



ESTELA LIVING - SABANA FARMS

(A PLANNED UNIT DEVELOPMENT)

A PORTION OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____
SHEET 1 OF 5

SURVEYOR'S NOTES:

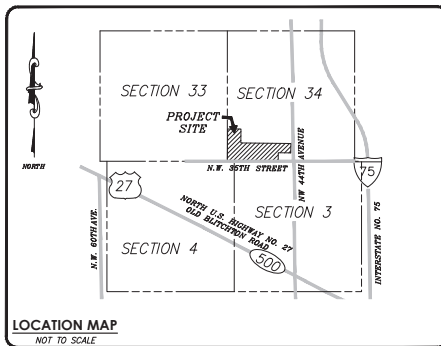
1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.09(9), FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNITS. A REPEAT IS FILED WITH MARION COUNTY, WHICH REPEAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE. VIOLATION OF THIS PROVISION MAY BE PUNISHABLE AS PROVIDED IN THE CODE OF MARION COUNTY.
3. COUNTY OFFICIALS EMPLOYED BY THE COUNTY BUILDING AND ZONING DEPARTMENT, COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, AND COUNTY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. THIS PLAT IS 5 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, NOTES AND LEGAL DESCRIPTION SEE SHEET 1, FOR DETAIL OF BOUNDARY SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3, 4, AND 5.
5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC UTILITY SERVICE COMMISSION.
6. BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, AS BEING N.00303567.
7. STATE PLANE 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.
8. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
9. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
10. CURRENT ZONING IS PLD (PLANNED UNIT DEVELOPMENT), CURRENT LAND USE IS MEDIUM RESIDENTIAL.
11. PROPERTY IS LOCATED WITHIN THE SECONDARY ZONE OF THE SPRINGS PROTECTION ZONE.
12. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PATTERN NO. 120530352E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" ~ AN AREA OF MINIMAL FLOOD HAZARD, AND FLOOD ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA. THE FLOODING LIMITS HAVE NOT BEEN IDENTIFIED HEREON AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE FLOOD HAZARD ZONE WITHIN TWELVE MONTHS OF RECORDATION OF THE FINAL PLAT. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
13. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
14. THIS PLAT CONTAINS 202 LOTS, 4 TRACTS AND 1.17 MILES OF ROAD.
15. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENTLY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENT REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INITIAL PLACEMENT OF QUADRANT STREET SIGNS WITHIN THE SUBDIVISION. THE PIONEER RANCH HOMEOWNERS ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF QUADRANT STREET SIGNS FOR THIS SITE.
17. THE SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS.
18. POTABLE WATER AND FIRE FLOW TO BE SUPPLIED BY MARION COUNTY'S SE REGIONAL UTILITY SYSTEMS.
19. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS.
20. EASEMENTS ARE SHOWN IN PLAT AND DETAILS ON THE PLAT. EASEMENTS LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A TEN FOOT (10') DRAINAGE, ACCESS AND UTILITY EASEMENT ALONG THE FRONT LOT LINE; FIVE FOOT (5') DRAINAGE EASEMENT AND UTILITY EASEMENT ALONG THE SIDE LOT LINES; AND 10' DRAINAGE EASEMENT ALONG THE REAR LOT LINE. ALL PUBLIC UTILITY, PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
21. ADVISORY NOTICE ~ THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AS A CONDITION 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 AS 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.
22. PORTIONS OF TRACTS B, C AND D DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS IS TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME, IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFOSS IS PROHIBITED.
23. THIS PLAT IS SUBJECT TO THE FOLLOWING:
23.1. THE SUBJECT PROPERTY IS SUBJECT TO MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8478, PAGE 459.
23.2. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN MORTGAGE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____.

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.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER J. HOWSON, P.S.M., DO HEREBY CERTIFY THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND 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.

BY: CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471



LEGAL DESCRIPTION:

BEING A PORTION OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING WEST OF N.W. 44TH AVENUE (RIGHT OF WAY WIDTH VARIES), MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.W. CORNER OF SAID SECTION 34; THENCE ALONG THE WEST BOUNDARY OF THE 1/4 OF SAID SECTION 34, N.00303567, A DISTANCE OF 1316.08 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34; THENCE DEPARTING THE WEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 34, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34, S.8938317E, A DISTANCE OF 545.71 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8443, PAGE 1022 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 34, ALONG THE EASTERLY BOUNDARY AND NORTHERLY BOUNDARY OF SAID LANDS THE FOLLOWING TWO (2) COURSES: (1) S.00229715W, A DISTANCE OF 587.88 FEET; (2) THENCE S.8927235E, A DISTANCE OF 2034.93 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF N.W. 44TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.0034247W, A DISTANCE OF 383.28 FEET TO THE N.E. CORNER OF LANDS DESCRIBED AS "POND RIGHT OF WAY" IN WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 5071, PAGE 1525 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID "POND RIGHT OF WAY", N.8943238W, A DISTANCE OF 507.88 FEET TO THE N.W. CORNER OF SAID "POND RIGHT OF WAY"; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID "POND RIGHT OF WAY", S.0017254W, A DISTANCE OF 364.23 FEET TO THE S.W. CORNER OF SAID "POND RIGHT OF WAY"; SAID POINT BEING ON THE SOUTH BOUNDARY OF SAID SECTION 34; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID SECTION 34 THE FOLLOWING TWO (2) COURSES: (1) N.8927210W, A DISTANCE OF 1909.87 FEET TO THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 21 EAST; (2) THENCE N.8929204W, A DISTANCE OF 164.16 TO THE POINT OF BEGINNING.

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

CLERK OF THE COURT'S CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF THE CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "ESTELA LIVING - SABANA FARMS" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2025, AT _____ A.M./P.M. AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA.

BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT SABANA OWNER LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "ESTELA LIVING - SABANA FARMS" - BEING IN MARION COUNTY, FLORIDA AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS: THE STORMWATER AND DRAINAGE EASEMENTS AND/OR TRACTS DESIGNATED HEREON ARE HEREBY DEDICATED TO THE PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 198, FLORIDA STATUTES (THE "DISTRICT"). PROVIDED, HOWEVER, THAT THE SAME SHALL BE USED FOR THE CONSTRUCTION AND MAINTENANCE OF STORMWATER AND DRAINAGE FACILITIES AND FOR NO USE INCONSISTENT THEREWITH. MARION COUNTY IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID STORMWATER AND DRAINAGE FACILITIES 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 THAT THE UTILITY EASEMENTS SHOWN OR NOTED ARE HEREBY DEDICATED TO THE DISTRICT FOR THE INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE FURTHER RESERVED EXCLUSIVELY FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEVELOPER OR ITS SUCCESSORS IN INTEREST.

DEVELOPER HEREBY DEDICATES TRACT "A," AS SHOWN ON THE PLAT, TO THE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"), ITS SUCCESSORS AND ASSIGNS. DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "A," FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS AND ASSIGNS AND INVITEES; (B) ALL PRESENT AND FUTURE RECORD TITLE OWNERS OF THE LOTS AND TRACTS SHOWN ON THIS PLAT AND THEIR RESPECTIVE INVITEES; (C) ANY MAINTENANCE ENTITY(IES) GRANTED JURISDICTION OVER ANY OF THE LANDS DESCRIBED IN THE PLAT; (D) THE DISTRICT; (E) SECO ENERGY AND OTHER PUBLIC AND/OR PRIVATE UTILITY COMPANIES; AND (F) EMERGENCY AND LAW ENFORCEMENT PERSONNEL.

DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "A" FOR UTILITIES IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS, ASSIGNS, AND INVITEES; (B) THE DISTRICT; AND (C) SECO ENERGY AND OTHER PUBLIC AND/OR PRIVATE UTILITY COMPANIES.

DEVELOPER HEREBY GRANTS AND RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACT "A" FOR DRAINAGE IN FAVOR OF THE FOLLOWING: (A) THE DEVELOPER AND ITS DESIGNATED SUCCESSORS, ASSIGNS, AND INVITEES; AND (B) THE DISTRICT.

TRACTS "B," "C," AND "D" ARE RESERVED AS DRAINAGE RETENTION, STORM DRAINAGE, UTILITIES, INGRESS AND EGRESS, OPEN SPACE, ACCESS, AND LANDSCAPING TO BE OWNED AND MAINTAINED BY THE ASSOCIATION. DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED AS PRIVATE TO THE ASSOCIATION FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS IN THE EVENT OF A LOCAL, STATE OR FEDERAL STATE OF EMERGENCY IF THE DECLARATION OF EMERGENCY INCLUDES THIS SUBDIVISION, OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

TRACT "C" IS HEREBY DEDICATED PUBLICLY AS A LIFT STATION SITE TO BE CONVEYED IN FEE SIMPLE TITLE TO AND TO BE MAINTAINED BY MARION COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

DEVELOPER HEREBY GRANTS TO THE DISTRICT, SECO, AND OTHER PUBLIC AND PRIVATE UTILITY COMPANIES, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER ALL DRAINAGE, ACCESS, AND UTILITY EASEMENTS, AS SHOWN HEREON, FOR ACCESS, INSTALLATION, MAINTENANCE, AND OTHER PURPOSES INCIDENTAL THERETO.

WITNESSES:

DEVELOPER AND OWNER:
SABANA OWNER LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS SIGNATURE

PRINT NAME:

ADDRESS: 426 SW 15TH ST, OCALA, FL 34471

WITNESSES:

WITNESS SIGNATURE

BY: RAFAEL CELIS, AS MANAGER

PRINT NAME:

ADDRESS: 426 SW 15TH ST, OCALA, FL 34471

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY F. CHRISTOPHER ARMSTRONG, AS MANAGER OF CASA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS AUTHORIZED MEMBER OF ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF FREEDOM COMMONS DEVELOPMENT, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH COMPANIES.

NOTARY PUBLIC

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED:

PRINT NAME:
NOTARY SEAL:

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

BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT