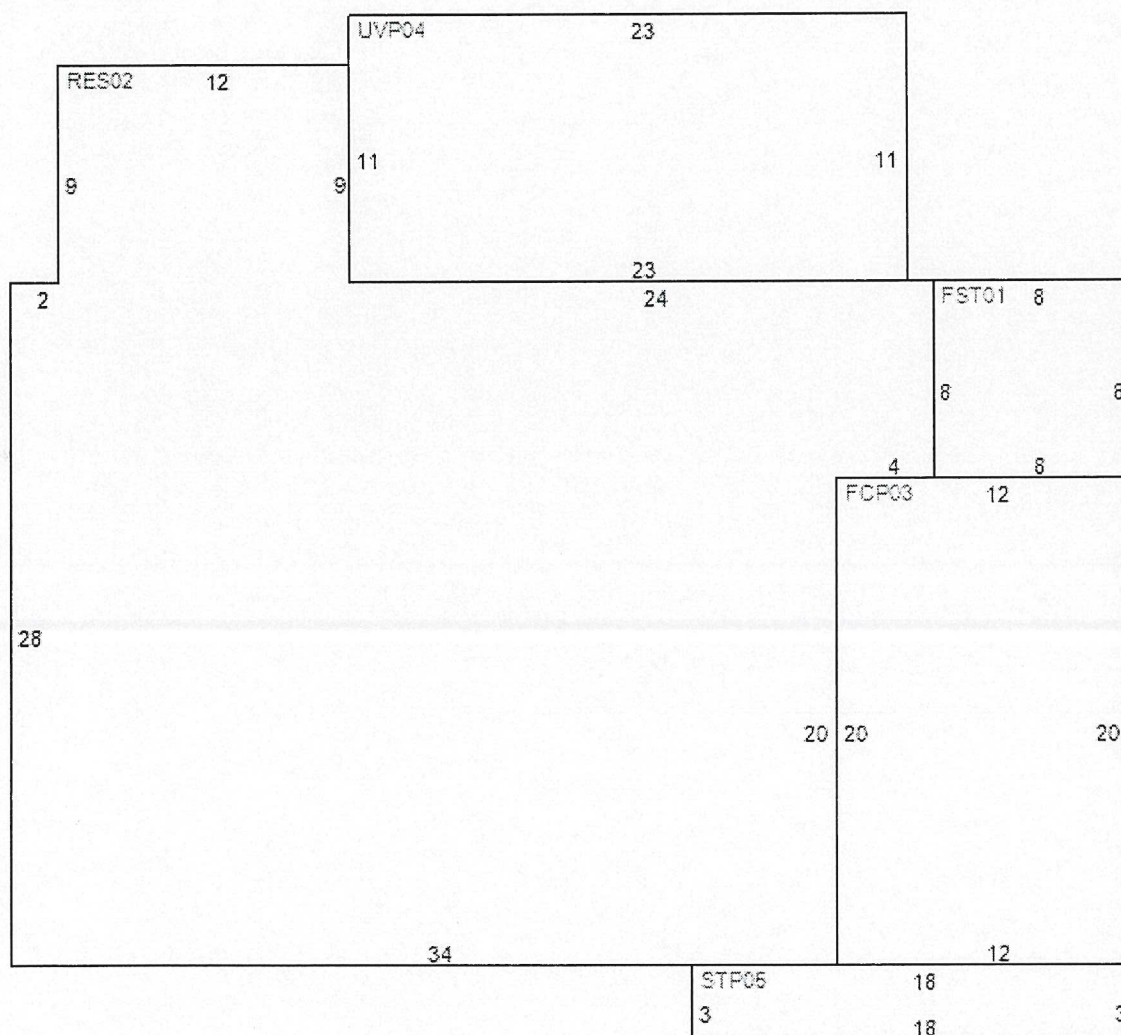
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RES02=L24U9L12D9L2D28R34U20R4U8.L1R9D8

FCP03=L12D20R12U20.U8L9

UVP04=U11L23D11R23.D28L9

STP05=D3R18U3L18.

Building Characteristics**Improvement**
Effective Age
Condition1F - SFR- 01 FAMILY RESID
6 - 25-29 YRS
4**Year Built** 1981
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 500 - FAIR
Inspected on 8/29/2017 by 187

Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 150

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FST 0132	- CONC BLK-STUCO	1.00	1981	N	0 %	0 %	64	64
RES 0232	- CONC BLK-STUCO	1.00	1981	N	0 %	0 %	1,092	1,092
FCP 0301	- NO EXTERIOR	1.00	1981	N	0 %	0 %	240	240
UVP 0401	- NO EXTERIOR	1.00	2004	N	0 %	0 %	253	253
STP 0501	- NO EXTERIOR	1.00	1981	N	0 %	0 %	54	54

Section: 2

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 5 CONCRETE SLAB	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1965	2	0.0	0.0
030 DOCK WOOD	955.00	SF	10	1965	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1981	1	0.0	0.0
UDU UTILITY-UNFINS	342.00	SF	40	1981	1	19.0	18.0
184 RETAIN WALL	429.00	SF	50	1981	3	3.0	143.0
105 FENCE CHAIN LK	470.00	LF	20	1981	1	0.0	0.0
159 PAV CONCRETE	6,380.00	SF	20	1981	3	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1981	3	0.0	0.0
BTH BOAT HOUSE	575.00	SF	40	1999	3	23.0	25.0
UDC CARPORT-UNFIN	800.00	SF	40	2007	2	20.0	40.0
UDU UTILITY-UNFINS	330.00	SF	40	2007	2	30.0	11.0
045 LEAN TO	360.00	SF	15	2007	1	30.0	12.0
159 PAV CONCRETE	3,031.00	SF	20	2007	3	0.0	0.0
045 LEAN TO	168.00	SF	15	2004	1	7.0	24.0
045 LEAN TO	95.00	SF	15	2004	1	5.0	19.0
UOP PORCH-OPEN-UNF	90.00	SF	40	2005	1	9.0	10.0
045 LEAN TO	85.00	SF	15	2012	2	5.0	17.0
159 PAV CONCRETE	1,196.00	SF	20	2017	3	46.0	26.0

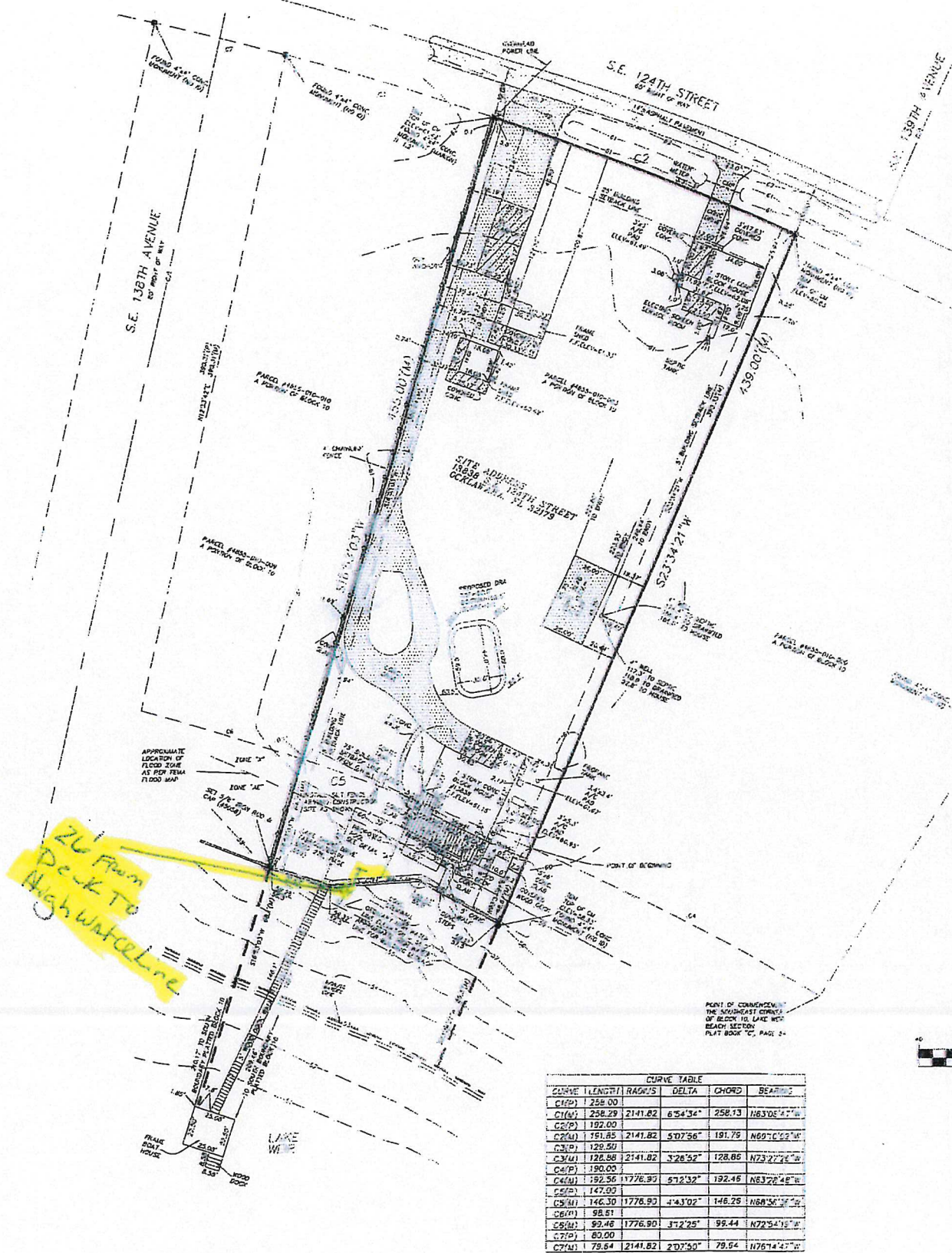
Appraiser Notes

Planning and Building

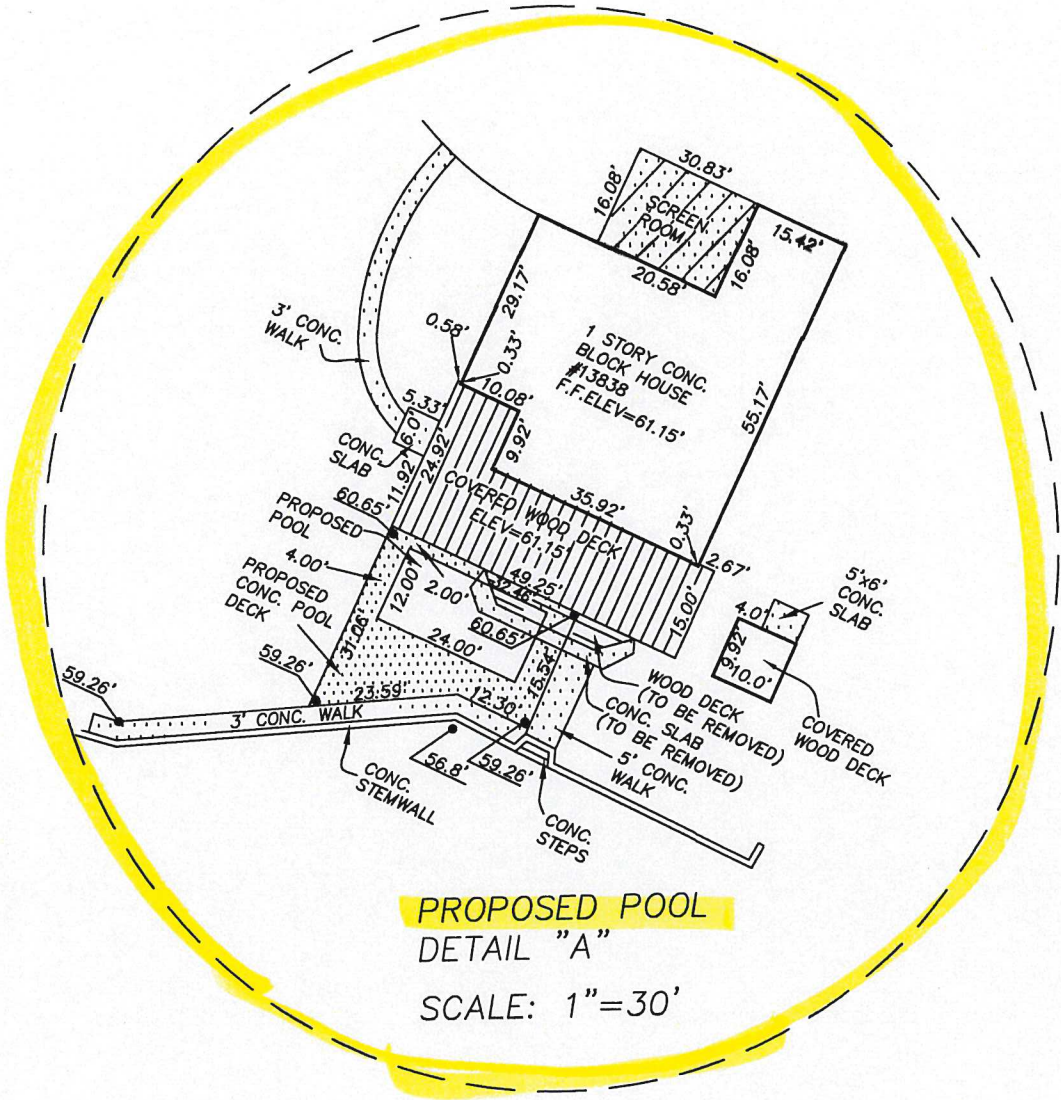
**** Permit Search ****

Permit Number	Amount	Issued Date	Complete Date	Description
6016061964	\$2,400	6/1/2016	5/1/2017	RES SLAB PRE POUR
M041619	\$100	4/1/2007	7/1/2007	RES DRIVEWAY
0061076	\$16,500	6/1/1999	9/1/1999	REPLACEMENT BOATHOUSE
MA51056	\$8,000	4/1/1992	1/1/1900	BLDG01= ADD TO RES

★ Updated
Rev. 4-5-21



390.99'(W)
390.98'(P)

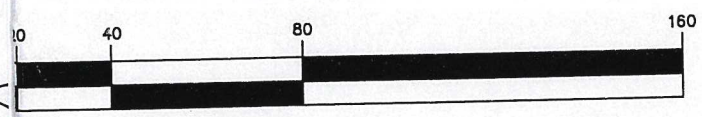


PROPOSED POOL

DETAIL "A"

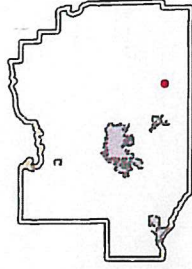
SCALE: 1"=30'

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

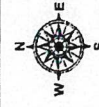
ESQZ PLAN



Legend

Urban Growth Boundary
Address Search Results

Streets
Parcels
Municipalities
Marion County



1: 1,581
1 in = 0.02 Miles

Notes

Creation Date: 3/2/2021



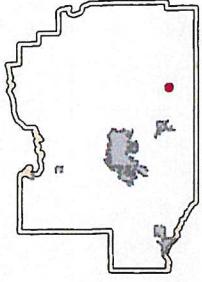
This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown herein are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.



Projected Coordinate System: NAD_1983_StatePlane_Florida_West_FIPS_0902_Feet

Created By:

Created By: dp



Legend

- Urban Growth Boundary
- Address Search Results
- Streets
- Parcels
- Municipalities
- Marion County

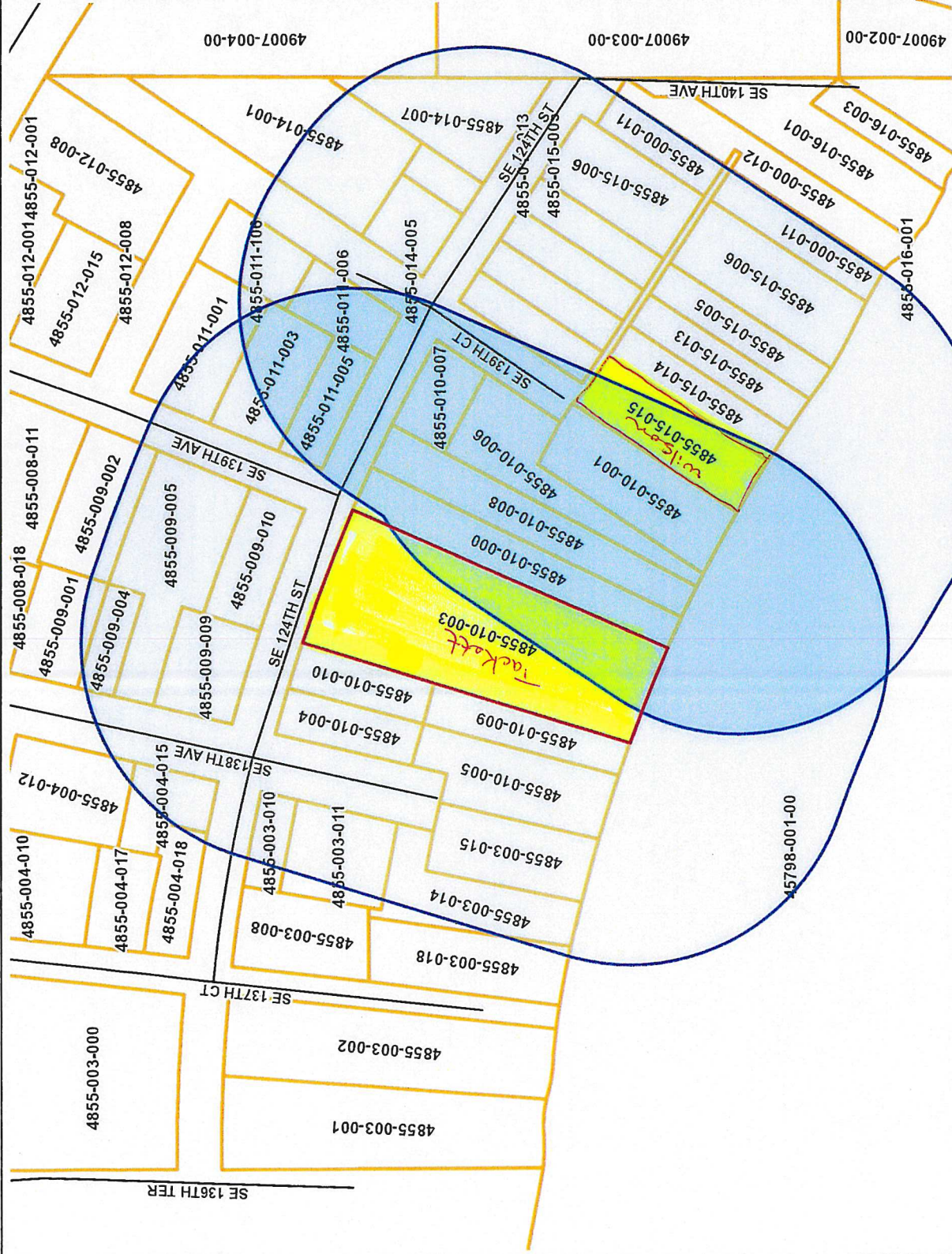


1: 2,450
1 in = 0.04 Miles

Notes

C/O: n/a
AGENT: n/a
FYI purposes only

Creation Date: 3/16/2021



This map was produced by a Marion County employee using an online internal mapping viewer. All GIS features provided through the Marion County online internal mapping viewer are to be considered a generalized spatial representation which is subject to revisions. The GIS features shown hereon are not to be used as legal descriptions. For confirmation of details related to the GIS features, please contact the appropriate department or constitutional office.

10:50 P
3/49/3005
PLEASE RETURN TO
TRANS-STATE TITLE INS. CORP.
3050 Aventura Blvd. #300
Aventura, FL 33180

Return to: (enclose self-addressed stamped envelope)
Name: **TRANS-STATE TITLE INSURANCE CORP.**
Address: 3050 AVENTURA BLVD, Suite 300
Aventura, Florida 33180
This Instrument Prepared by:
GARY A. BODZIN, ESQUIRE
3050 AVENTURA BLVD, Suite 300
Aventura, Florida 33180
(305) 931-5000
Grantee S.S. No.:
Grantee S.S. No.:
Parcel I.D. (Folio) No: **4855-010-003**

DAVID R ELLSPERMANN
CLERK OF MARION COUNTY
BK 03247 PG 1244
FILE NUM 2002109061
RECORDED 10/01/2002 07:28:32 AM
DEED DOC TAX 3,149.30
RECORDING FEES 10.50
WITNESSED BY J Hensley

[Space Above This Line for Recording Data]

WARRANTY DEED (STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture made this 17 day of SEPTEMBER, 2002 BETWEEN **BOB McLUCAS and VIRGINIA McLUCAS, his wife** whose Post Office address is: 2527 S.E. 14 ST., OCALA, FL 34471 of the County of MARION, State of FLORIDA, grantor, and **WADE TACKETT, a single man, and JAN ENOS, a single woman**, whose post office address is 13830 SE 124 STREET, OCKLAWAHA, FLORIDA 32183 of the County of MARION, State of FLORIDA, grantee*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 grantee and grantee's heirs and assigns forever the following described land situate, lying and being in MARION County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO:

Subject to Real Estate Taxes for the year 2002 and thereafter.

Subject to Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.

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

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Witness #1
(sign) [Signature]
(print) TERENCE M. LEE

[Signature]
BOB McLUCAS

Witness #2
(sign) [Signature]
(print) EDWARD R. LEE

[Signature]
VIRGINIA McLUCAS

STATE OF **FLORIDA**
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared: **BOB McLUCAS and VIRGINIA McLUCAS, his wife** who is/are personally known to me or who has (have) produced _____ as identification and who did (did not) take an oath to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of SEPTEMBER 2002.

[Signature]
Notary Public, State of Florida
(print name) _____

My Commission Expires:

EXHIBIT "A"

Commence at the Southeast corner of Block 10 of LAKE WEIR BEACH SECTION, according to the plat thereof as recorded in Plat Book "C", Page 54, of the Public Records of Marion County, Florida.

Thence run in a Northwesterly direction along the Southerly boundary of said Block 10, a distance of 190 feet for the Point of Beginning of the property hereinafter described and conveyed;

Thence in a Northerly direction to a Point on the Northerly boundary of said Block 10, which point is 258 feet Northwesterly from the Northeast corner of said Block 10, measured along the Northerly boundary of said Block 10, thence Northwesterly 192 feet along the Northerly boundary of said Block 10, thence in a Southwesterly direction to a point on the Southerly boundary of said Block 10, which point is 337 feet in a Southwesterly direction measured along the Southerly boundary of said Block 10, from the Southeast corner thereof, thence Southeasterly along the Southerly boundary of said Block 10, 147 feet to the point of beginning.

