



Alachua County  
 Department of Growth Management  
 10 SW 2nd Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
 Alachua County Growth Management Website

Submit Application to:  
 Development Services Division  
 Development Review Email

Date: \_\_\_\_\_

## DEVELOPMENT REVIEW APPLICATION

PROPOSED PROJECT NAME: LOT 41, FARMS OF KANAWAPATA REPLAT

APPROXIMATE PROJECT ADDRESS: 6715 SW 106 LANE, GAINESVILLE FL 32608

TAX PARCEL NUMBER(S): 07347-041-000 TOTAL ACREAGE: 7.51

EXISTING ZONING: PD

FUTURE LAND USE: RURAL AG

**BRIEF DESCRIPTION OF PROPOSED PROJECT:**

TO SPLIT THIS 7.51 ACRE LOT INTO 2 LOTS WITH REPLAT METHOD

**DEVELOPMENT DATA:**

LEVEL OF REVIEW: REPLAT

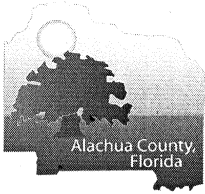
Check all that apply and fill out:

- |   |                          |                       |
|---|--------------------------|-----------------------|
| <input type="checkbox"/> TND/TOD                              | Number of Lots: _____    | Square Footage: _____ |
| <input checked="" type="checkbox"/> Single Family Residential | Number of Lots: <u>2</u> |                       |
| <input type="checkbox"/> Multi-Family Residential             | Number of Lots: _____    |                       |
| <input type="checkbox"/> Non-Residential                      | Square Footage: _____    |                       |
| <input type="checkbox"/> Boat Dock                            | Square Footage: _____    |                       |
| <input type="checkbox"/> Other: _____                         |                          |                       |

**CONTACT INFORMATION:**

<b>AUTHORIZED AGENT:</b>	
Name: <u>PHILIP A. PISTORINO</u>	
Mailing Address: <u>7400 NW 47 COURT, GAINESVILLE, FL. 32606</u>	
Email: <u>PISTORINO@YAHOO.COM</u>	
Phone: <u>352-219 3438</u>	

Florida has very broad public records laws. It is the policy of Alachua County that all County records shall be open for personal inspection, examination and/or copying unless otherwise exempted by Florida Statute.



Alachua County  
 Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
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Submit Affidavit to:  
 Development Services Division  
Development Review Email

**PROPERTY OWNERS' AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW**

PROJECT NAME: LOT 41, FARMS OF KANAPAH REPLAT  
Sharon Lee Patrick Replat

OWNER: Sharon Lee Patrick Trustee  
 (if additional owners provide a separate affidavit)

APPOINTED AGENT: Phillip A Pistorino

PARCEL NUMBER(s): 07347-041-000, 07347-041-002

APPROXIMATE PROJECT ADDRESS: 67XX SW 100TH LN, Gainesville FL 32608

I, the property owner of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this property constitutes the property for which the above noted development plan review request is being made to Alachua County; and
3. That I, the undersigned, have appointed, and do appoint, the above noted person or as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned development plan review request; and
4. That I, the undersigned shall make available to Alachua County staff a means of reasonable access to the property for which an application has been submitted; and
5. That this affidavit has been executed to induce Alachua County to consider and act on the subject request; and
6. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Sharon Lee Patrick Owner Signature Sharon Lee Patrick Owner Printed Name

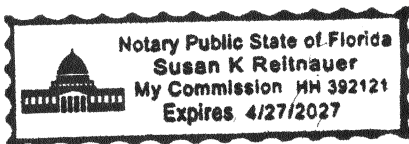
The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this

2 Day of October, 2025, by Sharon Lee Patrick who is

personally known or  has provided satisfactory identification DL P415-667-85-000-0

STATE OF FLORIDA

COUNTY OF ALACHUA



Susan K. Reitnauer Signature of Notary Public

Susan K. Reitnauer Printed Name of Notary Public

61H 392121 Commission Number

(Notarial Stamp above)

This Warranty Deed

Made this 17th day of July A.D. 2000 by Rembert Patrick, Jr., a single person,

RECORDED IN OFFICIAL RECORDS INSTRUMENT # 1695090 1 PG JUL 21 01:19 PM BK 2302 PG 2394 J. K. "BUDDY" IRBY CLERK OF CIRCUIT COURT ALACHUA COUNTY, FLORIDA CLERK4 Receipt#022531 Doc Stamp-Deed: 735.00 By: Karen K... D.C.

hereinafter called the grantor, to Sharon Patrick Pelzer

whose post office address is: 3005 NW 63rd Street Gainesville, Florida 32606 Grantees' Tax Id # :

hereinafter called the grantee: (Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Alachua County, Florida, viz:

A one-half interest in the following described real property:

Lot 41, Farms of Kanapaha, a subdivision as recorded in Plat Book I, page 87 of the public records of Alachua County, Florida.

SUBJECT TO covenants, restrictions, easements of record and outstanding mineral interests previously conveyed, if any. However, reference to these restrictions and outstanding interests is not intended to reimpose the same. Subject also to taxes for 2000 and subsequent years.

Parcel Identification Number: 07347-041-000 & 07347-041-001

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,

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Susan Hardyman Name: SUSAN HARDYMAN

Rembert Patrick, Jr. Name & Address: 6715 SW 100th Lane, Gainesville, Florida 32608

Theodore M. Burt Name: Theodore M. Burt

Name & Address:

Name:

Name & Address:

Name:

Name & Address:

State of FLORIDA County of g schist

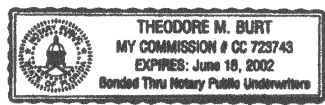
The foregoing instrument was acknowledged before me this 17th day of July, 2000, by

Rembert Patrick, Jr.

who is personally known to me or who has produced as identification.

driver's license Notary Public Print Name: Theodore M. Burt My Commission Expires:

Prepared by and Return to: Theodore M. Burt, Esq. Post Office Box 308 Trenton, FL 32693 File #8783



# TITLE SEARCH PROPERTY INFORMATION REPORT

**Fund File Number 1688268**

**Issuer: Attorneys' Title Fund Services, Inc.**

**Recipient: Salter Feiber, P.A.**

**The information contained in this Title Search Property Information Report is being furnished by the Issuer at Recipient/Agent's request for review and examination by Recipient/Agent. If this report is to be used for evaluation and determination of insurability and for the purpose of preparing and issuing a title insurance commitment or policy, it shall be the responsibility of the Recipient/Agent to conduct such evaluation and determination. Only the results of a search of the record title are reflected herein.**

**Agent's File Reference: Lot 41**

**After an examination and review of this search the Recipient/Agent must:**

- A. Request written authorization from Issuer to issue a commitment if the amount exceeds their agency/member limits or the transaction constitutes an extrahazardous risk.**
- B. Evaluate all instruments, plats, documents and notes contained in this report.**
- C. Include in any Commitment under Schedule B, any additional requirements and/or exceptions you find necessary from your analysis of the surveys, prior title evidence or other relevant information from the transaction.**
- D. Verify the status of corporations and limited partnerships and other business entities with the appropriate governmental agency or other authority.**
- E. Determine whether the property has legal access.**
- F. Determine if any unpaid municipal taxes or assessments exist, which are not recorded in the Official Records Books of the county.**
- G. Determine whether any portion of the property is submerged or artificially filled, if the property borders a body of water, and if riparian or littoral rights exist.**
- H. The information provided herein does not include a search of federal liens and judgment liens filed with the Florida Department of State.**
- I. Determine that the transaction to be closed is bona fide and arms-length and does not violate any lender instructions, underwriting guidelines or advice of Issuer.**

**This Title Search Property Information Report is prepared and furnished for information only. It is not an opinion of title.**

**This Title Search Property Information Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the Issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is**

**Prepared Date: October 20, 2025**

**Prepared by: Patonya Poole, Commercial Examiner**

**Email Address: ppoole@thefund.com**

**Attorneys' Title Fund Services, Inc.**

# TITLE SEARCH PROPERTY INFORMATION REPORT

*further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

*Effective Date of approved base title information:* September 21, 1976

*Effective Date of Search:* October 13, 2025 at 11:00 PM

*Apparent Title Vested in:*

Sherrie-Augusta Southworth, formerly known as Sharon Lee Patrick Pelzer, formerly known as Sharon Lee Pelzer, as Trustee of the Sharon Pelzer Revocable Trust, dated June 20, 2000

*Description of real property situated in Alachua County, Florida.*

**Lot 41, Farms of Kanapaha, according to the map or plat thereof as recorded in Plat Book I, Page 87, Public Records of Alachua County, Florida.**

*Muniments of Title, including bankruptcy, foreclosure, quiet title, probate, guardianship and incompetency proceedings, if any, recorded in the Official Records Books of the county:*

1. Warranty Deed from C. L. Brice, Individually, and C. L. Brice, as Trustee to M. M. Parrish and Associates, Inc., a Florida corporation, recorded September 21, 1976 in O.R. Book 1024, Page 367, Public Records of Alachua County, Florida.
2. Warranty Deed from M. M. Parrish and Associates, Inc., a Florida corporation to James A. Jernigan and Elizabeth P. Jernigan, recorded November 2, 1977 in O.R. Book 1099, Page 779, Public Records of Alachua County, Florida.
3. Warranty Deed from M. M. Parrish & Associates, Inc., a Florida corporation to James Jernigan and Elizabeth Jernigan, recorded June 9, 1983 in O.R. Book 1491, Page 409, Public Records of Alachua County, Florida.
4. Death Certificate of Elizabeth Pope Jernigan, recorded in O.R. Book 1783, Page 175, Public Records of Alachua County, Florida.
5. Warranty Deed from James A. Jernigan to Sharon P. Pelzer and Rembert W. Patrick, Jr., recorded March 1, 1999 in O.R. Book 2218, Page 2985, Public Records of Alachua County, Florida.
6. Warranty Deed from Rembert Patrick, Jr. to Sharon Patricia Pelzer, recorded July 21, 2000 in O.R. Book 2302, Page 2394, Public Records of Alachua County, Florida.
7. Final Judgment of Name Change recorded in O.R. Book 2342, Page 2058, Public Records of Alachua County, Florida.
8. Warranty Deed from Sharon Lee Pelzer to Sharon Lee Pelzer, as Trustee of the Sharon Pelzer Revocable Trust, pursuant to Trust Agreement dated June 20, 2000, recorded June 22, 2001 in O.R. Book 2365, Page 2296, Public Records of Alachua County, Florida.
9. Warranty Deed from Sherrie-Augusta Southworth, aka Sharon Lee Patrick Pelzer aka Sharon Lee Pelzer, as Trustee of the Sharon Pelzer Revocable Trust, pursuant to Trust Agreement dated June 20, 2000 to Sherrie-Augusta Southworth, as Trustee of the Sharon Pelzer Revocable Trust, dated June 20, 2000, recorded August 20, 2009 in O.R. Book 3902, Page 274, Public Records of Alachua County, Florida. (as to a portion of Lot 41)

# TITLE SEARCH PROPERTY INFORMATION REPORT

## ***Mortgages, Assignments and Modifications:***

1. Mortgage to Financial Freedom Acquisition, LLC, a subsidiary of OneWest Bank, FSB, mortgagee(s), recorded in O.R. Book 3902, Page 278, as assigned to Mortgage Electronic Registration Systems, Inc., as nominee for Financial Freedom Acquisition LLC, by assignment recorded in O.R. Book 3923, Page 1529; being further assigned to Secretary of Housing and Urban Development, by assignment recorded in O.R. Book 4450, Page 938, Public Records of Alachua County, Florida.
2. Mortgage to Secretary of Housing and Urban Development, mortgagee(s), recorded in O.R. Book 3902, Page 291, Public Records of Alachua County, Florida.

## ***Other Property Liens:***

1. Subject to all assessments levied by the Condominium/Homeowner Association.

## ***Restrictions/Easements:***

1. All matters contained on the Plat of Farms of Kanapaha, as recorded in Plat Book 1, Page 87, Public Records of Alachua County, Florida.
2. Covenants, conditions, and restrictions recorded in O.R. Book 945, Page 305; together with Assignment of Developers Rights recorded in O.R. Book 1024, Page 364; Amendments to the Declaration of Restriction and Maintenance Covenants recorded in O.R. Book 1026, Page 69, O.R. Book 1837, Page 959, O.R. Book 1983, Page 2703, O.R. Book 3837, Page 553, O.R. Book 4204, Page 944 and O.R. Book 4240, Page 744, Public Records of Alachua County, Florida, which contain provisions creating easements and/or assessments.

## ***Other:***

1. Nothing Found

## **REAL PROPERTY TAX INFORMATION ATTACHED**

***Proposed Insured:*** N/A

***A 20-year name search was not performed on the proposed insured. The agent is responsible for obtaining a name search unless a loan policy for a 100% purchase money mortgage.***

## **STANDARD EXCEPTIONS**

***Unless satisfactory evidence is presented to the Agent eliminating the need for standard exceptions, the following should be made a part of any commitment or policy.***

1. ***General or special taxes and assessments required to be paid in the year 2025 and subsequent years.***

## TITLE SEARCH PROPERTY INFORMATION REPORT

2. *Rights or claims of parties in possession not shown by the public records.*
3. *Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.*
4. *Easements or claims of easements not shown by the public records.*
5. *Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.*
6. *Any owner policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
7. *Federal liens and judgment liens, if any, filed with the Florida Department of State pursuant to Sec. 713.901, et seq., F.S., and Sec. 55.201, et seq., F.S., respectively, which designate the Florida Department of State as the place for filing federal liens and judgment liens against personal property. For insuring purposes:*
  - (a) *Pursuant to Sec. 713.901, et seq., F.S., personal property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options when those interests are held by a partnership, corporation, trust or decedent's estate; and*
  - (b) *Pursuant to Sec. 55.201, et seq., F.S., personal property includes, but is not limited to, leaseholds, interests in cooperative associations, vendees' interests, and options regardless of the type of entity holding such interests, including individuals. (Note: Mortgages have been specifically excluded from the personal property interests in which a judgment lien may be acquired under the provisions of Sec. 55.201, et seq., F.S.)*
8. *Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.*

*NOTE: This report does not cover bankruptcies or other matters filed in the Federal District Courts of Florida.*

*NOTE: Consideration in foreclosure proceedings should be given to joining as defendants any persons in possession, other than the record owner, and any parties, other than those named herein, known to Agent, the plaintiff or the plaintiff's attorney and having or claiming an interest in the property.*

*NOTE: The Agent is responsible for obtaining underwriting approval on any commitment prepared from this product in the amount of \$1,000,000.00 or otherwise in excess of their agency/member limits.*

# Salter • Feiber

ATTORNEYS AT LAW

October 26, 2025

Alachua County  
10 SW 2<sup>nd</sup> Ave., #3  
Gainesville, FL 32601

Re: Proposed Replat of Lot Forty-one (41), Farms of Kanapaha

Ladies and Gentlemen:

Pursuant to the requirements for the re-platting of lands in Alachua County, Florida, and the recording of said re-plat, this letter is written as a statement of the condition of the title of said lands as of the date of this opinion. I have examined the legal description for the proposed re-plat of the development, more particularly described in the enclosed Exhibit "A" (the "**Property**"), and find it to be accurate and further find that title to the Property as of the date of this opinion is vested in Sherrie-Augusta Southworth (formerly known as Sharon Lee Patrick Pelzer, formerly known as Sharon Lee Pelzer) as Trustee of the Sharon Pelzer Revocable Trust, dated June 20, 2000. My examination of the title further reflects the lands to be free of liens and encumbrances except as follows:

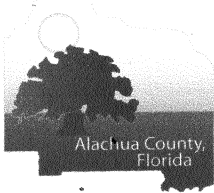
1. All matters contained on the Plat of Farms of Kanapaha, as recorded in Plat Book I, Page 87, Public Records of Alachua County, Florida.
2. Covenants, conditions, and restrictions recorded in O.R. Book 945, Page 305; Assignment recorded in O.R. Book 1024, Page 364; Amendments recorded in O.R. Book 1026, Page 69, O.R. Book 1837, Page 959, O.R. Book 1983, Page 2703, O.R. Book 3837, Page 553, O.R. Book 4204, Page 944, and O.R. Book 4240, Page 744, Public Records of Alachua County, Florida.
3. Mortgage to Financial Freedom Acquisition, LLC, a subsidiary of OneWest Bank, FSB, mortgagee(s), recorded in O.R. Book 3902, Page 278, as assigned to Mortgage Electronic Registration Systems, Inc., as nominee for Financial Freedom Acquisition LLC, by assignment recorded in O.R. Book 3923, Page 1529; being further assigned to Secretary of Housing and Urban Development, by assignment recorded in O.R. Book 4450, Page 938, Public Records of Alachua County, Florida.
4. Mortgage to Secretary of Housing and Urban Development, mortgagee(s), recorded in O.R. Book 3902, Page 291, Public Records of Alachua County, Florida.
5. Taxes for the year 2025 and all subsequent years.

Sincerely yours,

Cole A. Barnett, Esq.

**EXHIBIT "A"**

Lot Forty-one (41), Farms of Kanapaha, according to the map or plat thereof as recorded in Plat Book I, Page 87, public records of Alachua County, Florida



Alachua County  
 Department of Growth Management  
 10 SW 2<sup>nd</sup> Avenue, Gainesville, FL 32601  
 Telephone (352) 374-5249  
<https://growth-management.alachuacounty.us>

Submit Affidavit to: Development  
 Services Division  
[developmentreview@alachuacounty.us](mailto:developmentreview@alachuacounty.us)

**POSTED NOTICE AFFIDAVIT FOR DEVELOPMENT PLAN REVIEW**

PROJECT NAME: LOT 41 FARMS OF KANAPAH REPLAT

OWNER(s): SHERRIE A. SOUTH WORTH

APPOINTED AGENT: PHILIP A. PISTORINO P.A.

PARCEL NUMBER(s): 07347-041-000

APPROXIMATE PROJECT ADDRESS: 6715 SW 100 LANE, GAINESVILLE, FL.

I, the property owner or designated agent representative of the subject property, being duly sworn, depose and say the following:

1. That I am the owner and record title holder of the property described in the attached application; and
2. That this affidavit serve as posting of the "Notice of Development Application Sign(s) which describes the nature of the development request, the name of the project, and the telephone numbers where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet for properties within the Urban Cluster and maximum intervals of 1,320 feet for properties outside of the Urban Cluster, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
3. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the development review and approval process and that the signs shall be removed within ten (10) days after the final action has been taken on the development application
4. That I, the undersigned authority, hereby certify that the foregoing statements are true and correct.

Philip A. Pistorino Agent or Owner PHILIP A. PISTORINO Agent or Owner  
 Signature Printed Name

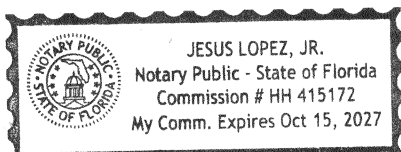
The foregoing instrument was acknowledged before me by means of  physical presence  online notarization, this

12<sup>th</sup> Day of November, 2025, by Philip A. Pistorino who is

personally known or  has provided satisfactory identification Florida driver license.

STATE OF FLORIDA

COUNTY OF Alachua



[Signature] Signature of Notary Public  
Jesus Lopez Jr. Printed Name of Notary Public  
HH 415172 Notary Commission Number

(Notarial Stamp above)