

ORDINANCE NO. 23-34

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, ESTABLISHING PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR THE ESTABLISHMENT AND NAME OF THE DISTRICT, TO BE KNOWN AS PIONEER RANCH COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE LEGAL DESCRIPTION; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE INITIAL MEMBERS OF THE BOARD OF SUPERVISORS; PROVIDING FOR POWERS; PROVIDING FOR APPLICABILITY OF CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE STATUTES, ORDINANCES, RULES AND REGULATIONS; PROVIDING FOR NO MARION COUNTY OBLIGATIONS; PROVIDING FOR NO LIMITATION ON MARION COUNTY POWERS; PROVIDING FOR DISCLOSURE; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 190, Florida Statutes, the “Uniform Community Development District Act of 1980” (the “Act”), and specifically Section 190.005, "Establishment of District" at subsection 190.005(2) and Marion County Ordinance 97-10 set forth the exclusive and uniform method for the establishment of an independent community development district of less than two thousand five hundred (2,500) acres in Marion County, Florida; and

WHEREAS, Section 190.005(2), Florida Statutes, requires a petition for the establishment of a community development district to be filed with the County Commission, which petition is required to include certain information as required in Section 190.005(1)(a) and said petition is required to be considered at a public hearing conducted by the County Commission in accordance with the requirements and procedures of Section 190.005(1)(d); and

WHEREAS, a petition for the establishment of the Pioneer Ranch Community Development District, which included a statement of estimated regulatory costs and the other information required in Section 190.005(1)(a), hereinafter referred to as the “Petition”, was submitted by 95th Street Holdings, LLC, a Delaware limited liability company and considered at a public hearing on December 13, 2023; and

WHEREAS, the Petition sets forth the external boundaries of the District; and

WHEREAS, the Petition to establish Pioneer Ranch Community Development District provides the area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community and otherwise satisfies the requirements of Section 190.005(1)(c), Florida Statutes; and

WHEREAS, Section 190.005(2), Florida Statutes, authorizes the Board of County Commissioners to exercise its legislative discretion and enact an ordinance granting the Petition for the establishment of a community development district to be known as Pioneer Ranch Community Development District, and

WHEREAS, on December 13, 2023, the Board of County Commissioners conducted a public hearing to receive public comment and to consider the factors set forth in Section 190.005(1)(e), Florida Statutes, to make a determination to grant or deny the Petition for the establishment of Pioneer Ranch Community Development District; and

WHEREAS, all notice requirements of law were met and complete notice was timely given.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA:

SECTION 1. ESTABLISHMENT AND NAME OF DISTRICT. The Petition for the establishment of the “Pioneer Ranch Community Development District” is hereby granted and there is hereby established pursuant to the provisions of Section 190.005(2), Florida Statutes, a community development district which shall be known as “Pioneer Ranch Community Development District” (the “District”).

SECTION 2. LEGAL DESCRIPTION. The external boundaries of the District are legally described in *Exhibit A*, attached hereto and incorporated herein. A map reflecting the external boundaries of the District is attached hereto as *Exhibit B*.

SECTION 3. FINDING OF FACT. Pursuant to Section 190.005(2), Florida Statutes, the Board of County Commissioners hereby adopts the following findings of fact at the public hearing on the Petition to establish the District:

- A. All statements contained within the Petition are true and correct and all statements set forth in the preamble to this ordinance are true and correct.
- B. The establishment of the District is not inconsistent with applicable elements or portions of the State of Florida Comprehensive Plan set out in Chapter 187, Florida Statutes and the Marion County Comprehensive Plan, adopted in Ordinance No. 92-3, as amended.
- C. The area of land within the District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developable as one functional interrelated community.

- D. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- E. The community development services and facilities of the District will not be incompatible with the capability and uses of existing local and regional community development services and facilities.
- F. The area to be served by the District is amenable to separate special district government.

SECTION 4. BOARD OF SUPERVISORS.

- A. The initial five (5) members of the Board of Supervisors of the District shall be the following individuals:
 - 1. Andrea Agha
8022 SW 45th Lane
Gainesville, FL 32608
 - 2. Frank Perez
2100 SE 17th Street
Suite 601
Ocala, FL 34471
 - 3. Ron Wiese
7675 SW 74th Loop
Ocala, FL 34481
 - 4. David Garcia
2100 SE 17th Street
Suite 601
Ocala, FL 34471
 - 5. Chris Armstrong
1415 SW 17th Street
Ocala, FL 34471
- B. The Board of Supervisors of the District shall exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes, consistent with all applicable governmental laws, rules and regulations.

SECTION 5. POWERS.

- A. The District shall have, and the Board of Supervisors of the District may exercise, all the general powers of a community development district granted by Chapter 190, Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.
- B. The District shall have, and the Board of Supervisors of the District is hereby specifically authorized to exercise, the specific special powers provided in Section 190.012(1), 2(a) and 2(d), Florida Statutes, as amended from time to time consistent with all applicable governmental laws, rules and regulations.
- C. The establishment of an independent community development district is not a development order within the meaning of Chapter 380, Florida Statutes. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of land within this community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. The District shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of Marion County.

SECTION 6. COMPLIANCE WITH LAWS AND ORDINANCES. The District shall comply with Chapter 190, Florida Statutes, and all applicable federal, state and regional laws, statutes, rules, and regulations and all applicable provisions of the Marion County Comprehensive Plan, Land Development Code provisions, ordinances, rules and regulations.

SECTION 7. NO MARION COUNTY OBLIGATION. No debt, obligation or duty of the District shall constitute a debt, obligation, duty or burden of or on Marion County.

SECTION 8. NO LIMITATION ON MARION COUNTY POWERS. Establishment of the District in no way limits Marion County in the exercise of its powers or authority as provided for in Chapter 125, Florida Statutes, and other Florida statutes upon the property within the District.

SECTION 9. REQUIRED DISCLOSURE. The District shall comply with the disclosure of public financing and disclosure to purchaser requirements set forth in Section 190.009 and 190.048, Florida Statutes, as amended from time to time. The District shall comply with the notice of establishment requirements of Section 190.0485, Florida Statutes.


SECTION 10. SEVERABILITY. It is declared to be the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 11. REPEAL. All Ordinances or parts of Ordinances which are in conflict with the Ordinance are hereby repealed.

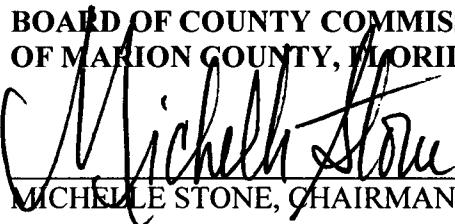
SECTION 12. EFFECTIVE DATE. A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

DULY ADOPTED in regular session by the Board of County Commissioners of Marion County this 13th day of December, 2023.

ATTEST:



GREGORY C. HARRELL, CLERK

**BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA**


MICHELLE STONE, CHAIRMAN

RECEIVED NOTICE FROM SECRETARY OF
STATE ON JANUARY 10, 2024 ADVISING
ORDINANCE WAS FILED ON DECEMBER 20, 2023.

Exhibit "A"

**SKETCH OF DESCRIPTION FOR:
95TH STREET HOLDINGS, LLC
SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"PIONEER RANCH CDD"**

DESCRIPTION:

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°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

CONTINUE NEXT PAGE....

NOTES:

1. DATE OF SKETCH: JUNE 4, 2023.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. 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 VIRTUAL REFERENCE STATION NETWORK.
6. 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.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

LEGEND:

-  LINE BREAK
- R/W RIGHT-OF-WAY
- CONC. CONCRETE
- LS LAND SURVEYOR
- LB LICENSED BUSINESS
- NO. NUMBER
- Q CENTERLINE
- P.C. POINT OF CURVATURE
- P.I. POINT OF INTERSECTION
- L ARC LENGTH
- R RADIUS
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD DISTANCE
- o CHANGE IN DIRECTION

NOTE: THIS IS NOT A SURVEY
SHEET 1 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Drawing name: Z:\Projects\201188 JB Ranch - Pioneer Ranch 35635-000-01, 35635-000-00, 35700-000-00\DWG\Sketch Overall CDD\201188SK (CDD).dwg SHEET 1 Jul 06, 2023 4:38pm by Administrator



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8971 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
436 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: 352-461-1482 www.JCHg.com

DRAWN:	C.J.H.	J.O.# 201188
REVISED:		DWG.# 201188SK (CDD)
CHECKED:	C.J.H.	SHEET 1 OF 5
APPROVED:	C.J.H.	PIONEER RANCH CDD
SCALE: 1" = 1000'		COPYRIGHT © JUNE, 2023

**SKETCH OF DESCRIPTION FOR:
95TH STREET HOLDINGS, LLC
SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"PIONEER RANCH CDD"**

DESCRIPTION:

CONTINUE...

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 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.

TOTAL ACREAGE PHASE 2
51.86 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.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 AND TO THE POINT OF BEGINNING. 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

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NOTE: THIS IS NOT A SURVEY
SHEET 2 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

Drawing name: Z:\Projects\201188 JB Ranch - Pioneer Ranch 35835-000-01, 35835-000-00, 35700-000-00\DWG\Sketch Overall CDD\201188SK (CDD).dwg SHEET 2 of 06, 2023 4:30pm by Administrator



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 0071 CHRISTOPHER J. HORTON, P.E., C.F.M., L.S. 0533
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE: 352-495-1402 www.JCHkg.com

DRAWN:	C.J.H.	J.O.# 201188
REVISED:		DWG.# 201188SK (CDD)
CHECKED:	C.J.H.	SHEET 2 OF 5
APPROVED:	C.J.H.	PIONEER RANCH CDD
SCALE:	1" = 1000'	COPYRIGHT © JUNE, 2023

**SKETCH OF DESCRIPTION FOR:
95TH STREET HOLDINGS, LLC
SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA**

DESCRIPTION:

CONTINUE...

"PIONEER RANCH CDD"

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. SAID LANDS CONTAINING 155.58 ACRES, MORE OR LESS.

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 0.10 ACRES, MORE OR LESS.

TOTAL ACREAGE PHASE 3
155.48 ACRES, MORE OR LESS

AND

PARCEL 1:

THE SOUTH 529.21 FEET OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PURPOSE OF INGRESS AND EGRESS OVER THE WEST 40 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE SOUTH 529.21 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 17.

TOTAL ACREAGE PHASE 1 & PARCEL 2
60.46 ACRES, MORE OR LESS

NOTE: THIS IS NOT A SURVEY
SHEET 3 OF 5
ONE IS NOT COMPLETE WITHOUT
THE OTHERS

OVERALL CDD ACREAGE = 267.80 ACRES, MORE OR LESS

Drawing name: Z:\Projects\201188 JB Ranch - Pioneer Ranch 35835-000-01, 35635-000-00, 35700-000-00\DWG\Sketch Overall CDD\201188SK (CDD).dwg SHEET 3 Jul 08, 2023 4:38pm by: Administrator

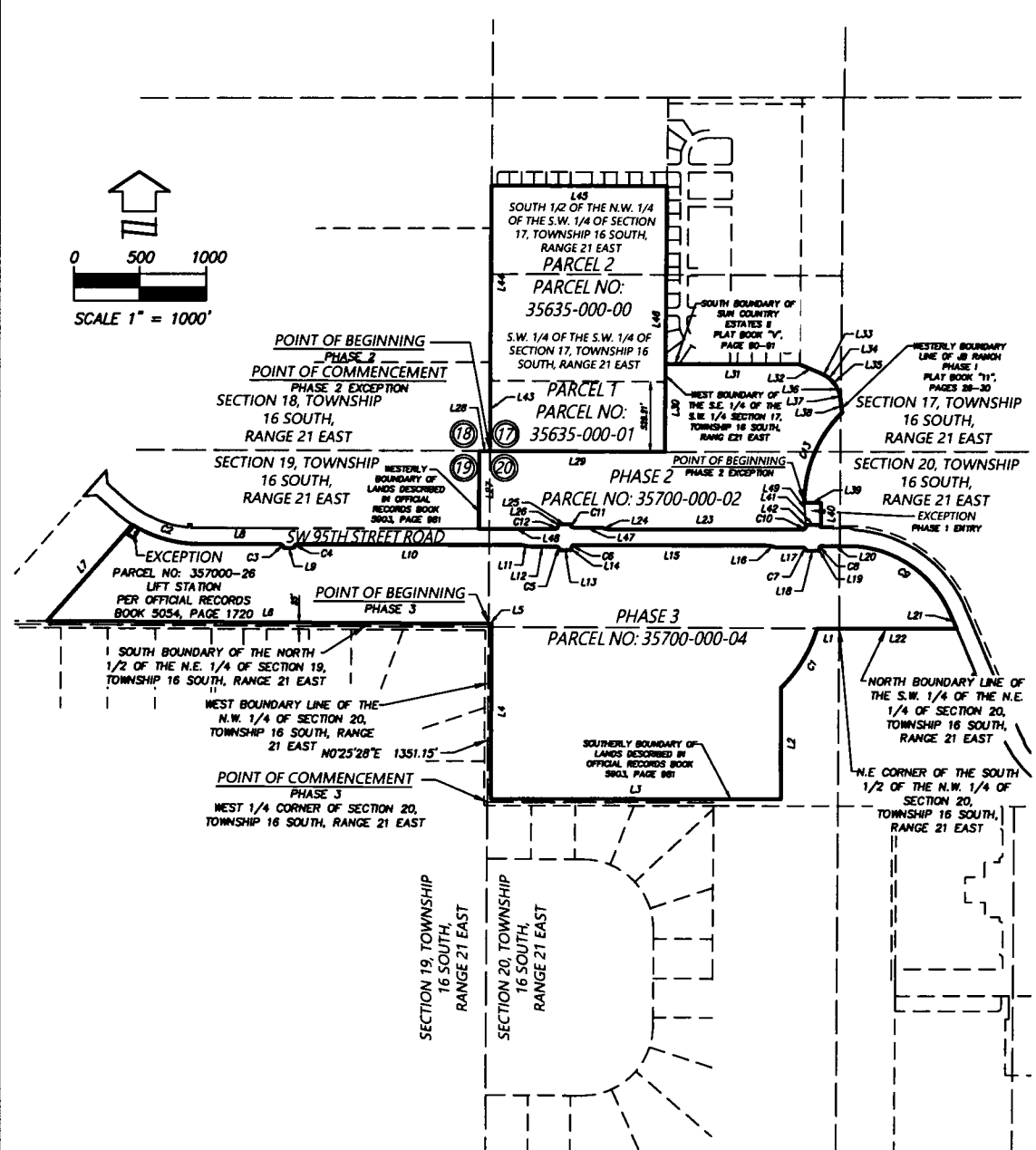


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LAND DEVELOPMENT, SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB #071 CHRISTOPHER J. HENSON, P.S.M., C.F.M. - LS553
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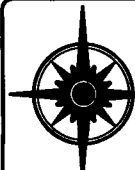
DRAWN:	C.J.H.	J.O.# 201188
REVISED:		DWG.# 201188SK (CDD)
CHECKED:	C.J.H.	SHEET 3 OF 5
APPROVED:	C.J.H.	PIONEER RANCH CDD
SCALE:	1" = 1000'	COPYRIGHT © JUNE, 2023

Exhibit "B"

SKETCH OF DESCRIPTION FOR:
 95TH STREET HOLDINGS, LLC
 SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
 MARION COUNTY, FLORIDA
 "PIONEER RANCH CDD"



NOTE: THIS IS NOT A SURVEY
 SHEET 4 OF 5
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS



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 PHONE: (352) 406-1402 www.jchkg.com

DRAWN:	C.J.H.	J.O.# 201188
REVISED:		DWG.# 201188SK (CDD)
CHECKED:	C.J.H.	SHEET 4 OF 5
APPROVED:	C.J.H.	PIONEER RANCH CDD
SCALE: 1" = 1000'		COPYRIGHT © JUNE, 2023

SKETCH OF DESCRIPTION FOR:
95TH STREET HOLDINGS, LLC
 SECTIONS 17, 19 & 20, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
 MARION COUNTY, FLORIDA
"PIONEER RANCH CDD"

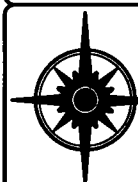
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°54'12"W	164.74
L2	S0°22'01"W	847.86
L3	N89°53'46"W	2188.20
L4	N0°25'40"E	1325.98
L5	N89°34'43"W	25.16
L6	N89°39'02"W	3335.54
L7	N41°47'08"E	967.88
L8	S89°49'29"E	611.65
L9	S89°53'33"E	79.93
L10	S89°49'56"E	1696.89
L11	S76°22'21"E	51.36
L12	S89°48'54"E	207.41
L13	S89°40'18"E	90.76
L14	N0°00'35"E	11.94
L15	S89°49'56"E	1466.80
L16	S76°22'39"E	51.41
L17	S89°48'06"E	200.94

LINE TABLE		
LINE	BEARING	LENGTH
L18	S89°49'16"E	99.99
L19	N0°08'16"E	12.06
L20	S89°50'05"E	191.13
L21	S22°43'13"E	115.41
L22	S89°59'20"W	882.35
L23	N89°50'03"W	1470.43
L24	N76°18'11"W	51.43
L25	N89°51'15"W	89.99
L26	S0°11'11"W	12.00
L27	N0°21'36"E	588.75
L28	S89°51'01"E	78.51
L29	S89°37'37"E	1320.51
L30	N0°27'32"E	664.67
L31	S89°39'45"E	1009.33
L32	S67°29'41"E	169.56
L33	S62°51'10"E	54.32
L34	S50°54'36"E	45.50

LINE TABLE		
LINE	BEARING	LENGTH
L35	S39°27'13"E	51.36
L36	S26°10'17"E	63.00
L37	S9°39'17"E	46.41
L38	S7°01'30"E	102.76
L39	S89°45'36"E	125.29
L40	S0°07'46"W	166.31
L41	N89°56'51"W	113.94
L42	S0°03'09"W	12.03
L43	N0°21'06"E	529.34
L44	N0°20'31"E	1461.66
L45	S89°44'27"E	1323.41
L46	S0°25'39"W	1993.64
L47	N89°50'25"W	207.36
L48	N89°54'59"W	572.32
L49	N3°45'56"W	167.09

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	525.35	1030.00	029°13'26"	519.68	S31°05'37"W
C2	530.87	960.00	031°41'01"	524.13	S74°01'03"E
C3	39.25	25.00	089°57'35"	35.34	S44°55'27"E
C4	39.27	25.00	089°59'48"	35.35	N45°08'16"E
C5	38.26	25.00	087°40'34"	34.63	S44°23'00"E
C6	39.39	25.00	090°16'48"	35.44	N44°55'45"E
C7	39.25	25.00	089°57'07"	35.34	S44°53'53"E
C8	39.29	25.00	090°02'07"	35.37	N45°07'39"E
C9	982.31	840.00	067°00'09"	927.29	S56°20'14"E
C10	39.28	25.00	090°00'44"	35.36	S45°11'45"W
C11	39.26	25.00	089°59'05"	35.35	N44°47'50"W
C12	39.25	25.00	089°57'02"	35.34	S45°13'37"W
C13	755.33	960.00	045°04'49"	736.00	S22°42'51"W

NOTE: THIS IS NOT A SURVEY
 SHEET 5 OF 5
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