

April 24, 2024

PROJECT NAME: PIONEER RANCH (AKA: JB RANCH (ARMSTRONG))

PROJECT NUMBER: 2021070045

APPLICATION: PUD MASTER PLAN #27879

1 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: INFO

REMARKS: On Sheet 03 the area labeled as The Townes at Pioneer Ranch is actually now Phase 5 and should be updated on future submittals.

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: The master plan includes a lot typical detail that labels typical drainage easements. Approval of the master plan with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at improvement/site plan and/or final plat submittals.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.13/14/15 - General Exhibits

STATUS OF REVIEW: INFO

REMARKS: this is the least requirement conveyed as INFO... Sec. 2.12.13. - NRCS Soil Survey: A copy of the NRCS Soil Survey with project boundary outlined, and a summary description of the associated soils. Sec. 2.12.14. - USGS Quadrangle map: A copy of the USGS Quadrangle map showing the contributing watershed and with project boundary outlined. Sec. 2.12.15. - National Wetland Inventory map: A copy of a National Wetland Inventory map with project boundary outlined.

Please include a copy of the NRCS Soil Survey with project boundary outlined, and a summary description of the associated soils. A copy of the USGS Quadrangle map showing the contributing watershed and with project boundary outlined. A copy of a National Wetland Inventory map with project boundary outlined.

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: Comment remains: LDC Sec. 2.12.19. clearly states- Existing site improvements. Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks dimensioned; and location and size of existing cross drains. Please provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks dimensioned; and location and size of existing cross drains.

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: INFO

REMARKS: 10/7/2022: revised per applicant's response; however please be advised that the proposed buffer reduction will require supporting documentation and karst assessment from a qualified geotech professional at the Improvement plan stage.

Comment remains: Sec. 2.11.1. – (Table 2.11-1) Application Requirements for MASTER PLAN dictates compliance with 2.12.17 Karst and Geologic Assessment Karst feature and geologic assessment, including any other pertinent characteristics, on the project site and offsite within 200 feet of the project boundary. Please provide assessment Report. and show Karst Setback as per LDC.

Two Karst features are present on this Project: Required is Karst Geologic Assessment within 200, of the project boundary. Sec. 6.10.7. requires minimum width of a karst buffer be 150' for features directly connected to aquifer and 75' for karst with no direct connection to aquifer, both measured from the outermost closed contour or edge of the escarpment. Please show on Plans. See SEC. 6.10.7. Karst feature conservation: The minimum width of the required karst buffer shall be 150 feet for karst features with a direct connection to the aquifer and 75 feet for karst features with no direct connection to the aquifer, as measured from the outermost closed contour or edge of the escarpment.

- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 2/5/24 - add waivers if requested in the future - sk
  
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: 3/23/22 - After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
  
- 8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.9.A - Traffic signals  
STATUS OF REVIEW: INFO  
REMARKS: 1/5/23 - CONDITIONAL APPROVAL - A proportionate share calculation has been provided and agreed upon with the County. A Developer's Agreement must be provided prior to approval of the Improvement Plan with the requirement that the turn lane must be constructed once 40% of the development is completed or by December 2025.
  
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?  
  
STATUS OF REVIEW: INFO  
REMARKS: 4/11/2024 - CONDITIONAL APPROVAL: Subject to compliance with the Master Plan Set - particularly inclusive of Sheet 03 Master Plan (submitted 4/1/2024) and the separate "Revised Amenity Schedule" document dated April 1, 2024, as submitted 4/1/2024.
  
- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger  
STATUS OF REVIEW: INFO  
REMARKS: Trees 10" and larger should be preserved where possible. Trees larger than 30" will require an assessment prior to determine mitigation requirements

- 11 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.6 - Buffers  
STATUS OF REVIEW: INFO  
REMARKS: Existing trees in the buffer area should be preserved where possible
- 12 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: Additional Landscape comments  
STATUS OF REVIEW: INFO  
REMARKS: no tree removal prior to DRC plan approval
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Master Plan  
STATUS OF REVIEW: INFO  
REMARKS: IF APPLICABLE:  
Sec. 2.18.1.I - Show connections to other phases.  
Sec.2.19.2.H – Legal Documents  
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.  
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)  
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."  
Sec. 6.3.1.B.2 – Required Right of Way Dedication  
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."  
Sec. 6.3.1.D.3 - Cross Access Easements  
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."  
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)  
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."  
Sec. 6.3.1.C.2 – Utility Easements  
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:  
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."  
2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."  
3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."  
Sec.6.3.1.D(f) –If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."



# Marion County Board of County Commissioners

# 27879

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/27/2021

### A. PROJECT INFORMATION:

Project Name: Armstrong - JB Ranch  
Parcel Number(s): 35635-000-00; 35635-000-01; 35700-000-02 & 35700-000-04  
Section 17 Township 16 Range 21 Land Use \_\_\_\_\_ Zoning Classification PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: MASTER PLAN  
Property Acreage 268.26 Number of Lots 1081 Miles of Roads \_\_\_\_\_  
Location of Property with Crossroads SW 95TH STREET RD  
Additional information regarding this submittal: PUD approved file no. 210902Z

### B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

**Engineer:**  
Firm Name: Tillman & Associates Engineering Contact Name: Timothy C. Brooker  
Mailing Address: 1720 SE 16th Ave., Bldg #100 City: Ocala State: FL Zip Code: 34471  
Phone # (352) 387-4540 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: permits@tillmaneng.com

**Surveyor:**  
Firm Name: JCH Consulting Group, Inc Contact Name: Christopher J. Howson  
Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471  
Phone # (352) 405-1482 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: chris@jchcg.com

**Property Owner:**  
Owner: 95TH Street Holdings, LLC Contact Name: Chris Armstrong  
Mailing Address: 1415 SW 17th Street City: Ocala State: FL Zip Code: 34471  
Phone # (352) 624-0120 Alternate Phone # \_\_\_\_\_  
Email address: chris@armstronghomes.net

**Developer:**  
Developer: same as above Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

CLEAR FORM

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marionfl.org





**GENERAL NOTES**

- THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTALS. EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
- ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.L.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
- THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
- PRIOR TO COMPLETION AND APPROVAL OF THE FINAL PUD MASTER PLAN, THE PROJECT TRAFFIC STUDY SHALL BE COMPLETED AND ADEQUATE PROVISIONS SHALL BE MADE TO PROVIDE FOR THE DEDICATION OF THOROUGHFARE AND MAJOR LOCAL COLLECTOR RIGHT-OF-WAY ALONG WITH NECESSARY SUPPORTING TRANSPORTATION SYSTEM AND / OR ACCESS IMPROVEMENTS, CONSISTENT WITH APPLICABLE COUNTY AND STATE PROVISIONS.
- SIDEWALKS TO BE CONSTRUCTED ON ONE SIDE OF THE ROAD THROUGHOUT DEVELOPMENT. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
- TOWNHOMES ARE TO BE CONVEYED INDIVIDUALLY AS FEE-SIMPLE PLATTED LOTS

**DEVELOPMENT NOTES**

- ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA.

**BUFFER NOTES:**

**TYPE 'E' BUFFER:**  
 BUFFER SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

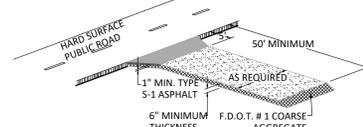
**TYPE 'C' BUFFER:**  
 C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

**MODIFIED TYPE 'C' COUNTRYSIDE FARMS BUFFER:**  
 75-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF SIX FEET ACHIEVED WITHIN THREE YEARS.

**MODIFIED TYPE 'E' BUFFER:**  
 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

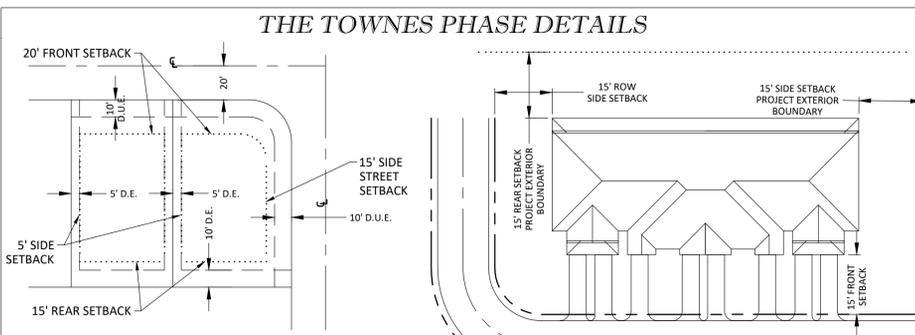
**ARCHITECTURAL STYLE**

NOTES: FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.



NOTE: MAINTAIN EXISTING DRAINAGE FLOW WITH 24" RCP CULVERT TO EXTEND A MINIMUM OF 5' EITHER SIDE OF GRAVEL ENTRANCE. CULVERT TO HAVE A MINIMUM COVER OF 18" AND A MINIMUM SLOPE OF 0.35%.

**GRAVEL CONSTRUCTION ENTRANCE**

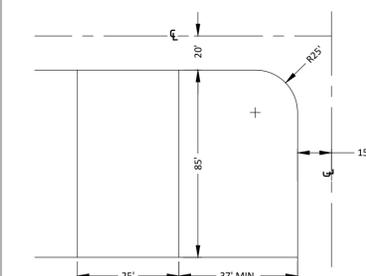


**TYPICAL LOT DETAIL B**

N.T.S.  
 D.U.E. = DRAINAGE & UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT  
 CL = CENTERLINE OF RIGHT OF WAY

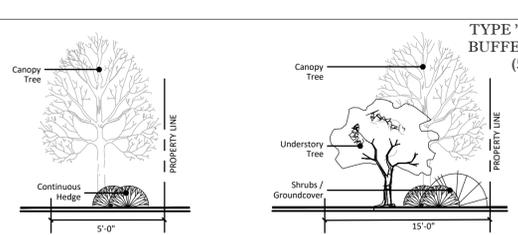
**TYPICAL TOWNHOME SETBACKS**

N.T.S.  
 TYPICAL LOT LAYOUT FOR TOWNHOMES MAY BE DESIGNED AS MINIMUM 0' LOT LINE SETBACKS



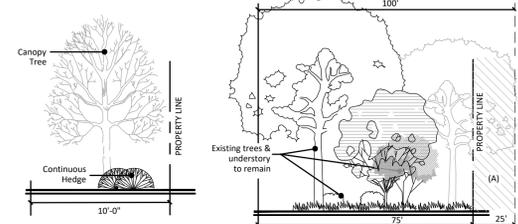
**TYPICAL LOT DIMENSION B**

N.T.S.



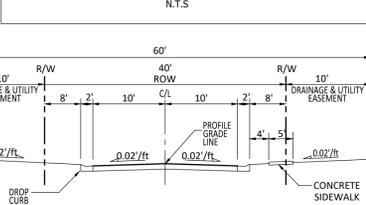
**TYPE 'E' BUFFER DETAIL**

SCALE: N.T.S.



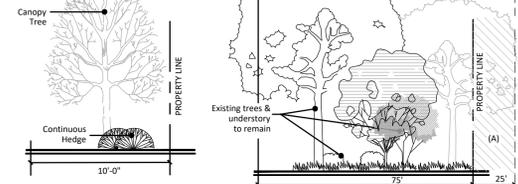
**TYPE 'C' BUFFER DETAIL**

SCALE: N.T.S.



**NEIGHBORHOOD STREET**

N.T.S.



**MODIFIED TYPE 'E' BUFFER DETAIL**

SCALE: N.T.S.



**COUNTRYSIDE FARMS BUFFER DETAIL**

SCALE: N.T.S.

**SITE DATA TABLE**

OWNER:  
 DEVELOPER: 95th STREET HOLDINGS LLC.  
 ADDRESS: 1415 SW 17TH ST, OCALA, FL 34471

PARCELS: 35635-000-00 & 35635-000-01 & 35700-000-00 (PORTION OF)

PROJECT AREA:	
35635-000-01	=43.74 ± AC.
35635-000-00	=16.04 ± AC.
35700-000-00	=210.35 ± AC.
SITE (TOTAL)	=270.13 ± AC.

**LAND USE & ZONING:**

EXISTING LAND USE:  
 35635-000-01 - MR  
 35635-000-00 - MR  
 35700-000-00 - MR

**EXISTING ZONING:**

35635-000-01 - A1  
 35635-000-00 - A1  
 35700-000-00 - PUD

**PROPOSED ZONING:**

35635-000-01 - PUD  
 35635-000-00 - PUD  
 35700-000-00 - PUD

**REQUIRED OPEN SPACE:**

REQUIRED: 54.00 AC. ± (270.13 X 0.20)

**PROPOSED OPEN SPACE:**

OPEN SPACE: 43.3 ± AC.  
 DRA: 12.2 ± AC. (48.81 X 0.25)  
 BUFFERS: 8.0 ± AC.  
 TOTAL SHOWN: 63.5 ± AC.  
 (MINIMUM TO BE PROVIDED = 54.0 AC.)

**DENSITY:**

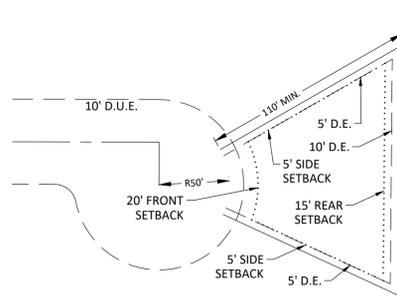
RESIDENTIAL ALLOWED = 1081 UNITS (270.13 X 4)  
 TOTAL UNITS PROVIDED = 1081 UNITS

**MINIMUM BUILDING LOT LINE SETBACKS:**

FRONT - (20' SFR) (0' MFR/TOWNHOMES)  
 REAR - (15' SFR) (0' MFR/TOWNHOMES)  
 SIDE - (5' SFR) (0' MFR/TOWNHOMES)

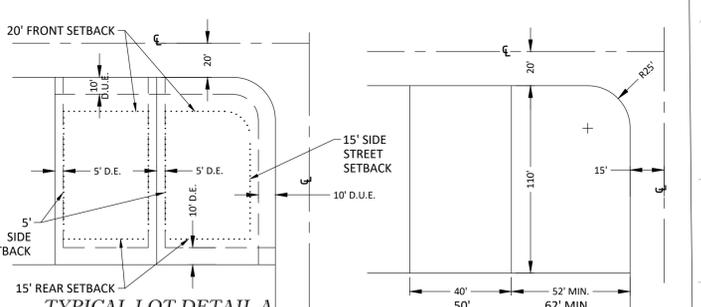
**MAX BUILDING HEIGHT:**

40'



**CUL-DE-SAC LOT DETAIL**

N.T.S.



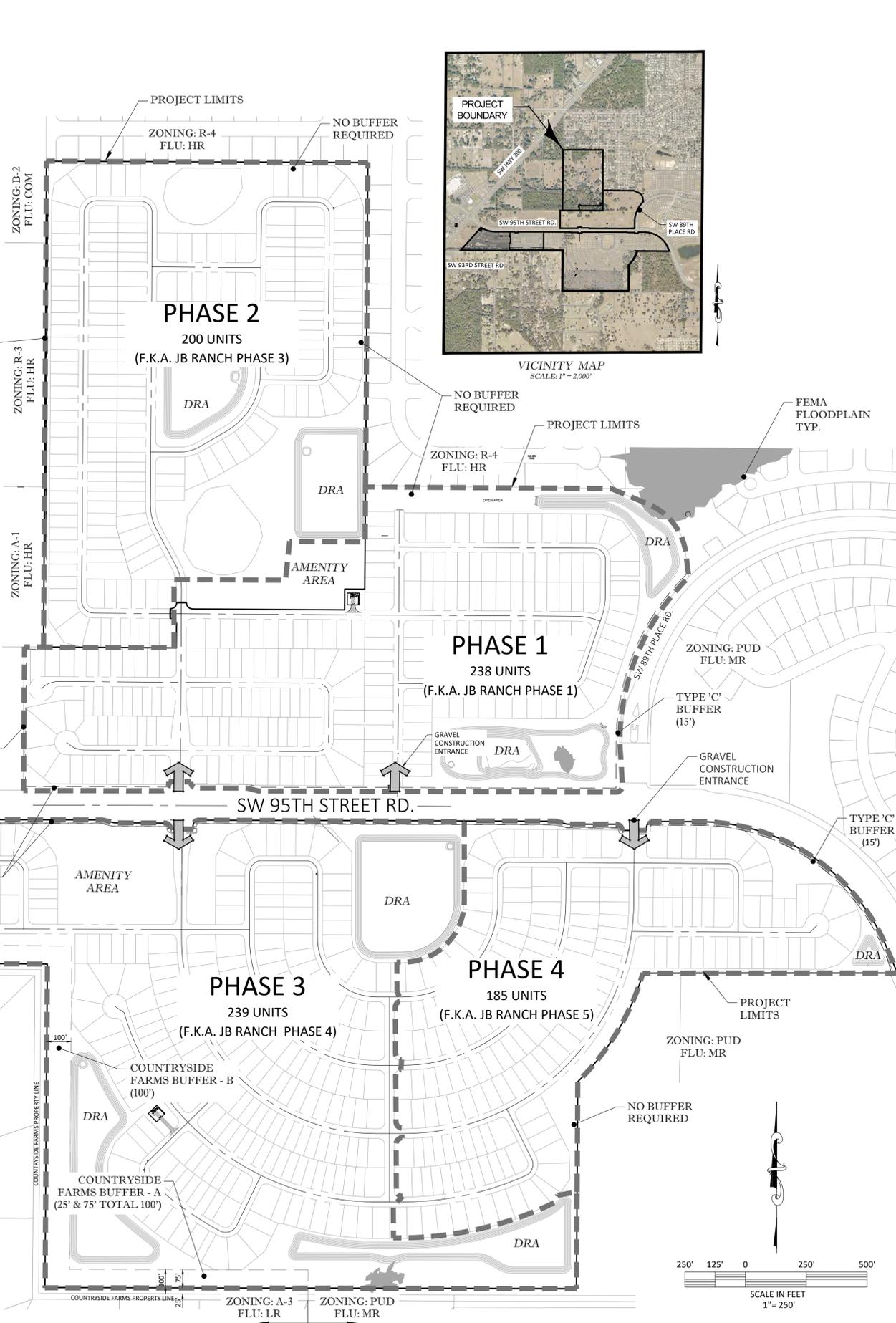
**TYPICAL LOT DETAIL A**

N.T.S.  
 D.U.E. = DRAINAGE & UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT  
 CL = CENTERLINE OF RIGHT OF WAY

**TYPICAL LOT DIMENSION A**

N.T.S.

**STANDARD SFR PHASE DETAILS**



**Tillman & Associates**  
 ENGINEERING, LLC.  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
 Office: (352) 387-4540 Fax: (352) 387-4545

NO.	DATE	REVISIONS

PUD MASTER PLAN  
 PIONEER RANCH  
 MARION COUNTY, FLORIDA

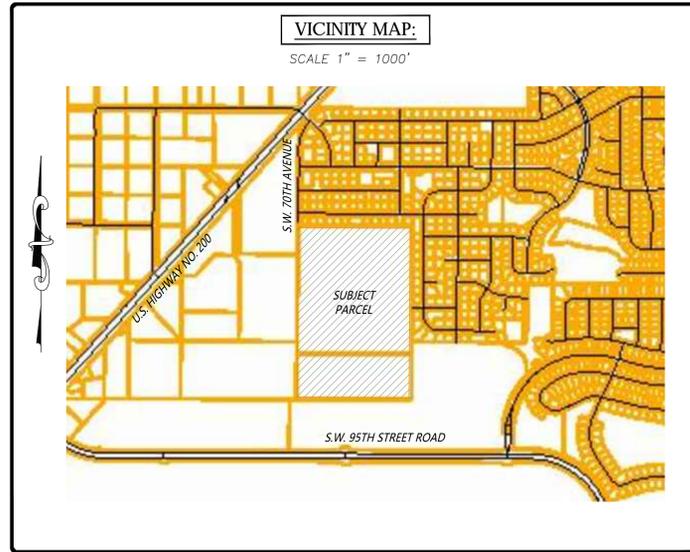
DATE: 2/18/2022  
 DRAWN BY: NR  
 CHKD. BY: TB  
 JOB NO: 21-7067

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



# ALTA/NSPS LAND TITLE SURVEY FOR: ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC A PORTION OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA



SHEET 1 OF 2  
ONE IS NOT COMPLETE WITHOUT THE OTHER  
SEE SHEET 2 OF 2 FOR DRAWING DETAIL

**RECORD DESCRIPTION:**

(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 9243372, ISSUING OFFICE FILE NUMBER KOLAVENTY LAND SALE, BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 2021)

**PARCEL 1:**  
THE SOUTH 529.21 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PURPOSE OF INGRESS AND EGRESS OVER THE WEST 40 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

**PARCEL 2:**  
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE SOUTH 529.21 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17.

**NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:**

ABSTRACT INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 9243372, ISSUING OFFICE FILE NUMBER KOLAVENTY LAND SALE, BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

- ITEM 4: RIGHT OF WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. RECORDED MARCH 27, 1961, IN OFFICIAL RECORDS BOOK 65, PAGE 714. AFFECTS THE SUBJECT PARCEL, IS BLANK IN NATURE AND IN NOTE DEPICTED HEREON.
- ITEM 5: TERMS AND CONDITIONS OF THOSE EASEMENTS AS SET FORTH IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3633, PAGE 589, QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 4079, PAGE 947, WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4414, PAGE 1551, SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5872, PAGE 1406 AND CORRECTIVE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5942, PAGE 23. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.
- ITEM 6: DEVELOPER'S AGREEMENT RECORDED APRIL 11, 2008, IN OFFICIAL RECORDS BOOK 5015, PAGE 1012. AFFECTS THE SUBJECT PARCEL AND IS NOT DEPICTED HEREON.

**LEGEND AND ABBREVIATIONS:**

±	MORE OR LESS	⊠	CURB INLET CRATE
EL.	ELEVATION	⊠	CATCH BASIN
LB	LICENSED BUSINESS	⊠	STORM MANHOLE
NO.	NUMBER	⊠	MITERED END SECTION
LS	LAND SURVEYOR	⊠	YARD DRAINAGE
I.D.	IDENTIFICATION	⊠	SANITARY MANHOLE
ORB	OFFICIAL RECORDS BOOK	⊠	SANITARY CLEANOUT
C	CENTERLINE	⊠	ELECTRIC MANHOLE
R	RADIUS	⊠	ELECTRIC METER
L	ARC LENGTH	⊠	ELECTRIC RISER BOX
Δ	DELTA (CENTRAL ANGLE)	⊠	CABLE TELEVISION RISER BOX
(F)	FIELD MEASURE	⊠	TELEPHONE RISER BOX
(P)	PLAT MEASURE	⊠	UTILITY RISER
(D)	DEED MEASURE	⊠	WELL
(C)	CALCULATED MEASURE	⊠	WATER SPIGOT
C.D.	CHORD LENGTH	⊠	IRRIGATION CONTROL VALVE
C.B.	CHORD BEARING	⊠	WATER METER
POC	POINT ON CURVE	⊠	WATER VALVE
POL	POINT ON LINE	⊠	FIRE HYDRANT
PCC	POINT OF COMPOUND CURVATURE	⊠	BACK FLOW PREVENTER
PRC	POINT OF REVERSE CURVATURE	⊠	AIR CONDITIONER PAD
PC	POINT OF CURVATURE	⊠	GAS VALVE
PT	POINT OF TANGENCY	⊠	GAS METER
PI	POINT OF INTERSECTION	⊠	GAS LINE MARKER
P.O.C.	POINT OF COMMENCEMENT	⊠	CONCRETE UTILITY POLE
P.O.B.	POINT OF BEGINNING	⊠	METAL UTILITY POLE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	⊠	WOOD UTILITY POLE
DIP	DUCTILE IRON PIPE	⊠	UTILITY POLE GUY ANCHOR
PVC	POLYVINYL CHLORIDE	⊠	LIGHT POLE
CMP	CORRUGATED METAL PIPE	⊠	SPOT/GROUND LIGHT
RCP	REINFORCED CONCRETE PIPE	⊠	ELECTRIC TRANSFORMER
HDPE	HIGH DENSITY POLYETHYLENE	⊠	ELECTRIC VAULT
NAVD	NORTH AMERICAN VERTICAL DATUM	⊠	WETLAND FLAG
NGVD	NATIONAL GEODETIC VERTICAL DATUM	⊠	BOLLARD
PB	PLAT BOOK	⊠	FLAG POLE
ORB	OFFICIAL RECORDS BOOK	⊠	MAILBOX
PG(S)	PAGE(S)	⊠	HEDGE ROW
R/W	RIGHT OF WAY	⊠	LINE BREAK
ESMT	EASEMENT	⊠	FENCE LINE AS NOTED
SEC	SECTION	⊠	
FND	FOUND	⊠	
REC	RECOVERED	⊠	
CCR	CERTIFIED CORNER RECORD	⊠	
RLS	REGISTERED LAND SURVEYOR	⊠	
CM	CONCRETE MONUMENT	⊠	
IRC	IRON ROD AND CAP	⊠	
IR	IRON ROD	⊠	
IP	IRON PIPE	⊠	
CLF	CHAIN LINK FENCE	⊠	

**UTILITY CONTACTS:**

FIBER, TELEPHONE:	CENTURYLINK CONTACT: THOMAS STRUMER 855-742-6062
RAW WATER, RECLAIMED WATER, SEWER, WATER:	MARION COUNTY UTILITIES CONTACT: JOSH KRAMER 352-438-2383
CATV:	CHARTER COMMUNICATIONS CONTACT: USC DISPATCH 800-778-9140
CATV:	ZITO MIDWEST CONTACT: RHONDA WINN 402-204-2103
ELECTRIC:	SUMTER ELECTRIC COOPERATIVE INC CONTACT: PAULA PERRY 352-569-9672 X9672

**NOTES:**

- DATE OF FIELD SURVEY: FEBRUARY 01, 2021
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER TITLE COMMITMENT ORDER NO. 9243372, ISSUING OFFICE FILE NUMBER KOLAVENTY LAND SALE, BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 2021. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 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.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- 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.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM S.W. 70TH AVENUE AND S.W. 95TH STREET (BOTH PUBLIC RIGHT OF WAY).
- WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE EVIDENCE, LOCATION, AND EXTENT OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE WAS NO APPARENT WETLAND DELINEATION DONE ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
- THERE IS NO OBSERVED SURFACE EVIDENCE OF CEMETERIES OR FAMILY BURIAL SITES.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT H 593, ELEVATION 57.57' (NAVD 1988).
- UNDERGROUND UTILITIES AND LOT LINES DEPICTED HEREON ARE BASED ON IMPROVEMENT PLANS FOR JB RANCH AND MARION COUNTY DATA FOR S.W. 95TH STREET ROAD PLANS. JCH CONSULTING GROUP, INC. HAS NOT VERIFIED.
- TREE LOCATIONS DEPICTED HEREON ARE BASED ON APPROVED MARION COUNTY WAIVER.

SHEET 1 OF 4  
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, NOTES,  
SURVEYOR'S CERTIFICATION, ETC.  
SHEETS 3 & 4 FOR TOPOGRAPHIC DATA

**ZONING & LAND USE DATA:**

PER MARION COUNTY INTERACTIVE MAP  
GENERAL AGRICULTURE (A-1)  
MEDIUM DENSITY RESIDENTIAL (MR)

**SETBACKS:**

FRONT	25 FEET
SIDE	25 FEET
REAR	25 FEET
MINIMUM LOT AREA:	10 ACRES
MINIMUM LOT WIDTH:	150 FEET
MAXIMUM BUILDING HEIGHT:	50 FEET

**OBSERVED PARKING:**

NONE

**PROPERTY DATA:**

PARCEL ID: 35635-000-00  
OWNER: RAVINDRA KOLAVENTY  
ADDRESS: 8985 S.W. 70TH AVENUE, OCALA, FL

PARCEL ID: 35635-000-01  
OWNER: RAVINDRA KOLAVENTY  
ADDRESS: 8989 S.W. 70TH AVENUE, OCALA, FL

**FLOOD CERTIFICATION:**

PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP NUMBER 12083C0701E & 12083C0703E, EFFECTIVE APRIL 19, 2017.

**JB RANCH PROJECT**

8989 SW 70TH AVENUE, OCALA, FL 3476  
8985 SW 70TH AVENUE, OCALA, FL 34476

BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 9243372, ISSUING OFFICE FILE NUMBER KOLAVENTY LAND SALE, BEARING AN EFFECTIVE DATE OF FEBRUARY 19, 2021.

**SURVEYOR'S CERTIFICATION:**

TO ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, JB RANCH PARTNERS, LLC, RAVINDRA KOLAVENTY, MERIDIAN PARTNERS LAW P.A., 95TH STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FIDELITY LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED: FEBRUARY 1ST, 2021.  
DATE OF LAST REVISION:

SIGNATURE DATE  
CHRIS@JCHCG.COM

CHRISTOPHER J. HOWSON  
REGISTRATION NO. LS 6553  
IN THE STATE OF FLORIDA  
DATE OF SURVEY: MAY 12, 2021  
DATE OF LAST REVISION: OCTOBER 27, 2021

NO.	REVISIONS	BY	DATE
2	ADDED TOPOGRAPHIC DATA	CJH	10/27/21
1	ADD TO CERTIFICATIONS PER ATTY	KLJ	6/17/21

DRAWN:	M.A.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT, SURVEYING & MAPPING  
PLANNING, ENVIRONMENTAL, & GIS  
CHRISTOPHER J. HOWSON, P.E., C.S., F.S.  
REGISTERED PROFESSIONAL ENGINEER  
REGISTERED PROFESSIONAL SURVEYOR  
FLORIDA REG. NO. 12453  
FLORIDA REG. NO. 12453

ALTA/NSPS LAND TITLE SURVEY  
FOR:  
ARMSTRONG BROTHERS  
DEVELOPMENT GROUP, LLC

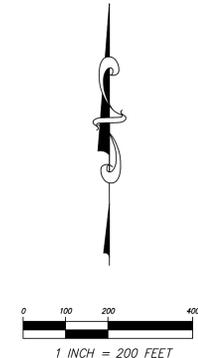
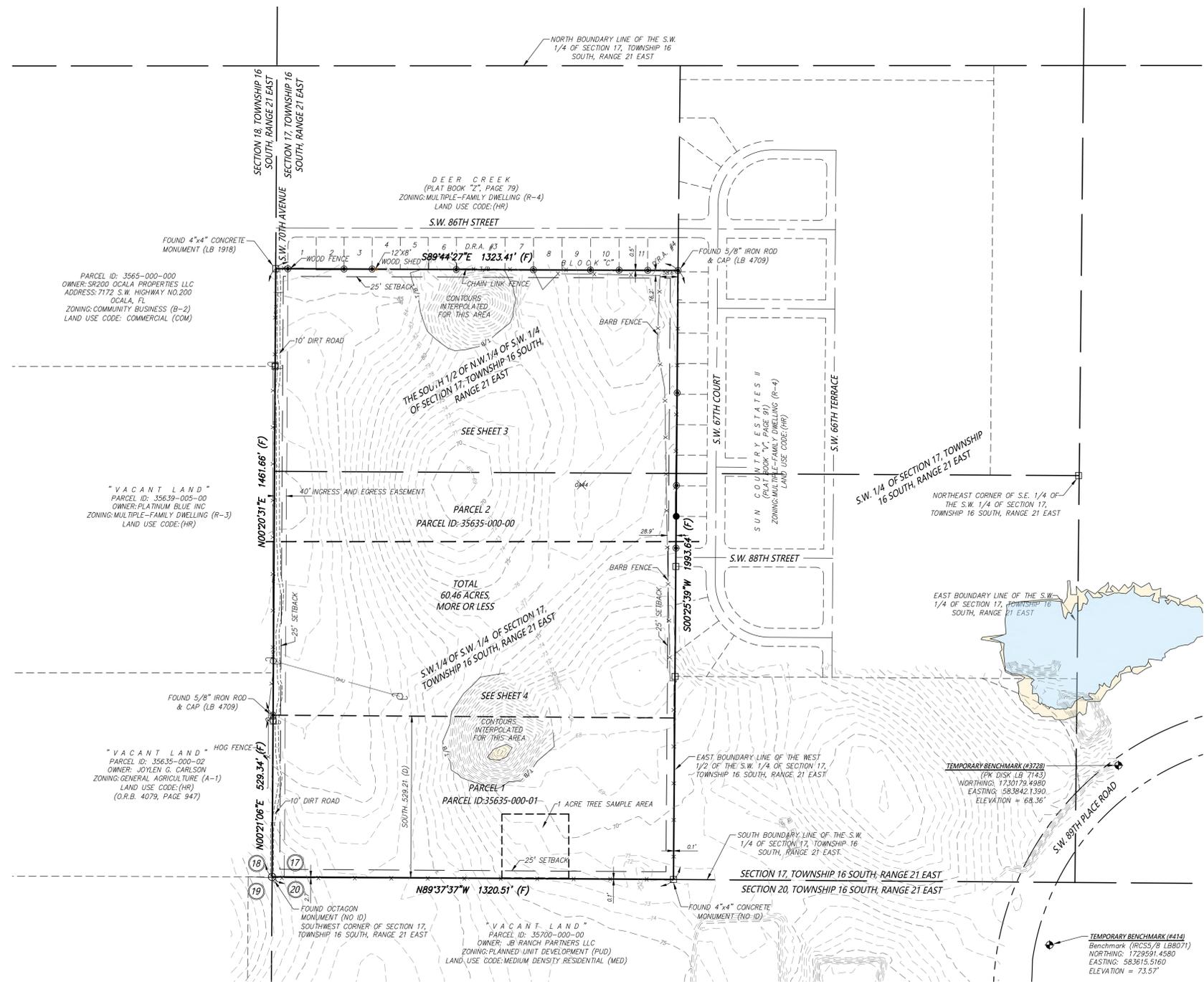
REFERENCES:	FILE: JB RANCH
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J.O.#201188
DWG.#201188TOPO

**ALTA/NSPS SURVEY FOR:**  
**ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC**  
 A PORTION OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

**LEGEND AND ABBREVIATIONS:**

- ± MORE OR LESS
- EL. ELEVATION
- LB. LICENSED BUSINESS
- NO. NUMBER
- LS. LAND SURVEYOR
- I.D. IDENTIFICATION
- ORB. OFFICIAL RECORDS BOOK
- C. CENTERLINE
- R. RADIUS
- L. ARC LENGTH
- Δ. DELTA (CENTRAL ANGLE)
- (F). FIELD MEASURE
- (P). PLAT MEASURE
- (D). DEED MEASURE
- (C). CALCULATED MEASURE
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- POC. POINT ON CURVE
- POL. POINT ON LINE
- PCC. POINT OF COMPOUND CURVATURE
- PRC. POINT OF REVERSE CURVATURE
- PC. POINT OF CURVATURE
- PT. POINT OF TANGENCY
- PI. POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA. FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP. DUCTILE IRON PIPE
- PVC. POLYVINYL CHLORIDE
- CMP. CORRUGATED METAL PIPE
- ROP. REINFORCED CONCRETE PIPE
- HDPE. HIGH DENSITY POLYETHYLENE
- NAVD. NORTH AMERICAN VERTICAL DATUM
- NGVD. NATIONAL GEODETIC VERTICAL DATUM
- PB. PLAT BOOK
- ORB. OFFICIAL RECORDS BOOK
- PG(S). PAGE(S)
- R/W. RIGHT OF WAY
- ESMT. EASEMENT
- SEC. SECTION
- FND. FOUND
- REC. RECOVERED
- COR. CERTIFIED CORNER RECORD
- RLS. REGISTERED LAND SURVEYOR
- CM. CONCRETE MONUMENT
- IRC. IRON ROD AND CAP
- IR. IRON ROD
- IP. IRON PIPE
- CLF. CHAIN LINK FENCE
- ⊞. CURB INLET GRATE
- ⊞. CATCH BASIN
- ⊞. STORM MANHOLE
- ⊞. MITERED END SECTION
- ⊞. YARD DRAINAGE
- ⊞. SANITARY MANHOLE
- ⊞. SANITARY CLEANOUT
- ⊞. ELECTRIC MANHOLE
- ⊞. ELECTRIC METER
- ⊞. ELECTRIC RISER BOX
- ⊞. CABLE TELEVISION RISER BOX
- ⊞. TELEPHONE RISER BOX
- ⊞. UTILITY RISER
- ⊞. WELL
- ⊞. WATER SPIGOT
- ⊞. IRRIGATION CONTROL VALVE
- ⊞. WATER METER
- ⊞. WATER VALVE
- ⊞. FIRE HYDRANT
- ⊞. BACK FLOW PREVENTER
- ⊞. AIR CONDITIONER PAD
- ⊞. GAS VALVE
- ⊞. GAS METER
- ⊞. GAS LINE MARKER
- ⊞. CONCRETE UTILITY POLE
- ⊞. METAL UTILITY POLE
- ⊞. WOOD UTILITY POLE
- ⊞. UTILITY POLE GUY ANCHOR
- ⊞. LIGHT POLE
- ⊞. SPOT/GROUND LIGHT
- ⊞. ELECTRIC TRANSFORMER
- ⊞. ELECTRIC VAULT
- ⊞. WETLAND FLAG
- ⊞. SIGN
- ⊞. BOLLARD
- ⊞. FLAG POLE
- ⊞. MAILBOX
- ⊞. HEDGE ROW
- ⊞. LINE BREAK
- ⊞. FENCE LINE AS NOTED
- ⊞. FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ⊞. FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- ⊞. FOUND OCTAGONAL MONUMENT (AS NOTED)



SHEET 2 OF 4  
 ONE IS NOT COMPLETE WITHOUT THE OTHER  
 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, NOTES,  
 SURVEYOR'S CERTIFICATION, ETC.  
 SHEETS 3 & 4 FOR TOPOGRAPHIC DATA

Drawing name: Z:\Projects\201188topo\1188topo.dwg SHEET 2 Oct 27, 2021 1:25pm by: JCH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

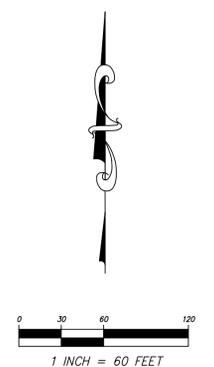
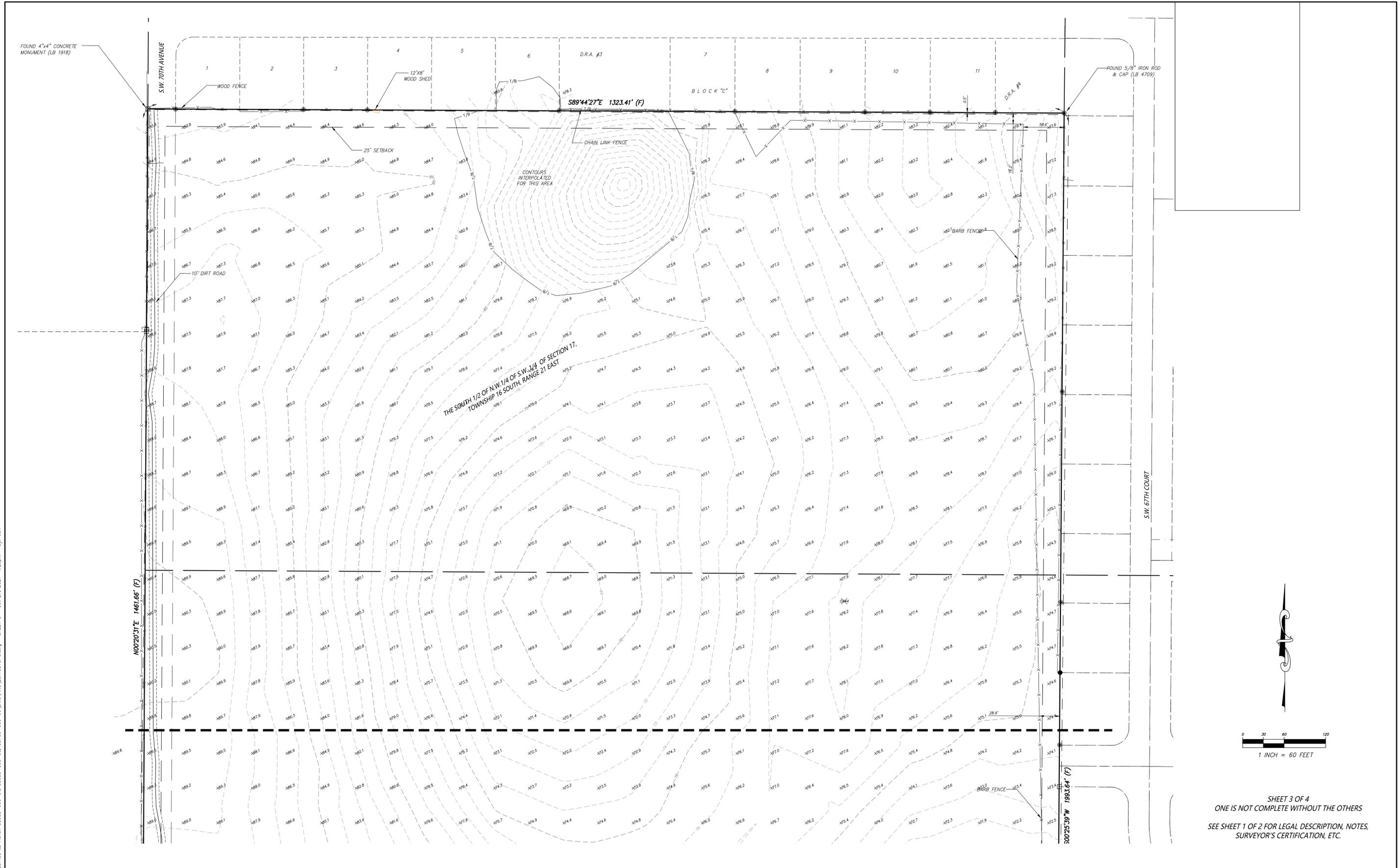
**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT • SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G. I.S.  
 40 SW 15TH STREET, OCALA, FLORIDA 34771  
 PHONE: (352) 465-1485 FAX: (352) 465-1485 www.JCHgroup.com  
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 17, TOWNSHIP 16  
 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

PLAT OF ALTA/NSPS SURVEY  
 -FOR-  
 ARMSTRONG BROTHERS DEVELOPMENT  
 GROUP, LLC

FB/PG	FIELD DATE	JOB NO.	2 OF 4
21-2/8-10 21-2/14-15	02/01/2021	201188TOPO	
DRAWING DATE	BY	APPROVED	SCALE
04/28/21	M.A.	C.JH	1" = 200'

Drawing name: Z:\Projects\201188 JB Ranch\5635-000-01\_5635-000-00\_35700-000-00\DWG\110120188TOPO.dwg SHEET 3 Oct 27, 2021 1:28pm by JCH



SHEET 3 OF 4  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS  
 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, NOTES,  
 SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD


**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT • SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G.I.S.  
 425 SW 15TH STREET, OCALA, FLORIDA 34471  
 PHONE (352) 405-1485 FAX (352) 272-8335 www.jch.com  
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 17, TOWNSHIP 16  
 SOUTH, RANGE 21 EAST  
  
 MARION COUNTY, FLORIDA

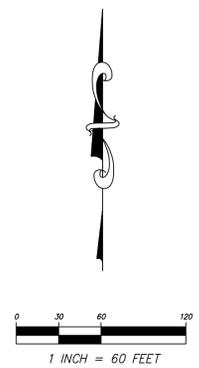
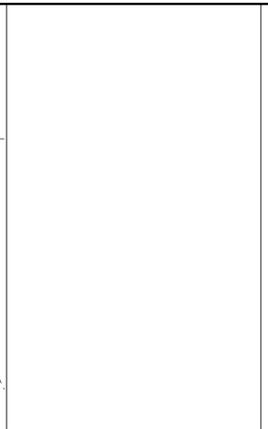
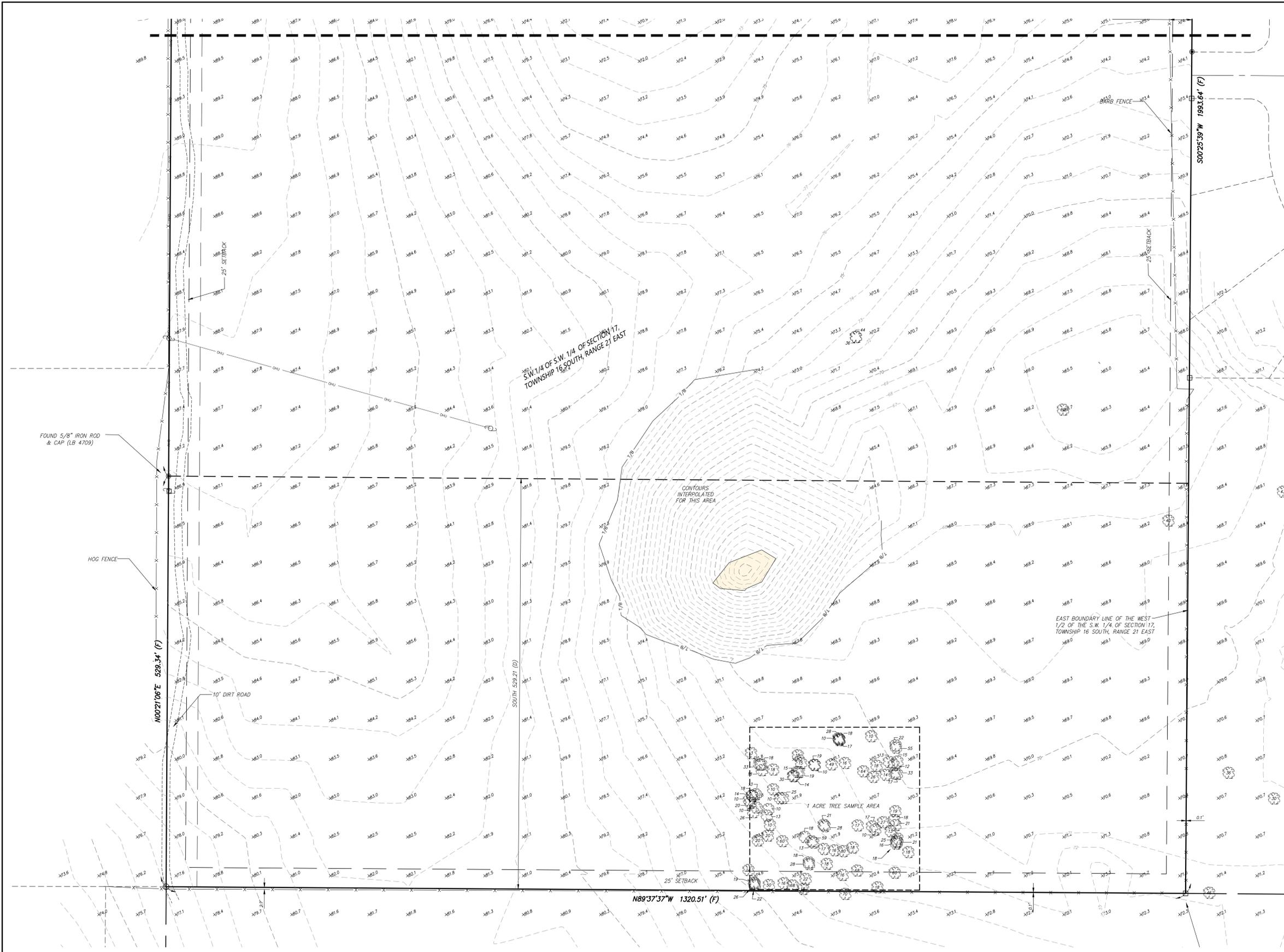
PLAT OF ALTA/NSPS SURVEY  
 -FOR-  
 ARMSTRONG BROTHERS DEVELOPMENT  
 GROUP, LLC

FB/PG	FIELD DATE	
21-2/8-10 21-2/14-15	02/01/2021	
DRAWING DATE	BY	APPROVED
04/28/21	M.A.	CJH

JOB NO.	SCALE
201188TOPO	1" = 60'

3  
OF  
4

Drawing name: Z:\Projects\201888\_08\_Ranch\_35635-000-01\_35700-000-00\DWG\1to 201888TOPO.dwg SHEET 4 Oct 27, 2021 1:33pm by JCH



SHEET 4 OF 4  
ONE IS NOT COMPLETE WITHOUT THE OTHERS  
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, NOTES,  
SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
425 SW 15TH STREET, OCKEE, FLORIDA 34477  
PHONE (850) 465-1485 FAX (888) 273-4335 www.jchge.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 17, TOWNSHIP 16  
SOUTH, RANGE 21 EAST  
  
MARION COUNTY, FLORIDA

PLAT OF ALTA/NSPS SURVEY  
-FOR-  
ARMSTRONG BROTHERS DEVELOPMENT  
GROUP, LLC

FB/PG	FIELD DATE	
21-2/8-10 21-2/14-15	02/01/2021	
DRAWING DATE	BY	APPROVED
04/28/21	M.A.	CJH

JOB NO. 201188TOPO	4 OF 4
SCALE 1" = 60'	

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:  
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC  
A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA**

**DESCRIPTION:** (AS SURVEYED)

**PHASE 2:**

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 COUNTY ESTATES I 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°02'25"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°57'02", 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 39.28 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 COUNTY 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**

**PHASE 3:**

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, 1,351.15 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 NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY N.89°39'02"W, 3,335.54 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 SOUTHWESTERLY 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°39'20"W, 892.35 FEET TO THE NORTHEAST CORNER OF THE NORTH 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, 251.16 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.

SAID LANDS CONTAINING 155.48 ACRES, MORE OR LESS.

**LEGEND AND ABBREVIATIONS:**

±	MORE OR LESS	⊕	BENCHMARK
EL.	ELEVATION	ORB	OFFICIAL RECORDS BOOK
LB	LICENSED BUSINESS	Pg(S)	PAGE(S)
NO.	NUMBER	R/W	RIGHT OF WAY
LS	LAND SURVEYOR	CCR	CERTIFIED CORNER RECORD
I.D.	IDENTIFICATION	RLS	REGISTERED LAND SURVEYOR
ORB	OFFICIAL RECORDS BOOK	CM	CONCRETE MONUMENT
C	CENTERLINE	IRC	IRON ROD AND CAP
R	RADIUS	INV	INVERT
L	ARC LENGTH	IP	IRON PIPE
Δ	DELTA (CENTRAL ANGLE)	■	CURB INLET GRATE
(F)	FIELD MEASURE	■	CATCH BASIN
(P)	PLAT MEASURE	⊙	STORM MANHOLE
(D)	DEED MEASURE	▩	MITERED END SECTION
(C)	CALCULATED MEASURE	⊙	SANITARY MANHOLE
C.D.	CHORD LENGTH	⊙	SANITARY CLEANOUT
C.B.	CHORD BEARING	⊙	ELECTRIC MANHOLE
POC	POINT ON CURVE	⊙	ELECTRIC METER
POL	POINT ON LINE	■	ELECTRIC RISER BOX
PCC	POINT OF COMPOUND CURVATURE	■	CABLE TELEVISION RISER BOX
PRC	POINT OF REVERSE CURVATURE	■	TELEPHONE RISER BOX
PC	POINT OF CURVATURE	⊙	WELL
PT	POINT OF TANGENCY	⊙	IRRIGATION CONTROL VALVE
PI	POINT OF INTERSECTION	■	WATER METER
P.O.C.	POINT OF COMMENCEMENT	■	WATER VALVE
P.O.B.	POINT OF BEGINNING	■	FIRE HYDRANT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	■	WETLAND FLAG
DIP	DUCTILE IRON PIPE	—	SIGN
PVC	POLYVINYL CHLORIDE	●	BOLLARD
CMP	CORRUGATED METAL PIPE	■	FLAG POLE
RCP	REINFORCED CONCRETE PIPE	■	MAILBOX
HDPE	HIGH DENSITY POLYETHYLENE	■	AIR CONDITIONER PAD
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		

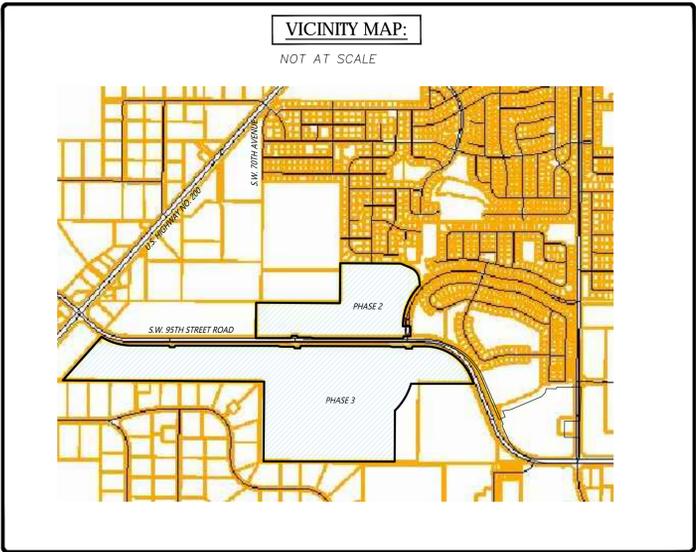
10	CORRESPONDING B-II NOTES
WRA	WATER RETENTION AREA
⇐	BACK FLOW PREVENTER
⊘	GAS VALVE
⊘	GAS METER
⊘	GAS LINE MARKER
⊘	CONCRETE UTILITY POLE
⊘	METAL UTILITY POLE
⊘	WOOD UTILITY POLE
⊘	UTILITY POLE GUY ANCHOR
⊘	LIGHT POLE
⊘	SPOT/GROUND LIGHT
⊘	ELECTRIC TRANSFORMER
⊘	ELECTRIC VAULT
⊘	FOUND 5/8" IRON ROD & CAP (LB 696)
⊘	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
⊘	FOUND OCTAGONAL MONUMENT (AS NOTED)
—	LINE BREAK
—x—x—	FENCE LINE AS NOTED
—T—	APPROXIMATE TOP OF BANK
—T—	APPROXIMATE TOE OF SLOPE
---	EXISTING CONTOUR
—BFC—	UNDERGROUND FIBER OPTIC
—S—	UNDERGROUND SANITARY SEWER
—SAN FM—	UNDERGROUND FORCE MAIN
—W—	UNDERGROUND WATER LINE
—OU—	OVERHEAD UTILITY
—E—	UNDERGROUND ELECTRIC LINE
—D—	UNDERGROUND STORM /DRAINAGE

**NOTES:**

- DATE OF BOUNDARY FIELD SURVEY: MAY 27, 2021. DATE OF TOPO FIELD SURVEY: JULY 15, 2021.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER TITLE COMMITMENT ORDER NO. 91904391, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JANUARY 27, 2021. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- 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 VERTICAL REFERENCE STATION NETWORK.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- 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.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT H 593, ELEVATION 57.57' (NAVD 1988).
- UNDERGROUND UTILITIES AND LOT LINES DEPICTED HEREON ARE BASED ON IMPROVEMENT PLANS FOR JB RANCH AND MARION COUNTY DATA FOR S.W. 95TH STREET ROAD PLANS, JCH CONSULTING GROUP, INC HAS NOT BEEN VERIFIED.
- STORM AS-BUILT INFORMATION SHOWN BASED ON MARION COUNTY BOARD OF COUNTY COMMISSIONERS TRANSPORTATION DEPARTMENT "AS-BUILT SURVEY FOR SW 95TH STREET ROAD (PHASE 1) (FROM SR 200 TO SW 60TH AVE)", PREPARED BY CIVIL-TECH CONSULTING ENGINEERS, INC., CTCE NUMBER 04212
- UNDERGROUND FIBER OPTIC LINE IS APPROXIMATE, NOT FIELD VERIFIED.
- SANITARY SEWER FORCEMAIN INFORMATION SHOWN BASED ON "CONSTRUCTION PLANS FOR J.B. RANCH OFFSITE FORCE MAIN AND LIFT STATIONS" PREPARED FOR MARION COUNTY UTILITIES DEPARTMENT - PREPARED BY BESH, DATED JANUARY 15, 2008.
- INFORMATION SHOWN ON SHEETS 4, 5, AND 7 HEREON IS BASED ON DRAINAGE PLAN FOR "P.U.D. CONSTRUCTION PLANS PHASE 1 FOR JB RANCH SUBDIVISION", PREPARED BY FARMER, BARLEY & ASSOCIATES, INC., PROJECT NO. 051002.0000 SHEET 15 OF 52, DATED MARCH 2006. INFORMATION HAS NOT BEEN VERIFIED BY JCH CONSULTING GROUP, INC.

**VICINITY MAP:**

NOT AT SCALE



**SHEET 1 OF 7  
ONE IS NOT COMPLETE WITHOUT THE OTHERS**

**NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:**

ABSTRACT INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 91904391, ISSUING OFFICE FILE NUMBER JB/ARMSTRONG HOMES, BEARING A COMMITMENT DATE OF JANUARY 27TH, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

- ITEM 4: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN DEED BOOK 264, PAGE 292 - SAID DOCUMENT IS DATED PRIOR TO ONLINE AVAILABILITY AND WAS NOT FURNISHED TO THIS FIRM.
- ITEM 5: EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 267, PAGE 186 AFFECTS SUBJECT PARCEL AND IS DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 6: EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 680, PAGE 425 AFFECTS SUBJECT PARCEL, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 7: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 1921, PAGE 1770 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON. (PARCEL 2)
- ITEM 8: DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3991, PAGE 1007 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 9: WATER AND WASTEWATER SYSTEM STANDARD DEVELOPER'S SERVICE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4787, PAGE 1815 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 10: MASTER STORMWATER EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4790, PAGE 67 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 11: FIRST AMENDMENT TO AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5094, PAGE 1807 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 12: EASEMENT IN FAVOR OF BRIGHT HOUSE NETWORKS AS RECORDED IN OFFICIAL RECORDS BOOK 5374, PAGE 225 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)

SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B-2 ITEMS
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD (START TO MATCHLINE C)
5	DETAILS OF S.W. 95TH STREET ROAD (MATCHLINE C TO MATCHLINE F)
6	DETAILS OF S.W. 95TH STREET ROAD (MATCHLINE F TO END)
7	DETAIL OF DRAINAGE CONNECTION TO DRAINAGE

**UTILITY CONTACTS:**

FIBER, TELEPHONE:	CENTURYLINK CONTACT: THOMAS STRUMER 855-742-6062
RAW WATER, RECLAIMED WATER, SEWER, WATER:	MARION COUNTY UTILITIES CONTACT: JOSH KRAMER 352-438-2383
CATV	CHARTER COMMUNICATIONS CONTACT: USC DISPATCH 800-778-9140
CATV	ZITO MIDWEST CONTACT: RHONDA WINN 402-204-2103
ELECTRIC	SUMTER ELECTRIC COOPERATIVE INC CONTACT: PAULA PERRY 352-569-9672 X9672

**ZONING DATA:**

PER MARION COUNTY INTERACTIVE MAP PLANNED UNIT DEVELOPMENT (PUD)

**PROPERTY DATA:**

PORTION OF PARCEL ID: 35700-000-00  
OWNER: JB RANCH PARTNERS, LLC

**CERTIFIED TO:**

- ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- A-PLUS HOMES, A FLORIDA CORPORATION
- JB RANCH PARTNERS, LLC
- 95TH STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIDELITY LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- MERIDIAN PARTNERS LAW, P.A.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- GILLIGAN, GOODING, BATSEL, ANDERSON & PHELAN, P.A.

**FLOOD CERTIFICATION:**

PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND "AE" - AN AREA OF FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP NUMBER 12083C0703E, EFFECTIVE APRIL 19, 2017.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON \_\_\_\_\_ DATE \_\_\_\_\_  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE

DRAWN:	C.J.H.
TOPO:	K.L.J.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	

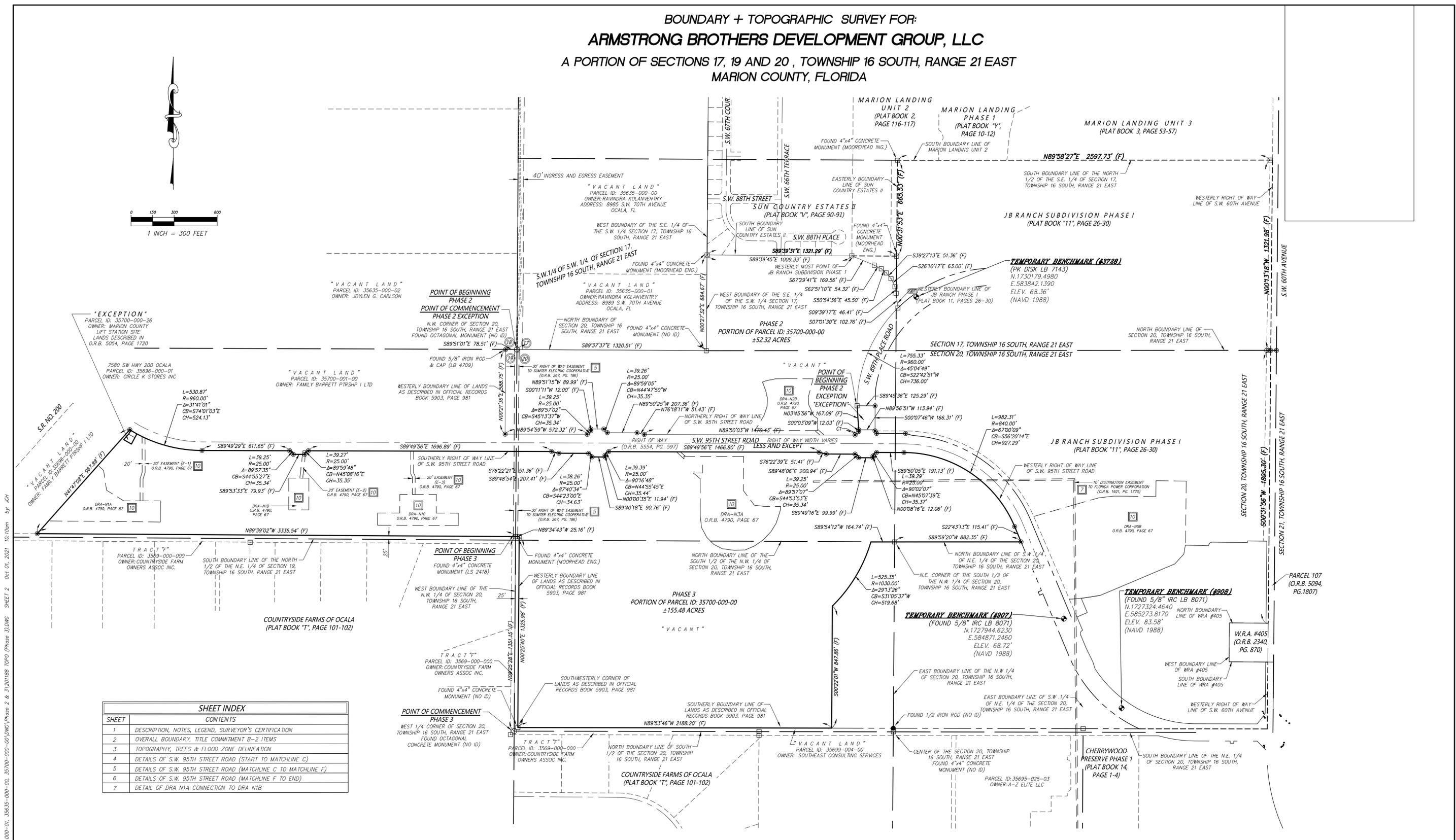
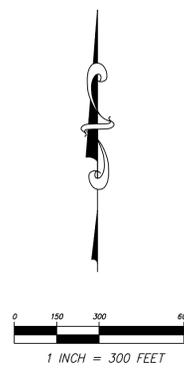
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT, SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • C.I.S.  
CHRISTOPHER J. HOWSON, P.E., C.S., F.S.M.  
1500 W. UNIVERSITY AVENUE, SUITE 200  
ORLANDO, FLORIDA 32817  
TEL: (407) 222-3333  
WWW.JCHCONSULTING.COM

**BOUNDARY & TOPOGRAPHIC  
SURVEY FOR:  
ARMSTRONG BROTHERS  
DEVELOPMENT GROUP, LLC**

REFERENCES: F.B. 21-03-70	FILE: JB RANCH
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J.O.# 201188
DWG.# 20118810P0PH3
SHT 1 OF 7

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:  
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC  
A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA**



SHEET INDEX	
SHEET	CONTENTS
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6	DETAILS OF S.W. 95TH STREET ROAD (MATCHLINE F TO END)
7	DETAIL OF DRA N1A CONNECTION TO DRA N1B

**SHEET 2 OF 7  
ONE IS NOT COMPLETE WITHOUT THE OTHERS**

**SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES,  
LEGEND, SURVEYOR'S CERTIFICATION, ETC.**

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	9/28/21	KLJ	ADD TOPOGRAPHY & TREES	CJH


**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT • SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G.I.S.  
 426 SW 15TH STREET, OCALA, FLORIDA 34771  
 PHONE: (352) 405-1485 FAX: (352) 405-1485 www.jchgroup.com  
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

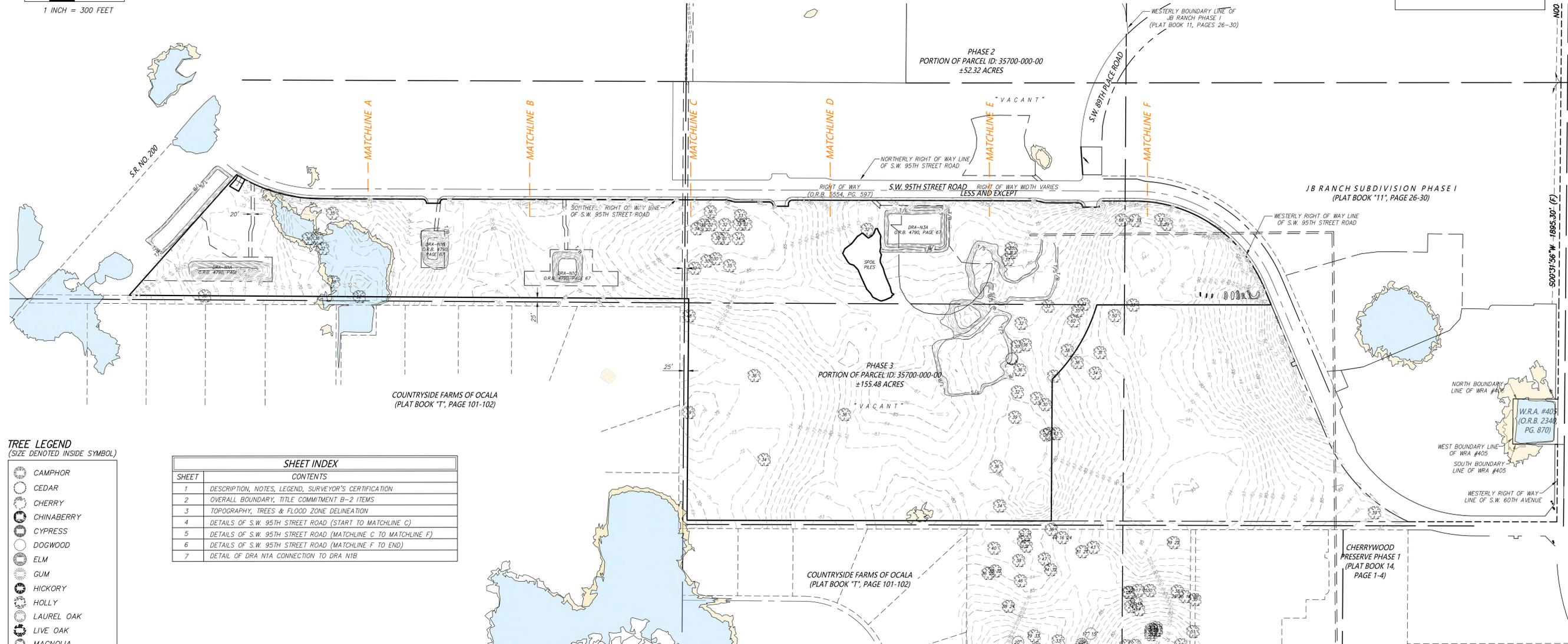
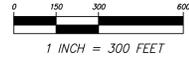
LOCATED IN SECTIONS 17, 19 & 20,  
 TOWNSHIP 16  
 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
 -FOR-  
 ARMSTRONG BROTHERS DEVELOPMENT  
 GROUP, LLC

FB/PG	FIELD DATE	JOB NO.	2 OF 7	
21-03-65	05/27/21	201188TOPOPH3		
DRAWING DATE		BY	APPROVED	SCALE
06/02/21		M.A.	CJH	1" = 300'

Drawing name: Z:\Projects\201188 JB Ranch\35635-000-01\_35700-000-00\DWG\Phase 2 & 3\201188 TOPO (Phase 3).DWG SHEET 2 Oct 01, 2021 10:10am By JCH

BOUNDARY + TOPOGRAPHIC SURVEY FOR:  
**ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC**  
 A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA



**TREE LEGEND**  
 (SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE

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SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B-2 ITEMS
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD (START TO MATCHLINE C)
5	DETAILS OF S.W. 95TH STREET ROAD (MATCHLINE C TO MATCHLINE F)
6	DETAILS OF S.W. 95TH STREET ROAD (MATCHLINE F TO END)
7	DETAIL OF DRA N1A CONNECTION TO DRA N1B

SEE SHEETS 4 THROUGH 6 FOR BENCHMARKS

**SHEET 3 OF 7**  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES,  
 LEGEND, SURVEYOR'S CERTIFICATION, ETC.

Drawing name: Z:\Projects\20188 JB Ranch\35635-000-01\_35635-000-01\_35700-000-00\DWG\Phase 2 & 3\20188 TOPO (Phase 3).DWG SHEET 3 Oct 01, 2021 10:10am By: JCH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	09/28/21	KLJ	ADD TOPOGRAPHY & TREES	CJH

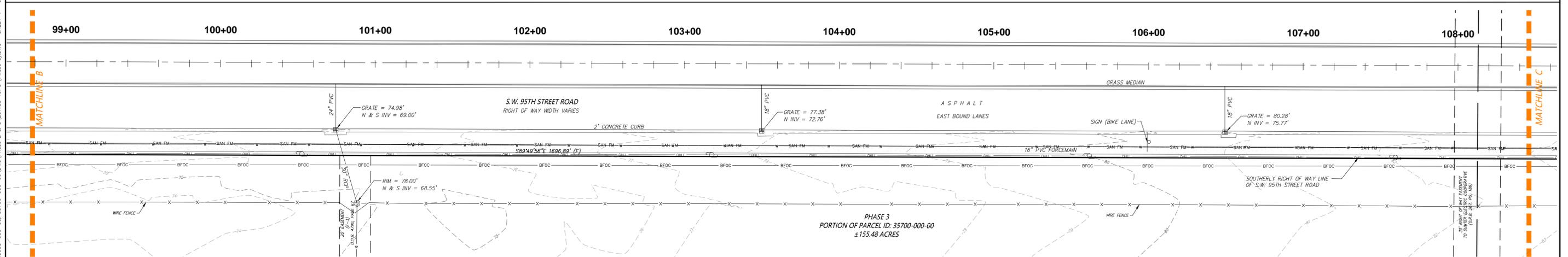
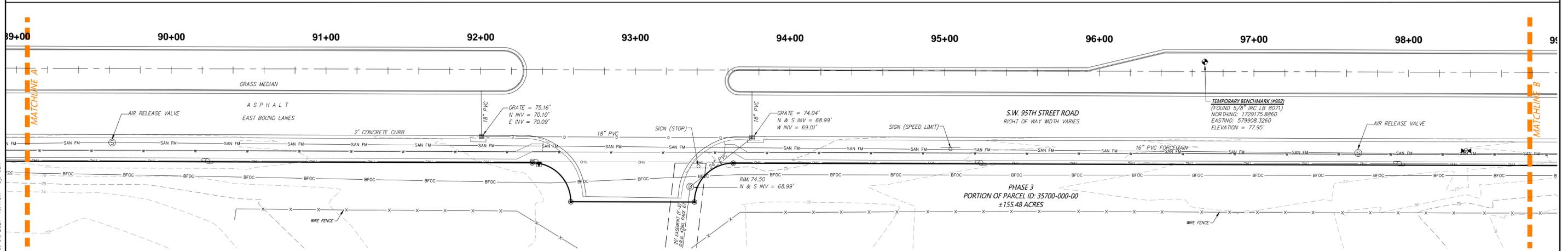
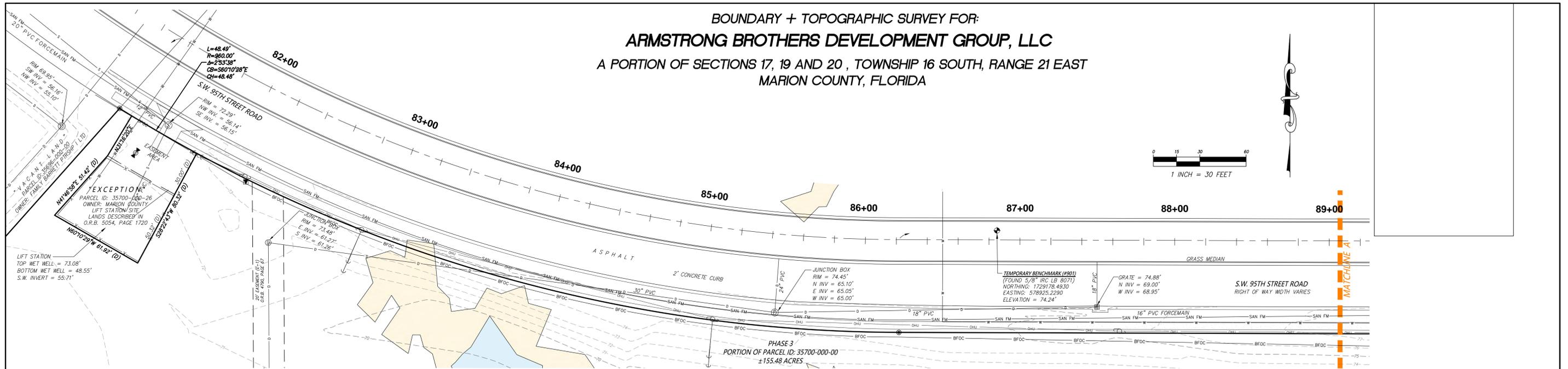
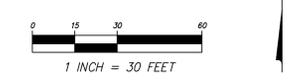
**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT • SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G.I.S.  
 420 SW 15TH STREET, OCALA, FLORIDA 34471  
 PHONE (352) 405-1182 FAX (352) 272-8335 www.JCHg.com  
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20,  
 TOWNSHIP 16  
 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
 -FOR-  
 ARMSTRONG BROTHERS DEVELOPMENT  
 GROUP, LLC

FB/PG	FIELD DATE	JOB NO.	3 OF 7
21-03-65	05/27/21	201188TOPOPH3	
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 300'

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:**  
**ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC**  
 A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA



SHEET 4 OF 7  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES,  
 LEGEND, SURVEYOR'S CERTIFICATION, ETC.

LOCATED IN SECTIONS 17, 19 & 20,  
 TOWNSHIP 16  
 SOUTH, RANGE 21 EAST

BOUNDARY & TOPOGRAPHIC SURVEY  
 -FOR-  
 ARMSTRONG BROTHERS DEVELOPMENT  
 GROUP, LLC

FB/PG	DATE	DRAWN	REVISION	CKD
21-03	09/28/21	KLJ	ADD TOPOGRAPHY & TREES	CJH

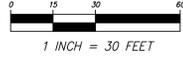
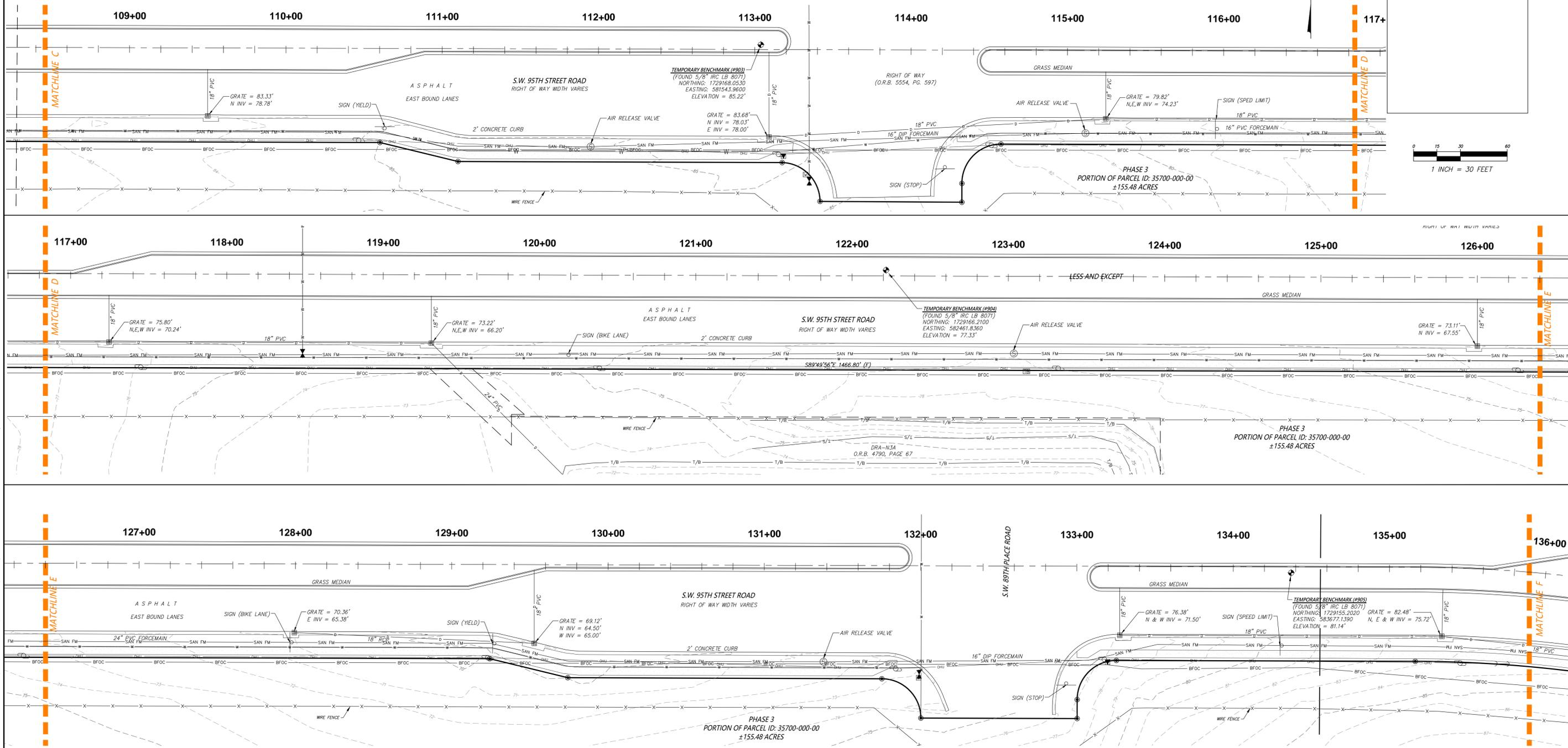
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 429 SW 15TH STREET, OCALA, FLORIDA 34747  
 PHONE: (352) 465-1482 FAX: (352) 465-4335 www.jchgroup.com  
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

MARION COUNTY, FLORIDA

FB/PG	FIELD DATE	JOB NO.	4 OF 7
21-03-65	05/27/21	201188TOPOPH3	
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 30'

Drawing name: Z:\Projects\201188 - JB Ranch\35635-000-01\_35700-000-00\_35700-000-00\DWG\Phase 2 & 3\201188 TOPO (Phase 3).DWG SHEET 4 Oct 01, 2021 10:10am by: JCH

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:**  
**ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC**  
 A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA



SHEET 5 OF 7  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES,  
 LEGEND, SURVEYOR'S CERTIFICATION, ETC.

Drawing name: Z:\Projects\201888\_00\DWG\Phase 2 & 3\201888 TOPO (Phase 3).DWG SHEET 5 Oct 01, 2021 10:12am By: JCH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	9/28/21	KLJ	ADD TOPOGRAPHY & TREES	CJH



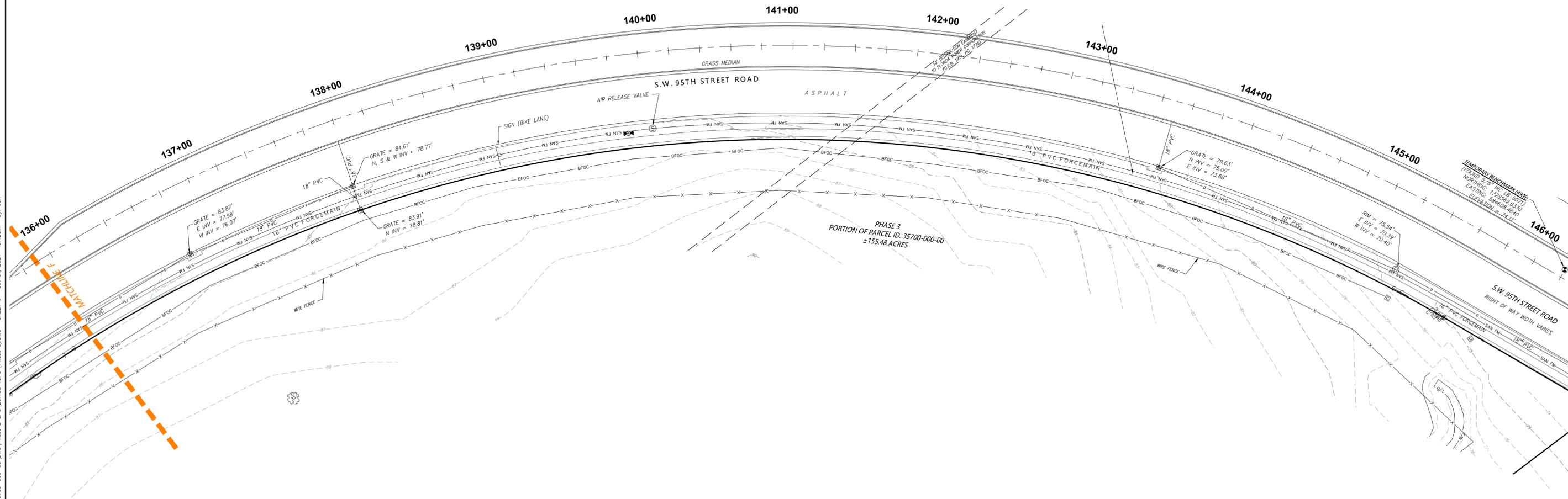
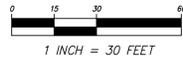
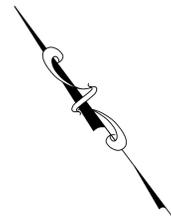
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 PHONE: (352) 405-1482 FAX: (352) 272-8335 www.jchgrp.com  
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20,  
 TOWNSHIP 16  
 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
 -FOR-  
 ARMSTRONG BROTHERS DEVELOPMENT  
 GROUP, LLC

FB/PG	FIELD DATE	JOB NO.	5 OF 7
21-03-65	05/27/21	201188TOPOPH3	
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 30'

BOUNDARY + TOPOGRAPHIC SURVEY FOR:  
**ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC**  
 A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA



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**SHEET 6 OF 7**  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES,  
 LEGEND, SURVEYOR'S CERTIFICATION, ETC.

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REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	9/28/21	KLJ	ADD TOPOGRAPHY & TREES	CJH

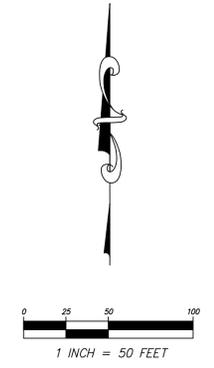
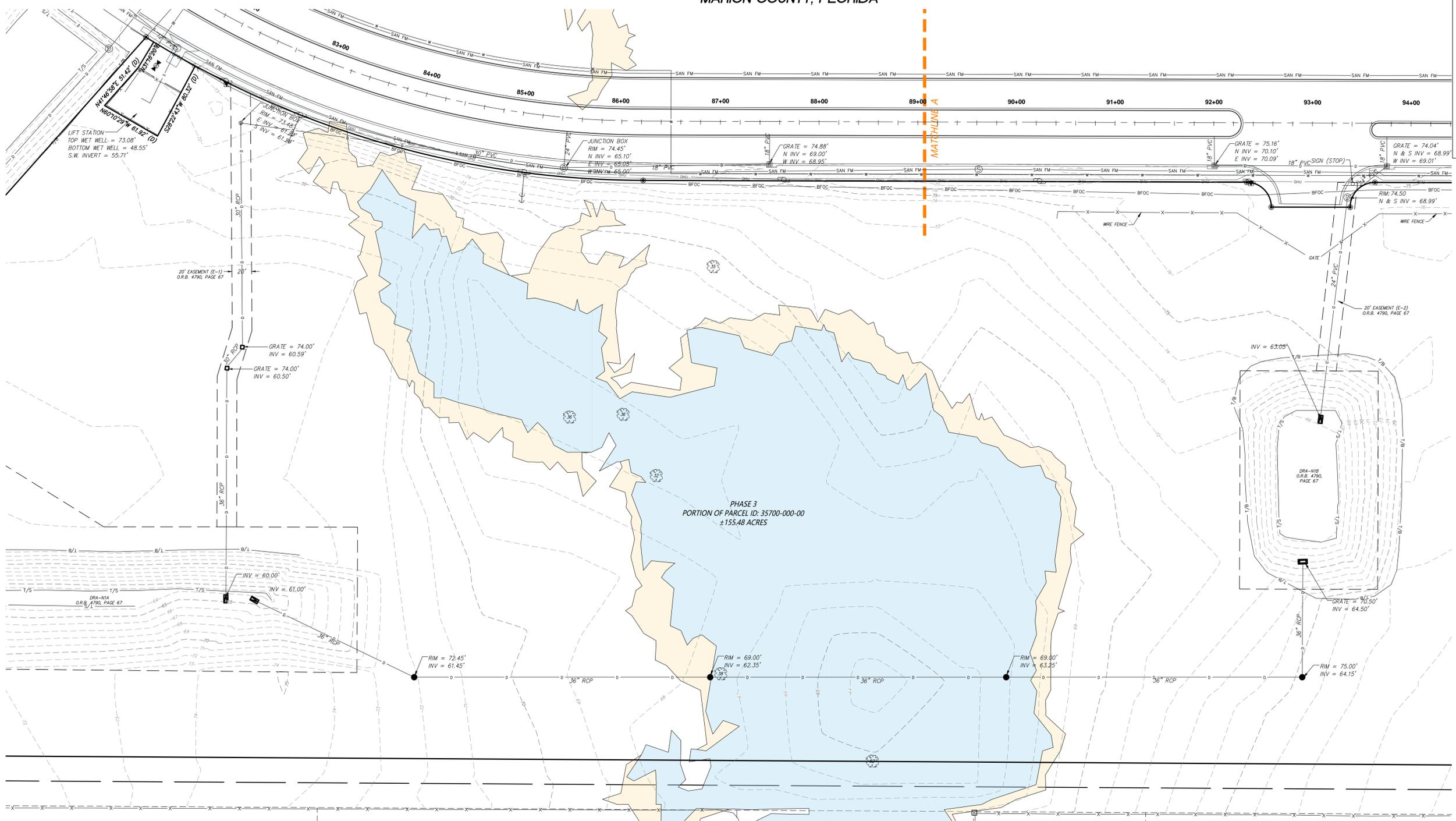

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LOCATED IN SECTIONS 17, 19 & 20,  
 TOWNSHIP 16  
 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
 -FOR-  
 ARMSTRONG BROTHERS DEVELOPMENT  
 GROUP, LLC

FB/PG	FIELD DATE	JOB NO.	6 OF 7
21-03-65	05/27/21	201188TOPOPH3	
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 30'

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:  
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC**  
A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



**SHEET 7 OF 7**  
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 7 FOR DESCRIPTION, NOTES,  
LEGEND, SURVEYOR'S CERTIFICATION, ETC.

Drawing name: Z:\Projects\201188 JB Ranch\35635-000-01\_35700-000-00 DWG\Phase 2 & 3\20188 TOPO (Phase 3).DWG SHEET 7 Oct 01, 2021 10:12am by JCH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	9/28/21	KLJ	ADD TOPOGRAPHY & TREES	CJH



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CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20,  
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SOUTH, RANGE 21 EAST  
  
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
ARMSTRONG BROTHERS DEVELOPMENT  
GROUP, LLC

FB/PG	FIELD DATE	JOB NO. 201188TOPOPH3	7 OF 7
21-03-65	05/27/21		
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 50'

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:  
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC  
A PORTION OF SECTIONS 17, 19 AND 20 , TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA**

**DESCRIPTION:** (AS SURVEYED)

**PHASE 2:**

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 I 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°59'45"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°55'05", AND A CHORD BEARING AND DISTANCE OF N.44°44'50"W, 35.35 FEET; (6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.28 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°59'45"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 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 N.03°45'56"W, 167.09 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.46 ACRES, MORE OR LESS.

**AND**

**PHASE 3:**

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 NORTH 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 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 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.28 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 SOUTHWESTERLY 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, 251.16 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.

SAID LANDS CONTAINING 155.48 ACRES, MORE OR LESS.

**LEGEND AND ABBREVIATIONS:**

- ± MORE OR LESS
- EL. ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- I.D. IDENTIFICATION
- OR# OFFICIAL RECORDS BOOK
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- (F) FIELD MEASURE
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (C) CALCULATED MEASURE
- C.D. CHORD LENGTH
- C.B. CHORD BEARING
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- WRA WATER RETENTION AREA
- PG(S) PAGE(S)
- R/W RIGHT OF WAY
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR

- BM BENCHMARK
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- INV INVERT
- IP IRON PIPE
- CI CURB INLET GRATE
- CB CATCH BASIN
- SM STORM MANHOLE
- ME MITERED END SECTION
- SM SANITARY MANHOLE
- SC SANITARY CLEANOUT
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- EB ELECTRIC BOX
- ET ELECTRIC CLEANOUT 6"
- CT CABLE TELEVISION RISER BOX
- TR TELEPHONE RISER BOX
- WM WATER MANHOLE
- W WELL
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- WV WATER VALVE
- FD FIRE HYDRANT
- UR UTILITY RISER
- SIGN SIGN
- BOLLARD
- FP FLAG POLE
- M MAILBOX
- AC AIR CONDITIONER PAD

- 10 CORRESPONDING B-II NOTES
- ← BACK FLOW PREVENTER
- ⊘ GAS VALVE
- ⊘ GAS METER
- ▲ GAS LINE MARKER
- ◇ CONCRETE UTILITY POLE
- ◇ METAL UTILITY POLE
- ◇ WOOD UTILITY POLE
- ← UTILITY POLE GUY ANCHOR
- ◇ LIGHT POLE
- ◇ SPOT/GROUND LIGHT
- ◇ ELECTRIC TRANSFORMER
- ◇ ELECTRIC VAULT
- FOUND 5/8" IRON ROD & CAP (LB 696)
- FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
- FOUND OCTAGONAL MONUMENT (AS NOTED)
- x-x- FENCE LINE AS NOTED
- 1/8" APPROXIMATE TOP OF BANK
- 1/8" APPROXIMATE TOE OF SLOPE
- EXISTING CONTOUR
- UNDERGROUND FIBER OPTIC
- UNDERGROUND SANITARY SEWER
- UNDERGROUND FORCE MAIN
- UNDERGROUND WATER LINE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND STORM DRAINAGE

**NOTES:**

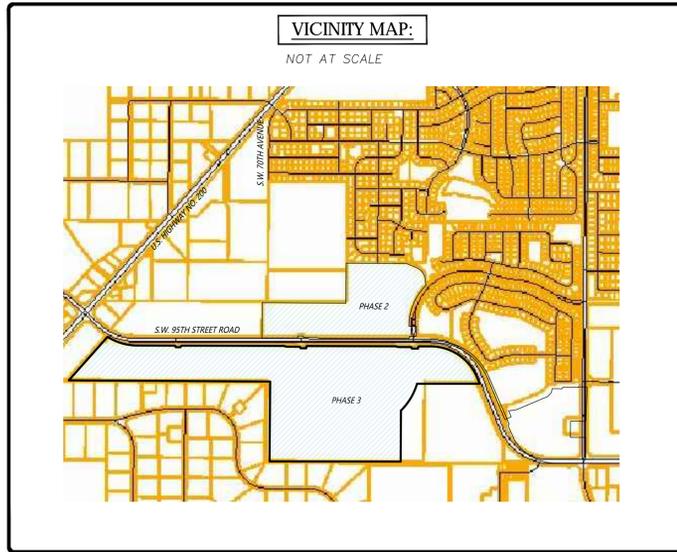
- DATE OF BOUNDARY FIELD SURVEY: MAY 27, 2021. DATE OF TOPO FIELD SURVEY: JULY 15, 2021.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER TITLE COMMITMENT ORDER NO. 91904391, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JANUARY 27, 2021. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 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.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- 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.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT H 593, ELEVATION 57.57' (NAVD 1988).
- UNDERGROUND UTILITIES AND LOT LINES DEPICTED HEREON ARE BASED ON IMPROVEMENT PLANS FOR JB RANCH AND MARION COUNTY DATA FOR S.W. 95TH STREET ROAD PLANS, JCH CONSULTING GROUP, INC HAS NOT VERIFIED.
- UNDERGROUND FIBER OPTIC LINE IS APPROXIMATE, NOT FIELD VERIFIED.
- INFORMATION ALONG S.W. 95TH STREET ROAD AS SHOWN HEREON IS BASED ON "S.W. 95TH STREET ROAD (PHASE 1) AS BUILT (FROM SR 200 TO SW 60TH AVE)" PREPARED FOR MARION COUNTY UTILITIES DEPARTMENT - PREPARED BY CIVIL-TECH CONSULTING ENGINEERS, INC., CTCE NUMBER 04212
- INFORMATION ALONG S.W. 89TH PLACE ROAD AS SHOWN HEREON IS BASED ON "P.U.D. CONSTRUCTION PLANS PHASE 1 FOR JB RANCH SUBDIVISION", PREPARED BY FARNER, BARLEY & ASSOCIATES, INC., PROJECT NO. 051002.0000 SHEETS 33 & 34 OF 52, DATED MARCH 2006. INFORMATION HAS NOT BEEN VERIFIED BY JCH CONSULTING GROUP, INC.

**SHEET 1 OF 5  
ONE IS NOT COMPLETE WITHOUT THE OTHERS**

**NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:**

ABSTRACT INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 91904391, ISSUING OFFICE FILE NUMBER JB/ARMSTRONG HOMES, BEARING A COMMITMENT DATE OF JANUARY 27TH, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

- ITEM 4: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN DEED BOOK 264, PAGE 292 - SAID DOCUMENT IS DATED PRIOR TO ONLINE AVAILABILITY AND WAS NOT FURNISHED TO THIS FIRM.
- ITEM 5: EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 267, PAGE 186 AFFECTS SUBJECT PARCEL AND IS DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 6: EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 680, PAGE 425 AFFECTS SUBJECT PARCEL, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 7: EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 1921, PAGE 1770 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON. (PARCEL 2)
- ITEM 8: DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3991, PAGE 1007 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 9: WATER AND WASTEWATER SYSTEM STANDARD DEVELOPER'S SERVICE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4787, PAGE 1815 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 10: MASTER STORMWATER EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4790, PAGE 67 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 11: FIRST AMENDMENT TO AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5094, PAGE 1807 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)
- ITEM 12: EASEMENT IN FAVOR OF BRIGHT HOUSE NETWORKS AS RECORDED IN OFFICIAL RECORDS BOOK 5374, PAGE 225 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON. (PARCEL 1 AND PARCEL 2)



SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B-2 ITEMS
3	PHASE 2 TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD
5	DETAILS OF S.W. 89TH PLACE ROAD

**UTILITY CONTACTS:**

- FIBER, TELEPHONE: CENTURYLINK  
CONTACT: THOMAS STRUMER  
855-742-6062
- RAW WATER, RECLAIMED WATER, SEWER, WATER: MARION COUNTY UTILITIES  
CONTACT: JOSH KRAMER  
352-438-2383
- CATV: CHARTER COMMUNICATIONS  
CONTACT: USC DISPATCH  
800-778-9140
- CATV: ZITO MIDWEST  
CONTACT: RHONDA WINN  
402-204-2103
- ELECTRIC: SUMTER ELECTRIC COOPERATIVE INC  
CONTACT: PAULA PERRY  
352-569-9672 X9672

**ZONING DATA:**

PER MARION COUNTY INTERACTIVE MAP  
PLANNED UNIT DEVELOPMENT (PUD)

**PROPERTY DATA:**

PORTION OF PARCEL ID: 35700-000-00  
OWNER: JB RANCH PARTNERS, LLC

**CERTIFIED TO:**

- ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- A-PLUS HOMES, A FLORIDA CORPORATION
- JB RANCH PARTNERS, LLC
- 95TH STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIDELITY LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- MERIDIAN PARTNERS LAW, P.A.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- GULLIGAN, GOODING, BATSEL, ANDERSON & PHELAN, P.A.

**FLOOD CERTIFICATION:**

PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND "AE" - AN AREA OF FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP NUMBER 12083C0703E, EFFECTIVE APRIL 19, 2017.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON \_\_\_\_\_ DATE \_\_\_\_\_  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

NO.	REVISIONS	BY	DATE
1	ADD TOPO FOR PHASE 2	KLU	10/06/21

DRAWN:	C.J.H.
TOPO:	K.L.J.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	

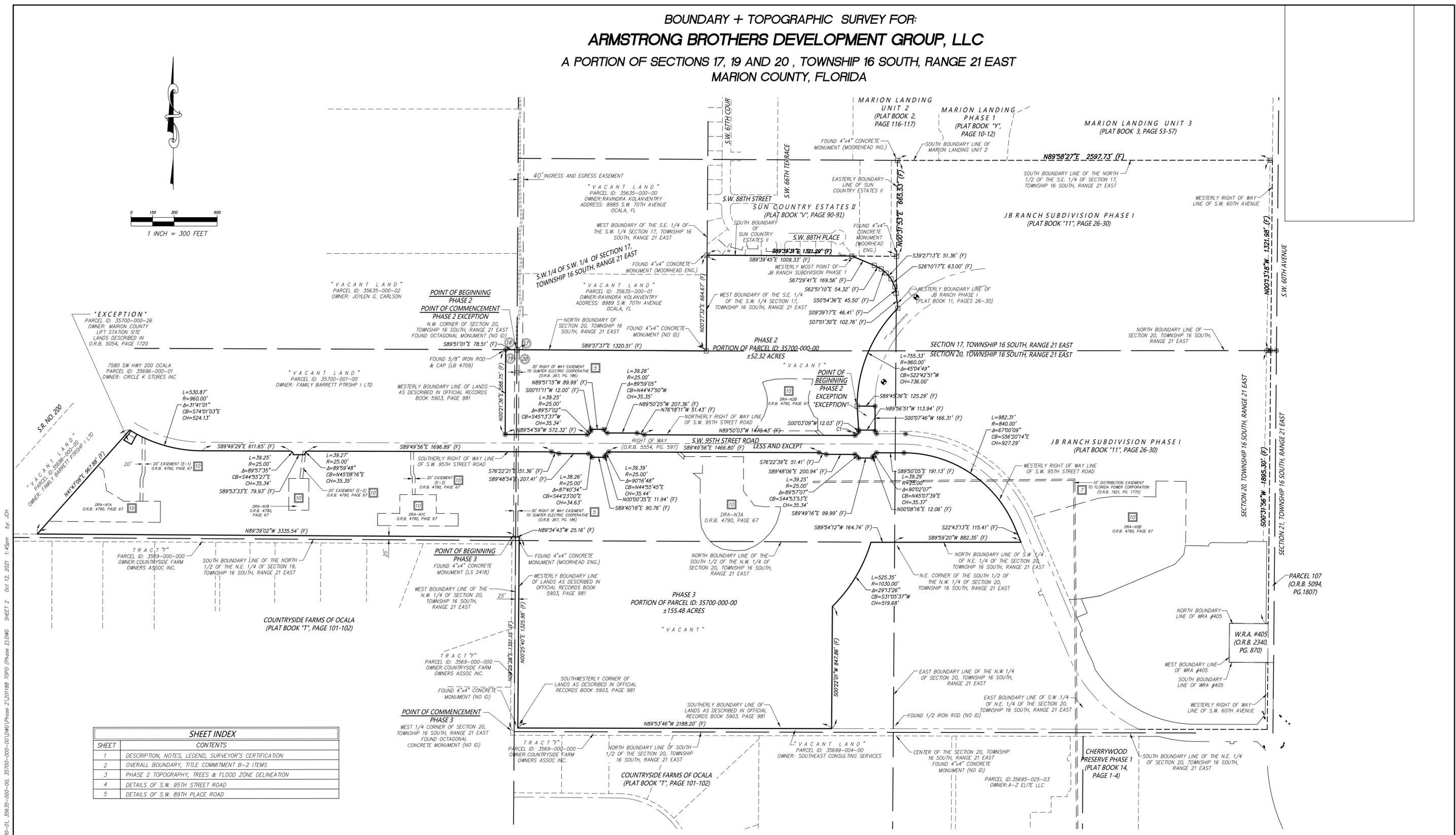
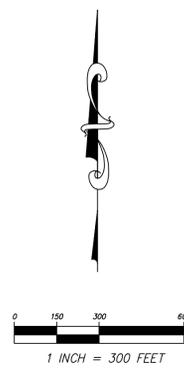
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT, SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • GIS  
CHRISTOPHER J. HOWSON, P.E., C.S., F.S.M.  
1000 W. 12TH STREET, SUITE 200  
MARIETTA, GA 30067  
PH: (770) 227-1515  
WWW.JCHCONSULTING.COM

**BOUNDARY & TOPOGRAPHIC SURVEY FOR:  
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC**

REFERENCES:	FILE:
F.B. 21-03-70	JB RANCH

J.O.# 201188
DWG.# 20118810P0PH2
SHT 1 OF 5

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:  
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC  
A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA**



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**SHEET 2 OF 5  
ONE IS NOT COMPLETE WITHOUT THE OTHERS**

**SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES,  
LEGEND, SURVEYOR'S CERTIFICATION, ETC.**

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/7/21	KLJ	ADD PHASE 2 TOPOGRAPHY	CJH

LOCATED IN SECTIONS 17, 19 & 20,  
TOWNSHIP 16  
SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

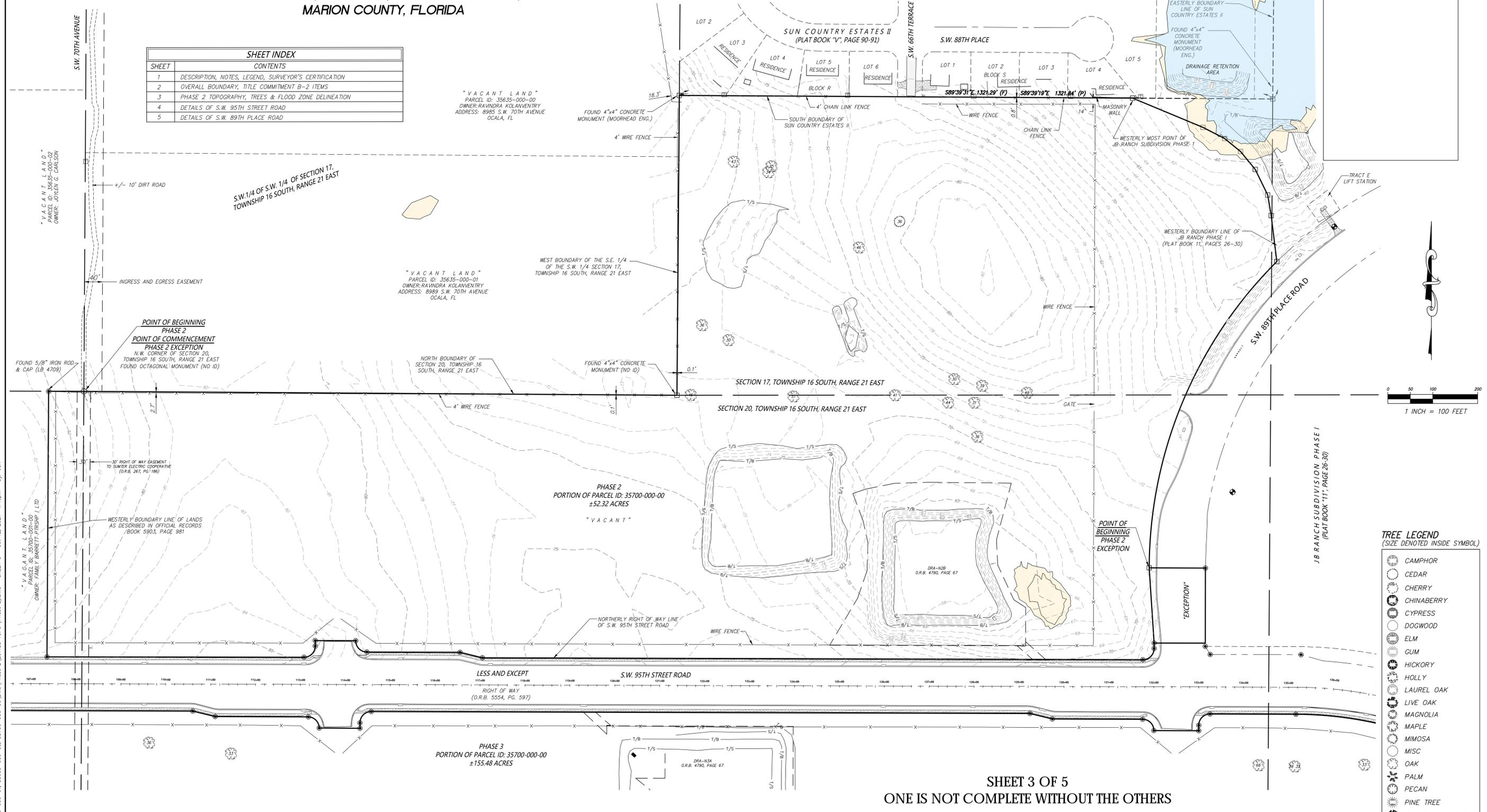
BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
ARMSTRONG BROTHERS DEVELOPMENT  
GROUP, LLC

FB/PG	FIELD DATE	JOB NO.	2 OF 5
21-03-65	05/27/21	201188TOPOPH3	
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 300'

Drawing name: Z:\Projects\201188 JB Ranch\35635-000-01\_35700-000-00 DMO\Phase 2\201188 TOPO (Phase 2)\DWG\Phase 2\201188 TOPO (Phase 2)\SHEET 2 Oct 12, 2021 1:45pm by JCH

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:  
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC  
A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA**

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**TREE LEGEND**  
(SIZE DENOTED INSIDE SYMBOL)

	CAMPHOR
	CEDAR
	CHERRY
	CHINABERRY
	CYPRESS
	DOGWOOD
	ELM
	GUM
	HICKORY
	HOLLY
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
	MAPLE
	MIMOSA
	MISC
	OAK
	PALM
	PECAN
	PINE TREE
	SUGAR HACKBERRY
	SYCAMORE

**SHEET 3 OF 5**  
**ONE IS NOT COMPLETE WITHOUT THE OTHERS**  
**SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES,**  
**LEGEND, SURVEYOR'S CERTIFICATION, ETC.**

SEE SHEETS 4 & 5 FOR BENCHMARKS

Drawing name: Z:\Projects\20188 JB Ranch\35635-000-01\_35700-000-00\DWG\Phase 2\DMC\Phase 2\DMC SHEET 3 Oct 12, 2021 1:46pm by JCH

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/07/21	KLJ	ADD PHASE 2 TOPOGRAPHY	CJH

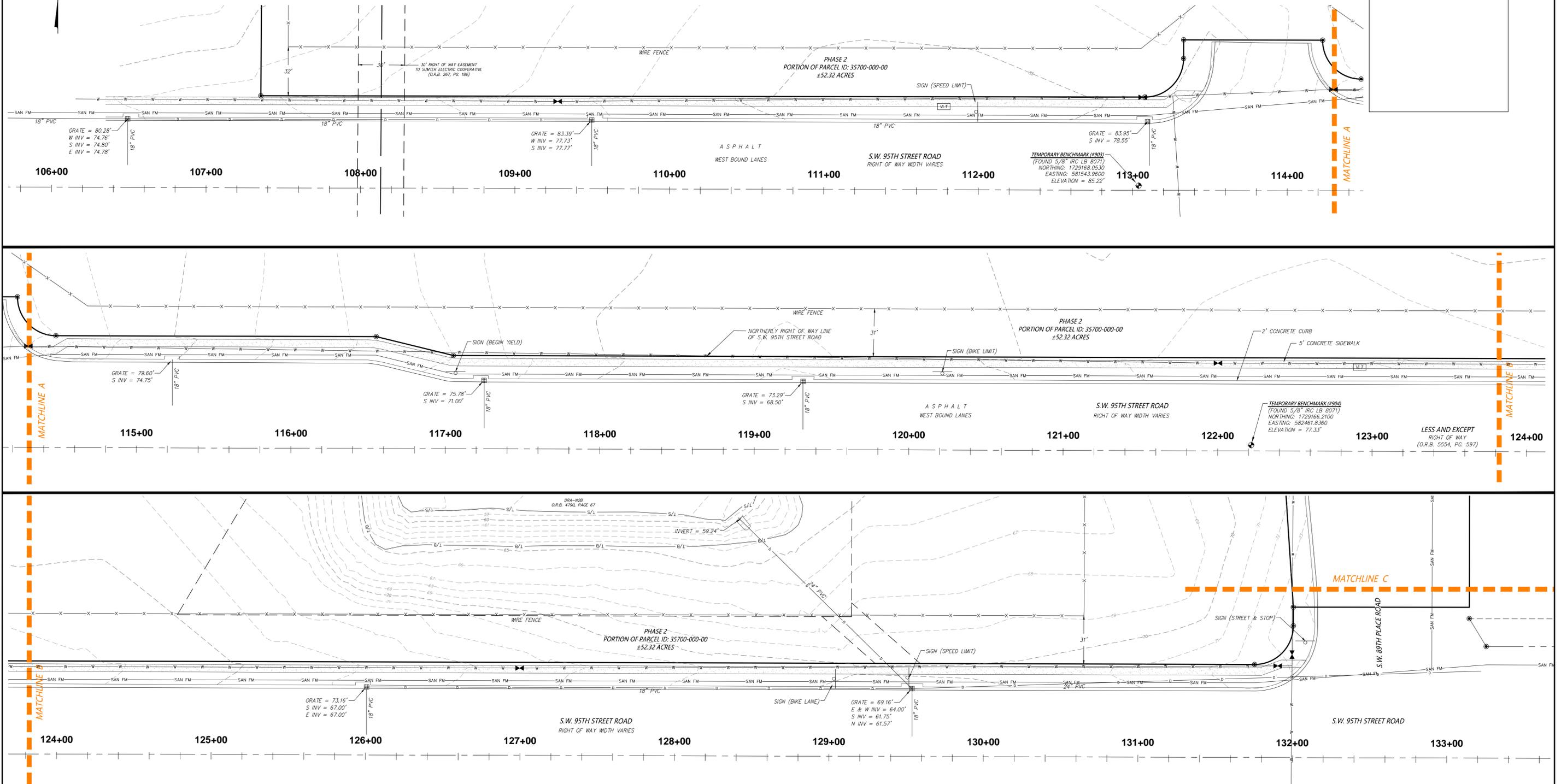
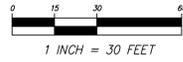

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT + SURVEYING + MAPPING  
 PLANNING + ENVIRONMENTAL + G.I.S.  
 425 SW 15TH STREET, OCALA, FLORIDA 34771  
 PHONE (352) 465-1482 FAX (352) 272-8335 www.jchgroup.com  
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20,  
TOWNSHIP 16  
SOUTH, RANGE 21 EAST  
  
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
ARMSTRONG BROTHERS DEVELOPMENT  
GROUP, LLC

FB/PG	FIELD DATE	JOB NO.	3 OF 5
21-03-65	05/27/21	201188TOPOPH2	
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 100'

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:**  
**ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC**  
 A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA



SHEET 4 OF 5  
 ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES,  
 LEGEND, SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/07/21	KLJ	ADD PHASE 2 TOPOGRAPHY	CJH

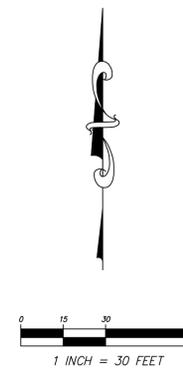
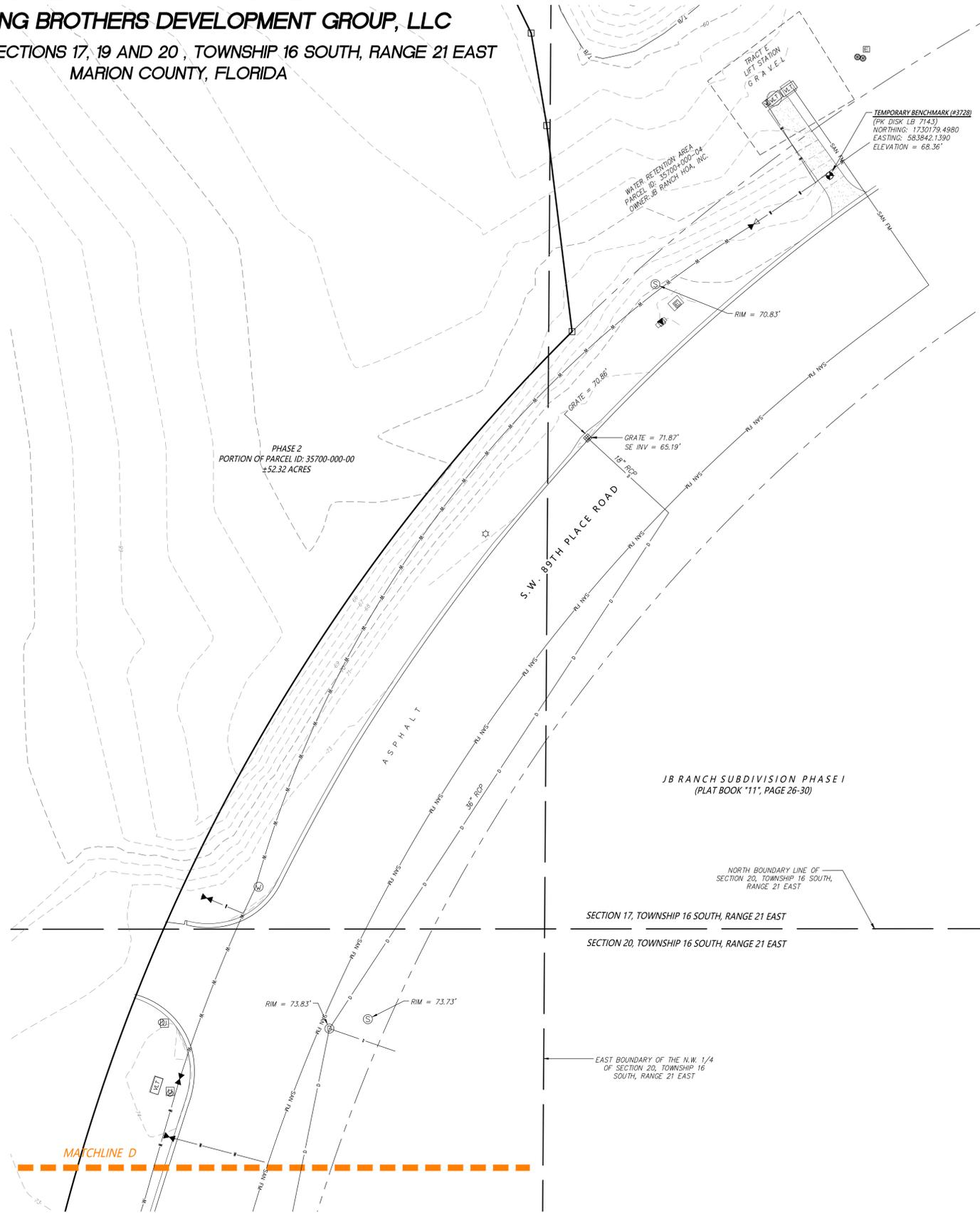
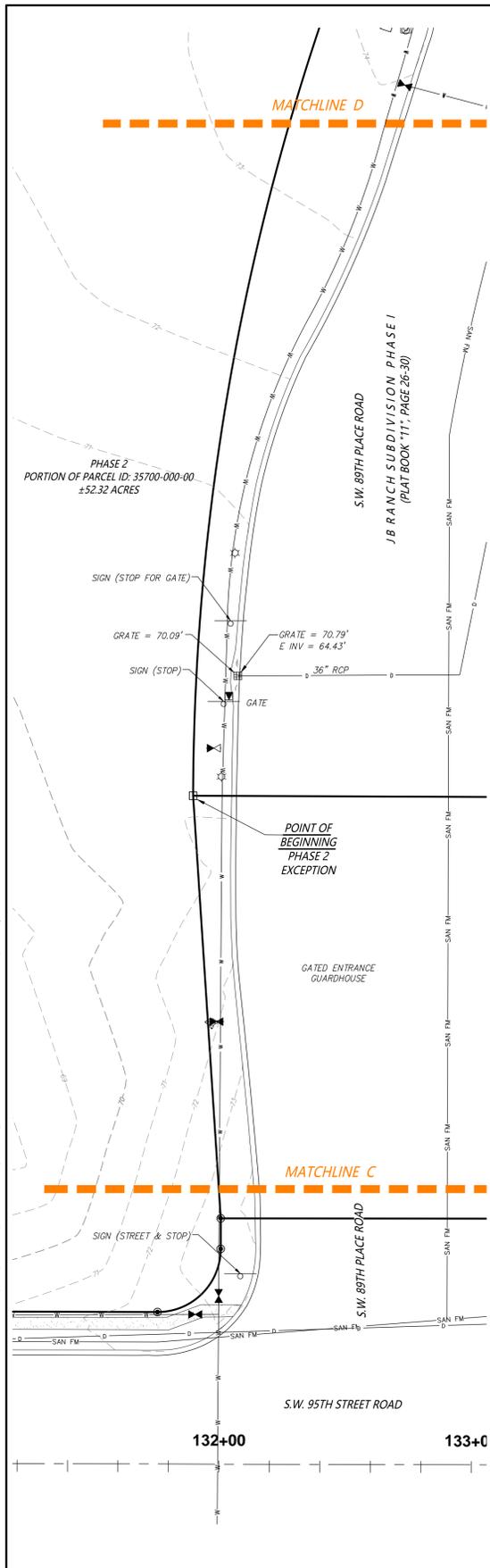
LOCATED IN SECTIONS 17, 19 & 20,  
 TOWNSHIP 16  
 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
 -FOR-  
 ARMSTRONG BROTHERS DEVELOPMENT  
 GROUP, LLC

FB/PG	FIELD DATE	JOB NO.	4 OF 5
21-03-65	05/27/21	201188TOPOPH2	
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 30'

Drawing name: Z:\Projects\201188 JB Ranch\35635-000-01\_35635-000-01\_35700-000-00\DWG\Phase 2\10188 TOPO (Phase 2)\DWG SHEET 4 Oct 12, 2021 1:46pm by JCH

**BOUNDARY + TOPOGRAPHIC SURVEY FOR:  
ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC**  
A PORTION OF SECTIONS 17, 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, TITLE COMMITMENT B-2 ITEMS
3	PHASE 2 TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION
4	DETAILS OF S.W. 95TH STREET ROAD
5	DETAILS OF S.W. 89TH PLACE ROAD

**SHEET 5 OF 5**  
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES,  
LEGEND, SURVEYOR'S CERTIFICATION, ETC.

Drawing name: Z:\Projects\201188 JB Ranch\356-35-000-01\_356-35-000-00\_35700-000-00\DWG\Phase 2\201188 TOPO (Phase 2)\DWG SHEET 5 Oct 12, 2021 1:47pm by JCH

FB/PG	DATE	DRAWN	REVISION	CKD
21-03	10/7/21	KLJ	ADD PHASE 2 TOPOGRAPHY	CJH


**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT • SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G.I.S.  
 426 SW 15TH STREET, OCALA, FLORIDA 34771  
 PHONE: (352) 465-1482 FAX: (352) 272-8335 www.jchgroup.com  
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTIONS 17, 19 & 20,  
TOWNSHIP 16  
SOUTH, RANGE 21 EAST  
  
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
ARMSTRONG BROTHERS DEVELOPMENT  
GROUP, LLC

FB/PG	FIELD DATE	JOB NO.	5 OF 5
21-03-65	05/27/21	201188TOPOPH2	
DRAWING DATE	BY	APPROVED	SCALE
06/02/21	M.A.	CJH	1" = 30'