

## **RESOLUTION 23-03**

### **A RESOLUTION RESCINDING RESOLUTION 22-25; VACATING PORTIONS OF THE PLAT OF MAC REEVES RECORDED IN UNRECORDED BOOK, PAGE 87, AND OF THE PLAT OF TOWN OF BELLEVIEW, RECORDED IN PLAT BOOK A, PAGE 15, ALL IN THE PUBLIC RECORDS OF MARION COUNTY FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, G2G Development, LLC, a Florida limited liability company, and KM Holdings, LLC, a Florida limited liability company, owners of the subject parcel, have filed a Petition with the City of Belleview to vacate certain portions of the Plat of Mac Reeves as recorded in Unrecorded Book, Page 87, and of the Plat of Town of Belleview, recorded in Plat Book A, Page 15, all in the public records of Marion County, Florida, set forth in the attached **Exhibit A**; and

**WHEREAS**, G2G Development, LLC, a Florida limited liability company, and KM Holdings, LLC, a Florida limited liability company, are the owners in fee simple of all the platted lands described herein-above except dedicated public areas as may therein be included; and

**WHEREAS**, the Development Services Department reviewed the Petition and has recommended approval; and

**WHEREAS**, the Public Works Department reviewed the Petition and recommended that the vacation of such portions of the Plat of Mac Reeves and of the Plat of Town of Belleview will not adversely affect City Utilities; and

**WHEREAS**, all utility service providers were contacted and did not object to the proposed vacation of such portions of the Plat of Mac Reeves as recorded in Unrecorded Book, Page 87, and of the Plat of Town of Belleview, recorded in Plat Book A, Page 15, all in the public records of Marion County, Florida, and such vacation would not have a detrimental effect on drainage, public right-of-way, utilities, or other public facilities; and

**WHEREAS**, petitioner has caused the Notice of Intention to Vacate a Portion of the Plat to be published on February 17, 2022, and February 24, 2022, in the Voice of South Marion, a newspaper of general circulation, as required by Chapter 177, Florida Statutes, and a public hearing was held where pursuant to such notice all persons were invited to comment; and

**WHEREAS**, the City Commission found that the owners of property in the vicinity of the lands herein described and the general public would not be adversely affected by vacating the portions of the Plat of Mac Reeves and of the Plat of Town of Belleview as set forth in the Petition; and

**WHEREAS**, an easement for any existing utilities currently located within the vacated area will be reserved by the City; and

**WHEREAS**, Florida Statutes, Chapter 177 requires a resolution from the governing body of the municipality when request has been made to vacate a plat, in whole or in part, of lands located within the corporate limits of a municipality; and

**WHEREAS**, at its regular meeting held on March 1, 2022, the City Commission of the City of Belleview approved the Plat of Autumn Glen Phase 1 subdivision, which replatted portions of the Plat of Mac Reeves and of the Plat of Town of Belleview, by Resolution approved and adopted on March 1, 2022, and such Plat was recorded in Plat Book 14, Page 169, Public Records of Marion County, Florida; and

**WHEREAS**, the Petitioner has requested that a separate Resolution be adopted vacating portions of the Plat of Mac Reeves and of the Plat of Town of Belleview, rather by virtue of the replat pursuant to the Resolution adopted on March 1, 2022, to plat the Autumn Glen Phase 1 subdivision; and

**WHEREAS**, the City Commission of the City of Belleview has determined that Resolution 22-25, which was adopted at its December 27, 2022 meeting should be rescinded.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Belleview, Florida, in regular session that the City of Belleview City Commission as follows:

Section 1. **RECISSION OF RESOLUTION 22-25.** Resolution 22-25 is hereby rescinded.

Section 2. **VACATION OF PORTIONS OF PLAT OF MAC REEVES AND OF THE PLAT OF TOWN OF BELLEVIEW.** The City Commission of the City of Belleview does hereby vacate and annul the portions of the Plat of Mac Reeves as recorded in Unrecorded Book, Page 87, and of the Plat of Town of Belleview, recorded in Plat Book A, Page 15, all in the public records of Marion County, Florida, described in the attached **Exhibit A**; and the City of Belleview reserves an easement for any existing city utilities currently located within the vacated area.

#### **CERTIFICATE OF ADOPTION AND APPROVAL**

The above and foregoing Resolution was duly approved and adopted by a\_\_\_\_ to \_\_\_\_ vote of the Belleview City Commission at a Regular Meeting held on \_\_\_\_\_.

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CHRISTINE DOBKOWSKI,  
Mayor/Commissioner

Attest:

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MARIAH MOODY  
City Clerk

Approved as to Form and Legal Sufficiency  
For the use and Benefit of the City of Belleview Only

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FREDERICK E. LANDT, III  
City Attorney

**CERTIFICATE OF ADVERTISING**

**I HEREBY CERTIFY** that foregoing Resolution was properly advertised for a Public Hearing  
in accordance with Florida Statutes and the Belleview City Code.

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Mariah Moody  
City Clerk

## EXHIBIT

**PARCEL NO. 1:**

Lot 1, Block 139, TOWN OF BELLEVIEW, according to the Plat thereof recorded in Plat Book A, Page 15, Public Records of Marion County, Florida.

AND

Lots 2 and 3, Block 140, TOWN OF BELLEVIEW, as per plat thereof, recorded in Plat Book A, Page 15, Public Records of Marion County, Florida.

**PARCEL NO. 2:**

The East 420.97 feet of the SW 1/4 of the NW 1/4 of Section 32, Township 16 South, Range 23 East, all being in Marion County, Florida.

AND

That part of the NE 1/4 of the SW 1/4 AND that part of the East 40 feet of the NW 1/4 of the SW 1/4 of Section 32, Township 16 South, Range 23 East, lying North and West of County Highway C-25A (100 feet wide), all being in Marion County, Florida.

**PARCEL NO. 3:**

The SW 1/4 of the NW 1/4 of Section 32, Township 16 South, Range 23 East EXCEPT the North 148.61 feet of the West 1/2 of said SW 1/4 of the NW 1/4 AND EXCEPT the East 793.71 feet of the North 1/2 of said SW 1/4 of the NW 1/4 AND EXCEPT The East 923.22 feet of the South 1/2 of the SW 1/4 of the NW 1/4, all being in Marion County, Florida.

AND

TOGETHER WITH an easement for ingress and egress over and across the South 10 feet of the West 893.22 feet of the East 923.22 feet of said SW 1/4 of the NW 1/4 AND TOGETHER WITH that certain Easement as recorded in Official Records Book 1063, Page 1715, Public Records of Marion County, Florida, over the West 10 feet of that part of the East 40 feet of the NW 1/4 of the SW 1/4 of Section 32, Township 16 South, Range 23 East, lying North and West of County Highway C-25A (100 feet wide), all being in Marion County, Florida.

**PARCEL NO. 4:**

The West 372.74 feet of the East 793.71 feet of the North 1/2 of the SW 1/4 of the NW 1/4 of Section 32, Township 16 South, Range 23 East, EXCEPT that part lying within the boundaries of the North 272.23 feet of the West 1/2 of the SW 1/4 of the NW 1/4 of said Section 32; AND the West 502.25 feet of the East 923.22 feet of the South 1/2 of the SW 1/4 of the NW 1/4 of said Section 32, all being in Marion County, Florida.

TOGETHER WITH an easement for the purpose of ingress and egress over and across the North 10 feet of the South 30 feet of the West 410.97 feet of the East 420.97 feet AND the West 10 feet of the East 20 feet of the South 20 feet of the SW 1/4 of the NW 1/4 of said Section 32.

TOGETHER WITH an easement for right of way over and across the West 10 feet of that part of the East 20 feet of the NW 1/4 of the SW 1/4 of Section 32, Township 16 South, Range 23 East, lying North and West of County Highway C-25A (100 feet wide), all being in Marion County, Florida.

**PARCEL NO. 5:**

Lot 2, Block 139, TOWN OF BELLEVIEW, as per plat thereof recorded in Plat Book A, Page 15A, Public Records of Marion County, Florida. Said lot being situate in the SE 1/4 of the NE 1/4 of Section 31, Township 16 South, Range 23 East.

**PARCEL NO. 6:**

The North 148.61 feet of the West 1/2 of the SW 1/4 of the NW 1/4 of Section 32, Township 16 South, Range 23 East, Marion County, Florida, EXCEPT the East 133.71 feet of the South 38.88 feet thereof AND EXCEPT the West 20 feet thereof.

**PARCEL NO. 7:**

That part of the South 162.5 feet of the North 272.23 feet of the West 1/2 of the SW 1/4 of the NW 1/4 of Section 32, Township 16 South, Range 23 East, Marion County, Florida, lying East of the West boundary of the East 793.71 feet of the SW 1/4 of the NW 1/4 of said Section 32. ALONG AND TOGETHER WITH an easement for the purpose of ingress and egress, over and across the West 10.00 feet of the East 793.71 feet of the SW 1/4 of the NW 1/4, EXCEPT the North 272.23 feet and the South 10.00 feet thereof, and the North 10.00 feet of the South 20.00 feet of the West 763.71 feet of the East 783.71 feet of the SW 1/4 of the NW 1/4, and the West 10.00 feet of the East 30.00 feet of the South 10.00 feet of said SW 1/4 of the NW 1/4. TOGETHER WITH an easement on the West 10.00 feet of that part of the East 30.00 feet of the NW 1/4 of the SW 1/4 of Section 32, Township 16 South, Range 23 East, Marion County, Florida, lying North and West of County Highway C-25A (100.00 feet wide).

PARCEL 8

Commence at the E 1/4 corner of Section 31, Township 16 South, Range 23 East; thence N.89°52'54" E. 919.64 feet to the Point of Beginning. From said P.O.B. continue N.89°52'54" E. 178.39 feet; thence S.38°25'00" E. 212.76 feet to a point on the Northerly right of way line of State Road S-25A; thence S.51°35'00" W. along said. right of way line 140.00 feet; thence N.38°25'00"W. 323.32 feet to the point of beginning.  
TOGETHER with the 1974 Arlington double-wide Mobile Home, ID No. 06631411AH, Title No. 11551573, and ID No. 06631411BH, Title No. 11551581 situate thereon.

PARCEL 9

**The North 1/2 of Lot 1, Block 139 1/2, TOWN OF BELLEVIEW, as per plat thereof recorded in Plat Book A, Pages 15A and 15B, Public Records of Marion County, Florida. Said lot being situate in the SE 1/4 of the NE 1/4 of Section 31, Township 16 South, Range 23 East, Marion County, Florida.**

Together with

Lots 2 and 3, and West 1/2 of Lot 4, Block 140, Town of Belleview, as per plat thereof, recorded in Plat Book A, Page 15, Public Records of Marion County, Florida.

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