

This Instrument Prepared by and Record and Return to:
W. James Gooding III
Gooding & Batsel, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

Rec: \$146.00

**SECOND AMENDMENT TO MASTER STORMWATER EASEMENT AGREEMENT
(CONCERNING RELOCATION OF DRA-N1B AND DRA-N1C)**

THIS SECOND AMENDMENT TO MASTER STORMWATER EASEMENT AGREEMENT (CONCERNING RELOCATION OF DRA-N1B AND DRA-N1C) (“Second Amendment”) is effective the date of execution by the last of the parties hereto by and between:

- Marion County, a political subdivision of the State of Florida (“County”); and
- 95th Street Holdings, LLC, a Delaware limited liability company (“Holdings”).

WHEREAS:

- A. On April 3, 2007, County and JB Ranch Associates, RLLP, a Florida registered limited liability partnership (“JB Ranch Associates”) entered into a *Master Stormwater Easement Agreement [SW 95th Street Road/JB Ranch PUD]* (the “Original Agreement”) concerning the development of the Property¹ then owned by JB Ranch Associates, and the conveyance and construction of the Stormwater Management Facilities for SW 95th Street Road. The Original Agreement was recorded in OR Book 4790, Page 67.²
- B. Holdings is the successor in title to JB Ranch Associates as to a portion of the Property, and owns additional real property, all as described in the attached **Exhibit A** (the “Holdings Parcel”). The Original Agreement encumbers the portion of the Holdings Parcel that was within the boundary of the Property (as defined in the Original Agreement).
- C. On or about June 15, 2024, County and Holdings entered into an *Amendment to Master Stormwater Easement Agreement (Concerning Relocation of DRA-N2B)* (the “First Amendment”) pursuant to which the Original Agreement was amended as set forth therein. The Original Agreement, as amended by the First Amendment, is hereinafter referred to the “Amended Agreement.”
- D. Pursuant to the Original Agreement, JB Ranch Associates conveyed to County certain Easements over: (a) the DRA Parcels, including DRA-N1B and DRA-N1C for the retention of stormwater in DRA-N1B and DRA-N1C, and; (b) over the Easement Parcels, for the transmission of stormwater runoff into DRA-N1B and DRA-N1C.
- E. Holdings and County have agreed to further amend the Amended Agreement concerning DRA N1B and DRA N1C.

¹ Terms defined in these Whereas paragraphs and not otherwise defined are defined in paragraph 1 below.

² All recording references refer to the Public Records of Marion County, Florida.

NOW THEREFORE, in consideration of the matters set forth above (which are incorporated herein by reference), the exchange of the mutual promises set forth herein, and other good and valuable consideration, the parties hereto agree as follows:

1. **Definitions.** As utilized in this Second Amendment, the following terms have the following meanings:
 - 1.1. *Amended Permit* – The Original Permit as subsequently amended, being Environmental Resource Permit No. 43-15628-12 dated March 5, 2024, issued by the District with respect to the Stormwater Management System for Phase 5 Plat.
 - 1.2. *District* – As defined in the Original Agreement.
 - 1.3. *DRA* – As defined in the Original Agreement.
 - 1.4. *DRA Easement* – The perpetual easements granted by JB Ranch Associates to County for the DRA Parcels pursuant to Section 7 of the Original Agreement.
 - 1.5. *DRA-N1B* – The drainage retention area (“DRA”) referred to in the Agreement as *DRA-N1B* and described on Exhibit D-2 to the Original Agreement. *DRA-N1B* was the designation of *DRA PARCEL NO. 2* as set forth in the Original Agreement.
 - 1.6. *DRA-N1C* – The DRA referred to in the Agreement as *DRA-N1C* and described on Exhibit D-3 to the Original Agreement. *DRA-N1C* was the designation for *DRA PARCEL NO. 3* as set forth in the Original Agreement.
 - 1.7. *DRA Parcel* – As defined in the Original Agreement.
 - 1.8. *Transmission Easements* – The perpetual easements granted by JB Ranch Associates to County pursuant to Section 6 of the Original Agreement. The Transmission Easements were granted to the County under the Original Agreement to permit the transmission of stormwater into the DRAs from SW 95th Street Road.
 - 1.9. *Transmission Facilities* – The portions of the Stormwater Management Facilities that transmit stormwater into the DRAs.
 - 1.10. *Modified DRA-N1B* – *DRA-N1B* as modified by Holdings in connection with the Phase 5 Plat and pursuant to the Amended Permit.
 - 1.11. *Modified DRA-N1C* – *DRA-N1C* as modified by Holdings in connection with the Phase 5 Plat and pursuant to the Amended Permit.
 - 1.12. *Original Permit* – Environmental Resource Permit No. 43015628.002 dated May 30, 2006. The Original Permit is referred to as the “Permit” in the Original Agreement.
 - 1.13. *Phase 5 Plat* – The subdivision of *Pioneer Ranch Phase 5* to be recorded in the Public Records of Marion County, Florida, after its approval by County. The Phase 5 Plat is currently being reviewed by County under Project #2023080013, Application #30471.
 - 1.14. *Stormwater Management Facilities* – As defined in the Original Agreement.

- 1.15. *SW 95th Street Road* – The public roadway facility referred to in the Original Agreement as SW 95th Street Road.
2. **Modification of DRA-N1B and DRA-N1C.**
 - 2.1. In connection with the development of the portion of the Holdings Parcel included within the Phase 5 Plat, it was necessary for Holdings to modify DRA-N1B and DRA-N1C; as so modified, DRA-N1B is referred to a “Modified DRA-N1B,” and DRA-N1C is referred to as “Modified DRA-N1C.”
 - 2.2. As a result, the boundaries of DRA-N1B and DRA-N1C, and the DRA Easements and Transmission Easements therefor granted to County pursuant to the Original Agreement, no longer represent the location of Modified DRA-N1B or Modified DRA-N1C.
 - 2.3. Therefore, it is necessary to revise the descriptions of the DRA Easements and Transmission Easements for DRA-N1B and DRA-N1C.
3. **DRA-N1B**
 - 3.1. DRA Easement.
 - 3.1.1. Grant. Holdings hereby grants, conveys and assigns to County a DRA Easement over, across and through the real property described as “Easement #2” on the attached **Exhibit B**, being a description of Modified DRA-N1B. Such exhibit replaces Exhibit D-2 to the Original Agreement. The DRA Easement granted pursuant to this paragraph 3.1.1 includes all rights granted to County for the DRA Easements granted in Section 7 of the Original Agreement.
 - 3.1.2. Release. County hereby releases the DRA Easement over DRA-N1B as described in Exhibit D-2 to the Original Agreement except to the extent that it is included within the description of “Easement #2” on the attached **Exhibit B**.
 - 3.2. Transmission Easement.
 - 3.2.1. Grant. Holdings hereby grants, conveys and assigns to County a Transmission Easement over, across and through the real property described as “Easement #1” on the attached **Exhibit B**, being a description of the Transmission Facilities for the Modified DRA-N1B. Such exhibit replaces Exhibit E-2 to the Original Agreement. The Transmission Easement granted pursuant to this paragraph 3.1.2 includes all rights granted to County for the Transmission Easements granted in Section 6 of the Original Agreement.
 - 3.2.2. Release. County hereby releases the Transmission Easement over DRA-N1B as described in Exhibit E-2 to the Original Agreement except to the extent that it is included within the description of “Easement #1” on the attached **Exhibit B**.
4. **DRA-N1C**
 - 4.1. DRA Easement.

4.1.1. Grant. Holdings hereby grants, conveys and assigns to County a DRA Easement over, across and through the real property described as “Easement #2” on the attached Exhibit C, being a description of the Modified DRA-N1C. Such exhibit replaces Exhibit D-3 to the Original Agreement. The DRA Easement granted pursuant to this paragraph 4.1.1 includes all rights granted to County for the DRA Easements granted in Section 7 of the Original Agreement.

4.1.2. Release. County hereby releases the DRA Easement over DRA-N1C as described in Exhibit D-3 to the Original Agreement except to the extent that it is included within the description of “Easement #2” on the attached Exhibit B.

4.2. Transmission Easement.

4.2.1. Grant. Holdings hereby grants, conveys and assigns to County a Transmission Easement over, across and through the real property described as “Easement #2” on the attached Exhibit C, being a description of the Transmission Facilities for the Modified DRA-N1C. Such exhibit replaces Exhibit E-5 to the Original Agreement. The Transmission Easement granted pursuant to this paragraph 4.2.1 includes all rights granted to County for the Transmission Easements granted in Section 6 of the Original Agreement.

4.2.2. Release. County hereby releases the Transmission Easement over DRA-N1C as described in Exhibit E-5 to the Original Agreement except to the extent that it is included within the description of “Easement #2” on the attached Exhibit B.

5. **Recalculation of Percentage Obligation.**

5.1. The table set forth in Section 7 of the Original Agreement (as amended pursuant to the First Amendment) is further amended to read as follows:

DRA PARCEL NO.	DRA REFERENCE ON MASTER DRAINAGE PLAN	EXCLUSIVE CAPACITY³ RESERVED FOR HOLDINGS	EXCLUSIVE CAPACITY RESERVED FOR COUNTY	TOTAL DRA CAPACITY
2	DRA-N1B	4.56	0.97	5.53
3	DRA-N1C	2.25	2.51	4.76

1.1. Such revised table shall be used to calculate the percentage obligation for: (a) County’s participation in the cost of the repair of a catastrophic occurrence under Section 8.2 of the Original Agreement; and (b) Holdings’ reimbursement obligation for the cost of the maintenance under Section 8.3 of the Original Agreement.

2. **Limitations on Second Amendment; Effect on Amended Agreement.**

2.1. This Second Amendment amends the Amended Agreement only concerning the Holdings Parcel, and not to as any portion of the Property not contained therein.

³ Volume of capacity measured in acre feet.

- 2.2. Except as expressly set forth therein, the Amended Agreement is not amended or modified. All references herein or in the Amended Agreement to “this Agreement,” “the Agreement,” or similar terms shall be deemed to refer to the Amended Agreement as amended hereby.

THEREFORE, the parties have executed this Second Amendment effective the date of execution by the last of the parties hereto.

COUNTY

Marion County, a political subdivision of the State of Florida

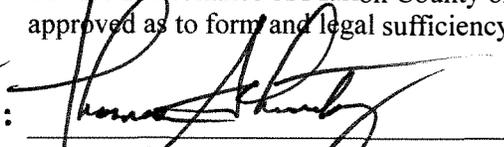
By: _____
Kathy Bryant as Chairman

Date: _____

ATTEST:

Gregory C. Harrell, Clerk of Court and
Comptroller

For use and reliance of Marion County only,
approved as to form and legal sufficiency:

For: 

Matthew Guy Minter, County Attorney

HOLDINGS

95th STREET HOLDINGS, LLC, a Delaware limited liability company

By: Armstrong Brothers Development Group, LLC, a Delaware limited liability company, its sole Member

By: Casa Holdings, LLC, a Florida limited liability company as Authorized Member

By: Fred Christopher Armstrong
F. Christopher Armstrong, as Manager

Date: 2/20/2024

First Witness

Witness Signature

Witness Printed Name

Print Witness Address:

[Signature]
W. Jarvis Gordiz III
1531 SE
76 Ave, Ocala
FL 34471

Second Witness

Witness Signature

Witness Printed Name

Print Witness Address:

[Signature]
Cheryl Weaver
512 SE 25th Ave
Ocala FL 34471

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of _____, 2024, by F. Christopher Armstrong, as Manager of 95th Street Holdings, LLC, a Delaware limited liability company, as Sole Member of Armstrong Brothers Development Group, LLC, a Delaware limited liability company, as Authorized Member of Casa Holdings, LLC, a Florida limited liability company, on behalf of such companies.



CHERYL ANN WEAVER
Commission # HH 506303
Expires March 22, 2028

[Signature]

Notary Public, State of Florida

Name: Cheryl Weaver

(Please print or type)

Commission Number: _____

Commission Expires: _____

Notary: Check one of the following:

Personally known OR

Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: DL#

**EXHIBIT A
HOLDINGS PARCEL**

A PARCEL OF LAND LYING IN SECTIONS 17, 19, AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'32"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK V, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.67°29'41"E., 169.56 FEET; (2.) THENCE S.62°51'10"E., 54.32 FEET; (3.) THENCE S.50°54'36"E., 45.50 FEET; (4.) THENCE S.39°27'13"E., 51.36 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'30"E., 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°04'49", AND A CHORD BEARING AND DISTANCE OF S.22°42'51"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 755.33 FEET TO THE END OF SAID CURVE; (9.) THENCE S.89°45'36"E., 125.29 FEET; (10.) THENCE S.00°07'46"W., 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W., 113.94 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: (1.) S.00°03'09"W., 12.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'44", AND A CHORD BEARING AND DISTANCE OF S.45°11'45"W., 35.36 FEET; (2.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.28 FEET TO THE END OF SAID CURVE; (3.) THENCE N.89°50'03"W., 1,470.43 FEET; (4.) THENCE N.76°18'11"W., 51.43 FEET; (5.) THENCE N.89°50'25"W., 207.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'05", AND A CHORD BEARING AND DISTANCE OF N.44°47'50"W., 35.35 FEET; (6.) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; (7.) THENCE N.89°51'15"W., 89.99 FEET; (8.) THENCE S.00°11'11"W., 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'02", AND A CHORD BEARING AND DISTANCE OF S.45°13'37"W., 35.34 FEET; (9.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (10.) THENCE N.89°54'59"W., 572.32 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1.) N.00°21'36"E., 588.75 FEET; (2.) THENCE

S.89°51'01"E., 78.51 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 52.32 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS (EXCEPTION PHASE 1 ENTRY)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'32"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK V, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.67°29'41"E., 169.56 FEET; (2.) THENCE S.62°51'10"E., 54.32 FEET; (3.) THENCE S.50°54'36"E., 45.50 FEET; (4.) THENCE S.39°27'13"E., 51.36 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'30"E., 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°04'49", AND A CHORD BEARING AND DISTANCE OF S.22°42'51"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 755.33 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING. (9.) THENCE S.89°45'36"E., 125.29 FEET; (10.) THENCE S.00°07'46"W., 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W., 113.94 FEET; THENCE N.03°45'56"W., 167.09 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.46 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'28"E., 1351.15 FEET TO A POINT 25.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, THENCE ALONG A LINE 25 FEET NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY N.89°39'02"W., 3335.54 FEET; THENCE DEPARTING SAID PARALLEL LINE, N.41°47'08"E., 967.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH

VARIES), BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 31°41'01", AND A CHORD BEARING AND DISTANCE OF S.74°01'03"E., 524.13 FEET; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID S.W. 95TH STREET ROAD THE FOLLOWING (22) TWENTY-TWO COURSES: (1.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 530.87 FEET TO THE END OF SAID CURVE; (2.) THENCE S.89°49'29"E., 611.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'35", AND A CHORD BEARING AND DISTANCE OF S.44°55'27"E., 35.34 FEET; (3.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (4.) THENCE S.89°53'33"E., 79.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'48", AND A CHORD BEARING AND DISTANCE OF N.45°08'16"E., 35.35 FEET; (5.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; (6.) THENCE S.89°49'56"E., 1,696.89 FEET; (7.) THENCE S.76°22'21"E., 51.36 FEET; (8.) THENCE S.89°48'54"E., 207.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°40'34", AND A CHORD BEARING AND DISTANCE OF S.44°23'00"E., 34.63 FEET; (9.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 38.26 FEET TO THE END OF SAID CURVE; (10.) THENCE S.89°40'18"E., 90.76 FEET; (11.) THENCE N.00°00'35"E., 11.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°16'48", AND A CHORD BEARING AND DISTANCE OF N.44°55'45"E., 35.44 FEET; (12.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.39 FEET TO THE END OF SAID CURVE; (13.) THENCE S.89°49'56"E., 1,466.80 FEET; (14.) THENCE S.76°22'39"E., 51.41 FEET; (15.) THENCE S.89°48'06"E., 200.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'07", AND A CHORD BEARING AND DISTANCE OF S.44°53'53"E., 35.34 FEET; (16.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (17.) THENCE S.89°49'16"E., 99.99 FEET; (18.) THENCE N.00°08'16"E., 12.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°02'07", AND A CHORD BEARING AND DISTANCE OF N.45°07'39"E., 35.37 FEET; (19.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.29 FEET TO THE END OF SAID CURVE; (20.) THENCE S.89°50'05"E., 191.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 67°00'09", AND A CHORD BEARING AND DISTANCE OF S.56°20'14"E., 927.29 FEET; (21.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 982.31 FEET TO A POINT OF TANGENCY; (22.) THENCE S.22°43'13"E., 115.41 FEET; THENCE DEPARTING SAID SOUTHERLY AND WESTERLY RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, S.89°59'20"W., 882.35 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S.89°54'12"W., 164.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 29°13'26", AND A CHORD BEARING AND DISTANCE OF S.31°05'37"W., 519.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 525.35 FEET TO THE END OF SAID CURVE; THENCE S.00°22'01"W., 847.86 FEET TO THE SOUTHERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS

BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, N.89°53'46"W., 2,188.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981, N.00°25'40"E., 1,325.98; THENCE DEPARTING SAID WESTERLY BOUNDARY N.89.34'43"W., 25.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: (EXCEPTION PHASE 3 LIFT STATION)

LESS AND EXCEPT LIFT STATION SITE DEEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 5054, PAGE 1720 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**EXHIBIT B
NEW EASEMENT FOR MODIFIED DRA-N1B**

See Attached

**SKETCH OF DESCRIPTION FOR:
95TH STREET HOLDINGS, LLC
SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"PIONEER RANCH PHASE 5"**

DESCRIPTION:

EASEMENT #1

A PARCEL OF LAND LYING IN SECTIONS 19 TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'28"E., 1,765.67 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°39'02"W., 1,485.34 FEET TO THE POINT OF BEGINNING; THENCE N.89°49'29"W., 20.14 FEET; THENCE N.06°30'50"E., 148.03 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD PER RIGHT OF WAY MAP RECORDED IN ROW MAP BOOK 1, PAGE 111 (ALSO KNOWN AS ROW MAP BOOK 1, PAGE 313) OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) S.89°53'33"E., 15.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°32'30", AND A CHORD BEARING AND DISTANCE OF N.21°24'37"E., 18.14 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 18.56 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S.06°30'50"W., 165.06 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 0.07 ACRES, MORE OR LESS.

EASEMENT #2

A PARCEL OF LAND LYING IN SECTIONS 19 TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'28"E., 1,765.67 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°39'02"W., 1,485.34 FEET TO THE POINT OF BEGINNING; THENCE S.89°49'29"E., 64.77 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.44°49'29"E., 49.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE S.00°10'31"W., 106.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.45°10'31"W., 49.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE N.89°49'29"W., 201.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.44°49'29"W., 49.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE N.00°10'31"E., 106.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.45°10'31"E., 49.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.98 FEET TO A POINT OF TANGENCY; THENCE S.89°49'29"E., 136.28 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 1.07 ACRES, MORE OR LESS.

NOTES:

1. DATE OF SKETCH: SEPTEMBER 1, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

NOTE: THIS IS NOT A SURVEY
SHEET 1 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER

LEGEND:

-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- CL CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- o CHANGE IN DIRECTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

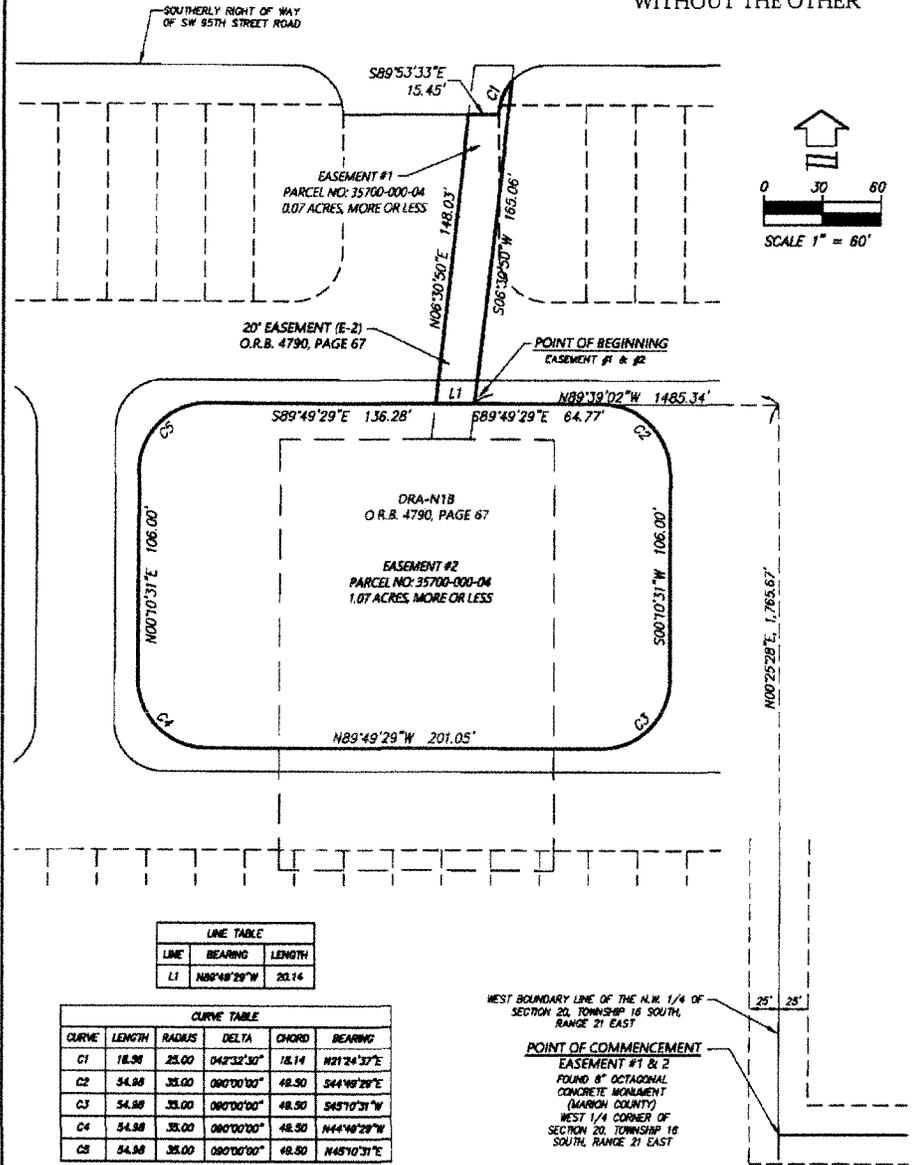
Drawing name: Z:\Projects\201188 -B Ranch, Pioneer Ranch, 25625-000-01, 25625-000-02, 25700-000-00\DWG\Phase 5\201188SK (DRA-N1B & H1C).dwg N1B SHEET 1 Sep 16, 2024 3:06pm by Administrator

 <p>JCH CONSULTING GROUP, INC. LAND DEVELOPMENT, SURVEYING & MAPPING PLANNING • ENVIRONMENTAL • G.I.S. CERTIFICATE OF AUTHORIZATION NO. 12 8871 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553 400 9TH STREET, OCKALAWA, FLORIDA 32067 PHONE: 407.465.1448 www.jchgroup.com</p>	DRAWN: C.J.H.	J.O.# 201188
	REVISED:	DWG.# 201188SK(DRA)
	CHECKED: C.J.H.	SHEET 1 OF 2
	APPROVED: C.J.H.	DRA-N1B
	SCALE: 1" = 60'	COPYRIGHT © SEPTEMBER, 2024

SKETCH OF DESCRIPTION FOR:
 95TH STREET HOLDINGS, LLC
 SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
 MARION COUNTY, FLORIDA
"PIONEER RANCH PHASE 5"

S.W. 95TH STREET ROAD
 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)

****NOTE: THIS IS NOT A SURVEY****
 SHEET 2 OF 2
 ONE IS NOT COMPLETE
 WITHOUT THE OTHER



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°48'29"W	20.14

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	18.98	25.00	042°32'30"	18.14	N21°24'32"E
C2	54.88	35.00	090°00'00"	48.50	S44°48'28"E
C3	54.88	35.00	090°00'00"	48.50	S45°10'31"W
C4	54.88	35.00	090°00'00"	48.50	N44°48'28"W
C5	54.88	35.00	090°00'00"	48.50	N45°10'31"E

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - GIS
 435 W. 19TH STREET, SUITE 100, MARION COUNTY, FLORIDA 32003
 PHONE: 352.246.1100 FAX: 352.246.1101

DRAWN:	C.J.H.	J.O.# 201188
REVISED:		DWG.# 201188SK(DRA)
CHECKED:	C.J.H.	SHEET 2 OF 2
APPROVED:	C.J.H.	DRA-N1B
SCALE: 1" = 60'		COPYRIGHT © SEPTEMBER, 2024

EXHIBIT C

NEW EASEMENT FOR MODIFIED DRA-N1C

See Attached

**SKETCH OF DESCRIPTION FOR:
95TH STREET HOLDINGS, LLC
SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA**

"PIONEER RANCH PHASE 5"

DESCRIPTION:

EASEMENT #1

A PARCEL OF LAND LYING IN SECTIONS 19 TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'28"E, 1,760.13 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°39'02"W, 720.61 FEET TO THE POINT OF BEGINNING; THENCE N.79°15'22"W, 18.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 02°21'42", AND A CHORD BEARING AND DISTANCE OF N.80°26'13"W, 1.61 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1.61 FEET TO A POINT OF TANGENCY; THENCE N.00°51'31"E, 6.30 FEET; THENCE N.88°06'13"W, 226.99 FEET; THENCE S.89°14'57"W, 11.20 FEET; THENCE N.00°10'31"E, 153.25 FEET; THENCE S.89°49'29"E, 243.76 FEET; THENCE N.00°09'42"E, 10.25 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD PER RIGHT OF WAY MAP RECORDED IN ROW MAP BOOK 1, PAGE 111 (ALSO KNOWN AS ROW MAP BOOK 1, PAGE 313) OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, S.89°49'56"E, 20.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, S.00°09'42"W, 30.20 FEET; THENCE N.89°50'18"W, 243.76 FEET; THENCE S.00°10'31"W, 113.32 FEET; THENCE S.88°06'13"E, 238.43 FEET; THENCE S.00°31'31"W, 29.39 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.30 ACRES, MORE OR LESS.

EASEMENT #2

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'28"E, 1,760.13 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°39'02"W, 720.61 FEET TO THE POINT OF BEGINNING; THENCE S.79°15'22"E, 49.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 79°25'52", AND A CHORD BEARING AND DISTANCE OF S.39°32'26"E, 49.84 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.07 FEET TO A POINT OF TANGENCY; THENCE S.00°10'30"W, 238.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 90°13'34", AND A CHORD BEARING AND DISTANCE OF S.45°17'18"W, 55.26 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.42 FEET TO A POINT OF TANGENCY; THENCE N.89°35'55"W, 67.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 89°46'26", AND A CHORD BEARING AND DISTANCE OF N.44°42'42"W, 55.05 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.11 FEET TO A POINT OF TANGENCY; THENCE N.00°10'30"E, 251.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 39.00 FEET, A CENTRAL ANGLE OF 100°34'08", AND A CHORD BEARING AND DISTANCE OF N.50°27'34"E, 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.46 FEET TO A POINT OF TANGENCY; THENCE S.79°15'22"E, 18.69 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.05 ACRES, MORE OR LESS.

NOTES:

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SHEET 1 OF 2
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- R/W RIGHT-OF-WAY
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Drawing name: Z:\Projects\201188 - JH Ranch, Pioneer Ranch, 25635-000-01, 35635-000-02, 35700-000-00\DWG\Phase 5\201188SK (DRA-NIC & N1C).dwg N1C SHEET 1 Sep 18, 2024 3:30pm by: Administrator

 <p align="center">JCH CONSULTING GROUP, INC. LAND DEVELOPMENT - SURVEYING & MAPPING PLANNING - ENVIRONMENTAL - G.I.S. CORPORATE OFFICE: 10000 N. UNIVERSITY BLVD., SUITE 1000, DALLAS, TX 75243 PH: 972.987.1100 FAX: 972.987.1101 www.jch.com</p>	DRAWN:	C.J.H.	J.O.# 201188
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	CHECKED:	C.J.H.	SHEET 1 OF 2
	APPROVED:	C.J.H.	DRA-N1C
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