



16 SE BROADWAY ST • OCALA, FLORIDA 34471

PHONE (352) 732-5255 • FAX (352) 732-0164

# 6.05 +/- Acres

## Cobblestone Commercial

### Bellevue, Marion County, Florida

Kirk Boone  
16 SE Broadway Street  
Ocala, FL 34471

(352) 732-5255 Office  
(352) 843-4199 Cell Phone



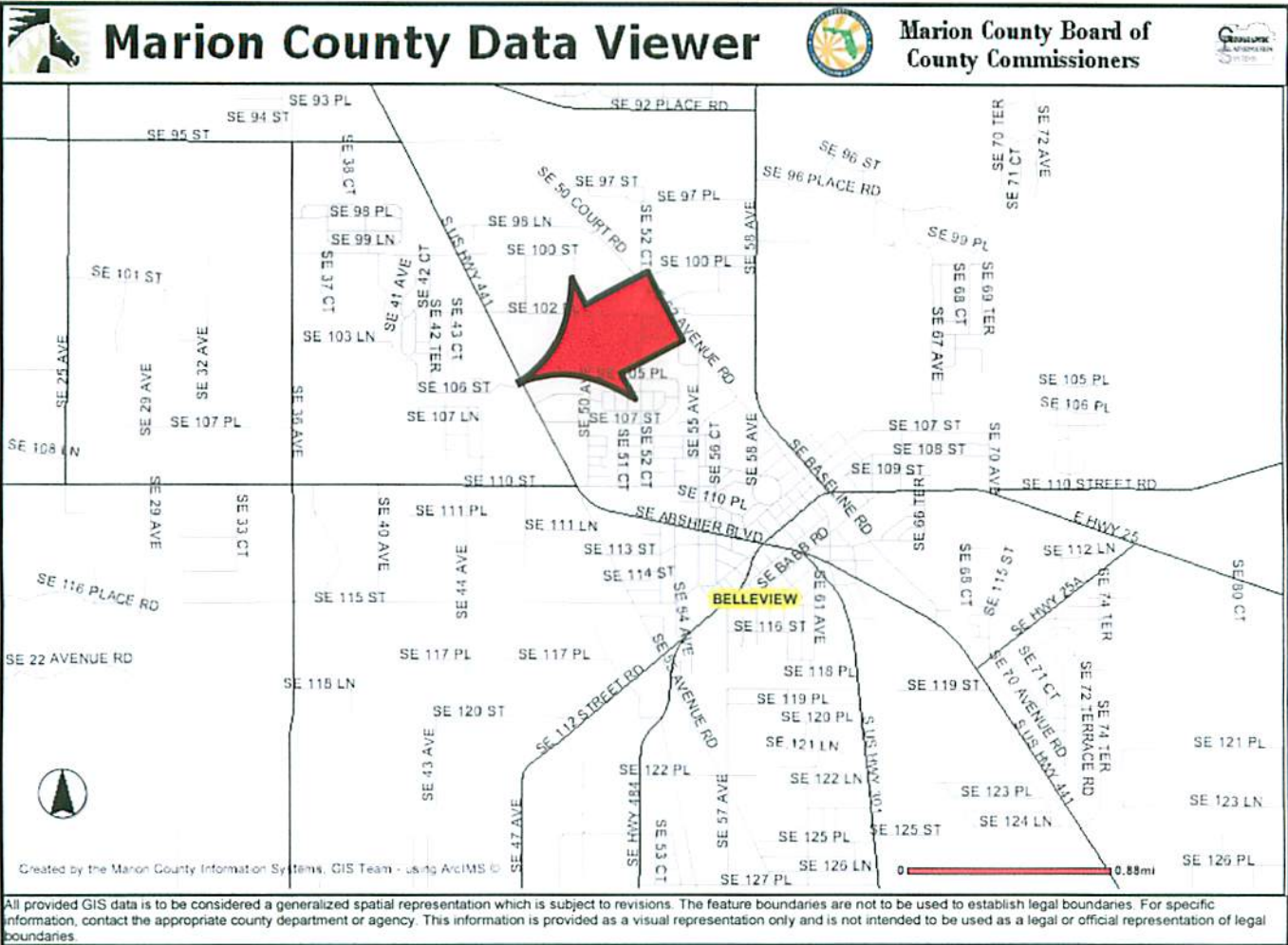
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## 6.05 +/- Acres – Cobblestone Commercial

Location: South US Hwy 441 in Belleview  
Zoning: B-2; Commercial  
Comp Plan: Commercial  
Parcel #'s: 3721-000-001; 3721-000-002; 37212-001-00  
Asking Price: \$1,054,152







37205-005-00

37205-003-01

37117-000-00

37120-001-00

37113-000-02

S US HWY 441

37212-001-01

3721+000-002

D.R.A.

37211-003-00

37212-001-00

3721-000-001

BELLEVIEW

3721-000-002

37209-000-00

37211-001-01

3721-006-015

3721-006-016

3721-006-017

3721-006-018

3721-006-019

SE 45TH AVE

3721-006-010

3721-006-009

SE 106TH ST

3721-002-059

3721-002-060

of Leonard Seligman  
(NOT PLATTED)

Lot B

S.89°44'32"W. 1181.49'

N.00°20'43"E. 10.00'

S.89°44'52"W. 514.05'

N.27°01'32"W. 485.87'

U.S. HWY 27, 301 & 441

SOUTH LINE OF NE 1/4 SECTION 26  
NORTH LINE OF SE 1/4 SECTION 26

TRACT 1

TRACT 2

DRAINAGE RETENTION AREA

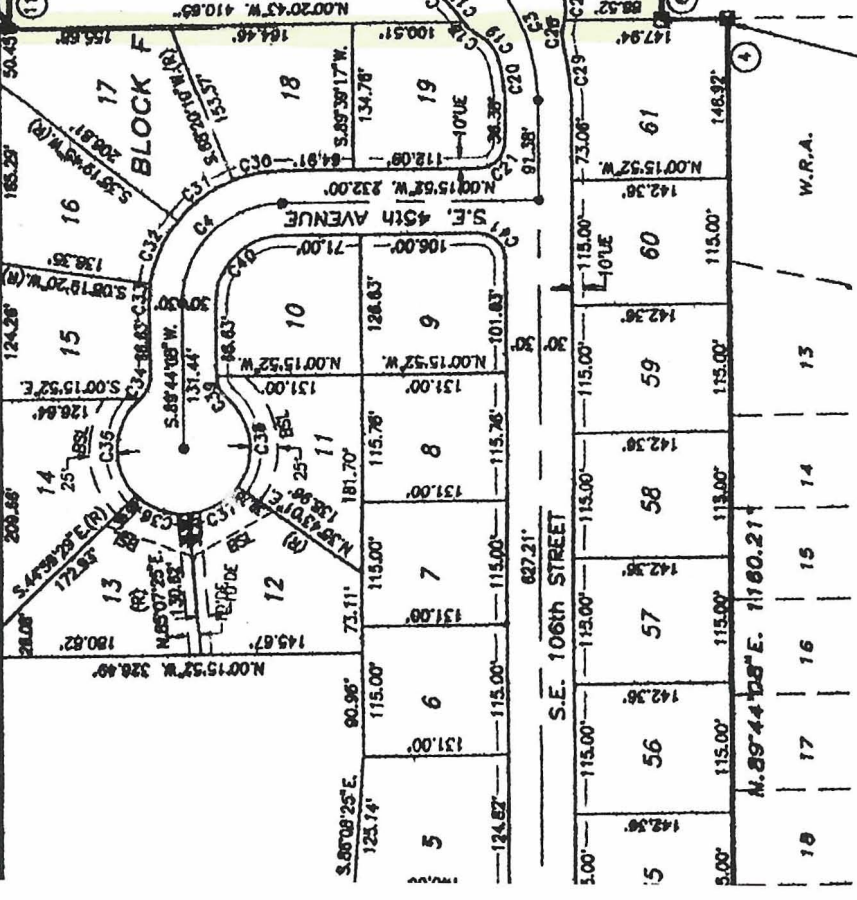
(NOT PLATTED)  
Lands, now or formerly,  
of Charles Brown

(NOT PLATTED)  
Lands, now or formerly,  
of Heery Sweeney

NE CORNER OF HAWKS POINT

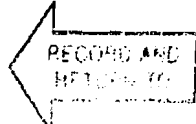
NW 1/4 OF NW 1/4 OF SE 1/4 SECTION 26  
E OF SECTION 26 AND NORTH BOUNDARY OF HAWKS POINT

PREPARED BY:  
D.W. FIRST & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS, LB 6800  
12650 COUNTY HWY. 467  
BELLVIEW, FLORIDA 34480  
(352) 847-6776



Record \$ \_\_\_\_\_

This instrument prepared by:  
Robert D. Wilson  
Wilson & Williams, P.A.  
954 East Silver Springs Boulevard  
Ocala, Florida 34470



DM  
R-10.50

GRANT OF EASEMENT

THIS INDENTURE, made this 30 day of July, 2002, by COBBLESTONE OF MARION COUNTY HOMEOWNER'S ASSOCIATION, INC., a Florida not for profit corporation "Grantor", whose address is 1111 NE 35 Ave #102 Ocala FL 34478 and EAGLE ONE MARKETING, INC., a Florida corporation "Grantee", whose address is P.O. Box 1716 Ocala, FL 34478.

WITNESSETH:

1. Recitals. Grantor is the owner of the roads, road right of ways and other common areas of Cobblestone Phase 1, a subdivision recorded in Plat Book 6, Pages 18 and 19, Public Records of Marion County, Florida. Grantee is the owner of Tract 1 and Tract 2 of Cobblestone Subdivision, as per plat thereof recorded in Plat Book 6, Pages 18 and 19, Public Records of Marion County, Florida. It is the intent by this Grant of Easement for Grantor to grant to Grantee right of way easement for ingress and egress over and upon the roads and road right of ways of Cobblestone Phase 1 for purpose of access to the drainage retention area in Cobblestone Subdivision. These recitals are hereby incorporated in the material part of this Grant of Easement.

2. Grant of Easement. Grantor, for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, a perpetual easement for ingress and egress over and upon the roads and road right of ways of Cobblestone Subdivision as per plat thereof recorded in Plat Book 6, Pages 18 and 19, Public Records of Marion County, Florida, for the purposes of access to and operation and maintenance of the drainage retention area immediately adjacent to Tract 2 of Cobblestone Phase 1 Subdivision. The easement rights specifically include: (a) the right of perpetual ingress and egress to and from Tracts 1 and 2 and the drainage retention area as shown in Cobblestone Phase 1 Subdivision; (b) inspect, improve, repair, maintain and provide access and service to said drainage retention area; (c) the right to permit any other person or entity to come upon the easement area for the purposes as set forth herein; (d) all other rights and privileges reasonably necessary or convenient for the safe and efficient operation, maintenance, repair and use of the drainage retention area.


3. Covenant Running with the Land. The rights contained in this Grant of Easement shall run with the land and inure to and be for the benefit of the property owned by Grantee as described herein above, their successors and assigns.

4. Rights of Public. Nothing contained herein shall be construed as granting the general public any right to use the easement property.


IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence as witnesses:

COBBLESTONE OF MARION COUNTY  
HOMEOWNER'S ASSOCIATION, INC., a  
Florida not for profit corporation

  
Print name Robert D Wilson

By   
Kirk Boone, President

  
Print name Doreen Sanders

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 30 day of July,  
2003, by Kirk Boone as President for COBBLESTONE OF MARION COUNTY HOMEOWNER'S  
ASSOCIATION, INC., a Florida not for profit corporation, who is personally known to me.

Stamp or seal

  
Notary Public

