



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

**PHONE: 352 360-6727
FAX: 352 360-6652**

TRC COFP Members:

City Manager Gary La Venia, Chairman
Police Chief Eric Luce, Vice Chair
City Attorney
Building Official
Community Development Director
Code Enforcement Officer
Engineer - Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

TRC Members:

City of Leesburg Utilities
Lake County School Board
Lake County Public Works Department
Lake County Economic Development

**AGENDA
TECHNICAL REVIEW COMMITTEE
NOVEMBER 1, 2022
10:00AM**

- I. MEETING START TIME:**
- II. MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from October 4, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Ralph W. Thiele – Unity of Title (Alternate Keys: 1699673 & 2562684)

Application for Declaration of Unity of Title for properties located at 35417 & 35421 Micro Racetrack Road (alternate keys 1699673 & 2562684, respectively) submitted by Sharon King, PA on behalf of the owner, Ralph W. Thiele. The owner is seeking to make the property wide enough for building to be constructed according to the city's Land Development Regulations (LDRs).

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



**506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731**

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TRC COFP Members:

City Manager Gary La Venia, Chairman
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Engineer - Halff
Fire Chief
Fire Inspector
Land Planner LPG
Public Works Director

TRC Members:

City of Leesburg Utilities
Lake County School Board
Lake County Public Works Department
Lake County Economic Development

MEETING NOTES

**TECHNICAL REVIEW COMMITTEE
OCTOBER 4, 2022
10:00AM**

- I. MEETING START TIME: 10:00 AM**
- II. MEMBERS PRESENT:** All present except Fire Chief, Building Official, Fire Inspector, City of Leesburg Utilities, Lake County School Board/Public Works/Economic Development. Also present on behalf of the developments: Phillips Hollis and Bryan Potts for Fruitland Park Self Storage; Jose Kreutz and engineer on behalf of The Hawthorns.
- III. MEETING NOTES FROM PREVIOUS MEETING:** Meeting minutes from September 6, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE**

NEW BUSINESS:

A. Fruitland Park Self Storage – Lake Ella Road (Alternate Keys: 1284651 & 1284465; Conditional Use and Special Exception

The application was introduced by Michael Rankin of LPG for Conditional Use and Special Exception Use applications. The applicant is proposing a conditional use permit to develop mini warehouses (totaling 105,152 square feet), and a special exception use permit to include motor

vehicle and boat storage (an additional 22,558 square feet under RV canopy with 35' deep bays with drive-thru large RV parking).

There are five (5) mini warehouse buildings proposed, one 3-story building climate controlled with 29,867 square feet per story, 89,602 square feet total, and four (4) one-story self-storage facilities being 2,041 square feet, 7,263 square feet, 3,128 square feet, and 3,335 square feet each in size. A total of 105,152 square feet of mini warehouses for self-storage is being requested.

Staff recommends the following conditions:

- 1) No outside storage with the exception of the covered RV/Boat Storage
- 2) An 8' vinyl fence or wall shall be provided to screen the RV/Boat Storage area as shown on the conceptual site plan
- 3) The site shall be developed in substantial conformity to the conceptual site plan
- 4) All lighting shall meet dark sky requirements
- 5) The facility is to be used solely for the purposes of storage; retail sales and services with the exception of related sales associated with the use such as, but not limited to, boxes, tape, locks, pens are expressly prohibited; wholesale, manufacturing or other commercial uses are expressly prohibited.
- 6) Retention pond landscaping. Three (3) canopy trees for every 150 linear feet of retention pond bank shall be required as measured at the top of pond bank. Trees shall be planted within forty (40) feet from the top of bank line and include a ten (10) foot clear zone for maintenance. Curvilinear retention ponds, rather than geometric or rectangular ponds, are required, when possible.

Hugo Cabrera of Halff Engineering stated that all engineering issues had been addressed. City Attorney Anita Geraci-Carver stated that she would forward Ordinance to include the forementioned like/similar conditions. City Attorney also recommended the applicant submit an application for unity of title. A Unity of Title application will be sent to the applicant. Applicant encouraged to present elevations to during P&Z/ City Commission along with picture of the fencing.

TRC approval to move forward to P&Z tentatively scheduled October 20, 2022.

B. The Hawthorns – Annexation, Comp Plan Amendment, Rezoning, Planned Development, Unity of Title Alternate Keys: 3884325 & 1699649)

Michael Rankin of LPG introduced the Hawthorns proposed mixed-use development consisting of 240 multi-family apartments on 19.56± acres. The subject property consists of two properties; a 4.57-acre parcel (Alt Key 1699649) in the city limits with frontage on CR-466A, developed with the Burke's BBQ restaurant and an office building along with a 14.98-acre parcel (Alt Key 3884325) to the north of the existing restaurant in Lake County developed with a landscaping business and nursery. The applicant is requesting to annex the 14.98-acre parcel (Alt Key 3884325) into the city limits and add it to the existing Burke's BBQ parcel (Alt Key 1699649). The existing Burke's Restaurant will be demolished to allow construction of the development.

A companion small-scale comprehensive plan map amendment is requested for the northern 14.98 +/- acre subject property amending the future land use from Lake County Rural to Multi-Family High Density (15 units/acre). The applicant is proposing to keep the zoning as C-2 in the front parcel along 466A, identified as alternate key 1699649 and change the zoning from Lake County Agricultural to PUD for the rear northerly parcel (alternate key 3884325). The concept plan shows the location of the multi-family units and residential supporting facilities including a community building with leasing office, pool, located adjacent to CR-466A with commercial lots along CR 466A. The proposed density of the PUD is 15 units per acre.

City Attorney requested clarification on the landscape buffers and stated that change may be needed in the western landscape. Section 5 and 14 of proposed MDA for the south and west setbacks should be 35'. Hugo of Halff stated that he currently has no additional comments. Also, no comments regarding utilities as they will be owned by the development. City attorney requested an updated title opinion prior to P&Z. Unity of Title has been submitted for approval.

Application will move forward to P&Z tentatively scheduled October 20th 2022.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: 10:26 AM



CITY OF FRUITLAND PARK

DECLARATION OF UNITY OF TITLE
(Individual/Partnership/Corporation)

THIS Declaration of Unity of Title, made this 26 day of September, 2022 by;
Ralph W Thiele, Trustee of The Ralph W Thiele Revocable Trust dated 12/16/21

Name of Property Owner(s) 35417 & 35421 Micro Racetrack Road, Fruitland Park, FL 34731
Mailing Address: 17300 SW 90th AVE Palmetto Bay, FL 33157

Address of Property Owner(s)

of; Name of Partnership/Corporation Title/Position

County of Lake, State of Florida, hereinafter referred to as "Declarant," pursuant to the City of Fruitland Park Land Development Regulations, being the fee owner of the following described real property located in Fruitland Park, Florida, to wit:

Alternate Key Number(s): 1699673 2562684
Sec 6 Twp 19S Rng 24E

Hereby make the following declarations of condition, limitation and restriction on said lands, hereinafter to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

- 1. That the aforesaid plot of, or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereinafter be declared to be unified under one title as an indivisible building site.
2. That the said property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.
3. Purpose of unity to make property wide enough for building to be constructed according to the current code.

DECLARANT further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the Declarant, his/her heirs, successors and assigns, and all parties claiming under him/her until such time as the same may be released in writing by the City of Fruitland Park, a political subdivision of the State of Florida. Declarant also agrees that this Declaration of Unity of Title shall be recorded in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law, on the day and year first above written. Signed, Sealed and Delivered in our presence as witness:

Witnesses
1. Signature of Edward P. Ludovici
Type/Print Name of Witness: Edward P. Ludovici

Owner/Partner/Corporation
Signature of Ralph W Thiele
Type/Print Name: Ralph W Thiele, Trustee
Owner
Type/Print Title/Position

2.

Signature

MARY IVINS

Type/Print Name of Witness

Signature

Type/Print Name

Type/Print Title/Position

State of Florida

County of MIAMI-DADE

The foregoing instrument was acknowledged before me this 26TH day of SEPTEMBER 20 22,

By RALPH W. THIELS, TRUSTEE, partner or agent partner/agent on behalf of

Ralph W Thiele, Trustee d/t/d 12/16/21

Name of Person acknowledged

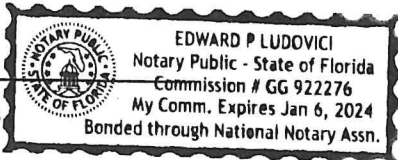
Name of Partnership/Corporation

who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Type of Identification

Edward P Ludvici

Signature of Acknowledger



(SEAL)

My Commission Expires

City Staff Approval

Signature

Type/Print Title/Position

Type/Print Name



PROPERTY RECORD CARD

General Information

Name:	PAGE KENNETH E	Alternate Key:	1699673
Mailing Address: 617 INNER CIR THE VILLAGES, FL 32162 Update Mailing Address		Parcel Number: ⓘ	06-19-24-0003-000-01500
		Millage Group and City:	000F Fruitland Park
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map ⓘ
Property Location: 35417 MICRO RACETRACK RD FRUITLAND PARK FL, 34731 Update Property Location ⓘ		Property Name:	-- Submit Property Name ⓘ
		School Information:	School Locator & Bus Stop Map ⓘ
			School Boundary Maps ⓘ
Property Description:	S 101.44 FT OF N 466.89 FT OF E 1/2 OF NE 1/4 OF SW 1/4--LESS THAT PART OF LAND LYING WITHIN S 198 FT OF E 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 & LESS E 25 FT FOR RD R/W-- ORB 4324 PG 667 ORB 4432 PG 1897		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		1.480	Acre	\$0.00	\$138,380.00

[Click here for Zoning Info](#) ⓘ [FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4432 / 1897	04/2013	Warranty Deed	Unqualified	Vacant	\$100.00
4324 / 667	04/2013	Warranty Deed	Unqualified	Vacant	\$165,000.00
3937 / 4	08/2010	Warranty Deed	Unqualified	Vacant	\$100.00
3619 / 401	04/2008	Warranty Deed	Qualified	Improved	\$150,000.00
3619 / 399	04/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3619 / 397	04/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3334 / 339	11/2006	Warranty Deed	Unqualified	Improved	\$79,900.00
2236 / 571	12/2002	Warranty Deed	Qualified	Vacant	\$7,500.00
907 / 1628	02/1987	Warranty Deed	Unqualified	Improved	\$1.00
904 / 1296	12/1986	Warranty Deed	Qualified	Improved	\$38,500.00

606 / 1892 01/1976 Misc Deed/Document Qualified Vacant \$3,600.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

Values and Estimated Ad Valorem Taxes ⓘ

Values shown below are 2022 CERTIFIED VALUES.

The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$138,380	\$138,380	\$138,380	5.0529	\$699.22
SCHOOL BOARD STATE	\$138,380	\$138,380	\$138,380	3.5940	\$497.34
SCHOOL BOARD LOCAL	\$138,380	\$138,380	\$138,380	2.9980	\$414.86
LAKE COUNTY WATER AUTHORITY	\$138,380	\$138,380	\$138,380	0.3229	\$44.68
NORTH LAKE HOSPITAL DIST	\$138,380	\$138,380	\$138,380	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$138,380	\$138,380	\$138,380	0.2189	\$30.29
CITY OF FRUITLAND PARK	\$138,380	\$138,380	\$138,380	3.9134	\$541.54
LAKE COUNTY MSTU AMBULANCE	\$138,380	\$138,380	\$138,380	0.4629	\$64.06
LAKE COUNTY VOTED DEBT SERVICE	\$138,380	\$138,380	\$138,380	0.0918	\$12.70
LAKE COUNTY MSTU FIRE	\$138,380	\$138,380	\$138,380	0.5138	\$71.10
				Total:	Total:
				17.1686	\$2,375.79

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law

Economic Development Exemption

[Learn More](#) [View the Law](#)

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted [Site Notice](#).

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Property data last updated on March 21, 2022.

Site Notice

PROPERTY RECORD CARD

General Information

Name:	PAGE KENNETH E	Alternate Key:	2562684
Mailing Address:	617 INNER CIR THE VILLAGES, FL 32162 Update Mailing Address	Parcel Number:	06-19-24-0003-000-04100
		Millage Group and City:	000F Fruitland Park
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	35421 MICRO RACETRACK RD FRUITLAND PARK FL, 34731 Update Property Location	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	S 101.45 FT OF N 365.45 FT OF E 1/2 OF NE 1/4 OF SW 1/4-- LESS E 33 FT-- ORB 4324 PG 667 ORB 4432 PG 1897		
<small>NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.</small>			

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0		1.440	Acre	\$0.00	\$134,640.00

[Click here for Zoning Info](#)
[FEMA Flood Map](#)

Miscellaneous Improvements

There is no improvement information to display.

Sales History

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Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4432 / 1897	04/2013	Warranty Deed	Unqualified	Improved	\$100.00
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3619 / 419	04/2008	Warranty Deed	Qualified	Improved	\$150,000.00
3619 / 417	04/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3619 / 415	04/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3334 / 339	11/2006	Warranty Deed	Unqualified	Improved	\$79,900.00
3085 / 673	02/2006	Warranty Deed	Qualified	Improved	\$100,000.00
1543 / 1236	08/1997	Warranty Deed	Qualified	Improved	\$29,000.00
1028 / 200	05/1989	Warranty Deed	Unqualified	Vacant	\$4,500.00
802 / 1302	03/1984	Warranty Deed	Qualified	Vacant	\$4,500.00
776 / 102	04/1983	Fee Simple	Unqualified	Vacant	\$1.00

[734 / 905](#) 07/1981 Warranty Deed Qualified Vacant \$3,500.00

[Click here to search for mortgages, liens, and other legal documents.](#) ⓘ

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$134,640	\$134,640	\$134,640	5.0529	\$680.32
SCHOOL BOARD STATE	\$134,640	\$134,640	\$134,640	3.5940	\$483.90
SCHOOL BOARD LOCAL	\$134,640	\$134,640	\$134,640	2.9980	\$403.65
LAKE COUNTY WATER AUTHORITY	\$134,640	\$134,640	\$134,640	0.3229	\$43.48
NORTH LAKE HOSPITAL DIST	\$134,640	\$134,640	\$134,640	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$134,640	\$134,640	\$134,640	0.2189	\$29.47
CITY OF FRUITLAND PARK	\$134,640	\$134,640	\$134,640	3.9134	\$526.90
LAKE COUNTY MSTU AMBULANCE	\$134,640	\$134,640	\$134,640	0.4629	\$62.32
LAKE COUNTY VOTED DEBT SERVICE	\$134,640	\$134,640	\$134,640	0.0918	\$12.36
LAKE COUNTY MSTU FIRE	\$134,640	\$134,640	\$134,640	0.5138	\$69.18
				Total: 17.1686	Total: \$2,311.58

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) ⓘ	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law

Government Exemption (amount varies)

[Learn More](#) [View the Law](#)

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Property data last updated on March 21, 2022.

Site Notice

A. SETTLEMENT STATEMENT		B. TYPE OF LOAN	
Affiliated Title of Central Florida, Ltd. 2701 SE Maricamp Road, Suite 101 Ocala, Florida 34471 352-369-4300 fax: 352-369-4305		1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FRBA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS.	
		6. File Number: 22-1542	
		7. Loan Number:	
		8. Mortgage Ins. Claim No.:	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (fee) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.			
Ralph W. Thiele, Trustee of the Ralph W. Thiele 2021 Revocable Trust dated 12/16/21			
D. Buyer:		751 Krietzmeier Path The Villages, Florida 32163	
E. Seller:		Kenneth Elmer Page 126 Prachauthid 33 yeak 4, Bangamod, Thungkhru Bankok 10140	
F. Lender:			
G. Properties:		35417 Micro Racetrack Road Fruitland Park, Lake County, Florida 34731 Lake County, Florida	
		35421 Micro Racetrack Road Fruitland Park, Lake County, Florida 34731 Lake County, Florida	
H. Settlement Agent:		Affiliated Title of Central Florida, Ltd.	
Place of Settlement:		10935 SE 177th Place, Suite 302, Summerfield, FL 34491 Marion County	
I. Settlement Date:		September 23, 2022	
J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	450,000.00	401. Contract Sales Price	450,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	1,938.25	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Buyer:	451,938.25	420. Gross Amount Due to Seller:	450,000.00
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	10,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	19,685.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Lot 35417 Micro Racetrack Jan 1, 2022 thru Sep 22, 2022	1,807.82	511. County / Parish Taxes Lot 35417 Micro Racetrack Jan 1, 2022 thru Sep 22, 2022	1,807.82
212. County / Parish Taxes Lot 35421 Micro Racetrack Jan 1, 2022 thru Sep 22, 2022	1,760.14	512. County / Parish Taxes Lot 35421 Micro Racetrack Jan 1, 2022 thru Sep 22, 2022	1,760.14
220. Total Paid by / for Buyer:	13,567.96	520. Total Reductions in Amount Due Seller:	23,252.96
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	451,938.25	601. Gross Amount due to Seller (line 420)	450,000.00
302. Less Amount Paid by/for Buyer (line 220)	13,567.96	602. Less Reductions Amount due Seller (line 520)	23,252.96
303. Cash From Buyer:	\$438,370.29	603. Cash To Seller:	\$426,747.04

Settlement Date: September 23, 2022

File Number: 22-1542

L. Settlement Charges				Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
708. Total Sales / Broker's Commission:					
Based on Price \$450,000.00 @ 3.00% = \$13,500.00					
Division of Commission as follows					
701.	6,750.00	to NextHome Sally Love Real Estate			
702.	6,750.00	to NextHome Sally Love Real Estate			
703.		Commission Paid at Settlement			
704.		Transaction fee			13,500.00
880. Items Payable in Connection with Loan:					
801.		Loan Origination Fee			
802.		Loan Discount			
803.		Appraisal Fee			
804.		Credit Report			
805.		Lender's Inspection Fee			
806.		Mortgage Insurance Application Fee			
807.		Assumption Fee			
900. Items Required by Lender to be Paid in Advance:					
901.		Daily interest charge from Sep 23, 2022			
902.		Mortgage Insurance Premium			
903.		Hazard Insurance Premium			
904.		Flood Insurance Premium			
1000. Reserves Deposited with Lender:					
1001.		Hazard Insurance			
1002.		Mortgage Insurance			
1003.		City Property Taxes			
1004.		County Property Taxes			
1005.		Annual Assessments			
1100. Title Charges:					
1101.		Settlement or Closing Fee to Affiliated Title of Central Florida, Ltd.			385.00
1102.		Abstract or Title Search to First American Title Insurance Company			85.00
1103.					
1104.		Title Insurance Binder			
1105.		Document Preparation			
1106.		Attorney fees			
1107.		(includes above item numbers: Title Insurance to First American Title Insurance Company & Affiliated Title of Central Florida, Lt			2,325.00
1109.		Lender's Coverage	0.00		
1110.	Owner's Coverage	450,000.00	Risk Rate Premium:	\$2,325.00	
1200. Government Recording and Transfer Charges:					
1201.	Recording Fees:	Deed	18.50	Mortgage	0.00
1202.	City/County Tax/Stamps:	Deed	0.00	Mortgage	0.00
1203.	State Tax/Stamps:	Deed	3,150.00	Mortgage	0.00
1204.	Intangible Tax to Clerk of the Circuit Court				3,150.00
1205.					
1300. Additional Settlement Charges:					
1301.		Survey to Stokes, Anderson & Associates, LLC			1,900.00
1302.		Pest Inspection			
1303.		Municipal Lien search to Kingdom Lien Search			225.00
1304.		E-Recording Fee to Simplifile			4.75
1305.		Customer Secure Document Storage Portal to Secure Doc Storage			15.00
1400.	Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)			\$1,938.25	\$19,685.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

Buyer: Ralph W. Thiele, Trustee of the Ralph W. Thiele 2021 Revocable Trust dated 12/16/21 Seller:

Kenyon Elmer Page

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Settlement Agent:

Date: September 23, 2022

352-369-4300 fax: 352-369-4305

6. File Number:
22-1542
7. Loan Number:
8. Mortgage Ins. Case No.:

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked (poc) were paid outside the closing. They are shown here for informational purposes and are not included in the totals.

D. Buyer: Ralph W. Thiele, Trustee of the Ralph W. Thiele 2021 Revocable Trust dated 12/16/21
751 Krietermeyer Path
The Villages, Florida 32163

E. Seller: Kenneth Elmer Page
126 Prachauthid 33 yeak 4, Bangamod, Thungkhru Bangkok 10140

F. Lender:

G. Properties: 35417 Micro Racetrack Road
Fruitland Park, Lake County, Florida 34731
Lake County, Florida
35421 Micro Racetrack Road
Fruitland Park, Lake County, Florida 34731
Lake County, Florida

H. Settlement Agent: Affiliated Title of Central Florida, Ltd.
Place of Settlement: 10935 SE 177th Place, Suite 302, Summerfield, FL 34491 Marion County

I. Settlement Date: September 23, 2022

J. Summary of Buyer's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Buyer:		400. Gross Amount Due To Seller:	
101. Contract Sales Price	450,000.00	401. Contract Sales Price	450,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to Buyer (line 1400)	1,938.25	403.	
Adjustments for Items Paid by Seller in Advance:		Adjustments for Items Paid by Seller in Advance:	
106. City / Town Taxes		406. City / Town Taxes	
107. County / Parish Taxes		407. County / Parish Taxes	
108. Assessments		408. Assessments	
120. Gross Amount Due from Buyer:	451,938.25	420. Gross Amount Due to Seller:	450,000.00
200. Amounts Paid by or in Behalf of Buyer:		500. Reductions in Amount Due to Seller:	
201. Deposit / Earnest Money	10,000.00	501. Excess Deposit (see instructions)	
202. Principal Amount of New Loan		502. Settlement Charges to Seller (Line 1400)	19,685.00
203. Existing Loan(s)		503. Existing Loan(s)	
204.		504. Payoff of First Mortgage	
205.		505. Payoff of Second Mortgage	
206.		506. Purchase Money Mortgage	
Adjustments for Items Unpaid by Seller:		Adjustments for Items Unpaid by Seller:	
210. City / Town Taxes		510. City / Town Taxes	
211. County / Parish Taxes Lot 35417 Micro Racetrack Jan 1, 2022 thru Sep 22, 2022	1,807.82	511. County / Parish Taxes Lot 35417 Micro Racetrack Jan 1, 2022 thru Sep 22, 2022	1,807.82
212. County / Parish Taxes Lot 35421 Micro Racetrack Jan 1, 2022 thru Sep 22, 2022	1,760.14	512. County / Parish Taxes Lot 35421 Micro Racetrack Jan 1, 2022 thru Sep 22, 2022	1,760.14
220. Total Paid by / for Buyer:	13,567.96	520. Total Reductions in Amount Due Seller:	23,252.96
300. Cash at Settlement from / to Buyer:		600. Cash at Settlement to / from Seller:	
301. Gross Amount due from Buyer (line 120)	451,938.25	601. Gross Amount due to Seller (line 420)	450,000.00
302. Less Amount Paid by/for Buyer (line 220)	13,567.96	602. Less Reductions Amount due Seller (line 520)	23,252.96
303. Cash From Buyer:	\$438,370.29	603. Cash To Seller:	\$426,747.04

703. Commission Paid at Settlement					
704. Transaction fee					13,500.00
800. Items Payable in Connection with Loan:					
801. Loan Origination Fee					
802. Loan Discount					
803. Appraisal Fee					
804. Credit Report					
805. Lender's Inspection Fee					
806. Mortgage Insurance Application Fee					
807. Assumption Fee					
900. Items Required by Lender to be Paid in Advance:					
901. Daily interest charge from Sep 23, 2022					
902. Mortgage Insurance Premium					
903. Hazard Insurance Premium					
904. Flood Insurance Premium					
1000. Reserves Deposited with Lender:					
1001. Hazard Insurance					
1002. Mortgage Insurance					
1003. City Property Taxes					
1004. County Property Taxes					
1005. Annual Assessments					
1100. Title Charges:					
1101. Settlement or Closing Fee to Affiliated Title of Central Florida, Ltd.					385.00
1102. Abstract or Title Search to First American Title Insurance Company					85.00
1103.					
1104. Title Insurance Binder					
1105. Document Preparation					
1106. Attorney fees					
1107.					
(includes above item numbers:					
Title Insurance to First American Title Insurance Company & Affiliated Title of Central					
1108. Florida, Lt					2,325.00
(includes above item numbers:					
1109. Lender's Coverage	0.00				
1110. Owner's Coverage	450,000.00	Risk Rate			
		Premium:	\$2,325.00		
1200. Government Recording and Transfer Charges:					
1201. Recording Fees:	Deed	18.50	Mortgage	0.00	Releases 0.00
					18.50
1202. City/County Tax/Stamps:	Deed		Mortgage	0.00	
1203. State Tax/Stamps:	Deed	3,150.00	Mortgage	0.00	
1204. Intangible Tax to Clerk of the Circuit Court					3,150.00
1205.					
1300. Additional Settlement Charges:					
1301. Survey to Stokes, Anderson & Associates, LLC					1,900.00
1302. Pest Inspection					
1303. Municipal Lien search to Kingdom Lien Search					225.00
1304. E-Recording Fee to Simplific					4.75
1305. Customer Secure Document Storage Portal to Secure Dox Storage					15.00
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)				\$1,938.25	\$19,685.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

Ralph W. Thiele

Buyer: Ralph W. Thiele, Trustee of the Ralph W. Thiele 2021 Revocable Trust dated 12/16/21 Seller: Kenneth Elmer Page

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Settlement Agent: *[Signature]*
Dennis Dorian

Date: September 23, 2022

BOUNDARY SURVEY

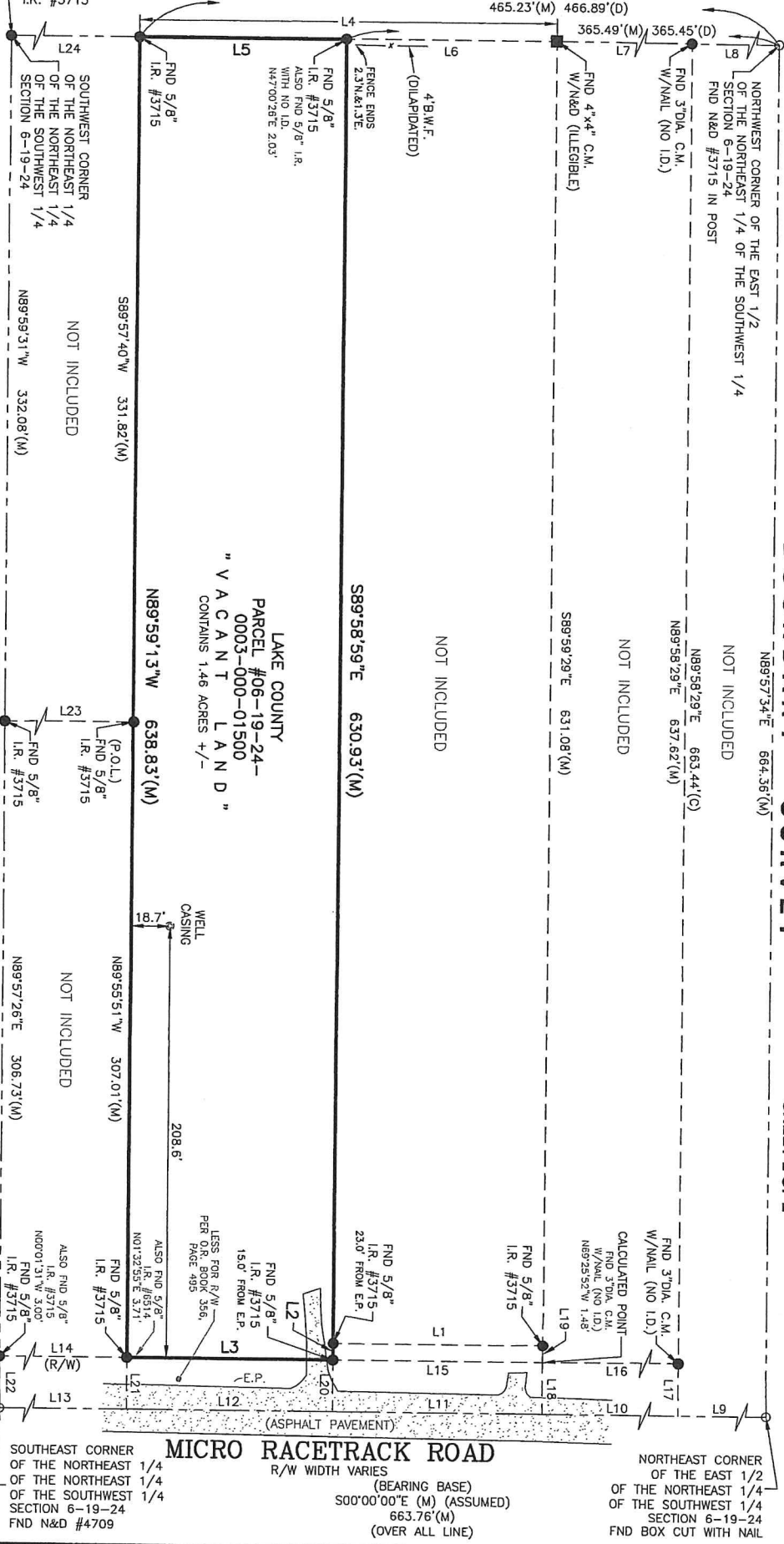
SHEET 2 OF 2

SCALE: 1"=60'

NOT INCLUDED

N00°02'52"W 663.36'(M)
(OVER ALL LINE)

ALSO FND 5/8"
I.R. #3715
N00°44'38"E 3.05'
FND 5/8"
I.R. #3715



LAKE COUNTY
PARCEL #06-19-24-
0003-000-01500
" V A C A N T L A N D "
CONTAINS 1.46 ACRES +/-

MICRO RACETRACK ROAD
R/W WIDTH VARIES
(BEARING BASE)
S00°00'00"E (M) (ASSUMED)
663.76'(M)
(OVER ALL LINE)

SOUTHEAST CORNER
OF THE NORTHEAST 1/4
OF THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4
SECTION 6-19-24
FND N&D #4709

NORTHEAST CORNER
OF THE EAST 1/2
OF THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4
SECTION 6-19-24
FND BOX CUT WITH NAIL

COMMENTS	FIELD	DATE	OFFICE	DATE
BOUNDARY SURVEY	J.S./B.R.	08/09/22	D.M.H.	06/13/22
CHECKED BY: J.M.S. JR.				
JOB NUMBER: 22-251C				

W.W.S.A.A.-survey.com
Info@S.A.A.-survey.com
LB 7824

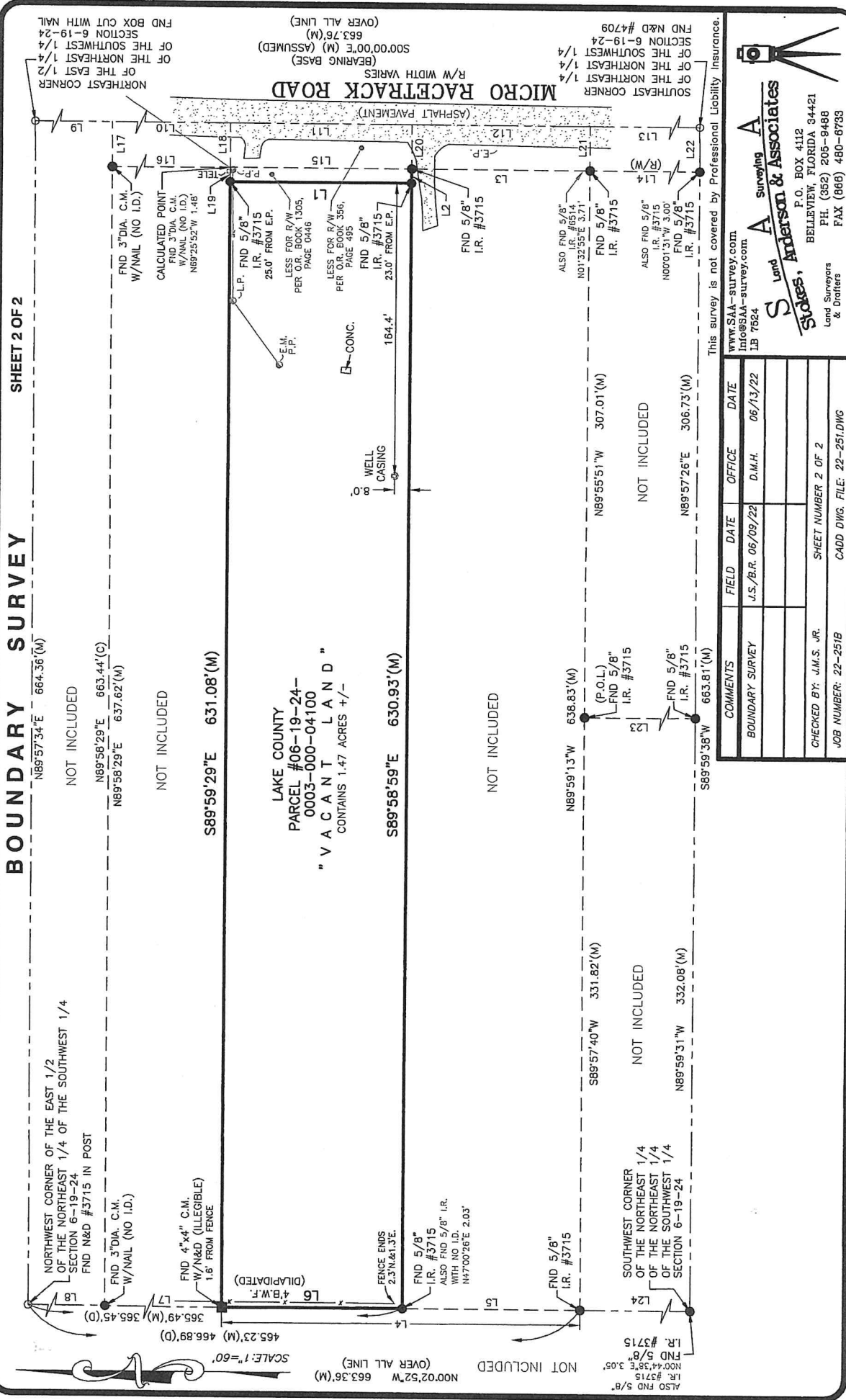
Stokes, Anderson & Associates
Land Surveyors & Drafters

P.O. BOX 4112
BILLELVIEW, FLORIDA 34421
PH. (352) 205-9488
FAX (888) 480-9793

This survey is not covered by Professional Liability Insurance.

BOUNDARY SURVEY

SHEET 2 OF 2



NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 6-19-24 FND N&D #3715 IN POST
 FND 3" DIA. C.M. W/ NAIL (NO I.D.)
 FND 4" x 4" C.M. W/ N&D (ILLEGIBLE) 1.6' FROM FENCE
 FENCE ENDS 2.3' N. & 1.3' E.
 ALSO FND 5/8" I.R. #3715 WITH NO I.D. IN 7°00'26"E 2.03'

NORTH EAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 6-19-24 FND N&D #4709
 (BEARING BASE) 500'00'00"E (M) (ASSUMED) 663.76'(M)
 R/W WIDTH VARIES
 MICRO RACETRACK ROAD (ASPHALT PAVEMENT)

WELL CASING
 CONC.
 164.4'
 LESS FOR R/W PER O.R. BOOK 356, PAGE 495
 LESS FOR R/W PER O.R. BOOK 1305, PAGE 0446
 25.0' FROM E.P.
 I.R. #3715
 L.P. FND 5/8" I.R. #3715
 CALCULATED POINT
 FND 3" DIA. C.M. W/ NAIL (NO I.D.) N89°25'52"W 1.48'

NOT INCLUDED
 664.36'(M)
 N89°57'34"E
 NOT INCLUDED
 663.44'(M)
 N89°56'29"E
 637.62'(M)
 N89°58'29"E
 NOT INCLUDED
 631.08'(M)
 S89°59'29"E

LAKE COUNTY
 PARCEL #06-19-24-0003-000-04100
 " V A C A N T L A N D "
 CONTAINS 1.47 ACRES +/-
 S89°58'59"E 630.93'(M)

NOT INCLUDED
 638.83'(M)
 N89°59'13"W
 (P.O.L.) FND 5/8" I.R. #3715
 NOT INCLUDED
 307.01'(M)
 N89°55'51"W
 NOT INCLUDED
 306.73'(M)
 N89°57'26"E
 663.81'(M)
 S89°59'38"W

ALSO FND 5/8" I.R. #3715 N0°44'38"E 3.05'
 NOT INCLUDED
 500'02'52"W 663.36'(M)
 (OVER ALL LINE)
 SCALE: 1"=60'

SWITCH
 TELE
 L17
 L16
 L15
 L14
 L13
 L12
 L11
 L10
 L9

ALSO FND 5/8" I.R. #6514 N01°32'55"E 3.71'
 ALSO FND 5/8" I.R. #3715 N00°01'31"W 3.00'

NOT INCLUDED
 307.01'(M)
 N89°55'51"W
 NOT INCLUDED
 306.73'(M)
 N89°57'26"E

NOT INCLUDED
 638.83'(M)
 N89°59'13"W
 (P.O.L.) FND 5/8" I.R. #3715
 NOT INCLUDED
 331.82'(M)
 S89°57'40"W
 NOT INCLUDED
 332.08'(M)
 N89°59'31"W

NOT INCLUDED
 466.89'(D)
 365.49'(M)
 465.23'(M)
 466.89'(D)

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 465.23'(M)
 466.89'(D)

NOT INCLUDED
 466.89'(D)
 365.49'(M)
 465.23'(M)
 466.89'(D)

This survey is not covered by Professional Liability Insurance.

www.SAA-survey.com
 info@saa-survey.com
 IB 7524

S Land **A** Surveying
Stokes, Anderson & Associates
 Land Surveyors & Drafters
 P.O. BOX 4112
 BELLEVUE, FLORIDA 34421
 PH. (862) 205-8486
 FAX (866) 480-6733

COMMENTS	FIELD DATE	OFFICE DATE
BOUNDARY SURVEY	J.S./B.R. 06/09/22	D.M.H. 06/13/22
CHECKED BY: J.M.S. JR.	SHEET NUMBER 2 OF 2	
JOB NUMBER: 22-251B	CADD DWG. FILE: 22-251.DWG	

Legal Description: Parcels combined for address 35417 Micro Racetrack Rd & 35421 Micro Racetrack Rd, Fruitland Park, Florida 34731 according to Survey.

Parcel 1: The South 101.45 feet of the North 365.45 feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 19 South, Range 24 East, Lake County, Florida, Less Road on East as described in Official Records Book 356, Page 493 and Official Records Book 1305, Page 446, Public Records of Lake County, Florida.

together with

Parcel 2: The South 101.44 Feet of the North 466.89 Feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6, Township 19 South, Range 24 East, Less Public Road Right-of-Way as set forth in Deed Book 344, Page 11 and Official Records Book 356, Page 495, Public Records of Lake County, Florida. Less and Except that Part Lying in the South 198.00 Feet of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 6 Township 19 South, Range 24 East, Lake County, Florida.