



# JCH

CONSULTING GROUP, INC.  
LAND DEVELOPMENT, SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - GIS  
CERTIFICATE OF AUTHORIZATION NO. 128071  
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**NOTE:**  
THIS PLAT IS 4 SHEETS IN TOTAL, AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATION NOTES, ACKNOWLEDGMENTS AND LEGAL DESCRIPTION SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT DIMENSIONS SEE SHEETS 3 AND 4.



GRAPHIC SCALE  
(IN FEET)  
1 inch = 40 ft.

### LEGEND UNLESS OTHERWISE NOTED

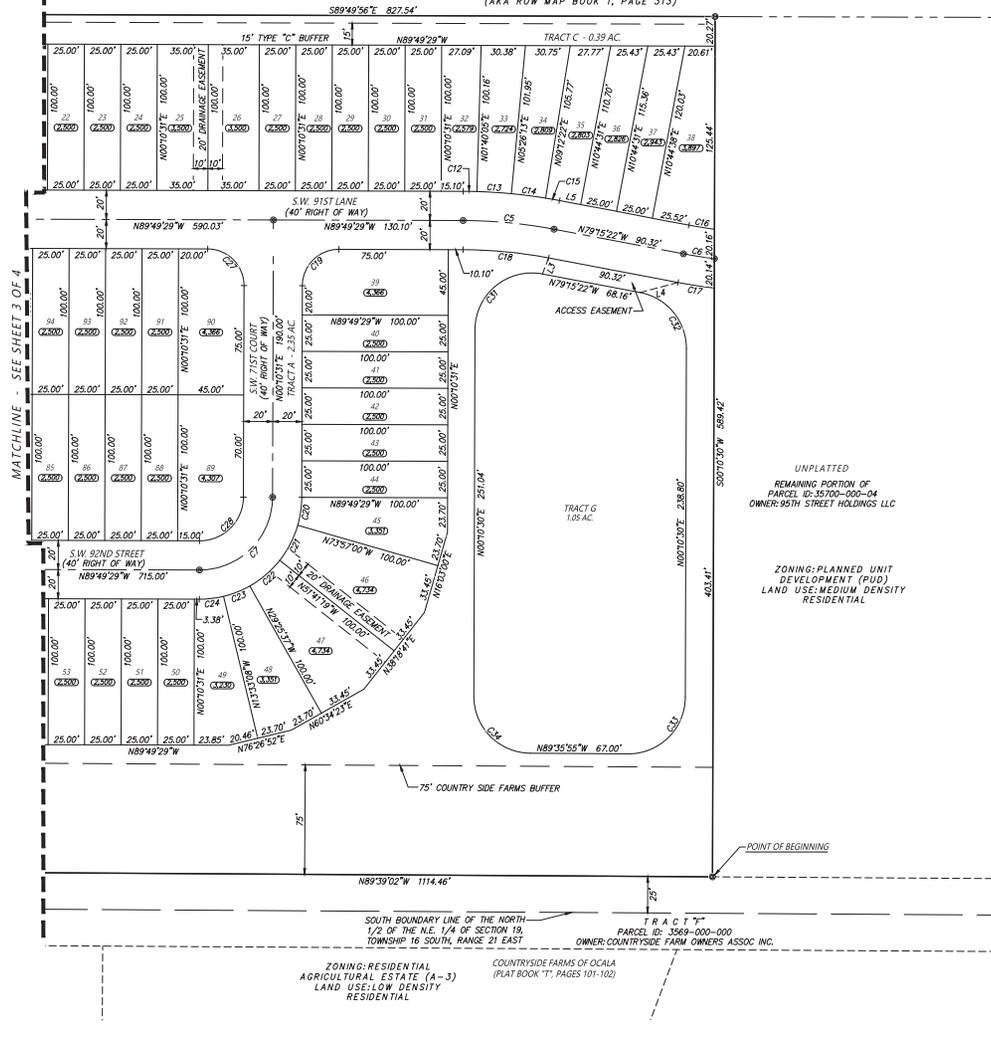
- /— = NOT TO SCALE
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- NO. = NUMBER
- N. = NORTHING (STATE PLANE COORDINATES)
- E. = EASTING (STATE PLANE COORDINATES)
- CL = CENTERLINE OF RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK OF MARION COUNTY
- D.R.A. = DRAINAGE RETENTION AREA
- LB = LICENSE BUSINESS
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PG. = PAGE
- P.B. = PLAT BOOK
- P.T. = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- A.K.A. = ALSO KNOWN AS
- D.A.U.E. = DRAINAGE, ACCESS, AND UTILITY EASEMENT
- D.U.E. = DRAINAGE AND UTILITY EASEMENT
- A.E. = ACCESS EASEMENT
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- AC. = ACRES
- (NR) = NOT RADIAL
- (NT) = NON-TANGENT
- (X,XXX) = SQUARE FOOTAGE AREA
- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4" X 4" CONCRETE MONUMENT (LB 7514)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 5/8" IRON ROD & DISK (AS NOTED)
- = PERMANENT CONTROL POINT (P.C.P.) SET NAIL & DISK (LB 8071)
- = PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & DISK (LB 8071)

# PIONEER RANCH PHASE 5

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

S.W. 95TH STREET ROAD  
(RIGHT OF WAY WIDTH VARIES)  
RIGHT OF WAY PER MARION COUNTY  
BOARD OF COUNTY COMMISSIONERS  
TRANSPORTATION RIGHT OF WAY MAP  
RECORDED IN ROW MAP BOOK 1, PAGE 111  
(AKA ROW MAP BOOK 1, PAGE 313)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	62.72	340.00	010°34'08"	62.63	N84°32'26"W
C6	21.46	340.00	003°36'57"	21.45	N81°03'51"W
C7	78.54	50.00	090°00'00"	70.71	N45°10'31"E
C12	9.38	360.00	001°29'35"	9.38	N89°04'42"W
C13	23.68	360.00	003°46'08"	23.68	N86°26'51"W
C14	23.68	360.00	003°46'08"	23.68	N82°40'43"W
C15	9.66	360.00	001°32'17"	9.66	N80°01'30"W
C16	17.76	320.00	003°10'44"	17.75	N80°50'44"W
C17	25.16	360.00	004°00'14"	25.15	N81°15'29"W
C18	59.03	320.00	010°34'08"	58.94	N84°32'26"W
C19	39.27	25.00	090°00'00"	35.36	N45°10'31"E
C20	19.39	70.00	015°52'29"	19.33	N08°16'45"E
C21	27.20	70.00	022°15'42"	27.03	N27°10'50"E
C22	27.20	70.00	022°15'42"	27.03	N49°26'32"E
C23	19.39	70.00	015°52'29"	19.33	N68°30'38"E
C24	16.77	70.00	01°34'33"	16.73	N83°18'41"E
C27	39.27	25.00	090°00'00"	35.36	N44°49'29"W
C28	47.12	30.00	090°00'00"	42.43	N45°10'31"E
C31	68.46	39.00	100°34'08"	60.04	S50°27'34"W
C32	54.07	39.00	019°32'26"	49.84	N39°32'26"W
C33	61.42	39.00	090°13'54"	55.26	N45°17'18"E
C34	61.11	39.00	089°46'26"	55.05	S44°42'42"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°26'07"E	25.06
L2	N61°12'52"W	25.06
L3	N20°58'53"E	11.79
L4	N75°11'17"E	26.89
L5	N79°15'22"W	14.80

UNPLATTED  
REMAINING PORTION OF  
PARCEL ID: 35700-000-04  
OWNER: 95TH STREET HOLDINGS LLC

ZONING: PLANNED UNIT  
DEVELOPMENT (PUD)  
LAND USE: MEDIUM DENSITY  
RESIDENTIAL

ZONING: RESIDENTIAL  
AGRICULTURAL ESTATE (A-3)  
LAND USE: LOW DENSITY  
RESIDENTIAL

COUNTRYSIDE FARMS OF OCALA  
(PLAT BOOK "T", PAGES 101-102)

TRACT T  
PARCEL ID: 3569-000-000  
OWNER: COUNTRYSIDE FARM OWNERS ASSOC. INC.