

April 24, 2025

PROJECT NAME: LIBERTY CROSSINGS

PROJECT NUMBER: 2021020012

APPLICATION: FINAL PLAT #32200

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.19.3 - Executed mylar prior to plan approval & 6.4.4.K - All signatures shall be original and made in permanent dark ink
STATUS OF REVIEW: INFO
REMARKS:
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district for the maintenance and operation of the dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.12.9.F - Public dedications shall be pre-approved by DRC. If a MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public.
STATUS OF REVIEW: INFO
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 5 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Lot Size
STATUS OF REVIEW: INFO
REMARKS: All lots over .50acres
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area. Water and Sewer immediately available. Any waiver request to the ROW width shall require Engineer to identify water and sewer mains within the Typical Section, and confirmation of access to mains is within the required easements or ROW identified in LDC Secs 6.15.4 (water) & 6.16.4 (wastewater). Waiver approvals shall be conditional to showing the cross section with the utility mains' placement in the cross section, centered within the easement or ROW. Final review of mains and services placement remains deferred until the Improvement Plan or Site Plan stage through Development Review as applicable.
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: INFO
REMARKS: Waiver to prelim and improvement AR 29619

- 8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.1 - The Final Plat shall be submitted and shall comply with Ch. 177 FS
STATUS OF REVIEW: INFO
REMARKS:
- 9 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.2.1.A - Plans shall be prepared by a professional licensed by the State of Florida
STATUS OF REVIEW: INFO
REMARKS:
- 10 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(14) - The purpose/use, improvements, and maintenance responsibilities
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.C(15) - "ADVISORY NOTICES" and be provided in a prominent manner
STATUS OF REVIEW: INFO
REMARKS:
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1) - All dedications shall be in the following forms or as approved by the County Attorney
STATUS OF REVIEW: INFO
REMARKS:
- 13 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(b) - Streets, rights-of-way, and parallel access easements
STATUS OF REVIEW: INFO
REMARKS:
- 14 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(c) - Utility easements
STATUS OF REVIEW: INFO
REMARKS:
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(d) - Stormwater easements and facilities
STATUS OF REVIEW: INFO
REMARKS:
- 16 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(1)(f) - Conservation easement
STATUS OF REVIEW: INFO
REMARKS:
- 17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2) - Add the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:

- 18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(2)(a) - Add the acknowledgement (witnesses and notary) consistent with § 689.01 FS
STATUS OF REVIEW: INFO
REMARKS:
- 19 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3) - Add the appropriate joinder and consent to the dedication by a mortgagee or other party of interest using one, or a combination of, the following methods:
STATUS OF REVIEW: INFO
REMARKS:
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a)1 - Provide the appropriate closing
STATUS OF REVIEW: INFO
REMARKS:
- 21 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F - The following supporting documentation shall also be provided as appropriate:
STATUS OF REVIEW: INFO
REMARKS:
- 22 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Additional Right-of-Way comments
STATUS OF REVIEW: INFO
REMARKS: Kathy Bryant, Chairman
- 23 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.C -Owner and applicants name
STATUS OF REVIEW: NO
REMARKS: Per LDC Section 2.12.4.C- Name, address, phone number of the owner must be included on cover page
- 24 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: ROW requires type C buffer. Waiver listed on plans is incorrect, however there is a waiver associated with this project, but there is no mention of buffers.
- 25 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 2.19.2.H - Legal documents
STATUS OF REVIEW: NO
REMARKS:
- 26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.D(3)(a) - Provide the joinder and consent to the dedication by a mortgagee or other party
STATUS OF REVIEW: NO
REMARKS: We will need the original document brought to our office. 4/21/25 HR

- 27 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(2) - Documents for a subdivision with privately dedicated improvements
STATUS OF REVIEW: NO
REMARKS: We will need the original amended and restated document brought to our office. 4/21/25 HR
- 28 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: 6.3.1.F(3) - A copy of the final protective covenants and deed restrictions
STATUS OF REVIEW: NO
REMARKS: We will need the original amended and restated document brought to our office. 4/21/25 HR



**Marion County
Board of County Commissioners**

AR #32200

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4-24-25 Parcel Number(s): 35699-010-00 35699-010-04 Permit Number: AR32200

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Liberty Crossings Final Plat Commercial Residential
Subdivision Name (if applicable): Liberty Crossings
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): _____
Signature: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): A.M. Gaudet & Associates Inc. Contact Name: Andrus Gaudet PSM
Mailing Address: PO Box 4073 City: Bellevue
State: FL Zip Code: 34421 Phone # 352 245 2708
Email address: Andrus@AMGaudet.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): ~~2.12.4C Owner and Applicant Name~~
Reason/Justification for Request (be specific): ~~Front Page Requirements Section 2.12.4 are not applicable to Final Plats as is indicated in Application Requirements table 2.11-1. The structure and content of record plats are governed under Chapter 177 FS and is most likley why this exemption was included in the LDC. The owners are listed in the dedication and signature page. Plats are exempt from the requirements of addresses per 495.26(3)(e) FS~~

DEVELOPMENT REVIEW USE:

Received By: Email 4/24/25 Date Processed: 4/24/25 CF Project # 2021020012 AR # 32200

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 2.12.24 Preliminary Buffer Plans/2.12.24 Preliminary Buffer Plans/6.8.6 Buffering
Reason/Justification for Request (be specific): During the acquisition of the right of way of SW 49th Avenue Road, an additional 5 feet was later requested for the construction of a mult use path along the east side. As part of the negotiations it was understood that a reduction in the buffer width would be allowed adjacent to the road. This has been implemented along the road adjacent to the Ocala Crossings South project which is north of this Plat. Additionally the exhibit submitted for Waiver AR29619 indicated a reduced 10' buffer for this subdivision. Waiver request is for 10' buffer along SW49th

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

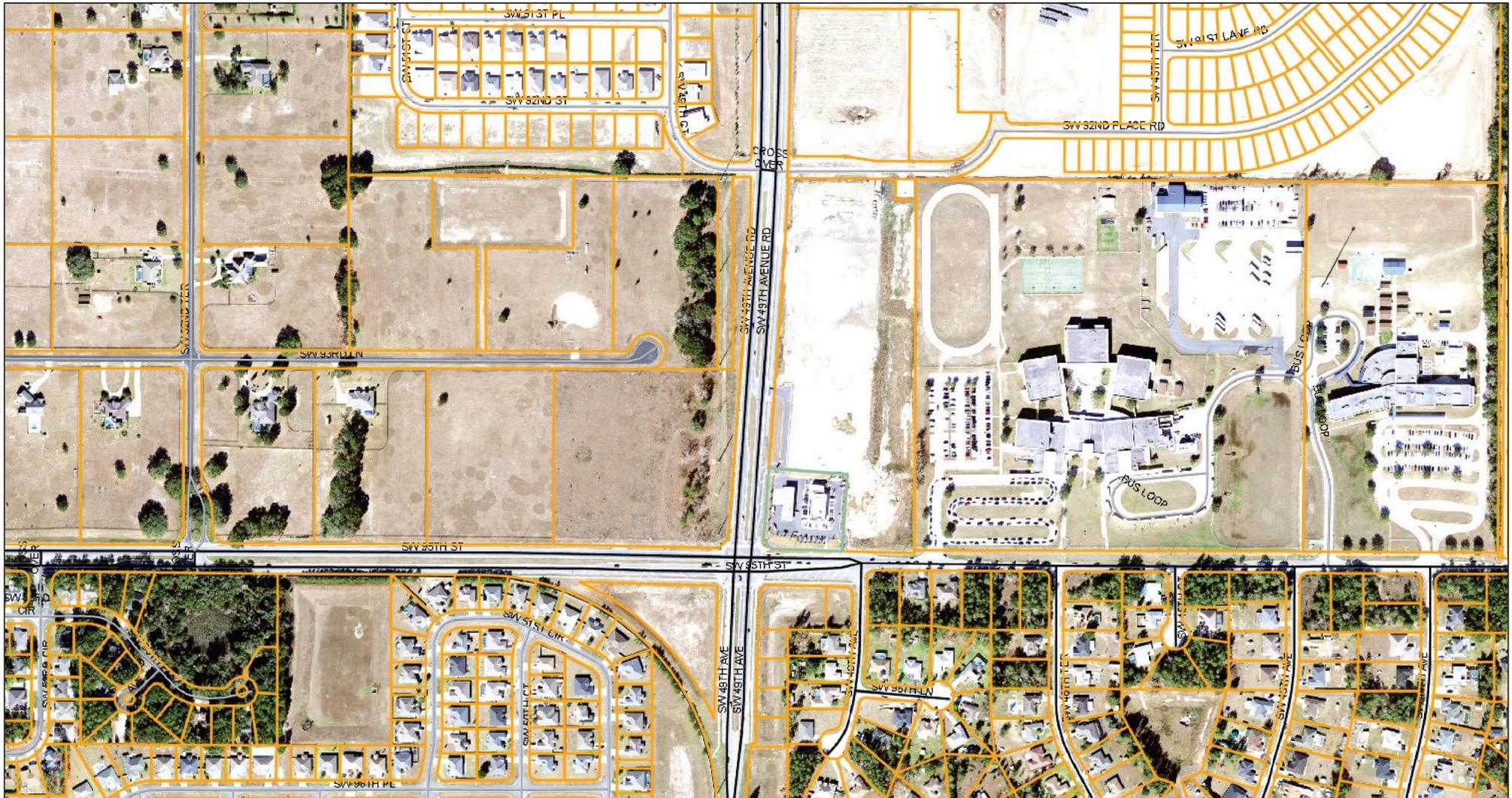
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

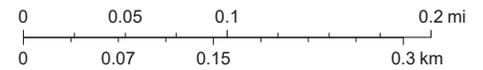
Marion County Florida - Interactive Map



11/15/2024, 9:55:13 AM

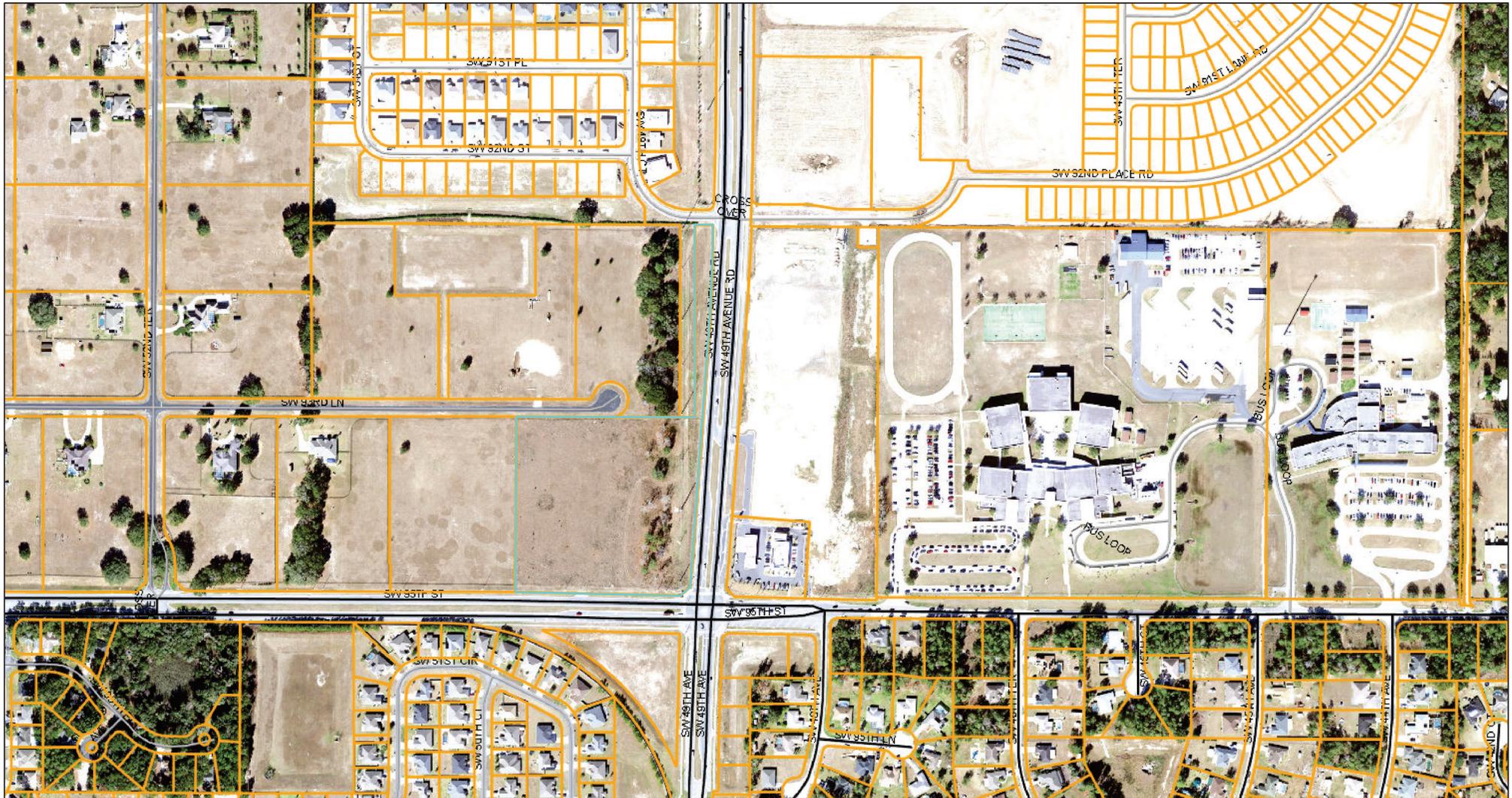
1:4,514

- Marion County
- Parcels
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Not Maintained
- Streets
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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, US Census Bureau, USDA, USFWS, OCE,

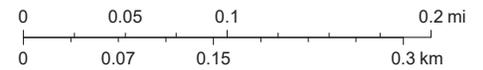
Marion County Florida - Interactive Map



11/15/2024, 9:57:03 AM

- Marion County
- Parcels
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Not Maintained
- Streets
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:4,514



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, US Census Bureau, USDA, USFWS, OCE,

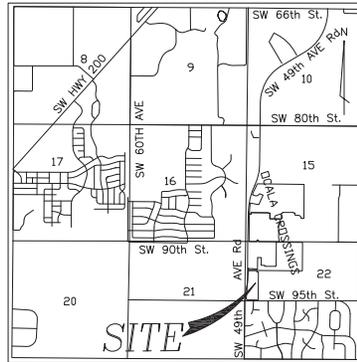
LIBERTY CROSSINGS

A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 00°29'02" WEST, ALONG THE WEST BOUNDARY OF SAID SECTION 22, A DISTANCE OF 1329.10 FEET; THENCE SOUTH 89°33'09" EAST, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 187.74 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE EAST RIGHT-OF-WAY LINE OF SW 49TH AVENUE ROAD AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 7289, PAGE 1589 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°33'09" EAST, ALONG SAID NORTH BOUNDARY, 370.82 FEET; THENCE S00°22'18"W, ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST (AS MEASURED PERPENDICULAR) OF THE WEST BOUNDARY OF THE EAST 2009.57 FEET OF THE AFORESAID SOUTH 1/2 OF THE NORTHWEST 1/4, A DISTANCE OF 70.00 FEET TO A POINT ON THE AFORESAID WEST BOUNDARY OF THE EAST 2009.57 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 00°22'18" WEST, ALONG SAID WEST BOUNDARY, 1207.76 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST 95TH STREET, AS PER OFFICIAL RECORDS BOOK 5551, PAGE 1859, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 89°43'45" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 70.91 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 88°42'03" WEST, 420.81 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 44°09'07" WEST, 40.47 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF SOUTHWEST 49TH AVENUE ROAD; THENCE NORTH 04°16'44" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 884.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 11524.20 FEET, A CENTRAL ANGLE OF 01°47'34" AND A CHORD BEARING AND DISTANCE OF NORTH 03°22'57" EAST 360.58 FEET; THENCE NORTHERLY, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID CURVE, AN ARC DISTANCE OF 360.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.91 ACRES, MORE OR LESS.



VICINITY MAP

SCALE: 1" = 1/2 mile

APPROVAL OF COUNTY OFFICIALS: (DEVELOPMENT REVIEW COMMITTEE)

BY _____ COUNTY ENGINEERING
 BY _____ COUNTY FIRE SERVICES
 BY _____ COUNTY GROWTH SERVICES
 BY _____ COUNTY SURVEYOR
 BY _____ COUNTY UTILITIES
 BY _____ COUNTY BUILDING SAFETY

SHEET INDEX	
SHEET NO.	DESCRIPTION
1.	COVER SHEET
2.	SIGNATURE SHEET
3.	LOT LAYOUT AND DIMENSIONS

NOTICE
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CLERK'S CERTIFICATE:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF LIBERTY CROSSINGS FOR RECORDING. THIS PLAT FILED FOR RECORD THIS ____ DAY OF _____, 2025, AT _____ AND RECORDED ON PAGE ____ OF PLAT BOOK ____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: _____
 GREGORY C. HARRELL
 CLERK OF THE CIRCUIT COURT

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE ____ DAY OF _____, 2025 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: _____
 KATHY BRYANT, CHAIRMAN
 BOARD OF COUNTY COMMISSIONERS

ATTEST:
 GREGORY C. HARRELL
 CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, STEPHEN GREENE AND NOEL NATAN, AS SUCCESSOR CO-TRUSTEES UNDER THE 358 ACRE LAND TRUST DATED FEBRUARY 4TH, 2004, TODD B. RUDINIANN, INDIVIDUALLY AND AS TRUSTEE, SEVEN ELEVEN Ocala, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PINES APARTMENTS OF PALM BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BOGART PLACE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WILSON GARDEN APARTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS LIBERTY CROSSINGS, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE, AS FOLLOWS:

(A) CROSS ACCESS EASEMENT SHOWN ON THIS PLAT OR CREATED IN THE DECLARATION IS HEREBY DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC, AND MAINTENANCE OF SAID EASEMENTS IS THE RESPONSIBILITY OF LIBERTY CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION.

(B) TRACT B SHOWN HEREON IS HEREBY CONVEYED TO Ocala CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE Ocala CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC.

(C) ALL UTILITY EASEMENTS AND UTILITY TRACTS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO LIBERTY CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND FOR NO USE INCONSISTENT THEREWITH AND ARE FURTHER RESERVED FOR SUCH USES BY UTILITIES (MUNICIPAL AND PRIVATE) INCLUDING ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST. SUTNER ELECTRIC COOPERATIVE INC. SHALL HAVE A NON-EXCLUSIVE EASEMENT IN, OVER, UNDER, AND THROUGH, AND THE NON-EXCLUSIVE RIGHT TO USE SAID ROADWAY AND ALL UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC FACILITIES, AND PURPOSES INCIDENTAL THERETO, AS WELL AS THE RIGHT OF INGRESS AND EGRESS FOR THE SAME PURPOSES.

(D) TRACT A SHOWN HEREON, ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT TRACTS AS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO LIBERTY CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MAINTENANCE OF TRACT A AND STORMWATER MANAGEMENT TRACTS ARE THE RESPONSIBILITY OF LIBERTY CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE DRAINAGE EASEMENTS AND/OR STORMWATER MANAGEMENT TRACTS. 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, INDIVIDUAL CONVEYANCE SYSTEMS ASSOCIATED WITH INDIVIDUAL PARCELS ARE THE MAINTENANCE RESPONSIBILITY OF THAT PARCEL OWNER.

(E) LANDSCAPE EASEMENTS SHOWN OR NOTED ARE DEDICATED PRIVATELY TO LIBERTY CROSSINGS PROPERTY OWNERS' ASSOCIATION, INC. FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF LANDSCAPE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH.

(F) NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A CONVEYANCE TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE CROSS ACCESS EASEMENT, STORM WATER DRAINAGE FACILITIES OR EASEMENTS.

IN WITNESS WHEREOF THE DEDICATORS HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS ____ DAY OF _____, 2025.

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

SIGNATURES TO FOLLOW ON SHEET TWO OF THREE OF THIS PLAT

SURVEYOR'S CERTIFICATE:

I SURVEY THIS PLAT OF LIBERTY CROSSINGS, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 15TH OF OCTOBER 2024, THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF ADJACENT PARCELS.

ANDRUS M. GAUDET P.S.M. #5316
 A.M. GAUDET & ASSOCIATES INC. L.B. #7158
 PROJECT SURVEYOR

ADVISORY NOTES:

- THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS LIMITED COMMERCIAL AND COMMUNITY BUSINESS (B-2) RESPECTIVELY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #1203830700A, MARION COUNTY, FLORIDA, DATED 4-19-2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE X, THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO SW 49TH AVENUE ROAD IS PROHIBITED EXCEPT VIA ACCESS AND UTILITY EASEMENT "B" SHOWN HEREON.
- THIS PLAT CONTAINS 11 COMMERCIAL LOTS AND ZERO (0) MILES OF ROADWAY.
- BEARINGS BASED ON GRID NORTH WITH THE WEST BOUNDARY OF THE NEW 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEARING S.00°29'02"W.
- HORIZONTAL DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE (902), NORTH AMERICAN DATUM 1983 DERIVED UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK.
- NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH THE MARION COUNTY RECORDS THAT COMPLES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE.
- ALL LOT CORNERS AND PERMANENT CONTROL POINTS HAVE BEEN SET.
- THIS PLAT IS SUPPORTED BY A BOUNDARY SURVEY BY A.M. GAUDET & ASSOCIATES INC. DATED OCTOBER 15TH 2024 OF THE HERON DESCRIBED LANDS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE INSTRUMENT RECORDED IN OR BOOK 7446, PAGE 148, AND AMENDED IN OR BOOK _____, PAGE _____, PUBLIC RECORDS OF MARION COUNTY, FLORIDA (AS SUBSEQUENTLY AMENDED OR MODIFIED THE "DECLARATION").
- TRACTS IS DESIGNATED FOR OPEN SPACE OR FOR OPEN SPACE OR DRAINAGE RETENTION USE. TRACT B IS DESIGNATED FOR ROAD RIGHT OF WAY. ALL TRACTS INCLUDE A BLANKET UTILITY, DRAINAGE, AND LANDSCAPE EASEMENT, BUT ARE NOT DEDICATED FOR, OR LIMITED TO, SUCH USES.
- ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- THIS PROPOSED PROJECT HAS NOT BEEN OBTAINED CONCURRENT APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENT DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. COMPLETION OF CONCURRENT REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO SITE PLAN, AND/OR BUILDING PERMIT REVIEW.
- THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY FLORIDA AS A CONDITION OF PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING IN THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS THAT MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR OTHER GOVERNING BODY HAVING JURISDICTION.
- A 15' WIDE LANDSCAPE BUFFER EXISTS ALONG THE NORTH, EAST AND SOUTH BOUNDARY AND A 10' WIDE LANDSCAPE BUFFER EXISTES ALONG THE WEST BOUNDARY OF THIS SUBDIVISION PER FUD REQUIREMENTS. NO IMPROVEMENTS OR STRUCTURES OF ANY KIND SHALL BE ALLOWED WITHIN THIS AREA BY THE OWNER OF EACH LOT.
- ALL TRACTS AND AREAS DESIGNATED AS "LANDSCAPE BUFFER" AND "LANDSCAPE EASEMENT" DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS. AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZER AND PESTICIDES) ON TURFGRASS IS PROHIBITED.
- THIS PLAT IS SUBJECT TO AN ORDINANCE ESTABLISHING LIBERTY CROSSINGS TO A MUNICIPAL SERVICE BENEFIT UNIT IMPROVEMENT AREA.
- REFERENCE PLAT PROPERTY INFORMATION REPORT DATED APRIL 8TH, 2025 AT 8:00 AM BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- MEMORANDUM OF CABLE TELEVISION AGREEMENT AS RECORDED IN ORB 2696, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY FLORIDA IS BLANKET IN NATURE AND AFFECTS THE DESCRIBED PROPERTY.
- RIGHT OF WAY EASEMENT AS RECORDED IN ORB 4225, PAGE 805 IS CONTAINED WITHIN THE RIGHT OF WAY OF SW 95TH STREET AS INDICATED HEREON.
- PERPETUAL UTILITY EASEMENT AS RECORDED IN ORB 5928, PAGE 1133 IS PLOTTED HEREON.
- DEVELOPER AGREEMENT AS RECORDED IN ORB 6144, PAGE 249, ORB 6144, PAGE 300, ASSIGN ORB 6193, PAGE 472, MODIFICATIONS ORB 6813, PAGE 681, ORB 6931, PAGE 1835 DOES NOT AFFECT THE DESCRIBED PROPERTY.
- DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS AS RECORDED IN ORB 7446, PAGE 148 DOES AFFECT THE DESCRIBED PROPERTY.
- ENVIRONMENTAL RESOURCE PERMIT AS RECORDED IN ORB 5676, PAGE 250 DOES NOT ENCUMBER THE DESCRIBED PROPERTY AND IS FOR INFORMATION PURPOSES ONLY.
- PERPETUAL UTILITY EASEMENT AS RECORDED IN ORB 7702, PAGE 333 IS PLOTTED HEREON.
- PUBLIC PEDESTRIAN EASEMENT AS RECORDED IN ORB 7845, PAGE 1051 IS PLOTTED HEREON.
- A SEPARATE INSTRUMENT SERVING AS JOINER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST TO THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN THE MARION COUNTY PUBLIC RECORDS OFFICIAL RECORD BOOK _____, PAGE _____.
- STORMWATER RUNOFF GENERATED FROM THE IMPROVEMENTS ASSOCIATED WITH THIS PLAT ARE DISCHARGED INTO THE LANDS DESCRIBED IN MARION COUNTY PUBLIC RECORDS OFFICIAL RECORDS BOOK 4256 PAGE 1289, AND SW 92ND PLACE ROAD AS RECORDED IN ORB 15, PAGE 171.
- THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL SIDE LOT LINES UNLESS A DIFFERENT DIMENSION IS OTHERWISE SPECIFIED HEREON. SUCH EASEMENTS SHOULD NOT BE DELETED OR LOTS BE CONVEYED BY DEVELOPER TO A THIRD PARTY TO BE UTILIZED FOR ONE BUILDING SITE. THEREAFTER A RECONFIGURED LOT, EASEMENTS ALONG COMMON LOT LINES WITHIN SUCH RECONFIGURED LOT SHALL BE DELETED UNLESS EXISTING DRAINAGE OR UTILITIES EXIST THEREIN. THE COUNTY MAY REQUIRE, AS A CONDITION OF SITE PLAN APPROVAL FOR SUCH RECONFIGURED LOT, THE CREATION OF REPLACEMENT EASEMENTS.

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
 LAND SURVEYING - LAND PLANNING
 4709 SE 102nd PLACE, SUITE 3, BELLEVUE, FLORIDA 34420
 PHONE: (352) 245-2708

LIBERTY CROSSINGS

A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 2 OF 3

SIGNATURE PAGE TO DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

BY: STEPHEN GREENE, AS SUCCESSOR
CO-TRUSTEES UNDER THE 358 ACRE
LAND TRUST DATED FEBRUARY 4TH, 2004

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY STEPHEN GREENE, AS SUCCESSOR CO-TRUSTEES UNDER THE 358 ACRE LAND TRUST
DATED FEBRUARY 4TH, 2004.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

BY: NOEL NATION, AS SUCCESSOR
CO-TRUSTEES UNDER THE 358 ACRE
LAND TRUST DATED FEBRUARY 4TH, 2004

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY NOEL NATION, AS SUCCESSOR CO-TRUSTEES UNDER THE 358 ACRE LAND TRUST DATED
FEBRUARY 4TH, 2004.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

SEVEN ELEVEN Ocala, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: JEFFERY W. WELLS, MANAGER

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY JEFFERY W. WELLS, AS MANAGER OF SEVEN ELEVEN Ocala, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

BOGART PLACE PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: JEFFERY W. WELLS, AUTHORIZED MEMBER

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY JEFFERY W. WELLS, AS AUTHORIZED MEMBER OF BOGART PLACE PROPERTIES, LLC, A
FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

BY: TODD B. RUDNANNYN,
INDIVIDUALLY AND AS TRUSTEE

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY TODD B. RUDNANNYN, INDIVIDUALLY AND AS TRUSTEE.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

THE PINES APARTMENTS OF PALM BAY, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: JEFFERY W. WELLS, AUTHORIZED MEMBER

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY JEFFERY W. WELLS, AS AUTHORIZED MEMBER OF THE PINES APARTMENTS OF PALM BAY,
LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP

WITNESSES:

SIGNATURE _____

PRINT NAME _____

SIGNATURE _____

PRINT NAME _____

VILLAGE GARDEN APARTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: JEFFERY W. WELLS, MANAGER

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
 PHYSICAL PRESENCE ONLINE NOTARIZATION THIS ____ DAY OF _____, 2025,
BY JEFFERY W. WELLS, AS MANAGER OF VILLAGE GARDEN APARTMENTS, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

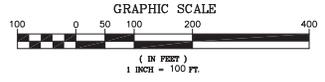
NOTARY: CHECK ONE OF THE FOLLOWING
____ PERSONALLY KNOWN OR
____ PRODUCED IDENTIFICATION
IDENTIFICATION PRODUCED

NOTARY PUBLIC, STATE OF _____

NOTARY PUBLIC PRINTED NAME _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____



NOTARY SEAL/STAMP



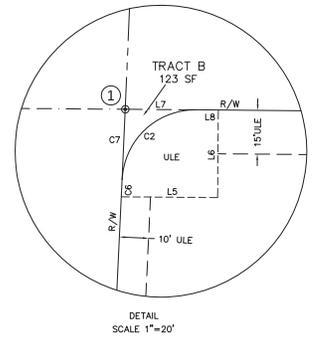
LIBERTY CROSSINGS

A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____
SHEET 3 OF 3

PREPARED BY
A.M. GAUDET & ASSOCIATES INC.
LAND SURVEYING - LAND PLANNING
4709 SE 102ND PLACE, SUITE 3 BELLEVUE, FLORIDA 34420
PHONE: (352) 245-2708 FAX: (352) 245-2883

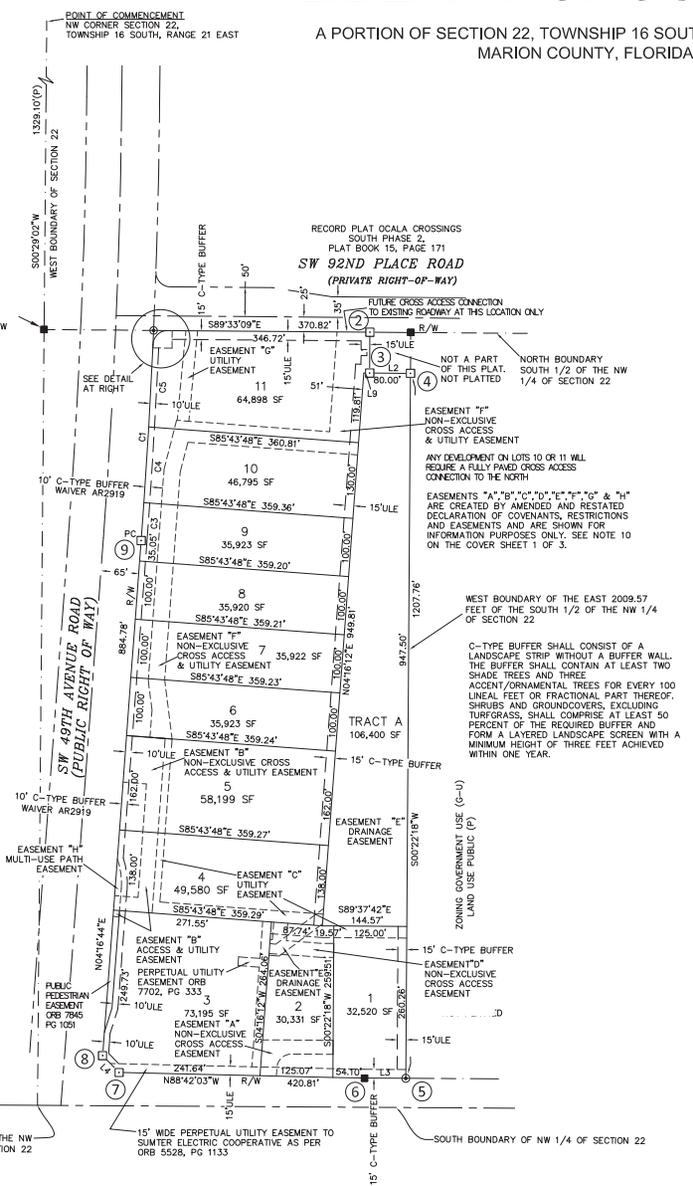
- LEGEND:**
- = FOUND 4"x 4" CONCRETE MONUMENT MARKED "LS 5316 PRM" UNLESS NOTED
 - = SET 4"x 4" CONCRETE MONUMENT MARKED "LS 5316 PRM" UNLESS NOTED
 - ⊙ = SET NAIL WITH DISK "LS 5316 PRM" UNLESS OTHERWISE NOTED
 - ULE = UTILITY AND LANDSCAPE EASEMENT.
 - R/W = RIGHT OF WAY
 - PC = POINT OF CURVE
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - SF = SQUARE FEET
 - Ⓜ = PERMANENT REFERENCE MONUMENT (P.R.M.) NUMBER



LINE TABLE		
LINE	LENGTH	BEARING
L1	70.00	S00°22'19"W
L2	70.00	S89°33'09"E
L3	70.91	N89°43'45"W
L4	40.43	N44°39'07"W
L5	33.00	S89°33'09"E
L6	30.00	N00°26'51"E
L7	24.10	N89°43'09"W
L8	7.79	S89°33'09"E
L9	10.00	S89°33'09"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	360.59	1524.20	174°54'	180.31	N03°22'57"E	360.58
C2	38.33	25.00	87°50'31"	24.08	S46°31'56"W	34.88
C3	64.94	1524.20	01°19'22"	32.47	N04°07'03"E	64.94
C4	130.01	1524.20	03°38'47"	65.01	N03°37'58"E	130.01
C5	141.57	1524.20	04°21'14"	70.78	N02°37'29"E	141.56
C6	5.95	1524.20	0°01'46"	2.97	N02°37'14"E	5.95
C7	24.07	1524.20	0°07'11"	12.04	N02°32'45"E	24.07

PRM STATE PLANE COORDINATE			
POINT	NORTHING	EASTING	SCALE
1	1728447.05	591812.92	0.999945922
2	1728444.10	592183.71	0.999945868
3	1728374.11	592183.24	0.999945868
4	1728373.55	592253.24	0.999945858
5	1727165.88	592245.25	0.999945859
6	1727166.22	592174.34	0.999945869
7	1727175.82	591753.66	0.999945931
8	1727204.85	591725.48	0.999945935
9	1728087.12	591791.60	0.999945926



SW 95TH STREET
(PUBLIC RIGHT OF WAY)

SOUTH BOUNDARY OF NE 1/4 OF SECTION 21 -

SW CORNER OF THE NW 1/4 OF SECTION 22

WEST BOUNDARY OF THE EAST 2009.57 FEET OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 22

C-TYPE BUFFER SHALL CONSIST OF A 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.

ZONING GOVERNMENT USE (C-U) LAND USE PUBLIC (P)

EASEMENT "O" NON-EXCLUSIVE CROSS ACCESS EASEMENT

15' WIDE PERPETUAL UTILITY EASEMENT TO SUMNER ELECTRIC COOPERATIVE AS PER ORB 5528, PG 1133