# PIONEER RANCH PHASE 5

## (A PLANNED UNIT DEVELOPMENT)

## A PORTION OF SECTION 19 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
## MARION COUNTY, FLORIDA

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT- SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JCHcg.com

### SURVEYOR'S NOTES:

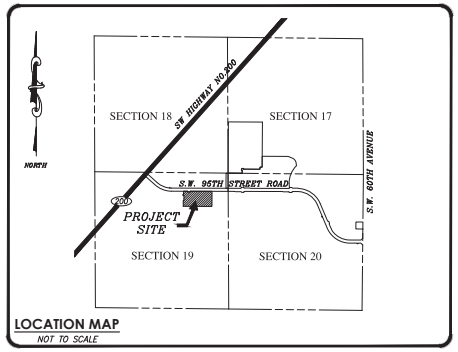
1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB8071 WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. NO LOT SHALL BE DIVIDED OR RE-SUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR UNTIL A REPLAT IS FILED WITH MARION COUNTY, WHICH REPLAT 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 4 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.
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 SERVICE COMMISSION.
6. BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF THE N.W. 1/4 OF SECTION 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING N.00°25'28"E.
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. DIRECT VEHICLE/DRIVEWAY ACCESS TO SW 95TH STREET ROAD IS PROHIBITED.
10. CURRENT ZONING IS PUD (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 PANEL NO. 12083C0770E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOOD HAZARD. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HEREIN AS CURRENTLY ESTABLISHED AT THE TIME OF THE FINAL PLAT RECORDING. 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. THIS PLAT CONTAINS 99 LOTS, 7 TRACTS AND 0.48 MILES OF ROAD.
14. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY 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 CONCURRENCY REVIEW AND/OR APPROVAL IS DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE.
15. 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.
16. THE SUBDIVISION SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS.
17. POTABLE WATER AND FIRE FLOW TO BE SUPPLIED BY MARION COUNTY'S SE REGIONAL UTILITY SYSTEMS.
18. DRIVEWAY ACCESS TO ALL CORNER LOTS SHALL BE 50' OR 1/2 THE LOT WIDTH FROM PAVEMENT P.T., WHICHEVER IS LESS.
19. EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE PLAT, WITHOUT 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 LINES. 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.
20. 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.
21. PORTIONS OF TRACTS B, C D, E, F AND G 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 IDENTIFIED 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 TURFGRASS IS PROHIBITED.
22. THIS PLAT IS SUBJECT TO THE FOLLOWING AS RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA:
    A. MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7501, PAGE 536, AND MORTGAGE SPREADER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7809, PAGE 211.
    B. SEPARATE INSTRUMENT SERVING AS JOINDER AND CONSENT FOR A MORTGAGEE 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 _____
    C. COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN MARION COUNTY OFFICIAL RECORD BOOK NO. 8149, PAGE 1.
    D. DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3991, PAGE 1007, AS AFFECTED BY PARTIAL TERMINATION OF DEVELOPER'S AGREEMENT (BFP) RECORDED IN OFFICIAL RECORDS BOOK 8153, PAGE 280 AND GRANT OF CONVERSATION EASEMENT BY 95TH STREET HOLDINGS RECORDED IN OFFICIAL RECORDS BOOK 8260, PAGE 1705.
    E. MARION COUNTY WATER AND WASTEWATER SYSTEM STANDARD DEVELOPER'S SERVICE AGREEMENT CONTRACT NO. 07-01 RECORDED IN OFFICIAL RECORDS BOOK 4787, PAGE 1815.
    F. MASTER STORMWATER EASEMENT AGREEMENT (SW 95TH STREET ROAD/JB RANCH PUD) RECORDED IN OFFICIAL RECORDS BOOK 4790, PAGE 67.
    G. TERMS AND CONDITIONS IN THAT CERTAIN RIGHT-OF-WAY CONTRIBUTION, ROADWAY CONSTRUCTION AND TRANSPORTATION IMPACT FEE AGREEMENT DATED APRIL 3, 2007, AS EVIDENCED BY FIRST AMENDMENT TO RIGHT-OF-WAY CONTRIBUTION, ROADWAY CONSTRUCTION AND TRANSPORTATION IMPACT FEE AGREEMENT (SW 95TH STREET ROAD) RECORDED IN OFFICIAL RECORDS BOOK 5094, PAGE 1807.
    H. EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5374, PAGE 225.
    I. RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 5554, PAGE 597.
    J. ASSIGNMENT AND ASSUMPTION OF PLANS, PERMITS AND APPROVALS RECORDED IN OFFICIAL RECORDS BOOK 7501, PAGE 558.
    K. NOTICE OF ESTABLISHMENT OF PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 8233, PAGE 1971.
    L. COMMUNITY DECLARATION FOR PIONEER RANCH RECORDED IN OFFICIAL RECORDS BOOK 8149, PAGE 1, AS AMENDED BY FIRST SUPPLEMENTAL DECLARATION TO COMMUNITY DECLARATION FOR PIONEER RANCH RECORDED IN OFFICIAL RECORDS BOOK 8258, PAGE 247.

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:

KNOW ALL PERSONS BY THESE PRESENTS, 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




LOCATION MAP
NOT TO SCALE

### LEGAL DESCRIPTION:

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

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'28"E., 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 SECTION 19, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG A LINE 25 NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY, N.89°39'02"W., 619.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY, N.89°39'02"W., 1,114.46 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°10'31"E., 225.76 FEET; THENCE S.89°49'29"E., 2.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.45°10'31"E., 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N.00°10'31"E., 150.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.44°49'29"W., 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N.89°49'29"W., 15.00 FEET; THENCE N.00°10'31"E., 40.00 FEET; THENCE S.89°49'29"E., 25.00 FEET; THENCE N.00°10'31"E., 120.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD PER RIGHT OF WAY MAP RECORDED IN ROW MAP BOOK 1, PAGE 111 (ALSO KNOWN AS ROW MAP BOOK 1, PAGE 313) OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING FIVE (5) COURSES: (1) S.89°49'29"E., 144.97 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; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (3) 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; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; (5) THENCE S.89°49'56"E., 827.54 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, S.00°10'30"W., 589.42 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 14.84 ACRES, MORE OR LESS.

### CONFIRMATION OF ACCEPTANCE

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT"), JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS AND THE EASEMENTS AS SHOWN ON THIS PLAT.

PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

BY: _____
F. CHRISTOPHER ARMSTRONG,
CHAIR OF THE BOARD OF SUPERVISORS

### 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

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT ON THE _____ DAY OF _____, 2024 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

BY: _____
MICHELLE STONE, CHAIR
BOARD OF COUNTY COMMISSIONERS

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

### DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT 95TH STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "DEVELOPER"), IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "PIONEER RANCH PHASE 5", 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 190, 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 PIONEER RANCH 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.

DEVELOPER HEREBY DEDICATES TRACT "B," TRACT "C," TRACT "D," AND TRACT "G," AS SHOWN ON THE PLAT, TO THE DISTRICT, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE USED FOR DRAINAGE, UTILITIES, LANDSCAPING, BUFFERS, OPEN SPACE, SIGNAGE, AND MAINTENANCE. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS AND EASEMENTS 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.

DEVELOPER HEREBY DEDICATES TRACT "E" AND TRACT "F", AS SHOWN ON THE PLAT, TO THE ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS AND EASEMENTS 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.

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

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.

DEVELOPER HEREBY GRANTS TO THE DISTRICT A PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT OVER ALL ACCESS EASEMENTS, AS SHOWN HEREON.

WITNESSES:

_____
WITNESS SIGNATURE

PRINT NAME: _____

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

WITNESSES:

_____
WITNESS SIGNATURE

PRINT NAME: _____

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

DEVELOPER AND OWNER:
95TH STREET HOLDINGS, LLC., A DELAWARE LIMITED LIABILITY COMPANY
BY: ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: CASA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS ADMINISTRATIVE MEMBER

BY: _____
FRED C. ARMSTRONG
AS MANAGER

### NOTARY ACKNOWLEDGMENT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS _____, 2024, BY F. CHRISTOPHER ARMSTRONG AS MANAGER OF CASA HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS ADMINISTRATIVE MEMBER OF ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SOLE MEMBER OF 95TH STREET HOLDINGS, LLC, 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:

### 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 "PIONEER RANCH PHASE 5" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY, OF _____, 2024, 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

PREPARED BY: JCH CONSULTING GROUP, INC., 426 SW 15TH STREET, OCALA, FLORIDA 34471