



**Marion County
Board of County Commissioners**

Growth Services
2710 E. Silver Springs
Blvd. Ocala, FL 34470
Phone: 352-438-2600 Fax:
352-438-2601

APPLICATION COMPLETE
DATE COMPLETED 4/24/24
INITIALS AW
TENTATIVE MEETING DATES
P&Z PH 6/24/24
BCC/P&Z PH 7/16/24

RECEIVED

APR 22 2024

Marion County
Growth Service

SPECIAL USE PERMIT APPLICATION - REGULAR - \$1,000.00

The undersigned hereby requests a Special Use Permit in accordance with Marion County Land Development Code, Articles 2 and 4, for the purpose of: Dude Ranch

Legal Description: (Please attach a copy of the deed and location map.) **Parcel Zoning:** A1

Parcel account number(s): 49448-001-00

Property dimensions: SEE DEED **Total acreage:** 8.83 acres

Directions: 1.5 mile N of Hwy 42 off Hwy 25 right hand side

Each property owner(s) MUST sign this application or provide written authorization naming an applicant or agent to act on his behalf. **Please print all information, except for the Owner and Applicant/Agent signature.**

Property Owner name (please print)
Pinuccia M Viola

Applicant or agent name (please print)
Pinuccia M Viola

Mailing Address
15021 S Hwy 25

Mailing Address
15201 S Hwy 25

City, State, Zip code
WEIRSDALE, FL, 32195

City, State, Zip code
WEIRSDALE, FL, 32195

Phone number (include area code)
(352) 446-6642

Phone number (include area code)
(352) 446-6642

E-mail address
97PINUCCIA@GMAIL.COM

E-mail address
97PINUCCIA@GMAIL.COM

Signature

Signature

PLEASE NOTE: A representative is strongly encouraged to attend the public hearings when this application will be discussed. If no representative is present, the request may be postponed or **denied**. Hearing notices will be mailed to the address(es) listed above. All information submitted must be correct and legible to process the Application. Contact Growth Services Planning & Zoning at (352) 438-2675 for more information.

AR: 31467					STAFF/OFFICE USE ONLY	
Project No.:	<u>2020050058</u>	Code Case No.:	<u>N/A</u>	Application No.:		
Rcvd by:	<u>C. Baugh</u>	Rcvd Date:	<u>4/18/24</u>	FLUM:	<u>BL</u>	Zoning Map No.: <u>314</u> Rev: 07/1/2019

STEADFAST RANCH

Steadfast Dude Ranch will be a small scale dude ranch dedicated to preserving Florida's Cracker history. With the help of the Florida Department of Vocational Rehabilitation this dude ranch will be a quiet, low impact, livestock based experience, educating people of all ages on horsemanship and livestock.

It is argued by many that Florida is home to the United States first cow (Cracker Cattle) and cowboy (the cow hunter). In 2018 the Cracker Cattle breed was made the official heritage breed of Florida. Today the conservation status of Cracker Cattle is listed as 'threatened' by the Livestock Conservancy. Steadfast Ranch currently has seven head of Cracker Cattle and is planning on breeding more. Steadfast Ranch will be dedicated to preserving Florida's rich history in agriculture by educating guests of all ages and backgrounds.

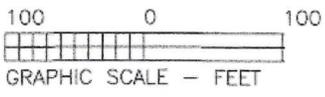
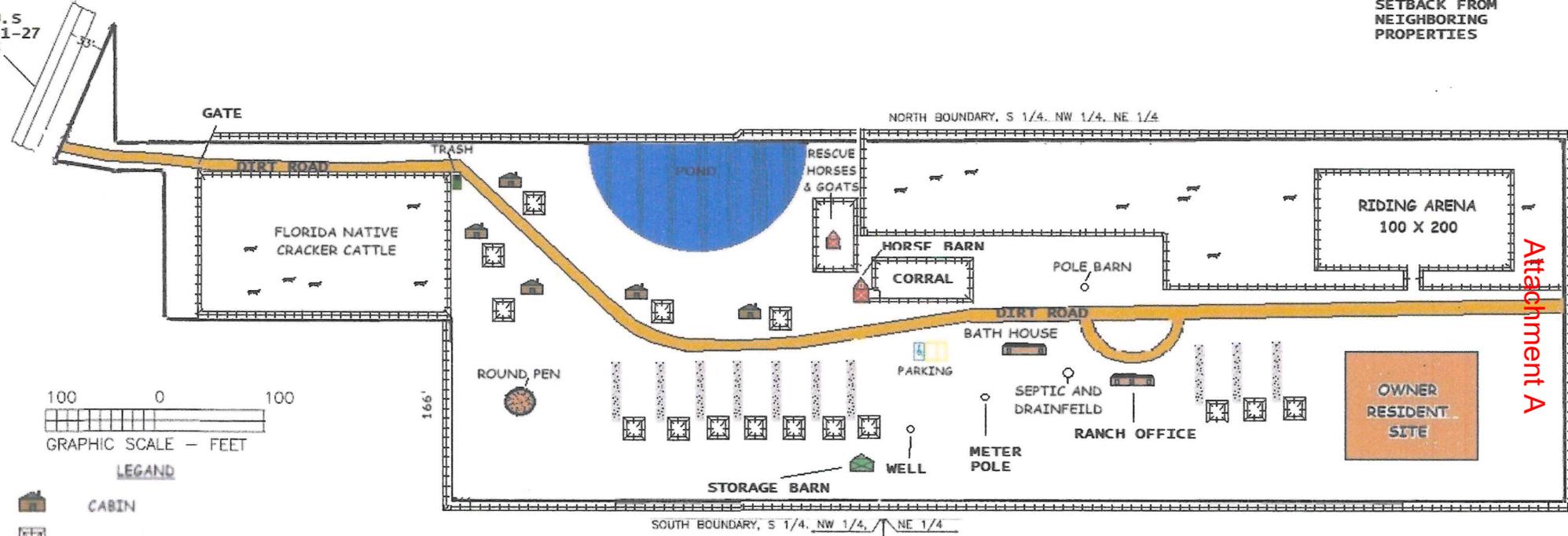
Guests will be able to bring their own horses, or enjoy the company of the rescue horses and stay in a cracker style mini cabin. Guests will have the opportunity to learn the history of the Florida Cracker, Cracker Cattle, general horsemanship, tending to cattle, and tending to goats. There will be old fashioned games like horse shoes and roping. Guests will be able to ride in an arena, work in a round pen, or take perimeter trail ride.



SITE PLAN

ALL BUILDINGS A
MINIMUM 25FT
SETBACK FROM
NEIGHBORING
PROPERTIES

T. U. S.
Y 441-27
Y 25



LEGEND

-  CABIN
-  CORRAL
-  HORSE TRAILER SITE
-  PARKING

Attachment A

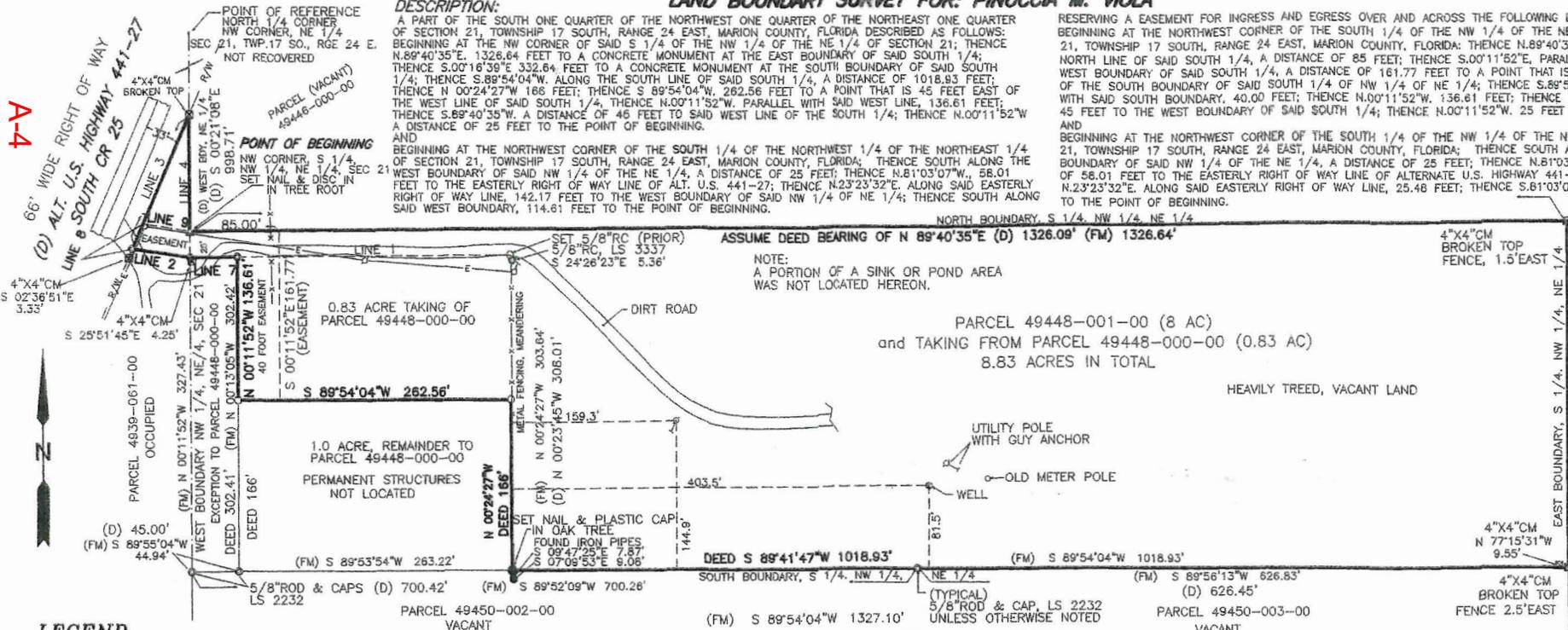
LAND BOUNDARY SURVEY FOR: PINUCCIA M. VIOLA

DESCRIPTION:

A PART OF THE SOUTH ONE QUARTER OF THE NORTHWEST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID S 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21; THENCE N.89°40'35"E. 1326.64 FEET TO A CONCRETE MONUMENT AT THE EAST BOUNDARY OF SAID SOUTH 1/4; THENCE S.00°16'39"E. 332.64 FEET TO A CONCRETE MONUMENT AT THE SOUTH BOUNDARY OF SAID SOUTH 1/4; THENCE S.89°54'04"W. ALONG THE SOUTH LINE OF SAID SOUTH 1/4, A DISTANCE OF 1018.93 FEET; THENCE N.00°24'27"W. 168 FEET; THENCE S.89°54'04"W. 282.56 FEET TO A POINT THAT IS 45 FEET EAST OF THE WEST LINE OF SAID SOUTH 1/4, THENCE N.00°11'52"W. PARALLEL WITH SAID WEST LINE, 136.61 FEET; THENCE S.89°40'35"E. A DISTANCE OF 45 FEET TO SAID WEST LINE OF THE SOUTH 1/4; THENCE N.00°11'52"W. A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

AND BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 25 FEET; THENCE N.81°03'07"W. 58.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ALT. U.S. 441-27; THENCE N.23°23'32"E. ALONG SAID EASTERLY RIGHT OF WAY LINE, 142.17 FEET TO THE WEST BOUNDARY OF SAID NW 1/4 OF NE 1/4; THENCE SOUTH ALONG SAID WEST BOUNDARY, 114.81 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED LAND: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA; THENCE N.89°40'35"E. ALONG THE NORTH LINE OF SAID SOUTH 1/4, A DISTANCE OF 85 FEET; THENCE S.00°11'52"E. PARALLEL WITH THE WEST BOUNDARY OF SAID SOUTH 1/4, A DISTANCE OF 161.77 FEET TO A POINT THAT IS 166 FEET NORTH OF THE SOUTH BOUNDARY OF SAID SOUTH 1/4 OF NW 1/4 OF NE 1/4; THENCE S.89°54'04"W. PARALLEL WITH SAID SOUTH BOUNDARY, 40.00 FEET; THENCE N.00°11'52"W. 136.61 FEET; THENCE S.89°40'35"W. 45 FEET TO THE WEST BOUNDARY OF SAID SOUTH 1/4; THENCE N.00°11'52"W. 25 FEET TO THE P.O.B. AND BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 25 FEET; THENCE N.81°03'07"W. A DISTANCE OF 56.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ALTERNATE U.S. HIGHWAY 441-27; THENCE N.23°23'32"E. ALONG SAID EASTERLY RIGHT OF WAY LINE, 25.48 FEET; THENCE S.81°03'07"E. 47.69 FEET TO THE POINT OF BEGINNING.



NOTE:
A PORTION OF A SINK OR POND AREA WAS NOT LOCATED HEREON.

PARCEL 49448-001-00 (8 AC)
and TAKING FROM PARCEL 49448-000-00 (0.83 AC)
8.83 ACRES IN TOTAL

LEGEND

- (D) DEED CALL (P) PLAT CALL
- (FM) FIELD MEASURED (CALC) CALCULATED
- * DEGREES WHEN USED WITH BEARINGS
- ' MINUTES WHEN USED WITH BEARINGS
- " SECONDS WHEN USED WITH BEARINGS
- FD- FOUND C/L- CENTERLINE
- SEC SECTION TWP TOWNSHIP RGE RANGE
- R/W RIGHT OF WAY R/R RAILROAD
- PRM PERMANENT REFERENCE MARKER
- PCP PERMANENT CONTROL POINT
- POB POINT OF BEGINNING
- PC POINT OF CURVATURE (BEGINNING OF CURVE)
- PT POINT OF TANGENCY (END OF CURVE)
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- POT POINT ON TANGENT (POINT ON LINE)
- PI POINT OF INTERSECTION
- COM COUNTY CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT FOUND (4"x4")
- CONCRETE MONUMENT SET (4"x4")
- NAIL AND DISC OR TAB FOUND (N&D) (N&T)
- NAIL AND DISC OR TAB SET (N&D) (N&T)
- IRON ROD & CAP FOUND IRON RC SET
- C/W, C/S, C/D, CONCRETE WALK, SLAB OR DRIVE
- BROKEN LINES ARE NOT TO SCALE
- UTILITY POLE W/ OVERHEAD LINES
- R= RADIUS I = DELTA L= ARC T= TANGENT
- CH= CHORD LENGTH, CHB= CHORD BEARING
- BM= BENCH MARK, TBM= TEMPORARY BENCH MARK

LINE TABLE		
DEED CALLS	FIELD MEASURED CALLS	
LINE 1 = S 89°40'35"W 307.18'	(FM) S 89°40'35"W 307.18'	
LINE 2 = N 81°03'07"W 58.01'	(FM) N 80°58'06"W 56.35'	
LINE 3 = N 23°23'32"E 142.17'	(FM) N 23°33'26"E 138.31'	
LINE 4 = S 00°21'08"E 114.51'	(FM) S 00°12'48"E 110.63'	
LINE 7 = S 89°40'35"W 45.00'	(FM) S 89°55'46"W 44.96'	
LINE 8 = N 23°23'32"E 25.48'	(FM) N 23°33'26"E 25.51'	
LINE 9 = S 81°03'07"E 47.69'	(FM) S 80°58'06"E 46.07'	

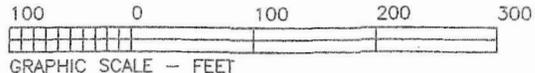
SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THIS PLAT TO BE A REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION, SUBJECT TO ALL NOTES, DISCLAIMERS AND NOTATIONS SHOWN HEREON AND MEETS STANDARDS SET FORTH IN THE STATE OF FLORIDA, PURSUANT TO FLORIDA STATUTES.

APRIL 16, 2019
DATE OF SIGNATURE:

JOHN L. VINCENT
LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4289

SURVEYORS' NOTATIONS

BEARING BASIS WAS ASSUMED AS SHOWN OR NOTED.
UNDERGROUND AND/OR OVERHEAD IMPROVEMENTS OR UTILITIES WERE NOT LOCATED UNLESS OTHERWISE SHOWN OR NOTED.
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS OF RECORD NOT NECESSARILY SHOWN HEREON.
TREES, SHRUBS OR OTHER NATURAL TOPOGRAPHIC FEATURES WERE NOT LOCATED UNLESS OTHERWISE SHOWN OR NOTED.
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
DESCRIPTION WAS FURNISHED BY CLIENT UNLESS OTHERWISE NOTED.
LOCATION OF FENCES, UTILITY POLES, UTILITY BOXES, WELLS, SEPTIC TANKS, MANHOLES, AND BASINS ARE TO THE CENTER OF SAID STRUCTURE UNLESS OTHERWISE NOTED.
THE PROPERTY DESCRIBED HEREON WAS SURVEYED AS PER DEED(S) AND/OR PLAT(S) FURNISHED TO THIS SURVEYOR (UNLESS OTHERWISE NOTED). SAID SURVEY REFLECTS THE FIELD LOCATION RELATIVE TO SAID DATA AND IN NO WAY INTENDS, WARRANTS OR ASSUMES ANY OWNERSHIP LINES OR CLAIMS WHICH MAY HAVE BEEN, MAY BE OR MAY NOT BE ESTABLISHED BY AGREEMENT, TITLE SEARCH AND/OR ADJUDGED BY COURT OF LAW.
ZONING OR SUBSEQUENT REQUIREMENTS NOT RESEARCHED UNLESS OTHERWISE SHOWN OR NOTED.
THE PURPOSE OF THIS SURVEY IS: BOUNDARY LOCATION



UPDATE/RECERTIFY APRIL 16, 2019

SURVEY CERTIFIED TO:
PINUCCIA M. VIOLA
THOMAS M. EGAN, CHARTERED
LAKE MICHIGAN CREDIT UNION ISAOA/ATIMA
FIRST AMERICAN TITLE INSURANCE COMPANY
DATE: APRIL 16, 2019 SCALE ONE INCH = 100 FEET
JOB NO. 81600419 SHEET 1 OF 1

JOHN L. VINCENT - SURVEYOR/MAPPER
8720 SE 108th STREET, BELLEVUE, FL 34420
TELEPHONE 862 285-8882

DATE OF SURVEY: 10-19-2017 THRU
FIELD BOOK NO. 80 PAGE 60 THRU 61

Attachment A

MCBCC Interactive Map - Internal



Attachment A

4/24/2024, 11:11:09 AM

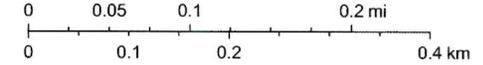
1:5,733

- Parcels Labels
- Parcels
- Address Points
 - Structure - Addressed
 - Structure - Confidential Address

- Vacant - Confidential Address
- No Address
- Vacant with Address
- WRA/DRA
- WELL

- Marion County
- Environmentally Sensitive Overlay Zones
- County Road Maintenance
 - OCE Maintained Paved
 - Not Maintained

- Streets
- Aerial2023
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Marion County IT GIS Team, Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METI/NASA, USGS, EPA, NPS,

Special Use (Written findings & facts)

1. Ingress and egress to the ranch will be off of Hwy 25. The private road will be wide and tall for horse trails and emergency vehicles to enter with ease. All proposed structures will be located off of the private road and be accessible to emergency vehicles. Guests will drive past the front one acre where cattle reside which leads to parking including handicap space.
2. Off street parking will not be available. The property is heavily wooded all parking areas will not be easily seen from Hwy 25. Parking areas will have a firm, stable, and slip resistant surface, following all ADA guidelines.
3. Waste removal will be provided by Do. Cleanup One LLC. The storage area for the trash collection will be concealed by natural landscape from neighboring properties. Horse manure will be composted and recycled using the Best Management Practices for Water Resource Protection outlined by the Florida Department of Environmental Protection for small scale horse operations.
4. Electrical energy services are provided to the ranch by Duke Energy Corporation. Existing well and septic in compliance with the EPA and Florida Department of Health will provide Water and sanitation.
5. The property will be kept as close to its "old Florida" natural state as possible for the habitat of the Florida Cracker Cattle. The grounds include natural heavily wooded, viny, and lush landscape which helps buffer highway noise. Livestock fencing will fence in the property completely, keeping animals in and detouring guest from entering neighboring properties.
6. A sign will be out front as per code. It will display STEADFAST DUDE RANCH. The sign will be lit at night. There are no other planned signs. Existing motion lights are placed around the front gate. Existing lights serve as protection against predators near horse barns and livestock areas. The heavily wooded landscape buffers the light from the highway and neighboring properties.
7. All setbacks for buildings will be a minimum of 25ft from neighboring properties. All setbacks will be in compliance with local codes and ordinances.
8. The 20-acre property to the North (parcel 49446-000-00) is vacant (no dispute letter from owner attached). The property to the East (parcel 49449-000-00) is owned by a trust, vacant, and has cattle on it. The property to the South (parcel 49450-002-00 and 49450-003-00) is vacant and heavily wooded. The property to the South and West (parcel 9448-000-00) has a residence on it. The property touching the South and West section (parcel 4939-061-001) has a residence and small-scale farm (no objection letter attached). Peggys Flowers located one property over. Ocala Manufacturing Co. located less then one mile away. Eaton's Beach restaurant located less than two miles away. A citrus warehouse located at the traffic light at Hwy 25 and Hwy 42 is less than two miles away.
9. Yes, I would be willing to meet any special conditions necessary to get this special use permit.

Please note with the help of the Florida Department of Vocational Rehabilitation this dude ranch will be a quiet, low impact, safe for place, dedicated to preserving Florida's cracker history by educating people of all ages on horsemanship and livestock.

Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

49448-001-00

[GOOGLE Street View](#)

Prime Key: 1886686

[Beta MAP IT+](#)

Current as of 4/24/2024

[Property Information](#)

[M.S.T.U.](#)

[PC: 65](#)

Acres: 8.83

VIOLA PINUCCIA M
3579 AMELIA AVE
THE VILLAGES FL 32162-6601

[Taxes / Assessments:](#)

Map ID: 314

[Millage:](#) 9001 - UNINCORPORATED

Situs: Situs: 15201 S HWY 25
WEIRSDALE

[2023 Certified Value](#)

Land Just Value	\$114,475		
Buildings	\$0		
Miscellaneous	\$6,683	Impact	(\$112,173)
Total Just Value	\$121,158	Land Class Value	\$2,302
Total Assessed Value	\$8,985	Total Class Value	\$8,985
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$8,985		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$114,475	\$0	\$6,683	\$121,158	\$8,985	\$0	\$8,985
2022	\$114,475	\$0	\$6,878	\$121,353	\$8,680	\$0	\$8,680
2021	\$61,231	\$0	\$1,658	\$62,889	\$3,130	\$0	\$3,130

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	VI	Price
6954/1204	04/2019	07 WARRANTY	9 UNVERIFIED	Q	V	\$69,000
6897/1706	08/2018	08 CORRECTIVE	0	U	V	\$100
6859/1480	08/2018	07 WARRANTY	0	U	V	\$100
6564/1868	03/2017	05 QUIT CLAIM	0	U	V	\$100
6552/0846	03/2017	07 WARRANTY	9 UNVERIFIED	Q	V	\$45,000
5904/1318	07/2013	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
4788/0819	05/2007	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
4420/1100	04/2006	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
4394/0482	04/2006	08 CORRECTIVE	0	U	V	\$100
4329/1011	01/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$85,000
4329/1010	11/2005	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100

A-7

Attachment A

1391/1566	12/1986	07 WARRANTY	0	U	V	\$100
1376/0842	09/1986	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$6,000
1247/1281	10/1984	07 WARRANTY	0	U	V	\$28,000

Property Description

SEC 21 TWP 17 RGE 24
 COM AT THE NW COR OF S 1/4 OF NW 1/4 OF NE 1/4 OF SEC 21 TH
 N 89-40-35 E 1326.64 FT TH S 00-16-39 E 332.64 FT TH
 S 89-54-04 W 1018.93 FT TH N 00-24-27 W 166 FT TH
 S 89-54-04 W 262.56 FT TH N 00-11-52 W 136.61 FT TH
 S 89-40-35 W 45 FT TH N 00-11-52 W 25 FT TO THE POB &
 COM AT THE NW COR OF S 1/4 OF NW 1/4 OF NE 1/4 OF SEC 21 TH
 S 25 FT TH N 81-03-07 W 58.01 FT TH N 23-23-32 E 142.17 FT TH S
 114.61 FT TO THE POB
Parent Parcel: 49448-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6502		333.0	1,046.0	A1	8.57	AC							
9430		25.0	453.0	A1	.26	AC							
9994		142.0	.0	A1	1.00	UT							

Neighborhood 9500 - 17/23 E of Hwy 441 & 17/24
 Mkt: 10 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00		UT	99	1980	1	0.0	0.0
256 WELL 1-5 BTH	1.00		UT	99	1980	1	0.0	0.0
048 SHED OPEN	190.00		SF	15	2020	1	10.0	19.0
045 LEAN TO	152.00		SF	15	2020	1	8.0	19.0
259 WELL 04-12IN	1.00		UT	99	2020	1	0.0	0.0
190 SEPTIC 1-5 BTH	1.00		UT	99	2020	1	0.0	0.0
FDU UTILITY-FINISH	360.00		SF	40	2021	3	12.0	30.0

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description

\$18.50 R
\$483.00 DS
\$501.50

Attachment A



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 04/25/2019 04:40:53 PM
FILE #: 2019041536 OR BK 6954 PGS 1204-1205
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$483.00 MDS: \$0 INT: \$0

Prepared By:
THOMAS M. EGAN, Chartered
2107 SE 3rd Avenue
Ocala, FL 34471

Parcel ID #: 49448-001-00

WARRANTY DEED

THIS INDENTURE, made this April 25, 2019, Between **EASY BREEZE FARMS LLC**, a Florida limited liability company, whose address is 15600 SE 103rd Terrace, Summerfield, Florida 34491, **Grantor**, and **PINUCCIA M. VIOLA**, whose Post Office Address is 3579 Amelia Ave., The Villages, Florida 32162 **Grantee**.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

See Attached Exhibit A.

Subject to taxes for 2019 and subsequent years, and easements and restrictions of record without reimposing same.

AND SAID GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Easy Breeze Farms LLC

Witness #1 Signature

Thomas M. Egan
Witness #1 Printed Name

Steven R. Myers
STEVEN R. MYERS, MANAGER

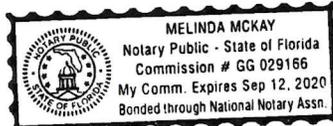
Witness #2 Signature

Melinda McKay
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared Steven R. Myers, as Manager on behalf of EASY BREEZE FARMS LLC, a Florida limited liability company, who produced Known for identification, and is the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same this April 25, 2019.

Melinda McKay
Notary Public
My commission expires:



Attachment A

EXHIBIT A

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

A part of the South one quarter of the Northwest one quarter of the Northeast one quarter of Section 21, Township 17 South, Range 24 East Marion County, Florida described as follows: beginning at the NW corner of said S 1/4 of the NW 1/4 of the NE 1/4 of Section 21; thence N.89°40'35"E. 1326.64 feet to a concrete monument at the East boundary of said South 1/4; thence S.00°16'39"E 332.64 feet to a concrete monument at the South boundary of said South 1/4; thence S.89°54'04"W. Along the South line of said South 1/4, a distance of 1018.93 feet; thence N 00°24'27"W 166 feet; thence S 89°54'04"W. 262.56 feet to a point that is 45 feet East of the West line of said South 1/4, thence N.00°11'52"W. Parallel with said West line, 136.61 feet; thence S.89°40'35"W. A distance of 45 feet to said West line of the South 1/4; thence N.00°11'52"W a distance of 25 feet to the point of beginning.

And

Beginning at the Northwest corner of the South 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 17 South, Range 24 East, Marion County, Florida; thence South along the West boundary of said NW 1/4 of the NE 1/4, a distance of 25 feet; thence N.81°03'07"W., 58.01 feet to the Easterly right of way line of alt. U.S. 441-27; thence N.23°23'32"E. Along said Easterly right of way line, 142.17 feet to the West boundary of said NW 1/4 of NE 1/4; thence South along said West boundary, 114.61 feet to the point of beginning.

Reserving unto Grantor, its, successors and assigns a perpetual easement for ingress and egress and utilities serving adjacent lands retained by Grantor, over and across the following described land:

beginning at the Northwest corner of the South 1/4 of the NW 1/4 of the NE 1/4 of Section 21, Township 17 South, Range 24 East, Marion County, Florida: thence N.89°40'35"E along the North line of said South 1/4, a distance of 85 feet; thence S.00°11'52"E, parallel with the West boundary of said South 1/4, a distance of 161.77 feet to a point that is 166 feet North of the South boundary of said South 1/4 of NW 1/4 of NE 1/4; thence S.89°54'04"W. Parallel with said South boundary, 40.00 feet; thence N.00°11'52"W. 136.61 feet; thence S.89°40'35"W., 45 feet to the West boundary of said South 1/4; thence N.00°11'52"W. 25 feet to the P.O.B.

And

Beginning at the Northwest corner of the South 1/4 of the NW 1/4 of the NE 1/4 of Section 21, Township 17 South, Range 24 East, Marion County, Florida; thence South along the West boundary of said NW 1/4 of the NE 1/4, a distance of 25 feet; thence N.81°03'07"W. A distance of 58.01 feet to the Easterly right of way line of alternate U.S. Highway 441-27; thence N.23°23'32"E. Along said Easterly right of way line, 25.48 feet; thence S.81°03'07"E. 47.69 feet to the point of beginning.

Grantor reserves the right to improve the easement, to fence the easement, and to install a gate at either terminus thereof.

Attachment A

LUCKY JURGENS
201 ROUND MAN ST
LEESBURG FL 34748-7346

04/11/2024

To whom it may concern,

I Lucky Jurgens property owner of parcel 49446-000-00 located SEC 21 TWP 17 RGE 24 S 1/2 OF N 1/2 OF NW 1/4 OF NE ¼ & N 1/2 OF S 1/2 OF NW 1/4 OF NE ¼ have no objection to Marion County approving the special use permit for my neighbor Pinuccia Viola South of my property identified as parcel 49448-001-00, 15201 S HWY 25 Weirsdale, Fl 32195 for the purpose of a dude ranch.

Sincerely,



Lucky Jurgens

(352) 274-5421

Lucky@cfllc.com

Attachment A

RALPH LATORRE
15243 S HWY 25
WEIRSDALE FL 3215

04/11/2024

To whom it may concern,

I Ralph Latorre property owner of 15243 S HWY 25 Weirsdale, Fl 32195 parcel number 4939-061-001 have no objection to Marion County approving the special use permit for my neighbor Pinuccia Viola North and East of my property identified as parcel 49448-001-00, 15201 S HWY 25 Weirsdale, Fl 32195 for the purpose of a dude ranch.

Sincerely,

A handwritten signature in cursive script that reads "Ralph Latorre".

Ralph Latorre

(352) 613-1086