

March 22, 2024

PROJECT NAME: 95TH STREET HOLDING LLC CLOSE AND ABANDON ROAD(S)/ALLEY(S)

PROJECT NUMBER: 2024030036

APPLICATION: ROAD CLOSING / ABROGATION #31292

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Road Closing
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Road Closing
STATUS OF REVIEW: INFO
REMARKS: Approved
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Road Closing
STATUS OF REVIEW: INFO
REMARKS: n/a
- 4 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Road Closing
STATUS OF REVIEW: INFO
REMARKS: The Petitioner is requesting to abrogate previously deeded right of way recorded in Deed Book 310 Pages 150-151 pursuant to Partial Termination of Developer's Agreement (BFP) recorded in OR Book 8153 Pages 280-292. This portion has never been opened or constructed.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Road Closing
STATUS OF REVIEW: INFO
REMARKS: Conditional approval will need to ensure parcel 35695-032-00, property owner MKZ 2 OF 3 LLC (located to the south of the project) has access to the public roadway.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Road Closing
STATUS OF REVIEW: INFO
REMARKS: No objection.
[Property reversion to private ownership addressed by companion PUD rezoning for Pioneer Ranch project lying north of each ROW segment.]
- 7 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Road Closing
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Road Closing
STATUS OF REVIEW: INFO
REMARKS: DEFER TO RIGHT OF WAY
ZONING SUPPORTS THIS REQUEST

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Road Closing
STATUS OF REVIEW: INFO
REMARKS: NO OBJECTION as notified to owner's agent 9/2023.



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

INTERDEPARTMENTAL CORRESPONDENCE

March 12, 2024

Subject: Petition to Close and Abandon Road(s)/Alley(s)
Location: Section 19 & 20 Township 16 Range 21
Roads to be abrogated: Deeded ROW recorded in Deed Book 310 Pages 150-151

The attached petition is scheduled to be considered by the Development Review Committee on **March 25, 2024**. If you have any questions regarding the petition, please contact Jimmy Gooding at (352) 579-6580.

Right of Way and Property Management Comments:

The Petitioner is requesting to abrogate previously deeded right of way recorded in Deed Book 310 Pages 150-151 pursuant to Partial Termination of Developer's Agreement (BFP) recorded in OR Book 8153 Pages 280-292. This portion has never been opened or constructed

Form RC-M



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

Application for Road(s) / Alley(s) Closing

Chapter 336 F.S. provides that before any such road(s) shall be closed and vacated, or before any right or interest of the county or public in any land delineated on any recorded map or plat as a road(s) shall be renounced and disclaimed, the commissioners shall hold a public hearing, and shall publish notice thereof, one time, in a newspaper of general circulation in such county at least 2 weeks prior to the date stated therein for such hearing. After such public hearing, any action of the commissioners, as herein authorized, shall be evidenced by a resolution duly adopted and entered upon the minutes of the commissioners. The proof of publication of notice of public hearing, the resolution as adopted, and the proof of publication of the notice of the adoption of such resolution shall be recorded in the deed records of the county.

All information must be typed or legibly written

1. APPLICANT INFORMATION:

Date: _____

Applicant: 95th Street Holdings, LLC, a Delaware limited liability company

Address: 1415 SW 17th Street

City: Ocala State: Florida Zip Code: 34471

Agent / Contact: W. James Gooding III

Address: Gooding & Batsel, PLLC, 1531 SE 36th Avenue

City: Ocala State: Florida Zip Code: 34471

Phone Number: 352-579-6580 (direct) Fax Number: 352-579-1289

Cell Number: 352-812-6221 E-mail: jgooding@lawyersocala.com

2. PROPERTY INFORMATION:

Road(s) / Alley(s) to be closed: Deed Book 310, Page 150 and Deed Book 310, Page 151

Parcel Number(s): N/A

Subdivision Name: N/A Sec/Twp/Range: 19, 20 / 16S / 21E

Plat Bk/Pg: _____ / _____ Unit/Block/Lot: _____ / _____ / _____

Attach a plat or current property ownership map and an aerial photo that includes the requested property highlighted and the surrounding area. Property ownership map and aerial photo may be printed from the Marion County website at: <https://maps.marioncountyfl.org/interactivemap/>

3. PURPOSE / REASON FOR REQUEST TO CLOSE ROAD(S) – check all that apply and describe below:

Has never been opened or constructed

To redevelop

Divides Applicant's property

To clear an existing encroachment

Transfer Development Rights

Other

Consolidate properties

See cover letter.

Form RC-AP

PETITION TO CLOSE AND ABANDON ROAD(S) / ALLEY(S)

Whereas, 95th Street Holdings, LLC herewith petitions the Board of County Commissioners of Marion County, Florida, to adopt a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the following described road(s) pursuant to the provisions in Chapter 336, Florida Statutes, to wit:

See Attached Exhibit 'A'

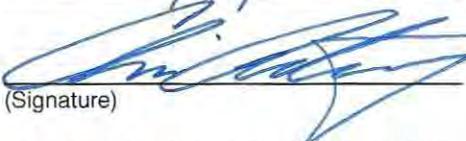
Whereas, Petitioner hereby states and represents the above described road(s) / alley(s) proposed for closing and abandonment does not constitute a portion of Federal or State Highway Systems nor was the land contained in the above description acquired for the State of Federal Highway system; and

Now therefore, Petitioner respectfully requests the Board of County Commissioners to adopt a resolution to close and abandon the road(s) / alley(s) above described, in accordance with the provisions of Chapter 336, Florida Statutes, to adopt and record a Resolution declaring a Public Hearing for the purpose of considering the closing and abandonment of the same.

DATE: 11/29/23

1415 SW 17th Street

(Address)

BY: 

(Signature)

Ocala, FL 34471

(Address)

F. Christopher Armstrong, MGR

(Print Name)

(352) 387-2759

(Phone)

(Signature)

(Print Name)

LEGAL DESCRIPTION OF ROAD TO BE CLOSED

The following real property deeded to Marion County in Deed recorded in Deed Book 310, Page 150, public records of Marion County, Florida:

The South 25 feet of the N 1/4 of Section 19, Township 16 South, Range 21 East, of State Road No. 200

The following real property being a portion of the property deeded to Marion County in Deed recorded in Deed Book 310, Page 151, public records of Marion County, Florida:

The West 1,707.35 feet of the South 25 feet of the South 1/2 of the South 1/2 of the NW 1/4 of Section 20, Township 16 South, Range 21 East.

P:\JG\Armstrong\Pioneer Ranch Dev\County Ks\Road Closing\AppDocs\Legal Description of ROW to be closed.docx

#9700

150

EDWIN C. KRUMSIEG joined by
his wife DOROTHY T. KRUMSIEG,

Deeds 310 -

RIGHT OF WAY DEED.

To

D. Mar. 12, 1953.

MARION COUNTY, a political
subdivision of Florida.

F. Mar. 18, 1953.

SIGS: "Edwin C. Krumsieg (SEAL); Dorothy T. Krumsieg (SEAL)"
Two wit. Ack. by Edwin C. Krumsieg and Dorothy T. Krumsieg, on March
13, 1953, in Cook County, Illinois, before N. P. with off. seal aff. Com.
Ex. July 24, 1956.

CONS: \$1.00 and other val. cons.

GRANTED, BARGAINED, SOLD AND CONVEYED the following described real
property in M.C.F., to-wit:-

The S. 25 feet of the S $\frac{1}{2}$ of S $\frac{1}{2}$ of NW $\frac{1}{4}$ of 20-16-21;

It is a condition of this deed that the property herein conveyed shall
be used for road right-of-way and that if same is abandoned for such use,
then and in that event said property shall revert to grantors, their
heirs and assigns.

RIGHT OF WAY DEED

THIS INDENTURE, Made this 6th day of March A. D. 1953, between
Clarence M. Taggart, joined by his wife Margaret B. Taggart,

of Marion County, Florida, parties of the first part, and MARION COUNTY, a political subdivision of the State of Florida, party of the second part,

WITNESSETH:

That the said parties of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, to them in hand paid by the said party of the second part, receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed unto the said party of the second part, the following described real property, situate, lying and being in Marion County, Florida, to-wit:

The South 25 feet of the N $\frac{1}{2}$ East of State Road
 No. 300 of Section 19, Township 16 South, Range 21 East.



FILED
 1953 MAR 18 PM 3:40
 CLERK CIRCUIT COU
 MARION COUNTY, FLA.

STATE OF FLORIDA
 COUNTY OF MARION

THIS INSTRUMENT FILED AND RECORDED
18 DAY OF March 1953 IN BOOK 310
 OF Deeds ON PAGE 131 RECORD VERIFIED
 JOHN F. NICHOLSON, CLERK OF THE CIRCUIT COURT

BY G. Skiffen D. O.

It is a condition of this deed that the property herein conveyed shall be used for road right-of-way and that if same is abandoned for such use, then and in that event said property shall revert to the grantors, their heirs and assigns.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
 in our presence as witnesses:

Clarence M. Taggart (SEAL)
Margaret B. Taggart (SEAL)
Gordon Skiffen

STATE OF FLORIDA
 COUNTY OF MARION

Before me, the undersigned authority, personally appeared Clarence M. Taggart
 and Margaret B. Taggart to me well known and known to me to be the individuals
 described in and who executed the foregoing instrument, and they severally acknowledged before me that they executed
 the same freely and voluntarily for the uses and purposes set forth.

WITNESS my hand and official seal at Ocala County and State of Florida, this 6th
 day of March A. D. 1953.

Gordon Skiffen
 Notary Public
 State of Florida at Large



My commission expires: April 23-1956



**PARTIAL TERMINATION OF DEVELOPER’S AGREEMENT
(BFP)**

THIS PARTIAL TERMINATION OF DEVELOPER’S AGREEMENT (BFP) (“Termination”) is executed by and between:

- 95th Street Holdings, LLC, a Delaware limited liability company (“Owner”); and
- Marion County, a political subdivision of the State of Florida (“County”).

WHEREAS:

- A. Owner is the owner of the real property (the “Property”) described on the attached **Exhibit A**.
- B. Portions of the Property are encumbered by a Developer’s Agreement recorded in OR Book 3991, Page 1007¹ between County and Owner’s predecessor in title for portions of the Property, Barrett Family Partnership V, Ltd. (“BFP”), a Florida limited partnership.
- C. As set forth in greater detail below, all provisions of the Developer’s Agreement except for one are no longer necessary and should be terminated.
- D. Therefore, Owner and County enter into this Termination to partially terminate the Developer’s Agreement.

NOW, THEREFORE, in consideration of the promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereto agree as follows:

1. Background.

- 1.1. The Developer’s Agreement was entered into between County and the prior owners of the Property in connection with Comprehensive Plan Amendment 2004-L24 approved by County, in order to restrict the development of property and impose conditions on such development including the provisions of Sections 3, 4, 5 and 7 thereof.
 - 1.1.1. County is able to accomplish the foregoing objectives of such agreements (subject to paragraph 3 of this Agreement concerning Section 5.2 of the Developer’s Agreement) through other means, such as its Comprehensive Plan, Land Development Code, and Planned Unit Development (“PUD”) process.
 - 1.1.2. Owner is developing the Property pursuant to the PUD process under a PUD approved by the Board of County Commissioners of Marion County on September 14, 2021, zoning application number 210902Z.
 - 1.1.3. Owner’s approved PUD is consistent with the County’s Comprehensive Plan and Land Development Code.

¹ All recording references refer to the Public Records of Marion County, Florida.

1.2. Further, Section 6 of the Developer's Agreement contained provisions concerning the design, permitting and construction of an extension of SW 95th Street from SW 60th Avenue westerly to SR 200 (defined in the agreement and herein as the "95th Extension").

1.2.1. The 95th Street Extension has been designed, permitted and constructed pursuant to a separate agreement – the *Right-Of-Way Contribution, Roadway Construction and Transportation Impact Fee Credit Agreement (SW 95th Street Road)* dated April 3, 2007, as referred to and amended by instrument recorded in OR Book 5094, Page 1807.

1.2.2. Thus Section 6 of the Developer's Agreement is no longer necessary.

2. **Termination.** In light of the matters set forth in paragraph 1 of this Agreement:

2.1. Sections 3, 4, 5 (other than Section 5.2), 6 and 7 of the Developer's Agreement are hereby terminated and shall no longer have any force or effect.

2.2. Sections 1, 2, and 8 through 13 of the Developer's Agreement are terminated to the extent they concern the Sections of the Developer's Agreement referred to in paragraph 2.1 of this Termination (but shall survive as to Section 5.2 of the Developer's Agreement as set forth in paragraph 3.10 below).

3. **Buffering.**

3.1. Section 5.2 of the Developer's Agreement provides as follows:

5.2 **Buffering.** With respect to any portion of the Property which receives a land use designation of Medium Density Residential from the County and which lies adjacent to any outer boundary of the platted subdivision Countryside Farms (Plat Book T, Page 101, Public Records of Marion County, Florida) ("*Countryside*") buffering shall be provided for the property owners in Countryside in accordance with the following provisions:

5.2.1 The Owner will provide a buffering/conservation easement for the one hundred (100) foot area adjacent to the boundary of Countryside. The Easement will prohibit construction of structures in the buffer area, and provide for conservation of existing vegetation and trees. The Easement will allow installation of additional landscaping or trees by Owner.

5.2.2 The buffer area will not be included within the boundaries of any platted residential lots.

5.2.3 As part of a final Master Plan for the Property the Owner will submit to the County's Development Review Committee ("DRC"), for review by the DRC and for subsequent review and approval by the County Commission, a landscape plan for the buffer Easement area.

3.2. At the time the Developer's Agreement was executed, County and Owner believed that the boundaries of the Property, in the vicinity of Countryside Farm, were contiguous to the boundaries of Countryside Farm.

- 3.3. The parties have now learned that there are three 25-foot hiatuses (each a “Hiatus”) described on the attached **Exhibit B** and referred to, on such Exhibit, as the “West Hiatus,” “Middle Hiatus” and “East Hiatus” between the Property and Countryside Farm.
- 3.4. County holds title to the West Hiatus pursuant to a deed recorded in Deed Book 310, Page 151, and to the East Hiatus pursuant to a deed recorded in Deed Book 310, Page 150 (such deeds being referred to as the “County Hiatus Deeds”).
- 3.5. The parties are uncertain as to who holds title to the Middle Hiatus but Developer believes that it is Mitchell M. Miller and Frances Miller, husband and wife (collectively the “Millers”) based upon the following:
- 3.5.1. The Millers acquired title to portions of the Property pursuant to a deed recorded in Deed Book 340, Page 335. Such deed included all of the property contiguous to the Hiatuses and contained exceptions for the West Hiatus and the East Hiatus; the deed did not include an exception for the Middle Hiatus.
- 3.5.2. Pursuant to deeds recorded in OR Book 1377, Page 1513 and OR Book 1377, Page 1519, the Millers conveyed real property to Oakwood Investments, Inc. Such deed contained exceptions for, not only the East Hiatus and West Hiatus (which were exceptions in the deed to the Millers), but also an exception for the Middle Hiatus.
- 3.5.3. Developer has been unable to locate any subsequent deeds from the Millers for the Middle Hiatus or any claim by any person or entity to own the Middle Hiatus.
- 3.6. To reflect the intent of Section 5.2 of the Developer’s Agreement while accommodating the Hiatus, Section 5.2.1 of the Developer’s Agreement is amended to read as follows:

5.2.1. The Owner will provide a buffering/conservation easement for the portion of the Property which is within one hundred (100) feet of the boundary of Countryside Farm; unless the easement is imposed on the Hiatus contiguous to the boundary of the Property by the owner of the Hiatus, the width of the easement (i.e., the entire 100 feet) shall be measured on the Property currently owned by Owner. The easement will prohibit construction of structures in the buffer area, and provide for conservation of existing vegetation and trees. The easement will allow installation of additional landscaping or trees by Owner. Owner shall provide a copy of the recorded instrument establishing the easement to County and Countryside Farm Owners Association, Inc., a not for profit corporation (the “Association”).

- 3.7. Further, and, as a condition to portions of this paragraph 3 becoming effective (as set forth in paragraph 3.11):
- 3.7.1. Owner has, prior to the Effective Date of this Agreement:
- a). Requested County to convey the East Hiatus and West Hiatus to Owner pursuant to the right of reverter contained in the County Hiatus Deeds; and/or

- b). Requested County to provide a buffering/conservation easement on the East Hiatus and West Hiatus (collectively the "County Hiatuses") prohibiting construction of structures in the buffer area, and providing for conservation of existing vegetation and trees. Such easement will allow installation of additional landscaping or trees by Owner or the Association. Upon recording of the instrument providing the easement, County shall deliver a copy of the recorded to the Association and Owner;
 - c). As required by the County procedures for vacating, abandoning, discontinuing or closing rights of way, sent letters to the utility companies requesting "no objection" letters in anticipation of filing an application requesting County to: (a) vacate, abandon, discontinue or close the right of way arising under the County Hiatus Deeds, pursuant to Section 336.09, *et seq.*, Florida Statutes; and (b) convey the County Hiatuses to Owner pursuant to Section 336.12, Florida Statutes, and the right of reverter contained in the Hiatus Deed.
- 3.7.2. If County conveys the County Hiatuses to Owner pursuant to the right of reverter contained in the deeds Hiatus Deeds for such Hiatuses, or Owner acquires title to the County Hiatuses pursuant to County vacating, abandoning, discontinuing, or closing the right of way for the County Hiatuses, Owner shall thereafter:
- a). Extend the buffering/conservation easement to be provided pursuant to Section 5.2 of the Developer's Agreement as amended hereby, to encompass the County Hiatuses by written instrument duly recorded in the Public Records of the County. Upon recording of the instrument extending the easement, Owner shall deliver a copy of the recorded instrument extending the easement to the Association and County; and
 - b). If the Association, within one month after Owner provides County with the recorded instrument under paragraph 3.7.2.a), requests Owner to convey the County Hiatuses to the Association, Owner shall execute and deliver to the Association a quit claim deed conveying the County Hiatuses to the Association, subject to the easement created by Owner pursuant to paragraph 3.7.2.a), but disclaiming any right of Owner to utilize the easement. If the Association does not request Owner to convey the County Hiatuses within the time period set forth herein, Owner may, but shall not be required, to convey the County Hiatuses to the Association if the Association thereafter requests it.
- 3.7.3. Owner shall, promptly following the execution of this Termination, execute and deliver to the Association a quit claim deed for the Middle Hiatus.
- 3.8. In accordance with Section 5.2.3 of the Developer's Agreement, Owner has submitted, and County has approved, a Master Plan for the Property providing for buffers consistent with the requirements of Section 5.2 of the Developer's Agreement, as amended by this instrument. Nonetheless, the parties have determined that Section 5.2 of the Developer's Agreement, as amended hereby, should not be terminated in the event that the Property is no longer developed pursuant to the PUD or the approved Master Plan.

- 3.9. Therefore, notwithstanding any other provision of this Agreement, Section 5.2 of the Developer's Agreement, as amended pursuant to this instrument, is not terminated and shall remain in force and effect.
- 3.10. Further, Sections 1, 2 and 8 through 13 of the Developer's Agreement are not terminated and remain in force and effect solely concerning Section 5.2 of the Developer's Agreement as amended hereby.
- 3.11. Condition.
- 3.11.1. The provisions of paragraphs 3.6, and 3.8 through 3.10 of this Termination, shall not be effective until one of the conditions in paragraph 3.11.1.a) has occurred and the condition in paragraph 3.11.1.b) has occurred:
- a). Either:
 - 1). County has provided a buffering/conservation easement on the County Hiatuses pursuant to paragraph 3.7.1.b); or
 - 2). County conveys the County Hiatuses to Owner pursuant to the right of reverter contained in the Hiatus Deed, or Owner acquires title to the County Hiatuses pursuant to County vacating, abandoning, discontinuing, or closing the right of way arising from the deeds for the County Hiatuses, and Owner thereafter provides a buffering/conservation easement consistent with paragraph 3.7.2.a) and, upon the timely request of Association, conveys the County Hiatuses to the Association pursuant to paragraph 3.7.2.b).
 - b). Owner executes and delivers to the Association a quit claim deed for the Middle Hiatus pursuant to paragraph 3.7.3.
- 3.11.2. If one of the conditions set forth in paragraphs 3.11.1.a), and if the condition in paragraph 3.11.1.b) of this Termination are fulfilled within two (2) years following the date of execution of this Termination by the last of the parties hereto, the County shall execute and record an instrument approved by the County Attorney acknowledging that such condition has been fulfilled and that therefore all provisions of paragraph 3 of this Termination are effective. By approving this Termination, the County Commission authorizes its Chairman to execute such an instrument without further action of the County Commission.
- 3.11.3. If neither of the conditions set forth in paragraphs 3.11.1.a) have occurred or if the condition set forth in paragraph 3.11.1.b) has not occurred, within two (2) years following the date of execution of this Termination by the last of the parties hereto, paragraphs 3.6, and 3.8 through 3.10 of this Termination, shall cease to be effective and County and Owner shall execute and record an instrument acknowledging that such provisions are not effective. If such provisions of this paragraph 3 cease to be effective:
- a). The other provisions of this Termination (including the provisions of paragraph 2) shall remain effective.

- b). Notwithstanding any other provision of this Agreement, Section 5.2 of the Developer's Agreement shall not be deemed terminated and shall remain in force and effect prior to any amendment pursuant to this Termination.
- c). Sections 1, 2 and 8 through 13 of the Developer's Agreement are not terminated and remain in force and effect solely concerning Section 5.2 of the Developer's Agreement.

4. **Notice.**

- 4.1. Pursuant to Section 13.1.4 of the Developer's Agreement, the parties were permitted to provide new addresses for notices.
- 4.2. Owner has provided the following addresses to County for notices to Owner:
 - 4.2.1. 95th Street Holdings LLC, c/o F. Christopher Armstrong, 1415 SW 17th Street, Ocala, FL 34471; email: chris@armstronghomes.net.
 - 4.2.2. With a copy to: W. James Gooding III, Esq., Gooding & Batsel, PLLC, 1531 SE 36th Avenue, Ocala, FL 34471; email: jgooding@lawyersocala.com.

THEREFORE, the parties have executed this Termination effective the date of execution by the last of the parties hereto.

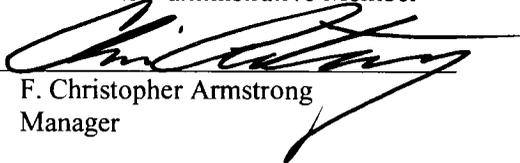
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SIGNATURES START ON NEXT PAGE**

OWNER

95th Street Holdings, LLC, a Delaware limited liability company

By: Armstrong Brothers Development Group, LLC, a Delaware limited liability company, its Member

By: Casa Holdings, LLC, a Florida limited liability company, its Administrative Member

By: 
F. Christopher Armstrong
Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of September, 2023, by F. Christopher Armstrong as Manager of Casa Holdings, LLC, a Florida limited liability company, as Member of Armstrong Brothers Development Group, LLC, a Delaware limited liability company, as Manager of 95th Street Holdings, LLC, a Delaware limited liability company, on behalf of such companies.



Notary Public, State of Florida
Name:

(Please print or type) ELAINE J JAROSZ
Notary Public - State of Florida
Commission # HH 245228
My Comm. Expires Mar 27, 2026
Bonded through National Notary Assn.

Notary: Check one of the following:

- Personally known OR
 - Produced Identification (if this box is checked, fill in blanks below).
- Type of Identification Produced: _____

COUNTY

MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

By: Craig Curry
Craig Curry as Chairman
Date: September 19, 2023

ATTEST:

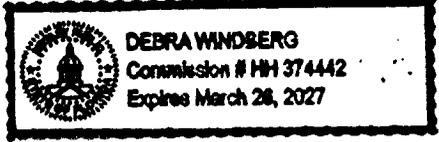
Gregory C. Harrell
Gregory C. Harrell, Clerk of Court and Comptroller

For use and reliance of Marion County only, approved as to form and legal sufficiency:

Matthew Guy Minter
Matthew Guy Minter, County Attorney

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of September, 2023, by Craig Curry, as Chairman of the Board of County Commissioners, Marion County, Florida, on behalf of the County.



Debra Windberg
Notary Public, State of Florida
Name: Debra Windberg
(Please print or type)

Commission Number: HH 374442
Commission Expires: March 26, 2027

Notary: Check one of the following:
 Personally known OR
 Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: _____

EXHIBIT A

A PARCEL OF LAND LYING IN SECTIONS 17, 19, AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'32"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK V, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.67°29'41"E., 169.56 FEET; (2.) THENCE S.62°51'10"E., 54.32 FEET; (3.) THENCE S.50°54'36"E., 45.50 FEET; (4.) THENCE S.39°27'13"E., 51.36 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'30"E., 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°04'49", AND A CHORD BEARING AND DISTANCE OF S.22°42'51"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 755.33 FEET TO THE END OF SAID CURVE; (9.) THENCE S.89°45'36"E., 125.29 FEET; (10.) THENCE S.00°07'46"W., 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W., 113.94 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: (1.) S.00°03'09"W., 12.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'44", AND A CHORD BEARING AND DISTANCE OF S.45°11'45"W., 35.36 FEET; (2.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.28 FEET TO THE END OF SAID CURVE; (3.) THENCE N.89°50'03"W., 1,470.43 FEET; (4.) THENCE N.76°18'11"W., 51.43 FEET; (5.) THENCE N.89°50'25"W., 207.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'05", AND A CHORD BEARING AND DISTANCE OF N.44°47'50"W., 35.35 FEET; (6.) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.26 FEET TO THE END OF SAID CURVE; (7.) THENCE N.89°51'15"W., 89.99 FEET; (8.) THENCE S.00°11'11"W., 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'02", AND A CHORD BEARING AND DISTANCE OF S.45°13'37"W., 35.34 FEET; (9.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (10.) THENCE N.89°54'59"W., 572.32 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1.) N.00°21'36"E., 588.75 FEET; (2.) THENCE S.89°51'01"E., 78.51 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 52.32 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS (EXCEPTION PHASE 1 ENTRY)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E., 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°27'32"E., 664.67 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK V, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA ; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'45"E., 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE 1 AS RECORDED IN PLAT BOOK 11, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE 1 THE FOLLOWING TEN (10) COURSES: (1.) S.67°29'41"E., 169.56 FEET; (2.) THENCE S.62°51'10"E., 54.32 FEET; (3.) THENCE S.50°54'36"E., 45.50 FEET; (4.) THENCE S.39°27'13"E., 51.36 FEET; (5.) THENCE S.26°10'17"E., 63.00 FEET; (6.) THENCE S.09°39'17"E., 46.41 FEET; (7.) THENCE S.07°01'30"E., 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 45°04'49", AND A CHORD BEARING AND DISTANCE OF S.22°42'51"W., 736.00 FEET; (8.) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 755.33 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING. (9.) THENCE S.89°45'36"E., 125.29 FEET; (10.) THENCE S.00°07'46"W., 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W., 113.94 FEET; THENCE N.03°45'56"W., 167.09 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.46 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.00°25'28"E., 1351.15 FEET TO A POINT 25.00 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19, THENCE ALONG A LINE 25 NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY N.89°39'02"W., 3335.54 FEET; THENCE DEPARTING SAID PARALLEL LINE, N.41°47'08"E., 967.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES), BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 31°41'01", AND A CHORD

BEARING AND DISTANCE OF S.74°01'03"E., 524.13 FEET; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID S.W. 95TH STREET ROAD THE FOLLOWING (22) TWENTY-TWO COURSES: (1.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 530.87 FEET TO THE END OF SAID CURVE; (2.) THENCE S.89°49'29"E., 611.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'35", AND A CHORD BEARING AND DISTANCE OF S.44°55'27"E., 35.34 FEET; (3.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (4.) THENCE S.89°53'33"E., 79.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'48", AND A CHORD BEARING AND DISTANCE OF N.45°08'16"E., 35.35 FEET; (5.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; (6.) THENCE S.89°49'56"E., 1,696.89 FEET; (7.) THENCE S.76°22'21"E., 51.36 FEET; (8.) THENCE S.89°48'54"E., 207.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°40'34", AND A CHORD BEARING AND DISTANCE OF S.44°23'00"E., 34.63 FEET; (9.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 38.26 FEET TO THE END OF SAID CURVE; (10.) THENCE S.89°40'18"E., 90.76 FEET; (11.) THENCE N.00°00'35"E., 11.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°16'48", AND A CHORD BEARING AND DISTANCE OF N.44°55'45"E., 35.44 FEET; (12.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.39 FEET TO THE END OF SAID CURVE; (13.) THENCE S.89°49'56"E., 1,466.80 FEET; (14.) THENCE S.76°22'39"E., 51.41 FEET; (15.) THENCE S.89°48'06"E., 200.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'07", AND A CHORD BEARING AND DISTANCE OF S.44°53'53"E., 35.34 FEET; (16.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (17.) THENCE S.89°49'16"E., 99.99 FEET; (18.) THENCE N.00°08'16"E., 12.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°02'07", AND A CHORD BEARING AND DISTANCE OF N.45°07'39"E., 35.37 FEET; (19.) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.29 FEET TO THE END OF SAID CURVE; (20.) THENCE S.89°50'05"E., 191.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 67°00'09", AND A CHORD BEARING AND DISTANCE OF S.56°20'14"E., 927.29 FEET; (21.) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 982.31 FEET TO A POINT OF TANGENCY; (22.) THENCE S.22°43'13"E., 115.41 FEET; THENCE DEPARTING SAID SOUTHERLY AND WESTERLY RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, S.89°59'20"W., 882.35 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S.89°54'12"W., 164.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 29°13'26", AND A CHORD BEARING AND DISTANCE OF S.31°05'37"W., 519.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 525.35 FEET TO THE END OF SAID CURVE; THENCE S.00°22'01"W., 847.86 FEET TO THE SOUTHERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE

ALONG SAID SOUTHERLY BOUNDARY, N.89°53'46"W., 2,188.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981, N.00°25'40"E., 1,325.98; THENCE DEPARTING SAID WESTERLY BOUNDARY N.89.34'43"W., 25.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: (EXCEPTION PHASE 3 LIFT STATION)

LESS AND EXCEPT LIFT STATION SITE DEEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 5054, PAGE 1720 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SAID LANDS CONTAINING 155.48 ACRES, MORE OR LESS.

**EXHIBIT B
HIATUSES**

West Hiatus

The South 25 feet of the N 1/4 of Section 19, Township 16 South, Range 21 East, of State Road No. 200

Middle Hiatus

The West 25.00 feet of the SW 1/4 of NW 1/4 of Section 20, Township 16 South, Range 21 East
and
The South 25.00 feet of the West 25.00 feet of the NW 1/4 of NW 1/4 of Section 20, Township 16 South,
Range 21 East

East Hiatus

The West 1,707.35 feet of the South 25 feet of the South 1/2 of the South 1/2 of the NW 1/4 of Section 20,
Township 16 South, Range 21 East.

P:\JG\Armstrong\Pioneer Ranch Dev\County Ks\Pioneer JG\Partial Termination of Dev K - BFP JG 9-14-23.docx

MARION COUNTY UTILITIES
LETTER OF NO OBJECTION

To: Development Review Officer
Marion County Utilities
11800 SE U.S. Highway 441
Belleview, FL 34420
Utilities@marionfl.org
Phone: 352-307-6168
Fax: 352-307-4623

Date: 9/20/2023

From: 95th Street Holdings, LLC
c/o W. James Gooding III, Esq.
1531 SE 36th Avenue
Ocala, FL 34471

RE: Road Closing Application

Location: Right of way between Countryside Farms of Ocala and property to be platted as Pioneer Ranch.

95th Street Holdings, LLC intends to petition the Marion County Board of County Commissioners to consider the closing and abandonment of the road(s) / alley(s) described as right of way conveyed to Marion County in instruments recorded in Deed Book 310, Page 150 and Deed Book 310, Page 151

An easement for any existing utilities currently located within the vacated area will be reserved.

Enclosed for your reference and review is a location map highlighting the road(s) / alley(s) proposed to be closed and abandoned.

FOR COUNTY USE ONLY

Does Marion County Utilities object to the proposed Road Closing? Yes No
If yes, please explain below:

Please specify below the Utility Company(s) that Marion County Utilities requires a "No Objection" letter from, if any:

N/A



Signature

Jody C. Kirkman, P.E.

Print Name

Utilities Director

Title

9/21/23

Date

Enclosures: Location Map

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

DESCRIPTION: (AS SURVEYED)

PHASE 2:

A PARCEL OF LAND LYING IN SECTIONS 17, 19, AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E, 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°22'32"E, 864.87 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK V, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'49"E, 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE I AS RECORDED IN PLAT BOOK 11, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE I THE FOLLOWING TEN (10) COURSES: (1) S.87°24'41"E, 168.56 FEET; (2) THENCE S.62°51'02"E, 54.32 FEET; (3) THENCE S.50°54'36"E, 45.50 FEET; (4) THENCE S.39°27'13"E, 51.36 FEET; (5) THENCE S.26°01'17"E, 63.00 FEET; (6) THENCE S.09°39'17"E, 46.41 FEET; (7) THENCE S.07°01'30"E, 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 96.00 FEET, A CENTRAL ANGLE OF 45°44'49", AND A CHORD BEARING AND DISTANCE OF S.22°42'51"W, 75.53 FEET; (8) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 75.53 FEET TO THE END OF SAID CURVE; (9) THENCE S.89°45'36"E, 125.29 FEET; (10) THENCE S.00°07'46"W, 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W, 113.94 FEET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TEN (10) COURSES: (1) S.09°23'09"W, 12.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'44", AND A CHORD BEARING AND DISTANCE OF S.42°11'45"W, 35.36 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.29 FEET TO THE END OF SAID CURVE; (3) THENCE N.89°50'03"W, 1,470.43 FEET; (4) THENCE N.76°18'11"W, 51.43 FEET; (5) THENCE N.83°02'25"W, 207.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 89°09'00", AND A CHORD BEARING AND DISTANCE OF N.44°7'50"W, 35.35 FEET; (6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.29 FEET TO THE END OF SAID CURVE; (7) THENCE N.89°51'15"W, 99.99 FEET; (8) THENCE S.02°11'11"W, 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'02", AND A CHORD BEARING AND DISTANCE OF S.45°13'37"W, 35.34 FEET; (9) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (10) THENCE N.89°54'57"W, 572.32 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N.00°21'36"E, 598.75 FEET; (2) THENCE S.89°51'01"E, 78.51 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 52.32 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS (EXCEPTION PHASE 1 ENTRY)

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF SAID SECTION 20, S.89°37'37"E, 1,320.51 FEET TO THE WEST BOUNDARY OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG SAID WEST BOUNDARY, N.00°22'32"E, 864.87 FEET TO THE SOUTH BOUNDARY OF SUN COUNTRY ESTATES II AS RECORDED IN PLAT BOOK V, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°39'49"E, 1,009.33 FEET TO THE WESTERLY MOST POINT OF JB RANCH SUBDIVISION PHASE I AS RECORDED IN PLAT BOOK 11, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID JB RANCH SUBDIVISION PHASE I THE FOLLOWING TEN (10) COURSES: (1) S.87°24'41"E, 168.56 FEET; (2) THENCE S.62°51'02"E, 54.32 FEET; (3) THENCE S.50°54'36"E, 45.50 FEET; (4) THENCE S.39°27'13"E, 51.36 FEET; (5) THENCE S.26°01'17"E, 63.00 FEET; (6) THENCE S.09°39'17"E, 46.41 FEET; (7) THENCE S.07°01'30"E, 102.76 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 96.00 FEET, A CENTRAL ANGLE OF 45°44'49", AND A CHORD BEARING AND DISTANCE OF S.22°42'51"W, 75.53 FEET; (8) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND WEST BOUNDARY, A DISTANCE OF 75.53 FEET TO THE END OF SAID CURVE; (9) THENCE S.89°45'36"E, 125.29 FEET; (10) THENCE S.00°07'46"W, 166.31 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE PROJECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES) N.89°56'51"W, 113.94 FEET; THENCE N.03°45'36"W, 167.09 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 64.6 ACRES, MORE OR LESS.

AND

PHASE 3:

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE ALONG THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 20, N.02°25'28"E, 1339.19 FEET TO A POINT 25.00 FEET TO THE SOUTH BOUNDARY OF THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG A LINE 26 NORTH OF AND PARALLEL WITH SAID SOUTH BOUNDARY N.89°39'02"W, 3335.54 FEET; THENCE DEPARTING SAID PARALLEL LINE, N.41°47'08"E, 967.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF S.W. 95TH STREET ROAD (RIGHT OF WAY WIDTH VARIES), BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 96.00 FEET, A CENTRAL ANGLE OF 31°41'01", AND A CHORD BEARING AND DISTANCE OF S.74°01'03"E, 524.13 FEET; THENCE ALONG THE SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SAID S.W. 95TH STREET ROAD THE FOLLOWING (22) TWENTY-TWO COURSES: (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 530.87 FEET TO THE END OF SAID CURVE; (2) THENCE S.89°48'29"E, 611.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'35", AND A CHORD BEARING AND DISTANCE OF S.44°55'37"E, 35.34 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (4) THENCE S.89°51'15"E, 79.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'48", AND A CHORD BEARING AND DISTANCE OF N.45°08'16"E, 35.35 FEET; (5) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; (6) THENCE S.89°48'59"E, 1,696.89 FEET; (7) THENCE S.79°22'21"E, 51.36 FEET; (8) THENCE S.89°48'54"E, 207.41 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°00'54", AND A CHORD BEARING AND DISTANCE OF S.44°23'00"E, 34.63 FEET; (9) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 38.26 FEET TO THE END OF SAID CURVE; (10) THENCE S.89°40'18"E, 90.76 FEET; (11) THENCE N.00°01'35"E, 113.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°16'45", AND A CHORD BEARING AND DISTANCE OF S.44°55'37"E, 35.34 FEET; (12) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (13) THENCE S.89°49'36"E, 1,466.80 FEET; (14) THENCE S.79°22'21"E, 51.41 FEET; (15) THENCE S.89°48'06"E, 200.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°57'07", AND A CHORD BEARING AND DISTANCE OF S.44°53'33"E, 35.34 FEET; (16) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.25 FEET TO THE END OF SAID CURVE; (17) THENCE S.89°40'18"E, 12.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°02'07", AND A CHORD BEARING AND DISTANCE OF N.45°07'38"E, 35.37 FEET; (18) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 39.29 FEET TO THE END OF SAID CURVE; (19) THENCE S.89°50'05"E, 191.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 87°09'09", AND A CHORD BEARING AND DISTANCE OF S.58°20'14"E, 527.29 FEET; (20) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 982.31 FEET TO THE POINT OF TANGENCY; (21) THENCE S.22°43'13"E, 115.41 FEET; THENCE DEPARTING SAID SOUTHERLY AND WESTERLY RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 20, S.89°39'02"W, 882.35 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, S.89°39'02"W, 184.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 29°13'26", AND A CHORD BEARING AND DISTANCE OF S.31°05'37"W, 518.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 525.35 FEET TO THE END OF SAID CURVE; THENCE S.00°27'01"W, 847.86 FEET TO THE SOUTHERLY BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, N.89°51'48"W, 2,188.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE WESTERLY BOUNDARY OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5903, PAGE 981, N.00°25'40"E, 1,326.99; THENCE DEPARTING SAID WESTERLY BOUNDARY N.89°34'43"W, 25.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS: (EXCEPTION PHASE 3 LIFT STATION)

LESS AND EXCEPT LIFT STATION SITE DECEDED TO MARION COUNTY IN OFFICIAL RECORDS BOOK 5054, PAGE 1720 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

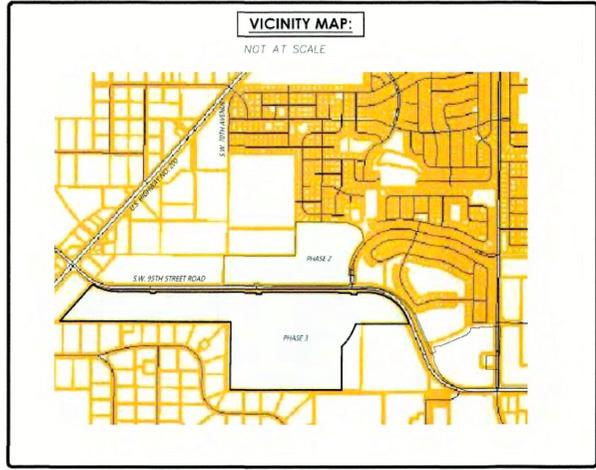
SAID LANDS CONTAINING 155.48 ACRES, MORE OR LESS.

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	CM	BENCHMARK	□	CORRESPONDING B-II NOTES
E	ELEVATION	CM	CONCRETE MONUMENT	⊘	BACK FLOW PREVENTER
LB	LICENSED BUSINESS	IRC	IRON ROD AND CAP	⊘	GAS VALVE
NO.	NUMBER	INV	INVERT	⊘	GAS METER
LS	LAND SURVEYOR	IP	IRON PIPE	⊘	GAS LINE MARKER
ID	IDENTIFICATION	IG	CURB INLET GRATE	⊘	CONCRETE UTILITY POLE
ORB	OFFICIAL RECORDS BOOK	CB	CATCH BASIN	⊘	METAL UTILITY POLE
C	CENTERLINE	SM	STORM MANHOLE	⊘	WOOD UTILITY POLE
R	RADIUS	MS	MITERED END SECTION	⊘	UTILITY POLE GUY ANCHOR
ARC	ARC LENGTH	SC	SANITARY MANHOLE	⊘	SANITARY MANHOLE
Δ	DELTA (CENTRAL ANGLE)	SC	SANITARY CLEANOUT	⊘	ELECTRIC MANHOLE
(F)	FIELD MEASURE	EM	ELECTRIC METER	⊘	ELECTRIC METER
(P)	PLAT MEASURE	EB	ELECTRIC BOX	⊘	ELECTRIC BOX
(D)	DEED MEASURE	EC	ELECTRIC CLEANOUT 6"	⊘	ELECTRIC CLEANOUT 6"
(C)	CALCULATED MEASURE	ET	ELECTRIC TELEPHONE RISER BOX	⊘	TELEPHONE RISER BOX
C.D.	CHORD LENGTH	EW	ELECTRIC WATER MANHOLE	⊘	WATER MANHOLE
CB	CHORD BEARING	ICV	IRIGATION CONTROL VALVE	⊘	IRIGATION CONTROL VALVE
P.O.C.	POINT OF COMMENCEMENT	WM	WATER METER	⊘	WATER METER
P.O.B.	POINT OF BEGINNING	WV	WATER VALVE	⊘	WATER VALVE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	FD	FIRE HYDRANT	⊘	FIRE HYDRANT
DIP	DUCTILE IRON PIPE	UR	UTILITY RISER	⊘	UTILITY RISER
PVC	POLYVINYL CHLORIDE	SM	SEWER MAIN	⊘	UNDERGROUND FORCE MAIN
CMP	CORRUGATED METAL PIPE	B	BOLLARD	⊘	UNDERGROUND WATER LINE
ROP	REINFORCED CONCRETE PIPE	F	FLAG POLE	⊘	OVERHEAD UTILITY
HDP	HIGH DENSITY POLYETHYLENE	M	MAILBOX	⊘	UNDERGROUND ELECTRIC LINE
NAVD	NORTH AMERICAN VERTICAL DATUM	⊘	AIR CONDITIONER PAD	⊘	UNDERGROUND STORM /DRAINAGE
NGVD	NATIONAL GEODETIC VERTICAL DATUM				
WRA	WATER RETENTION AREA				
FACE(S)	FACE(S) OF WAY				
R/W	RIGHT OF WAY				
CR	CERTIFIED CORNER RECORD				
RLS	REGISTERED LAND SURVEYOR				

NOTES:

- DATE OF BOUNDARY FIELD SURVEY: MAY 27, 2021. DATE OF TOPO FIELD SURVEY: JULY 15, 2021.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED PER TITLE COMMITMENT ORDER NO. 91904391, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF JANUARY 27, 2021. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPLIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT H 593, ELEVATION 57.57' (NAVD 1988).
- UNDERGROUND UTILITIES AND LOT LINES DEPICTED HEREON ARE BASED ON IMPROVEMENT PLANS FOR JB RANCH AND MARION COUNTY DATA FOR S.W. 95TH STREET ROAD PLANS. JCH CONSULTING GROUP, INC HAS NOT VERIFIED.
- UNDERGROUND FIBER OPTIC LINE IS APPROXIMATE, NOT FIELD VERIFIED.
- INFORMATION ALONG S.W. 95TH STREET ROAD AS SHOWN HEREON IS BASED ON "SW 95TH STREET ROAD (PHASE 1) AS BUILT (FROM SR 200 TO SW 60TH AVE)" PREPARED FOR MARION COUNTY UTILITIES DEPARTMENT - PREPARED BY CIVIL-TECH CONSULTING ENGINEERS, INC., CTEC NUMBER 04212.
- INFORMATION ALONG S.W. 89TH PLACE ROAD AS SHOWN HEREON IS BASED ON "P.U.D. CONSTRUCTION PLANS PHASE 1 FOR 'JB RANCH SUBDIVISION', PREPARED BY FARNER, BARLEY & ASSOCIATES, INC., PROJECT NO. 051002.0000 SHEETS 33 & 34 OF 52, DATED MARCH 2006. INFORMATION HAS NOT BEEN VERIFIED BY JCH CONSULTING GROUP, INC.



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

NOTES CORRESPONDING TO SCHEDULE B-II ITEMS:

- ABSTRACT INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. ORDER NO. 91904391, ISSUING OFFICE FILE NUMBER JB/ARMSTRONGS HOMES, BEARING A COMMITMENT DATE OF JANUARY 27TH, 2021. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN DEED BOOK 264, PAGE 292 - SAID DOCUMENT IS DATED PRIOR TO ONLINE AVAILABILITY AND WAS NOT FURNISHED TO THIS FIRM.
 - EASEMENT IN FAVOR OF SUMNER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 267, PAGE 186 AFFECTS SUBJECT PARCEL AND IS DEPICTED HEREON (PARCEL 1 AND PARCEL 2)
 - EASEMENT IN FAVOR OF SUMNER ELECTRIC COOPERATIVE AS RECORDED IN OFFICIAL RECORDS BOOK 680, PAGE 425 AFFECTS SUBJECT PARCEL, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON (PARCEL 1 AND PARCEL 2)
 - EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION AS RECORDED IN OFFICIAL RECORDS BOOK 1921, PAGE 1770 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON (PARCEL 2)
 - DEVELOPER'S AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3991, PAGE 1007 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON (PARCEL 1 AND PARCEL 2)
 - MASTER STORMWATER EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4790, PAGE 67 AFFECTS SUBJECT PROPERTY AND IS DEPICTED HEREON (PARCEL 1 AND PARCEL 2)
 - FIRST AMENDMENT TO AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5094, PAGE 1807 AFFECTS SUBJECT PROPERTY, IS NOT A SURVEY RELATED ITEM, DOES NOT CONTAIN ANY PLOTTABLE ITEMS AND IS NOT DEPICTED HEREON (PARCEL 1 AND PARCEL 2)
 - EASEMENT IN FAVOR OF BRIGHT HOUSE NETWORKS AS RECORDED IN OFFICIAL RECORDS BOOK 5374, PAGE 225 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE, CONTAINING NO SPECIFIC LOCATION AND IS NOT DEPICTED HEREON (PARCEL 1 AND PARCEL 2)

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

UTILITY CONTACTS:	
FIBER, TELEPHONE:	CENTURYLINK CONTACT: THOMAS STRUMER 855-742-6062
RAW WATER, RECLAIMED WATER, SEWER, WATER:	MARION COUNTY UTILITIES CONTACT: JOSH KRAEMER 352-438-2383
CATV:	CHARTER COMMUNICATIONS CONTACT: USC DISPATCH! 800-778-9140
CATV:	Z10 MIDWEST CONTACT: PHONDA MWIN 407-254-4103
ELECTRIC:	SUMNER ELECTRIC COOPERATIVE INC CONTACT: PAULA PERRY 352-568-9572 / 49672

ZONING DATA:	
PER MARION COUNTY INTERACTIVE MAP PLANNED UNIT DEVELOPMENT (PUD)	

PROPERTY DATA:	
PORTION OF PARCEL ID: 35-700-000-00 OWNER: JB RANCH PARTNERS, LLC	

CERTIFIED TO:	
1. ARMSTRONG BROTHERS DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY	
2. A-FELIX HOMES, A FLORIDA CORPORATION	
3. JB RANCH PARTNERS, LLC	
4. 95TH STREET HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY	
5. FIDELITY LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY	
6. MERRIAM PARTNERS LAW P.A.	
7. FIDELITY NATIONAL TITLE INSURANCE COMPANY	
8. GULLIGAN, GOODING, BATSEL, ANDERSON & PHELAN, P.A.	

FLOOD CERTIFICATION:	
PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND "AE" - AN AREA OF FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAP NUMBER 12083C0703C, EFFECTIVE APRIL 19, 2017.	

SURVEYOR'S CERTIFICATION:	
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	
CHRISTOPHER J. HOWSON FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553	DATE

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

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

NO.	SCALE:	C.U.H.	C.U.H.	C.U.H.	C.U.H.

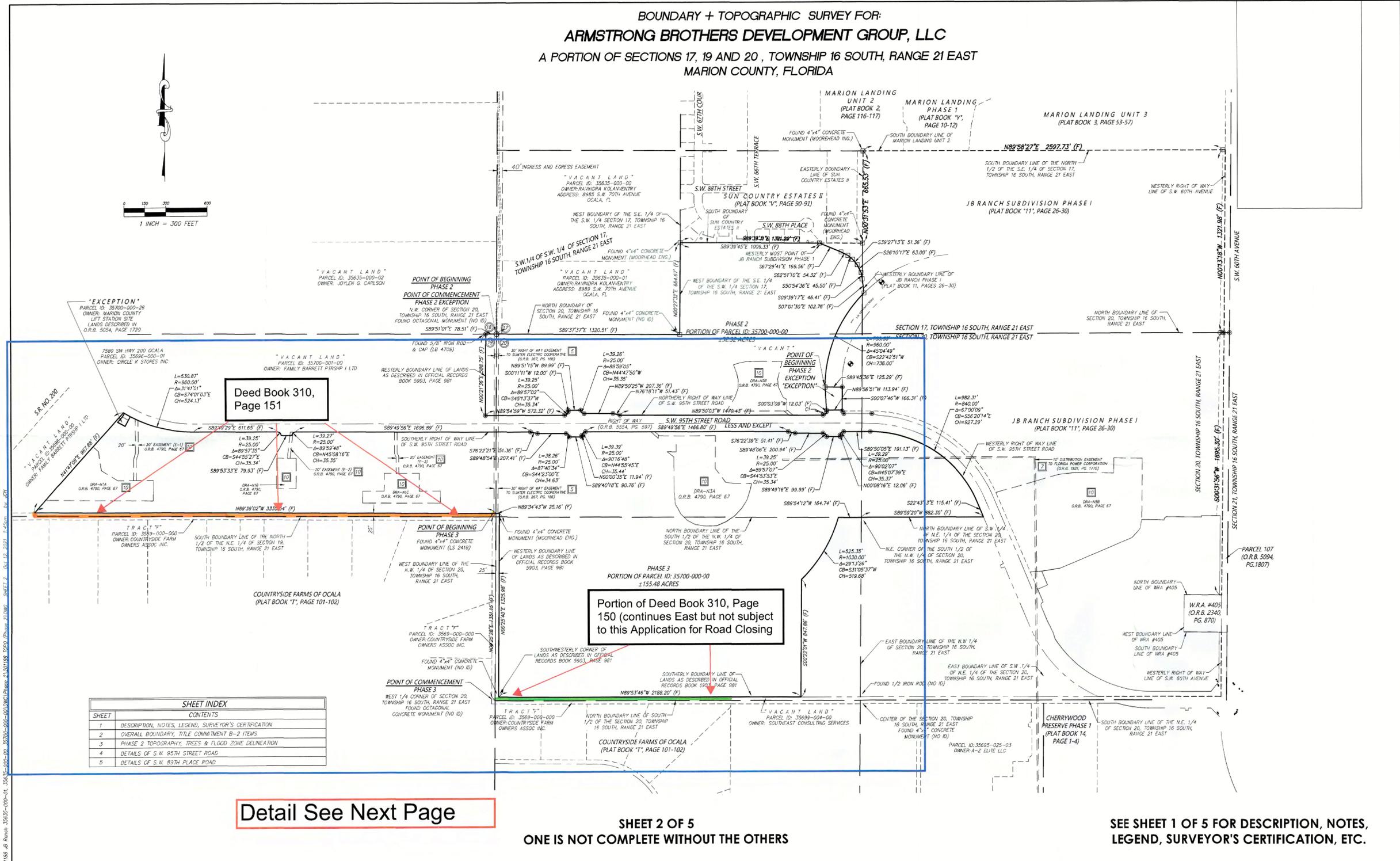
JCH CONSULTING GROUP, INC.
SURVEYING
PLANNING • ENVIRONMENTAL • GIS
10000 W. STATE ROAD 100, SUITE 100, PALM BEACH, FL 33411
PH: 561.832.1234 FAX: 561.832.1235

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

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

J.O.# 201188	
DWG# 201188TOPORH2	
SHT 1 OF 5	

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



**Deed Book 310,
Page 151**

**Portion of Deed Book 310, Page
150 (continues East but not subject
to this Application for Road Closing)**

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1	DESCRIPTION, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
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5	DETAILS OF S.W. 89TH PLACE ROAD

Detail See Next Page

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

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

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
21-03	10/17/21	KLJ	ADD PHASE 2 TOPOGRAPHY	CJH


JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT • SURVEYING & MAPPING
 PLANNING • ENVIRONMENTAL • G.I.S.
 426 W. 15TH STREET, OCALA, FLORIDA 34701
 PHONE: 352-461-1402 FAX: 352-272-8338 www.jch.com
 CERTIFICATE OF AUTHORIZATION - L.B. 8071

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

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

FB/PG	FIELD DATE	JOB NO.
21-03-65	05/27/21	201188TOPOPH3
DRAWING DATE	BY	APPROVED
06/02/21	M.A.	CJH

SCALE
1" = 300'

2 OF 5

Location Map

Proposed Road Closing / Abandonment
Previously deeded right of way
recorded in Deed Book 310 Pages 150-151

